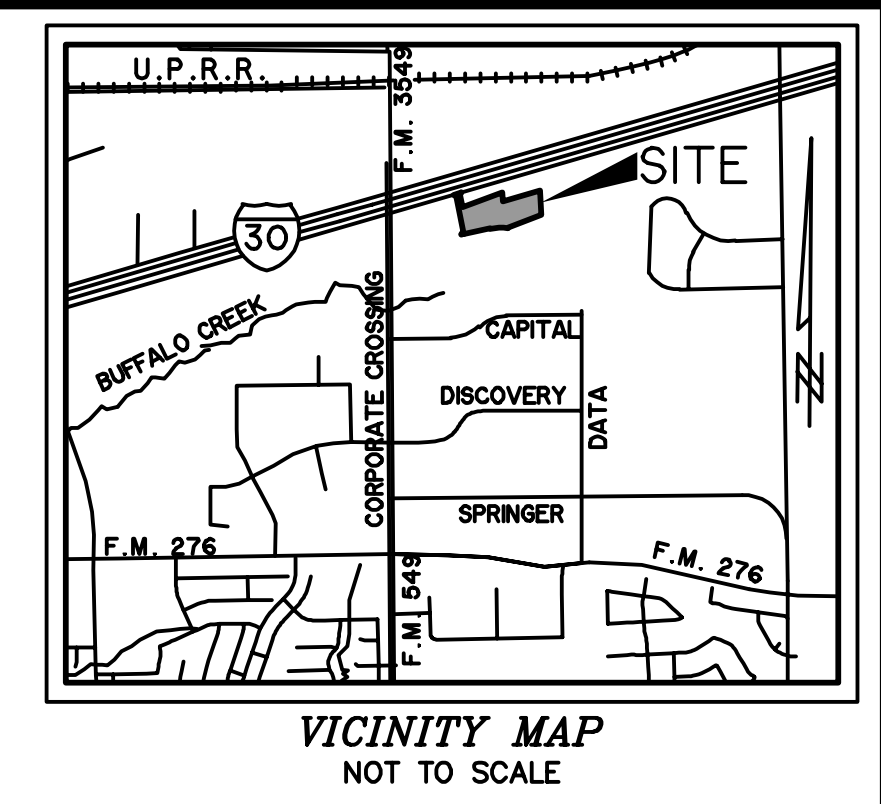
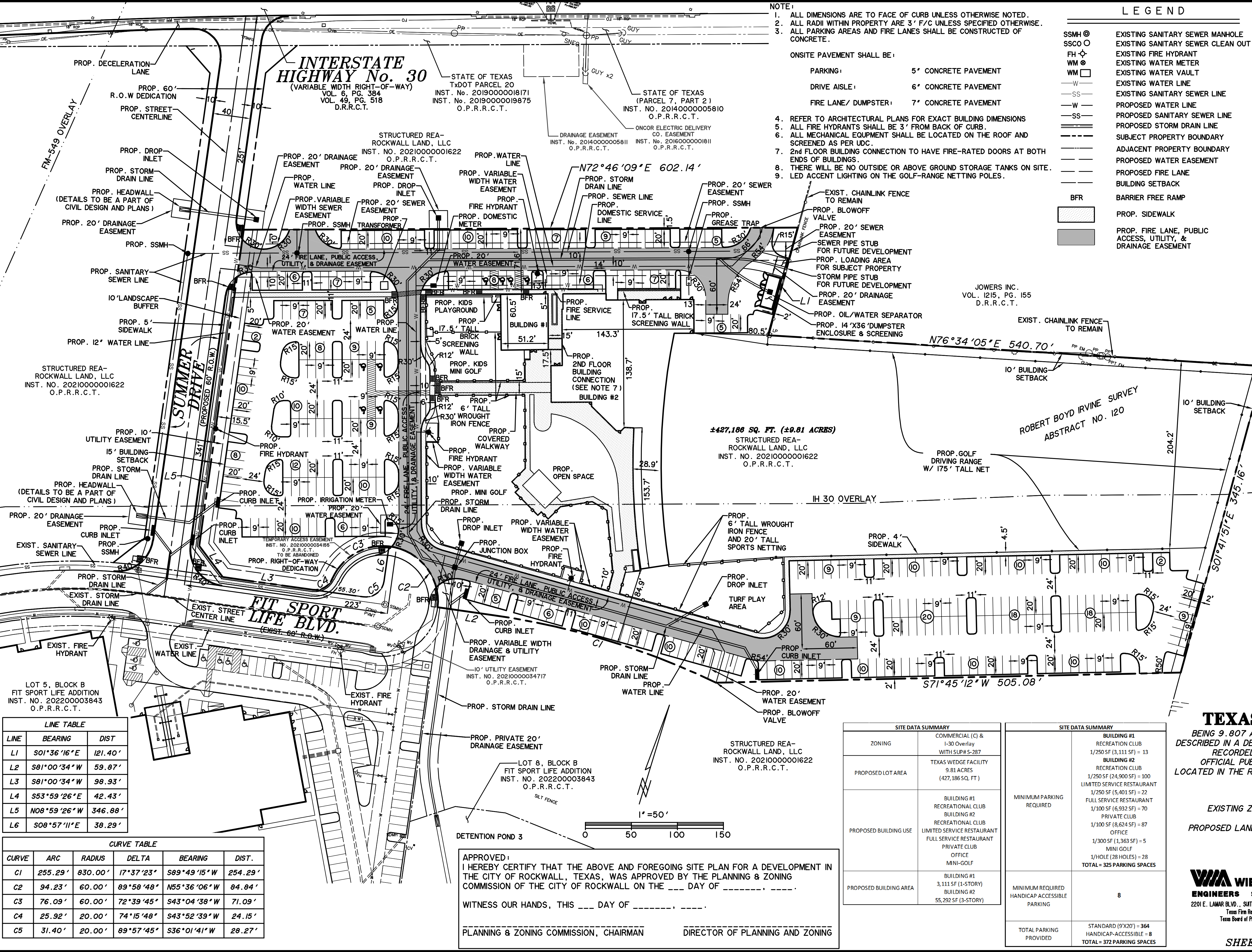


