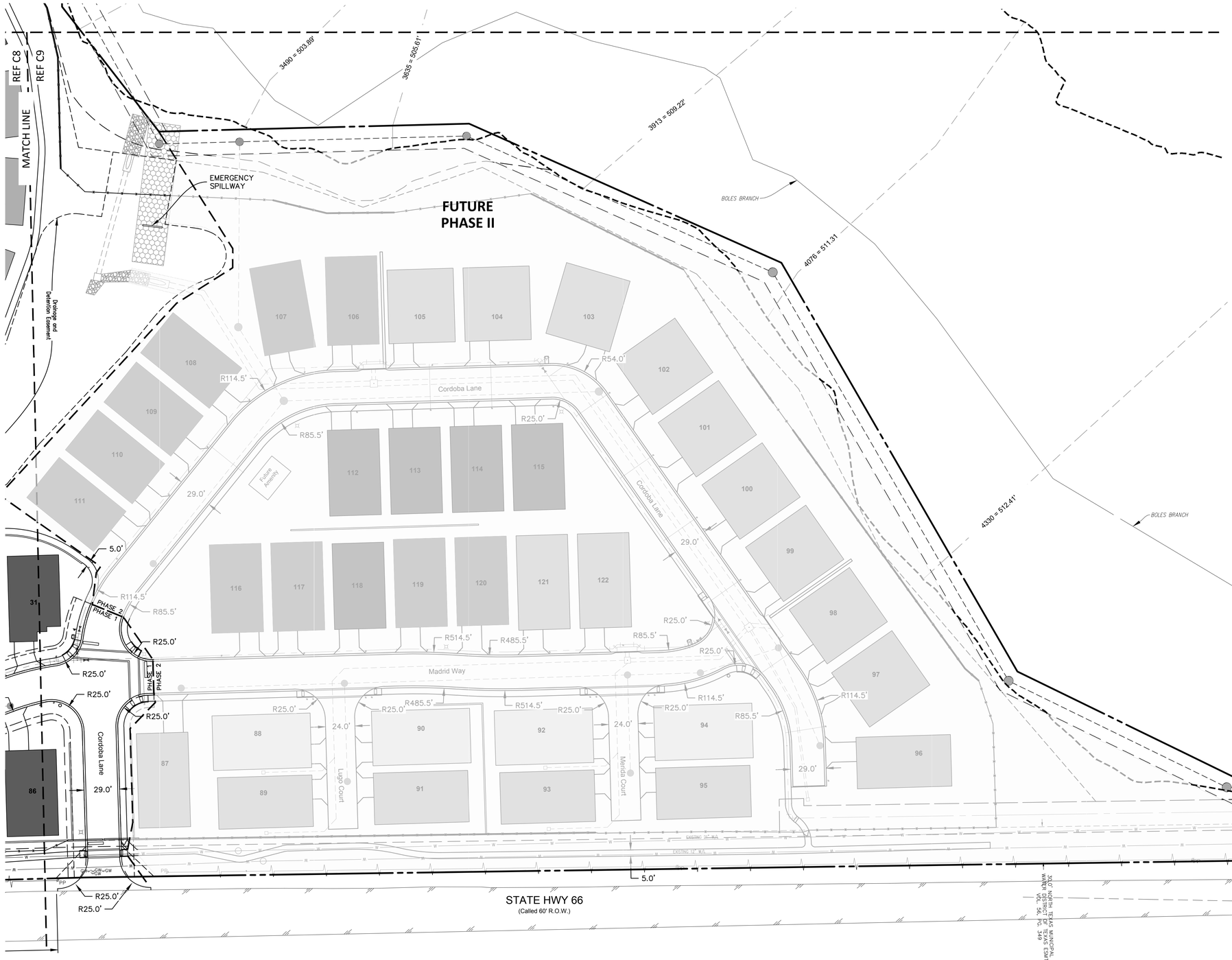


40 0 40 80 120 Feet

SCALE: 1"=40'

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.

SITE SUMMARY

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

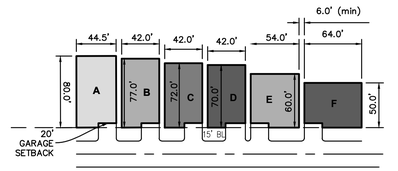
SETBACKS

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

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

The John R. McAdams Company, Inc.
111 Lyndon B. Johnson Freeway
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 9120

TBPE: 1992 TBPLS: 10194440
www.gacon.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 (PHII)

STATE OF TEXAS
MICHAEL D. DUVAL
133095
LICENSED PROFESSIONAL ENGINEER

MCADAMS
TBPE: 19762

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

17191

C9

File: J:\2017\17191\Drawings\VP & Const Plans\Sheets\17191 SITE
Plotted: 5/20/2020 11:40 PM, by Plotter, Saved: 5/20/2020 1:29 PM, by mdavid