

WALLER COUNTY

Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Infrastructure Development Plan of Thompson Road
RV Park

Date: May 29, 2024

Background

IDP name: Thompson Road RV Park

Applicant: Diamond Home Builders

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

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

Description: Country Mobile Home Community marketed towards the growing retiring age population seeking peace in the remote areas outside the urban cities.

The Development will consist of 54 mobile home spaces, an office building and green spaces. Site improvements will include concrete paved driveways, landscaping, lighting, trash enclosure and a detention pond.

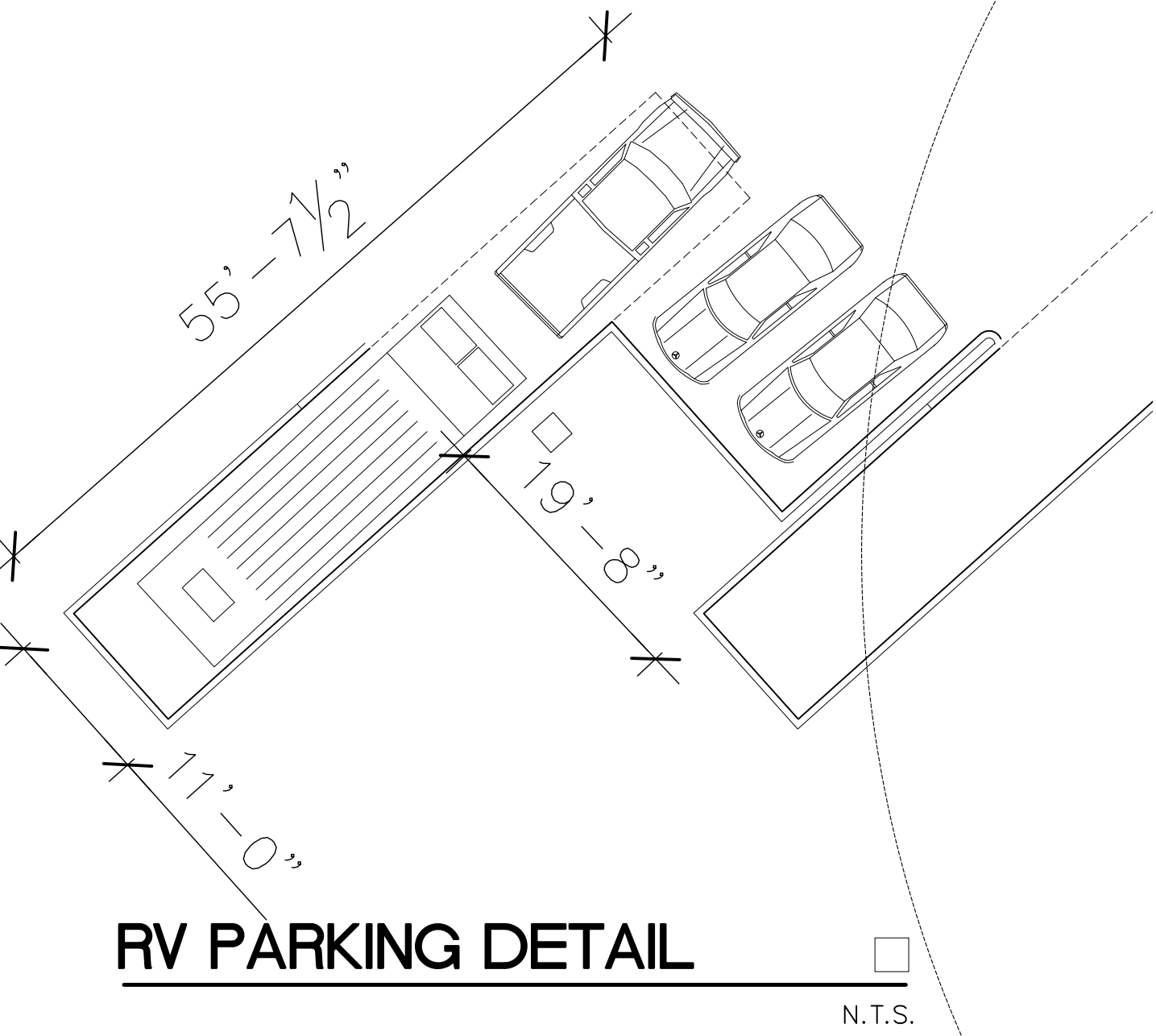
The facility will be professionally operated by the owner and regulated with strict standards for the residents with the goal of positively impacting the surrounding area.

