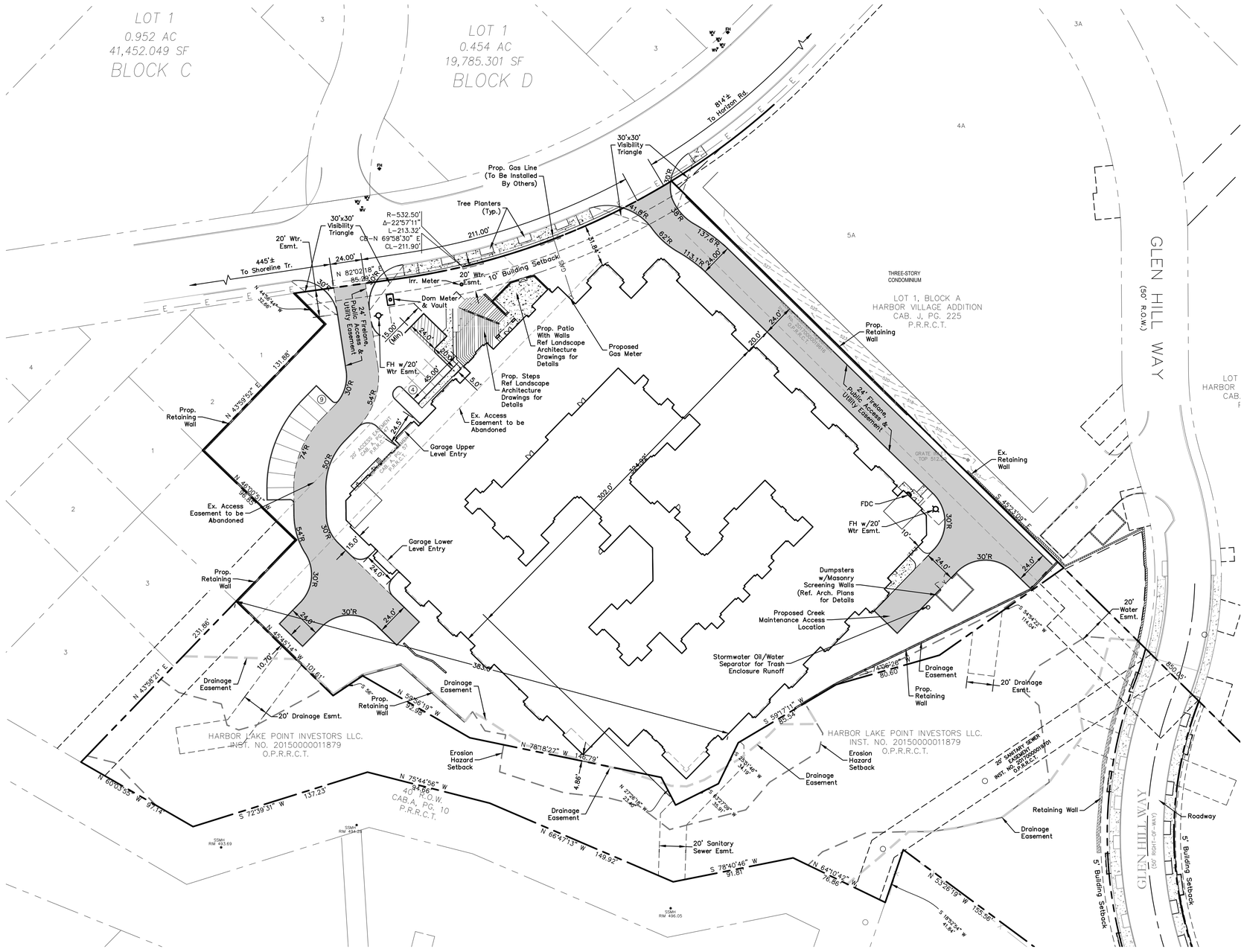

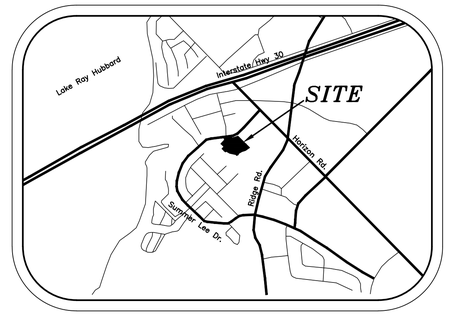

Vicinity Map
NTS

LEGEND

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

0 40 100

GRAPHIC SCALE
1"=40'

SYNOPSIS

Address:	2400 Summer Lee Drive Rockwall, Texas 75032	
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	

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.
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Allen, Texas 75013
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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 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	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