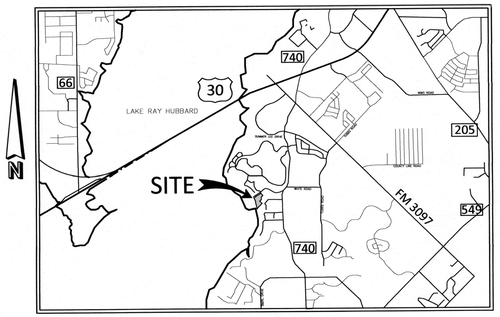
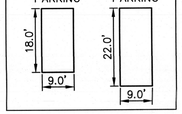


VICINITY MAP
N.T.S.

LEGEND
6" PAVEMENT
SIDEWALK (DEVELOPER)
SIDEWALK (BUILDER)

TYPICAL PARKING SPACES



PARKING SUMMARY	
REQUIERED PER ZONING	PROVIDED
2 PER DWELLING UNIT - 72	PROPOSED - 95
ACCESIBLE SPOTS REQ.	ACCESIBLE SPOTS PROV.
4	0

SITE PLAN DATA	
EXISTING ZONING	PD-8 / ZL-5
PROPOSED ZONING	PD-8 / ZL-5
LOT AREA (SF/ACRES)	233,500.62 SF / 5.36 AC
TOTAL BUILDING AREA (SF)	78,536 SF
BUILDING HEIGHT	34'
BUILDING COVERAGE AREA (SF)	90,197 SF
BUILDING LOT COVERAGE (%)	73.00%
OPEN SPACE AREA (ACRES)	2.57 AC
OPEN SPACE (%)	37.30%

40 20 0 40 80

SCALE 1" = 40'

SITE PLAN
MARINA VILLAGE

LOTS 1X, 2-29, 30X, 31X, 32-39 BLOCK A

6.889 ACRES

36 TOWNHOME LOTS

SITUATED WITHIN THE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2022-008

SP2023-019

June 29, 2023

SHEET 1 OF 1

BENCHMARKS

CITY OF ROCKWALL MONUMENT NO. COR-5:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND COMMODORE PLAZA APPROXIMATELY 400' WEST OF THE INTERSECTION OF HENRY W. CHANDLER DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 560.58' FIELD 561.09'

CITY OF ROCKWALL MONUMENT NO. COR-7:
STANDARD CITY OF ROCKWALL CONTROL MONUMENT LOCATED ON THE SOUTH SIDE OF SUMMER LEE DRIVE APPROXIMATELY 250' WEST OF THE INTERSECTION OF SUMMER LEE DRIVE AND RIDGE ROAD.
ELEVATION = PLAN 567.52' FIELD 567.78'

CITY OF ROCKWALL MONUMENT NO. COR-10:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTHEAST SIDE OF LAGUNA DRIVE AT THE SOUTHEAST CORNER OF A CURB INLET APPROXIMATELY 325' NORTHEAST OF THE INTERSECTION OF VILLAGE LANE AND LAGUNA DRIVE.
ELEVATION = PLAN 521.61' FIELD 521.57'

CITY OF ROCKWALL MONUMENT NO. COR-11:
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE NORTHEAST SIDE OF MIMS ROAD AT THE SOUTHERLY END OF A CONCRETE HEADWALL AT THE INTERSECTION OF THE NORTHEAST LINE OF MIMS ROAD WITH THE SOUTHEAST LINE OF I-30.
ELEVATION = PLAN 565.98' FIELD 566.02'

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 11th DAY OF July, 2023.

WITNESS OUR HANDS, THIS 1st DAY OF September, 2023

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

"ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN."

NOTES:

- ALL EQUIPMENT SHALL BE SCREENED WITH EVERGREEN SHRUBS A MINIMUM OF 36 INCH HEIGHT AT TIME OF PLANTING.

