

THE CITY OF ROCKWALL, TEXAS
 2007-00389123
 47701
 4782

BETTY BOGARD
 TRACT 2
 CALLED 16.00 ACRES
 2008-00396742

Approx. Limits of 100-Year Fully Developed Floodplain per Ultimate model. Refer to Hydrologic and Hydraulic Study in support of Ladera Rockwall Development prepared by EA-HydraTech Engineering, Inc. Dated March 13, 2019.

MIKE L. PEOPLES
 CALLED 73.2744 ACRES
 850/15

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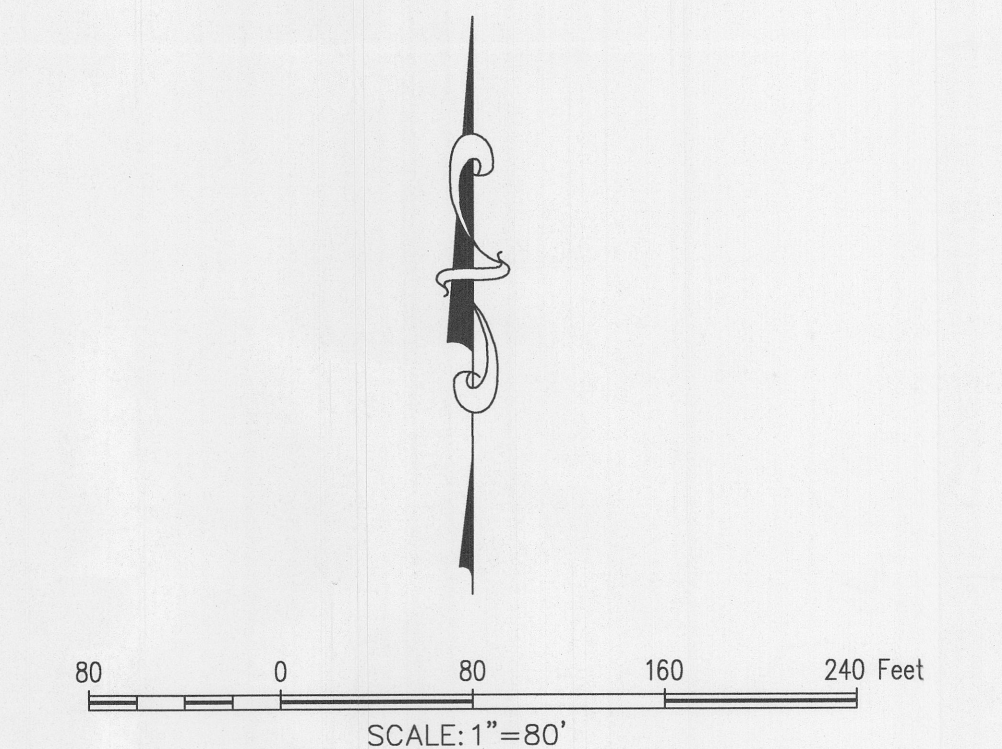
30.0' NORTH TEXAS MUNICIPAL WATER DISTRICT, INC. 300' R.O.W.

SITE AMENITY TABLE	
Type	Quantity
Trail System	3,845 LF
Primary Activity Center	3,660 SF
Secondary Activity Center	Approx. 600 SF (Phase II)
Pool	863 SF
Pickle Ball Courts	2 EA
Cabanas	2 EA
Fire Pit	1 EA
Arbor	1 EA
Crill	1 EA
Benches	3 EA
Putting Green	536 SF

- 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.
 - ALL PARKING SPOTS ARE 9' WIDE AND 20' DEPTH UNLESS OTHERWISE NOTED. PARALLEL PARKING IS 9' WIDE AND 22' DEEP.

