



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-017

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 600 TURTLE COVE ROCKWALL TX 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_ CURRENT USE EMPTV

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE COMMERCIAL

ACREAGE 2.6 LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	<u>ABDUL LATIF KHAN</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON		CONTACT PERSON	<u>DAVID SROUSI</u>
ADDRESS	<u>5411 KINGSTON DR.</u>	ADDRESS	<u>755 VALLEGO DR</u>
CITY, STATE & ZIP	<u>ROCKWALL TX 75082</u>	CITY, STATE & ZIP	<u>ROCKWALL TX 75087</u>
PHONE	<u>469-870-6020</u>	PHONE	<u>469-456-5935</u>
E-MAIL	<u>hajgab@hotmail.com</u>	E-MAIL	<u>DAVID.SROUSI960@GMAIL.COM</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Srousi [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 250.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10 DAY OF April, 2023. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

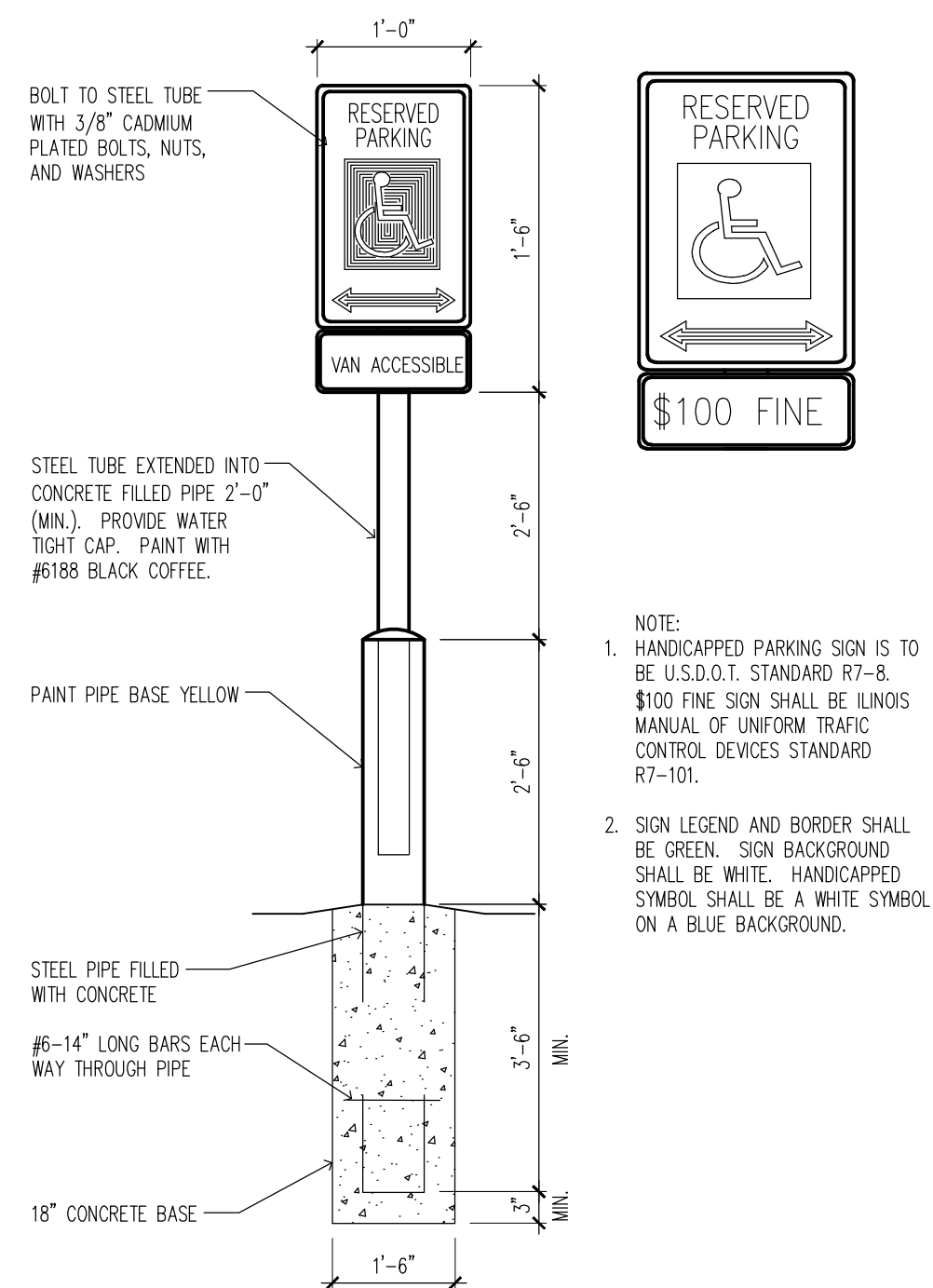
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF April, 2023

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

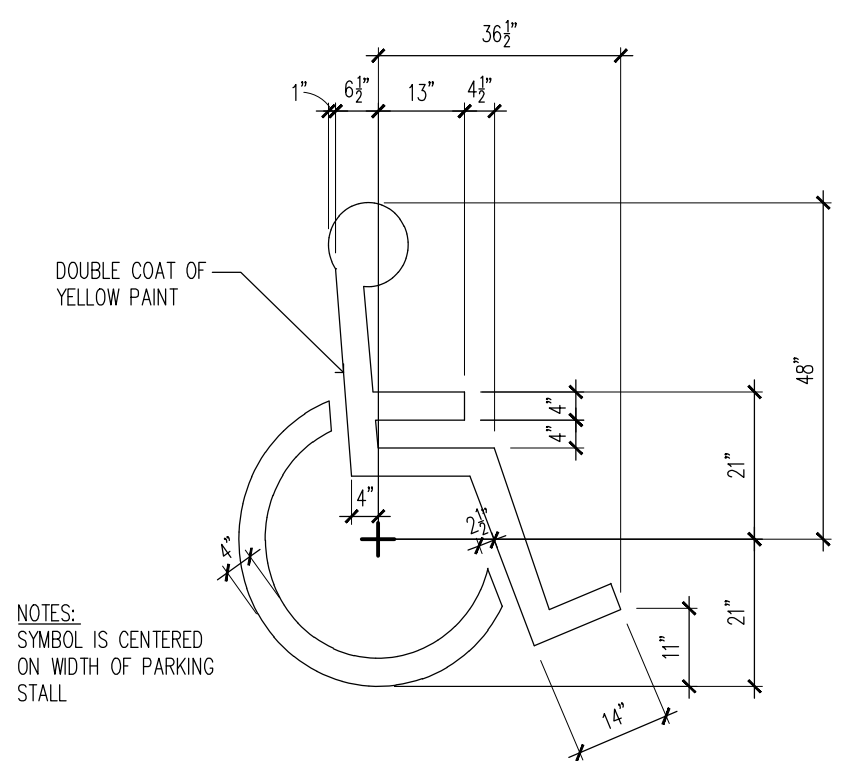




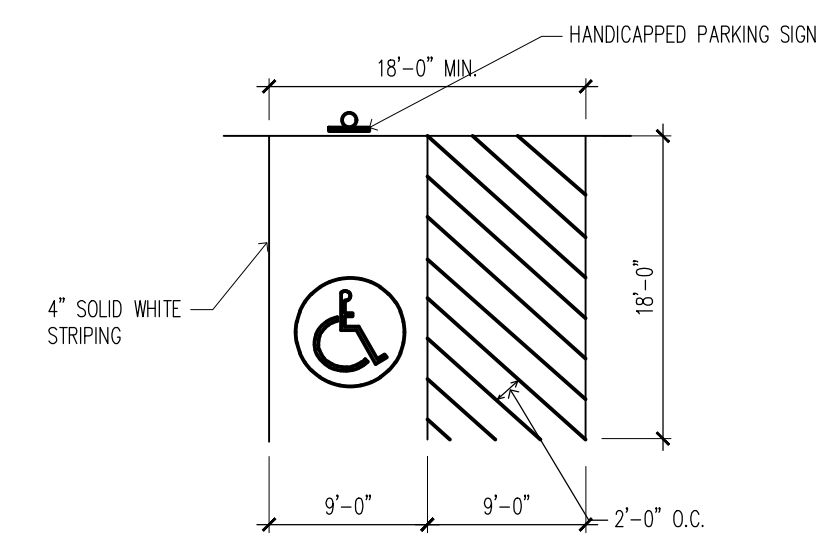


**05 HANDICAP PARKING SIGN**  
N.T.S.

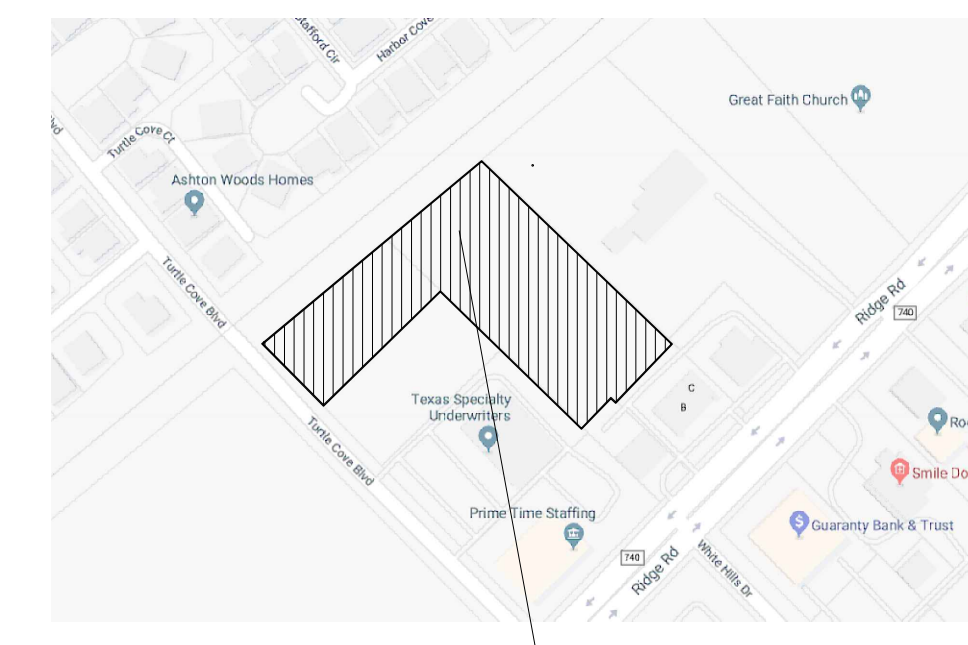
NOTE: ALL HANDICAPPED PARKING SYMBOL, SIZES, COLOR & STANDARD TO MATCH WITH LATEST TEXAS ADA STANDARD & FEDERAL ADAAG STANDARD.