CAUTION!!!
EXISTING UTILITIES

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

Owner/Applicant:
LTL Family Holdings, LLC
William Johnson
14918 Mystic Terrace Lane
Cyprus, Texas 77429
Phone: 713-325-4294

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Jay Volk, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

4 LEFT SIDE ELEVATION

1/8" = 1'-0"

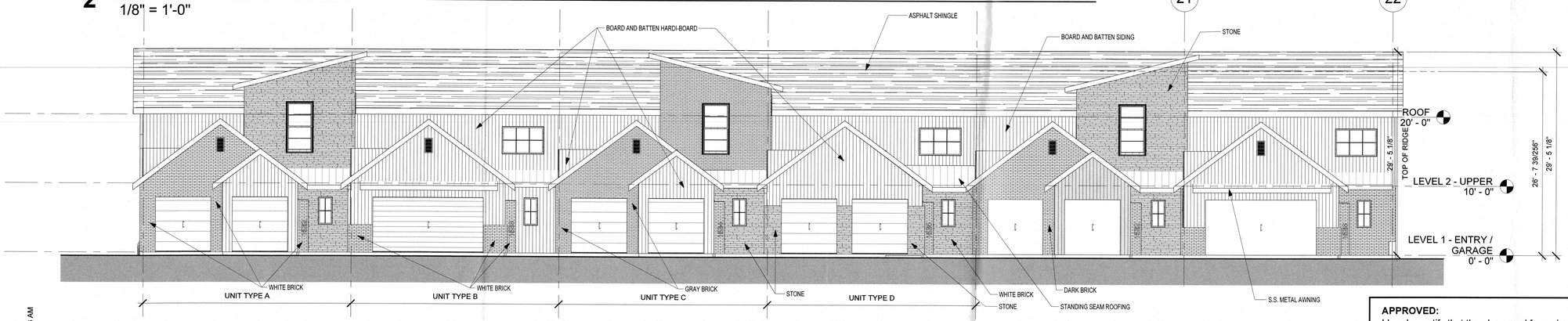
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"

MATERIAL CALCULATIONS	CLUSTER A6	
	AREA	%
FRONT ELEVATION	3,921	100.0%
MASONRY	2,492	63.6%
HARDI BOARD	1,429	36.4%
LEFT ELEVATION	1,535	100.0%
MASONRY	1,257	81.9%
HARDI BOARD	278	18.1%
BACK ELEVATION	5,516	100.0%
MASONRY	4,647	84.2%
HARDI BOARD	869	15.8%
RIGHT ELEVATION	1,513	100.0%
MASONRY	1,142	75.5%
HARDI BOARD	371	24.5%

2 LAKE VIEW SIDE (BACK)

1/8" = 1'-0"



ELEVATION CLUSTER A6

1 GARAGE ENTRY SIDE (FRONT)

1/8" = 1'-0"

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 11th day of July, 2023.

WITNESS OUR HANDS, this 1st day of Sept, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

6/15/2023 7:56:46 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19201 STATE OF TEXAS

6.2.2023

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019

Date 6.2.2023

ELEVATIONS CLUSTER A6

Scale: As indicated

A100

APPROVED:
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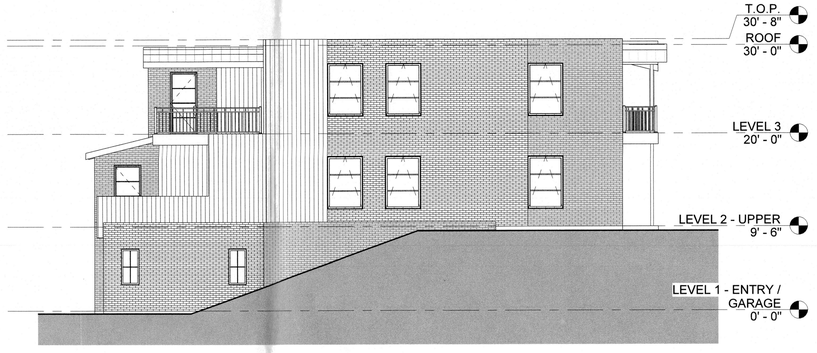
WITNESS OUR HANDS, this 1st day of July, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

