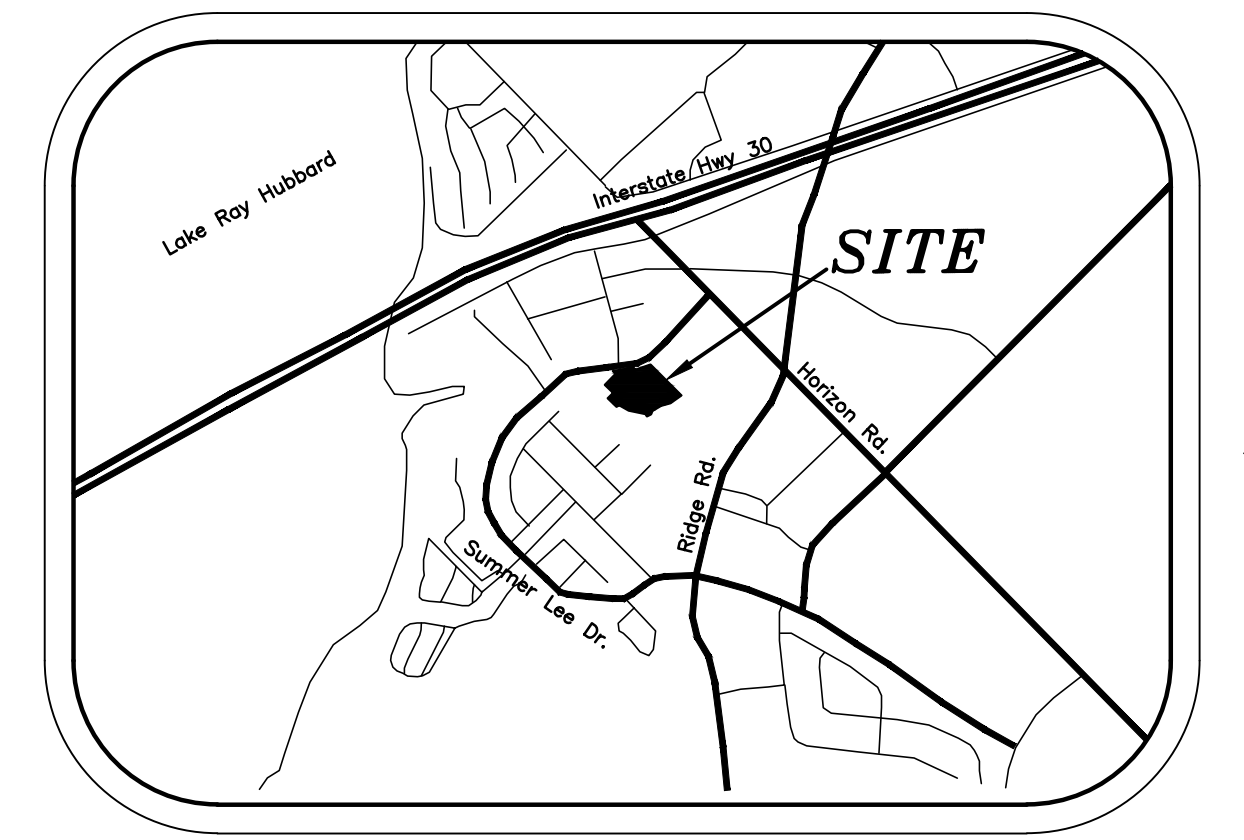


LOT 1
0.952 AC
41,452.049 SF
BLOCK C

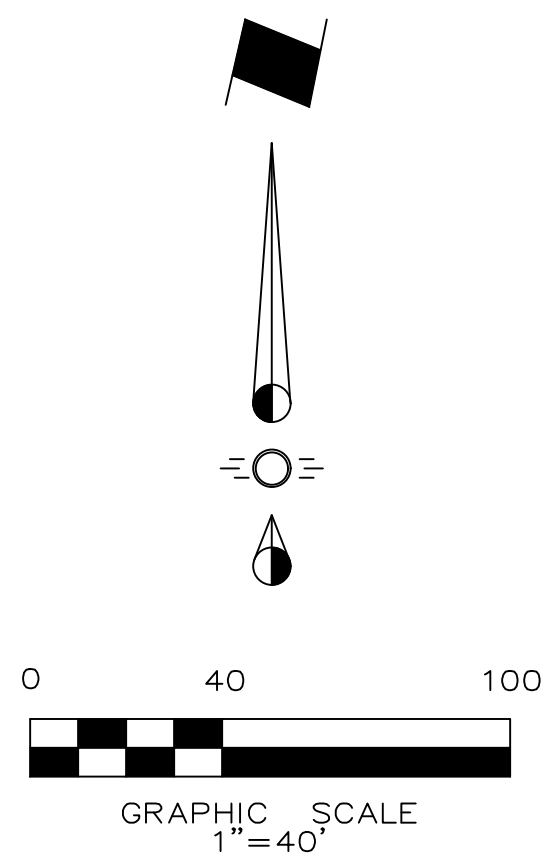
LOT 1
0.454 AC
19,785.301 SF
BLOCK D



Vicinity Map
NTS

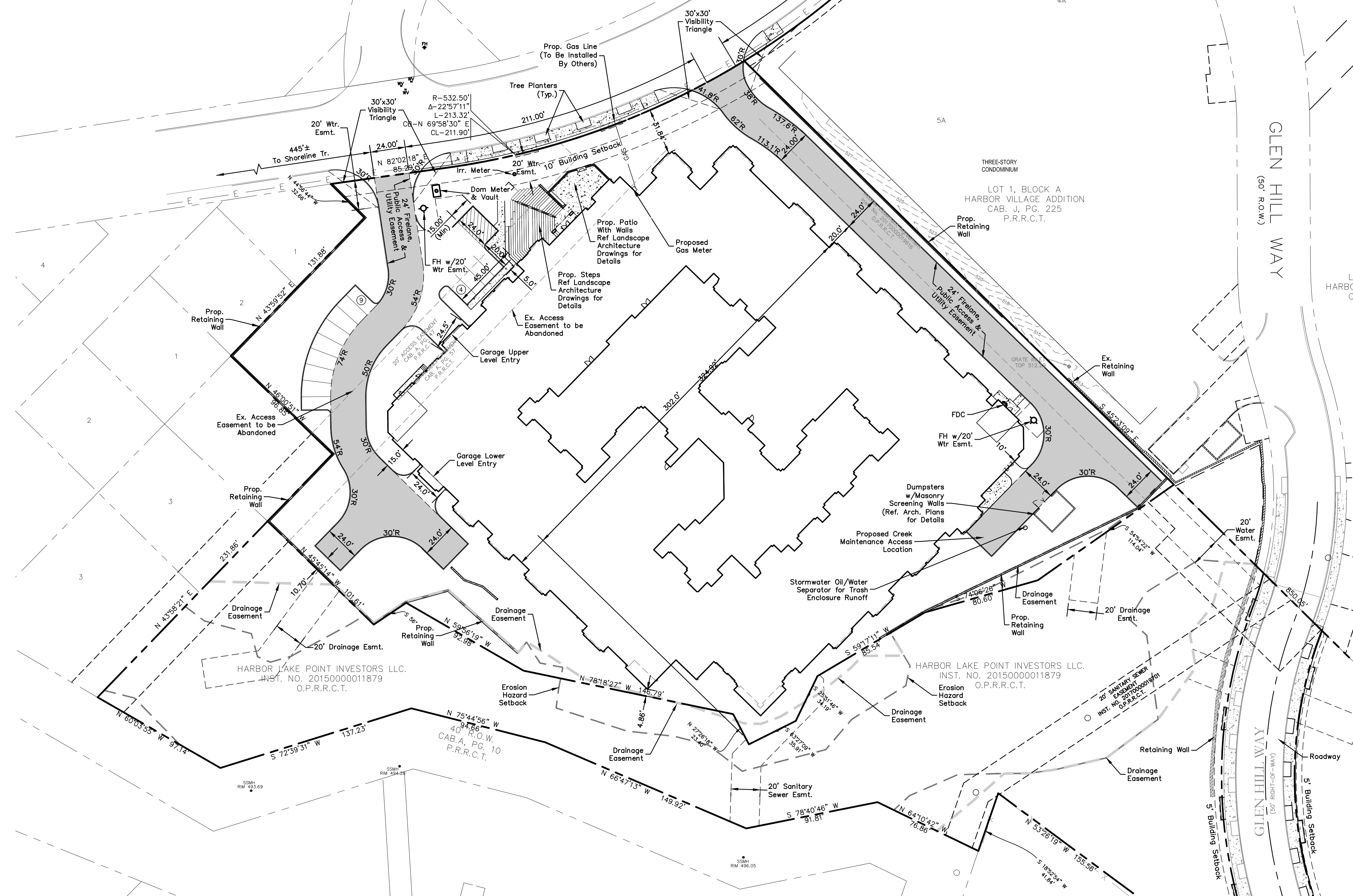
LEGEND

- Firelane, Public Access & Utility Esmt.
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp



SYNOPSIS

Address: 2400 Summer Lee Drive
Rockwall, Texas 75032
PD-32
Zoning: PD-32
Proposed Use: Multifamily
Lot Area: 4.032 Acres (175,656 sf)
Building Areas:
Garage Lower Level 96,539 sf
Garage Upper Level 96,627 sf
Building Level 1 77,352 sf
Building Level 2 77,419 sf
Building Level 3 77,459 sf
Building Level 4 77,459 sf
Total Bldg Area: 502,855 sf
Lot Coverage: 44.04% (Level 1 Area 77,352 sf)
Floor Area Ratio: 2.86 : 1



HARBOR LAKE POINT INVESTORS LLC.
INST. NO. 2015000011879
O.P.R.R.C.T.

HARBOR LAKE POINT INVESTORS LLC.
INST. NO. 2015000011879
O.P.R.R.C.T.

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawings is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of:
Cross Engineering Consultants
1720 W. Virginia Street
McKinney, Texas 75069
(972) 562-4409
