

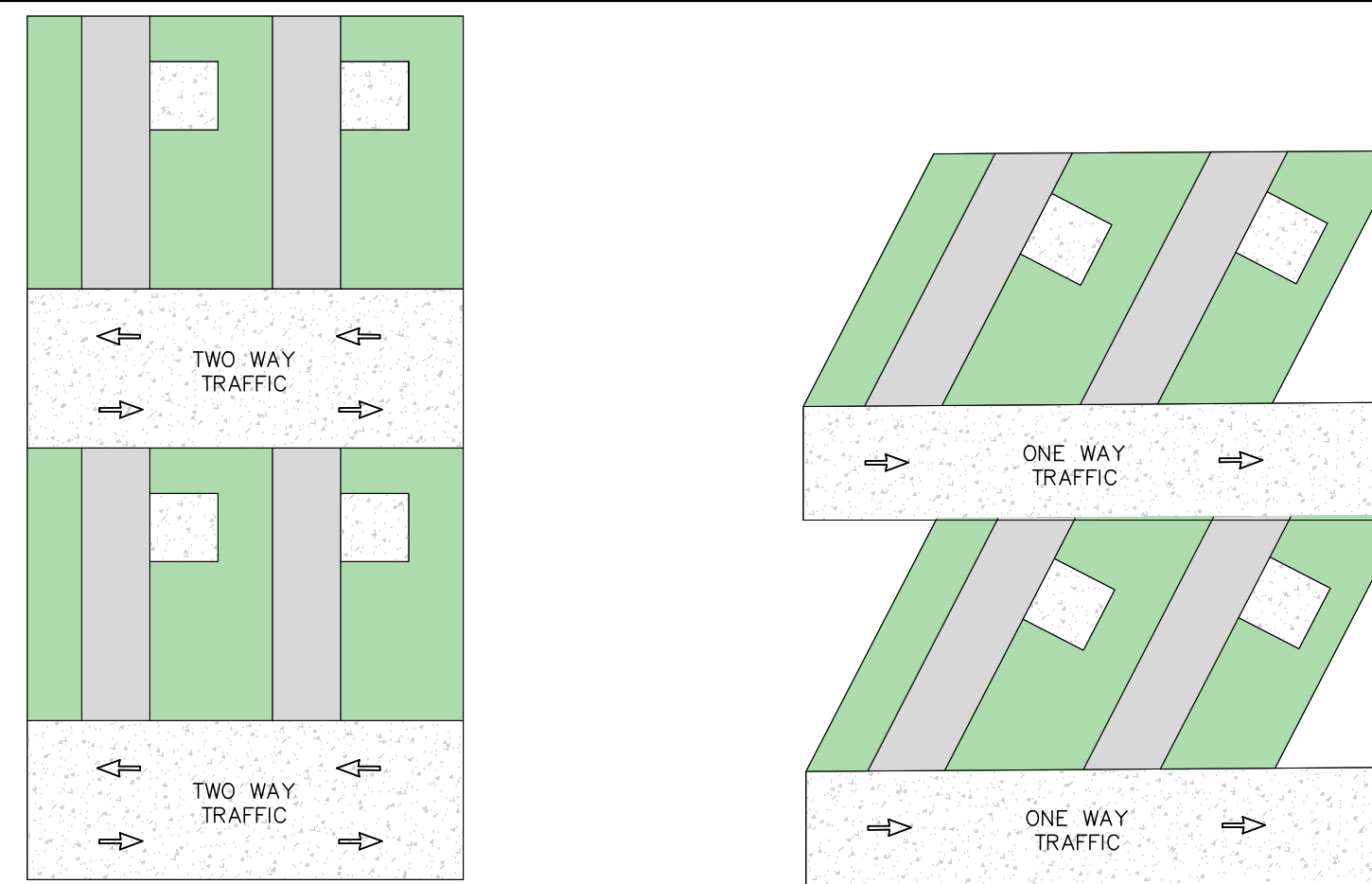


## DEVELOPMENT STANDARDS

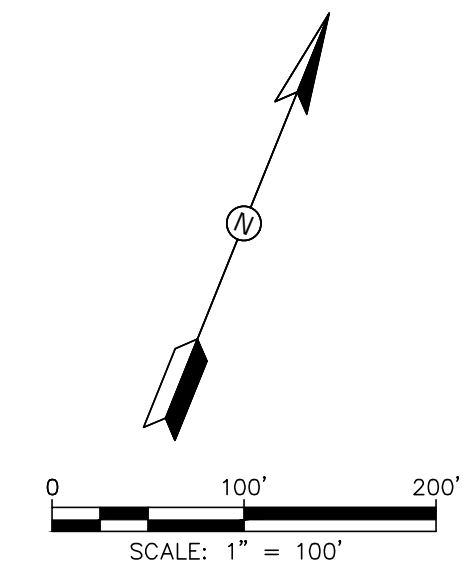
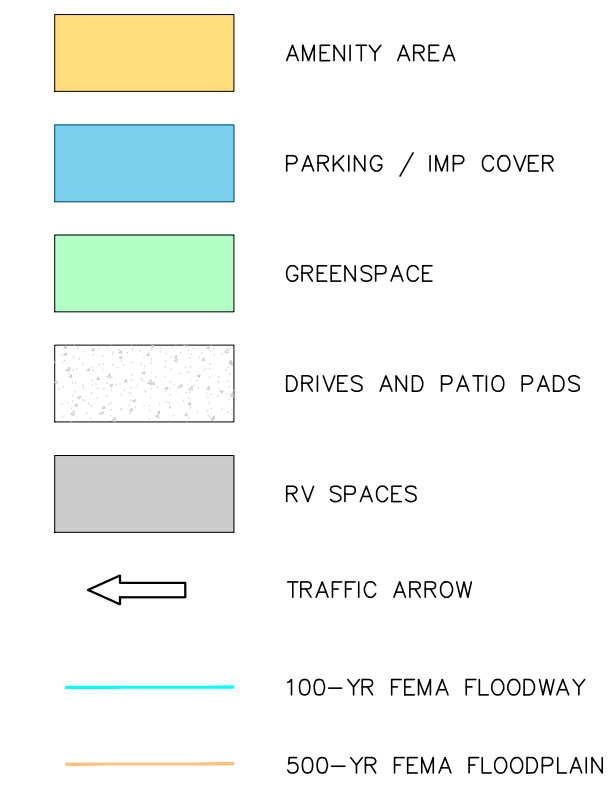
- |   |  |
|---|--|
| 1. MAXIMUM OF 180 RV PAD SITES.   | 8. MASONRY RESIDENTIAL BUFFER WALL - OUTSIDE FLOODPLAIN  |
| 2. THE PROJECT SITE IS LOCATED WITHIN THE FEMA FLOODPLAIN ACCORDING TO FIRMETTE 48091C0435F.  | 9. VEGETATIVE RESIDENTIAL BUFFER WALL - INSIDE FLOODPLAIN  |
| 3. INTERNAL DRIVES ARE PRIVATE AND MAINTAINED BY DEVELOPMENT. AMENITY CENTER AND CLUBHOUSE TO BE CONSTRUCTED IN FIRST DEVELOPMENT PHASE.  | 10. BAVARIAN DR - WILL BE GATED OFF FOR CITY/EMERGENCY VEHICLES ONLY                             |
