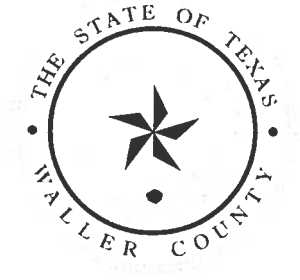


WALLER COUNTY

Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Infrastructure Development Plan of Thompson Road
RV Park

Date: May 1, 2024

Background

IDP name: Thompson Road RV Park

Applicant: Diamond Home Builders

Owner/Developer: Diamond Home Builders [[Attn: Mario Zermenon]]

Location: 25466 Thompson Road (North of Brooks Road.)

Description: RV Park marketed towards the growing camping community seeking peace in the remote areas outside the urban cities.

The Development will consist of 41 Recreational Vehicle spaces, an office building and green spaces. Site improvements will include concrete paved driveways, landscaping, lighting, trash enclosure and a detention pond.

The facility will be professionally operated by the owner and regulated with strict standards for the residents with the goal of positively impacting the surrounding area.

Staff Recommendation

Preliminary IDP

FOR APPROVAL	02.21.24
FOR APPROVAL	03.25.24
FOR APPROVAL	04.15.24

NOT FOR CONSTRUCTION OR PERMIT FOR REFERENCE ONLY
(This document is for informational only and shall not be used for regulatory approval. Permit for construction.)



THOMPSON RD. RV PARK

25468 Thompson Rd
WALLER TX 77484

2023.49

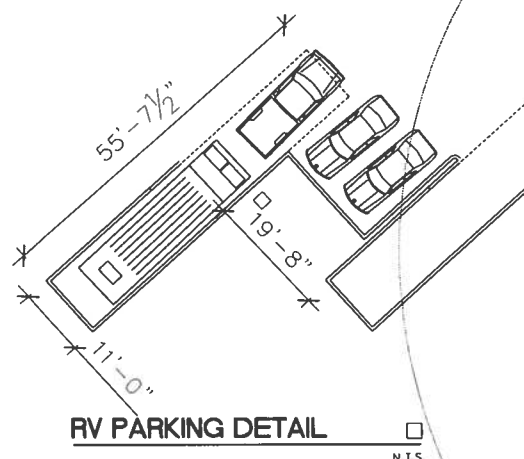
SITE PLAN IDP PRELIMINARY

A2-1

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The Texas Board of Architectural Examiners has provided approval regarding the professional services of persons registered as architects in Texas.
333 Commerce Street, Suite 2000, Austin, Texas 78701

GENERAL NOTES FOR WALLER COUNTY ROAD / BRIDGE & ENGINEERING [DECEMBER 6, 2023 GUIDELINES]

- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO FACE OF WALL UNLESS INDICATED OTHERWISE.
- CONTRACTOR / OWNER WILL PROVIDE PAVEMENT JOINT LAYOUT AS A SUBMITTAL ACCORDING TO THE Waller County Subdivision and Development Regulations - Amended as Noted December 6, 2023. (EX. 5" AND 6" PAVING JOINT SPACING WILL NOT BE MORE THAN 15' C-C.)
- EXPANSION JOINTS, CONTROL JOINTS AND CONSTRUCTION JOINTS ADJACENT TO A CURB SHOULD EXTEND INTO THE CURB.
- JOINTS SHOULD TIE RADIALY TO ALL CURVES AS INDICATED ON THE PAVING DETAILS SHEET.
- CONTRACTOR SHALL PROVIDE A JOINT LAYOUT PLAN FOR SUBMITTAL FOR ENGINEER AND ARCHITECT REVIEW & APPROVAL, BEFORE PAVING FORMS ARE SET.
- ALL JOINTS WILL BE SPACED NO MORE THAN 12.5' FOR 5" PAVING, 15' FOR 6" PAVING AND 17.5' FOR 7" PAVING, UNLESS APPROVED BY ENGINEER.
- ANY JOINT LENGTH WILL NOT BE LESS THAN 12'.
- JOINTS TERMINATING AT CURVES WILL BE ORIENTED PERPENDICULAR TO THE TANGENT OF THE CURVE.
- RUNNING JOINT LINES ARE NOT TO BE LOCATED COINCIDENT ALONG DRAINAGE FLOW LINES.



