


0 37.5 75 150 225 300 Feet

SP2019-014 - SITE PLAN FOR RETAIL/HOUSE OF WORSHIP
SITE PLAN - LOCATION MAP = 

PD-2

TURTLE COVE

RIDGE

RIDGE

WHITE HILLS

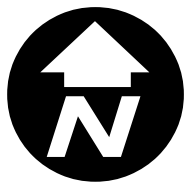
C



City of Rockwall

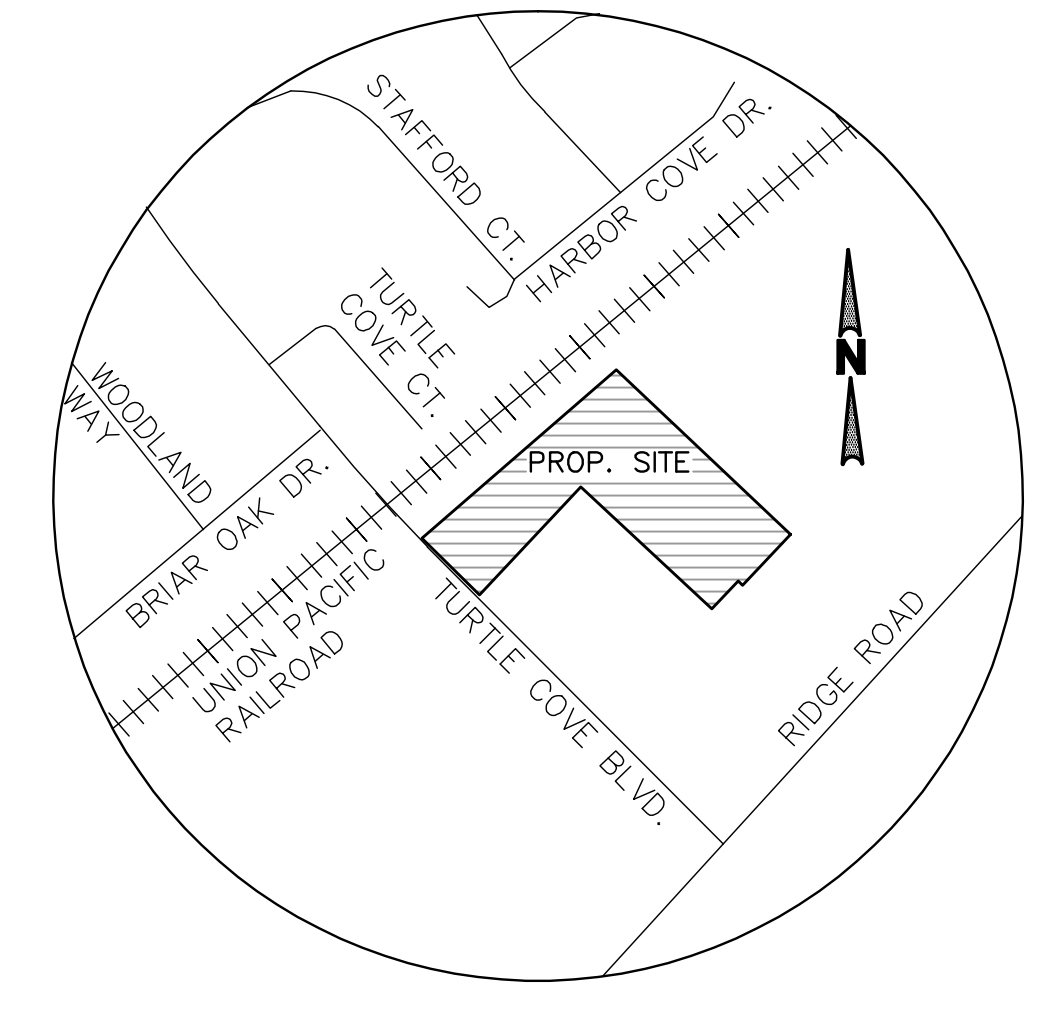
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



LEGEND					
TC	EXISTING TOP OF CURB	→	GW	EXISTING GUY WIRE	
TSW	EXISTING TOP OF SIDEWALK	⊛	STS	EXISTING TRAFFIC SIGNAL LIGHT POLE	
GT	EXISTING GUTTER	⊞	TSB	EXISTING TRAFFIC SIGNAL BOX	
TELP	EXISTING TELEPHONE PEDESTAL	—		EXISTING WATER LINE	
BL	EXISTING BOLLARD	—		EXISTING SANITARY SEWER LINE	
INLET	EXISTING CURB INLET	—		EXISTING STORM SEWER LINE	
PP	EXISTING POWER POLE	—		EXISTING CHAINLINK FENCE	
WV	EXISTING WATER VALVE	—		EXISTING GAS LINE	
LP	EXISTING LIGHT POST	—		EXISTING OVERHEAD POWER LINE	
GM	EXISTING GAS METER	—		EXISTING CONTOUR	
	EXISTING FIRE HYDRANT	—		PROPOSED CONTOUR	
TMH	EXISTING TELEPHONE MANHOLE	—		VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT
SSMH	EXISTING SANITARY SEWER MANHOLE	—			
	PROPOSED STREET LIGHT	—			
FH	PROPOSED FIRE HYDRANT	—			

DUMPSTER NOTE:
DUMPSTER TO BE SCREENED BY SIX-FOOT MASONRY WALL TO MATCH BUILDING WITH SIX-FOOT SOLID METAL GATE PER CITY DETAILS.