**04 HANDICAPPED PAINTED SYMBOL**  
N.T.S.



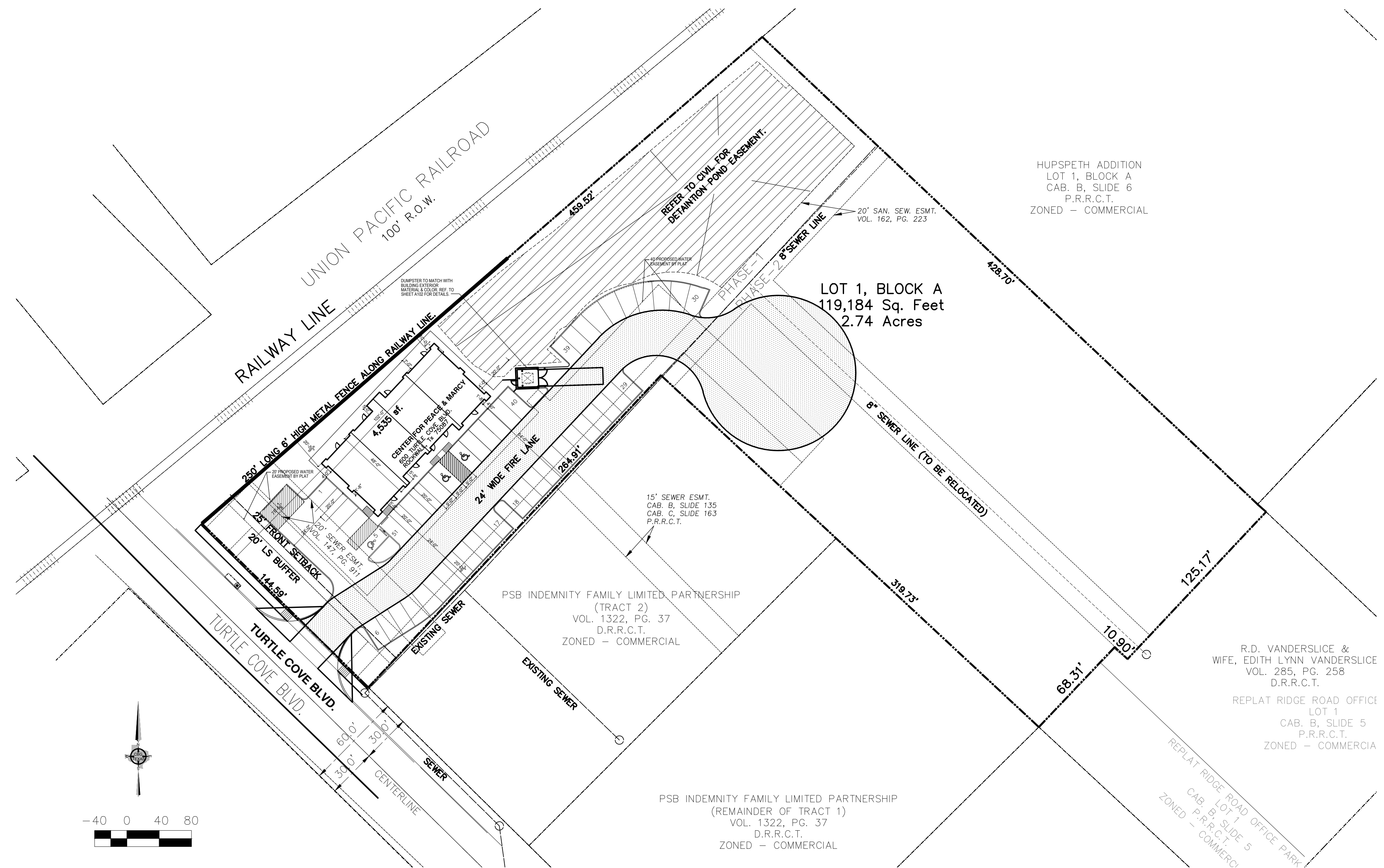
**03 HANDICAPPED PARKING STALL**  
N.T.S.



**THE SITE**  
600 TURTLE COVE DR.  
ROCKWALL, TX 75087

**02 VICINITY MAP**  
SCALE: 1"=40'4"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
TOTAL LOT AREA	2.74 AC. (119,184 SF.)
LOT COVERAGE	25.88%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,268 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	110 M + 26 W = 136 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	136/4 = 34
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	34+12 = 46
TOTAL PARKING PROVIDED	51 INCLUDING 3 ADA



**01 SITE PLAN**  
SCALE: 1"=40'4"

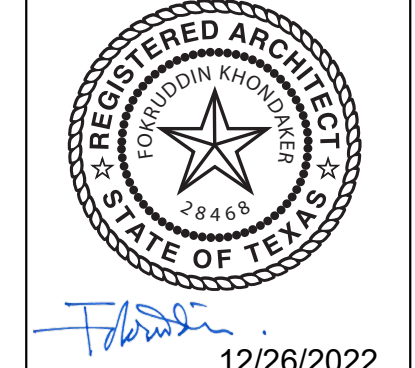
OWNER:  
**CENTER FOR PEACE AND MERCY, INC.**  
PHONE: 318-617-3491  
EMAIL: [Peacemercyinc@gmail.com](mailto:Peacemercyinc@gmail.com)

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

REVISIONS:

NO.	DATE	DESCRIPTION
1	10.28.22	CITY COMMENTS

ARCHITECT OF THE RECORD:  
Fakruddin Khondaker AIA, NCARB  
**Oculus Architects, Inc.**  
14310 Rich Branch Dr.  
North Potomac, MD 20878  
Tel: (800) 605-4806



DATE: 12/26/2022  
**amazing concept**  
residential & commercial projects  
545 Coventry Drive, Grapevine, TX 76051  
Tel: (817) 806-0811  
E-mail: [okm.heboluzzaman@gmail.com](mailto:okm.heboluzzaman@gmail.com)

SHEET TITLE:  
**SITE PLAN**

DATE: 06.09.2021  
SCALE: AS SHOWN  
DRAWN: DESIGNER:  
A. HELALUZZAMAN

PROJECT #  
**H-2019-02**  
SHEET NO. **A101**

- TYPICAL SITE PLAN NOTES:**
- ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
  - KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
  - REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
  - REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
  - REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
  - REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
  - REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.





DARK BRONZE FRAMES, PARAPET CAP & CANOPY



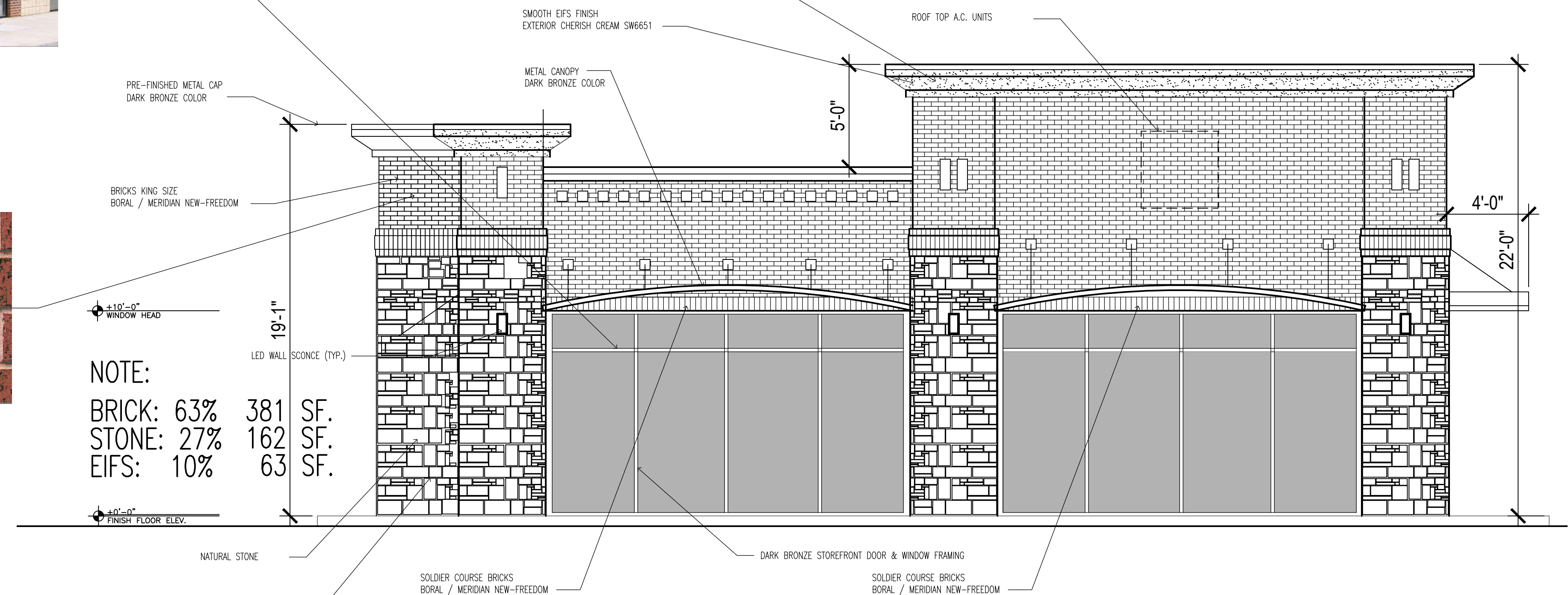
CHERISH CREAM SW6651 OR EQUAL



BORAL KINGSIZE MERIDIAN NEW-FREEDOM OR EQUAL



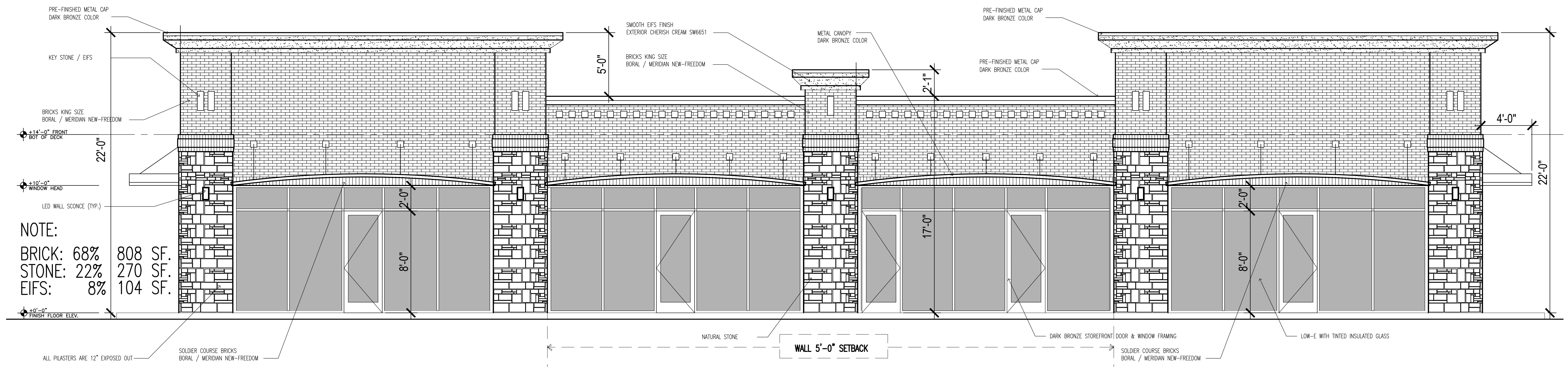
NATURAL LIME STONE OR EQUAL



NOTE:  
 BRICK: 63% 381 SF.  
 STONE: 27% 162 SF.  
 EIFS: 10% 63 SF.

**2 SOUTH ELEVATION**

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



NOTE:  
 BRICK: 68% 808 SF.  
 STONE: 22% 270 SF.  
 EIFS: 8% 104 SF.