Record Drawings Prepared On:
12/22/2023

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

ARCHITECT:
DBA Architects
111 S. Kentucky Street, Suite 210
McKinney, Texas 75069
Phone (888) 900-4905
Contact: Bryan Moore

SURVEYOR:
Teague Nall and Perkins, Inc.
825 Watters Creek Blvd., Suite M300
Allen, Texas 75013
Phone (214) 461-9867
Fax (214) 461-9864
Contact: Brian Maddox, RPLS

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issued for Construction: 04-19-2021

Issue Dates:	Revisions:	Date:
5	11/30/2020	1 05/17/2021
6	12/23/2020	2 01/28/2022
7	01/22/2021	3 02/25/2022
8	01/29/2021	4 10/31/2023
9	04/19/2021	5
10	12/22/2023	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By: C.E.C.I. Checked By: C.E.C.I. Scale: 1"=40'

The seal that originally appeared on this document was authorized by T. Zachary Grimes, Texas No. 122013 on 4/19/2021. Alteration of a sealed document without proper notification of the responsible Engineer is an offense under the Texas Engineering Practice Act.

SITE PLAN
HARBOR HILL RESIDENCES
SUMMER LEE DRIVE
ROCKWALL, TEXAS

Sheet No.
SP
Project No.
18090

HARBOR HILL RESIDENCES - ROCKWALL