VICINITY MAP
N.T.S

LINE	BEARING	DISTANCE
L1	S 43°15'39" W	125.17'
L2	N 46°48'20" W	10.90'
L3	S 43°28'08" W	68.31'

SITE DATA SUMMARY TABLE

ITEM	
GENERAL SITE DATA	
ZONING (from zoning map)	COMMERCIAL (C)
LAND USE (from zoning ordinance)	RETAIL
LOT AREA (square feet & acres)	119,184 SF ± (2.74 AC±)
PROP. BUILDING FOOT PRINT AREAS	4,600 S.F.
BUILDING HEIGHT (#Stores)	ONE-STORY (Max. Height: 29'-8")
LOT COVERAGE	8.25%
FLOOR AREA RATIO	0.0388:1
PARKING REQUIRED	61 SPACES
PARKING PROVIDED	61 SPACES
ACCESSIBLE PARKING REQUIRED (# spaces)	3 SPACES
ACCESSIBLE PARKING PROVIDED (# spaces)	3 SPACES

OWNER
Centers for Peace & Mercy, Inc.
Contact: Abdul Latif Khan (President)
4152 Green Field Drive
Richardson, TX 75082
PH: 318-617-3491

SURVEYOR
CBG SURVEYING, LLC
Contact: Bryan Conally
12025 Shiloh Road, Suite 230
Dallas, Texas 75228
PH: 214 349 9485

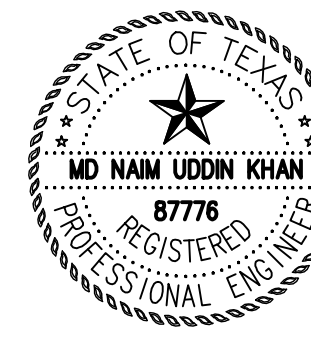
CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E., CFM
2105 Canyon Creek Dr.
Garland, Texas 75042
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

ARCHITECT
amazing concept
Contact: Ahmed Helaluzzaman
12300 Ford Road, Suite 267
Dallas, Texas 75234
PH: 817 808 0811
E-MAIL: akh.helaluzzaman@gmail.com

LANDSCAPE ARCHITECT
ARODS LANDSCAPE
Contact: Mohammad Salam
5901 Indian Hills Drive
GARLAND, TX 75044
PH: 214-403-2034

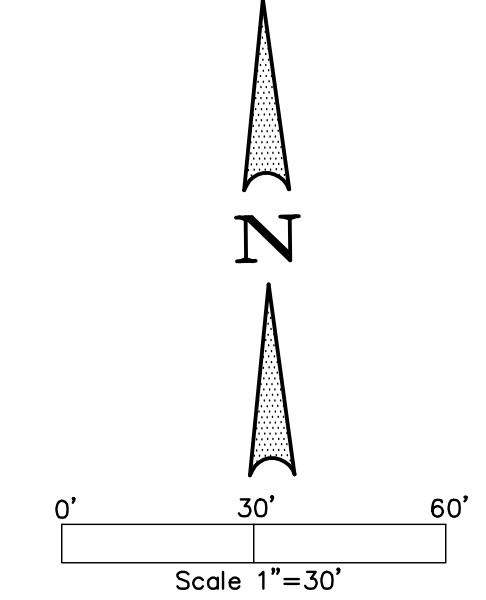
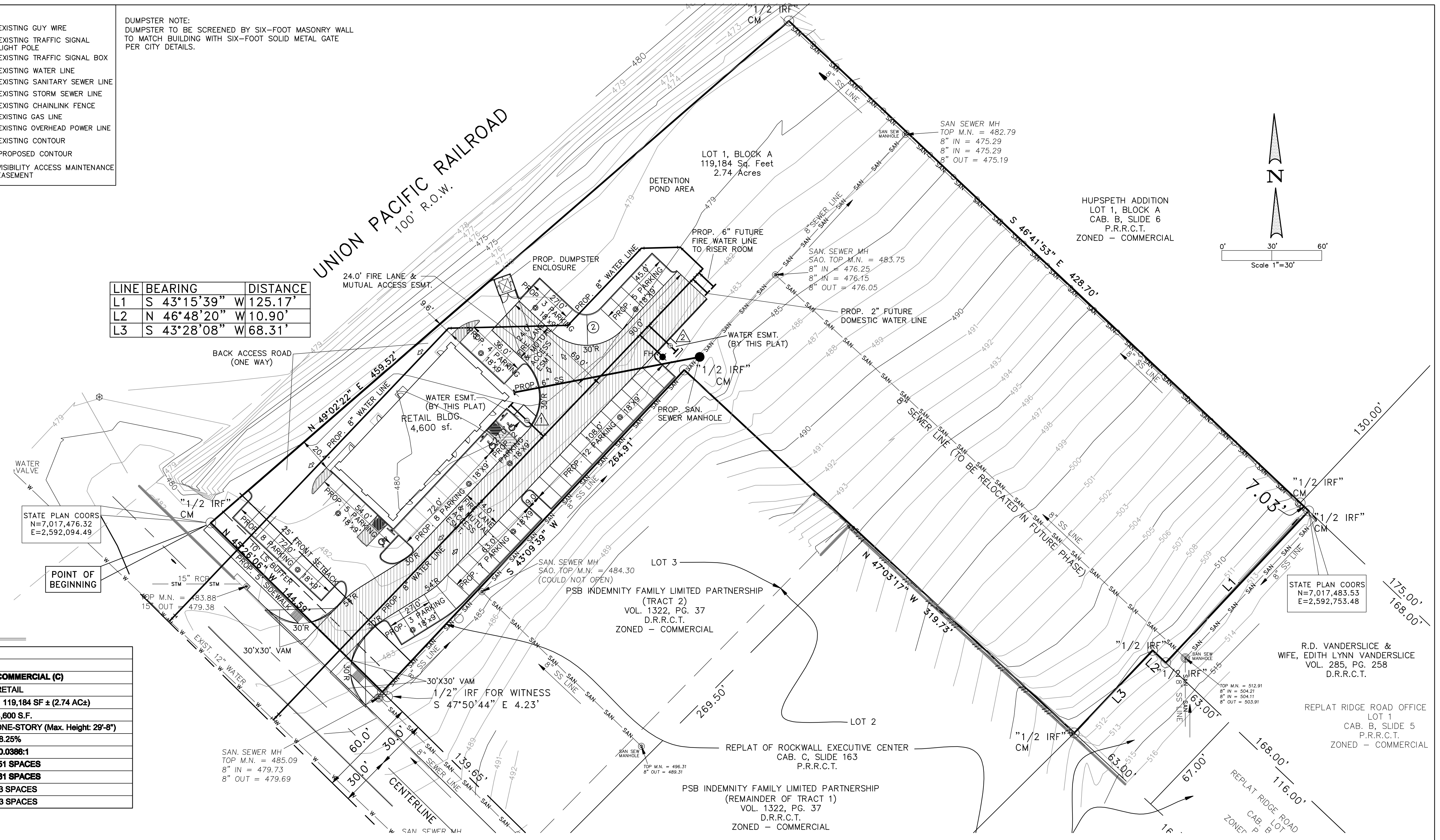
WATER METER SCHEDULE

