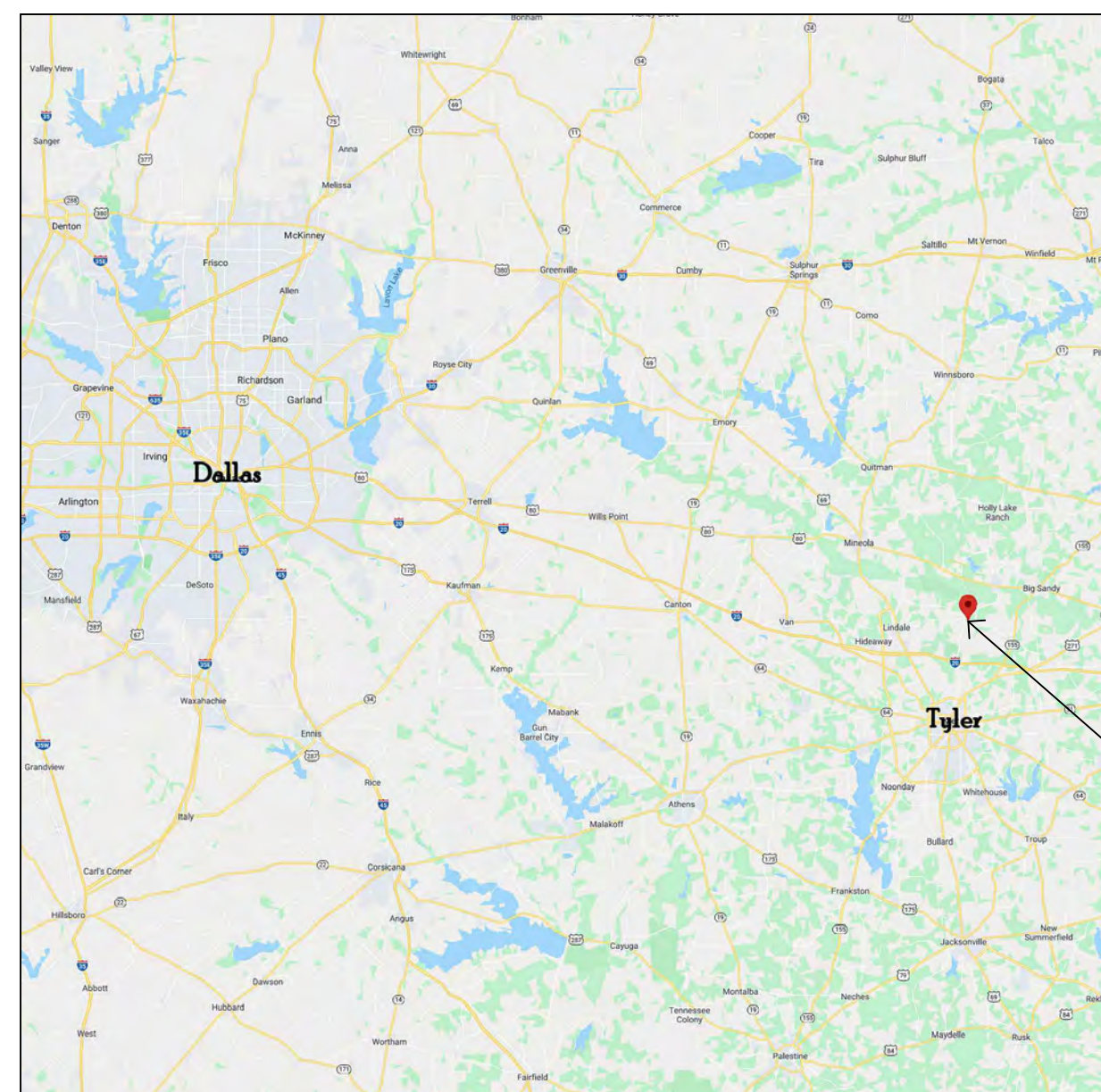
