





BLUESTONE
PARTNERS, LLC
4708 N. FM 1477
SUITE 100
DALLAS, TX 75244
972.413.1515
www.bluestonepartners.com

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS	No.	DATE	NOTE
1	06/09/2020	ADD SITE SURCHARGE	
2	07/07/2020	ADD STREET NAME'S	
3	08/02/2020	ADD DETENTION POND'S	
4	08/02/2020	IMPACT DETAILS	

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

RV PARK TOTAL LOTS	
AREA	NUMBER OF LOTS
A	10
B	16
C	16
D	16
E	16
F	14
G	6
TOTAL	94

GRAVEL REQUIREMENTS / SF				
LOCATION DESCRIPTION	TRACT 1	TRACT 2	TRACT 3	TOTAL REQUIRED COVERAGE
RV PARKING SPACES	17,550	20,250	25,050	62,850
ROADS / DRIVEWAYS	48,426	41,448	34,126	124,000
TOTAL	65,976	61,698	59,176	196,850

NOTE: PRIVATE ROAD SIGNS WILL BE PROVIDED BY OWNER FOR NEW PRIVATE ROADS PLANNED.



4708 N. Fwy 1417
Stinson Twin 7502
903 613 1415
www.blastto rebuild.com

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS		NOTE	
No.	DATE		
*	07/07/2020	ADD STREET NAME & ADDRESSATION FROM A	
*	08/02/2020	IS FULY REABLE	

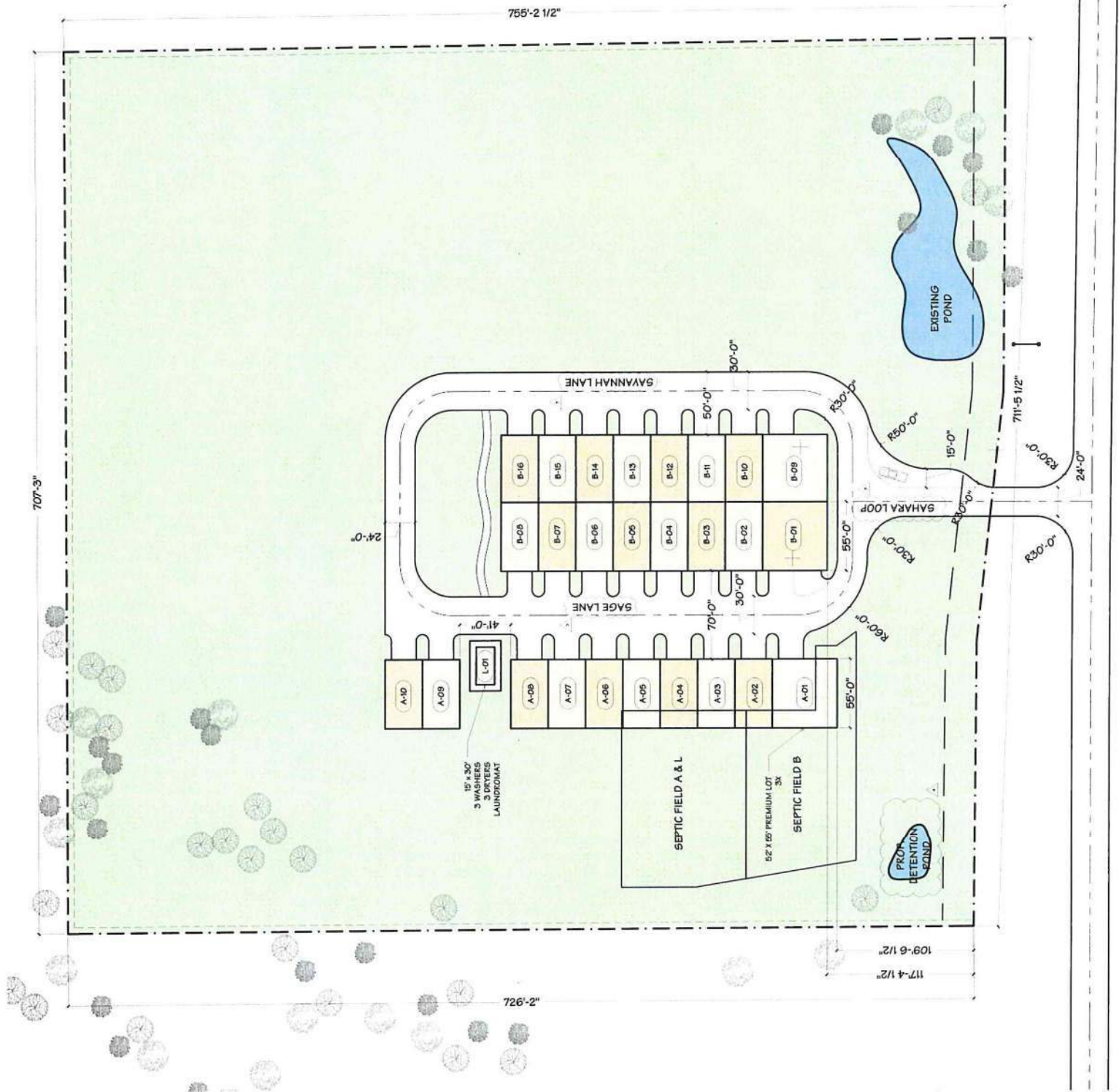
Drawn by: 0000
 Checked by: 0000
 Project No: 0000
 Date: July 07, 2020

Plan - Tract 1

Sheet:

A-101

PLAN - TRACT 1
Scale: 1" = 600'



RV PARK TOTAL LOTS	
AREA	NUMBER OF LOTS
A	10
B	16
TOTAL	26

TRACT 1, GRAVEL REQUIREMENTS / SF	
LOCATION DESCRIPTION	REQUIRED COVERAGE
RV PARKING SPACES	17,550
ROADS / DRIVEWAYS	48,426
TOTAL	65,976

NOTE: PRIVATE ROAD SIGNS WILL BE PROVIDED BY OWNER FOR NEW PRIVATE ROADS PLANNED.



BLUESTONE
PARTNERS, LLC
4258 A, FM 1437
SUITE 100
DALLAS, TEXAS 75244
972.433.1412
WWW.BLUESTONEPARTNERS.COM

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS			
No.	DATE	NOTE	
*	07/07/2020	ADD STREET NAMES	
*	08/03/2020	ADD INTERIUM FING & SEPTIC DETAILS	

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

Plan - Tract 2
Sheet:
A-102



RV PARK TOTAL LOTS	
AREA	NUMBER OF LOTS
A	10
B	16
D	16
F	14
TOTAL	56

TRACT 2, GRAVEL REQUIREMENTS / SF	
LOCATION DESCRIPTION	REQUIRED COVERAGE
RV PARKING SPACES	20,250
ROADS / DRIVEWAYS	41,448
TOTAL	61,698

NOTE: PRIVATE ROAD SIGNS WILL BE PROVIDED BY OWNER FOR NEW PRIVATE ROADS PLANNED.

F7 PLAN - TRACT 2
Scale: 1" = 600'



RV PARK TOTAL LOTS	
AREA	NUMBER OF LOTS
A	10
B	16
C	16
D	16
E	16
F	14
G	6
TOTAL	94

TRACT 3, GRAVEL REQUIREMENTS / SF	
LOCATION DESCRIPTION	REQUIRED COVERAGE
RV PARKING SPACES	25,050
ROADS / DRIVEWAYS	34,126
TOTAL	59,176

NOTE: PRIVATE ROAD SIGNS WILL BE PROVIDED BY OWNER FOR NEW PRIVATE ROADS PLANNED.



BLUESTONE PARTNERS, LLC
4708 W. FM 1577
SUITE 100
DALLAS, TEXAS 75244
www.bluestonepartners.com

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS	DATE	NOTE
01/07/2020	ADD STREET NAMES	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	
02/02/2020	INTERIM REVIEW & SEPTIC DETAILS	