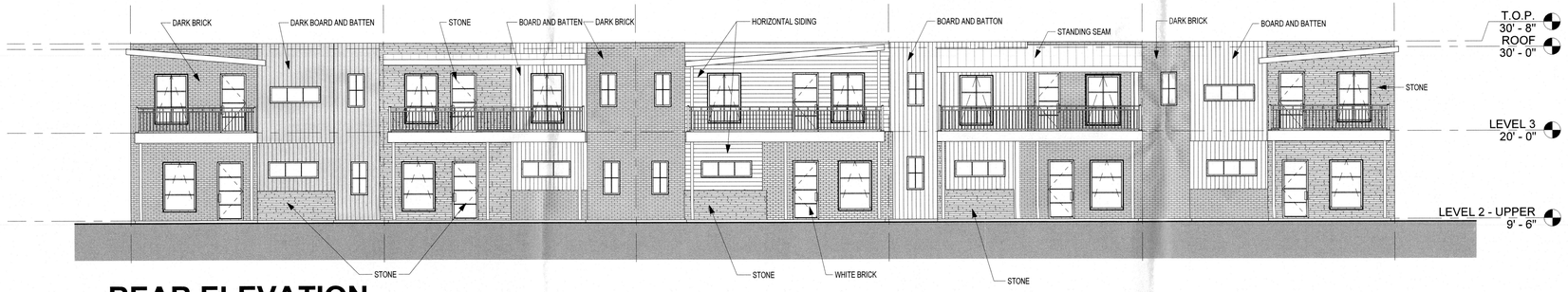
4 LEFT SIDE ELEVATION

1/8" = 1'-0"



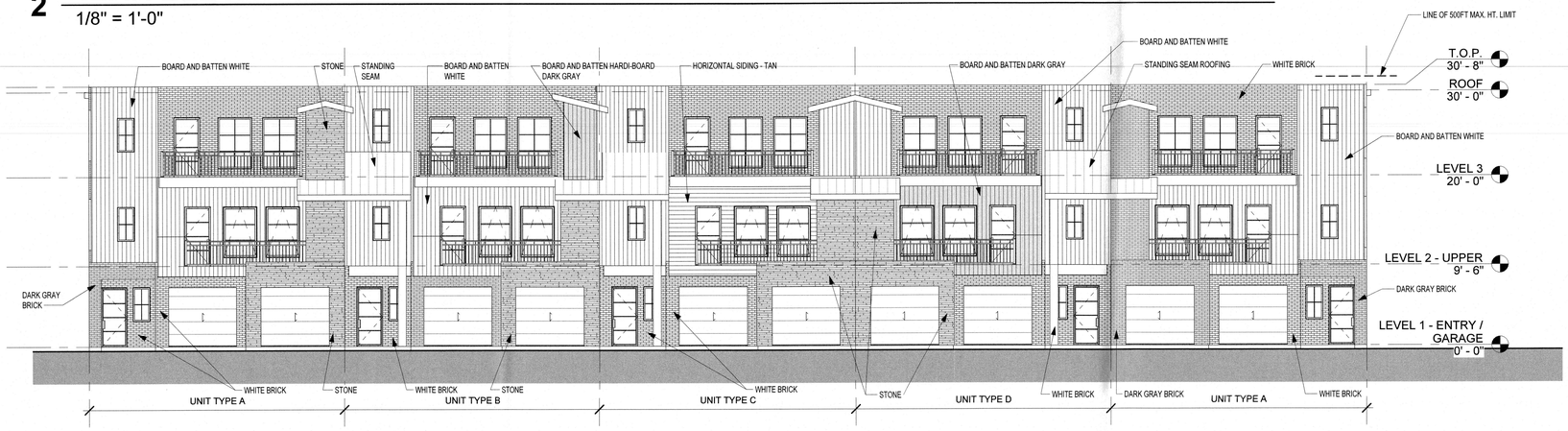
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 REAR ELEVATION