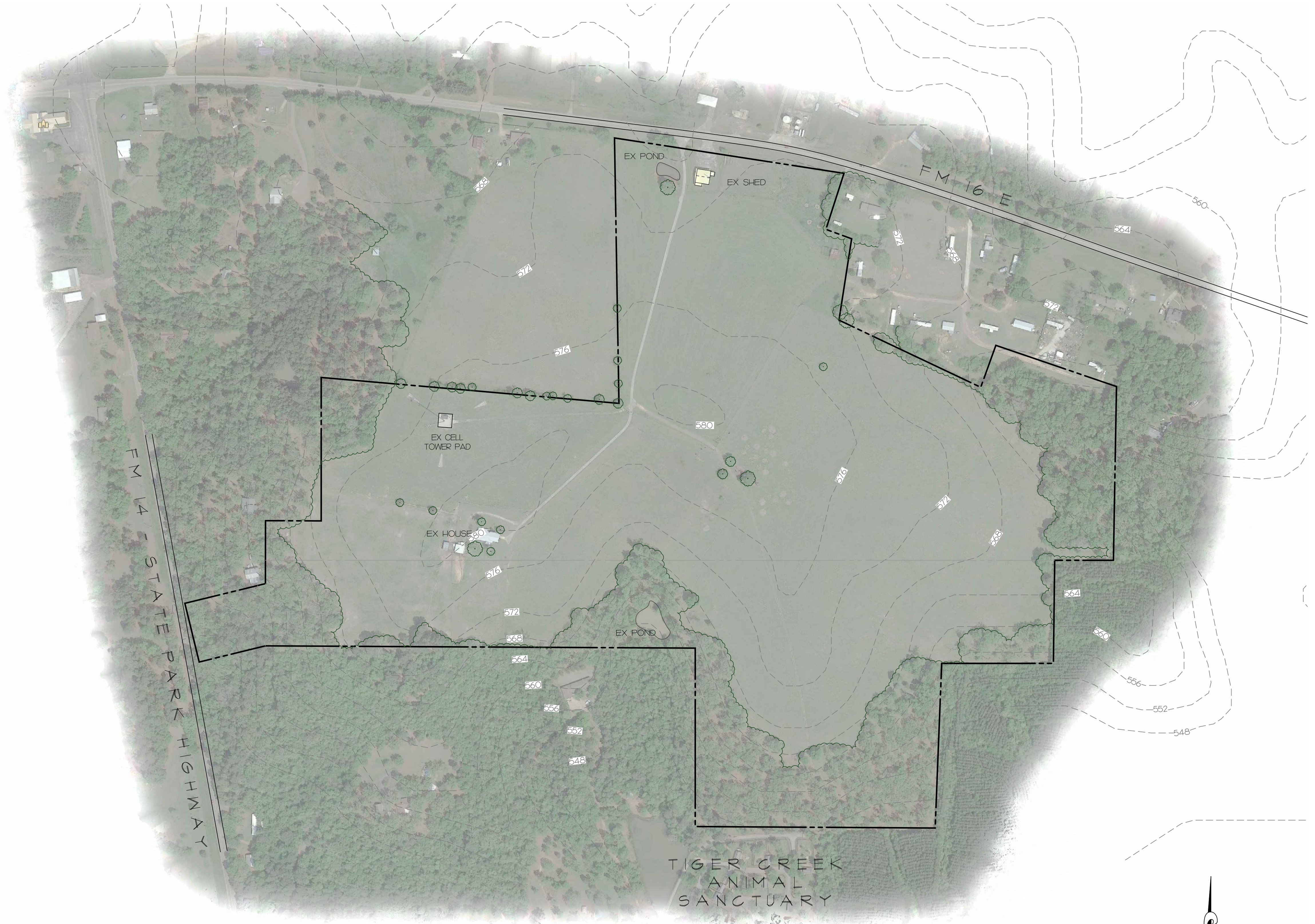