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

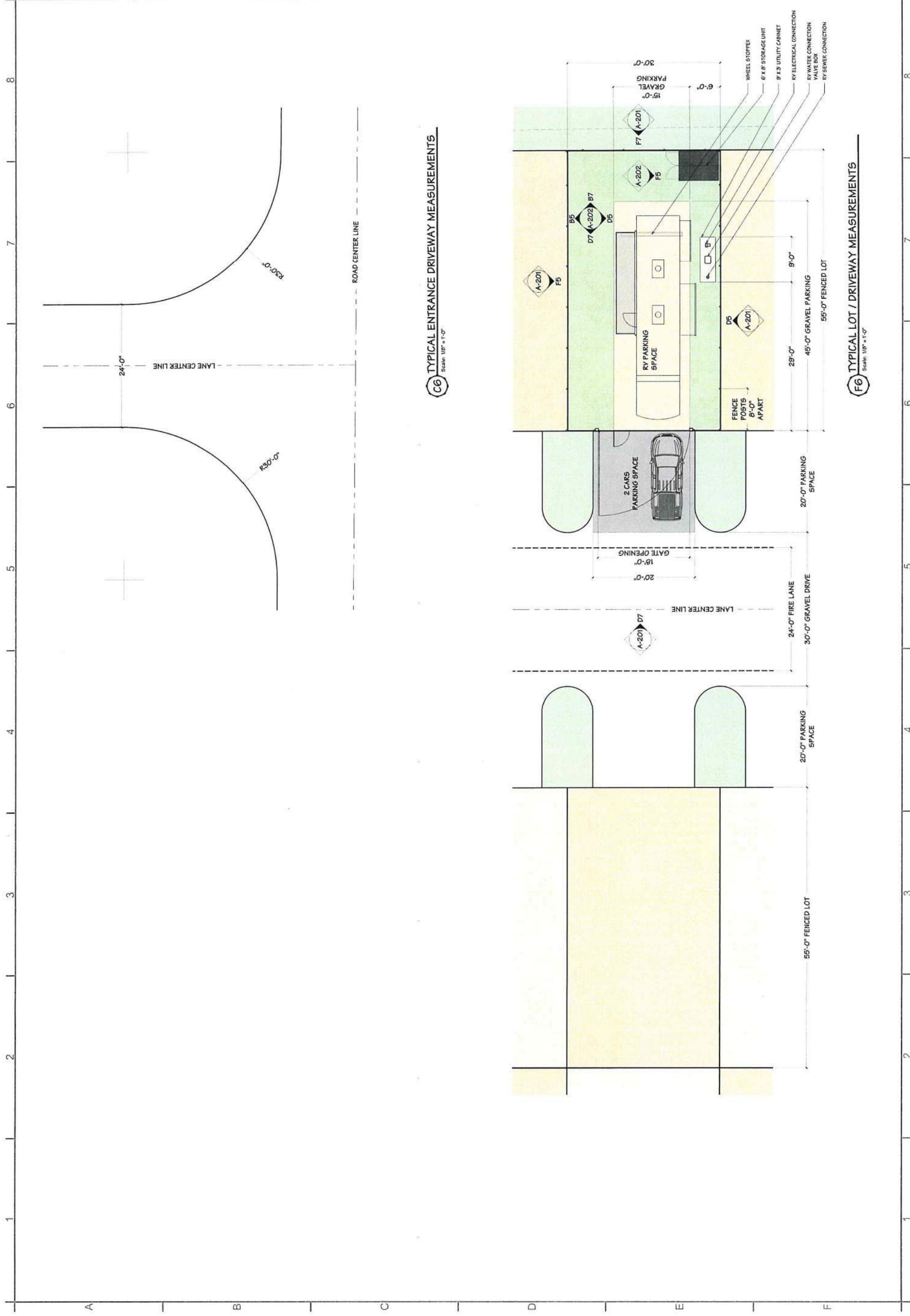
Plan - Tract 3
Sheet: **A-103**

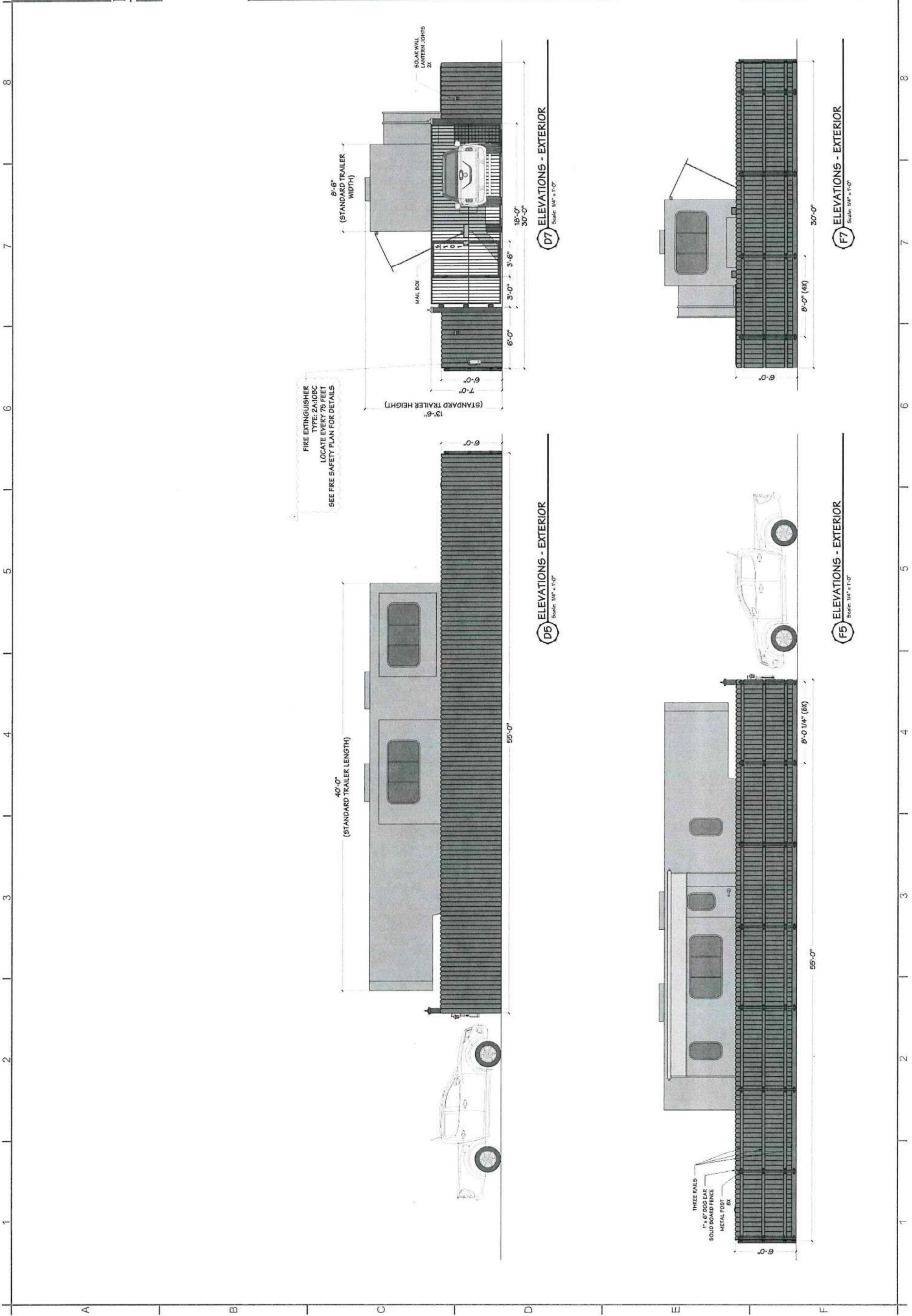
F7 PLAN - TRACT 3
Scale: 1" = 600'

[illegible]

Drawn by:	----
Checked by:	----
Project No:	----
Date:	July 07, 2020

Sheet: **A-110**





REVISIONS		DATE	NOTE
No.	DATE	ADD / REV	DESCRIPTION
1.	06/09/2020	ADD / REV	PERMIT SET

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

Sheet: **A-201**

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET





BLUESTONE

PARTNERS, LLC

4238 E. FM 1372
Blue Ridge, TX 75424
937.833.1472
www.bluestonepartners.com

Desert Creek RV Park - Collin County

State Highway 78 N

Blue Ridge, TX 75424

PERMIT SET

REVISIONS		
No.	DATE	NOTE

Drawn by:

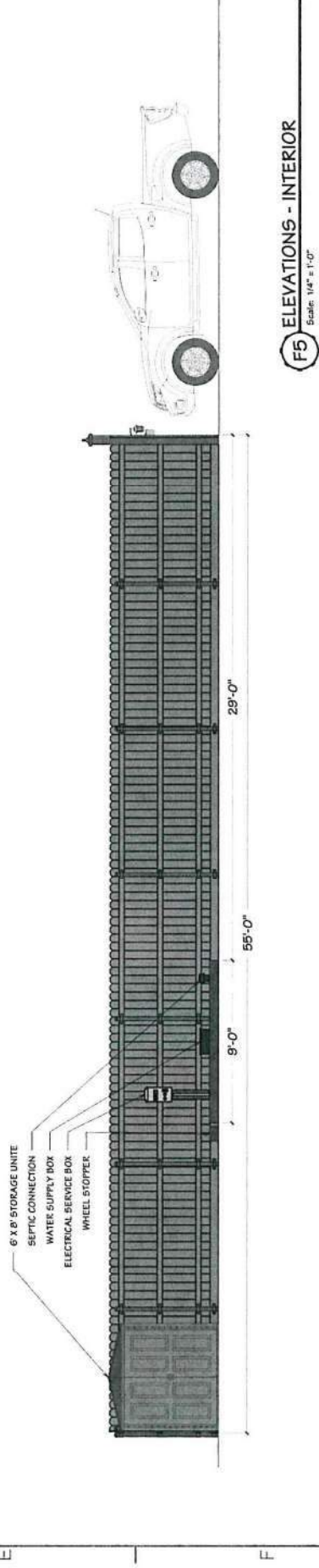
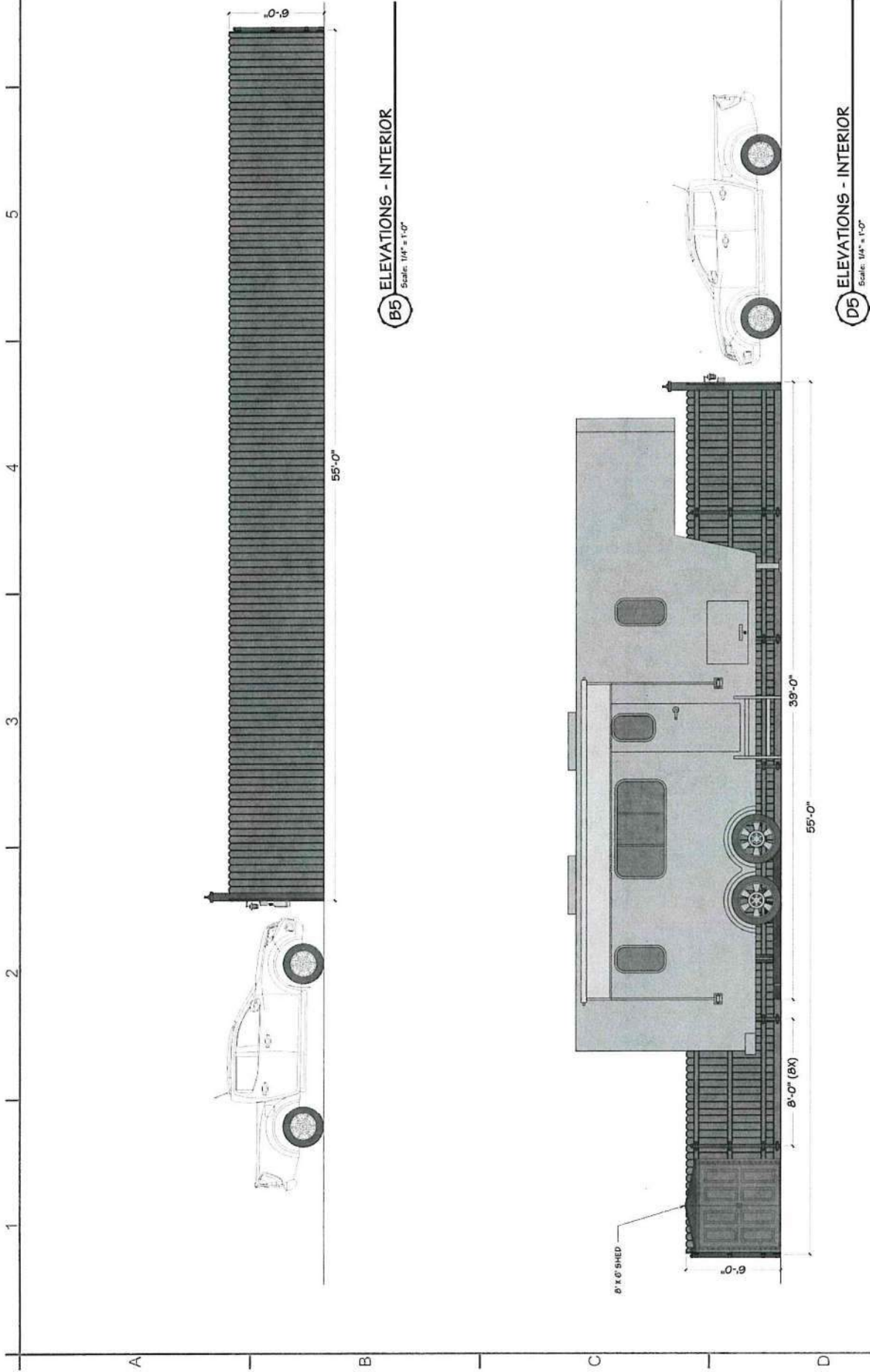
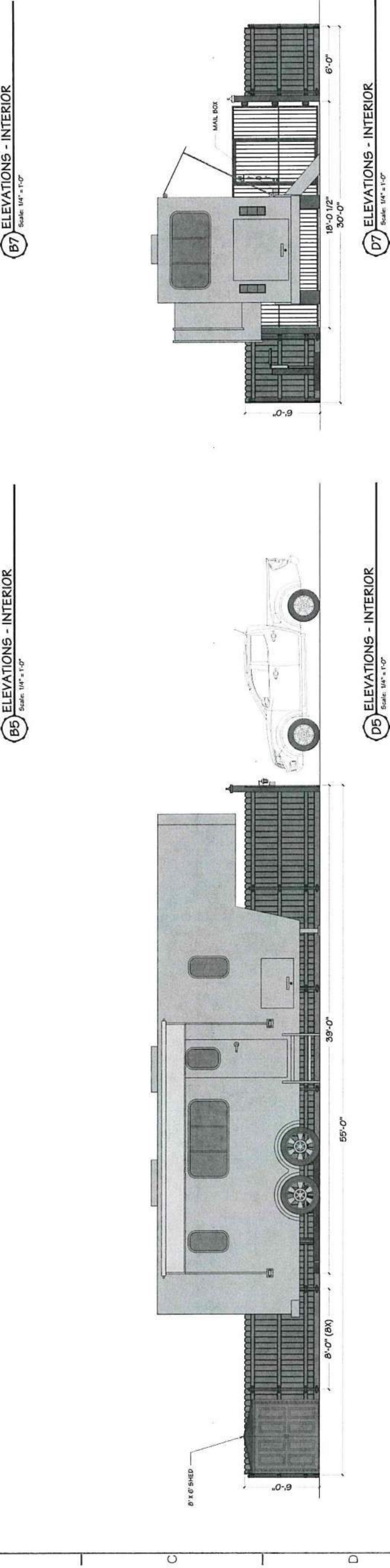
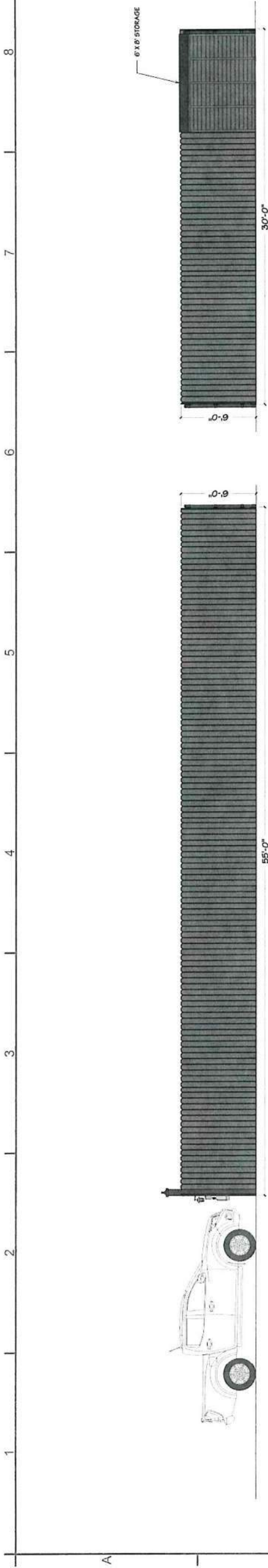
Checked by:

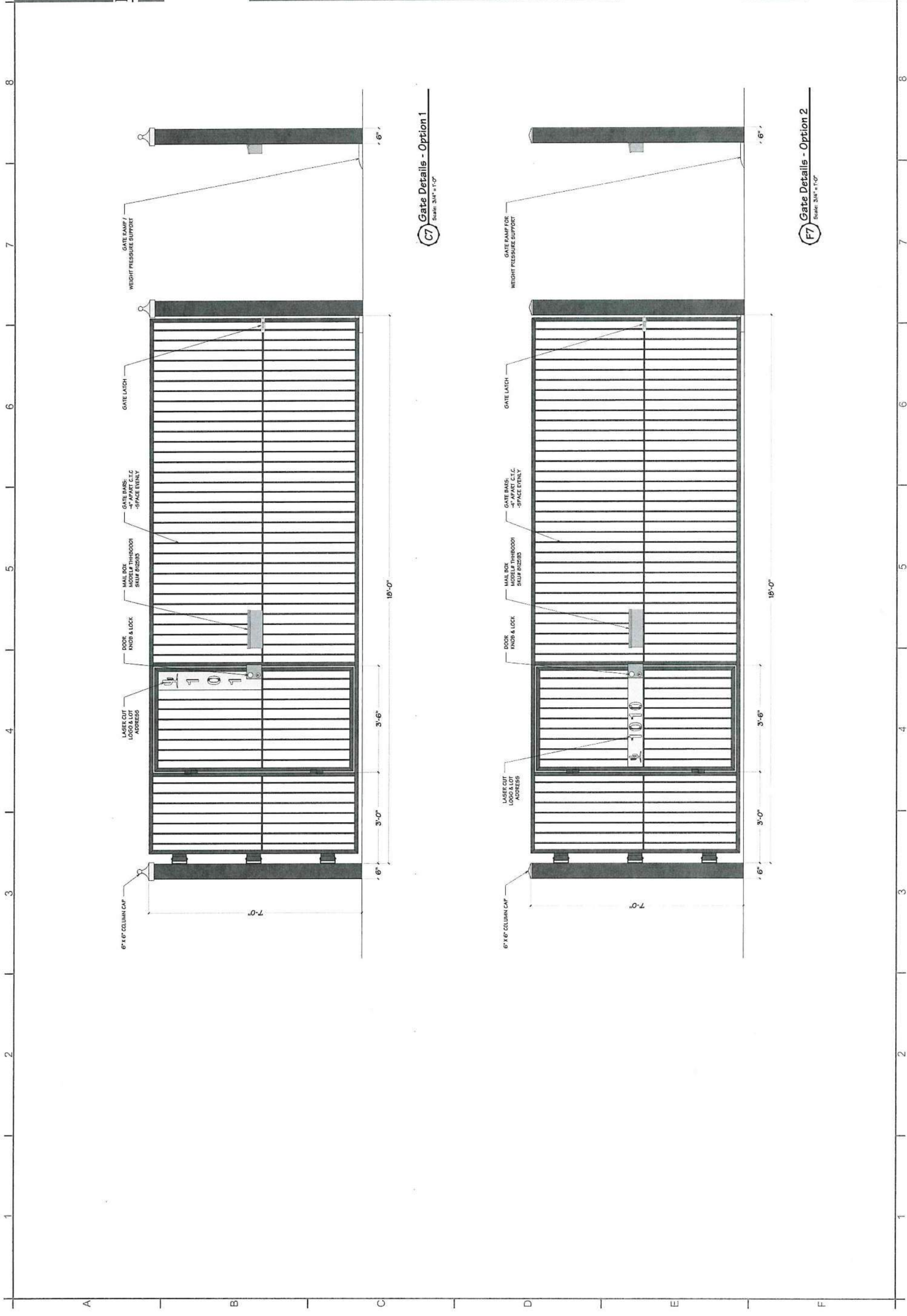
Project No:

Date: July 07, 2020

Lot Elevations

Sheet:
A-202





BLUESTONE
— PARTNERS, LLC —

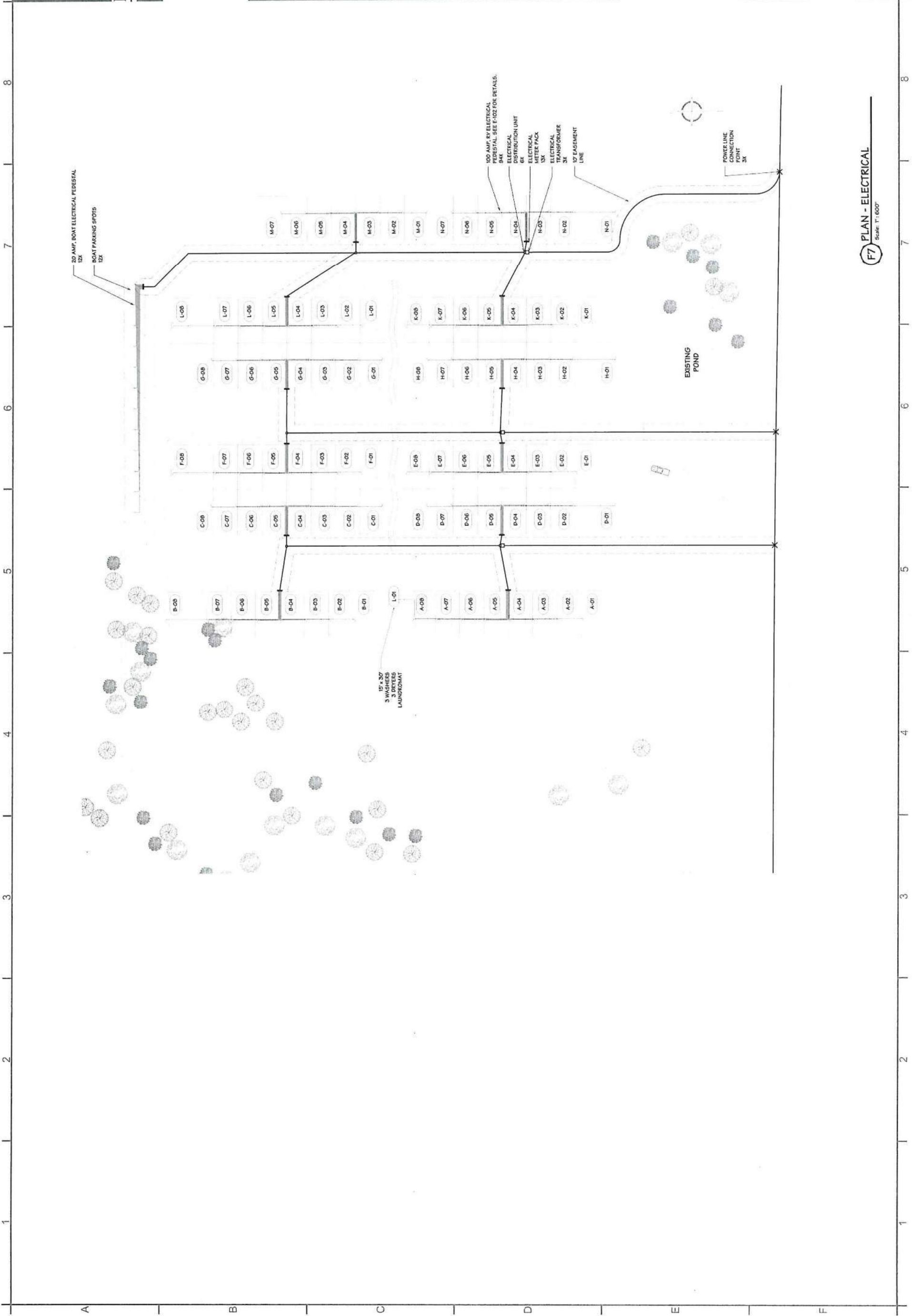
56250 E. 14th Ave.
Denver, CO 80231
303.873.1417
www.bluestonepartners.com

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

[illegible]

Drawn by:	0000
Checked by:	0000
Project No:	0000
Date:	July 07, 2020

Gate Options





BLUESTONE
PARTNERS, LLC
4708 N. FM 1517
Suite 100, P.O. Box 10092
Dallas, TX 75244
www.bluestonepartners.com

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS	
No.	DATE NOTE

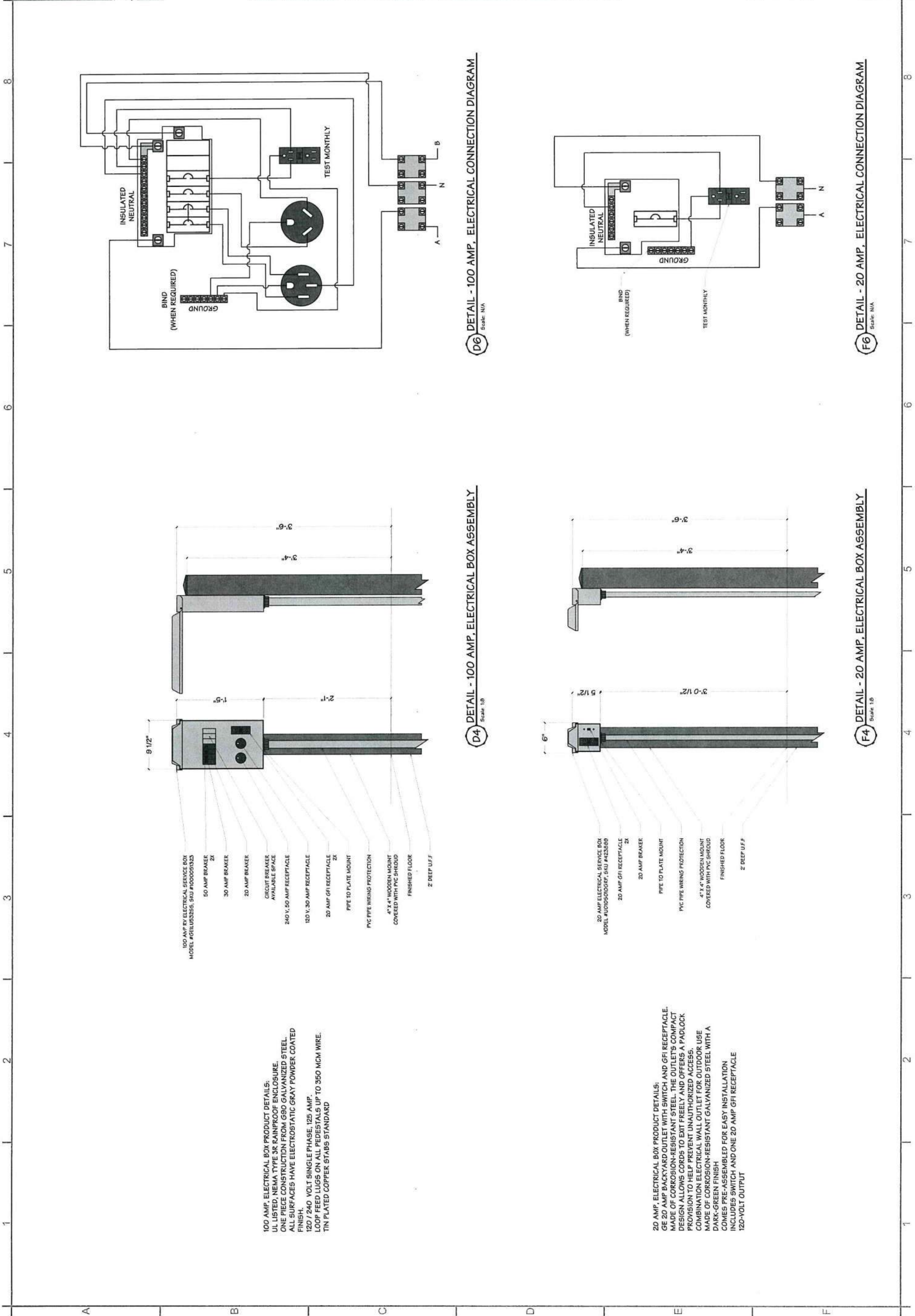
Drawn by:

Checked by:

Project No:

Date: July 07, 2020

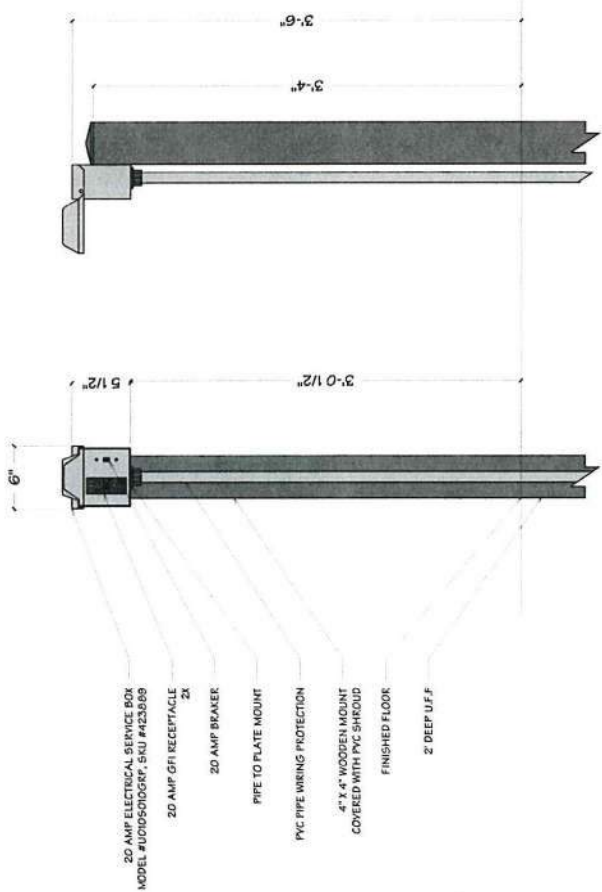
Plan - Electrical



100 AMP. ELECTRICAL BOX PRODUCT DETAILS:
UL LISTED, NEMA TYPE 3R RAINPROOF ENCLOSURE.
ONE PIECE CONSTRUCTION FROM G90 GALVANIZED STEEL.
ALL SURFACES HAVE ELECTROSTATIC GRAY POWDER COATED FINISH.
120/240 VOLT SINGLE PHASE, 125 AMP.
LOOP FEED LUGS ON ALL PEDESTALS UP TO 350 MCM WIRE.
TIN PLATED COPPER STABS STANDARD

