



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: 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.
²: 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 BLVD, ROCKWALL TX 75087
 SUBDIVISION A0064 LOT 22 BLOCK 10-01
 GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 2.68 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]

OWNER CENTER FOR PEACE & MERCY APPLICANT BILAL MASHHOOD
 CONTACT PERSON ABDUL KHAN CONTACT PERSON BILAL MASHHOOD
 ADDRESS _____ ADDRESS _____
 CITY, STATE & ZIP _____ CITY, STATE & ZIP _____
 PHONE _____ PHONE _____
 E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

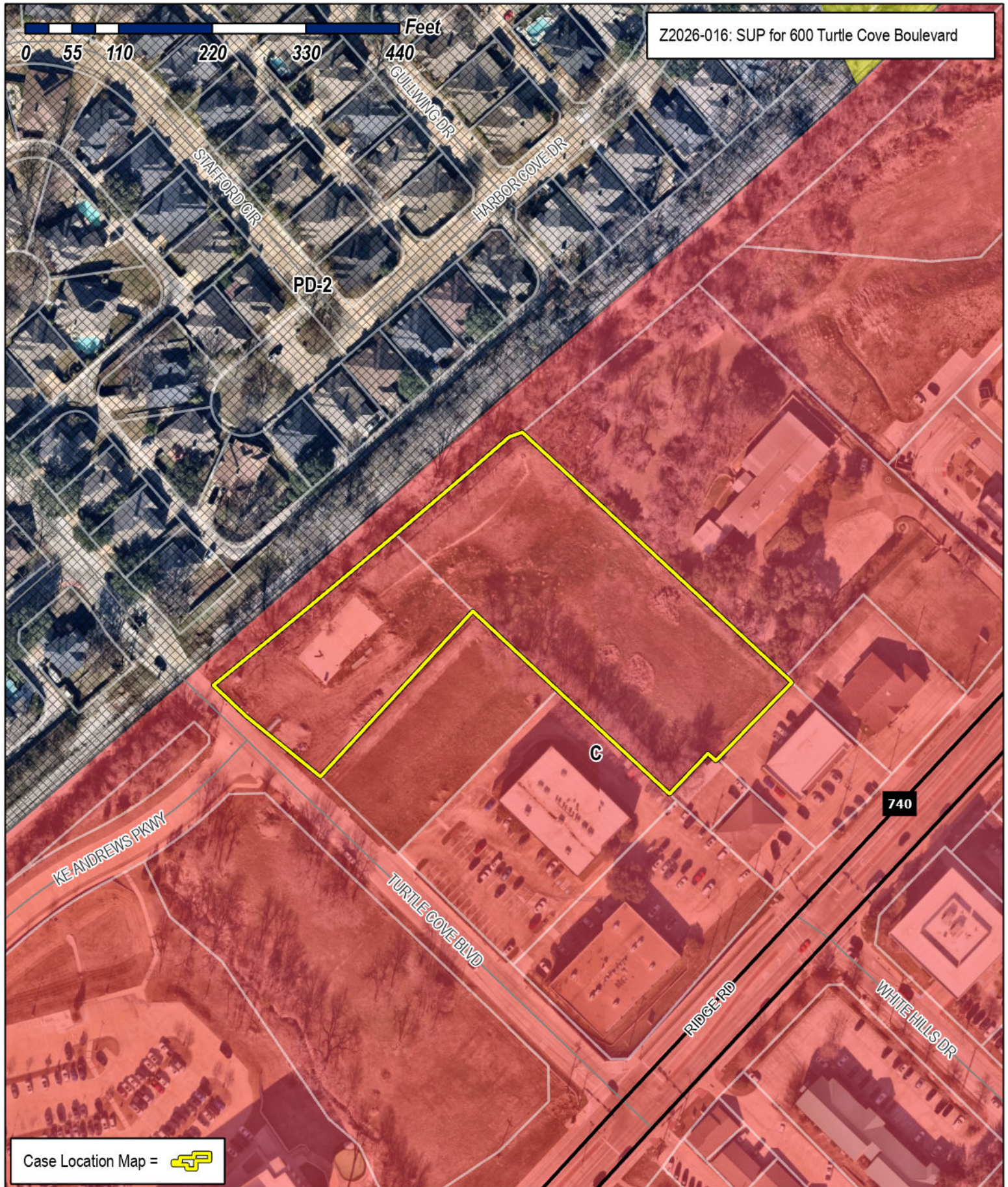
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Abdul Khan [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 240.20 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF April 2024 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 15th DAY OF April 2024
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

KRIS J CANNON
 Notary ID #134917928
 My Commission Expires
 May 24, 2028
 MY COMMISSION EXPIRES 5/24/24



Z2026-016: SUP for 600 Turtle Cove Boulevard

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (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.

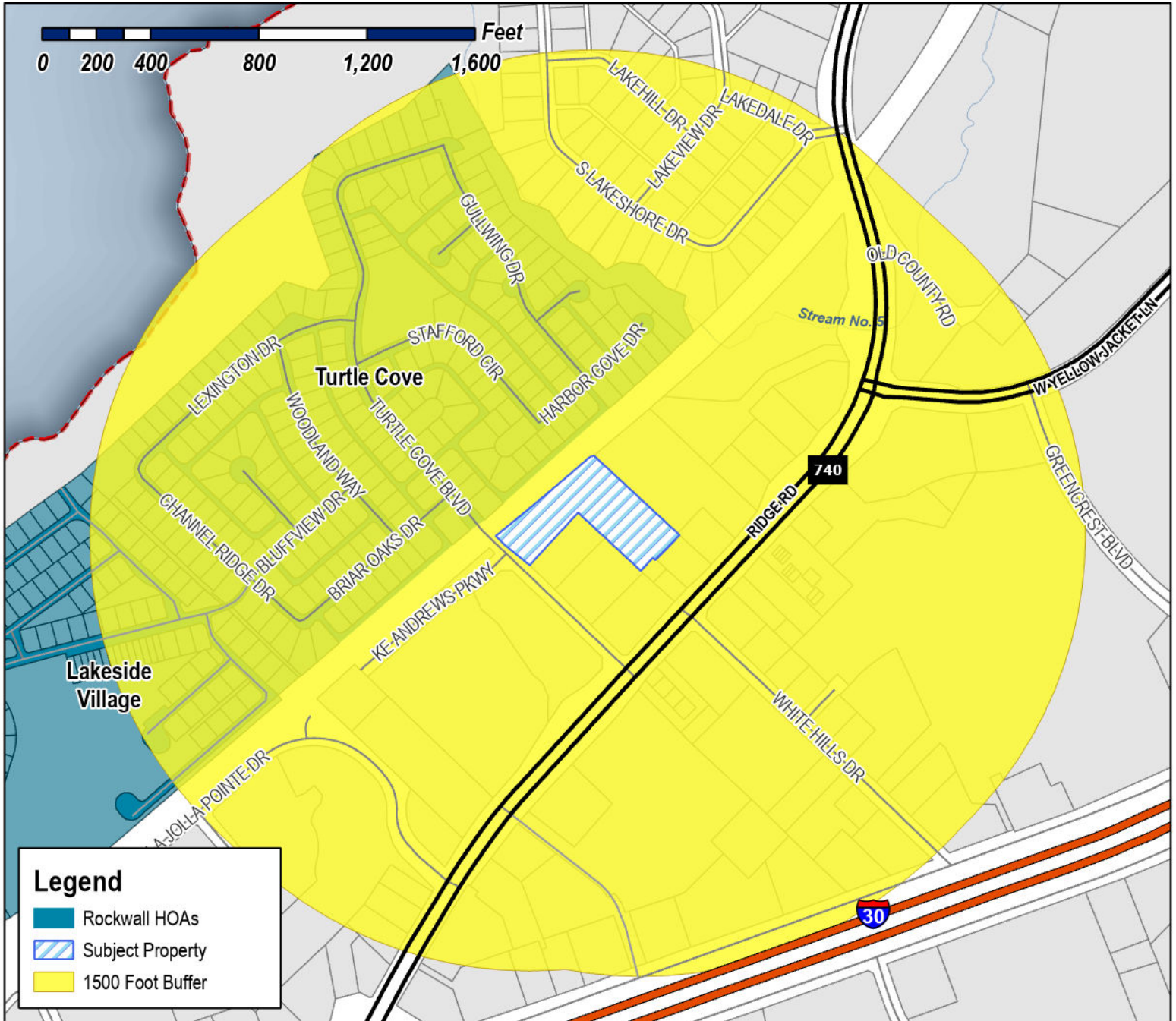




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Case Number: Z2026-016
Case Name: SUP For 600 Turtle Cove
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 600 Turtle Cove Boulevard

Date Saved: 4/16/2026
 For Questions on this Case Call (972) 771-7745

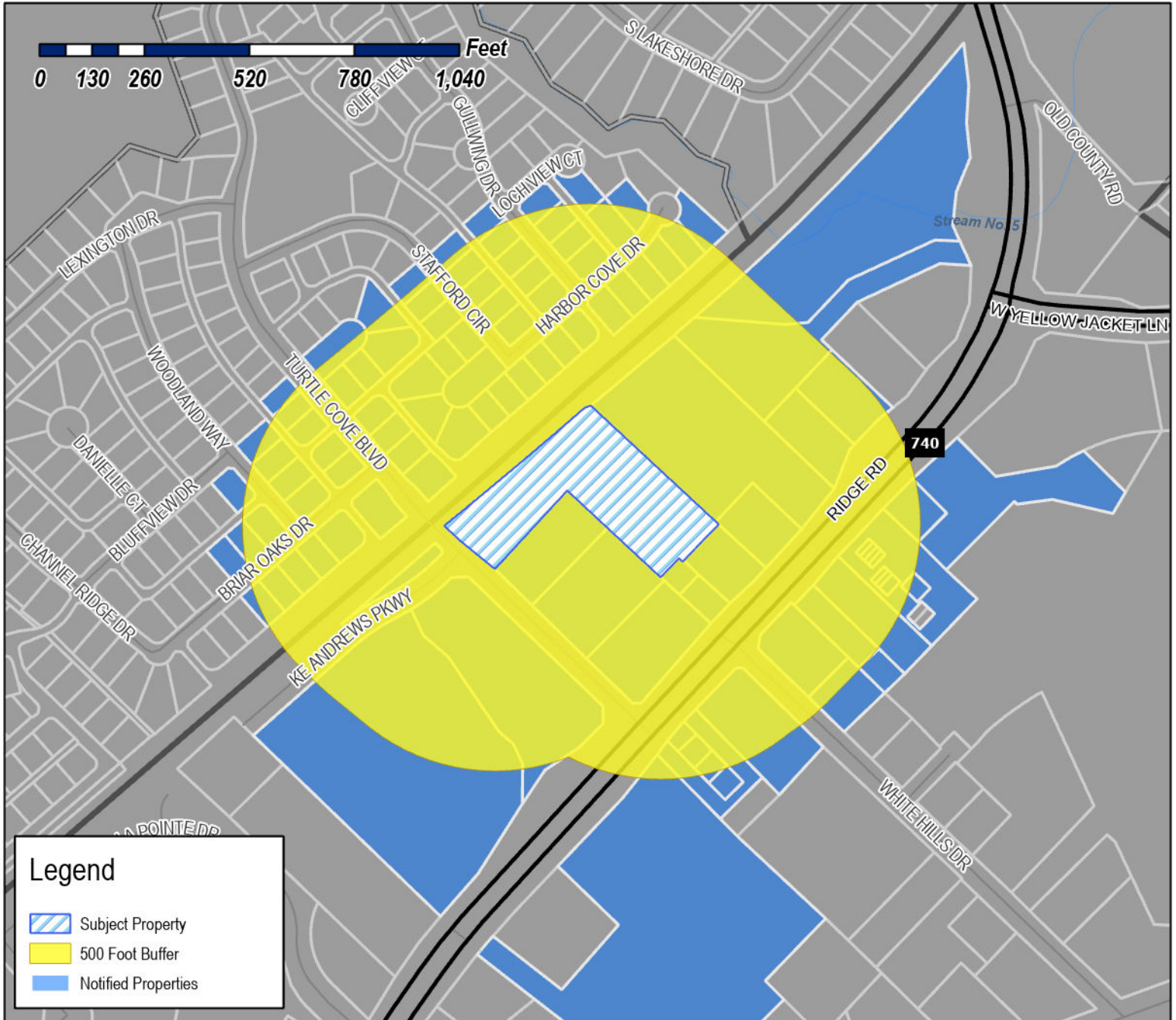




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Case Name: SUP For 600 Turtle Cove
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 600 Turtle Cove Boulevard