TIGER CREEK RV RESORT



TIGER CREEK RV RESORT
 DALLAS - 100 mi / 1.5 hr
 TYLER - 14 mi / 20 min
 TYLER STATE PARK - 5 mi / 10 min
 CALDWELL ZOO - 15 mi / 20 min

VICINITY MAP
NO SCALE

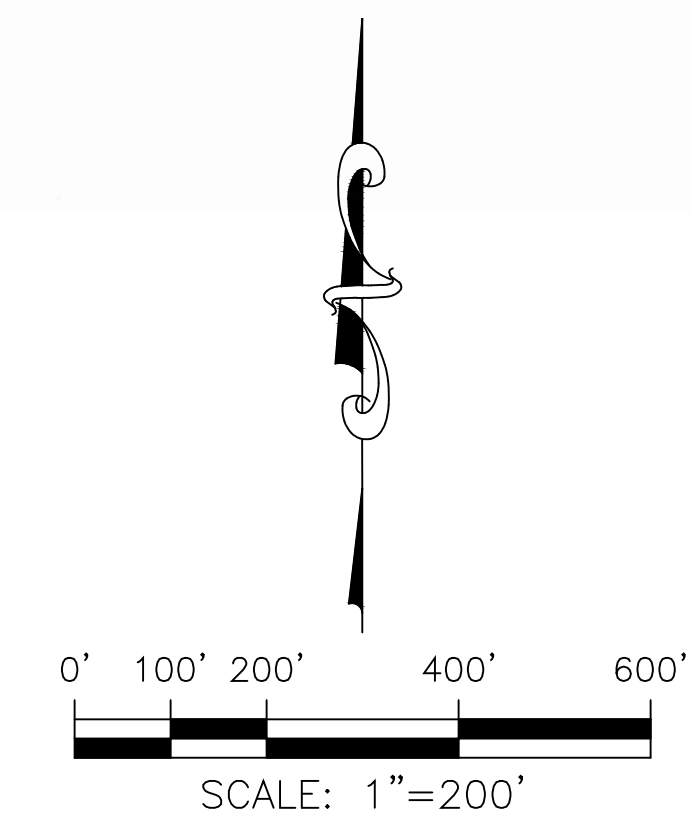
OWNER
 TIGER MISSING LINK FOUNDATION
 1708 FM 16 E
 TYLER, TX 75706

LEGAL INFORMATION
 LOCATION: 1708 FM 16 E, TYLER, TEXAS 75706
 ABSTRACT: ABST A0766 W PRICE
 BLOCK/LOT/TRACT: TRACT 2 (PT 48.24AC/ SEE TR 16)
 ACRES: 57.341 AC

THIS CONCEPT SKETCH WAS CREATED BASED ON AVAILABLE PUBLIC RECORDS AND COUNTY GIS INFORMATION.

NO SURVEY WAS COMPLETED AND THE ACCURACY TOPOGRAPHIC INFORMATION AND PROPERTY DIMENSIONS HAS NOT BEEN VERIFIED.

THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION.



DESIGN BY: RV Park Consulting, Inc. Rich Stockwell 812 Shoshone Drive Lacanor, WA 98251 TEL 360 - 466 - 9922 http://www.rvparkconsulting.com * rich@rvparkconsulting.com	PROJECT: TIGER CREEK RV RESORT SMITH COUNTY EXISTING CONDITIONS	SCALE: 1" = 200'
		DATE: 7/8/2020
		SHEET: 1 of 5



RV PARK FEATURES

- 365 RV SITES (12 ADA)
- 36 CUB CABINS (480 sf)
- 14 CONSERVATION CLUB CABINS (1600 sf)
- WELCOME CENTER
- AMPHITHEATER
- CLUBHOUSE & POOL
- LAZY RIVER
- PLAYGROUND
- PICNIC PAVILIONS & COMMUNITY FIRE PITS
- WASHROOM & LAUNDRY
- UNISEX WASHROOMS
- WALKING PATHS
- BARK PARK, DOG WASH & OFF LEASH AREA
- DISC GOLF
- 8 PICKLEBALL COURTS
- EXISTING PONDS
- MAINTENANCE SHED



DESIGN BY: RV Park Consulting, Inc. Rich Stockwell 812 Shoshone Drive Lacombe, WA 98251 TEL 360 - 466 - 9822 http://www.rvparkconsulting.com * rich@rvparkconsulting.com	PROJECT: TIGER CREEK RV RESORT SMITH COUNTY CONCEPT OVERVIEW	SCALE: 1" = 150'
	DATE: 7/15/2020	SHEET: 2 of 5

TIGER CREEK RV RESORT

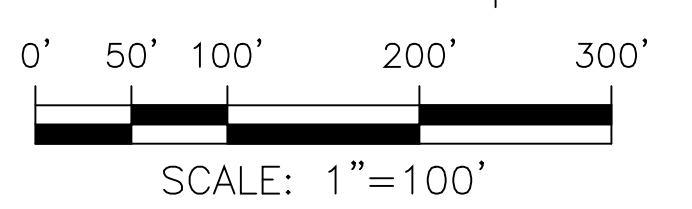


SEE SHEET 4

SEE SHEET 4

PARK LEGEND

- DUMPSTER
- PICNIC TABLE
- BENCH
- FOUNTAIN
- FIRE PIT
- PICNIC PAVILION
- PROPOSED TREE
- PROPOSED PATH
- 40' TURNING RADIUS



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PROJECT:
TIGER CREEK RV RESORT
 SMITH COUNTY
 NORTH CONCEPT

SCALE:
 1" = 100'
 DATE:
 7/15/2020
 SHEET:
 3 of 5

TIGER CREEK RV RESORT



FM 14 - STATE PARK HIGHWAY

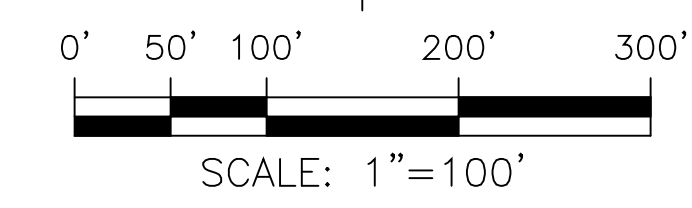
SEE SHEET 3

PROPOSED POND

TIGER CREEK ANIMAL SANCTUARY

PARK LEGEND

- DUMPSTER
- PICNIC TABLE
- BENCH
- FOUNTAIN
- FIRE PIT
- PICNIC PAVILION
- PROPOSED TREE
- PROPOSED PATH
- 40' TURNING RADIUS