DETENTION CALCULATIONS

Tract Size (acres)	5.00	217.776	Cubic Feet (ft³)
Area of Impervious Surface (Disturbed area resulting in Impervious Cover (All) (Acres)	3.17	138.259	Cubic Feet (ft³)

Percent development area
Detention Rate (Ac/Foot³)
Required Detention Volume = Detention Rate x development area

Total required Volume
Required Detention Volume =
Total Required Volume (Detention) =

Provided Detention Volume (1500 sqft x 5 deep vertical wall) =

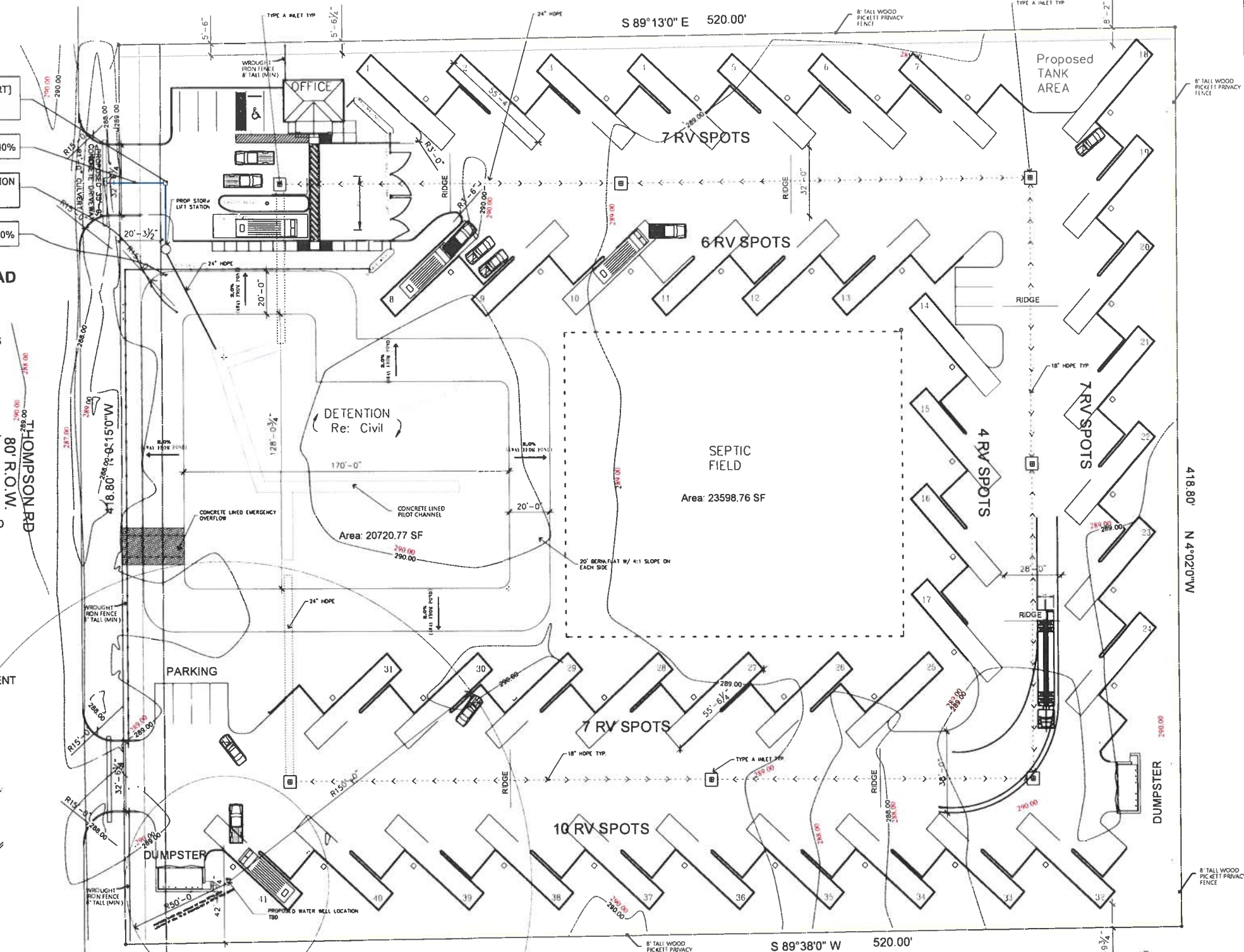
2 DETENTION CALCS.

Cubic Feet (ft³)	89,868	Cubic Yards (yd³)	3,328	Acres-ft	2.06
	89,868	3,328		2.06	
	91,503	3,389		2.10	

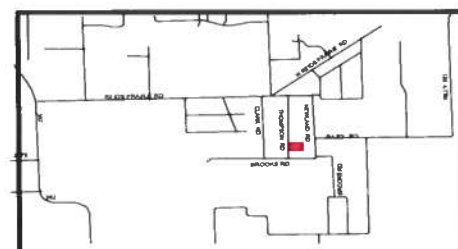
83%
0.65
2.06

89,868
3,328
2.06

91,503
3,389
2.10



VICINITY MAP: PRELIMINARY



1 SITE PLAN

RV LOT CHART

RV PARKING LOTS TYP.

SECTION 1	7
SECTION 2	6
SECTION 2	4
SECTION 2	7
SECTION 2	7
SECTION 2	10
TOTAL	41