1/8" = 1'-0"



ELEVATION CLUSTER B5

1 GARAGE / LAKE VIEWSIDE (FRONT)

1/8" = 1'-0"

MATERIAL CALCULATIONS	CLUSTER B5	
	AREA	%
FRONT ELEVATION	3,802	100.0%
MASONRY	2,430	63.9%
HARDI BOARD	1,372	36.1%
LEFT ELEVATION	1,154	100.0%
MASONRY	887	76.9%
HARDI BOARD	267	23.1%
BACK ELEVATION	2,624	100.0%
MASONRY	1,463	55.8%
HARDI BOARD	1,161	44.2%
RIGHT ELEVATION	1,133	100.0%
MASONRY	864	76.3%
HARDI BOARD	269	23.7%

6/15/2023 10:59:03 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

6.15.2023
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 6.2.2023
Scale: As indicated

ELEVATIONS CLUSTER B5

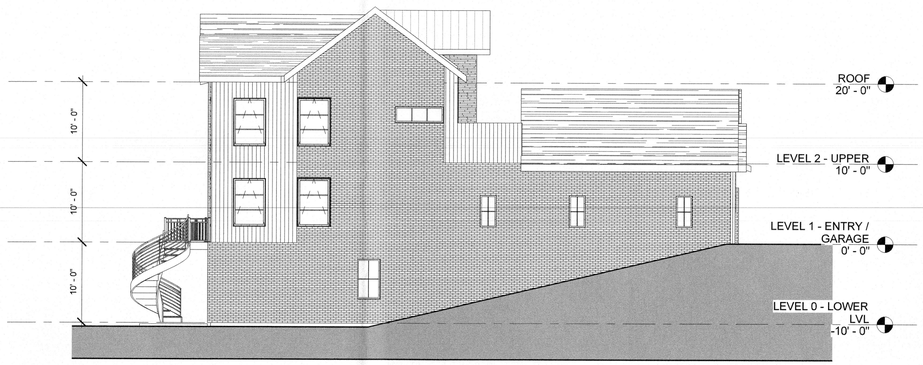
A100

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 11th day of July, 2023.

WITNESS OUR HANDS, this 1st day of Sept, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



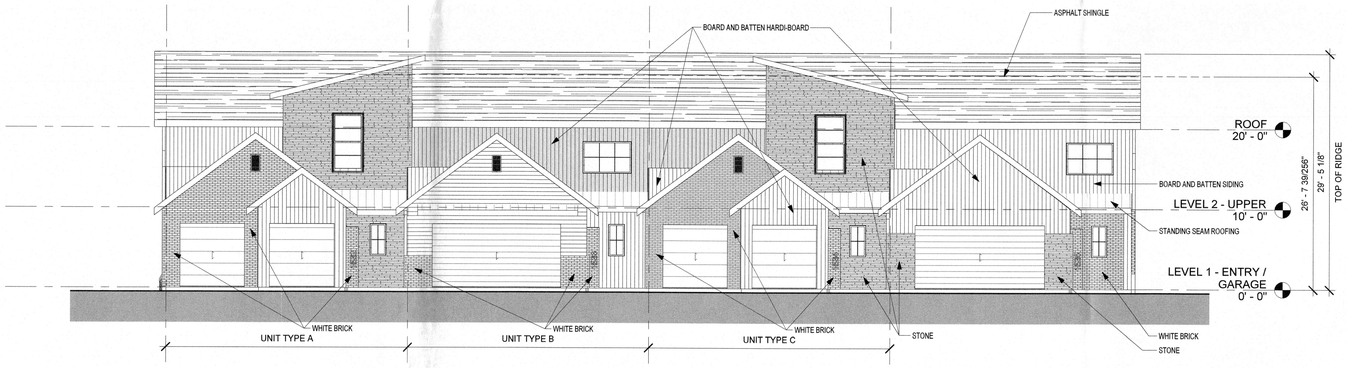
4 LEFT SIDE ELEVATION
1/8" = 1'-0"