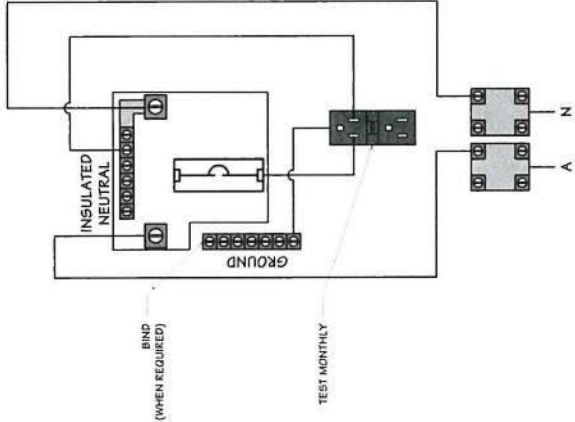
- 100 AMP RV ELECTRICAL SERVICE BOX
MODEL #GRLUB355S, SKU #1000051323
- 50 AMP BREAKER 2X
- 30 AMP BREAKER
- 20 AMP BREAKER
- CIRCUIT BREAKER
AVAILABLE SPACE
- 240 V. 50 AMP RECEPTACLE
- 120 V. 30 AMP RECEPTACLE
- 20 AMP GFI RECEPTACLE 2X
- PIPE TO PLATE MOUNT
- PVC PIPE WIRING PROTECTION
- 4"X4" WOODEN MOUNT
COVERED WITH PVC SHROUD
- FINISHED FLOOR
- 2" DEEP U.F.F

D4 DETAIL - 100 AMP, ELECTRICAL BOX ASSEMBLY
Scale: 1/8"

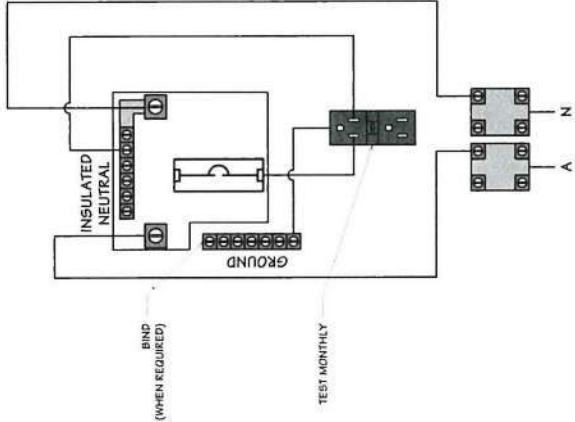


20 AMP. ELECTRICAL BOX PRODUCT DETAILS:
GE 20 AMP BACKYARD OUTLET WITH SWITCH AND GFI RECEPTACLE.
MADE OF CORROSION-RESISTANT STEEL. THE OUTLET'S COMPACT DESIGN ALLOWS CORDS TO EXIT FREELY AND OFFERS A PADLOCK PROVISION TO HELP PREVENT UNAUTHORIZED ACCESS.
COMBINATION ELECTRICAL WALL OUTLET FOR OUTDOOR USE
MADE OF CORROSION-RESISTANT GALVANIZED STEEL WITH A DARK-GREEN FINISH
COMES PRE-ASSEMBLED FOR EASY INSTALLATION
INCLUDES SWITCH AND ONE 20 AMP GFI RECEPTACLE
120-VOLT OUTPUT

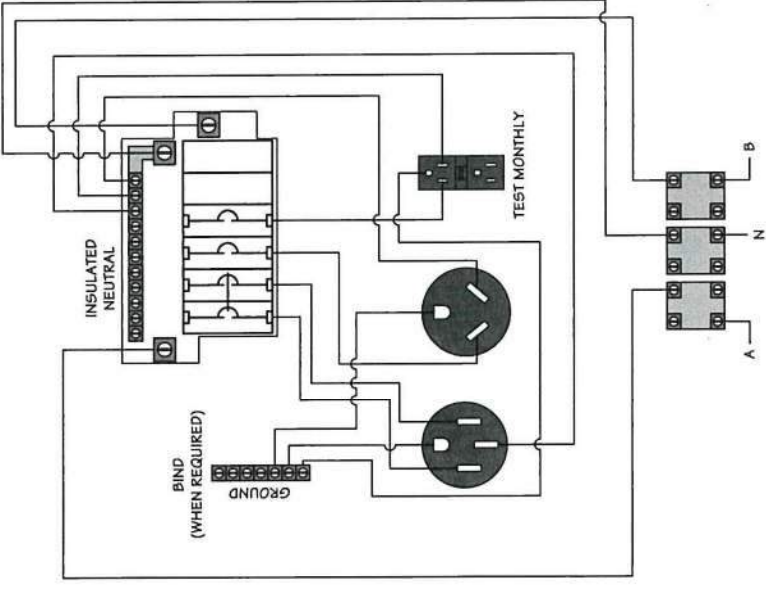
F4 DETAIL - 20 AMP, ELECTRICAL BOX ASSEMBLY
Scale: 1/8"



F6 DETAIL - 20 AMP, ELECTRICAL CONNECTION DIAGRAM
Scale: N/A



D6 DETAIL - 100 AMP, ELECTRICAL CONNECTION DIAGRAM
Scale: N/A



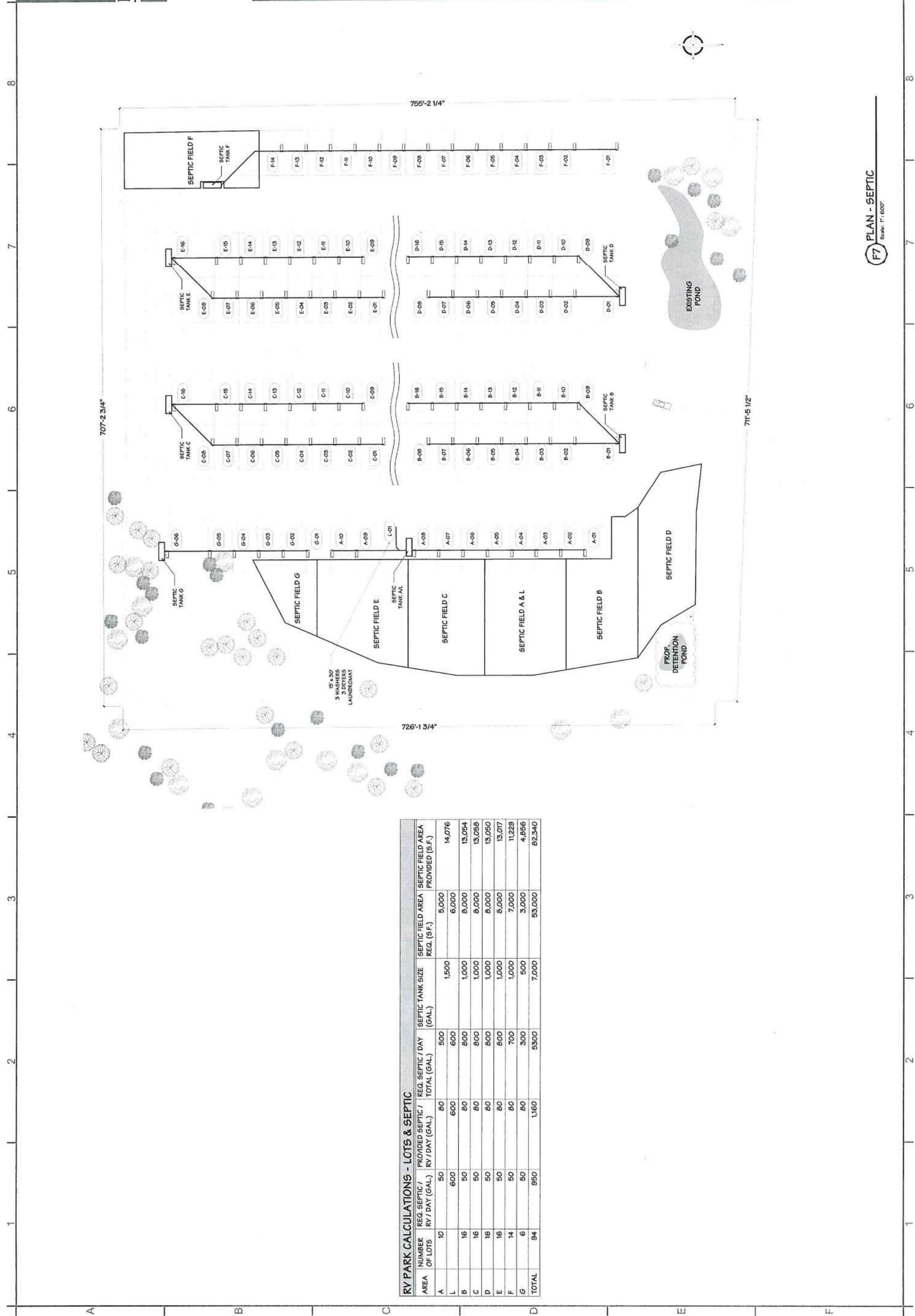
BLUESTONE
PARTNERS, LLC
4720 N. FM 1572
Suite 100, P.O. Box 1572
Springtown, TX 76082
www.bluestonepartners.com

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS	
No.	DATE NOTE

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

Detail - Electrical



RV PARK CALCULATIONS - LOTS & SEPTIC									
AREA	NUMBER OF LOTS	REQ. SEPTIC / RV / DAY (GAL.)	PROVIDED SEPTIC / RV / DAY (GAL.)	REQ. SEPTIC / TOTAL (GAL.)	REQ. SEPTIC / DAY (GAL.)	SEPTIC TANK SIZE (GAL.)	SEPTIC FIELD AREA REQ. (SF.)	SEPTIC FIELD AREA PROVIDED (SF.)	SEPTIC FIELD AREA
A	10	50	600	80	500	1,500	5,000	14,076	
L	16	50	800	80	800	1,000	6,000	13,054	
B	16	50	800	80	800	1,000	6,000	13,058	
C	16	50	800	80	800	1,000	6,000	13,050	
D	16	50	800	80	800	1,000	6,000	13,017	
E	14	50	800	80	700	1,000	7,000	11,229	
F	6	50	800	80	300	500	3,000	4,856	
G	94	950	1,160	5300	7,000		53,000	82,340	