**1 EAST 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  
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:


ARCHITECT OF THE RECORD:  
 Fokredd Khondaker AIA, NCARB  
**Oculus Architects, Inc.**  
 14310 Rich Branch Dr.  
 North Potomac, MD 20878  
 Tel: (800) 609 4806



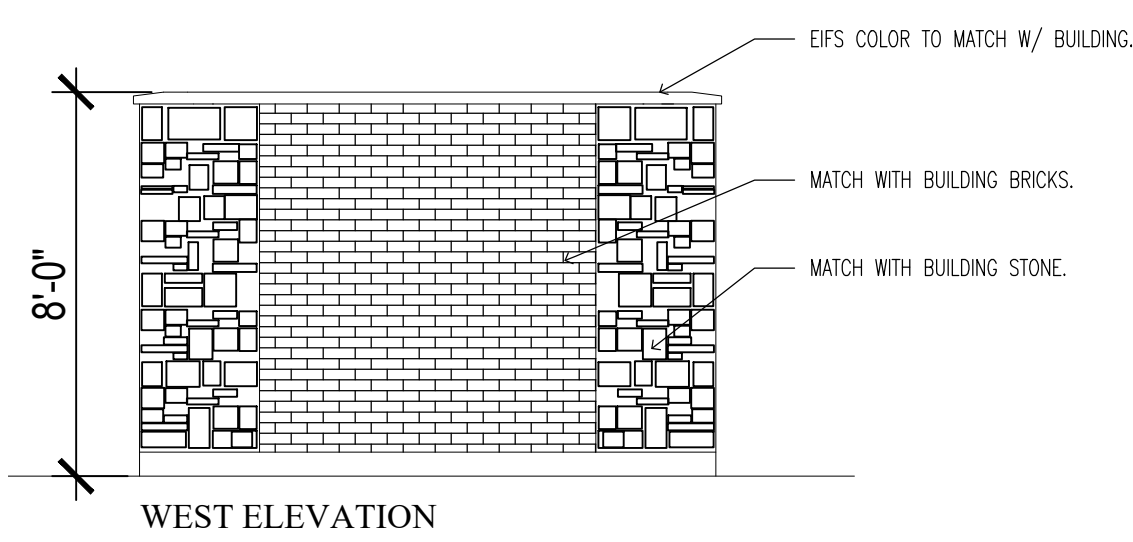
12/26/2022

**amazing concept**  
 residential & commercial projects  
 545 Coventry Drive, Grapevine, Tx 75051  
 Tel: (817) 806 0811  
 E-mail: okm.helaluzzaman@gmail.com

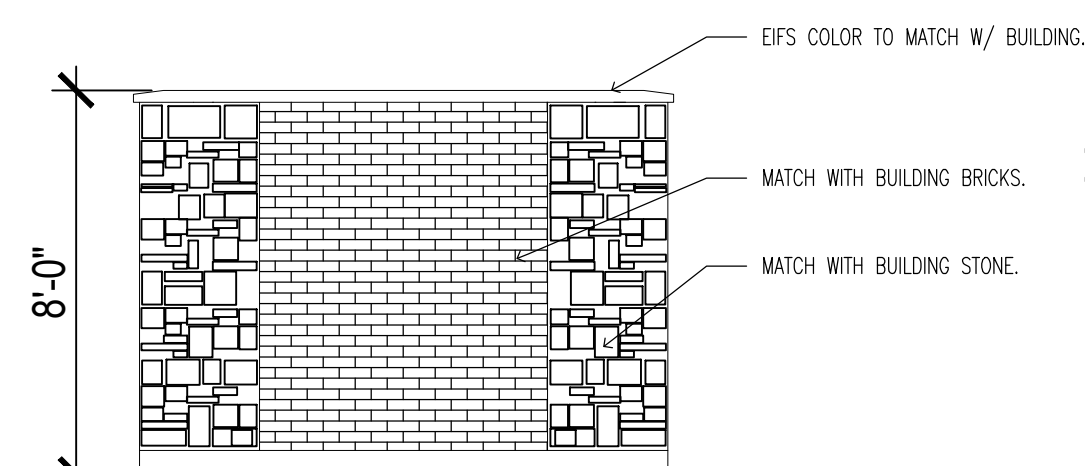
SHEET TITLE:  
 EXTERIOR ELEVATIONS

DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # <b>H-2019-02</b>	
SHEET NO: A501	

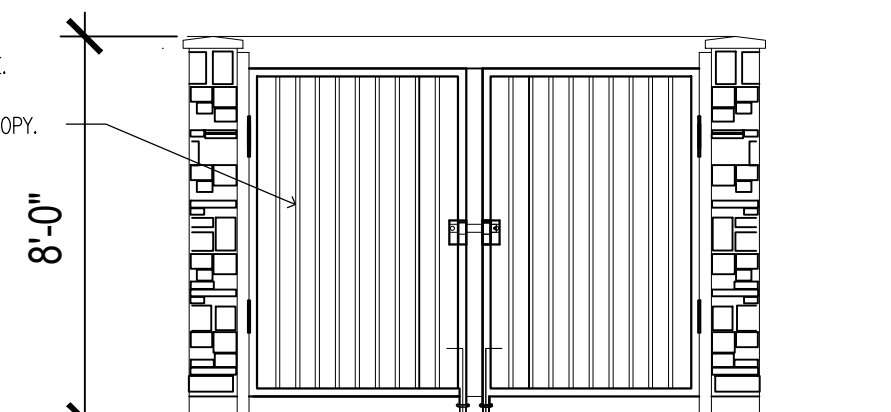




WEST ELEVATION



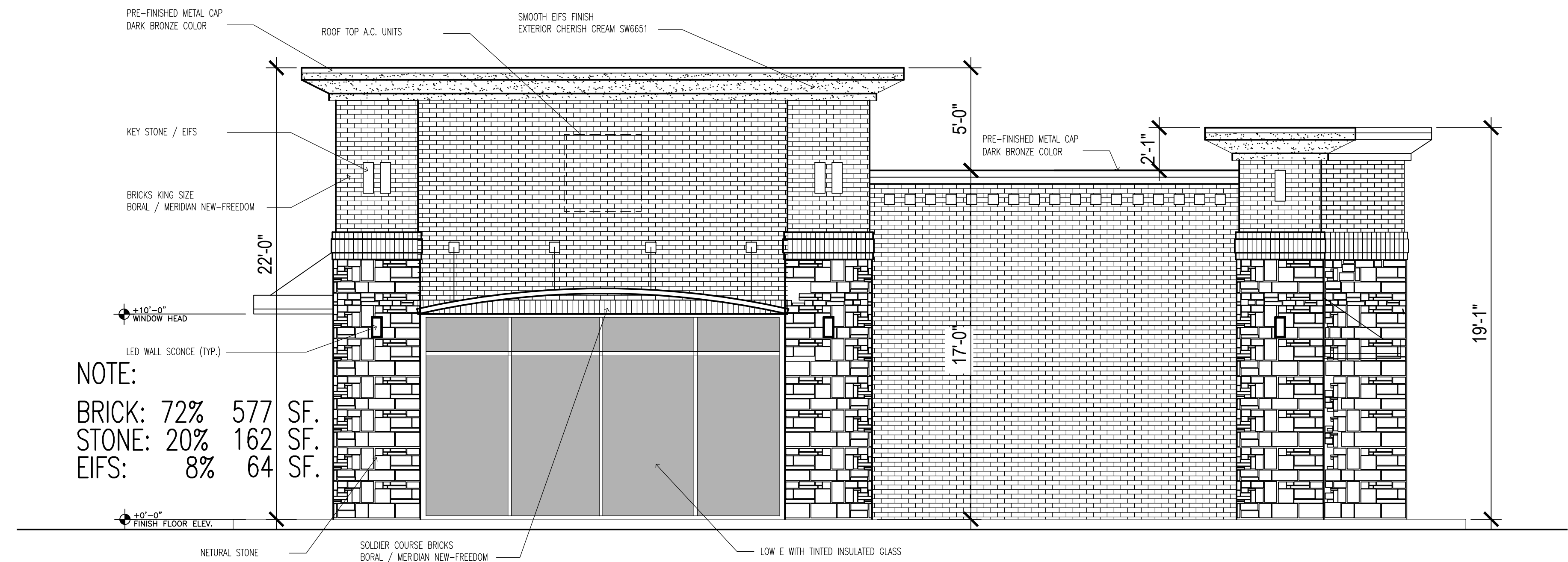
NORTH & SOUTH ELEVATIONS



EAST ELEVATION

### 3 DUMPSTER ELEVATIONS

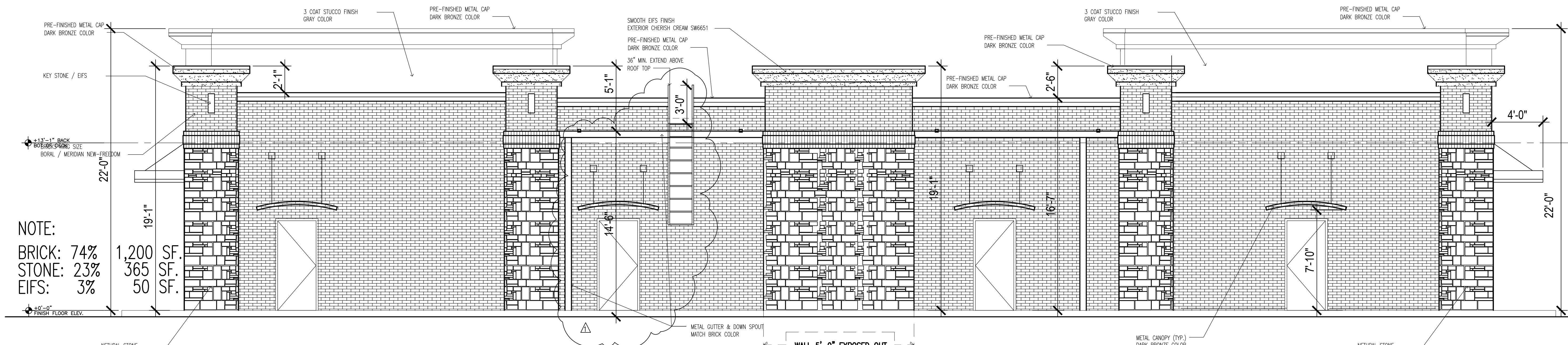
SCALE: 1/4" = 1'-0"



### 2 NORTH ELEVATION

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

NOTE:  
 BRICK: 72% 577 SF.  
 STONE: 20% 162 SF.  
 EIFS: 8% 64 SF.



### 1 WEST ELEVATION

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

NOTE:  
 BRICK: 74% 1,200 SF.  
 STONE: 23% 365 SF.  
 EIFS: 3% 50 SF.

