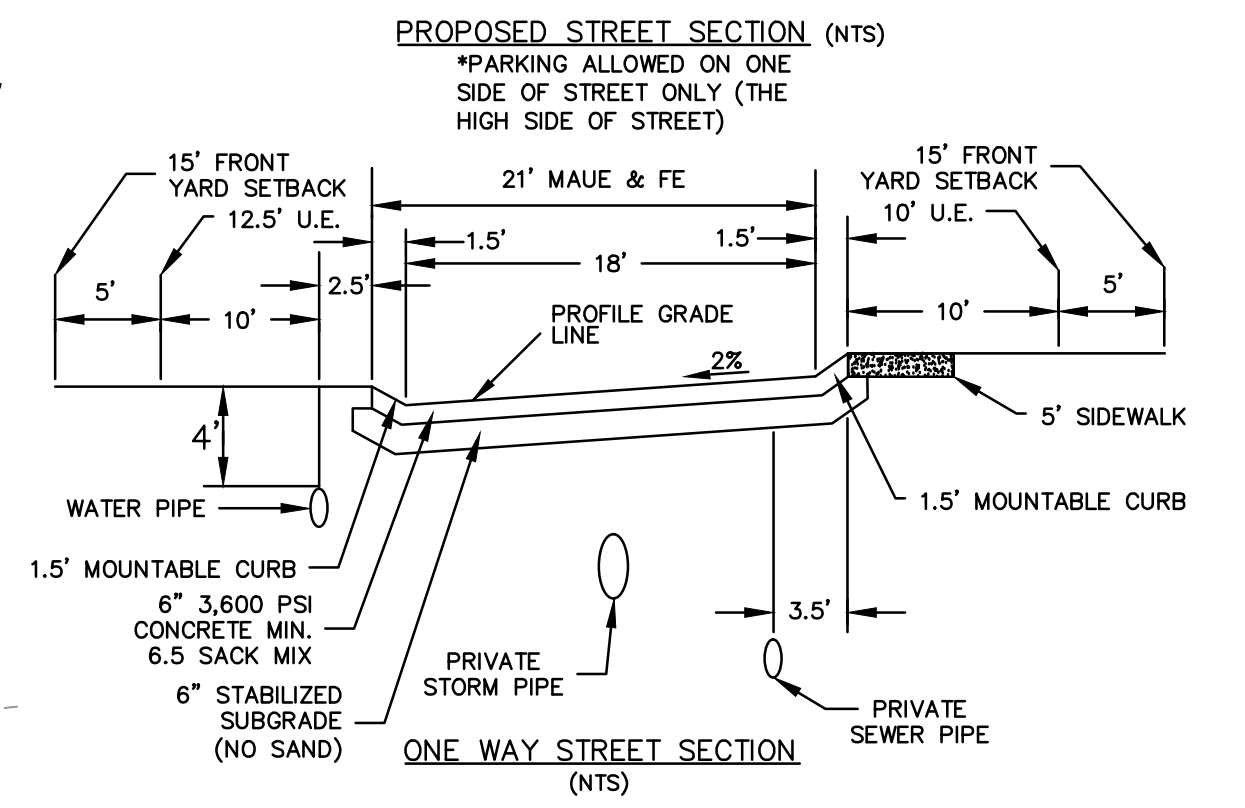
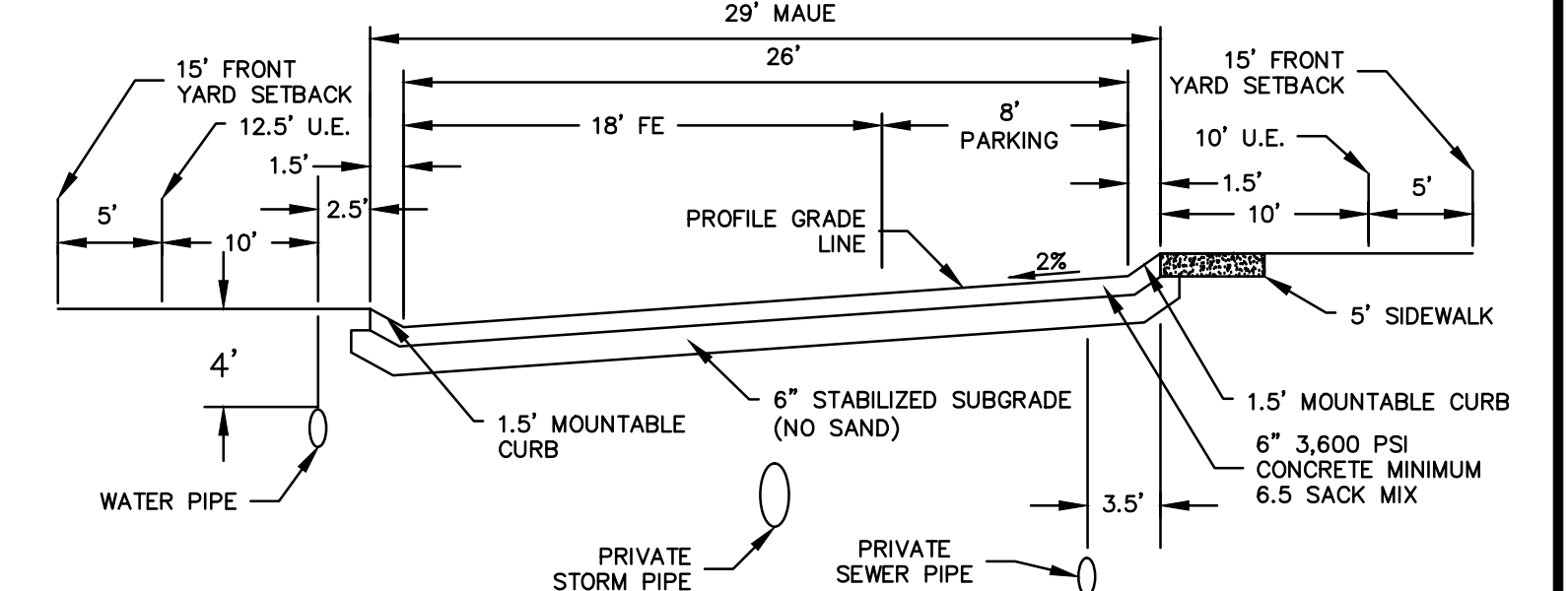


BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-1" CALLED ELEV. 523.27.
 MEASURED ELEV. = 523.56
 BM: CITY OF ROCKWALL CONTROL MONUMENT "COR-2" CALLED ELEV. 529.10.
 MEASURED ELEV. = 529.37

- 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, OTHERWISE NOTED.
 - 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.



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

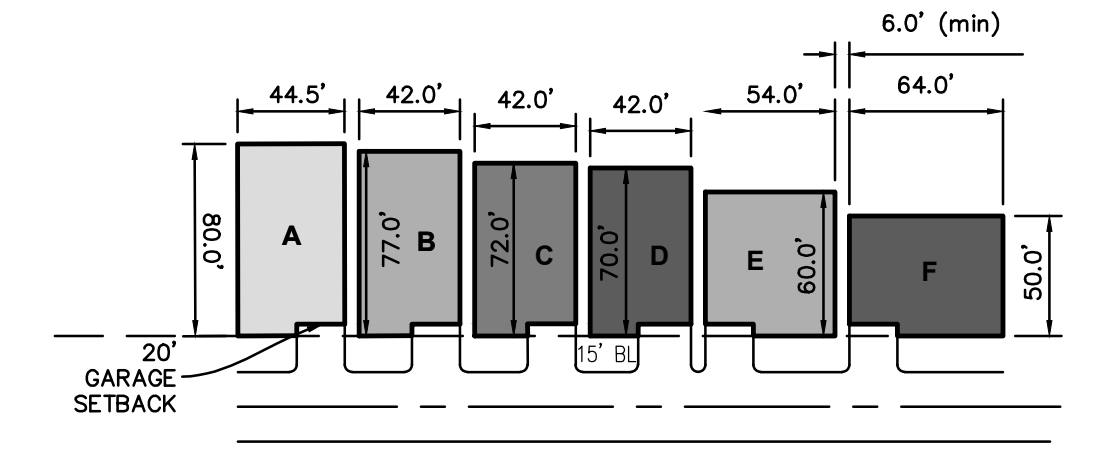
UNIT SUMMARY

UNIT TYPE	# UNITS
- A	15
- B	34
- C	13
- D	31
- E	23
- F	6
TOTAL	122

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: 5/24/2020

* 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.



THE JOHN R. MCADAMS COMPANY, INC.
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Rockwall, Texas 75087
 940.240.1012
 TBP#: 19762 TBPUS: 10194440
 www.mcadamsco.com

MCADAMS
 TBP#: 19762

LADERA ROCKWALL PHASE 1
 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

17191

C7

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

Drawn By: MD
 Date: 02/23/2018
 Scale: 1" = 40'
 Revisions:
 04/23/2018
 07/16/2018
 09/06/2018
 01/28/2019
 02/11/2019
 03/11/2019 Signed