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 Lacombe, WA 98251
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PROJECT:
TIGER CREEK RV RESORT
 SMITH COUNTY
 SOUTH CONCEPT

SCALE:
 1" = 100'
 DATE:
 7/15/2020
 SHEET:
 4 of 5

TIGER CREEK RV RESORT

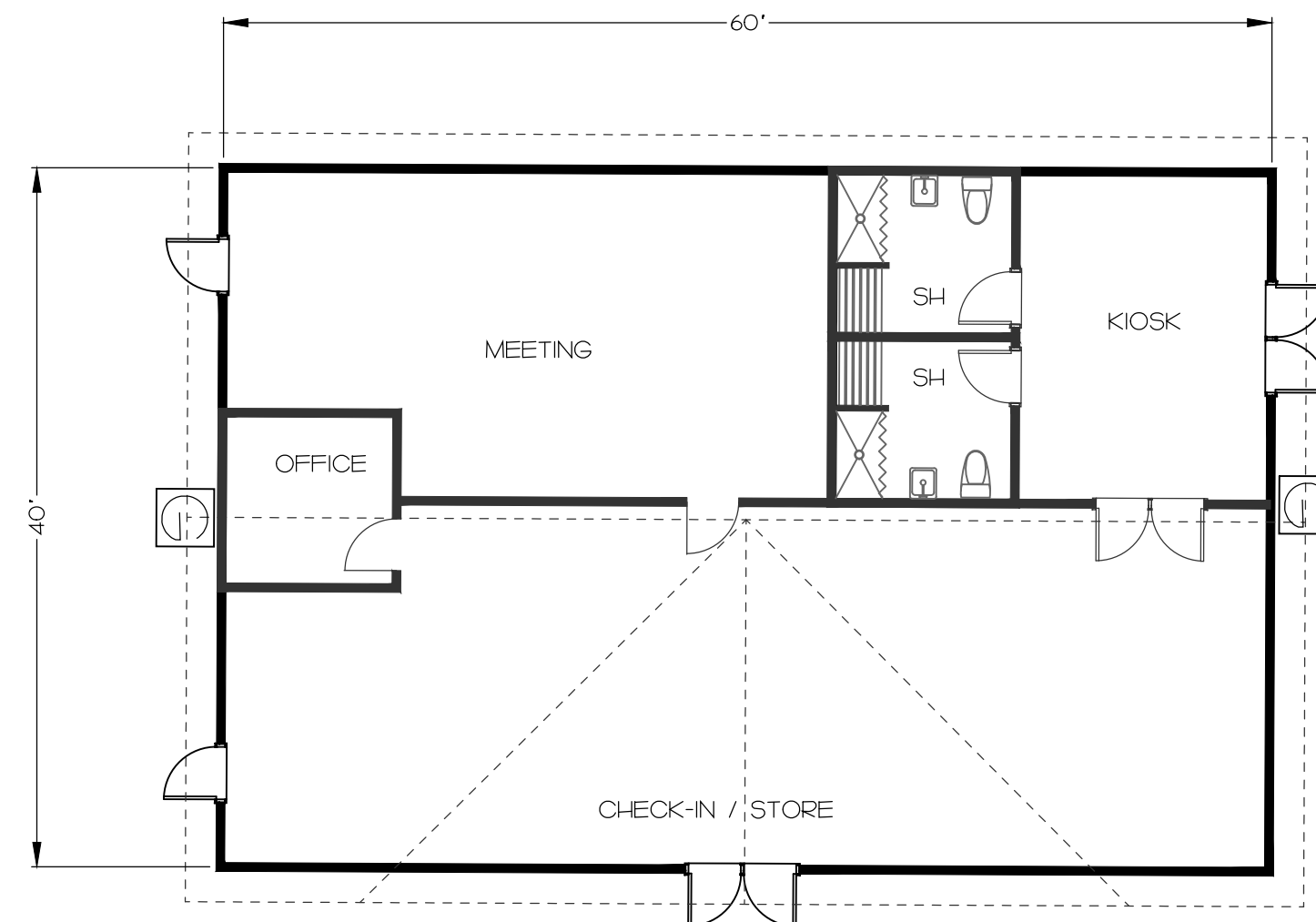
GENERAL NOTES

- BUILDING CONSTRUCTION PLANS SHALL BE PROVIDED BY A REGISTERED ARCHITECT. BUILDING PLANS SHOWN ON THIS RECREATIONAL VEHICLE (RV) PARK DESIGN SCHEMATIC ARE A SUGGESTED REPRESENTATION.
- THE GROUND SURFACE IN ALL PARTS OF THE RECREATIONAL VEHICLE (RV) PARK SHALL BE GRADED AND DESIGNED TO DRAIN ALL STORMWATER AND SURFACE WATER IN A SAFE, EFFICIENT MANNER. DRAINAGE ANALYSIS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER AND EASEMENTS FOR THE CONVEYANCE OF SURFACE WATER OFF-SITE SHALL BE OBTAINED, IF NECESSARY.
- EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE PROPOSED WATER FACILITY PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY THE CITY AND BY THE MUNICIPAL WATER DISTRICT, AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION OF AND PROVISION OF PUBLIC WATER SERVICES.
- EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH A CONNECTION FOR WASTEWATER. ALL PROPOSED WASTEWATER SERVICE LINES SHALL BE CONNECTED TO THE PUBLIC WASTEWATER SYSTEM AT A SINGLE POINT CONSISTING OF A MANHOLE AND NEARBY INSPECTION SAMPLE WELL. ALL PROPOSED WASTEWATER FACILITY PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY THE CITY AND BY THE MUNICIPAL WATER DISTRICT AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION OF AND PROVISION OF PUBLIC WASTEWATER TREATMENT SERVICES.
- EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH ELECTRICAL SERVICE. ALL ELECTRICAL SERVICE SHALL BE UNDERGROUND AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- AN INTENDED STREET LIGHTING PLAN SHOWING LOCATION AND LUMENS FOR THE RECREATIONAL VEHICLE PARK SHALL BE APPROVED BY THE CITY AS PART OF THE SITE PLAN.

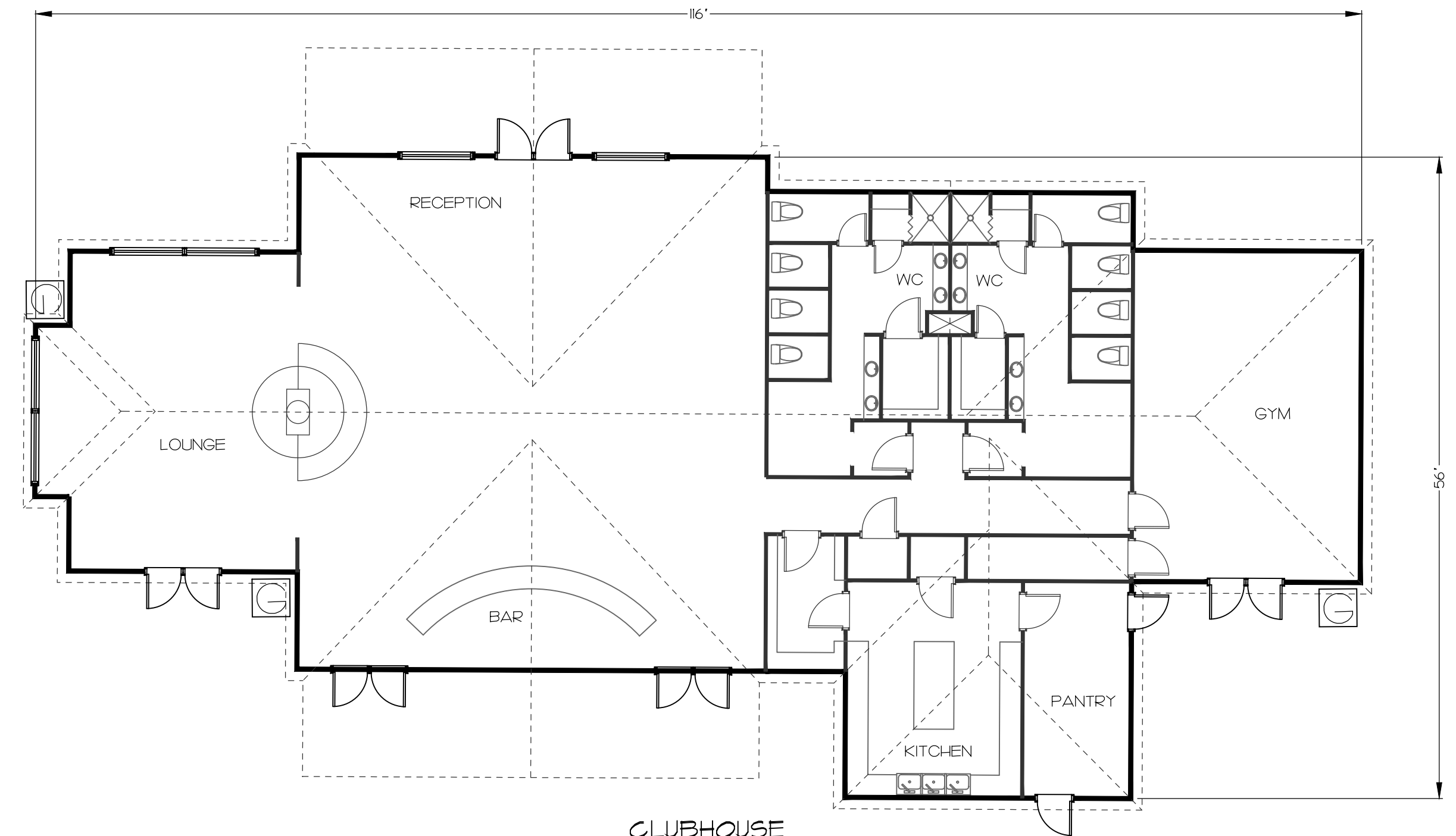
ADA UNITS			
	TOTAL	PROVIDED	REQUIRED
RV SITES	365	12	11
CAR PARKING	281	16	6
SHOWERS	28	28*	12
TOILETS	25	19	24