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

PROJECT:  
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 PHASE-1  
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:

OWNER CHANGE	01.28.22

ARCHITECT OF THE RECORD:  
 Fokruddin Khondaker AIA, NCARB  
**Oculus Architects, Inc.**  
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 North Potomac, MD 20878  
 Tel. (800) 609-4806



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 Tel. (817) 806-0811  
 E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:  
 EXTERIOR ELEVATIONS

DATE: 06.09.2021	SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN	DESIGNER: A. HELALUZZAMAN
PROJECT # <b>H-2019-02</b>	SHEET NO: A502

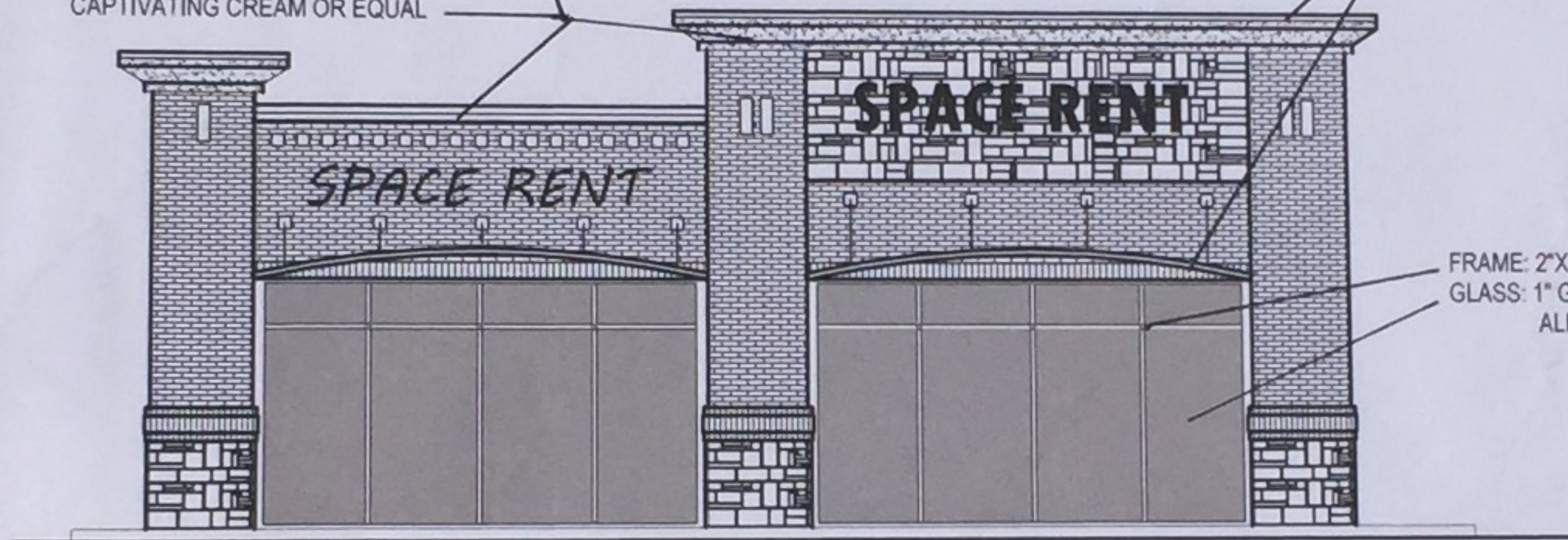




SW 6659  
CAPTIVATING CREAM OR EQUAL



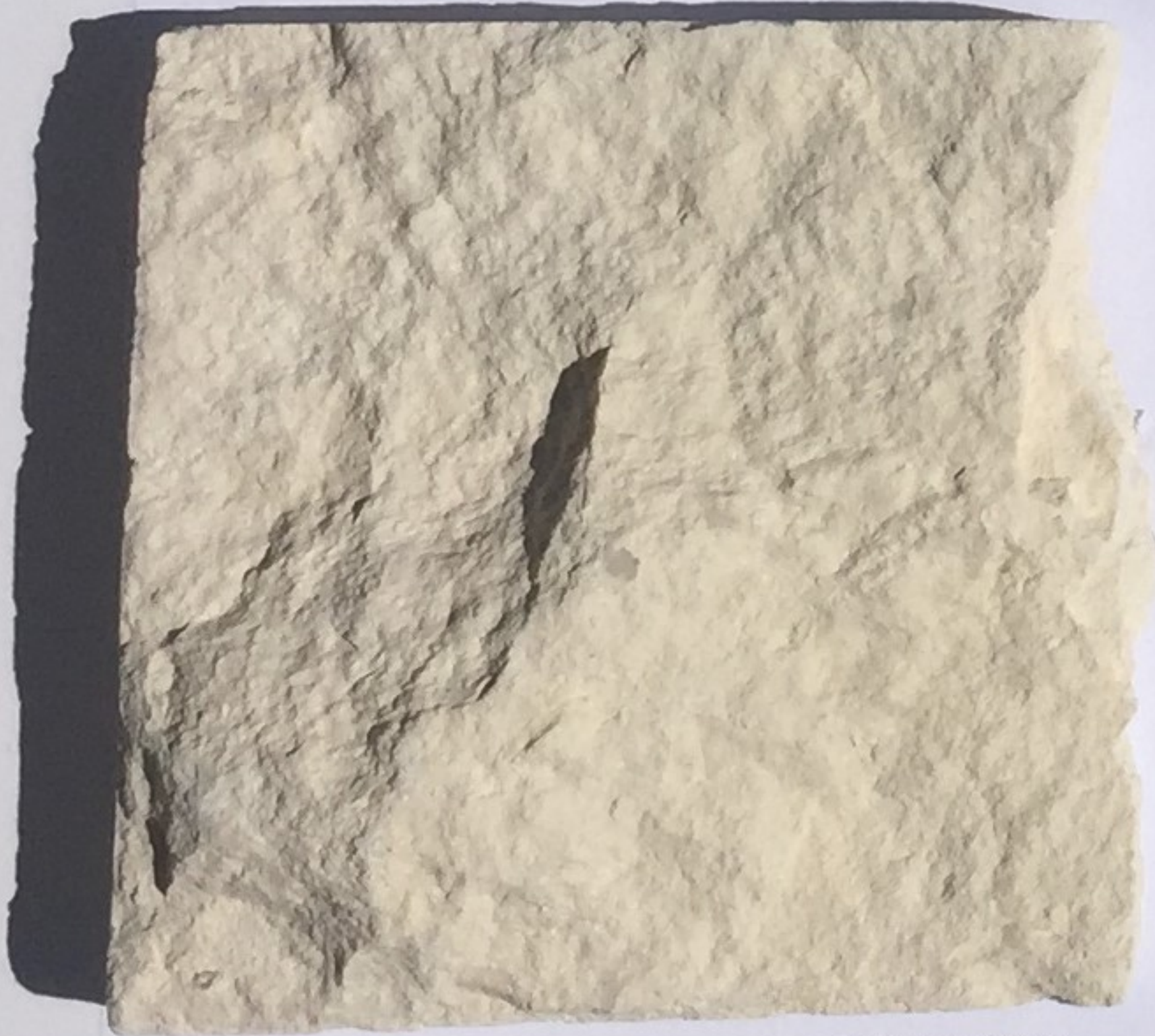
PRE-FINISHED METAL CAP & CANOPY  
DARK BRONZE



FRAME: 2"x4" (DARK BRONZE)  
GLASS: 1" GLAZING (1/4"-1/2"-1/4")  
ALL TEMPERED & TINTED GLASS



PUBLIC ROAD SIDE ELEVATION



AUSTIN LIME STONE OR EQUAL



MERIDIAN NEW-FREEDOM OR EQUAL

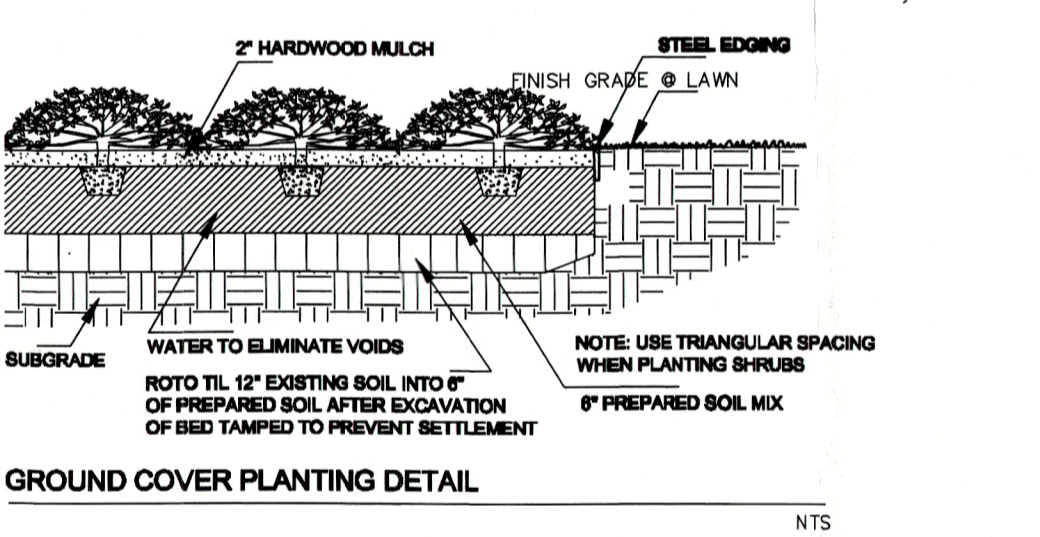
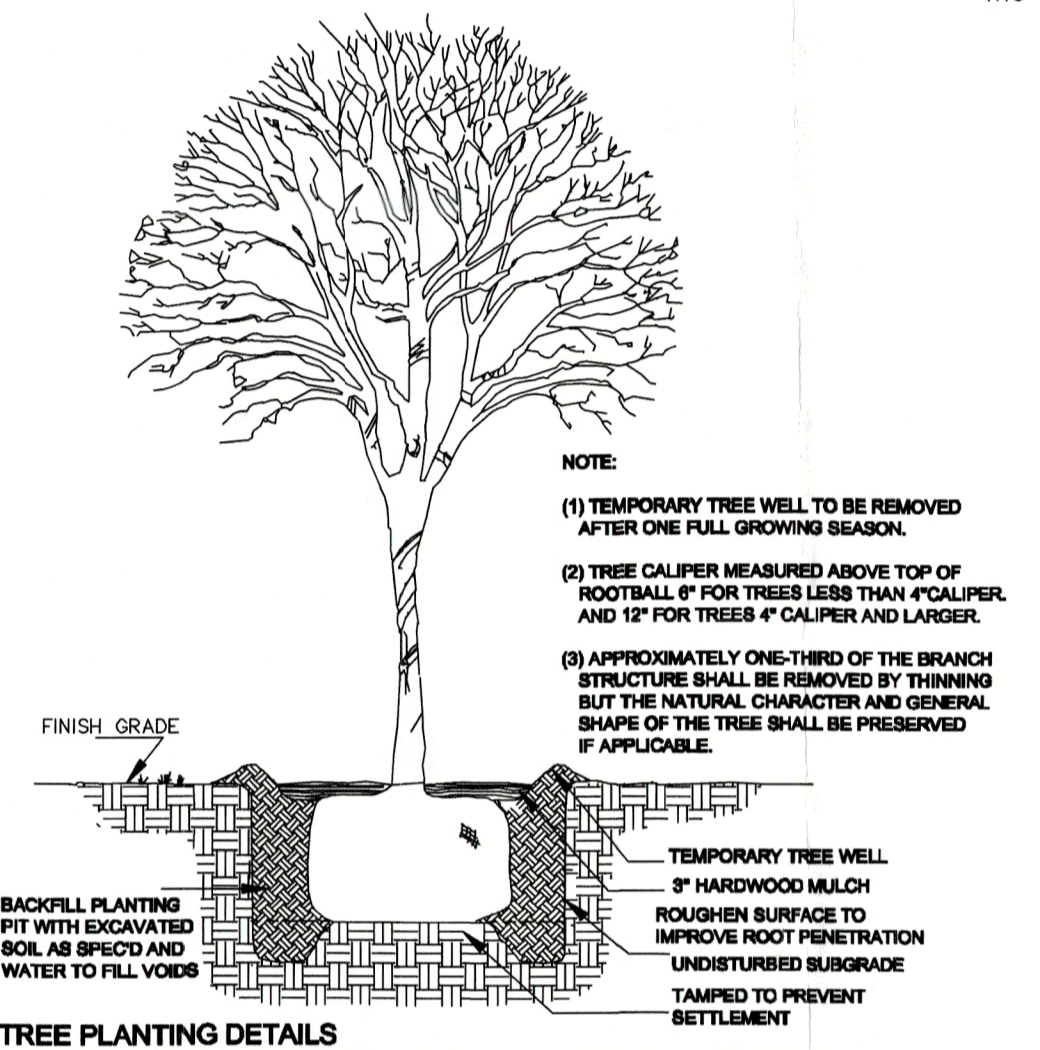
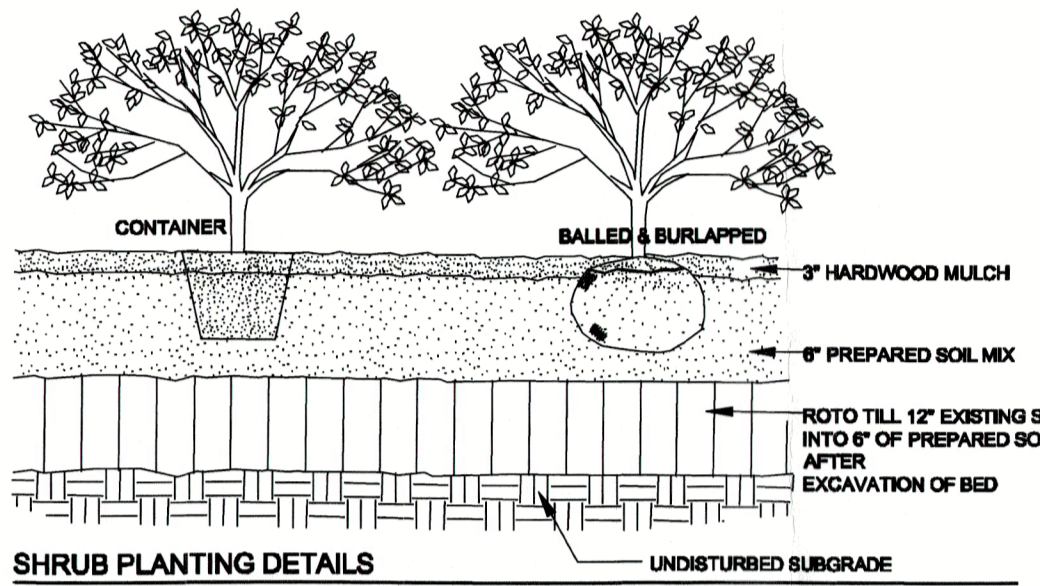
OWNER:  
Abdul Latif Khan  
4152 Goodland Dr., Richardson, TX 75082  
CENTER FOR PEACE AND MERCY INC.  
PHONE: 318-817-3491  
EMAIL: Rasheedmehdi@gmail.com

