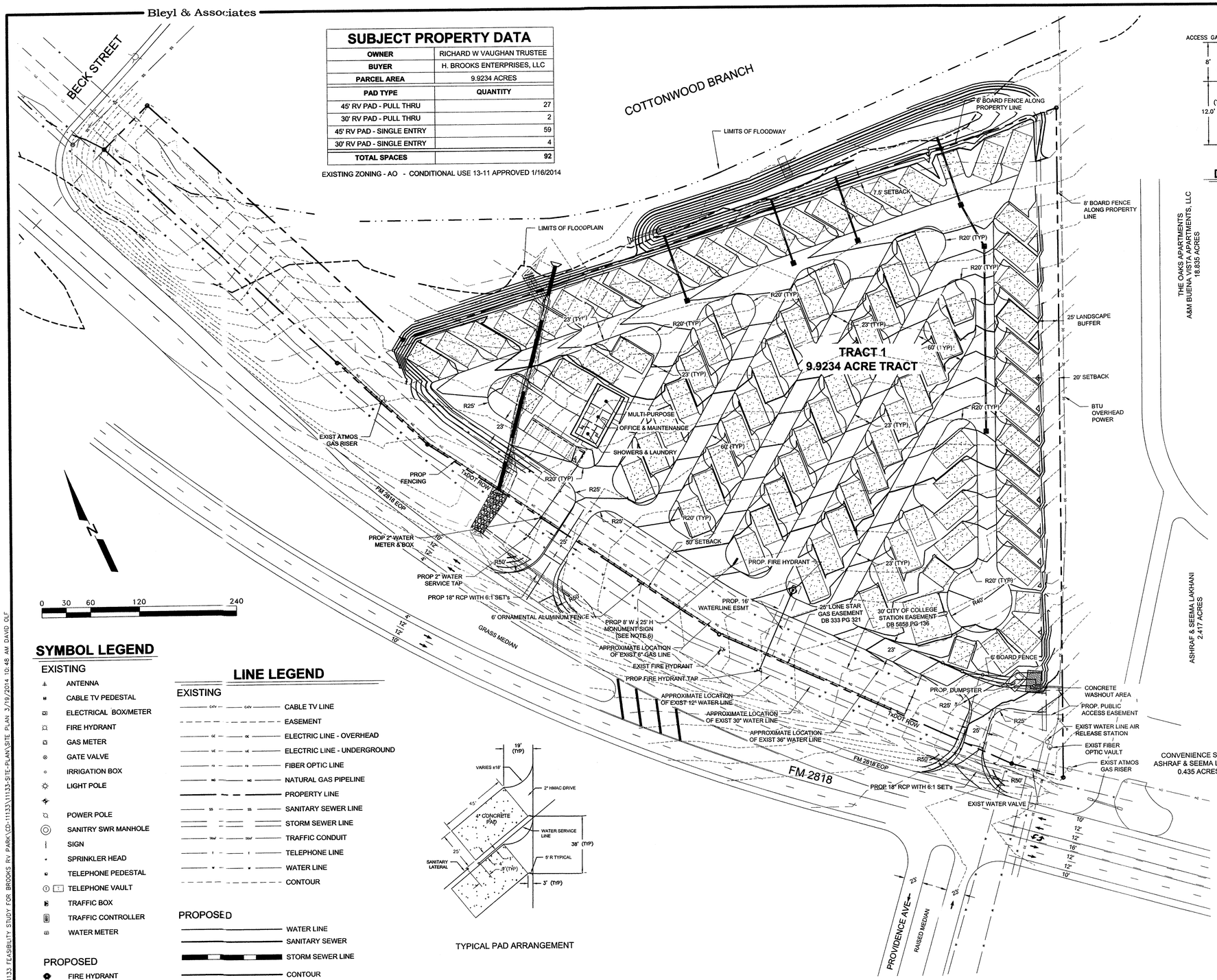
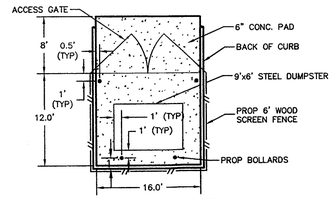
SUBJECT PROPERTY DATA

OWNER	RICHARD W VAUGHAN TRUSTEE
BUYER	H. BROOKS ENTERPRISES, LLC
PARCEL AREA	9.9234 ACRES
PAD TYPE	QUANTITY
45' RV PAD - PULL THRU	27
30' RV PAD - PULL THRU	2
45' RV PAD - SINGLE ENTRY	59
30' RV PAD - SINGLE ENTRY	4
TOTAL SPACES	92

EXISTING ZONING - AO - CONDITIONAL USE 13-11 APPROVED 1/16/2014



DUMSTER ACCESS GATE SHALL MATCH DUMPSTER SCREENING AND OPEN TO A CLEAR WIDTH OF AT LEAST 12 FEET.



