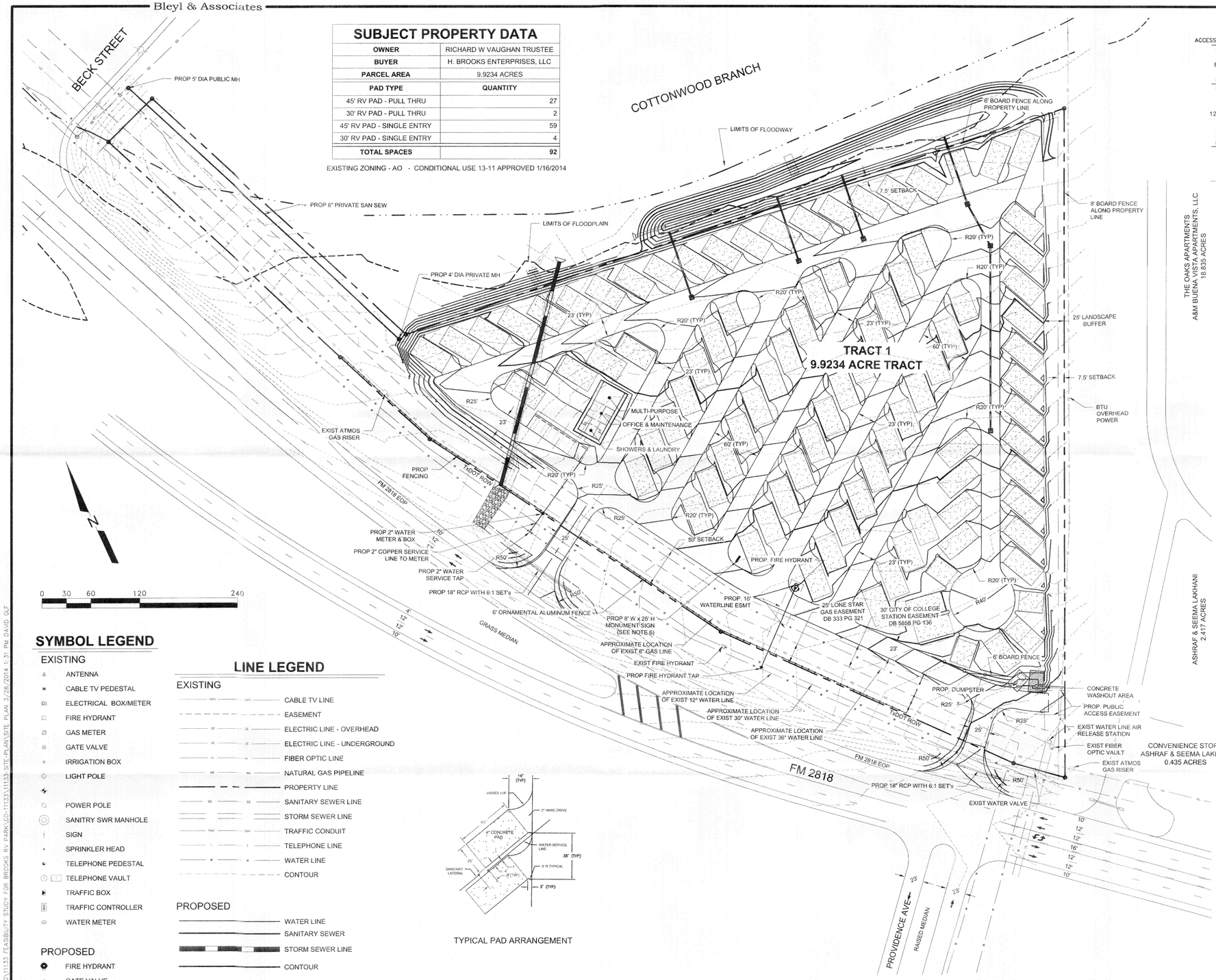
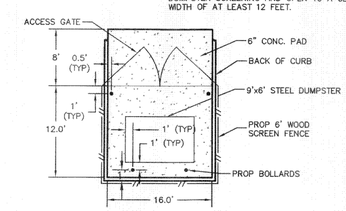
SUBJECT PROPERTY DATA

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**

GENERAL 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
9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM PROJECT SITE
10) NOTE: DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(s) ONLY.

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

Z:\11100\11133 FEASIBILITY STUDY FOR BROOKS RV PARK\CD-11133\11133-SITE-PLAN\SITE PLAN 3/28/2014 1:31 PM DAVID QLF

REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:
HTB VENTURES LLC
P.O. BOX 1754
NACOGDOCHES, TX 75963
PHONE: (936) 446-8883
PHONE: (281) 367-4588

SCALE: AS SHOWN
DATE: March 28, 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 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7533
Fax: (936) 760-5833
Texas Board of Professional Engineers F-676

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
3-28-2014

PROJECT NUMBER
11133

FILE NAME:
11133-SITE-PLAN.DWG

SHEET:
03 OF: 43

Development Services
MAR 28 2014
RECEIVED
Planning