I.D	TYPE	SIZE	NO.	SAN SEWER	REMARKS
1	DOMESTIC	1.5"	1	6"	PROPOSED
2	IRRIGATION	1.0"	1	N/A	PROPOSED



Md. Naim Uddin Khan
04-05-19
ENGINEER NO. 87776. THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776

SITE PLAN SP 2019-		Scale: 1"=30'	
CENTERS FOR PEACE & MERCY, INC. LOT 1, BLOK A E.P. GAINES CHISUM SURVEY ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS 119,184 SF/2.74 ACRES		Date : 4/5/2019	
ND & Associates, LLC 2105 Canyon Creek Drive Garland, Texas 75042 Contact: Naim Khan, P.E., CFM PH: (214) 533 7181 EMAIL: naim1207@yahoo.com FIRM # F - 13340		Design : ND	
		Draft : ND	
SITE PLAN		Checked : ND	
		PROJECT NO : ROCK2019-725	
C-1			



HUPSPETH ADDITION
LOT 1, BLOCK A
CAB. B, SLIDE 6
P.R.R.C.T.
ZONED - COMMERCIAL

STATE PLAN COORS
N=7,017,483.53
E=2,592,753.48

R.D. VANDERSLICE &
WIFE, EDITH LYNN VANDERSLICE
VOL. 285, PG. 258
D.R.R.C.T.

REPLAT RIDGE ROAD OFFICE
LOT 1
CAB. B, SLIDE 5
P.R.R.C.T.
ZONED - COMMERCIAL

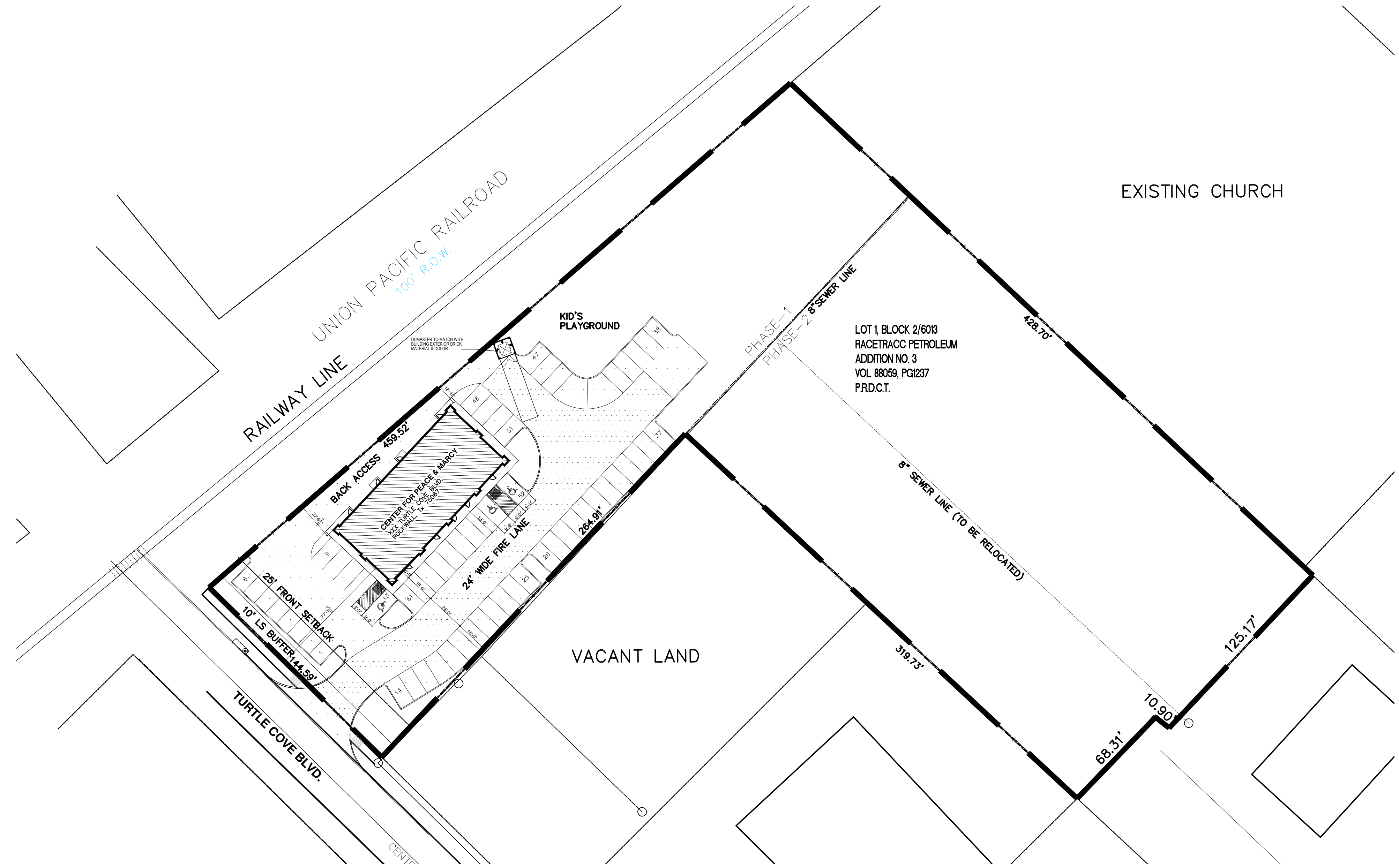
REPLAT OF ROCKWALL EXECUTIVE CENTER
CAB. C, SLIDE 163
P.R.R.C.T.