Date Saved: 4/16/2026

For Questions on this Case Call: (972) 771-7745



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

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ROYSE CITY, TX 75189

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ROYSE CITY, TX 75189

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ROYSE CITY, TX 75189

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

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1710 WEISKOPF DR
HEATH, TX 75032

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1710 WEISKOPF DR
HEATH, TX 75032

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

ROBINSON PETER R & ANGELA M
1972 GULLWING DR
ROCKWALL, TX 75087

BEAVERS JEFFREY
2004 GULLWING DRIVE
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME
2005 GULLWING DRIVE
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA
2009 GULLWING DR
ROCKWALL, TX 75087

KEEGAN AND TERRY WILLIAMSON REVOCABLE
TRUST
KEEGAN DANIEL WILLIAMSON AND TERRY KING
WILLIAMSON- COTRUSTE
2014 GULLWING DR
ROCKWALL, TX 75087

PARKER CAMERON BEAU & AMANDA NICOLE
2015 GULLWING DR
ROCKWALL, TX 75032

WATT JENNIFER
2018 GULLWING DRIVE
ROCKWALL, TX 75087

RESIDENT
2019 GULLWING DR
ROCKWALL, TX 75087

RUSSELL RYAN & GABRIELA FRANCES
2116 BARLASS DR
ROCKWALL, TX 75087

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
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RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2235 RIDGE RD
ROCKWALL, TX 75087

DOUPHRATE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2255 RIDGE
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

RESIDENT
2304 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2305 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2313 RIDGE RD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN FAMILY TRUST
JAMES TRAVIS SPILLMAN III & MICHELE CRAMER
SPILLMAN - TRUSTE
3117 AMHERST AVE
Rockwall, TX 75087

CH-FSR I/ROCKWALL RIDGE ROAD, L.P
3819 MAPLE AVE
DALLAS, TX 75219

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 Turtle Cove Blvd Ste 200
Rockwall, TX 75087

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

JOHNSON KEDALL
617 HARBOR COVE DR
ROCKWALL, TX 75087

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

KNIGHT JAY ROMAN & TEUTA
619 LOCH VIEW CT
Rockwall, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

HUSTON LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
631 HARBOR COVE DR
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE
TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS
ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
637 Stafford Cir
Rockwall, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

SALITURE CODY
639 STAFFORD CIR
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L
640 Woodland Way
Rockwall, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G AND EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
644 STAFFORD CIR
ROCKWALL, TX 75087

JOHNSON SAUNDRA J
644 TURTLE COVE
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75087

JENNIFER GILLIKIN REVOCABLE LIVING TRUST
JENNIFER GILLIKIN - TRUSTEE
648 WOODLAND WAY
ROCKWALL, TX 75087

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

RESIDENT
652 STAFFORD CIR
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
JENNIFER ANN WEST
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

BANISTER NICOLE M
652 Turtle Cove Blvd
Rockwall, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN
653 Stafford Cir
Rockwall, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND
ALFONSO ANDRADE
653 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

WING REMONA ANN
654 STAFFORD CIR
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS AMY JO
655 STAFFORD CIR
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C
655 TURTLE COVE BLVD
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION
656 TURTLE COVE BLVD
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES
6817 208TH ST SW #5532
LYNNWOOD, WA 98046

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

JEFCOAT CANDACE
930 BLUFFVIEW DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A
931 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

2024 J C HAYNES REVOCABLE TRUST
JERI CLINTON HAYNES - TRUSTEE
934 BRIAR OAKS DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN
938 BRAIR OAKS DRIVE
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

PRICE BRIAN & SHANNON
942 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

ROCKWALL ALIGNED REI LP
M/R

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

DAIKER PARTNERS LTD.
PO BOX 1059
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP
C/O ROOFSTOCK
PO Box 40970
Mesa, AZ 85274

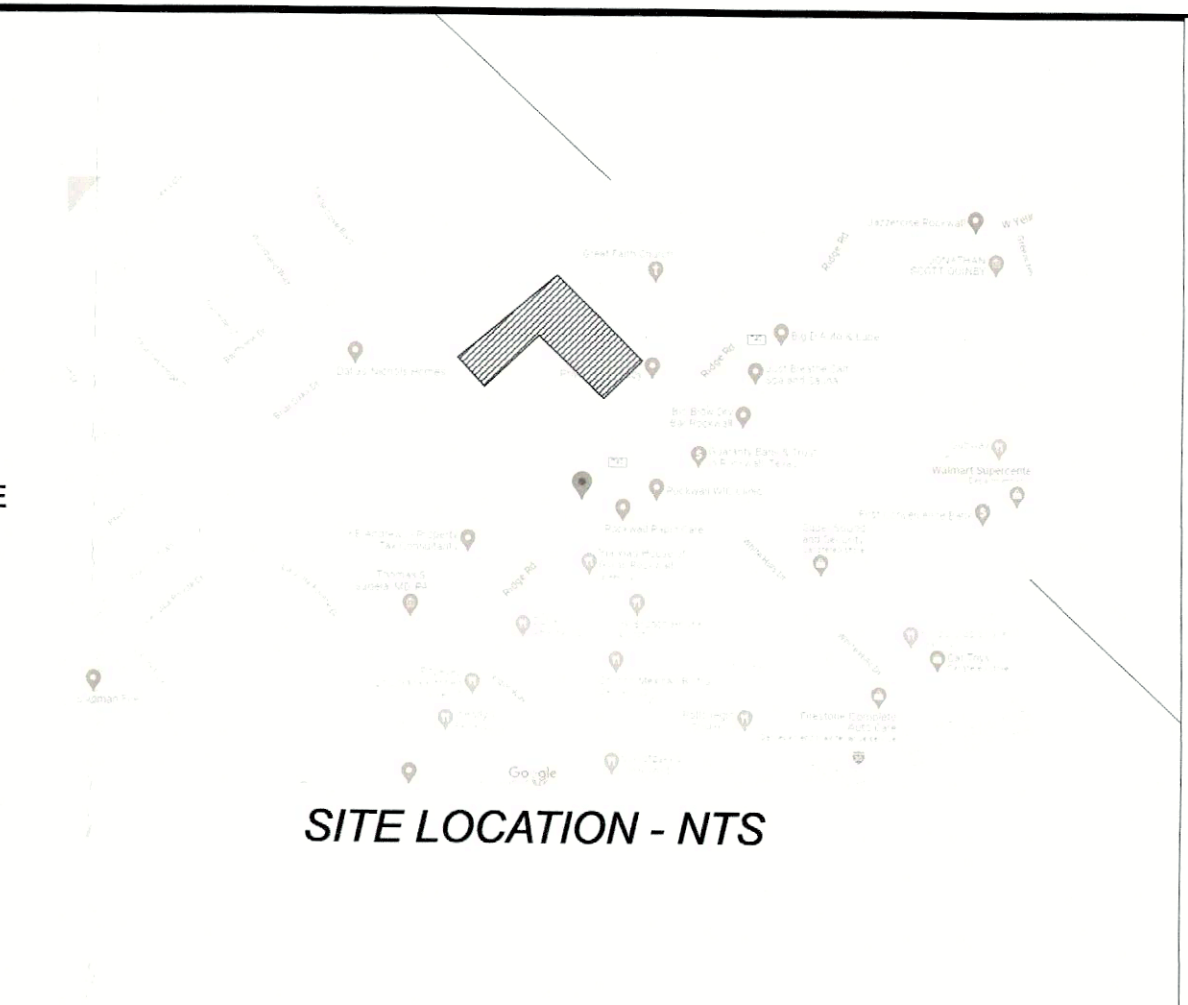
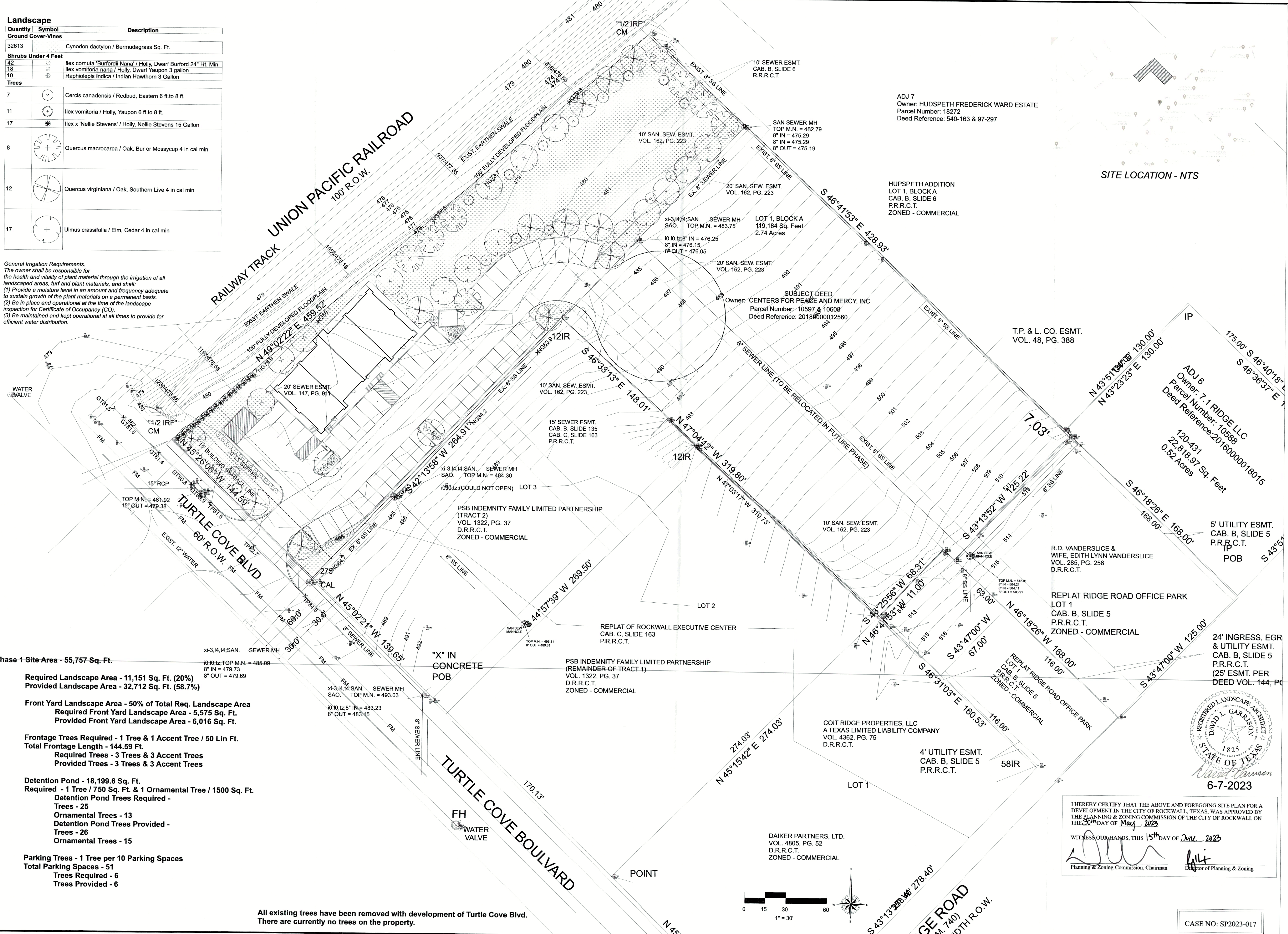
TURTLE COVE RESIDENTIAL ASSOC
C/O ASSOCIA PMG
PO Box 650255
Dallas, TX 75265

GLOBAL ADVANCE INC
PO BOX 742077
DALLAS, TX 75374

ALMLAM REAL ESTATE LLC
PO BOX 755
ROCKWALL, TX 75087

Quantity	Symbol	Description
Landscape		
Ground Cover-Vines		
32613		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
42		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
16		Ilex vomitoria nana / Holly, Dwarf Yaupon 3 gallon
10		Raphiolepis indica / Indian Hawthorn 3 Gallon
Trees		
7		Cercis canadensis / Redbud, Eastern 6 ft. to 8 ft.
11		Ilex vomitoria / Holly, Yaupon 6 ft. to 8 ft.
17		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 15 Gallon
8		Quercus macrocarpa / Oak, Bur or Mossycup 4 in cal min
12		Quercus virginiana / Oak, Southern Live 4 in cal min
17		Ulmus crassifolia / Elm, Cedar 4 in cal min

General Irrigation Requirements.
 The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
 (1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
 (2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
 (3) Be maintained and kept operational at all times to provide for efficient water distribution.