* ALL SHOWERS INCLUDE A TOILET

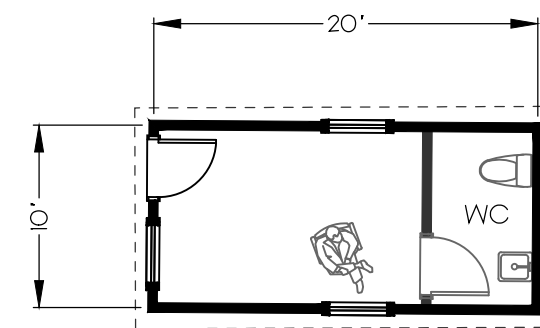
AREA CALCULATIONS	
STRUCTURES	53,560
ROADS	816,960
WASTEWATER TREATMENT	36,500
RV SITE AREAS	1,405,000
LANDSCAPE BUFFER	315,100
PASSIVE OPEN SPACE	1,059,840
ACTIVE OPEN SPACE	514,670
TOTAL	~ 4,201,720 sf



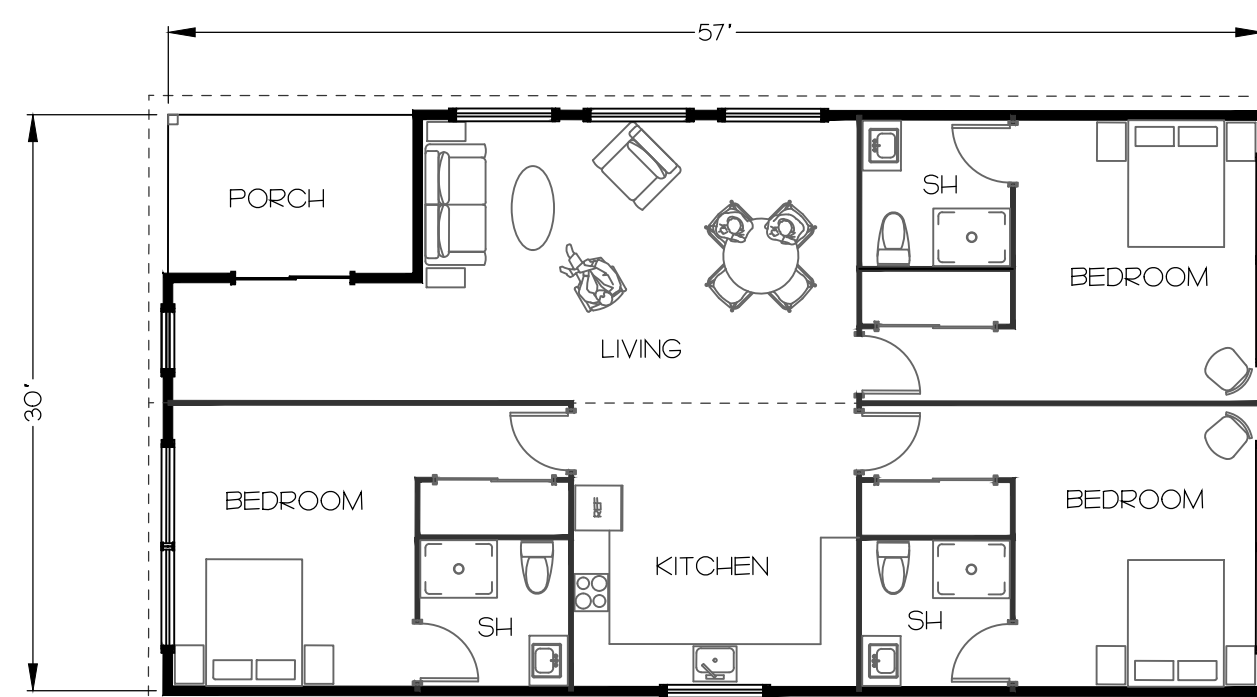
WELCOME CENTER
SCALE: 1" = 10'