| 4. DESIGNATED PARKING AREA IS FOR RV AND PASSENGER VEHICLES ONLY. NO BOAT STORAGE IS ALLOWED.   | 11. EXISTING DRIVE ON WALNUT AVE WILL BE USED  |
| 5. NO ON-STREET PARKING ALLOWED.  | 12. NO LONG TERM STAY TENANTS (OVER 6 MONTHS)  |
| 6. ALL INTERNAL DRIVES, UTILITIES AND DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED IN THE FIRST PHASE.   | 13. NO WASTE WATER DUMP STATIONS WILL BE PROVIDED. THE ONLY CONNECTIONS WILL BE AT THE RV SITES. |
| 7. HIKE AND BIKE TRAIL WILL BE COMPLETED IN PHASE 1. HOWEVER, IT WILL NOT BE UTILIZED FOR PUBLIC ACCESS UNTIL THERE IS A CONNECTION FROM THE RESORT PROPERTY TO DOWNTOWN, ONCE THE CONNECTION IS COMPLETE, THE TRAIL WILL BE OPEN FOR PUBLIC USE. | 14. NO BOAT STORAGE  |
|   | 15. ALL DRIVES WILL BE TWO - WAY UNLESS OTHERWISE NOTED  |

ACREAGE SUMMARY (APPROX.)