DAVID L. GARRISON
 Landscape Design Studio
 4445 Eldorado Drive
 Plano, Texas 75093
 214-668-4163
 david@iPlanLandscapes.com

LANDSCAPE PLAN

CPM MASJID
 Center for Peace and Mercy, Inc.
 600 Turtle Cove Blvd.
 Rockwall, TX 75087

REVISIONS:
 6-1-2023

DATE:
 5-7-2023

JOB NUMBER:
 230507

DRAWN BY:
 David G

CHECKED BY:
 N/A

SCALE:
 1" = 30'

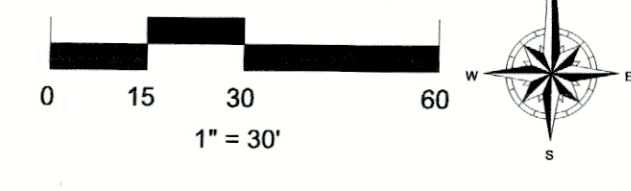
SHEET:
 L - 1

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 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning



CASE NO: SP2023-017



DARK BRONZE FRAMES, PARAPET CAP & CANOPY



BORAL KING SIZE MERIDIAN NEW-FREEDOM OR EQUAL



NATURAL LIME STONE OR EQUAL

CHERISH CREAM SW6651 OR EQUAL

SMOOTH EIFS FINISH
EXTERIOR CHERISH CREAM SW6651

ROOF TOP A.C. UNITS

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

METAL CANOPY
DARK BRONZE COLOR

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

±10'-0" WINDOW HEAD

LED WALL SCONCE (TYP.)

±10'-0" FINISH FLOOR ELEV.

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

NATURAL STONE

SOLDIER COURSE BRICKS
BORAL / MERIDIAN NEW-FREEDOM

DARK BRONZE STOREFRONT DOOR & WINDOW FRAMING

SOLDIER COURSE BRICKS
BORAL / MERIDIAN NEW-FREEDOM

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

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 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

[Signature] Planning & Zoning Commission, Chairman
[Signature] Director of Planning & Zoning

REVISIONS:

ARCHITECT OF THE RECORD:
Fakrudin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (813) 859-4808

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

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE: 04.28.2023
SCALE: AS SHOWN

DRAWN: A. HELALUZZAMAN
DESIGNER: A. HELALUZZAMAN

PROJECT # **H-2019-02**

SHEET NO: A501

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

KEY STONE / EIFS

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

±14'-0" FRONT BOT OF DECK

22'-0"

±10'-0" WINDOW HEAD

LED WALL SCONCE (TYP.)

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

±10'-0" FINISH FLOOR ELEV.

ALL PLASTERS ARE 12" EXPOSED OUT

SOLDIER COURSE BRICKS
BORAL / MERIDIAN NEW-FREEDOM

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

SMOOTH EIFS FINISH
EXTERIOR CHERISH CREAM SW6651

BRICKS KING SIZE
BORAL / MERIDIAN NEW-FREEDOM

METAL CANOPY
DARK BRONZE COLOR

PRE-FINISHED METAL CAP
DARK BRONZE COLOR

2'-11"

22'-0"

2'-0"

8'-0"

19'-1"

2'-0"

8'-0"

NATURAL STONE

WALL 5'-0" SETBACK

DARK BRONZE STOREFRONT DOOR & WINDOW FRAMING

SOLDIER COURSE BRICKS
BORAL / MERIDIAN NEW-FREEDOM

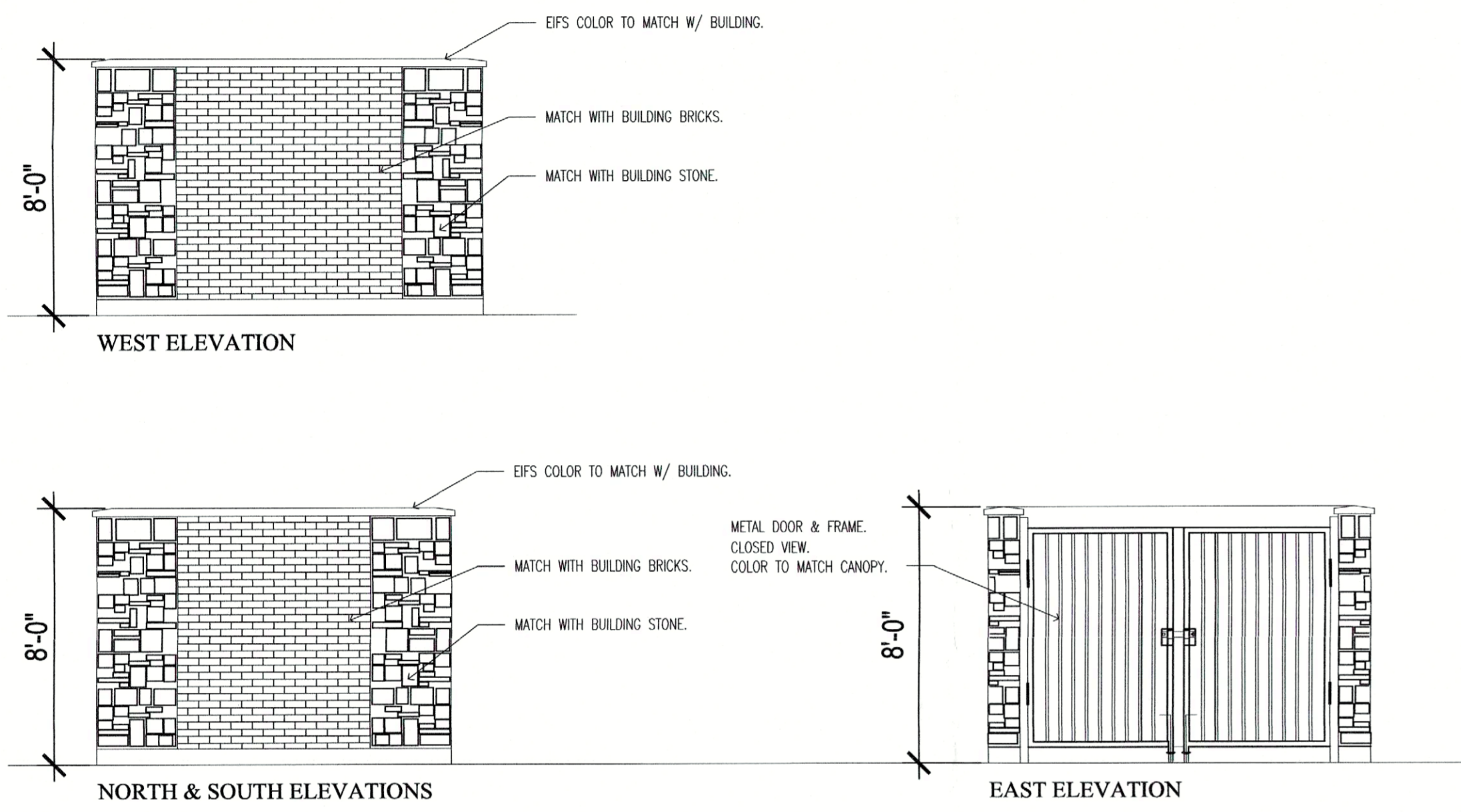
LOW-E WITH TINTED INSULATED GLASS

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

CASE NO: SP2023-017

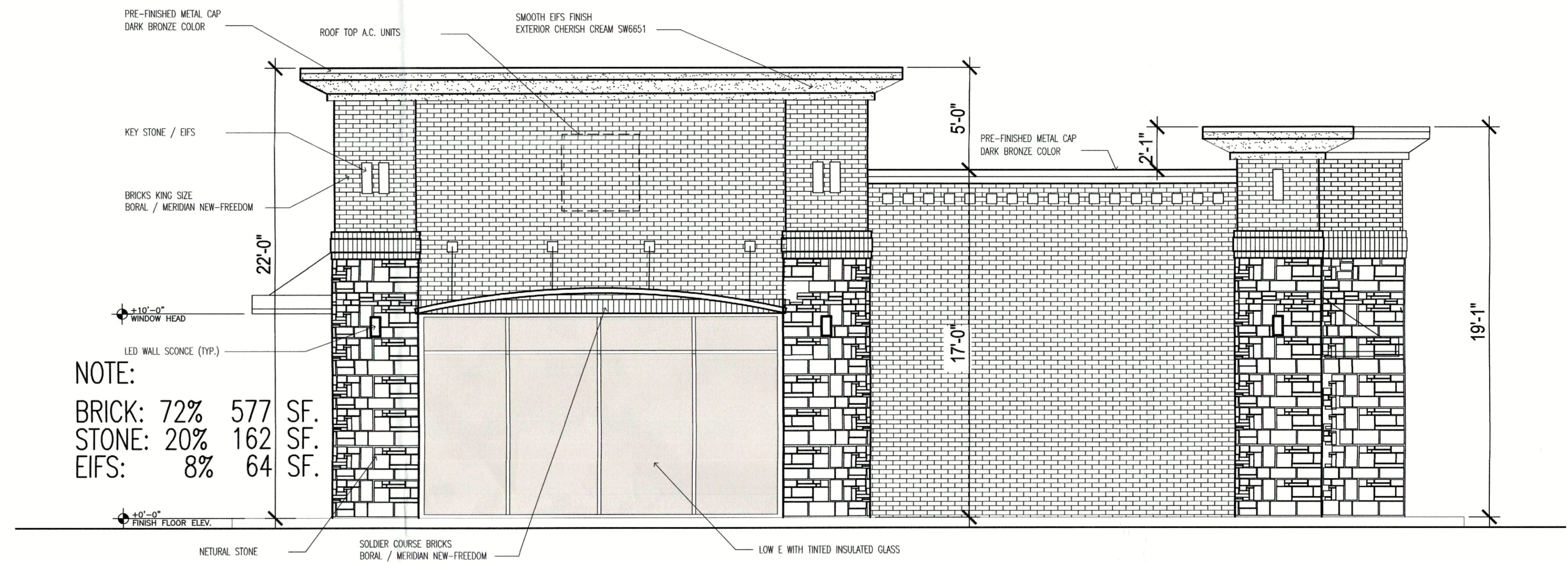
OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