PSB INDEMNITY FAMILY LIMITED PARTNERSHIP
(REMAINDER OF TRACT 1)
VOL. 1322, PG. 37
D.R.R.C.T.
ZONED - COMMERCIAL

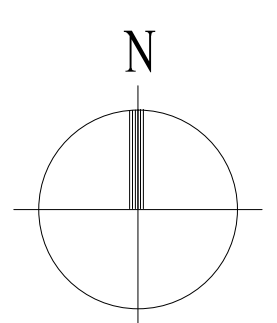
PSB INDEMNITY FAMILY LIMITED PARTNERSHIP
(TRACT 2)
VOL. 1322, PG. 37
D.R.R.C.T.
ZONED - COMMERCIAL

STATE PLAN COORS
N=7,017,476.32
E=2,592,094.49

POINT OF BEGINNING



LOT 1, BLOCK 2/6013
 RACETRACK PETROLEUM
 ADDITION NO. 3
 VOL. 88059, PGI237
 PRD.C.T.



01 SITE PLAN
 SCALE: 1" = 40'

PROJECT DATA	
DESCRIPTION	
LOT AREA TOTAL	2.74 AC. (119,184 SF.)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,600 SF.
COVERED AREA PHASE-1	8.25%
FLOOR AREA RATIO	0.0386:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
PARKING REQUIRED	51 SPACES INCLUDING 3 ADA
PARKING PROVIDED	61 SPACES INCLUDING 3 ADA

