

Breezy Beach RV Resort – Project Overview

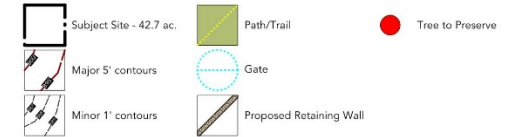
- Proposed Luxury RV Resort
- Approximately 43 Acres
- Located off Troy Road South of County Line Road
- Rowlett ETJ



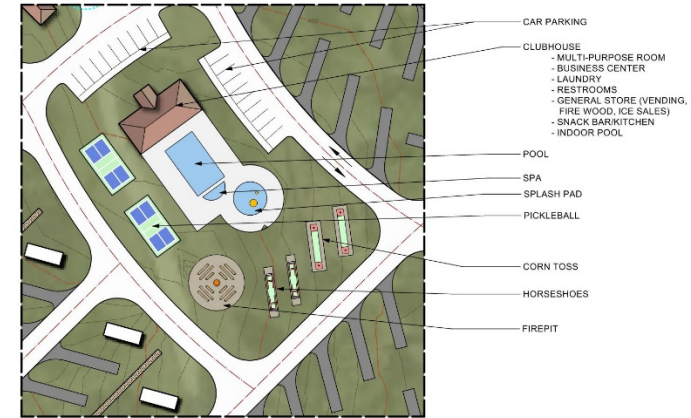
1 SITE PLAN
Scale: 1" = 100'-0"



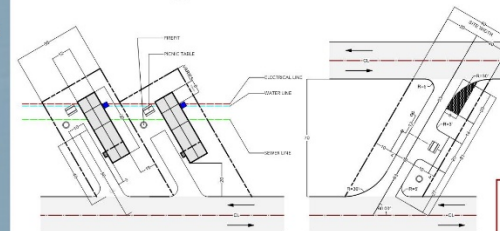
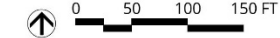
SITE DATA:	
RV SITES	
PULL-THRU SITES	28
BACK-IN SITES	281
PARK MODELS	
	30
TOTAL	339



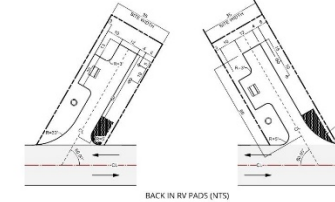
Notes:
1. Information provided by the client unless otherwise stated.
2. Aerial from google maps.



2 AMENITY PLAN
Scale: 1" = 50'-0"



3 TYPICAL PARK MODEL SITE DETAILS
Scale: NTS



4 TYPICAL RV SITE DETAILS
Scale: NTS

Horsehill Lake Land Planning BASE MASTERPLAN

Address:

Prepared by: **nadigroup**

Prepared for: Horsehill Lake, LLC

Drawn By: ES/NS Reviewed By: JB

Information furnished regarding this property is from sources deemed reliable. Nadi Group has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Drawings intended to be viewed on page size 24"x36".

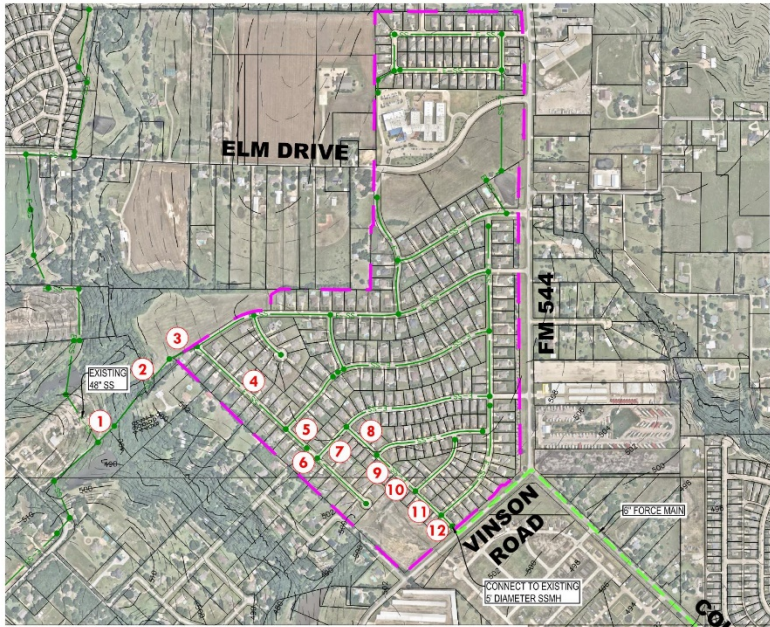
Mar 28, 2023





Proposed Sanitary Sewer Solution

- Install Lift Station on Breezy Beach Site
 - Serve Breezy Beach and Adjacent Area
- Force main to Existing City of Wylie Sewer in Braddock Place
- Upsize a portion of the Existing Line downstream
 - Upsize section located outside of Braddock Place