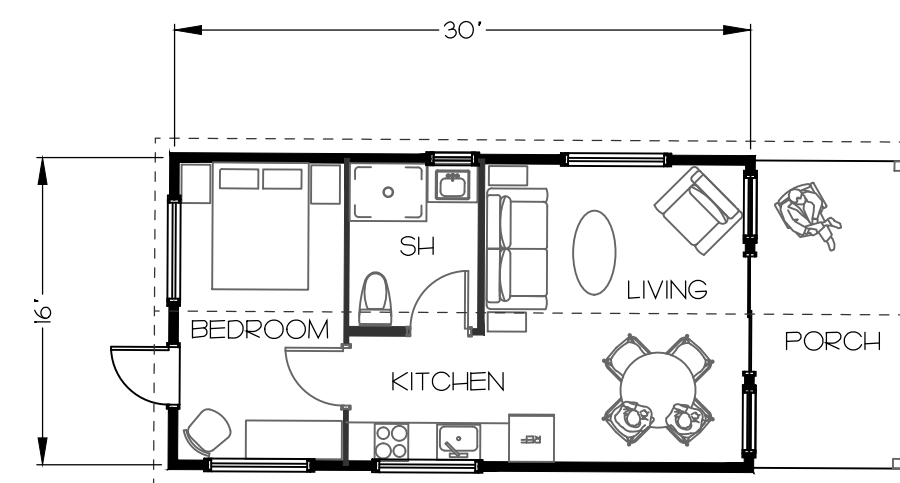
CLUBHOUSE
SCALE: 1" = 10'



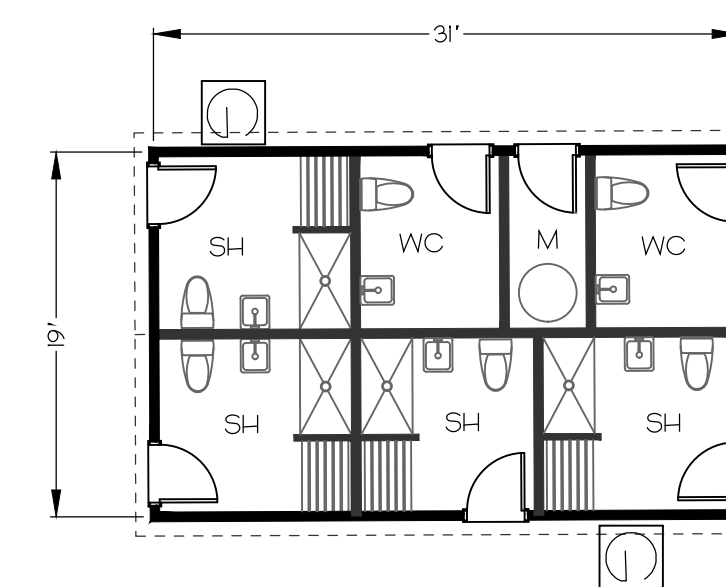
ENTRY KIOSK
SCALE: 1" = 10'



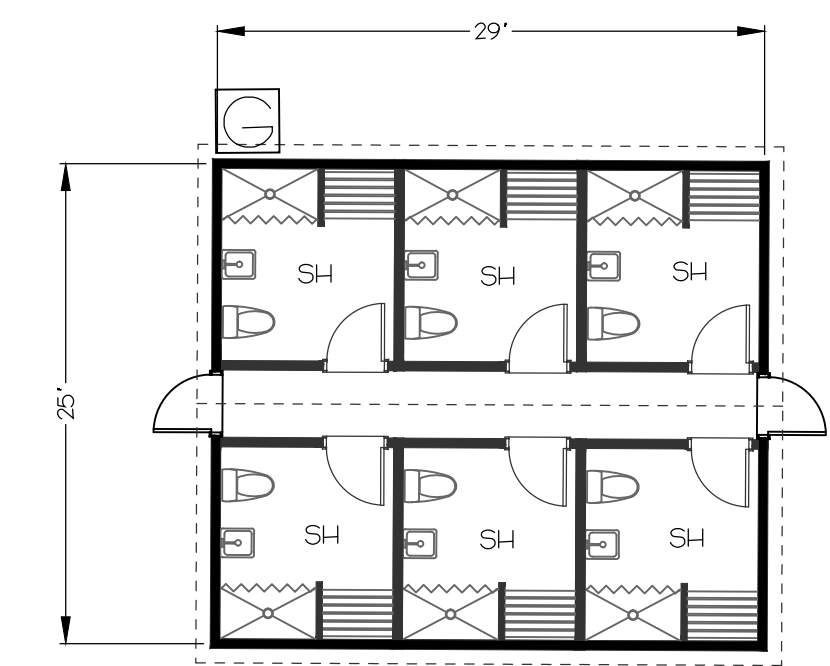
CLUB CABIN
SCALE: 1" = 10'