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

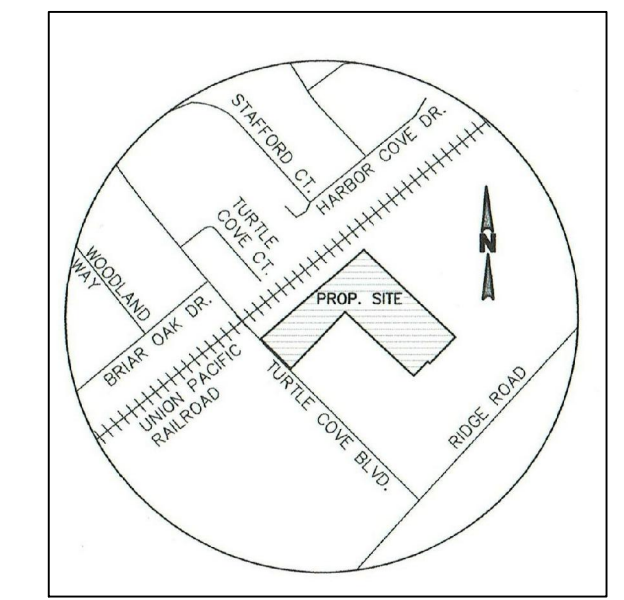
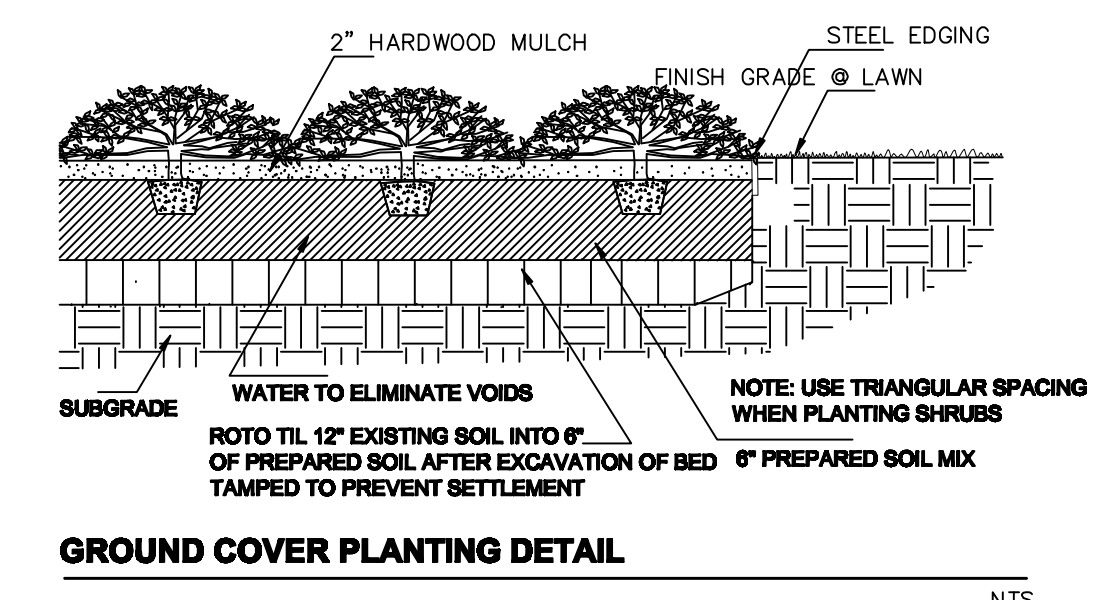
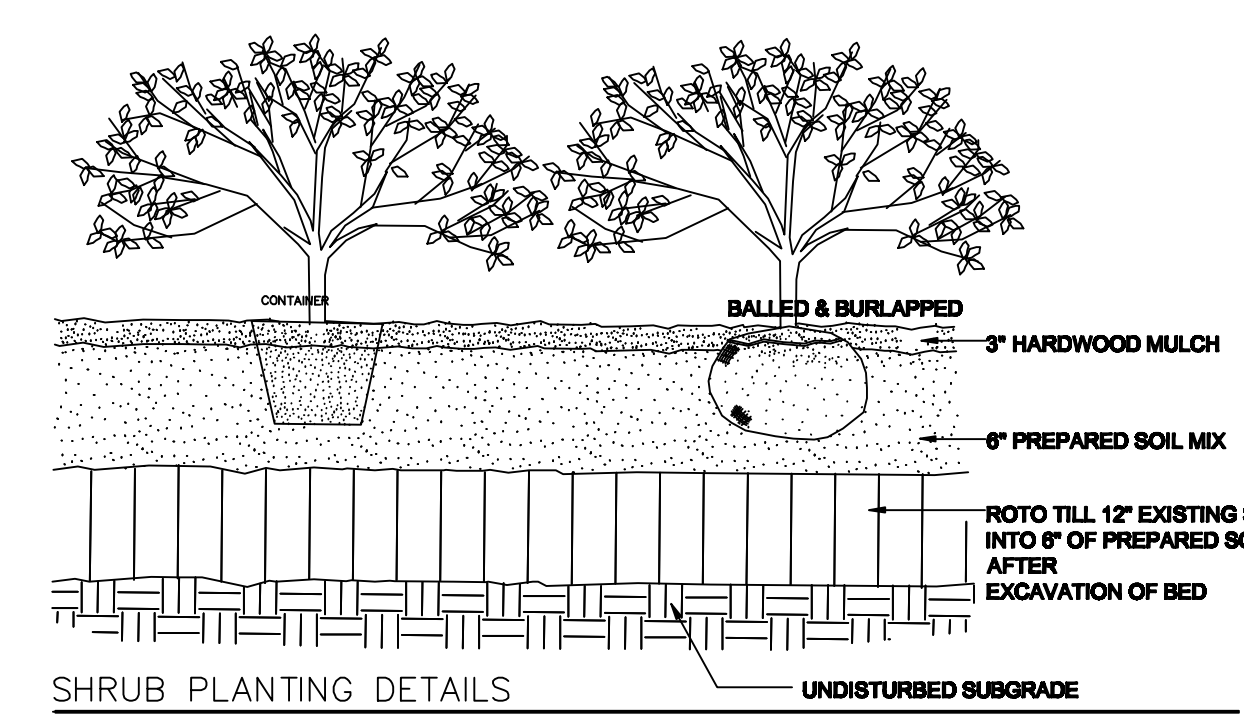
PROJECT:
 RETAIL BUILDING
 PHASE-1
 XXX Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

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 residential & commercial projects
 545 Coventry Drive, Grapevine, Tx 76051
 Tel: (817) 808 0811
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
 SITE PLAN

DATE: 04.09.2019	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	
SHEET NO: A101	



- PLANTING NOTES**
- USE 1/4" STEEL EDGING PAINTED GREEN.
 - USE 4" 1000 SOIL OR EQUIVALENT PLANTING MIX FOR BED PREPARATION. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
 - ALL THE LAWN AREAS TO BE HYDROMULCHED NORMADA GRASS. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
 - TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
 - THE SITE WILL BE IRRIGATED WITH SLOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

existing tree listing

TREE LIST	REPLACEMENT RATE
01 HACKBERRY 24" R 12"	
02 ELM 18" R 18"	
03 HACKBERRY 15" R 7.5"	
04 OAK 20" R 20"	
05 HACKBERRY 7" R 0"	
06 HACKBERRY 12" R 6"	
07 HACKBERRY 20" R 10"	
08 ELM 10" R 10"	
09 HACKBERRY 15" R 7.5"	
10 HACKBERRY 20" R 10"	
11 OAK 36" S	

R = REMOVE, S=SAVE 101.0 CALINCHES TO BE MITIGATED
 REF. PLANT SCHEDULE FOR TREE LISTING.

landscape area

SITE AREA : 85,700 SF. (1.278 AC.)
 LANDSCAPE AREA REQUIRED : 15 % (8,355 SF.)
 PROVIDED : 43.5 % (24,240 SF.)