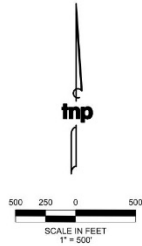
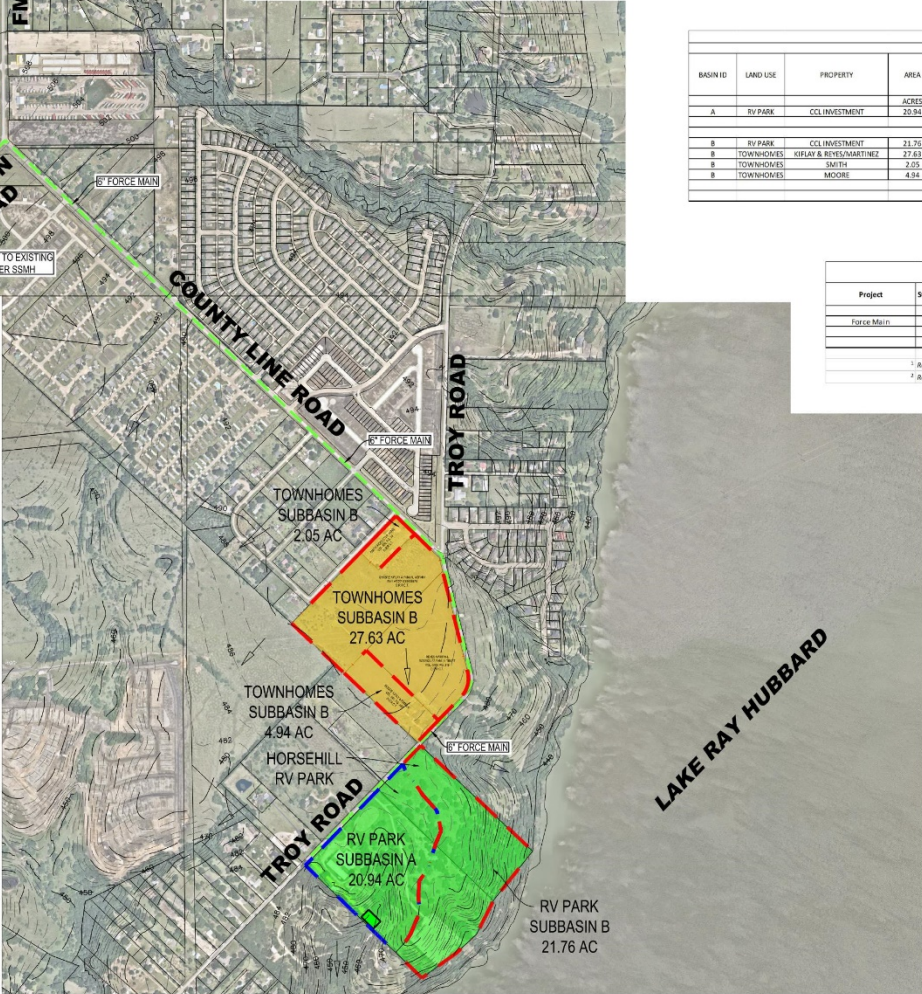
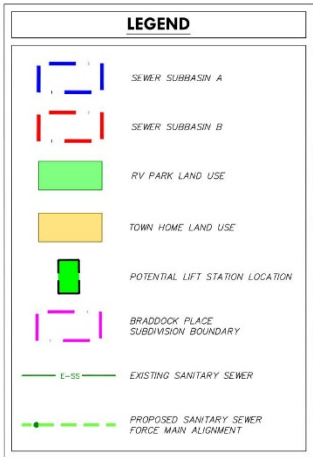
Gravity Sewer Analysis - Horsehill RV Park																			
Segment Number	Project	Project Phase	Alignment	Start Station	End Station	Pipe Run	Pipe Slope	Pipe Size	Pipe Capacity	Cumulative Residential Units	Cumulative School Units	Proposed Additional Design Flow	Design Flow	Total Design Flow	Total Service Area	Cumulative Service Area	Peaking Factor	Peak Daily Flow	Inflow & Infiltration
				(STA)	(STA)	(LF)	(%)	(IN)	(MGD)			(MGD)	(MGD)	(MGD)	(AC)	(AC)		(MGD)	(MGD)
12	Braddock Place	5	C	7+34.70	8+47.30	112.60	0.33	8	0.487	2	0	0.001	0.079	0.080	43.308	43.308	5.00	0.398	0.0217
11	Braddock Place	5	C	4+38.17	7+34.70	296.53	0.33	8	0.487	31	0	0.008	0.079	0.087	9.341	52.649	5.00	0.436	0.0263
10	Braddock Place	5	C	1+50.00	4+38.17	288.17	0.33	8	0.487	48	0	0.013	0.079	0.092	4.846	57.495	5.00	0.455	0.0287
9	Braddock Place	4	C	0+00.00	1+50.00	150.00	0.36	10	0.784	90	0	0.013	0.079	0.092	5.710	63.205	5.00	0.461	0.0318
8	Braddock Place	4	B	0+00.00	3+44.83	344.83	0.26	10	0.784	77	0	0.020	0.079	0.099	13.688	76.893	4.90	0.487	0.0385
7	Braddock Place	4	A	1+24.83	4+29.83	305.00	0.26	10	0.784	117	0	0.031	0.079	0.110	2.204	79.097	4.80	0.527	0.0420
6	Braddock Place	4	A	0+00.00	1+24.83	124.83	0.26	10	0.784	129	0	0.034	0.079	0.113	0.551	84.548	4.80	0.542	0.0423
5	Braddock Place	2	S-1	10+35.46	12+65.00	229.54	0.26	10	0.784	131	0	0.034	0.079	0.113	6.697	91.245	4.72	0.536	0.0456
4	Braddock Place	1	S-1	0+00.00	10+35.46	1035.46	0.26	10	0.784	160	0	0.042	0.079	0.121	9.795	101.040	4.66	0.564	0.0505
3	Braddock Place	1	S-1	18+00.00	21+09.36	309.36	0.35	8	0.502	313	900	0.096	0.079	0.175	100.985	202.025	4.20	0.734	0.1010
2	Braddock Place	1	S-1	14+75.00	18+00.00	325.00	0.35	8	0.502	313	900	0.096	0.079	0.175	0.328	202.353	4.20	0.734	0.1012
1	Braddock Place	1	S-1	9+70.31	14+75.00	504.69	0.35	8	0.502	313	900	0.096	0.079	0.175	1.171	203.524	4.20	0.734	0.1018