3 RIGHT SIDE ELEVATION
1/8" = 1'-0"

2 LAKE VIEW SIDE (BACK)
1/8" = 1'-0"

MATERIAL CALCULATIONS	CLUSTER A4	
	AREA	%
FRONT ELEVATION	2,164	100.0%
MASONRY	1,346	62.2%
HARDI BOARD	818	37.8%
LEFT ELEVATION	1,267	100.0%
MASONRY	1,032	81.5%
HARDI BOARD	235	18.5%
BACK ELEVATION	3,055	100.0%
MASONRY	2,317	75.8%
HARDI BOARD	738	24.2%
RIGHT ELEVATION	1,311	100.0%
MASONRY	993	75.7%
HARDI BOARD	318	24.3%

NOTE: ALL ELEVATIONS ARE 100% MASONRY (STONE, BRICK OR HARDI BOARD



ELEVATION CLUSTER A4

1 GARAGE ENTRY SIDE (FRONT)
1/8" = 1'-0"

6/15/2023 10:47:08 AM

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

6.15.2023
ARCHITECT: PHIL CRADDOCK

MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 5.24.2023

ELEVATIONS CLUSTER A4

Scale: As indicated

REVISION

#	Revision Date	Revision Description

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A100

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 11th day of July 2023.

WITNESS OUR HANDS, this 1st day of August, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

6/15/2023 10:47:09 AM

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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CRADDOCK ARCHITECTURE

STATE OF TEXAS — PHILLIP RAY CRADDOCK — 9201 — REGISTERED ARCHITECT

6.15.2023

ARCHITECT: PHIL CRADDOCK

REVISION		
#	Revision Date	Revision Description

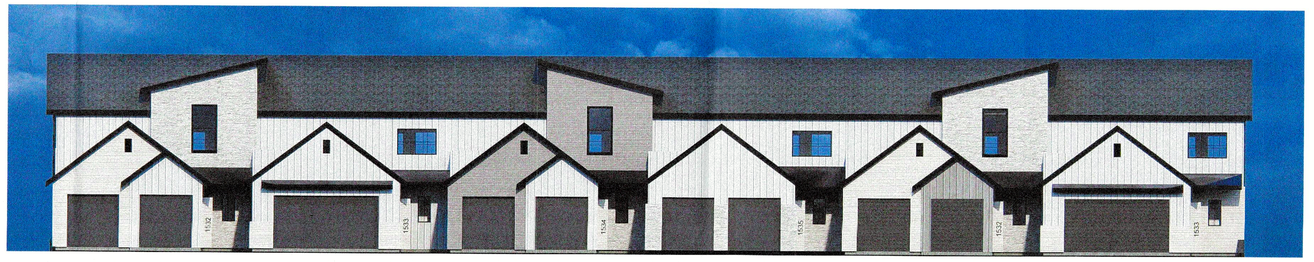
MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 5.24.2023

PERSPECTIVES CLUSTER A4

Scale: 1" = 1'-0"

A101



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WITNESS OUR HANDS, this 1st day of Sept., 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
19207
STATE OF TEXAS

6.2.2023

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 6.2.2023

PERSPECTIVES CLUSTER A6

Scale: 1" = 1'-0"

A101

6/15/2023 7:56:47 AM

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 11th day of July, 2023.

WITNESS OUR HANDS, this 1st day of Sept, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
79207
STATE OF TEXAS

6.15.2023
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGES
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 6.2.2023

PERSPECTIVES CLUSTER B5

Scale: 1" = 1'-0"

A101

6/15/2023 10:59:04 AM