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- NOTE:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
 - ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.
- ONSITE PAVEMENT SHALL BE:
- PARKING: 5' CONCRETE PAVEMENT
DRIVE AISLE: 6' CONCRETE PAVEMENT
FIRE LANE/ DUMPSTER: 7' CONCRETE PAVEMENT
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
 - ALL FIRE HYDRANTS SHALL BE 3' FROM BACK OF CURB.
 - ALL MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF AND SCREENED AS PER UDC.
 - 2nd FLOOR BUILDING CONNECTION TO HAVE FIRE-RATED DOORS AT BOTH ENDS OF BUILDINGS.
 - THERE WILL BE NO OUTSIDE OR ABOVE GROUND STORAGE TANKS ON SITE.
 - LED ACCENT LIGHTING ON THE GOLF-RANGE NETTING POLES.

- LEGEND
- SSMH @ EXISTING SANITARY SEWER MANHOLE
 - SSCO O EXISTING SANITARY SEWER CLEAN OUT
 - FH ⊕ EXISTING FIRE HYDRANT
 - WM ⊕ EXISTING WATER METER
 - WM □ EXISTING WATER VAULT
 - W — EXISTING WATER LINE
 - SS — EXISTING SANITARY SEWER LINE
 - W — PROPOSED WATER LINE
 - SS — PROPOSED SANITARY SEWER LINE
 - S — PROPOSED STORM DRAIN LINE
 - SUBJECT PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED WATER EASEMENT
 - PROPOSED FIRE LANE
 - BUILDING SETBACK
 - BFR BARRIER FREE RAMP
 - ▨ PROP. SIDEWALK
 - ▨ PROP. FIRE LANE, PUBLIC ACCESS, UTILITY, & DRAINAGE EASEMENT

LINE TABLE

LINE	BEARING	DIST
L1	S01°36'16"E	121.40'
L2	S81°00'34"W	59.87'
L3	S81°00'34"W	98.93'
L4	S53°59'26"E	42.43'
L5	N08°59'26"W	346.88'
L6	S08°57'11"E	38.29'

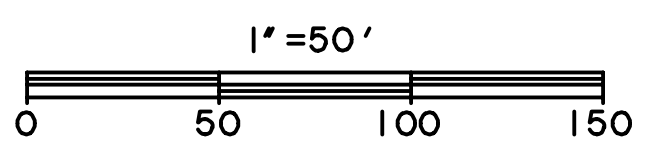
CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'
C3	76.09'	60.00'	72°39'45"	S43°04'38"W	71.09'
C4	25.92'	20.00'	74°15'48"	S43°52'39"W	24.15'
C5	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ____.

WITNESS OUR HANDS, THIS ___ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING _____



SITE DATA SUMMARY

ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	TEXAS WEDGE FACILITY 9.81 ACRES (427,186 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY

MINIMUM PARKING REQUIRED	BUILDING #1 RECREATIONAL CLUB 1/250 SF (3,111 SF) = 13 BUILDING #2 RECREATIONAL CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 TOTAL = 325 PARKING SPACES
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 364 HANDICAP-ACCESSIBLE = 8 TOTAL = 372 PARKING SPACES

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E. CAMELBACK ROAD, SUITE 2387
PHOENIX, AZ 85016
PHONE: (480) 856-8808
CONTACT: CONOR KELTY

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RENEE WARD, P.E.
ReneeW@WierAssociates.com

SITE PLAN
TEXAS WEDGE FACILITY
BEING 9.807 ACRES AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 2021000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120 ROCKWALL COUNTY, TEXAS CASE NO. SP2024-010

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT PRECREATION

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES. Prepared By/Or Under Direct Supervision Of Renee Ward, PE Texas Registration No. 140049 On Date Shown Below.