Staff Recommendation

Preliminary IDP

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

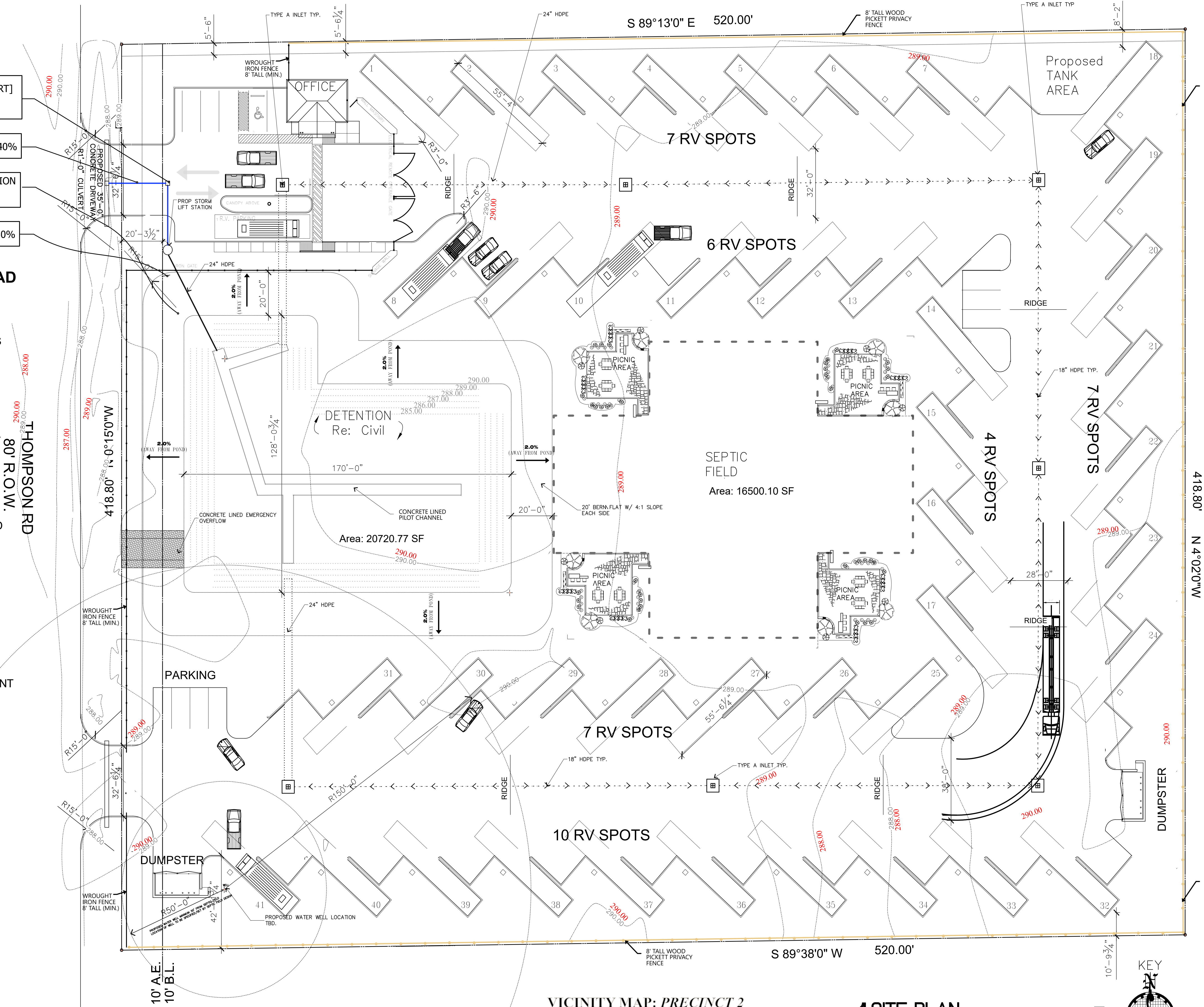
- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO FACE OF WALL UNLESS INDICATED OTHERWISE.
- CONTRACTOR / OWNER WILL PROVIDE PAVEMENT JOINT LAYOUT AS A SUBMITTAL ACCORDING TO THE Waller County Subdivision and Development Regulations - Amended as 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 RADIALLY TO ALL CURVES AS INDICATED ON THE PAVING DETAILS SHEET.
- A. CONTRACTOR SHALL PROVIDE A JOINT LAYOUT PLAN FOR SUBMITTAL FOR ENGINEER AND ARCHITECT REVIEW & APPROVAL, BEFORE PAVING FORMS ARE SET.
- B. 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.
- C. ANY JOINT LENGTH WILL NOT BE LESS THAN 12".
- D. JOINTS TERMINATING AT CURVES WILL BE ORIENTED PERPENDICULAR TO THE TANGENT OF THE CURVE.
- E. RUNNING JOINT LINES ARE NOT TO BE LOCATED COINCIDENT ALONG DRAINAGE FLOW LINES.