PROJECT:  
RETAIL BUILDING  
PHASE-1

APPLICANT:  
Ahmed Helaluzzaman  
amazing o  
Commercial & Residential  
1461 Country Drive, Spring  
TX, 77388-1811  
E-mail: ahmed.helaluzzaman@gmail.com

PROJECT N  
RETAIL BU  
CASE NUM





**planting notes**

1. USE 1/2" X 1/2" STEEL EDGING (PAINTED GREEN).
2. USE 4" "SOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDRATED/IRRI-GATED. REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH PRESSURE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.

**landscape area**

LOT AREA (PHASE 1): 8,829 SF (1.48 AC.)  
 LANDSCAPE AREA REQUIRED: 0.866 SF (1% N/A)  
 PROVIDED: 24,808 SF.  
 BLDG. AREA: 4,828 SF.  
 TOTAL NUMBER OF PARKING SPACES REQUIRED: 81.  
 SPACES PROVIDED: 81.

**planting requirement**

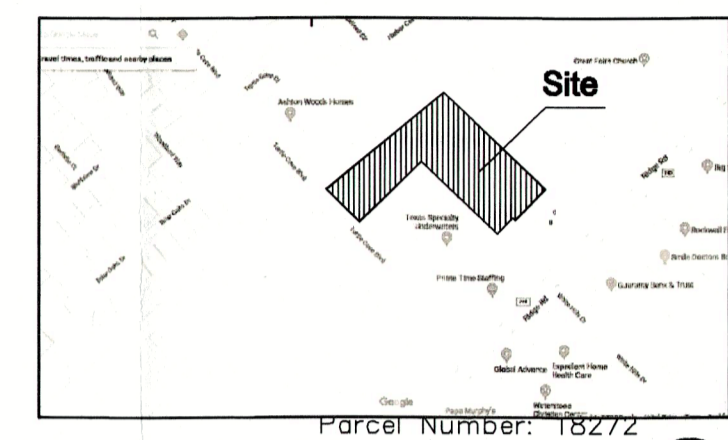
TURTLE COVE BLVD. LANDSCAPE BUFFER 144.89 LF.  
 SHADE TREES REQUIRED: 3 (2" CAL.)  
 PROVIDED: 4 (2" CAL.)  
 SURFACE PARKING LOT LANDSCAPING 62 (SPACES)  
 SHADE TREES PROVIDED: 6 (2" CAL.)  
 SCREENING SHRUBS PROVIDED ALONG THE STREET FRONTAGE.

NOTE:  
 (1) TEMPORARY TREE WELL TO BE REMOVED AFTER ONE FULL GROWING SEASON.  
 (2) TREE CALIPER MEASURED ABOVE TOP OF ROOTBALL 4" FOR TREES LESS THAN 4" CALIPER AND 12" FOR TREES 4" CALIPER AND LARGER.  
 (3) APPROXIMATELY ONE-THIRD OF THE BRANCH STRUCTURE SHALL BE REMOVED BY THINNING BUT THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TREE SHALL BE PRESERVED IF APPLICABLE.

**existing tree listing & mitigation**

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	

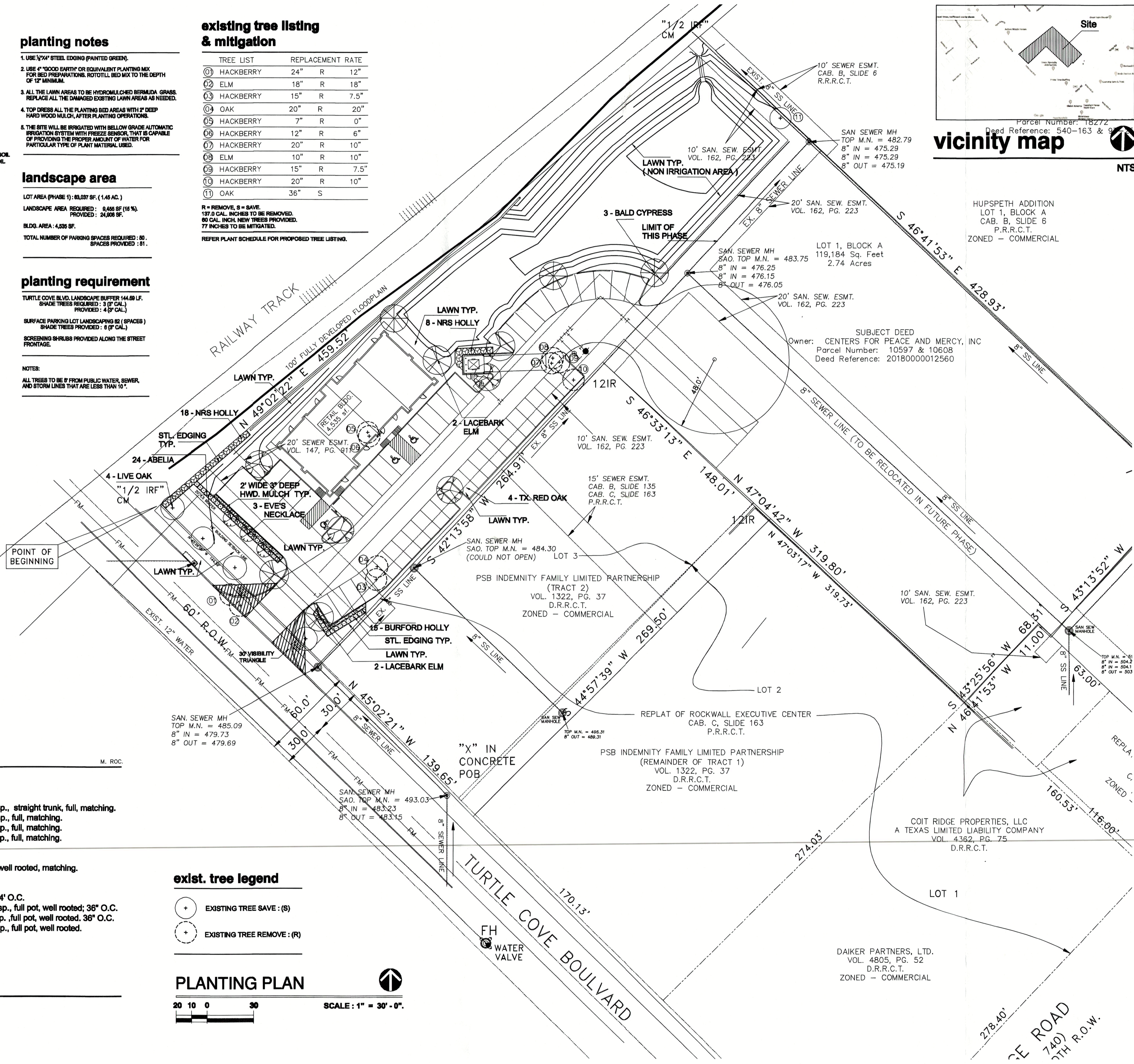
R = REMOVE, S = SAVE  
 15" CAL. INCHES TO BE REMOVED.  
 40 CAL. INCH NEW TREES PROVIDED.  
 17 INCHES TO BE MITIGATED.  
 REFER PLANT SCHEDULE FOR PROPOSED TREE LISTING.



Parcel Number: 15272  
 Deed Reference: 540-163 & 9  
 NTS

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

SUBJECT DEED  
 Owner: CENTERS FOR PEACE AND MERCY, INC  
 Parcel Number: 10597 & 10608  
 Deed Reference: 20180000012560



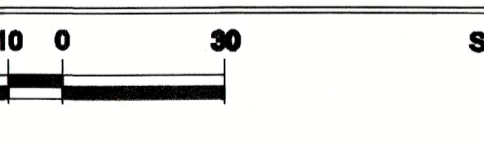
**plant schedule**

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
<b>TREES</b>				
4	Texas Red Oak	Quercus shumardii "Texana"	4" Caliper	10-12' ht., 6-7' sp., straight trunk, full, matching.
4	Lacebark Elm	Ulmus parvifolia	4" Caliper	10-12' ht., 5-6' sp., full, matching.
4	Live Oak	Quercus virginiana	4" Caliper	10-12' ht., 5-6' sp., full, matching.
3	Bald Cypress	Taxodium distichum	4" Caliper	10-12' ht., 5-6' sp., full, matching.
<b>ORNAMENTAL TREES</b>				
3	Eve's Necklace	Sophora affinis	2.5" Caliper, 8' ht.,	full pot, well rooted, matching.
<b>SHRUBS &amp; VINE</b>				
26	NRS. Holly	Ilex x. Nello 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.
15	Burford Holly	Ilex cornuta burfordi "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted, 36" O.C.
7	Dwf. Abelia	Abelia grandiflora "Nana"	5 gal.	24"-28" ht., 18-24" sp., full pot, well rooted.
<b>GROUNDCOVERS, &amp; LAWN</b>				
	Bermudagrass	Cynodon dactylon		Hydrated.

**exist. tree legend**

- (+) EXISTING TREE SAVE: (S)
- (-) EXISTING TREE REMOVE: (R)

**PLANTING PLAN**



THE CENTRAL LEADER FOR SHADE TREES SHALL BE INTACT

**aroids**  
 landscape architects  
 5907 Indian Hills drive, garland, Texas 75044. 214.403.2034. masonm2745@gmail.com

**CPM MASJID ( PHASE ONE )**  
**OWNER : CENTER FOR PEACE & MERCY INC.**  
 600 TURTLE COVE BLVD.  
 ROCKWALL, TX. 75087.