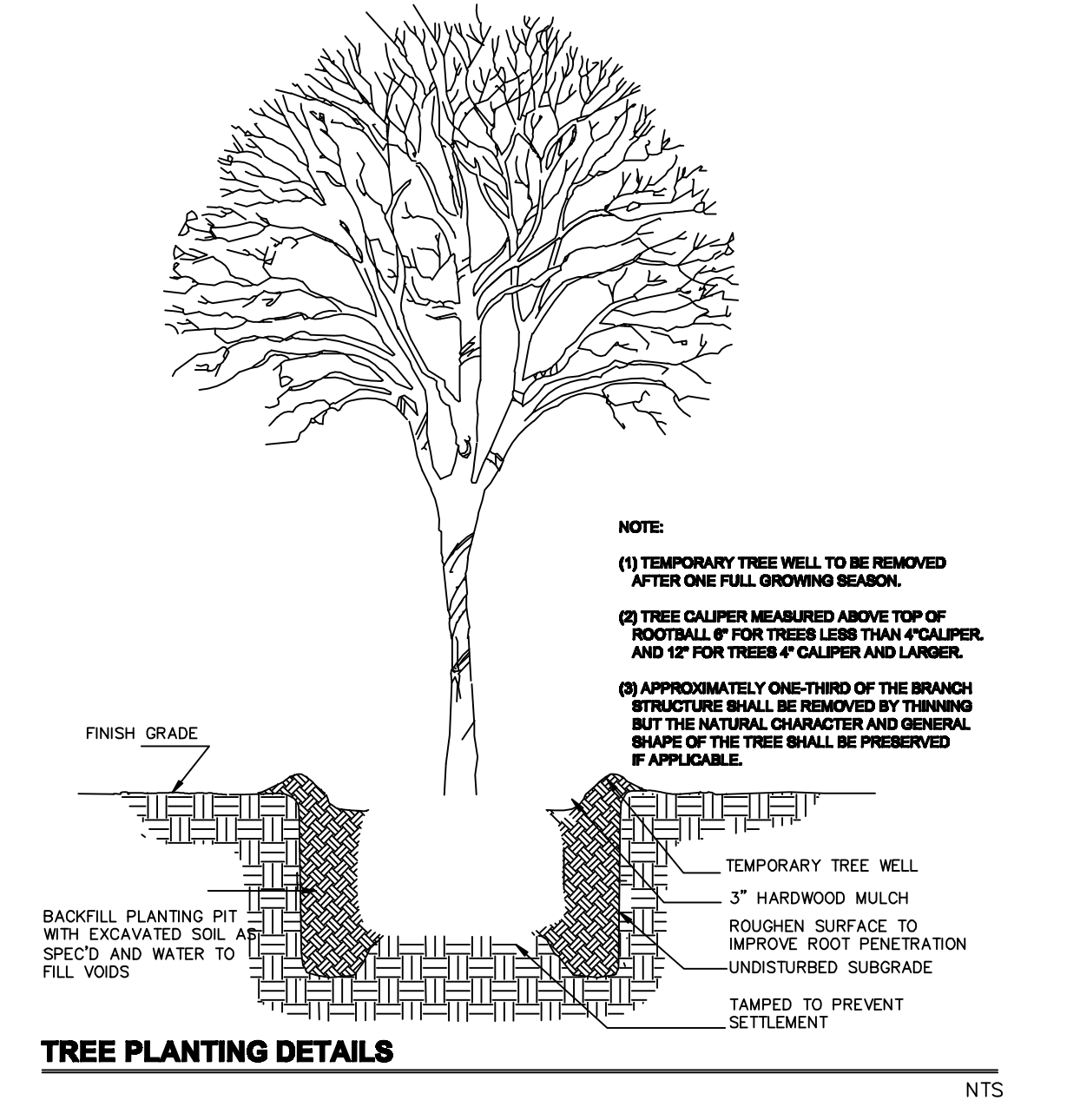
BLDG. AREA : 4,600 SF.
 TOTAL NUMBER OF PARKING SPACES REQUIRED : 23.
 SPACES PROVIDED : 82.

planting requirement

TURTLE COVE BLVD. LANDSCAPE BUFFER 144.59 LF.
 SHADE TREES REQUIRED : 3 (3" CAL.)
 PROVIDED : 4 (3" CAL.)