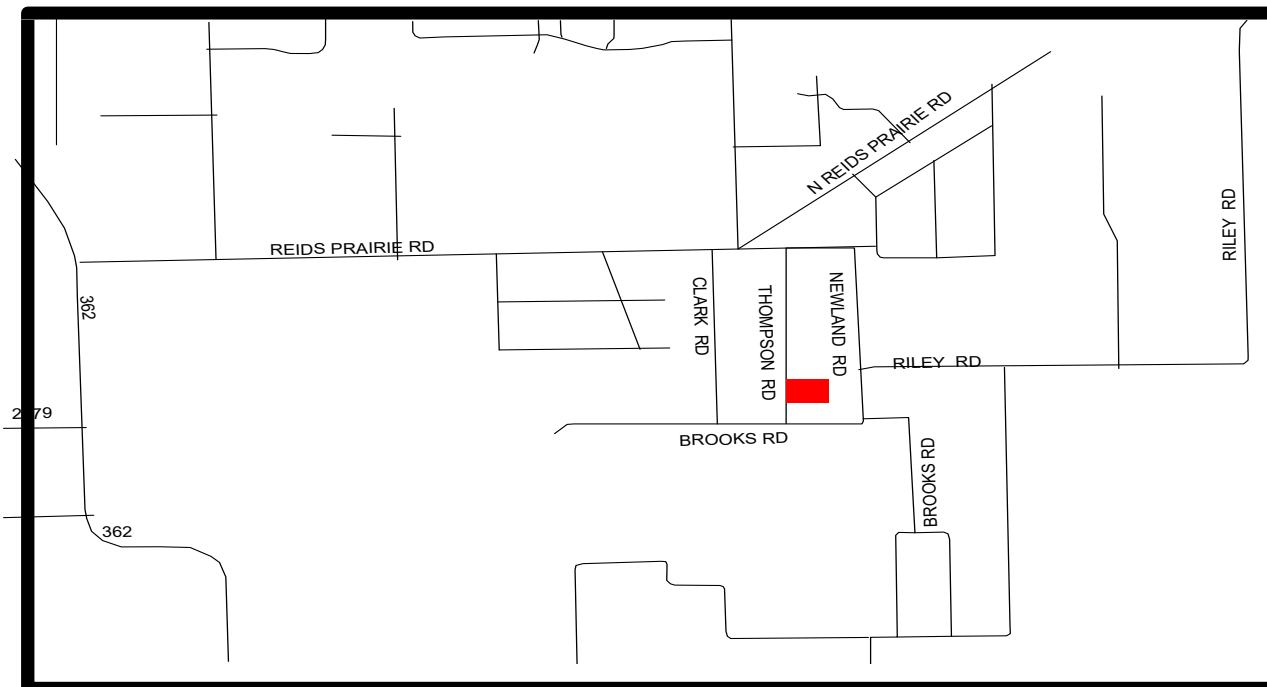
DETENTION CALCULATIONS				
Tract Size (acres)	5.00	217.776	Cubic Feet (ft ³)	
Area of Impervious surface (Disturbed area resulting in Impervious Cover (All) (Acres)	3.17	138.259	Cubic Feet (ft ³)	
Percent development area	63%			
Detention Rate (Ac-FU/AC) *	0.65			
Required Detention Volume = Detention Rate x development area	2.06			
Total required Volume		Cubic Feet (ft ³)	Cubic Yards (yd ³)	Acre-ft
Required Detention Volume =		89,868	3,328	2.06
Total Required Volume(Detention) =		89,868	3,328	2.06
Provided Detention Volume (18300 sqft x 5' deep vertical wall) =		91,503	3,389	2.10

2 DETENTION CALCS.

NTS



VICINITY MAP: PRECINCT 2



1 SITE PLAN

RV LOT CHART

RV PARKING LOTS TYP.

SECTION 1	7
SECTION 2	6
SECTION 3	4
SECTION 4	7
SECTION 5	7
SECTION 6	10
TOTAL	41



SCOPE OF WORK:

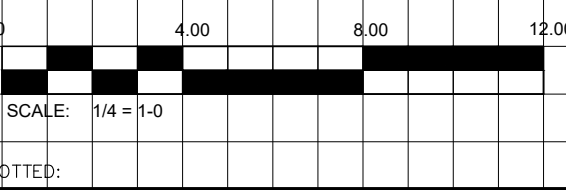
COUNTRY LIVING ADVENTURES

[DIAMOND HOME BUILDERS]

INFRASTRUCTURE DEVELOPMENT PLAN:

IDP FOR APPROVAL- 02 21 24
IDP FOR APPROVAL- 03 29 24
REV.1
IDP FOR APPROVAL- 04 15 24
REV.2
IDP FOR APPROVAL- 05 13 24
REV.3

NOT FOR CONSTRUCTION
OR PERMIT
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THOMPSON RD. RV PARK

25466 Thompson Rd
WALLER TX 77484

2023.49

Sheet Title: 03/27/24

SITE PLAN IDP PRELIMINARY

Sheet No.:

A2-1

Drawn By: Project Manager: Project Arch:

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