**revision**

▲	JUL. 23,2020
▲	SEP. 07,2020
▲	JAN. 25,2021

**shown**  
 PLANTING PLAN & DETAILS



**date**  
 APR. 07, 2020  
**sheet**

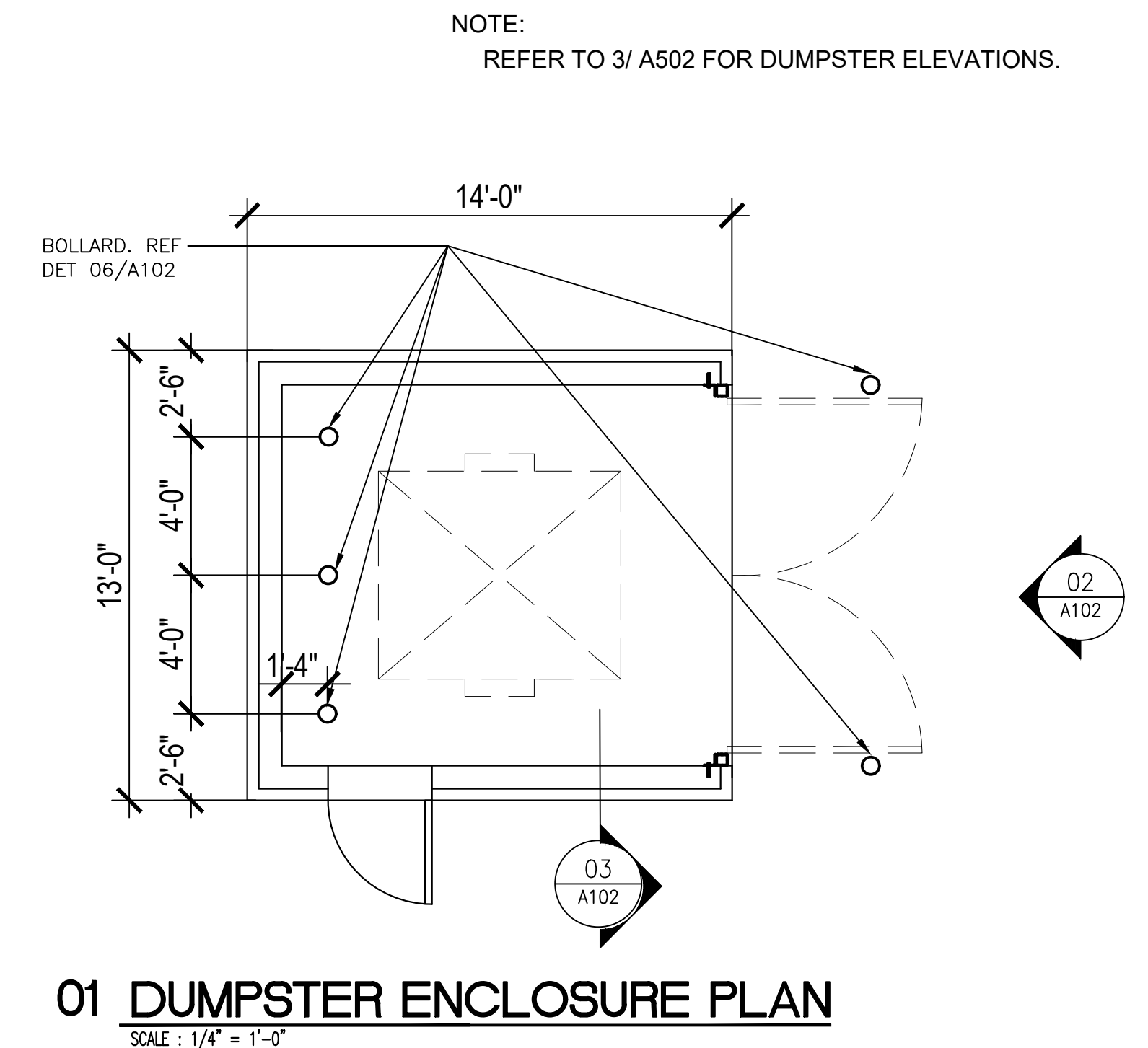
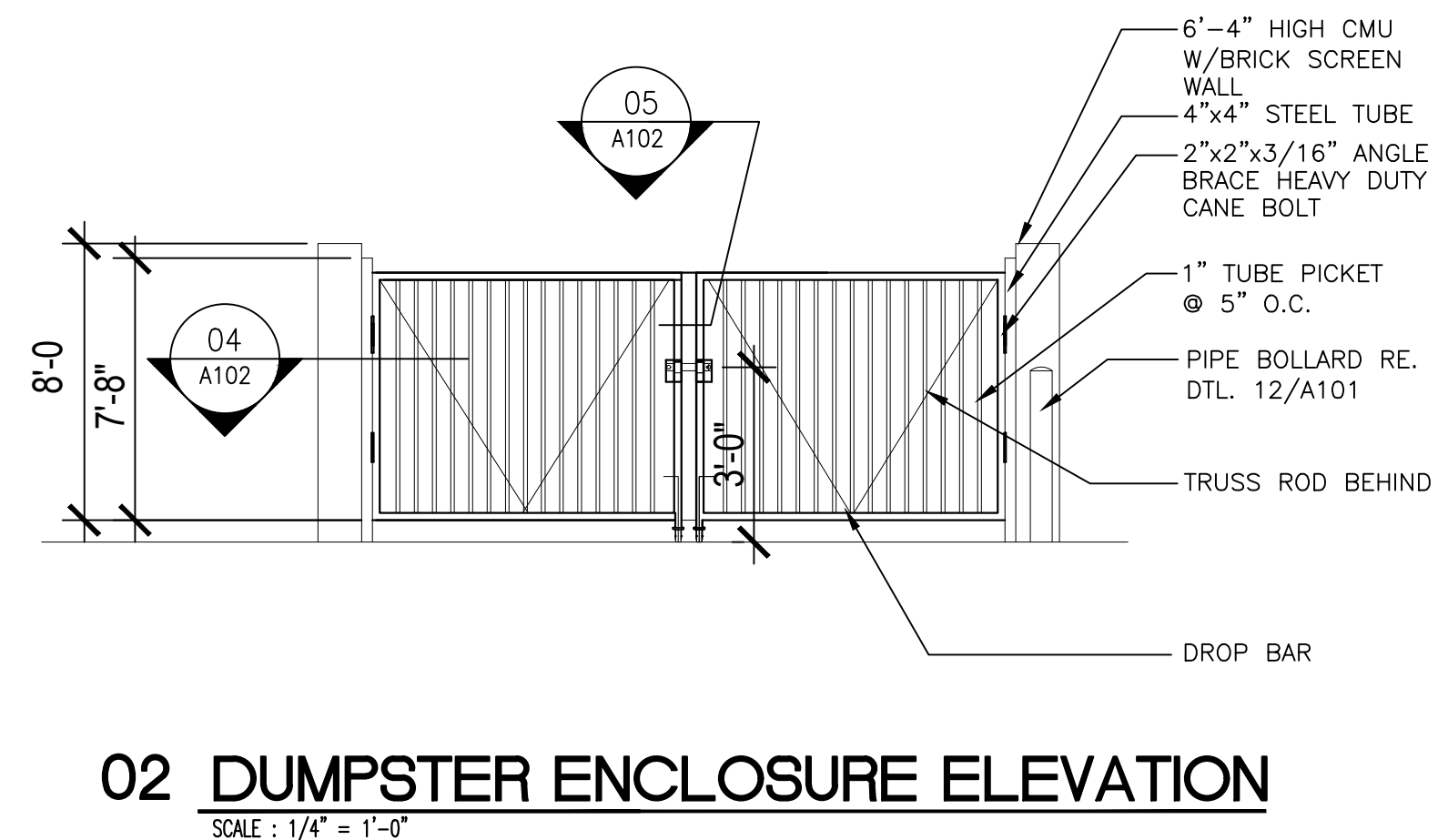
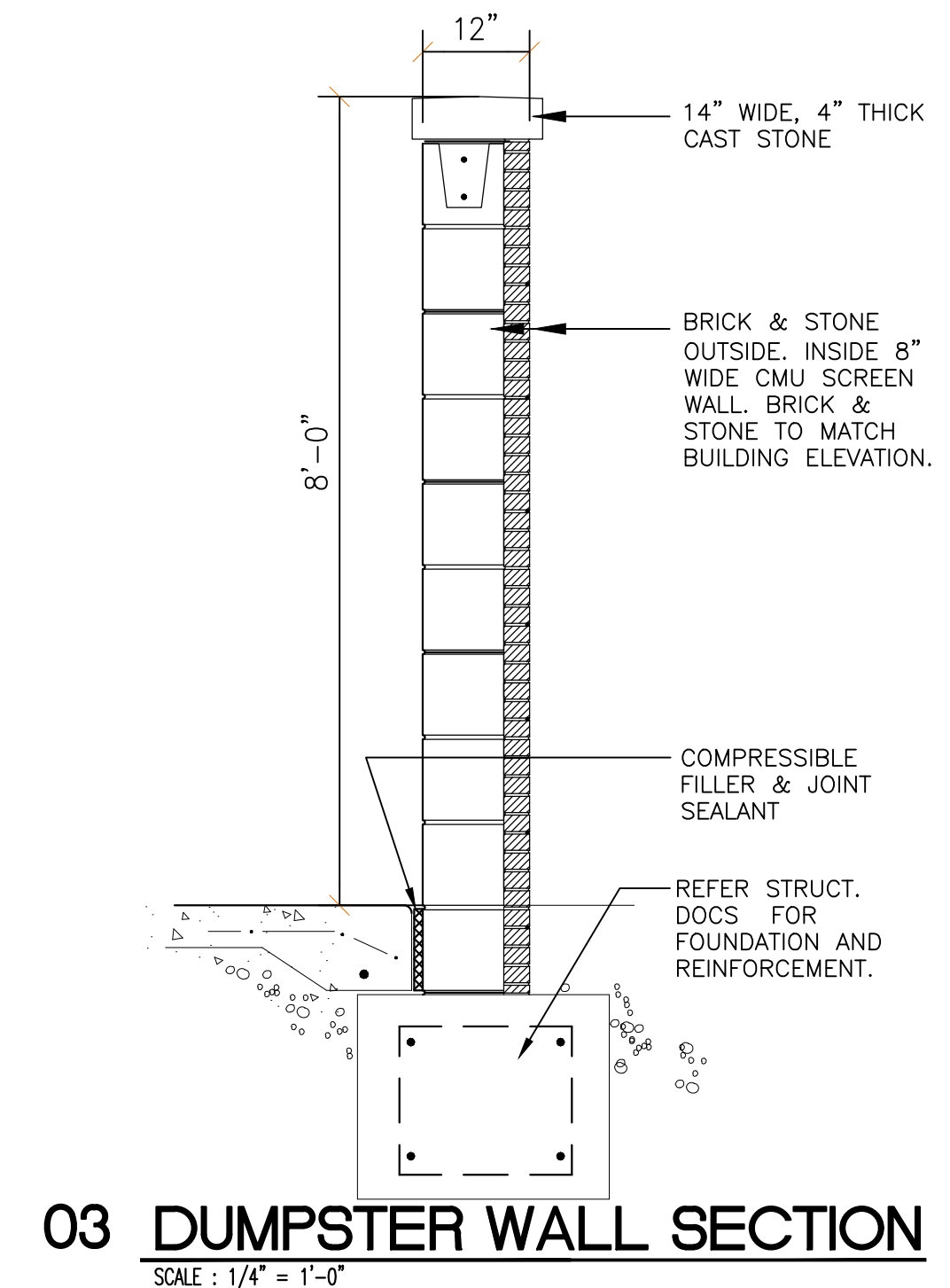
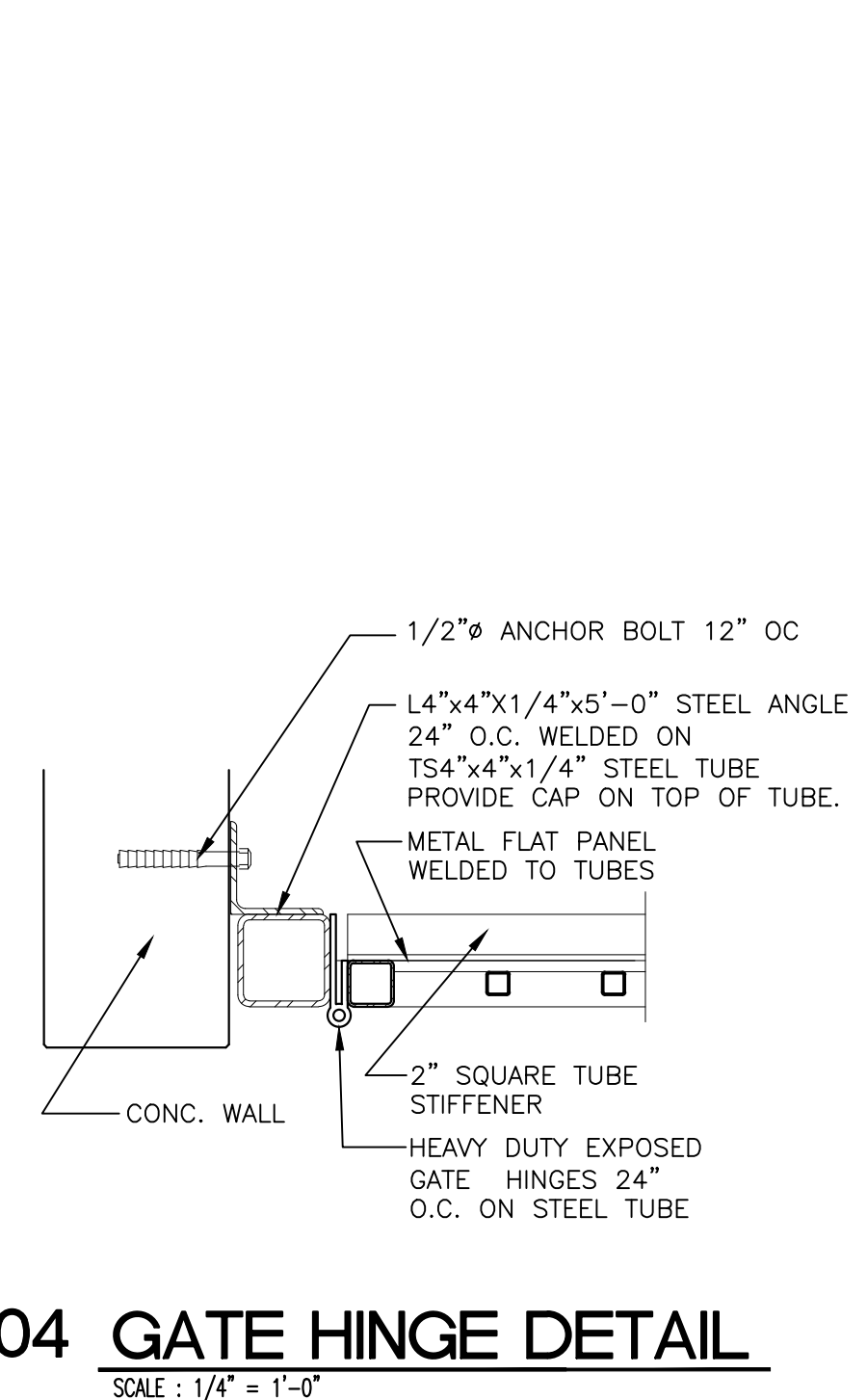
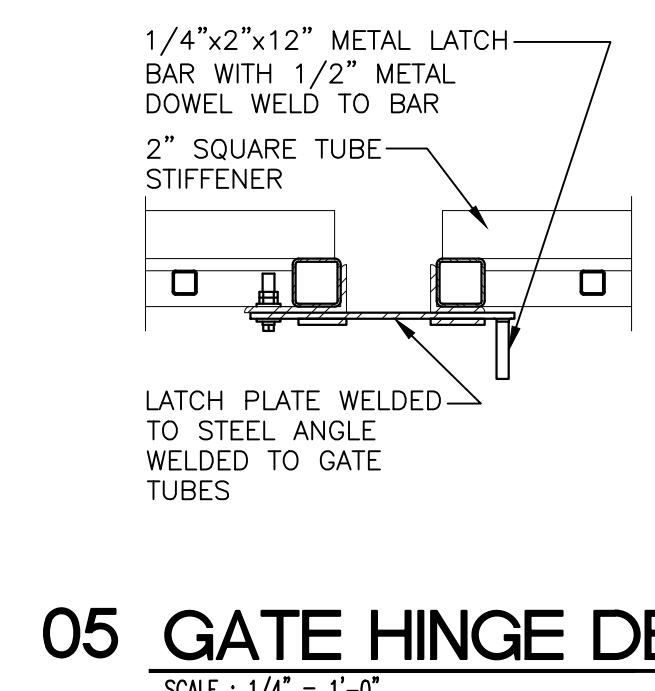
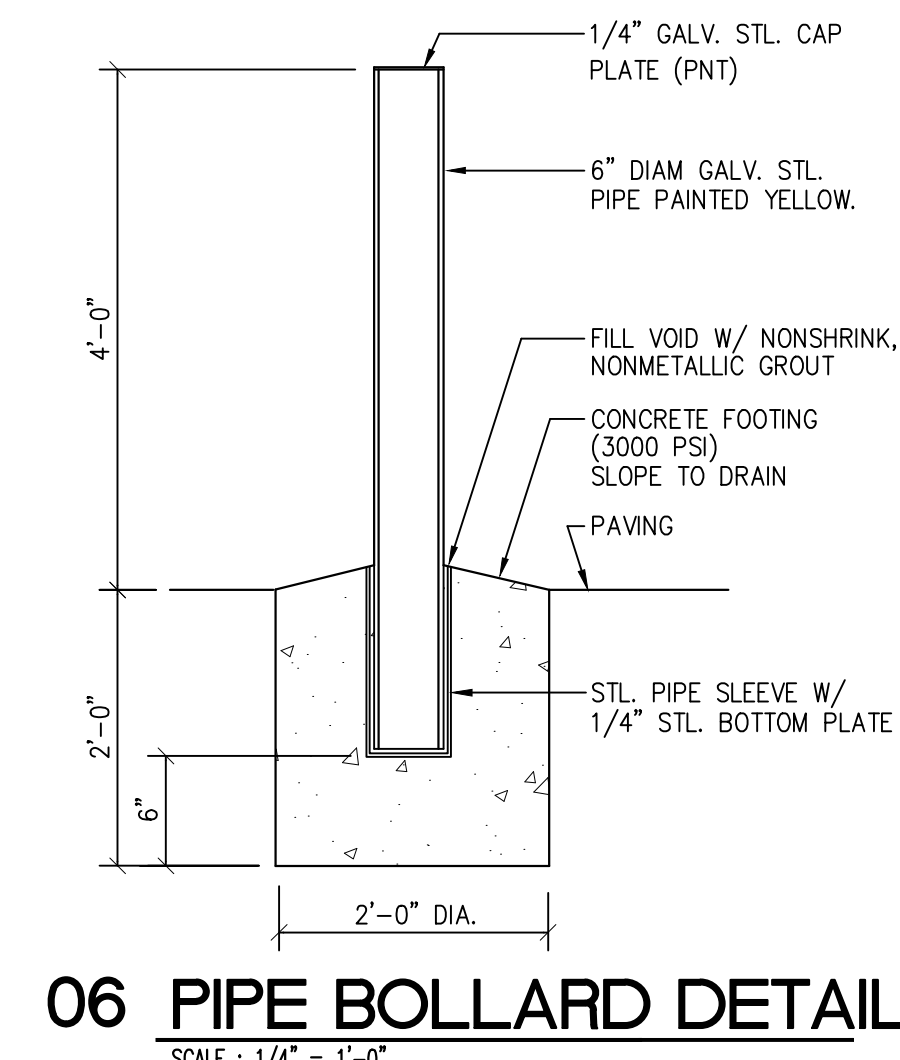
**LP.01**