DUMPSTER PAD DETAIL

N.T.S.

UTILITY DEMANDS

WATER SERVICE	
RV SPACE AVERAGE DEMAND	0.17 GPM
OFFICE BUILDING AVERAGE DEMAND	13 GPM
TOTAL PEAK DEMAND (AVERAGE FLOW X 4)	120 GPM / 0.27CFS
SEWER SERVICE	
RV SPACE AVERAGE DEMAND	0.17 GPM
OFFICE BUILDING AVERAGE DEMAND	13 GPM
TOTAL PEAK DEMAND (AVERAGE FLOW X 4)	120 GPM / 0.27CFS
6" COLLECTION LINE CAPACITY @ MIN .8% SLOPE	0.501 CFS
ADDITIONAL CAPACITY OF 6" COLLECTION LINE	0.231 CFS

PARKING

PARKING REQUIRED	
OFFICE SPACE	1,975.3 SF
AT 1 SPACE PER 250 SF	8 SPACES
TOTAL SPACES REQUIRED	8 SPACES
PARKING PROVIDED	
PROP STANDARD SPACES	7
PROP ACCESSIBLE SPACE	1
TOTAL SPACES PROVIDED	8

NOTES:
1) SEE SHEETS 23-26 FOR FOR PROPOSED WATERLINE
2) SEE SHEETS 28-31 FOR PROPOSED SANITARY SEWER
3) SEE SHEETS 10-13 FOR PROPOSED GRADING PLAN
4) SEE SHEETS 6-9 FOR PAVEMENT PLAN AND DETAILS.
5) THIS PROJECT WAS APPROVED AS PART OF A CONDITION USE PERMIT (CU13-11)
6) ALL SIGNAGE WILL BE PERMITTED SEPARATELY
7) SEE SHEET 9 FOR ADDITIONAL SITE DETAILS
8) FLOOD PLAIN & FLOODWAY SHOWN BASED ON FEMA FIRM 48041 C 0195 E. REVISED MAY 16, 2012

SYMBOL LEGEND

EXISTING

- ANTENNA
- CABLE TV PEDESTAL
- ELECTRICAL BOX/METER
- FIRE HYDRANT
- GAS METER
- GATE VALVE
- IRRIGATION BOX
- LIGHT POLE
- POWER POLE
- SANITRY SWR MANHOLE
- SIGN
- SPRINKLER HEAD
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TRAFFIC BOX
- TRAFFIC CONTROLLER
- WATER METER

PROPOSED

- FIRE HYDRANT
- GATE VALVE

LINE LEGEND

EXISTING

- CABLE TV LINE
- EASEMENT
- ELECTRIC LINE - OVERHEAD
- ELECTRIC LINE - UNDERGROUND
- FIBER OPTIC LINE
- NATURAL GAS PIPELINE
- PROPERTY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TRAFFIC CONDUIT
- TELEPHONE LINE
- WATER LINE
- CONTOUR

PROPOSED

- WATER LINE
- SANITARY SEWER
- STORM SEWER LINE
- CONTOUR

TYPICAL PAD ARRANGEMENT

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:
HTB VENTURES, LLC
1000 NAGEL STREET
KATY, TEXAS 77493
PHONE: (936) 445-8883
PHONE: (281) 347-7400

SCALE: AS SHOWN
DATE: March 19, 2014
DRAWN BY: KGN
PROJECT MANAGER: DAVID L. BESLY, P.E.

Bleyl & Associates
Planning • Engineering • Management
1722 Broadmoor Dr. Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-3849
100 Nagel Street
College Station, Texas 77901
Phone: (936) 441-7833
Fax: (936) 760-3833
Texas Board of Professional Engineers F-678

SITE PLAN

Timber Ridge RV Park

9.223 ACRE TRACT (TRACT 1)
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
DAVID L. BESLY
81873
LICENSED
PROFESSIONAL ENGINEER
1-19-2014

PROJECT NUMBER
11133

FILE NAME:
11133-SITE-PLAN.DWG

SHEET:
03 OF: 36

Development Services
MAR 19 2014
RECEIVED

Z:\11100\11133 FEASIBILITY STUDY FOR BROOKS RV PARK\CD-11133\11133-SITE-PLAN\SITE PLAN 3/19/2014 10:48 AM DAVID OLF