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



3 DUMPSTER ELEVATIONS

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



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

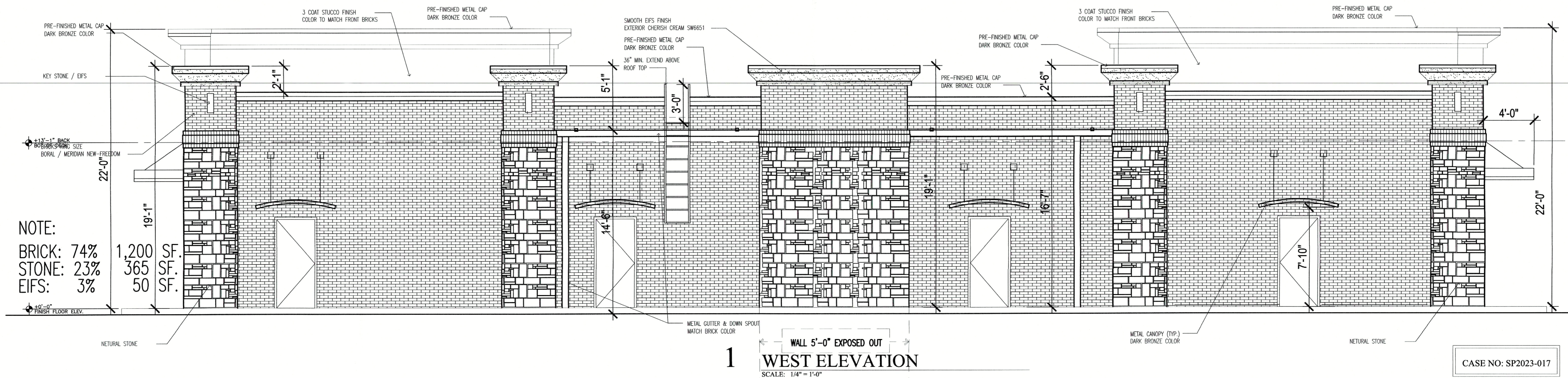
2 NORTH ELEVATION

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

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 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

[Signature] Director of Planning & Zoning



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

1 WEST ELEVATION

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

CASE NO: SP2023-017

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:
 Fikrudin Khondaker AIA, NCARB
 Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (688) 608 4606

amazing concept
 residential & commercial projects
 645 Coventry Drive, Grapevine, TX 76051
 Tel: (817) 808 0811
 E-mail: okm.helouzzaman@gmail.com

SHEET TITLE:
 EXTERIOR ELEVATIONS

DATE: 04.28.2023
 SCALE: AS SHOWN

PROJECT #
 H-2019-02

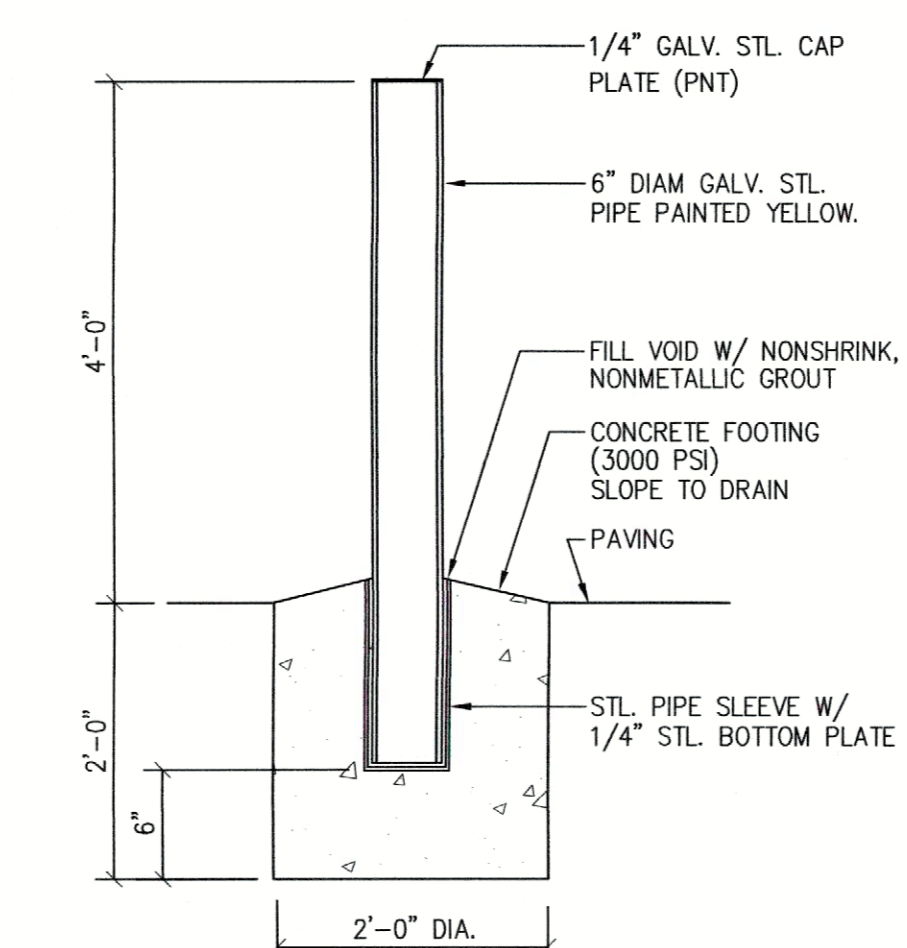
SHEET NO:
 A502

TYPICAL SITE PLAN NOTES:

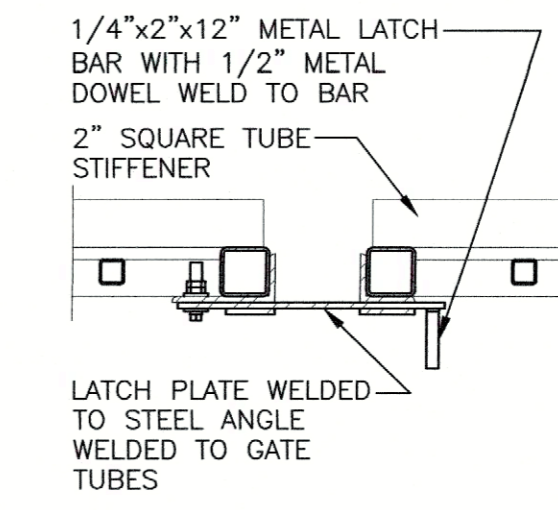
1. ALL UTILITY SERVICES NEEDS TO BE VERIFIED REFER TO CIVIL & MEP DRAWINGS.
2. KEEP WORK AREA CLEAN AND SAFE DURING WORKING HOURS AND DISPOSE TRASHES END OF THE DAY.
3. REFER TO CIVIL DRAWINGS FOR FINAL GRADING.
4. REFER TO CIVIL & SURVEY DRAWINGS FOR LAND BOUNDARY & AREA.
5. REFER TO CIVIL FOR ROAD 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



06 PIPE BOLLARD DETAIL
 SCALE: 1/4" = 1'-0"



05 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"

APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2022.

 Planning & Zoning Commission, Chairman

 Director of Planning & Zoning

NOTE:
 REFER TO 3/ A502 FOR DUMPSTER ELEVATIONS.

REVISIONS:

ARCHITECT OF THE RECORD:
 Fokruddin Khondaker AIA, NCARB
Oculus Architects, Inc.
 14310 Rich Branch Dr.
 North Potomac, MD 20878
 Tel: (800) 809-4888



12/26/2022

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

SHEET TITLE:

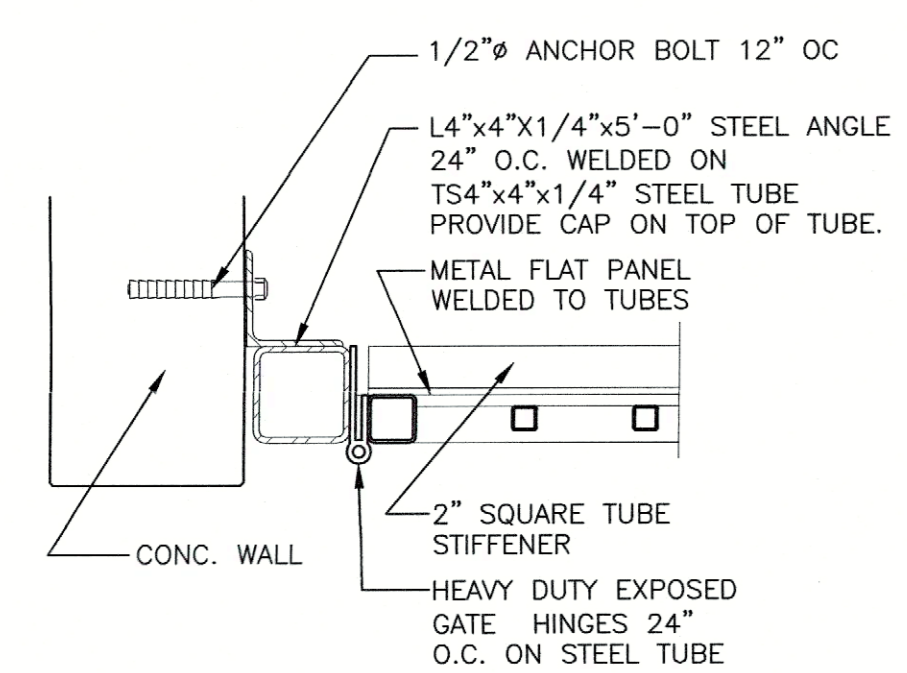
SITE DETAILS

DATE: 06.09.2021
 SCALE: AS SHOWN

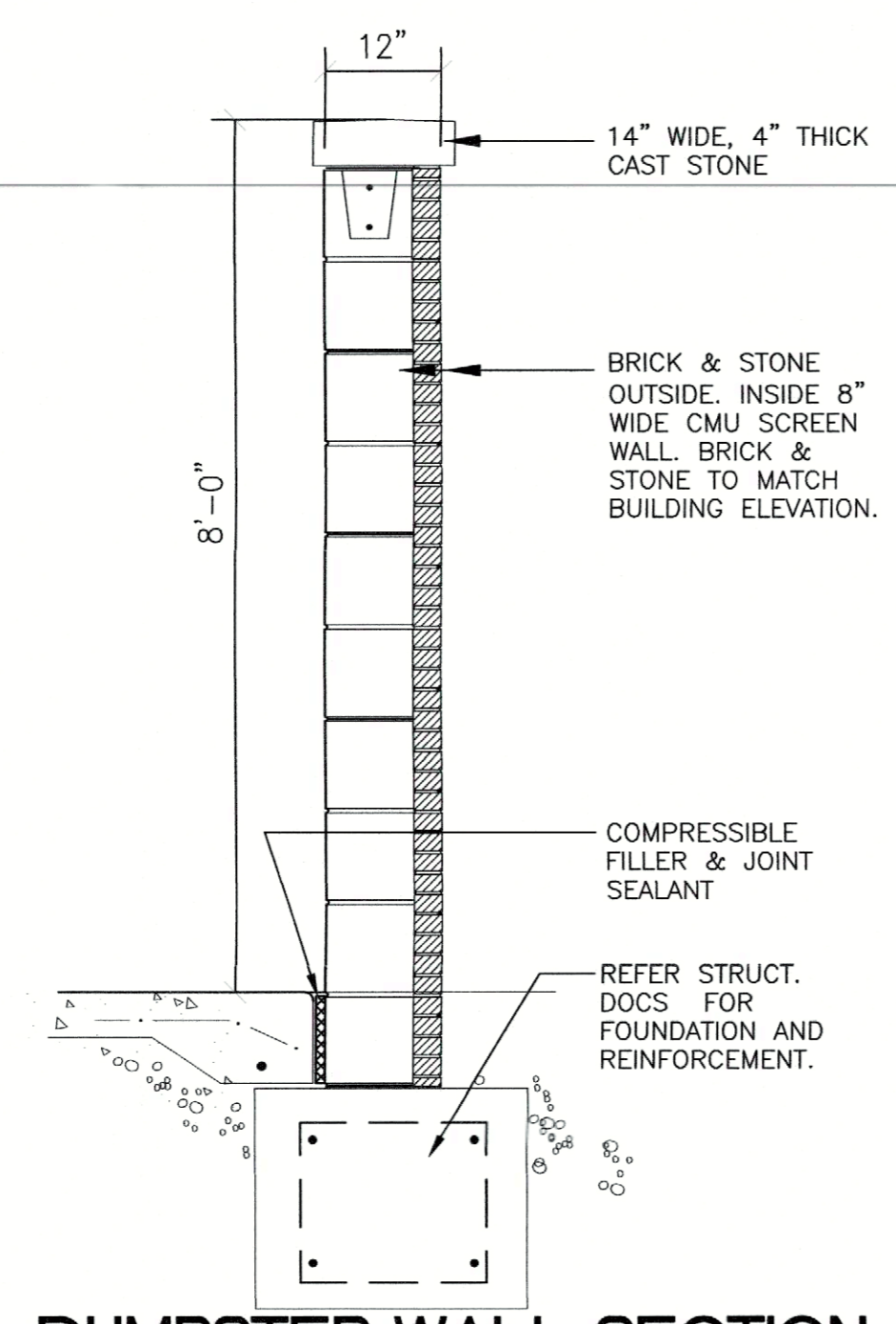
DRAWN: A. HELALUZZAMAN
 DESIGNER:

PROJECT # **H-2019-02**

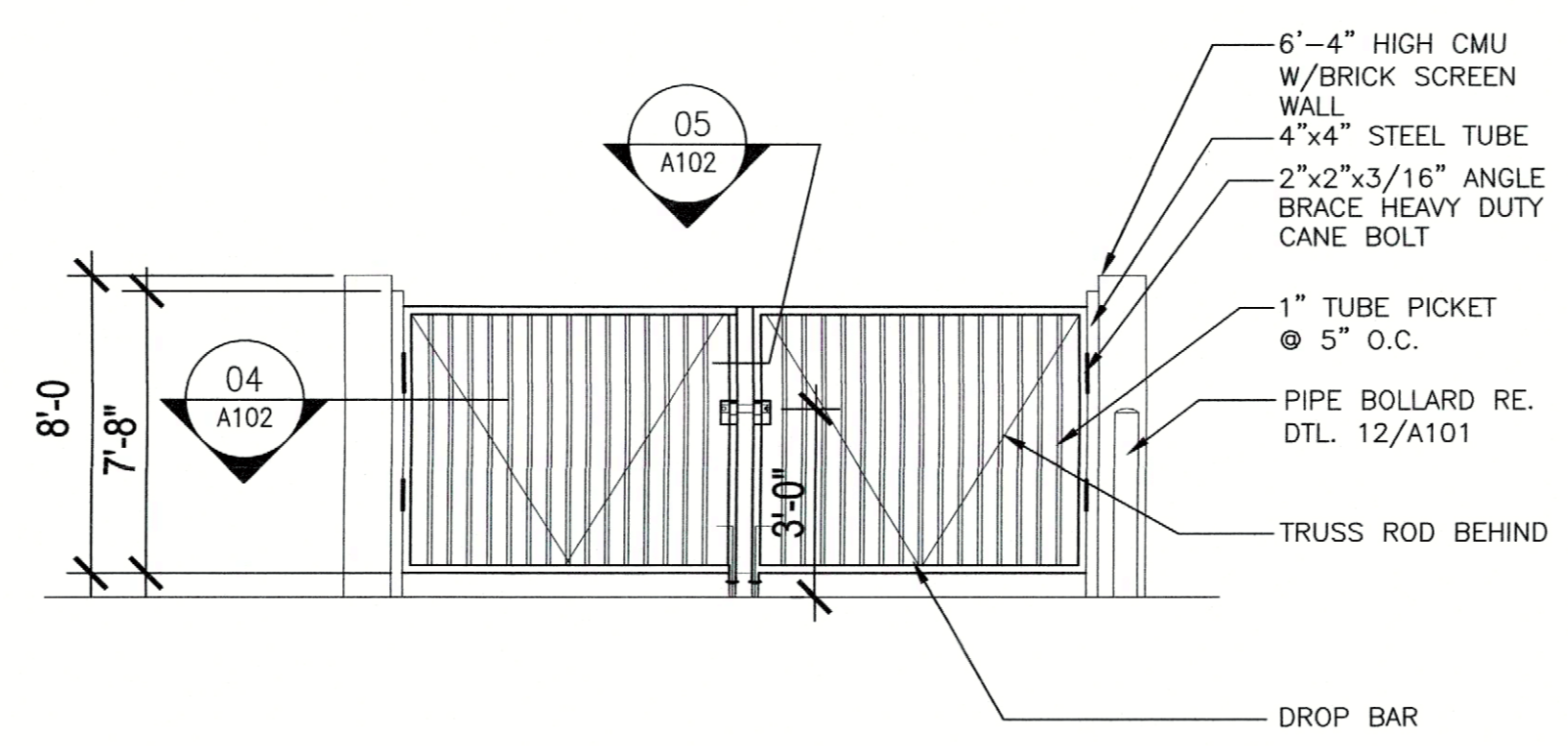
SHEET NO: **A102**



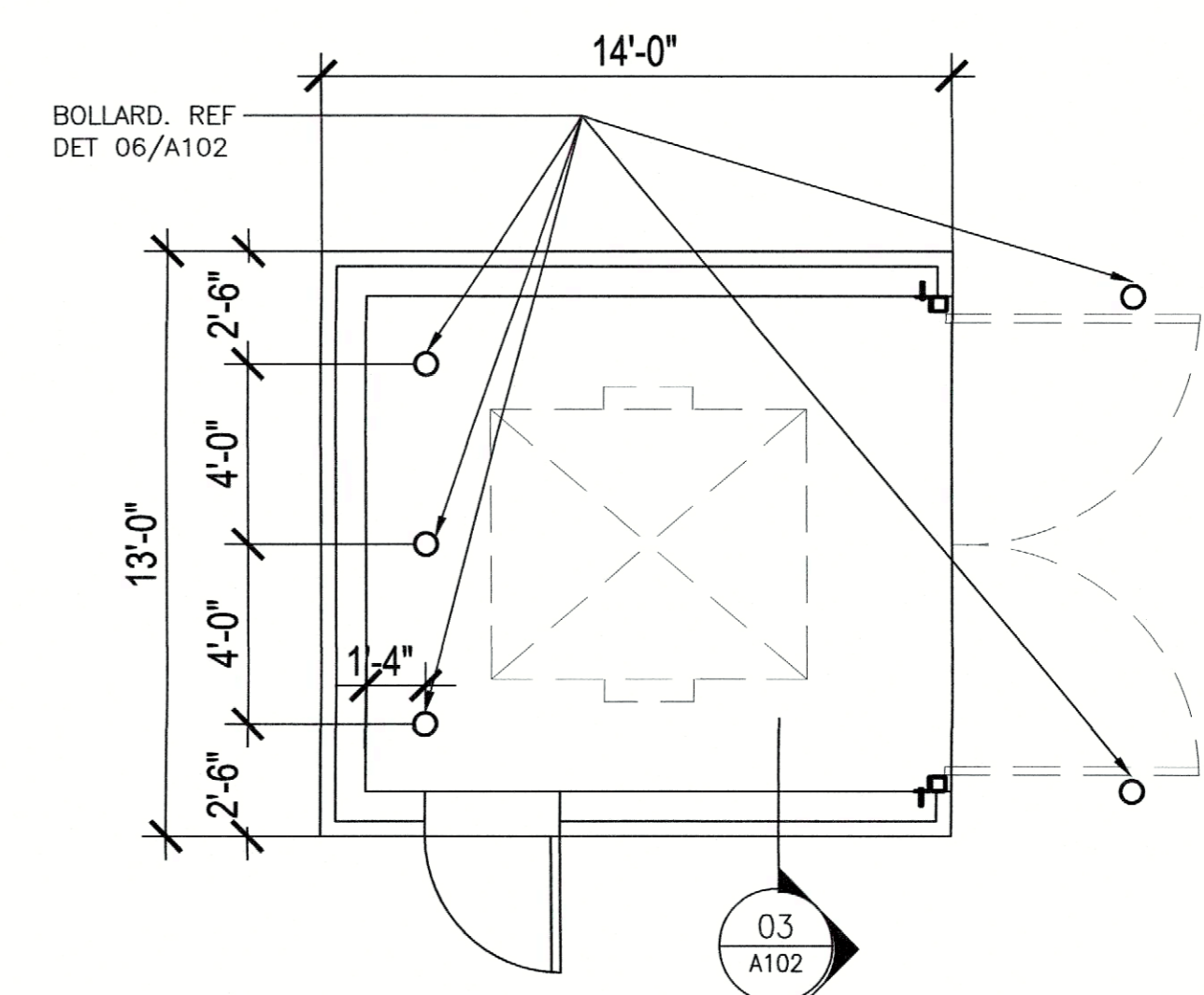
04 GATE HINGE DETAIL
 SCALE: 1/4" = 1'-0"



03 DUMPSTER WALL SECTION
 SCALE: 1/4" = 1'-0"



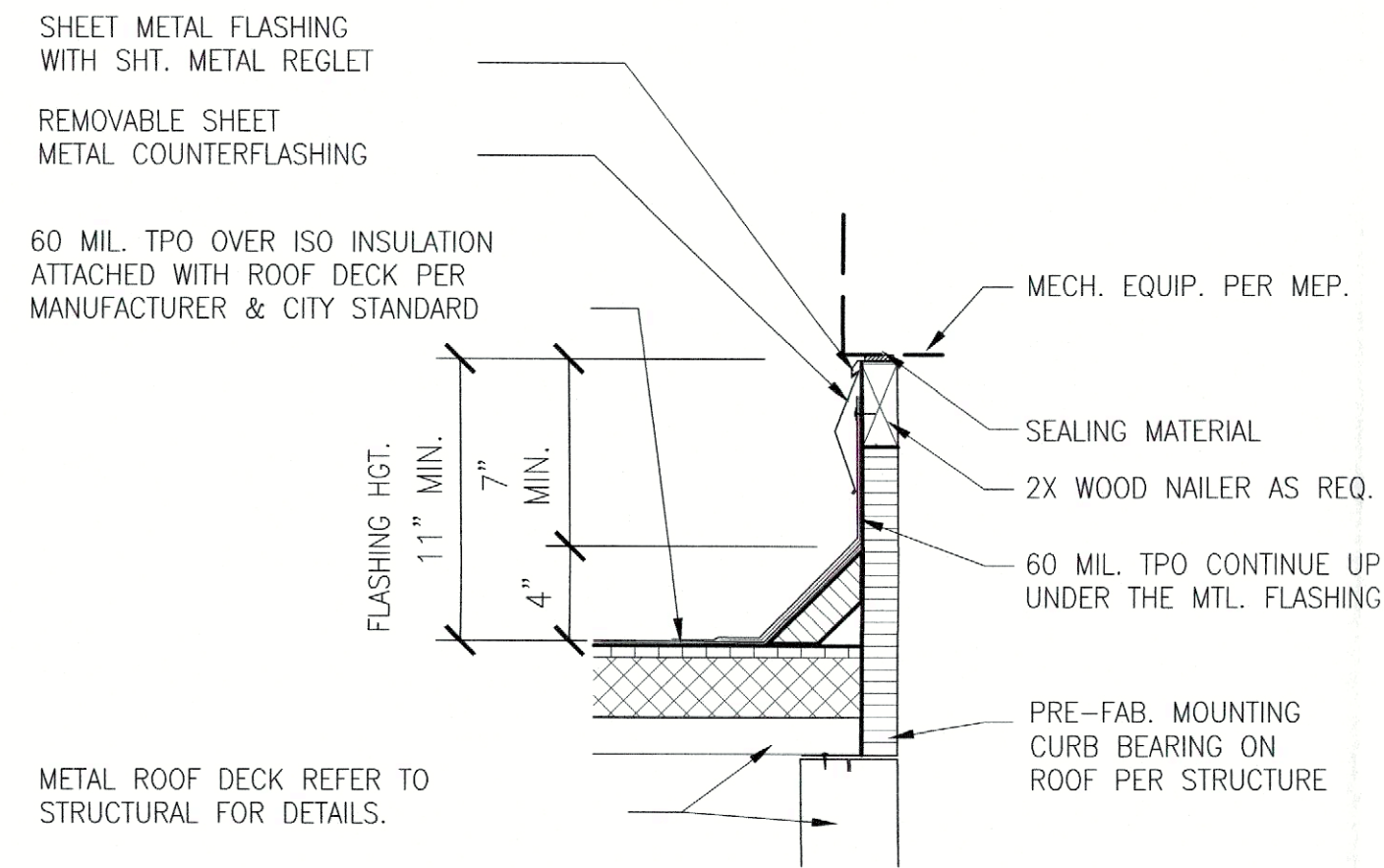
02 DUMPSTER ENCLOSURE ELEVATION
 SCALE: 1/4" = 1'-0"