LANDSCAPE LEGEND

(LO) LIVE OAK <i>Quercus virginiana</i>	(PEC) PECAN <i>Carya illinoensis</i>
(RO) RED OAK <i>Quercus shumardii</i>	(RB) RED BUD <i>Cercis canadensis</i>
(LE) LACEBARK ELM <i>Ulmus parvifolia</i>	(CM) CRAPEMYRTLE <i>Loganostroma Indica</i>
(CE) CEDAR ELM <i>Ulmus crassifolia</i>	(CT) CHASTETREE <i>Vitex agnus-castus</i>
(BC) BALD CYPRESS <i>Taxodium distichum</i>	(NRS) NELLIE R. STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>
(MO) MONTERREY OAK <i>Quercus polymorpha</i>	ENHANCED LANDSCAPE (REF. OVERALL LANDSCAPE PLANS)
	BERMUDA SOG
	NATIVE AMERICAN SEED COMPANY DRAINFIELD SEED MIX
	6" ORNAMENTAL METAL FENCE
	6" BOARD ON BOARD WOOD FENCE
	6" CHAIN-LINK FENCE



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

SITE SUMMARY

MINIMUM OVERALL OPEN SPACE: 47.88%

MINIMUM DWELLING UNIT SIZE: 1,600 SF

MINIMUM DWELLING OPEN SPACE: 38%

MAXIMUM LOT DENSITY: 3.2 DU/Acre

MAXIMUM HEIGHT: 35'

SETBACKS

FRONT: 15'

SIDE: 6' BETWEEN UNITS

REAR: 20' BETWEEN UNITS

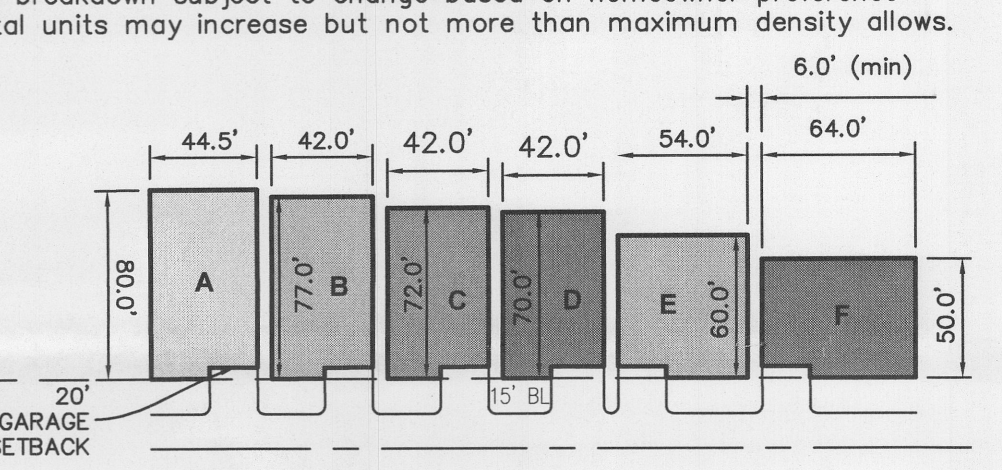
UNIT SUMMARY

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.



SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the [DAY] day of [MONTH], [YEAR].

WITNESS OUR HANDS, this 14th day of January, 2020

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

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The John R. McAdams Company, Inc.
 (DBA: G&A McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.438.9712
 201 Country View Drive
 Roanoke, Texas 75262
 TBPE: 19762 TBPLS: 1019444
 www.gamc.com

McADAMS

LADERA RW AMENITY CENTER
 Lot 1, Block A
 LADERA ROCKWALL
 47,694 Acres
 in the
 M. JONES SURVEY, ABSTRACT NO. 122
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS

PD SITE PLAN

18193

C5

OWNER/DEVELOPER
 RW LADERA, LLC
 361 W. BYRON NELSON BLVD. STE. 104
 ROANOKE, TX 75262
 Ph. 817.430.3318
 Contact: John Dellin

CASE # SP2019-052

RECEIVED
 JAN 09 2020

G&A | McADAMS
 TBPE: 19762

Drawn By: MD
 Date: 05/03/2019
 Scale: 1"=80'
 Revisions:
 12/11/2019
 01/03/2020
 01/08/2020