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET



BLUESTONE
PARTNERS, LLC
4728 W. FM 1817
SHILOH, TX 75150
www.bluestonepartners.com

REVISIONS		No.	DATE	NOTE
		1	09/02/2020	480 REVISION POND & SEPTIC FIELD

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

Plan - Septic

Sheet: **P-101**
Scale: 1" = 600'

PLAN - SEPTIC



BLUESTONE
PARTNERS, LLC
4200 N. FM 5217
Suite 103, Dallas, TX 75244
www.bluestonepartners.com

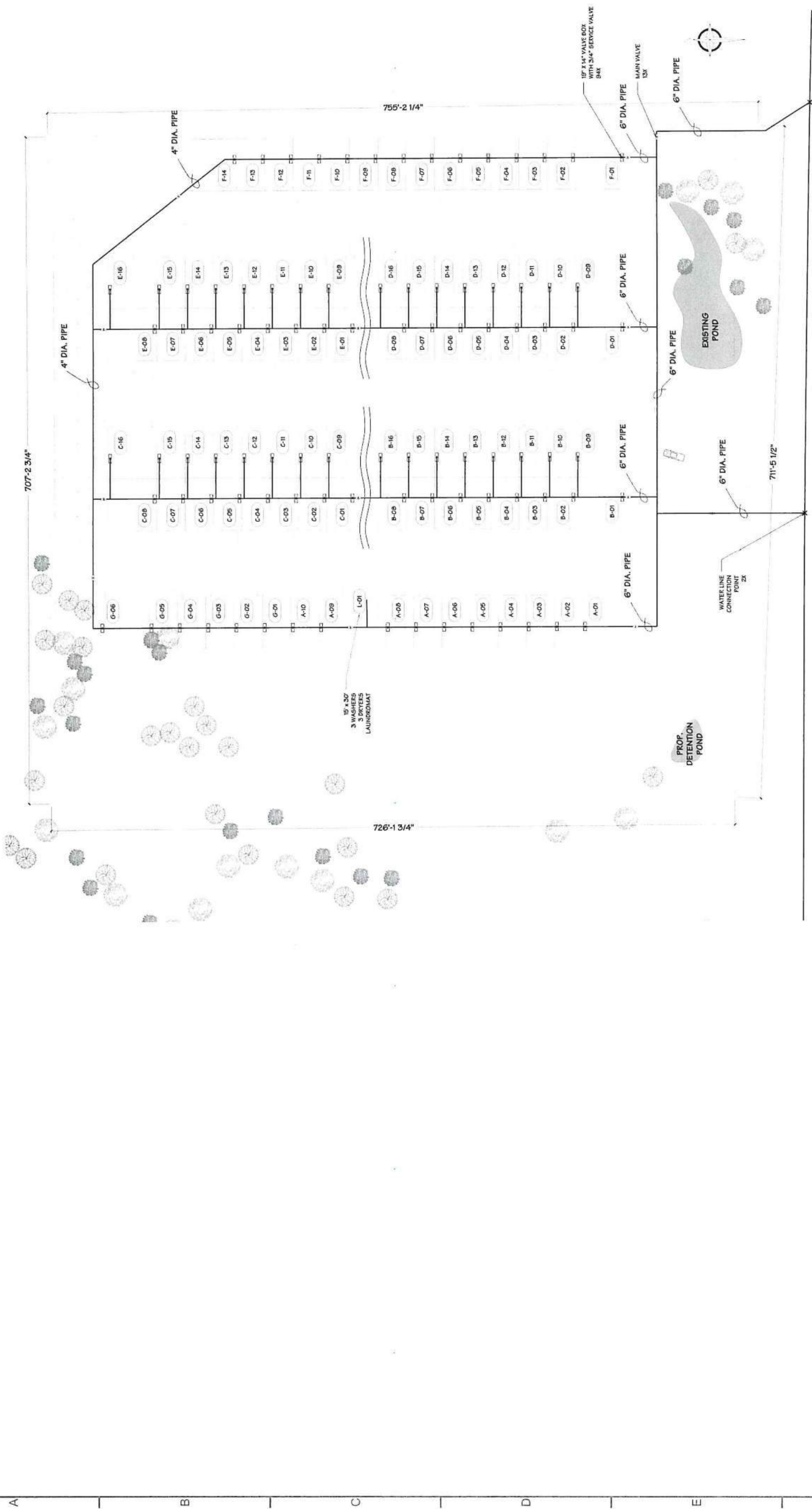
Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS		NOTE	
No.	DATE		

Drawn by:
Checked by:
Project No.:
Date: July 07, 2020

Plan - Plumbing

Sheet: **P-102**
PLAN - PLUMBING
Scale: 1" = 600'





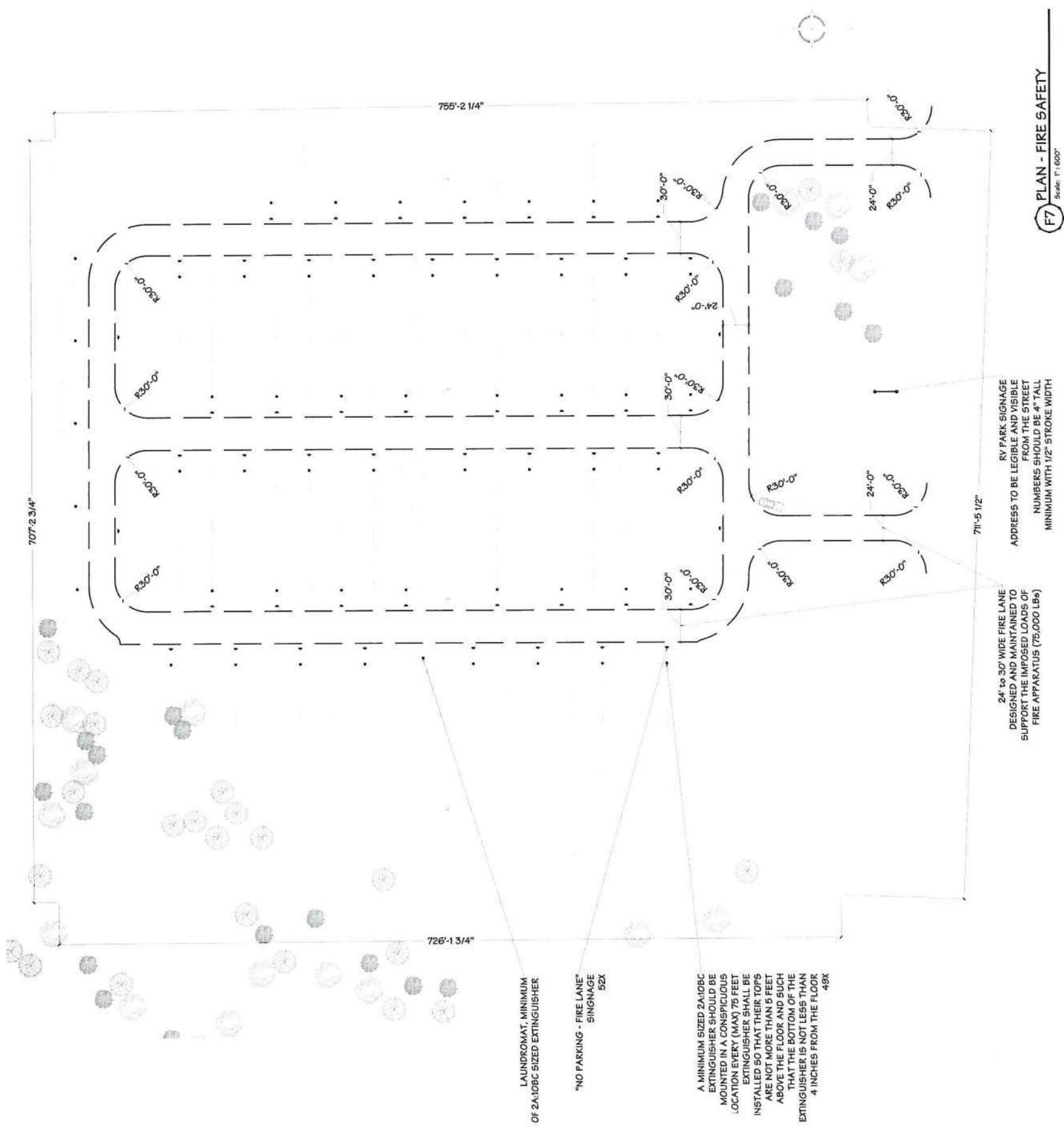
Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