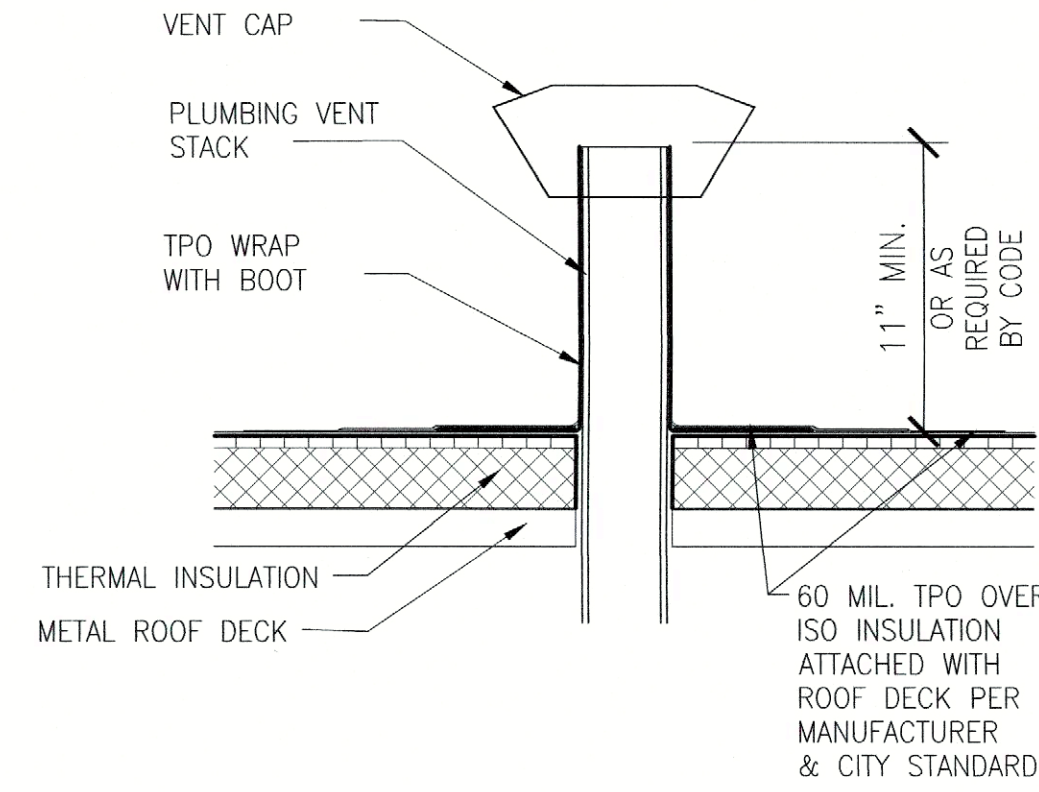
01 DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

GENERAL ROOF PLAN NOTES:

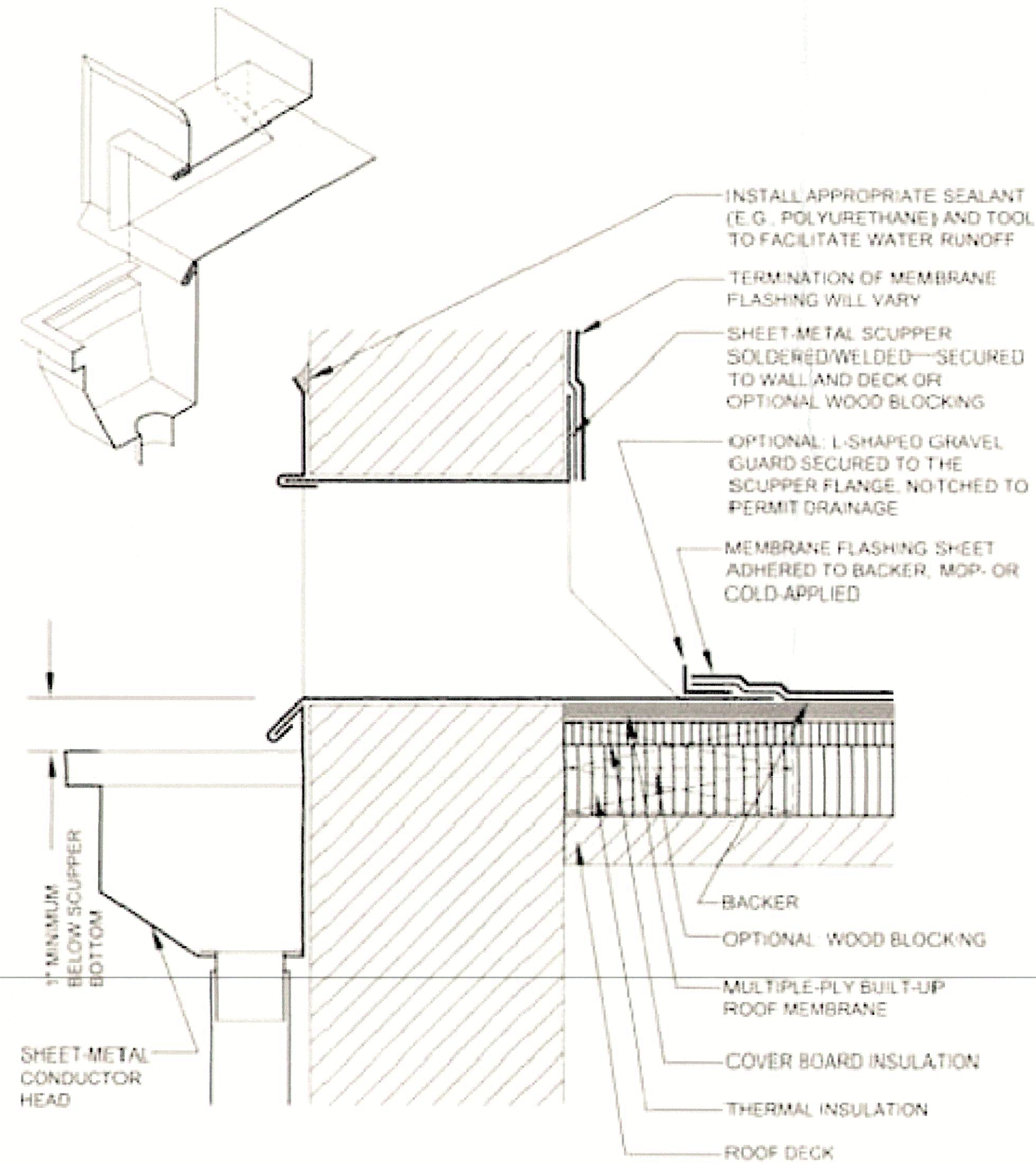
01. CONTRACTOR/SUBCONTRACTOR TO VERIFY ROOF AND LOCATION OF EQUIPMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING.
02. CONTRACTOR TO REVIEW AND VERIFY EQUIPMENT'S SIZES & DETAILS OF RTU PER MEP.
03. CONTRACTOR TO PROVIDE TEMPORARY SAFETY BARRIERS PER OSHA WHILE WORKING ON THE ROOF OR ABOVE 30" FROM ADJACENT AREA.
04. ROOF TO SLOPE 1/4" PER FT. TO DRAIN RAIN WATER AS SHOWN ON PLAN.
05. CONTRACTOR TO CLEANUP THE ROOF AREA AND DISPOSE THEM PER CITY & STATE RULES.
06. CONTRACTOR TO REFER CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.



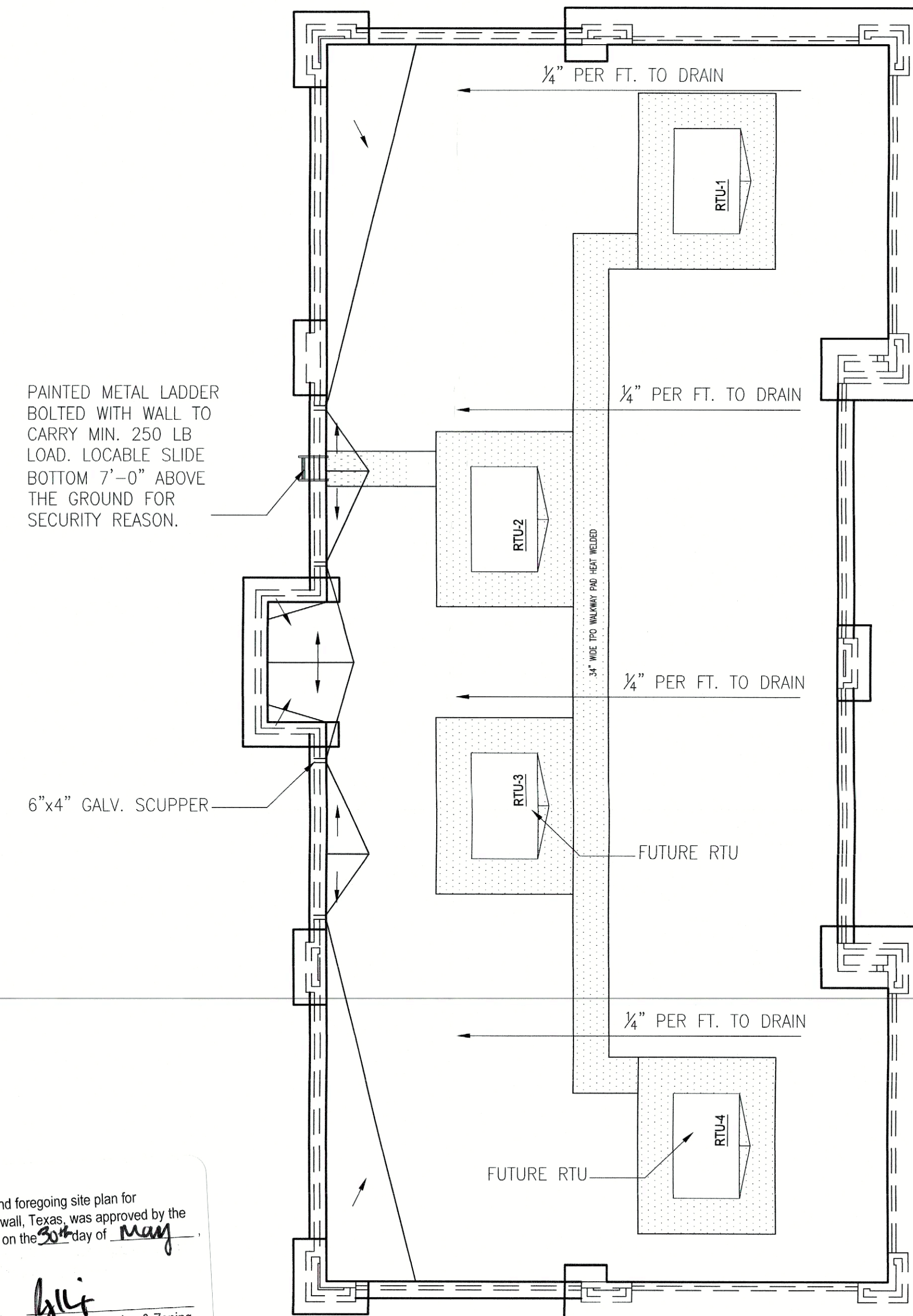
03 ROOF CURB DETAIL
SCALE: 1 1/2" = 1'-0"