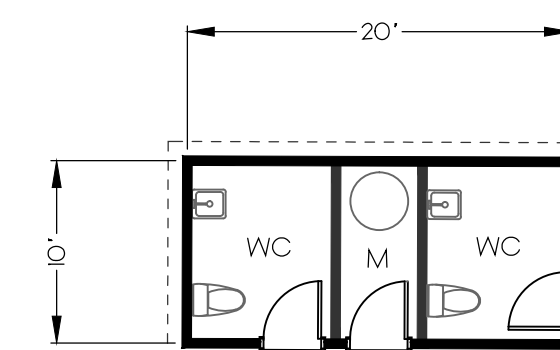
CUB CABIN
SCALE: 1" = 10'



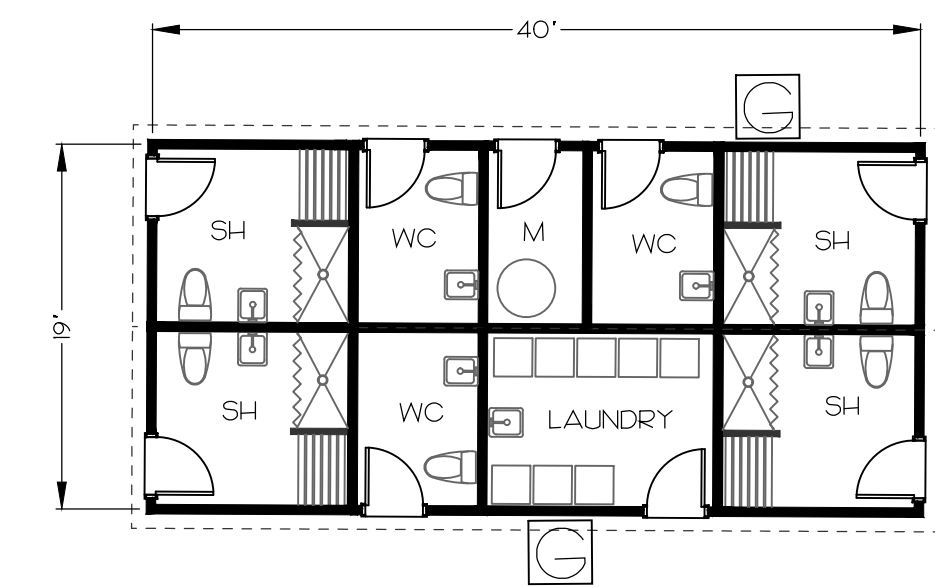
580 sf WASHROOM
SCALE: 1" = 10'



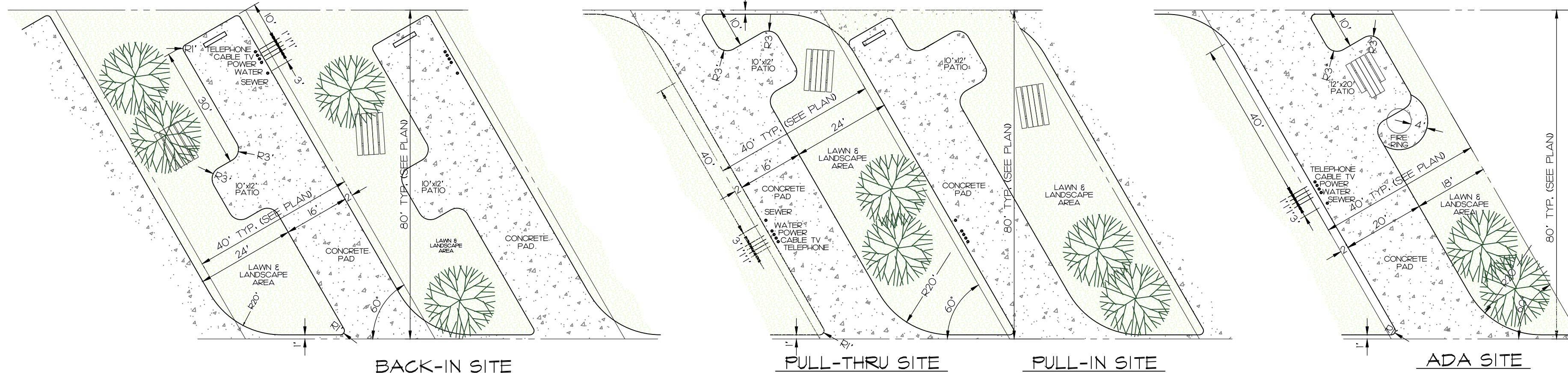
POOLHOUSE
SCALE: 1" = 10'



190 sf WC
SCALE: 1" = 10'



760 sf WASHROOM / LAUNDRY
SCALE: 1" = 10'



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PROJECT:
TIGER CREEK RV RESORT
SMITH COUNTY
NOTES & DETAILS

SCALE:
AS NOTED
DATE:
7/15/2020
SHEET:
5 of 5