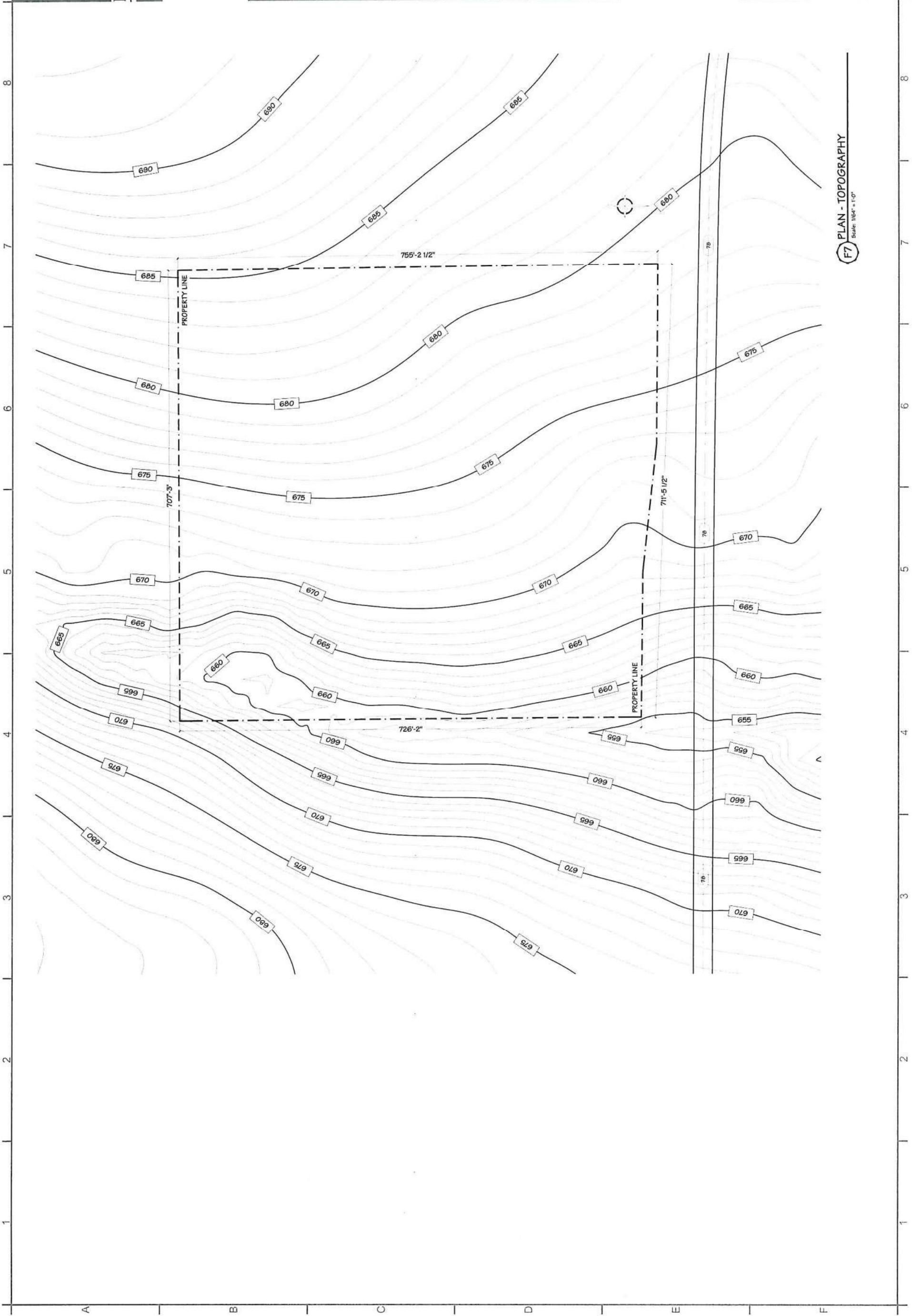
[illegible]

Drawn by:	****
Checked by:	****
Project No:	*****
Date:	July 07, 2020

Plan - Fire Safety

Sheet: **F-101**





BLUESTONE
PARTNERS, LLC
4720 N. FM 1437
SUITE 100
DALLAS, TEXAS 75244
www.bluestonepartners.com

Desert Creek RV Park - Collin County
PERMIT SET
State Highway 78 N
Blue Ridge, TX 75424

REVISIONS	
No.	DATE

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

Plan - Topography

F7 PLAN - TOPOGRAPHY
Scale: 1/8" = 1'-0"

Sheet:
C-101



4708 N. 7th St.
Sherman, Texas 75092
903.613.1415
www.fishbase.org

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

REVISIONS		
No.	DATE	NOTE

Drawn by:	----
Checked by:	----
Project No:	----
Date:	----

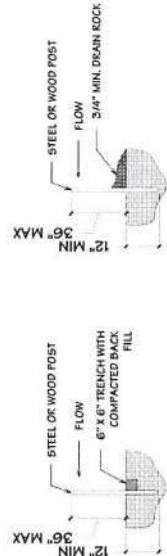
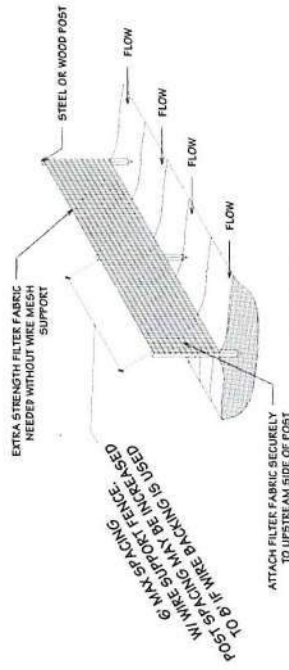
Plan - SWPPP

Sheet:

C-102

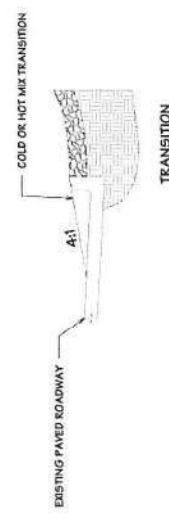
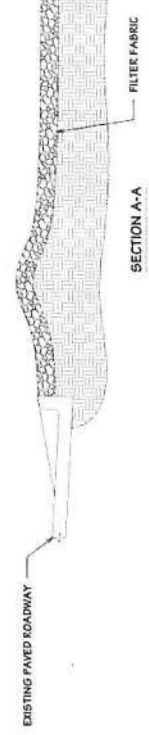
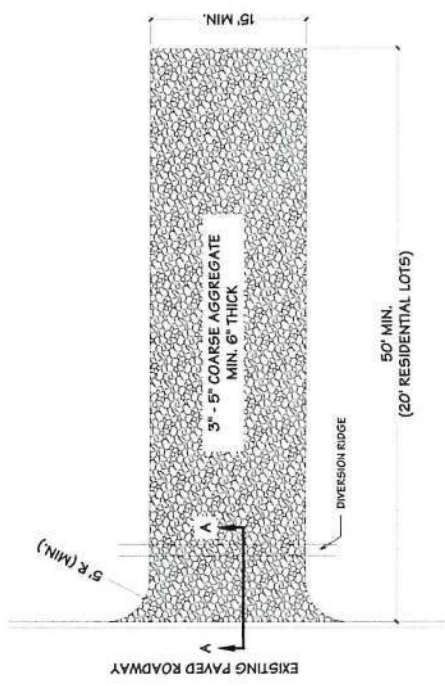


F7 PLAN - SWPPP
Scale: 1" = 600'



SILT FENCE NOTES:

1. THE HEIGHT OF Silt FENCE SHALL NOT EXCEED 36 INCHES. STAGE HEIGHT AND FONDING HEIGHT SHALL NEVER EXCEED 18 INCHES.
2. THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
3. IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPUNCE ONLY AT A SLOPE FOOT WITH MINIMUM 6 INCHES OVERLAP AND BOTH ENDS SECURELY FASTENED TOGETHER.
4. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM IF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
5. TURN THE END OF FENCE UPHILL.
6. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE BY 6 INCHES DEEP ALONG THE LINE OF THE POST ON THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED TO THE FENCE AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.
8. FILTER FABRIC SHALL NOT BE STAPLED TO THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
9. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
10. THE TRENCHES PLACED AT THE TOP OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE FONDING.
11. THE TRENCHES SHALL BE EXCAVATED TO THE DEPTH REQUIRED TO THE FENCE AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH.
12. EXCESS FABRIC SHALL BE PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE Silt FENCE HAS BEEN REMOVED.
13. INSPECTION.
- 13.1. Silt FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (INCH IN 24 HOURS), ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 13.2. THE REQUIRED SEDIMENT SHALL CONFORM TO THE EXISTING GRADE AND BE VEGGIED OR 9 INCHES (0.25 M) MAXIMUM.
- 13.3. THE REQUIRED SEDIMENT SHALL CONFORM TO THE EXISTING GRADE AND BE VEGGIED OR 9 INCHES (0.25 M) MAXIMUM.



LEGEND	
[Symbol]	SOD TO BE PLANTED POST-CONSTRUCTION

- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:
1. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED AREAS. WHEN TRACKING OR FLOWING OF SEDIMENT IS OBSERVED, THE ENTRANCE SHALL BE MAINTAINED WITH CRUSHED STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED AREAS MUST BE REMOVED IMMEDIATELY AND DISPOSED PROPERLY.
 3. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
 4. WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRAVING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.

NOTE: HANDS ON SOD TO BE INSTALLED ON DETENTION POND. RV PARK OPERATIONS WILL SCHEDULE WATERING THE DETENTION POND. THE MAINTENANCE OF THE DETENTION POND WILL BE PART OF ONGOING RV PARK OPERATIONS.

