

APPROVED:

I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 15 day of April, 2025.

Jan Conway
Planning & Zoning Commission,
Chairman

Jan Conway
Director of Planning & Zoning

SCALE: 1" = 30'

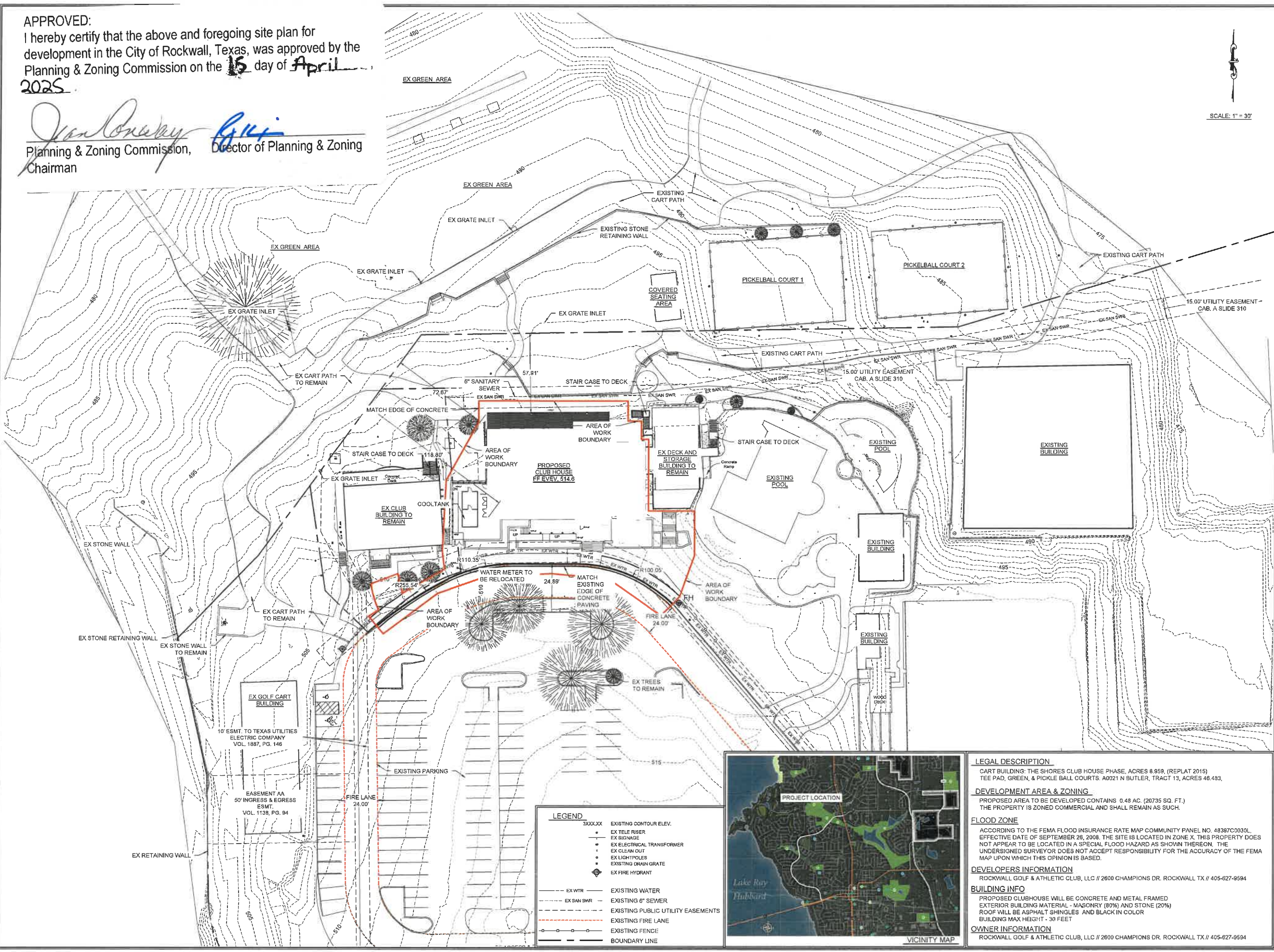
AMARILLO
WOLFFORTH
2407 Lakewood Drive
Amarillo, TX 79109
(806) 352-1177

OJD Engineering, LLC
The Benchmark



Amarillo | Wolfforth
www.OJDEngineering.com

ROCKWALL GOLF AND ATHLETIC
CLUB HOUSE ADDITION
ROCKWALL, TX
SITE PLAN - INITIAL SUBMITTAL



LEGEND

3000XX	EXISTING CONTOUR ELEV.
●	EX TELE RISER
■	EX SIGNAGE
○	EX ELECTRICAL TRANSFORMER
□	EX CLEAN OUT
+	EX LIGHTPOLES
○	EXISTING DRAIN GRATE
●	EX FIRE HYDRANT
---	EX WTR
---	EXISTING WATER
---	EX SAN SWR
---	EXISTING 6" SEWER
---	EXISTING PUBLIC UTILITY EASEMENTS
---	EXISTING FIRE LANE
---	EXISTING FENCE
---	BOUNDARY LINE



LEGAL DESCRIPTION
CART BUILDING: THE SHORES CLUB HOUSE PHASE, ACRES 8.959, (REPLAT 2015)
TEE PAD, GREEN, & PICKLE BALL COURTS: A0021 N BUTLER, TRACT 13, ACRES 48.483.

DEVELOPMENT AREA & ZONING
PROPOSED AREA TO BE DEVELOPED CONTAINS 0.48 AC. (20735 SQ. FT.)
THE PROPERTY IS ZONED COMMERCIAL AND SHALL REMAIN AS SUCH.

FLOOD ZONE
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48387C0030L, EFFECTIVE DATE OF SEPTEMBER 28, 2008, THE SITE IS LOCATED IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AS SHOWN THEREON. THE UNDERSIGNED SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE FEMA MAP UPON WHICH THIS OPINION IS BASED.

DEVELOPERS INFORMATION
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594

BUILDING INFO
PROPOSED CLUBHOUSE WILL BE CONCRETE AND METAL FRAMED
EXTERIOR BUILDING MATERIAL - MASONRY (80%) AND STONE (20%)
ROOF WILL BE ASPHALT SHINGLES AND BLACK IN COLOR
BUILDING MAX HEIGHT - 30 FEET

OWNER INFORMATION
ROCKWALL GOLF & ATHLETIC CLUB, LLC // 2600 CHAMPIONS DR. ROCKWALL TX // 405-627-9594

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF CHE SHADLE, P.E. 87048 ON FEB 13TH, 2025 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

Case No. 02/13/2023
Date: 02/13/2023
Drawn By: D.V.
Checked By: MCS
Scale: 1" = 30'
Sheet 1