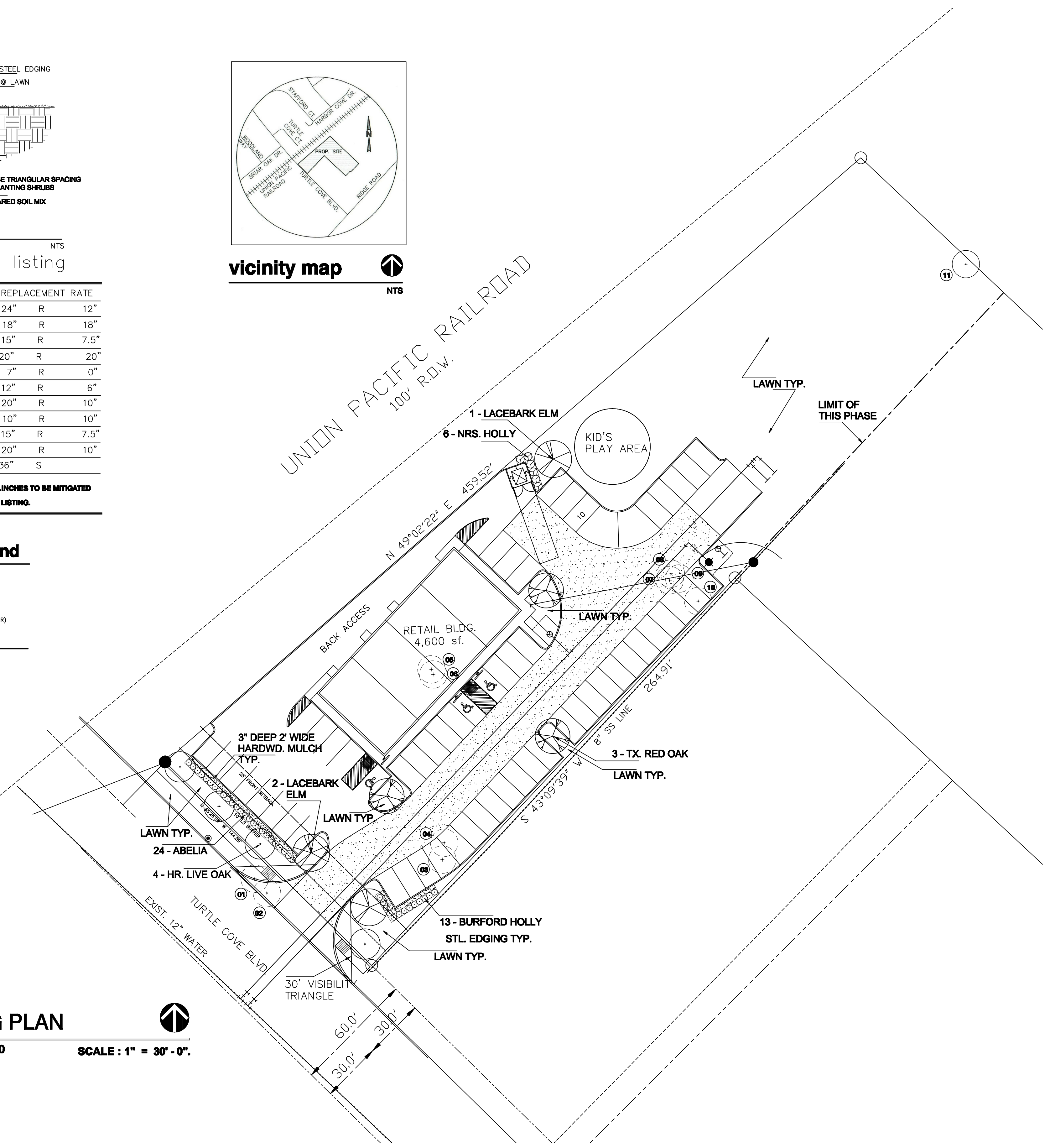
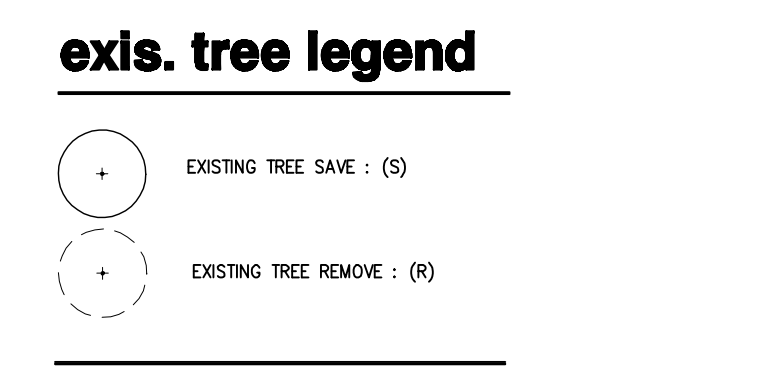
SURFACE PARKING LOT LANDSCAPING 82 (SPACES)
 SHADE TREES PROVIDED : 8 (3" CAL.)

SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.



plant schedule

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
3	Texae Red Oak	Quercus shumardii "Texana"	3" Caliper 10-12' ht., 6-7" sp., straight trunk, full, matching	
3	Lacebark Elm	Ulmus parvifolia	3" Caliper 10-12' ht., 5-6" sp., full, matching	
4	Live Oak	Quercus virginiana	3" Caliper 10-12' ht., 5-6" sp., full, matching	
SHRUBS				
6	NRS. Holly	Ilex x. Nelly R. Stevens	7 gal. full pot, well rooted. 4' O.C.	
24	Abelia	Abelia grandiflora	5 gal. 30"-34" ht., 18-24" sp., full pot, well rooted; 36" O.C.	
13	Dwf. Burford Holly	Ilex cornuta burfordi "Nana"	5 gal. 24"-28" ht., 18-24" sp., full pot, well rooted. 36" O.C.	
GROUNDCOVERS, & LAWN				
	Bermudagrass	Cynodon dactylon	Hydromulched	





DARK BRONZE FRAMES, PARAPER CAP & CANOPY



CHERISH CREAM SW6651 OR EQUAL

SMOOTH EIFS FINISH
EXTERIOR CHERISH CREAM SW6651



BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL



AUSTIN LIME STONE OR EQUAL

NOTE:
BRICK: 66% 379 SF.
STONE: 25% 141 SF.
EIFS: 9% 53 SF.

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

+16'-8" TOP OF PARAPET WALL

+14'-0" BOT OF DECK

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

+10'-0" WINDOW HEAD

+0'-0" FINISH FLOOR ELEV.

AUSTIN LIME STONE

DARK BRONZE STOREFRONT DOOR & WINDOW FRAMING

19'-4"
20'-11"

2 ROAD SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

+16'-8" TOP OF PARAPET WALL

+14'-0" BOT OF DECK

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

+10'-0" WINDOW HEAD

NOTE:

BRICK: 58% 555 SF.
STONE: 31% 295 SF.
EIFS: 11% 105 SF.

+0'-0" FINISH FLOOR ELEV.