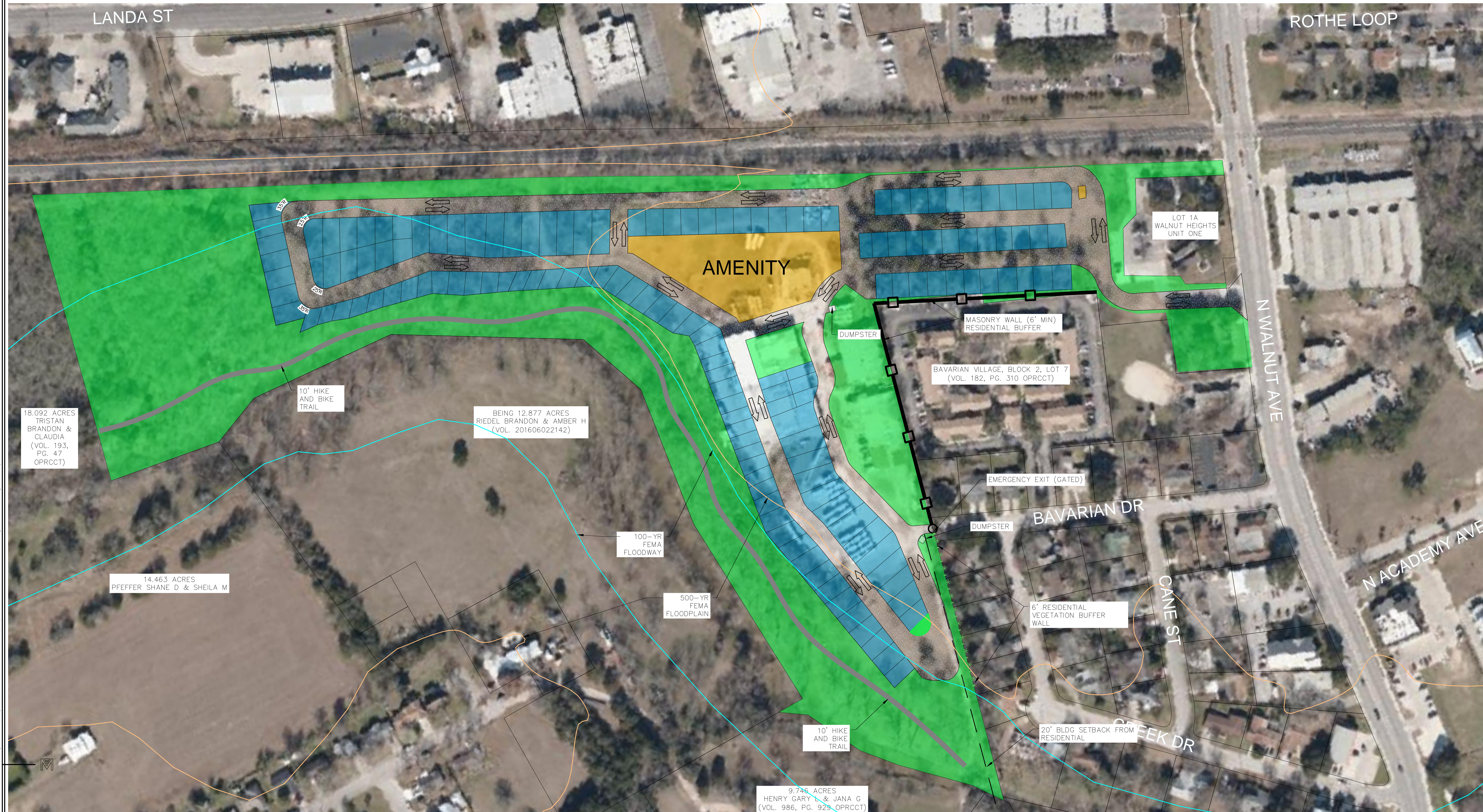
RV SPOTS AND STREETS	12.73 ACRES
AMENITY SPACE	1.35 ACRES
<u>OPEN SPACE/DRAINAGE AREA</u>	<u>15.10 ACRES</u>
TOTAL ACREAGE:	29.18 ACRES



### LEGEND



## RV SPACE TYPICAL LAYOUT



Know what's **below**.  
**Call** before you dig.

[illegible]

# SITE PLAN

DATE: 5-11-2021

BAVARIAN RV RESORT

NEW BRAUNFELS, TX

SHEET

1  
OF 1