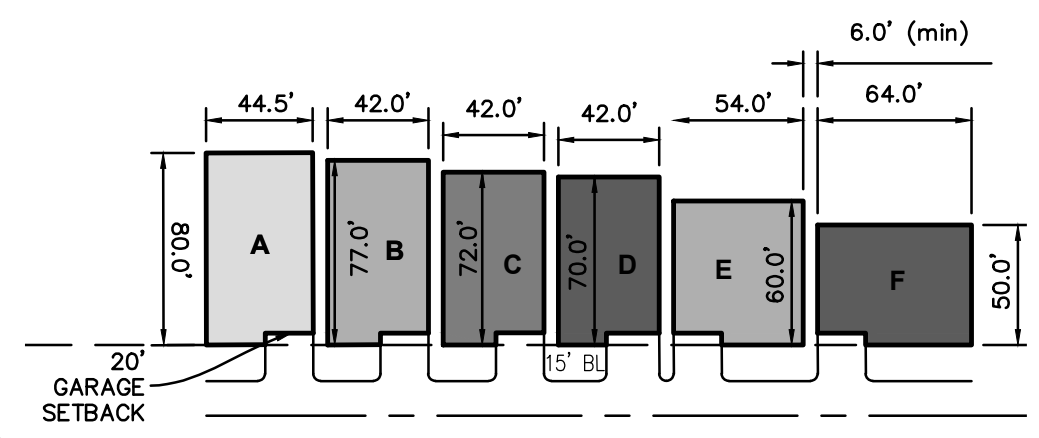
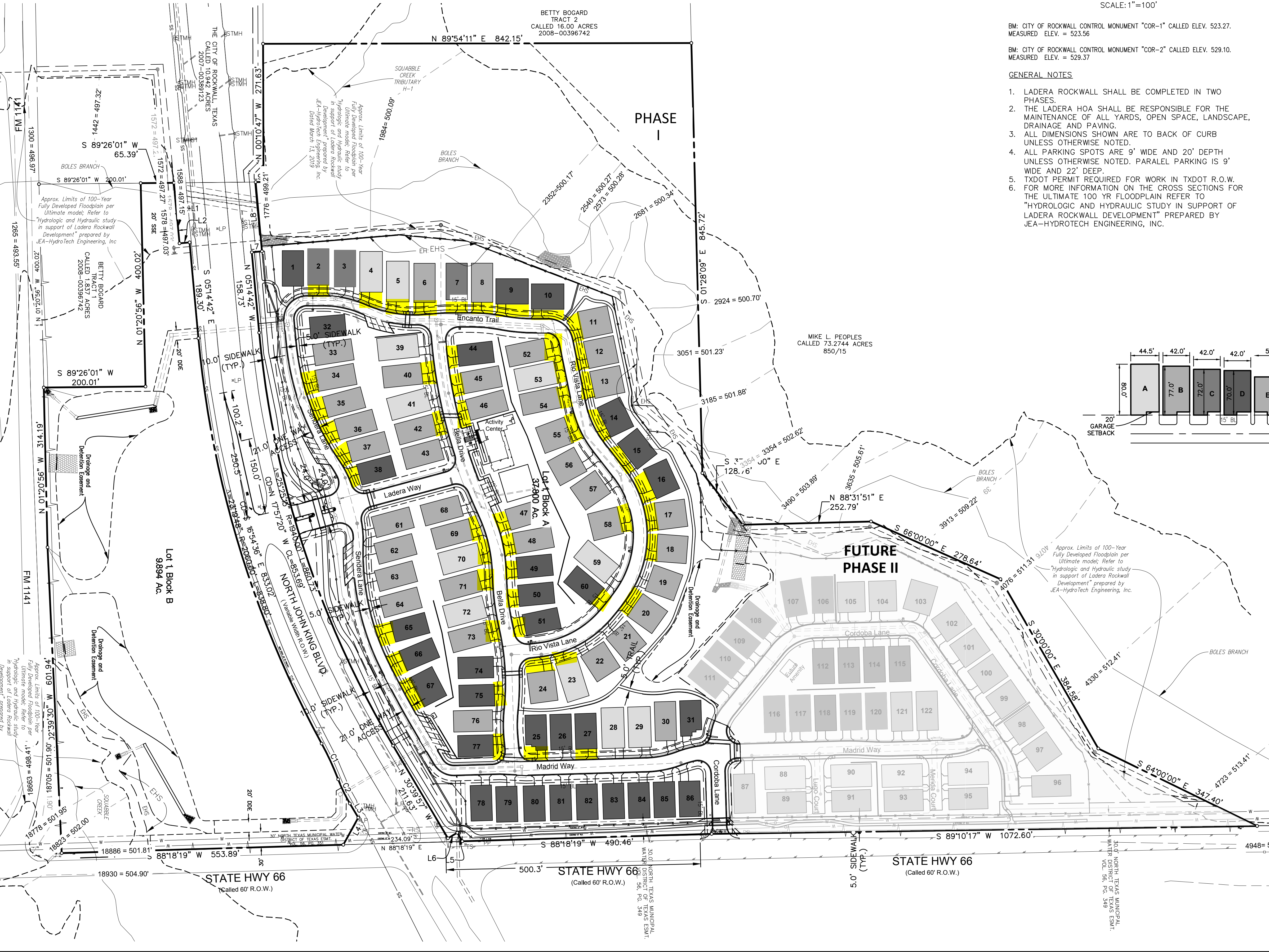