SMOOTH EIFS FINISH
EXTERIOR CHERISH CREAM SW6651

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

AUSTIN LIME STONE

DARK BRONZE STOREFRONT DOOR & WINDOW FRAMING

LOW-E WITH TINTED INSULATED GLASS

1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

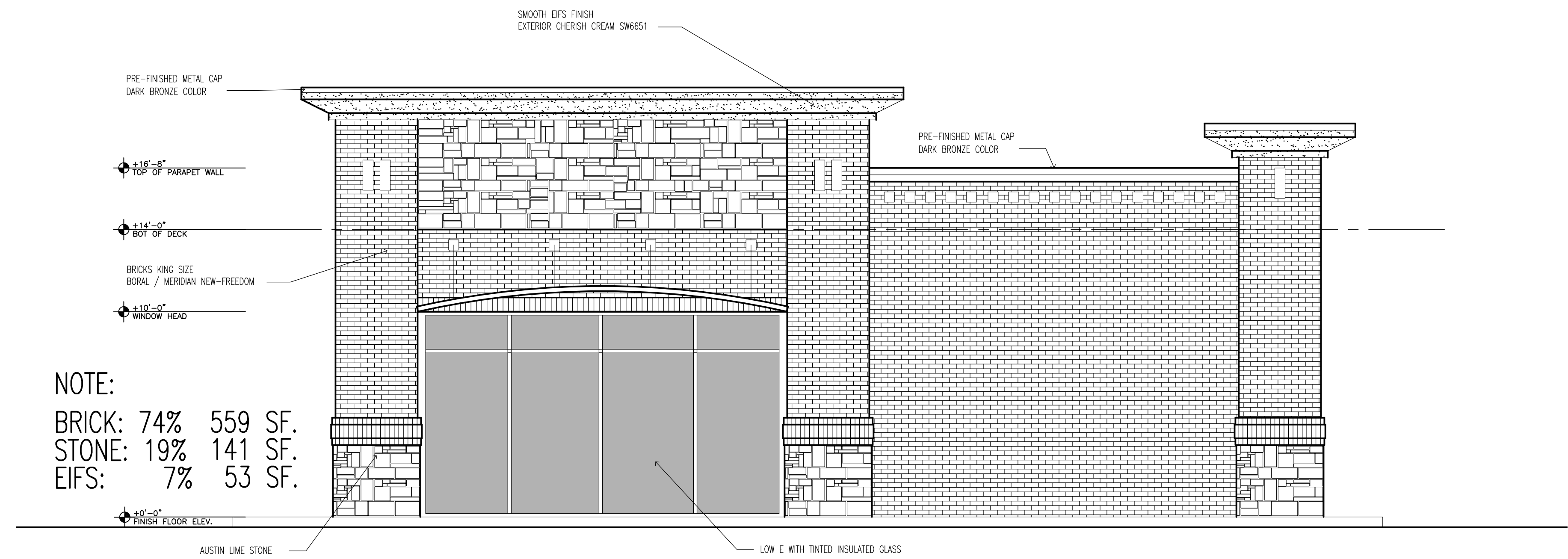
PROJECT:
RETAIL BUILDING
PHASE-1
XXX Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

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545 Coventry Drive, Grapevine, Tx 76051
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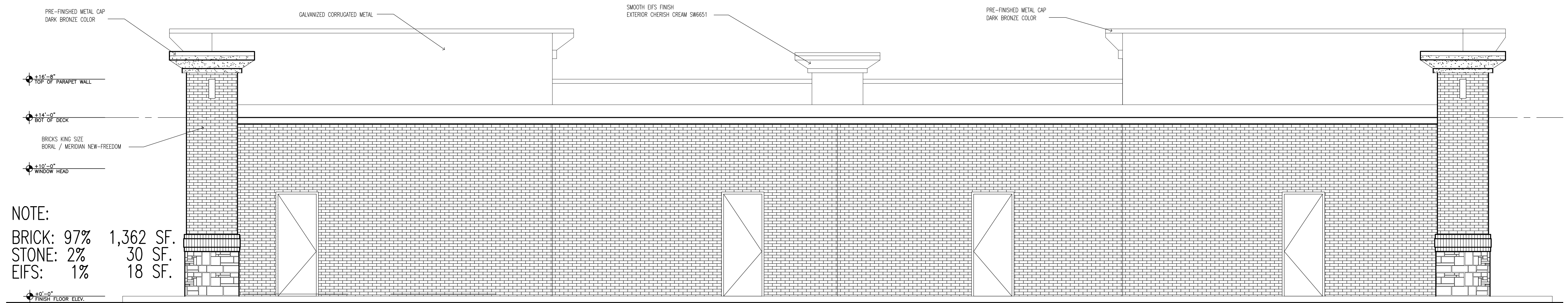
SHEET TITLE:
EXTERIOR ELEVATIONS

DATE: 04.09.2019	SCALE: AS SHOWN
DRAWN:	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	SHEET NO: A501



NOTE:
 BRICK: 74% 559 SF.
 STONE: 19% 141 SF.
 EIFS: 7% 53 SF.

2 ROAD SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



NOTE:
 BRICK: 97% 1,362 SF.
 STONE: 2% 30 SF.
 EIFS: 1% 18 SF.

1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

OWNER:
 CENTER FOR PEACE AND MERCY, INC.
 PHONE: 318-617-3491
 EMAIL: Peacemercyinc@gmail.com

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 RETAIL BUILDING
 PHASE-1
 XXX Turtle Cove Boulevard, Rockwall, Tx 75087

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 Tel: (817) 858 0811
 E-mail: okm.heboluzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

DATE: 04.09.2019	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # H-2019-02	SHEET NO: A502