- TYPICAL SITE PLAN NOTES:**
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
  2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
  3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
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  5. REFER TO CIVIL FOR ROAD CURBS, DETAILS & DIMENSION CONTROL NUMBERS.
  6. REFER TO CIVIL FOR ADDITIONAL PROJECT DATA.
  7. REFER TO CIVIL FOR DUMPSTER AREA DRAIN DETAILS.

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

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



**REVISIONS:**


**ARCHITECT OF THE RECORD:**  
 Fokruddin Khondaker AIA, NCARB  
**Oculus Architects, Inc.**  
 14310 Rich Branch Dr.  
 North Potomac, MD 20878  
 Tel: (800) 609 4806



12/26/2022  
**amazing concept**  
 residential & commercial projects  
 545 Coventry Drive, Grapevine, Tx 76051  
 Tel: (817) 806 0811  
 E-mail: okm.heluzzaman@gmail.com

**SHEET TITLE:**  
**SITE DETAILS**

<b>DATE:</b>	<b>SCALE:</b>
06.09.2021	AS SHOWN
<b>DRAWN:</b>	<b>DESIGNER:</b>
	A. HELALUZZAMAN
<b>PROJECT #</b>	<b>H-2019-02</b>
<b>SHEET NO:</b>	<b>A102</b>



**WAHEED CONSULTING**  
 420 PARKSIDE COURT  
 MURPHY, TEXAS 75084  
 PH: 817-793-2010  
 FIRM #: F-6336

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

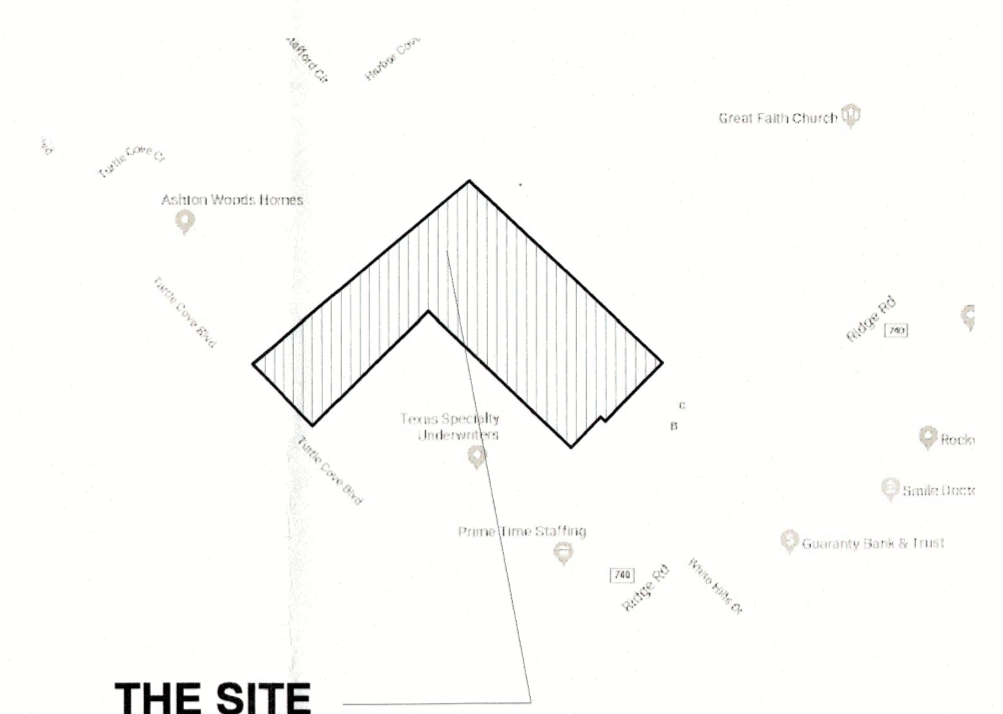
**PROJECT:**  
 RETAIL BUILDING  
 PHASE-1  
 600 Turtle Cove Boulevard, Rockwall, Tx 75087