¹ Assumes 3.5 people per dwelling unit, 75 gpd for residential units and 25 gpd for schools (per TCRD Section 217.32)(b)(3)
² Recommended peaking factor from City of Wylie Engineering Design Manual
³ Recommended infiltration of 500 gpd/acre/day from City of Wylie Engineering Design Manual
⁴ Calculations on separate sheet
⁵ Segment Numbers correspond with attached exhibit titled Horsehill RV Park Force Main Routing

HORSEHILL RV PARK - SEWER BASINS													
SEWER SUBBASIN A													
BASIN ID	LAND USE	PROPERTY	AREA	UNITS PER ACRE	TOTAL UNITS	POPULATION PER UNIT	POPULATION	AVERAGE DAILY DEMAND PER CAPITA	AVERAGE DAILY DEMAND PER UNIT	AVERAGE SERVICE FLOW	PEAK FACTOR	PEAK FLOW RATE	INFILTRATION
			ACRES					gpcd	gpd	MGD		MGD	MGD
A	RV PARK	COLINVESTMENT	20.94	8.20	172	3.50	428.3	20.00	85.9	0.0086	5	0.843	500
TOTAL SUB-BASIN A													0.853
SEWER SUBBASIN B													
B	RV PARK	COLINVESTMENT	21.76	8.20	178	3.50	446.3	20.00	89.0	0.0089	5	0.845	500
B	TOWNHOMES	KIRLEY & REYES/MARTINEZ	27.63	7.89	216	3.00	648.5	71.25	213.8	0.0461	5	0.230	500
B	TOWNHOMES	SMITH	2.05	7.89	16	3.00	48.0	95.00	285.0	0.0046	5	0.023	500
B	TOWNHOMES	MOORE	4.84	7.89	39	3.00	115.5	95.00	285.0	0.0110	5	0.055	500
TOTAL SUBBASIN B													0.881
TOTAL ALL SUBBASINS													0.434

Force Main Sewer Analysis - Horsehill RV Park													
Project	Start Station	End Station	Pipe Run	Virtual Pipe Slope	Pipe Size	Design Flow	Peaking Factor	Peak Daily Flow	Infiltration	Total Flow	Pipe Capacity	Capacity Exceeded?	Extra Capacity
	(STA)	(STA)	(LF)	(%)	(IN)	(MGD)		(MGD)	(MGD)	(MGD)	(MGD)		(MGD)
Force Main	1+00.00	87+74.91	8674.91	1.25	9	0.079	5	0.396	0.039	0.434	0.440	NO	0.006

¹ Recommended peaking factor from City of Wylie Engineering Design Manual
² Recommended infiltration of 500 gpd/acre/day from City of Wylie Engineering Design Manual



BREEZY BEACH RV PARK
FORCE MAIN ROUTING



ENGINEER
 TEAGUE MULL AND PETERSON, INC.
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 www.tnpginc.com
 TEMPL: ENGR-F-M-RV-BURY 10/14/20, 0011/01, 10/18/20
 CIPR: 10/18/20, 10/18/20