02 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"



04 SCUPPER DETAIL
SCALE: NOT TO SCALE

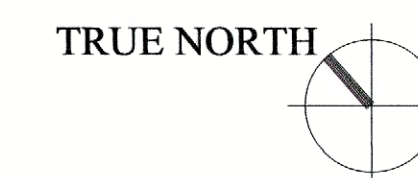


01 ROOF PLAN
SCALE: 1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 30th day of May, 2021.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning



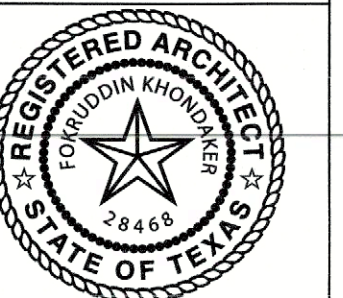
OWNER:
CENTER FOR PEACE AND MERCY, INC.
PHONE: 318-617-3491
EMAIL: Peacemercyinc@gmail.com

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

REVISIONS:

▲ CITY COMMENTS	10.28.22

ARCHITECT OF THE RECORD:
Fahreddin Khondaker AIA, NCARB.
Oculus Architects, Inc.
14310 Rich Branch Dr.
North Potomac, MD 20878
Tel: (608) 609 4806



12/26/2022
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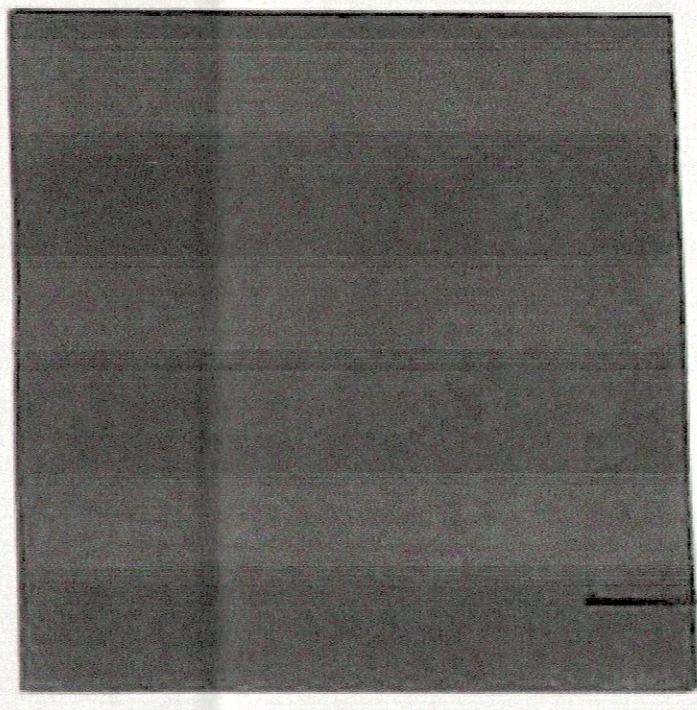
SHEET TITLE:
ROOF PLAN

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

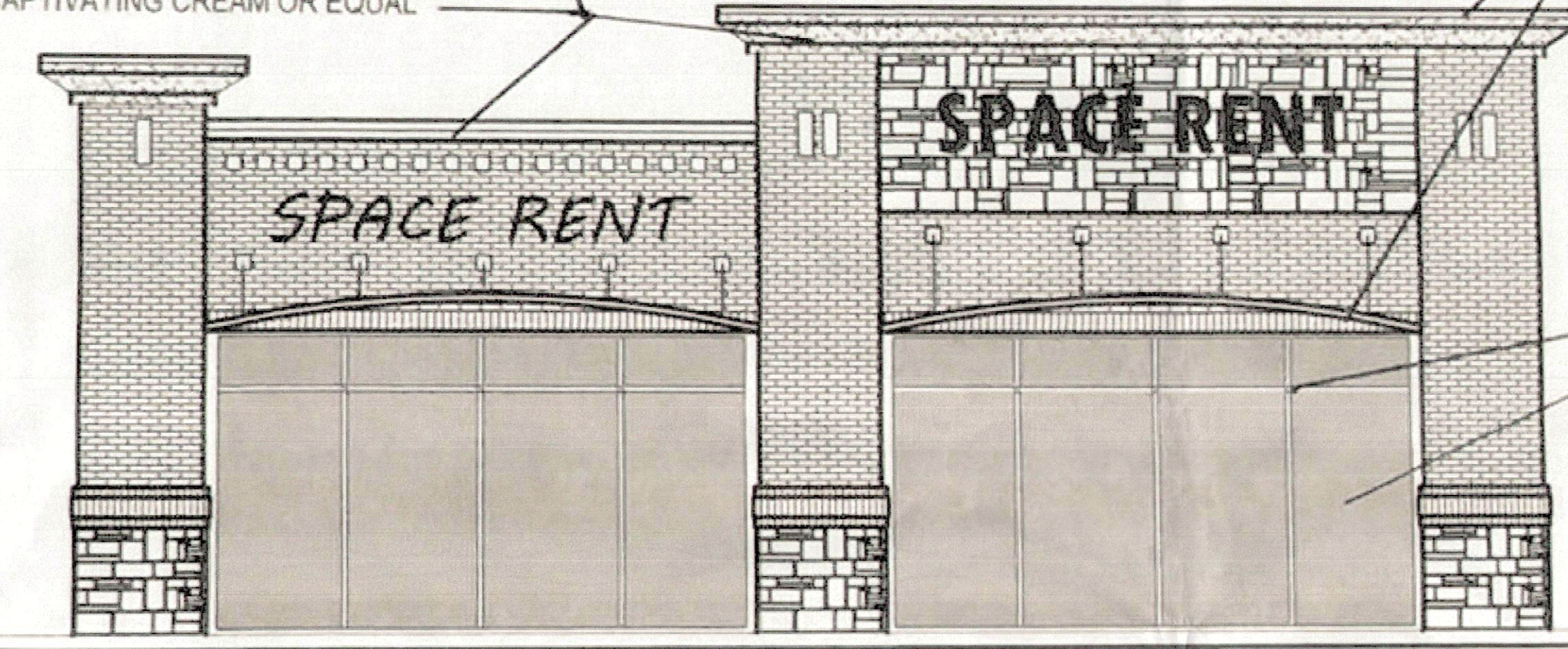
PROJECT #
H-2019-02
SHEET NO:
A202



SW 6659
CAPTIVATING CREAM OR EQUAL



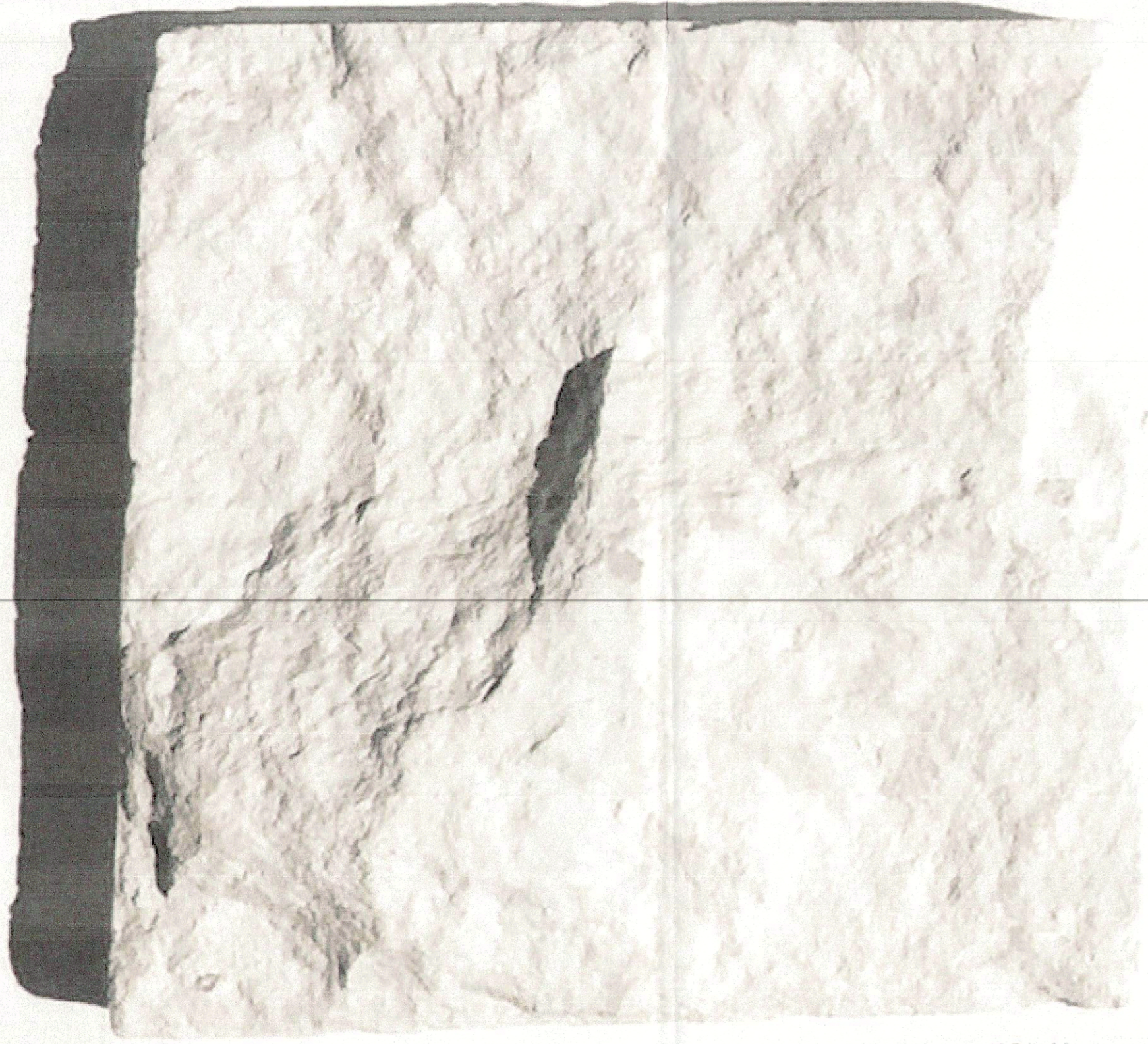
PRE-FINISHED METAL CAP & CANOPY
DARK BRONZE