BM: CITY OF ROCKWALL CONTROL MONUMENT *COR-1* CALLED ELEV. 523.27. MEASURED ELEV. = 523.56
 BM: CITY OF ROCKWALL CONTROL MONUMENT *COR-2* CALLED ELEV. 529.10. MEASURED ELEV. = 529.37

- GENERAL NOTES**
- LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
 - THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
 - ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALLEL PARKING IS 9' WIDE AND 22' DEEP.
 - TXDOT PERMIT REQUIRED FOR WORK IN TXDOT R.O.W. FOR MORE INFORMATION ON THE CROSS SECTIONS FOR THE ULTIMATE 100 YR FLOODPLAIN REFER TO "HYDROLOGIC AND HYDRAULIC STUDY IN SUPPORT OF LADERA ROCKWALL DEVELOPMENT" PREPARED BY JEA-HYDROTECH ENGINEERING, INC.

| ABBREVIATIONS: | | LEGEND | |
|----------------|--------------------------|--------|----------------------------------|
| CRF | Capped Rebar Found | FG | Finished Grade |
| CRS | Capped Rebar Set | FF | Finished Floor |
| CP | Control Point | FP | Finished Pad |
| Mon. | Monument | FL | Flowline |
| BM | Benchmark | UE | Utility Easement |
| Ex TC | Existing Top of Curb | DE | Drainage Easement |
| Ex TP | Existing Top of Pavement | BL | Building Line |
| TC | Top of Curb | R.O.W. | Right-of-Way |
| G | Gutter | DR | Deed Records |
| PG | Proposed Grade | PR | Plat Records |
| TA | Grade at Top of Pavement | PAE | Pedestrian Access Easement |
| TP | Grade at Top of Asphalt | SE | Setback line |
| TW | Grade at Top of Wall | WLE | Waterline Easement |
| BW | Grade at Bottom of Wall | MAUE | Mutual Access & Utility Easement |
| RW | Grade at Retaining Wall | FE | Firelane Easement |
| TC | Grade at Top of Grate | | |

| LINES & SYMBOLS: | | Existing: | Proposed: |
|------------------|---|-----------|-----------|
| --- | Contours | --- | --- |
| | Asphalt Pavement | | |
| | Wood Fence | | |
| | Chain Link Fence | | |
| | Wire Fence | | |
| | Masonry Wall | | |
| --- | Centerline of Creek, Swale, or Waterway | --- | --- |
| --- | Waterline | --- | --- |
| --- | Sanitary Sewer | --- | --- |
| --- | Storm Sewer | --- | --- |
| --- | Overhead Power | --- | --- |
| --- | Buried Power | --- | --- |
| --- | Gas Line | --- | --- |
| --- | Fire Hydrant | --- | --- |
| --- | Water Valve | --- | --- |
| --- | Water Meter | --- | --- |
| --- | Sanitary Sewer Manhole | --- | --- |
| --- | Guy Wire | --- | --- |
| --- | Light Pole | --- | --- |
| --- | Power Pole | --- | --- |
| --- | Tree | --- | --- |
| --- | Benchmark | --- | --- |



SITE SUMMARY

MINIMUM DWELLING UNIT SIZE: 1,600 SF
 MINIMUM OPEN SPACE: 38%
 MAXIMUM LOT DENSITY: 3.2 DU/Acre
 MAXIMUM HEIGHT: 35'

SETBACKS

FRONT: 15'
 SIDE: 6' BETWEEN UNITS
 REAR: 20' BETWEEN UNITS

UNIT SUMMARY

| UNIT TYPE | # UNITS |
|--------------|------------|
| A | 15 |
| B | 34 |
| C | 31 |
| D | 23 |
| E | 6 |
| TOTAL | 122 |

* Excludes 50% of total Flood Plain Area
 ** Unit breakdown subject to change based on homeowner preference
 *** Total units may increase but not more than maximum density allows.

AS-BUILT RECORD DRAWING

TO THE BEST OF OUR KNOWLEDGE, THE JOHN R. MCADAMS COMPANY, INC. HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

MCADAMS, *Michael D. Duval*
 Date: *5/28/2020*

The John R. McAdams Company, Inc.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Rockwall, TX 75087
 940.240.1012
 TBPE: 19762; TBPLS: 10194440
 www.jrmc.com

MCADAMS

LADERA ROCKWALL PHASE I
 Lot 1, Block A & Lot 1, Block B
 LADERA ROCKWALL
 47.694 Acres
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

SITE & DIMENSIONAL CONTROL PLAN (PHI-PIII)

STATE OF TEXAS
 MICHAEL D. DUVAL
 133095
 LICENSED PROFESSIONAL ENGINEER

MCADAMS
 TBPE: 19762

| |
|-------------------|
| Drawn By: MD |
| Date: 02/23/2018 |
| Scale: 1"=100' |
| Revisions: |
| 04/23/2018 |
| 07/16/2018 |
| 09/06/2018 |
| 01/28/2019 |
| 02/11/2019 |
| 03/11/2019 Signed |

17191

C6

OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD, STE. 104
 ROANOKE, TX 76262
 Ph. 817.430.3318
 Contact: John Dellin