Desert Creek RV Park - Collin County
State Highway 78 N
Blue Ridge, TX 75424
PERMIT SET

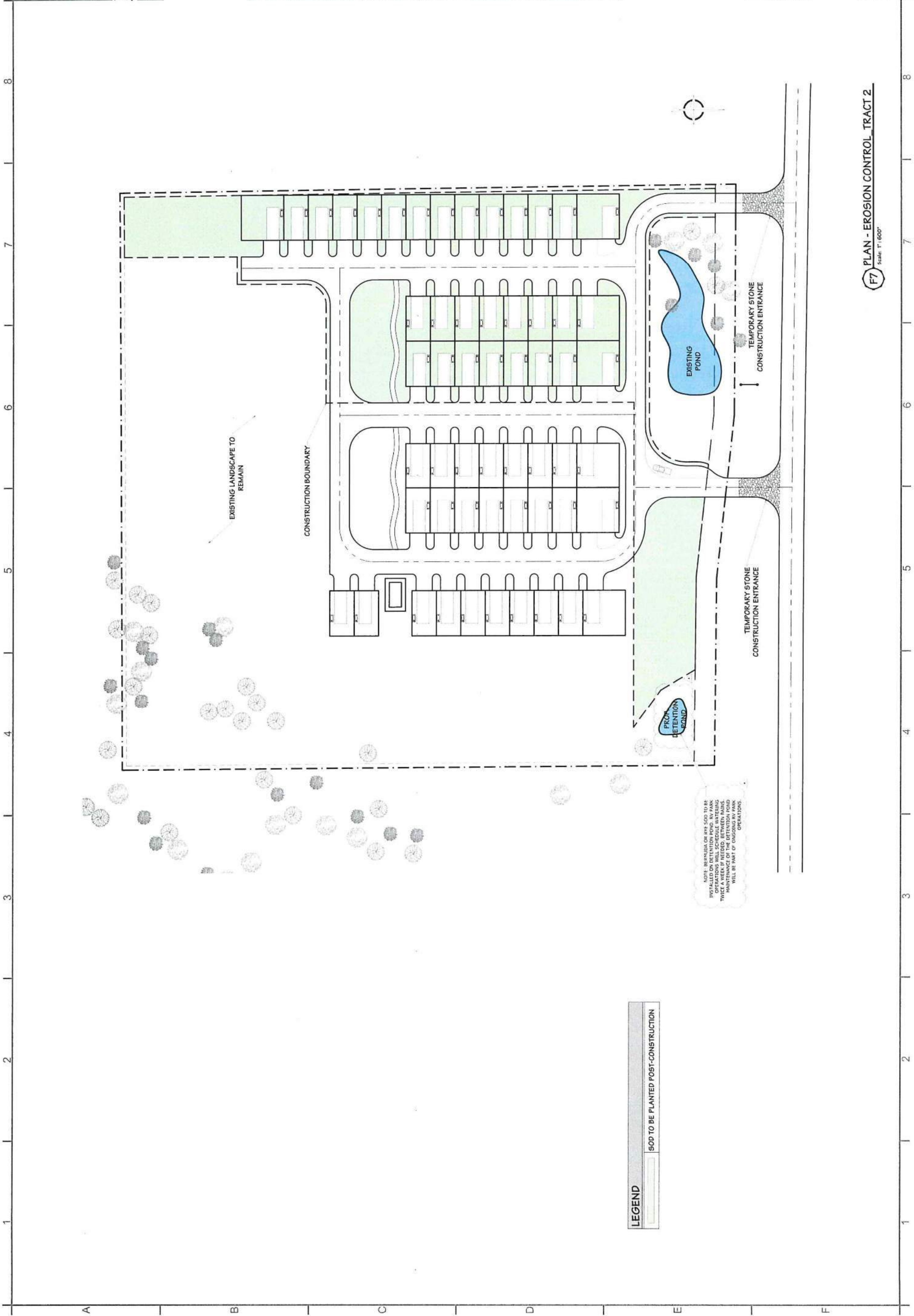
REVISIONS	No.	DATE	NOTE
	1	07/07/2020	UPDATED SHEET
	2	08/02/2020	REVISED PERMITS

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

Plan - Erosion Control

Sheet: **C-103**
PLAN - EROSION CONTROL Tract 1
Scale: 1" = 600'





LEGEND	
	SOD TO BE PLANTED POST-CONSTRUCTION

NOTE: MATERIALS FOR THE SOD TO BE PLANTED ON DETENTION POND, RV PARK OPERATIONS WILL SCHEDULE WATERING TWICE WEEKLY POST-CONSTRUCTION. MAINTENANCE OF THE DETENTION POND WILL BE PART OF ONGOING RV PARK OPERATIONS.

REVISIONS	No.	DATE	NOTE
	1	07/07/2020	NEW SHEET
	2	08/02/2020	ADD DETENTION POND & REVISIONS

Drawn by:
Checked by:
Project No:
Date: July 07, 2020

Plan - Erosion Control

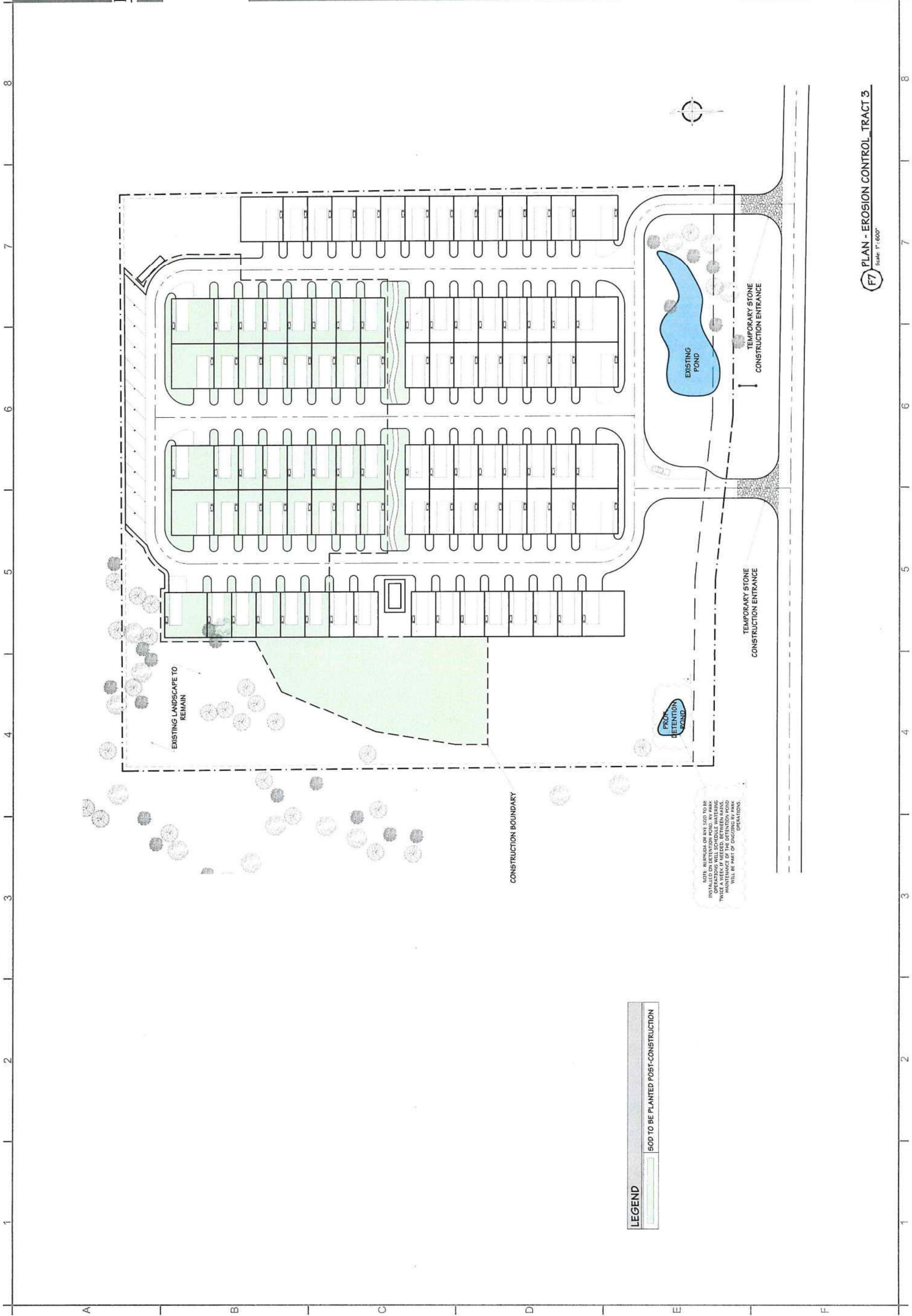
F7 PLAN - EROSION CONTROL TRACT 2
Scale: 1" = 60'

Sheet: **C-104**

**Desert Creek RV Park - Collin County
PERMIT SET**
State Highway 78 N
Blue Ridge, TX 75424



**BLUESTONE
PARTNERS, LLC**
4329 H. PH. 5437
Suite 100, Blue Ridge, TX 75424
940.371.1415
www.bluestoneholdings.com



BLUESTONE
PARTNERS, LLC
4205 H. PH. 1427
SHAWNEE, OK 74801
918.243.4124
www.bluestonepartners.com

Desert Creek RV Park - Collin County
PERMIT SET
State Highway 78 N
Blue Ridge, TX 75424

REVISIONS	No.	DATE	NOTE
	1	07/07/2020	REVISED
	2	07/07/2020	REVISED
	3	07/07/2020	REVISED
	4	07/07/2020	REVISED
	5	07/07/2020	REVISED
	6	07/07/2020	REVISED
	7	07/07/2020	REVISED
	8	07/07/2020	REVISED
	9	07/07/2020	REVISED
	10	07/07/2020	REVISED
	11	07/07/2020	REVISED
	12	07/07/2020	REVISED
	13	07/07/2020	REVISED
	14	07/07/2020	REVISED
	15	07/07/2020	REVISED
	16	07/07/2020	REVISED
	17	07/07/2020	REVISED
	18	07/07/2020	REVISED
	19	07/07/2020	REVISED
	20	07/07/2020	REVISED

Drawn by: _____
Checked by: _____
Project No: _____
Date: July 07, 2020

Plan - Erosion Control

Sheet: **C-105**
PLAN - EROSION CONTROL TRACT 3
Scale: 1" = 600'





BLUESTONE
PARTNERS, LLC
4700 N. FM 1577
Suite 100
Blue Ridge, TX 75424
903.433.1455
www.bluestonepartners.com

Desert Creek RV Park - Collin County
PERMIT SET
State Highway 78 N
Blue Ridge, TX 75424

REVISIONS	No.	DATE	NOTE
1	06/07/2020	NEW SHEET	

Drawn by: _____

Checked by: _____

Project No: _____

Date: July 07, 2020

TXDOT Prop. Entrances