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



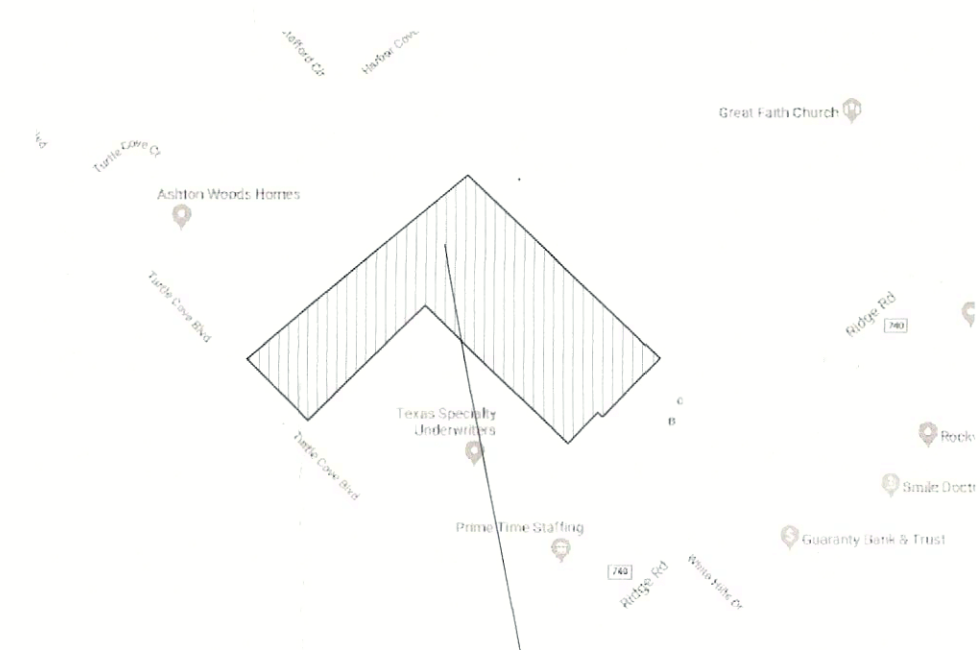
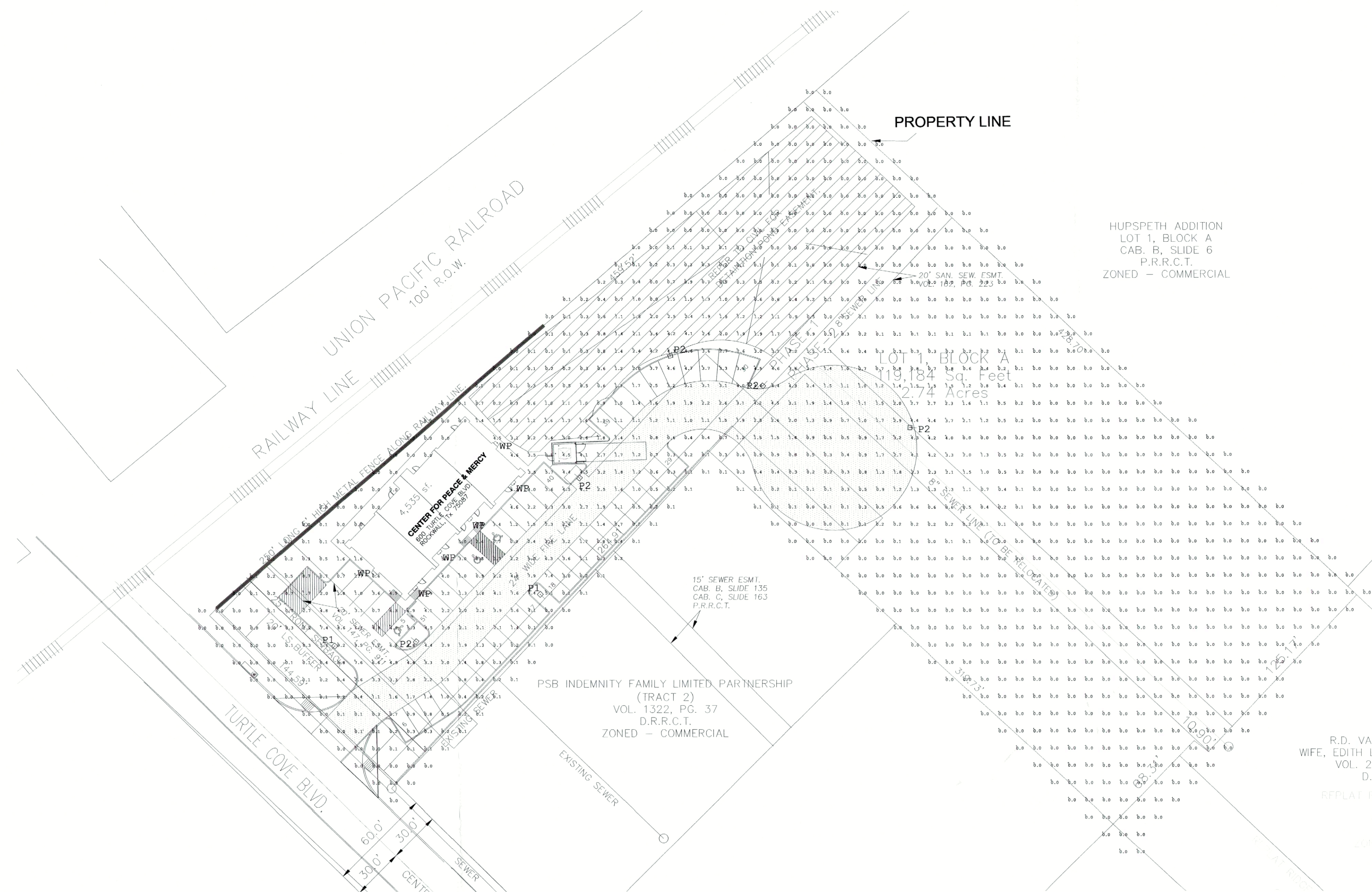
MERIDIAN NEW-FREEDOM OR EQUAL

OWNER:	Abdul Wahid 4132 Greenleaf Dr., Richardson, TX 75082 CENTER FOR PEACE AND MERCY, INC. PHONE: 3184717341 WWW: centerforpeaceandmercy.com
PROJECT:	RETAIL BUILDING PHASE-1
APPLICANT:	Ahmed Helakuzz amazing c commercial & industrial 441 Greenleaf Drive, Suite 100 Richardson, TX 75082 318-471-7341
PROJECT N	RETAIL BUI
CASE NUM	

APPROVED:
I hereby certify that the above and foregoing site plan for
development in the City of Rockwall, Texas, was approved by the
Planning & Zoning Commission on the 30th day of May
2018.

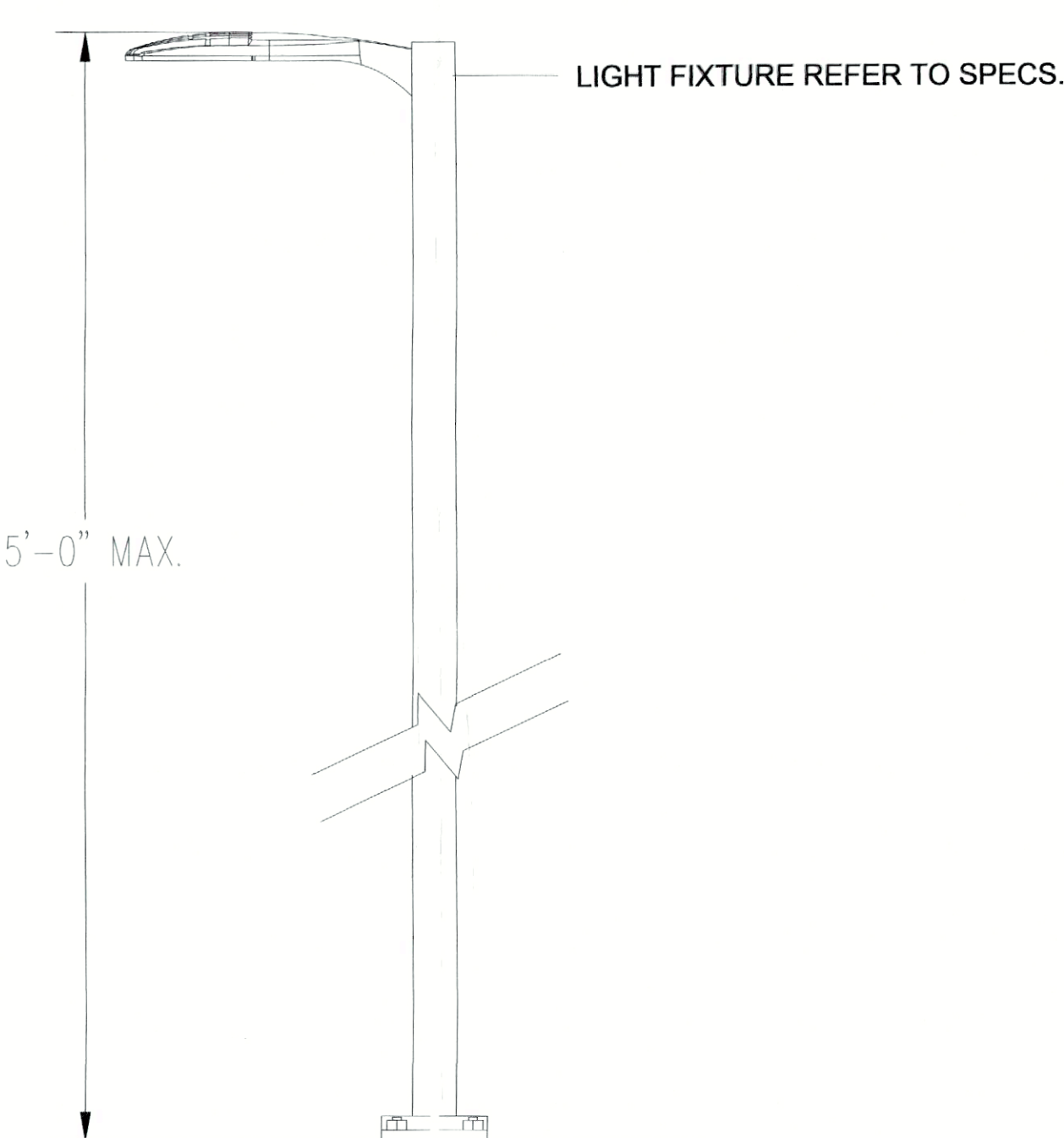
[Signature]
Chairman

[Signature]
Director of Planning & Zoning



THE SITE
600 TURTLE COVE BLVD.
ROCKWALL, TX 75087

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



03 TYPICAL SITE POLE
SCALE: NTS



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.
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

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Free Grid	Illuminance	Fc	0.75	9.5	0.0	N.A.	N.A.

Luminaire Schedule							
LABEL	Qty	Symbol	MANUFACT	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 TSM MVOLT	13218	102	
WP	6	☐	Lithonia Lighting	WSQ LED 1 10A700_40K SR2 MVOLT	2159	24	

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 30th DAY OF May, 2023.

WITNESS OUR HANDS, THIS 15th DAY OF June, 2023

Planning & Zoning Commission, Chairman

Director of Planning & Zoning

CASE NO.: SP2023-017



WAHEED CONSULTING
420 PARKSIDE COURT
MURPHY, TEXAS 75094
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
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REVISIONS:

amazing concept
residential & commercial projects
545 Coventry Drive, Grapevine, TX 76051
Tel: (817) 868 0811
E-mail: okm.helaluzzaman@gmail.com

SHEET TITLE:
PHOTOMETRIC PLAN

DATE: 06.11.2019
SCALE: AS SHOWN
DRAWN: A. HELALUZZAMAN
DESIGNER:

PROJECT #
SP2023-017
SHEET NO:
ESP