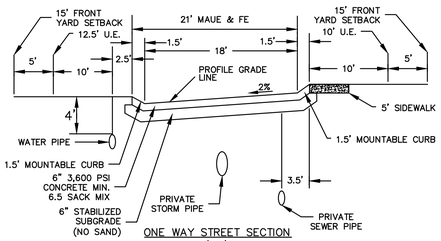
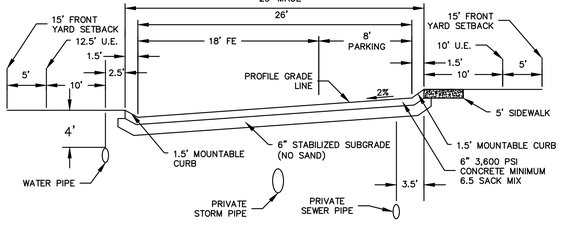
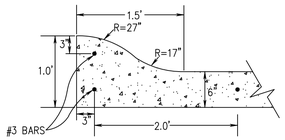


ONE WAY STREET SECTION
(NTS)

*NO PARKING EITHER SIDE.



PROPOSED STREET SECTION (NTS)
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY (THE HIGH SIDE OF STREET)



MOUNTABLE CURB & GUTTER

100 0 100 200 300 Feet

SCALE: 1"=100'

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

1. LADERA ROCKWALL SHALL BE COMPLETED IN TWO PHASES.
2. THE LADERA HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL YARDS, OPEN SPACE, LANDSCAPE, DRAINAGE AND PAVING.
3. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALEL PARKING IS 9' WIDE AND 22' DEEP.
5. TXDOT PERMIT REQUIRED FOR WORK IN TXDOT R.O.W.
6. 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.

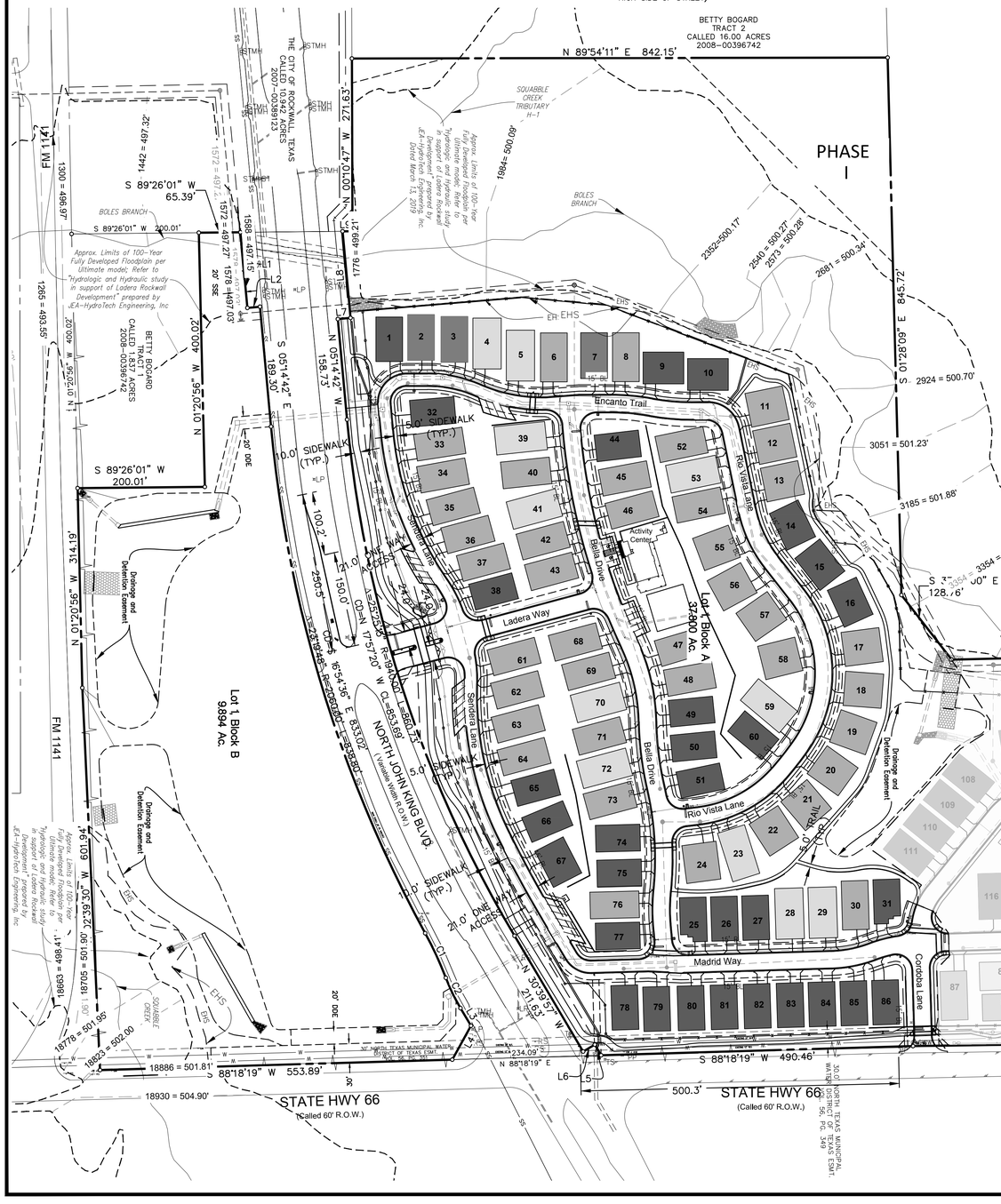
LEGEND

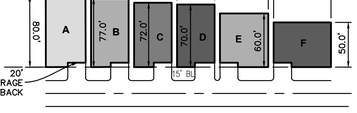
ABBREVIATIONS:

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
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	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
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
500 / 501	Contours	501 / 500
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
W	Waterline	
SS	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
E	Buried Power	E
G	Gas Line	G
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	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	13
- D	31
- E	23
- F	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,

Date: 5/21/2020

STATE OF TEXAS
MICHAEL D. DUVAL
133095
LICENSED PROFESSIONAL ENGINEER

MCADAMS TBPE: 19762

OWNER/DEVELOPER
RW LADERA, LLC.
361 W. BYRON NELSON BLVD. STE. 104
ROANOKE, TX 78262
Ph. 817.430.3318
Contact: John Delin

The John R. McAdams Company, Inc.
1111 Metropolitan Drive, Suite 201
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
972. 240. 5030

TBPE: 1940 TBPLS: 10194440
www.jrmcadams.com
www.mcadamsco.com

McADAMS

LADERA ROCKWALL PHASE 1

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

SITE & DIMENSIONAL CONTROL PLAN (PHI-PHII)

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

File: J:\2017\17191\Drawing\CP & Const Plans\Sheets\17191 SITE
Plotted: 5/20/2020 11:39 PM, by Plotter. Saved: 5/20/2020 11:29 PM, by mdavid