REVISIONS:  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

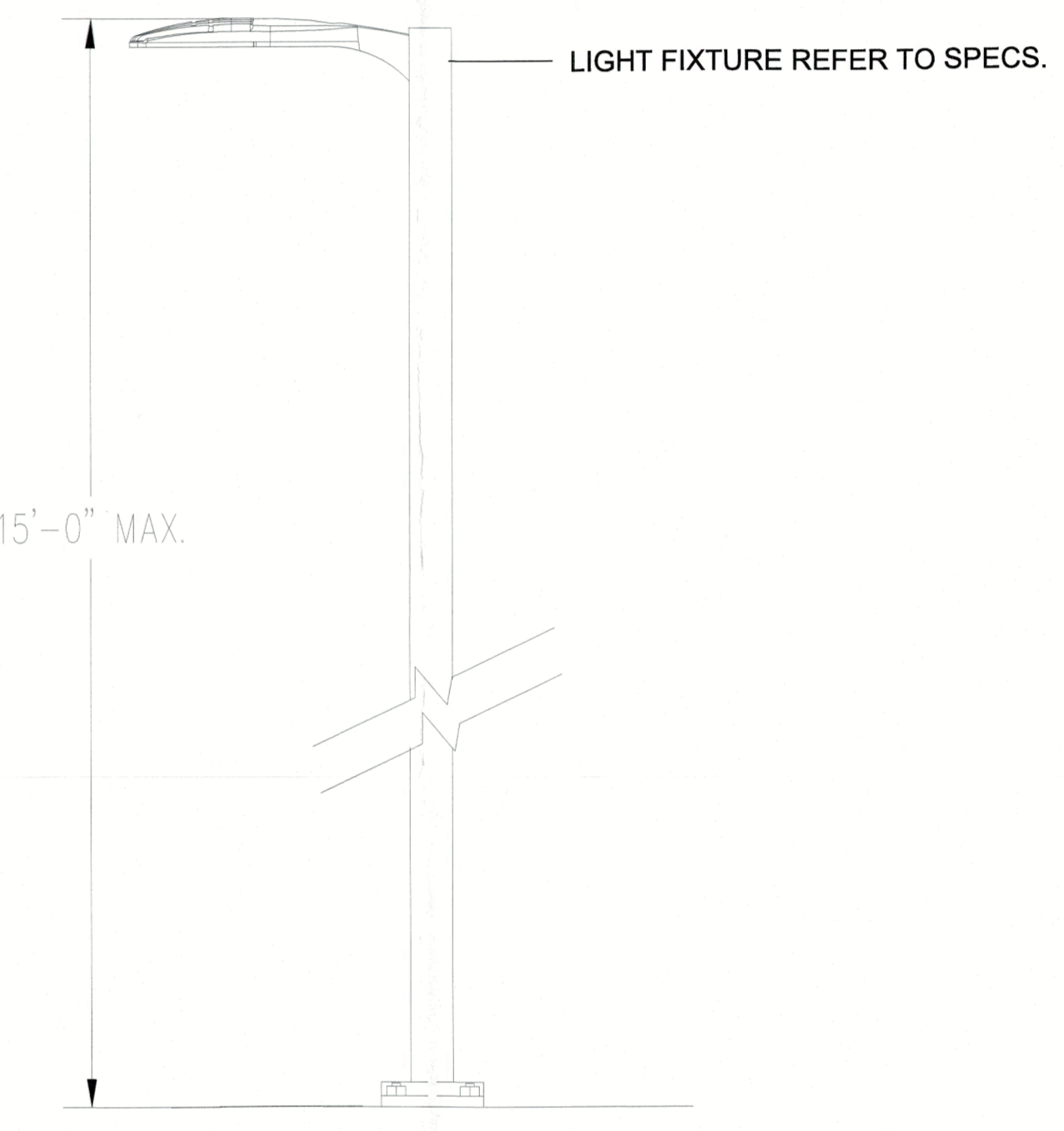
SHEET TITLE:  
 PHOTOMETRIC PLAN

DATE: 06.11.2019  
 SCALE: AS SHOWN  
 DRAWN: DESIGNER:  
 A. HELALUZZAMAN  
 PROJECT # **H-2019-02**  
 SHEET NO: **ESP**

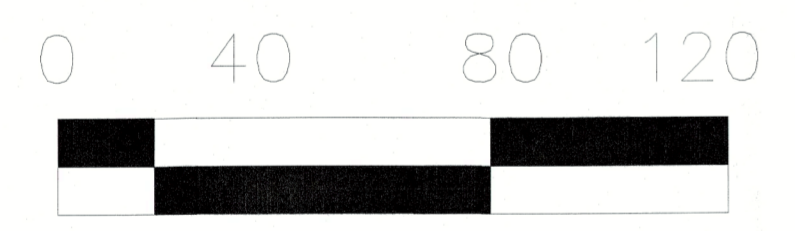
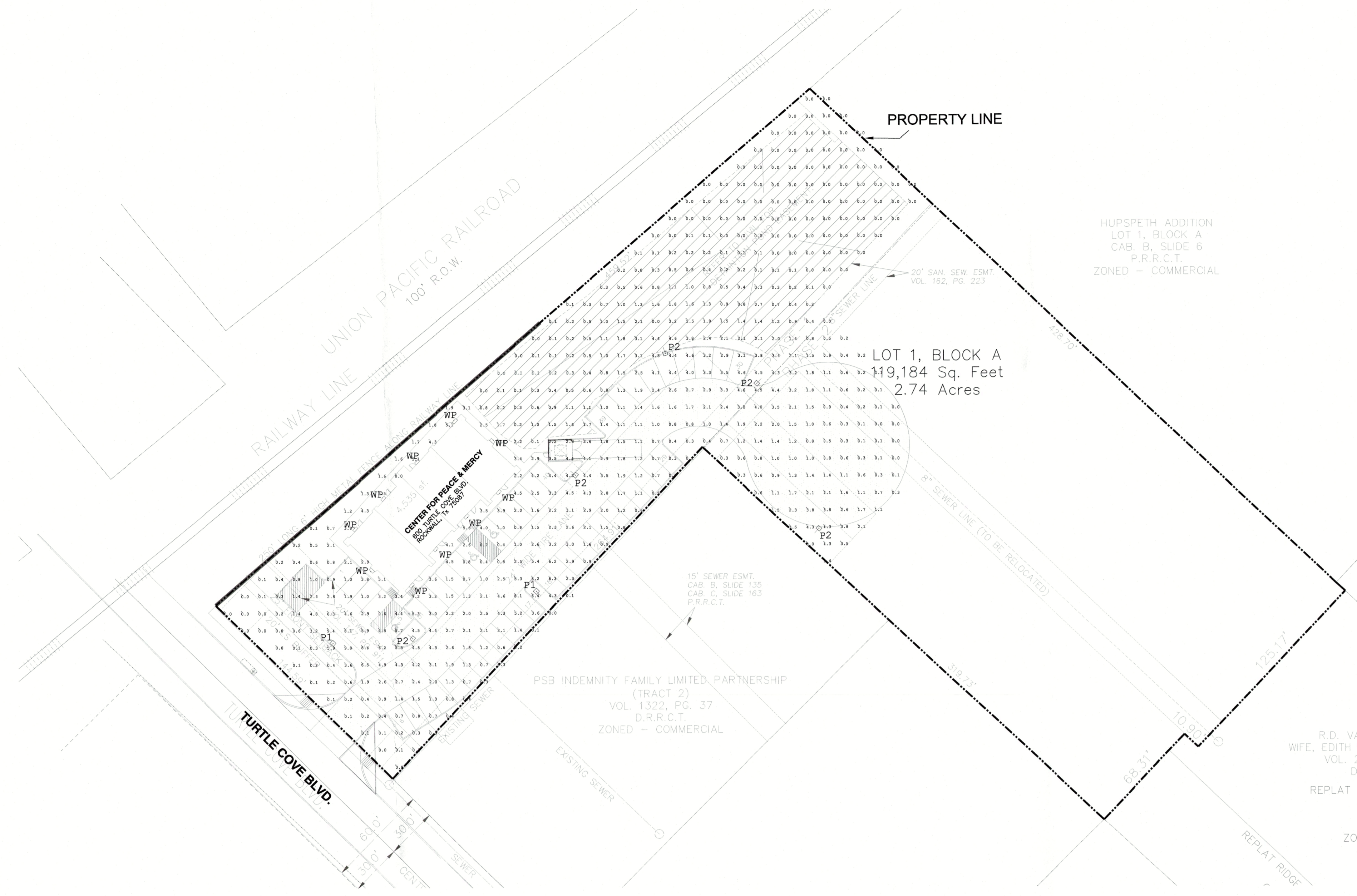


**THE SITE**  
 600 TURTLE COVE DR.  
 ROCKWALL, TX 75087

**02 VICINITY MAP**  
 SCALE: 1" = 40'-0"



**03 TYPICAL SITE POLE**  
 SCALE: N.T.S.

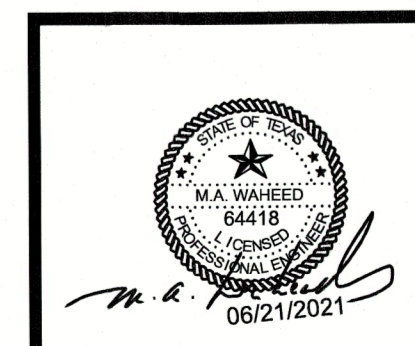


**01 PHOTOMETRIC PLAN**  
 SCALE: 1" = 40'-0"

SITE DATA TABLE	
DESCRIPTION	
ZONING (FROM ZONING MAP)	COMMERCIAL (C) DISTRICT
ZONING	COMMERCIAL (C) DISTRICT
OVERLAY DISTRICT	SCENIC OVERLAY DISTRICT (SOD)
LOT AREA PHASE-1	1.28 AC. (55,757 SF.)
BUILDING AREA PHASE-1	4,535 SF.
LOT COVERAGE	8.13%
FLOOR AREA RATIO	0.038:1
BUILDING HEIGHT	ONE STORY (29'-8" MAX.)
RETAIL AREA	2,263 SF.
ASSEMBLY (WORSHIP)	2,267 SF.
WORSHIP OCCUPANTS	120 M + 30 W = 150 TOTAL
RETAIL OCCUPANTS	2,268 / 60 = 37.8 (SAY 38)
PARKING REQUIRED (WORSHIP)	150/4 = 37.5 (SAY 38)
PARKING REQUIRED (RETAIL)	2,268/200 = 11.34 (SAY 12)
TOTAL PARKING REQUIRED	38+12 = 50
TOTAL PARKING PROVIDED	52 INCLUDING 3 ADA

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	1.51	9.8	0.0	N.A.	N.A.

Luminaire Schedule						
LABEL	Qty	Symbol	MANUFAC	Description	Lum. Lumens	Lum. Watts
P1	2	☐	Lithonia Lighting	DSX1 LED P3 50K BLC MVOLT	10439	102
P2	5	☐	Lithonia Lighting	DSX1 LED P3 50K T5M MVOLT	13218	102
WP	10	☐	Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24



CASE NO.: SP2019-014