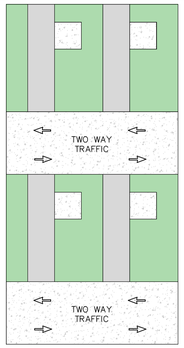
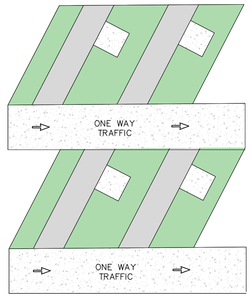
DEVELOPMENT STANDARDS

1. MAXIMUM OF 180 RV PAD SITES.
2. THE PROJECT SITE IS LOCATED WITHIN THE FEMA FLOODPLAIN ACCORDING TO FIRMETTE 48091C0435F.
3. INTERNAL DRIVES ARE PRIVATE AND MAINTAINED BY DEVELOPMENT. AMENITY CENTER AND CLUBHOUSE TO BE CONSTRUCTED IN FIRST DEVELOPMENT PHASE.
4. DESIGNATED PARKING AREA IS FOR RV AND PASSENGER VEHICLES ONLY. NO BOAT STORAGE IS ALLOWED.
5. NO ON-STREET PARKING ALLOWED.
6. ALL INTERNAL DRIVES, UTILITIES AND DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED IN THE FIRST PHASE.
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.
8. MASONRY RESIDENTIAL BUFFER WALL – OUTSIDE FLOODPLAIN
9. VEGETATIVE RESIDENTIAL BUFFER WALL – INSIDE FLOODPLAIN
10. BAVARIAN DR – WILL BE GATED OFF FOR CITY/EMERGENCY VEHICLES ONLY
11. EXISTING DRIVE ON WALNUT AVE WILL BE USED
12. NO LONG TERM STAY TENANTS (OVER 6 MONTHS)
13. NO WASTE WATER DUMP STATIONS WILL BE PROVIDED. THE ONLY CONNECTIONS WILL BE AT THE RV SITES.
14. NO BOAT STORAGE
15. ALL DRIVES WILL BE TWO – WAY UNLESS OTHERWISE NOTED

ACREAGE SUMMARY (APPROX.)

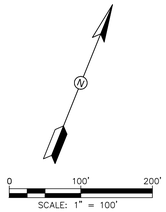
RV SPOTS AND STREETS	12.73 ACRES
AMENITY SPACE	1.35 ACRES
OPEN SPACE/DRAINAGE AREA	15.10 ACRES
TOTAL ACREAGE:	29.18 ACRES



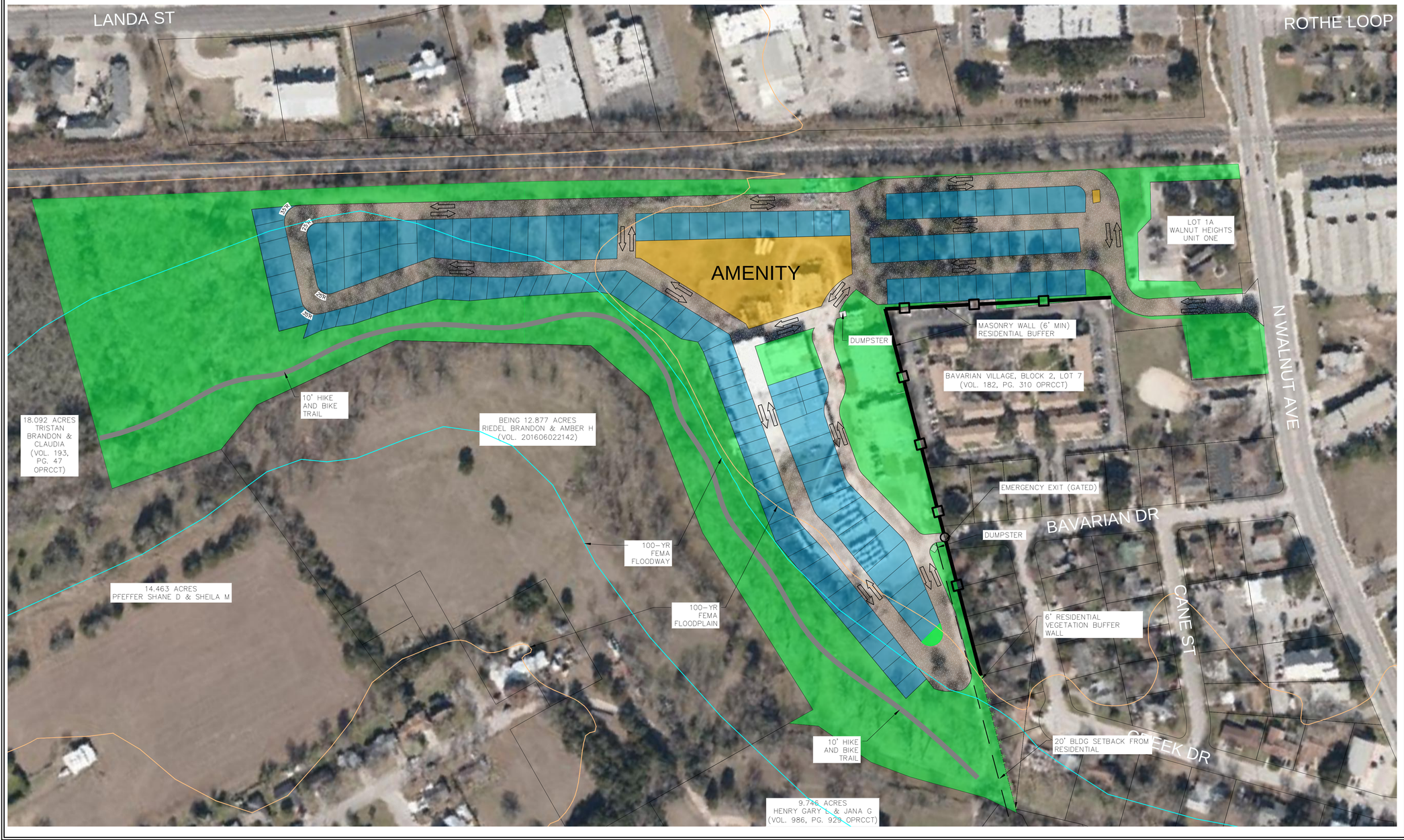


LEGEND

- AMENITY AREA
- PARKING / IMP COVER
- GREENSPACE
- DRIVES AND PATIO PADS
- RV SPACES
- TRAFFIC ARROW
- 100-YR FEMA FLOODWAY
- 500-YR FEMA FLOODPLAIN



RV SPACE TYPICAL LAYOUT



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES INGALLS, P.E. #107416 ON June 18, 2021. IT IS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

STUART BLYTHIN
431 N HICKORY AVE
NEW BRAUNFELS, TX 78130

WALNUT/BAVARIAN
RV RESORT

SUP SITE PLAN

SHEET 1 OF 1

NO	DATE	ISSUES AND REVISIONS
1	6-18-2021	SUP TYPE 2 SITE PLAN

INK CIVIL
2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

© COPYRIGHT 2021

Drawing Name: K:\Projects\BLY101 Bavarian RV Resort\Cad\Exhibits\Bavarian Resort Site Exhibit.dwg User: jamesingalls Jun 18, 2021 - 12:33pm