

1 BUILDING PLAN OVERALL

SCALE: 1/16" = 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 Planning & Zoning Commission of the City of Rockwall on the 12th day of July, 2022.

WITNESS OUR HAND, this 13th day of July, 2022

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06.17.2022	SITE PLAN SUBMITTAL	MP
-	07.06.2022	SP RESUBMITTAL	MP

CHEWTERS CHOCOLATE
 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 ROCKWALL TECH PARK, PH II
 ROCKWALL, TEXAS

db constructors, inc.
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TX
 817.626.7300
 INFO@DBCONSTRUCTORS.COM

OWNER:
 ROCKWALL EDC +
 2610 OBSERVATION TRAIL
 ROCKWALL, TX
 972.772.0025

CHEWTERS CHOCOLATE
 1648 DERWENT WAY
 DELTA, BC
 604.515.7117

APPLICANT:
 DB CONSTRUCTORS, INC
 MATTHEW J PETERSON
 972.837.6244
 MATTHEW@DBCONSTRUCTORS.COM

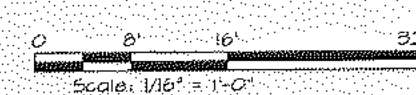
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2022.06.15

BLDG. PLAN
 A-1A



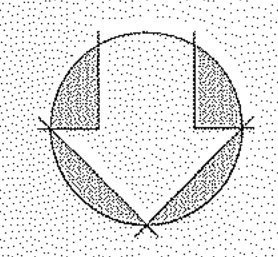
1 BUILDING PLAN OVERALL - MATCH FROM PREVIOUS SCALE: 1/16" = 1'-0"

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BLDG. PLAN
 A-1B

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CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2022.06.15

FRONT ELEV.
A-2

CHEWTERS CHOCOLATE
 15-Jun-22
 01-Jul-22 REVISED

FRONT ELEVATION :
 (DISCOVERY BLVD)

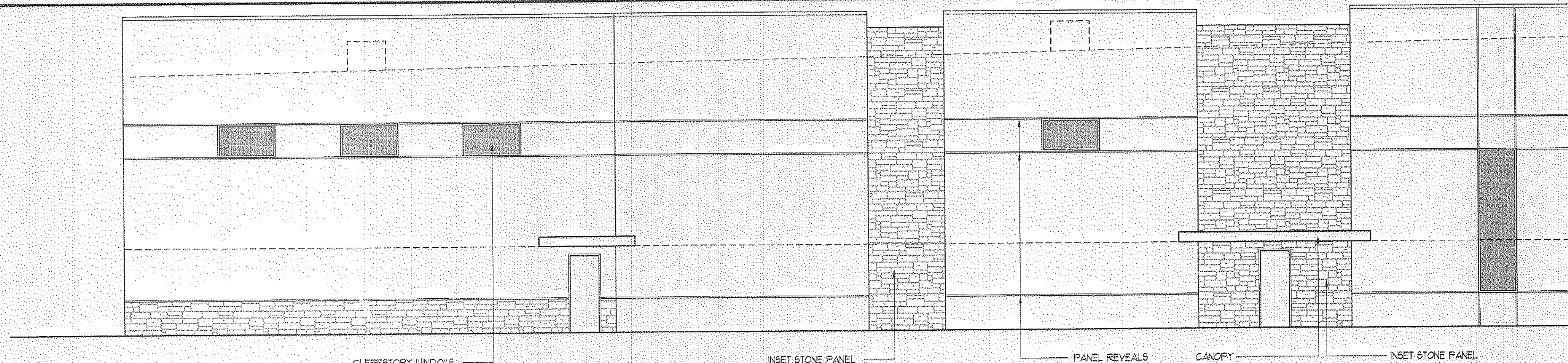
TOTAL FRONT ELEVATION AREA :	15793 SF
DOORS & GLAZING :	2762 SF
DOOR & GLAZING PERCENTAGE :	17%
NET FRONT ELEVATION AREA :	13031 SF
STONE :	3466 SF
STONE PERCENTAGE :	27%
PAINTED TILT PANEL :	73%

RIGHT ELEVATION :
 (CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13960 SF
DOORS & GLAZING :	482 SF
DOOR & GLAZING PERCENTAGE :	3%
NET FRONT ELEVATION AREA :	13478 SF
STONE :	2686 SF
STONE PERCENTAGE :	20%
PAINTED TILT PANEL :	80%

REAR ELEVATION :
 (SPRINGER LANE)

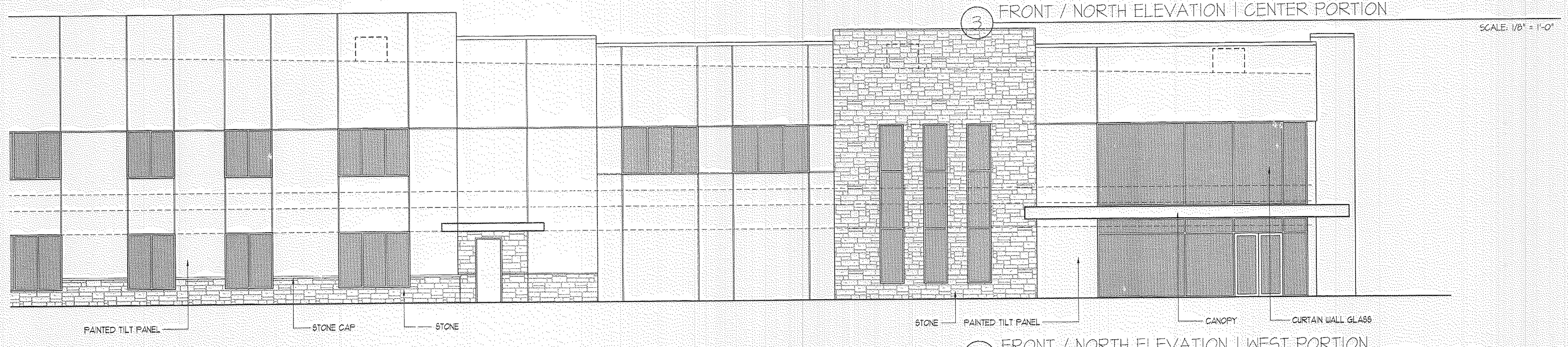
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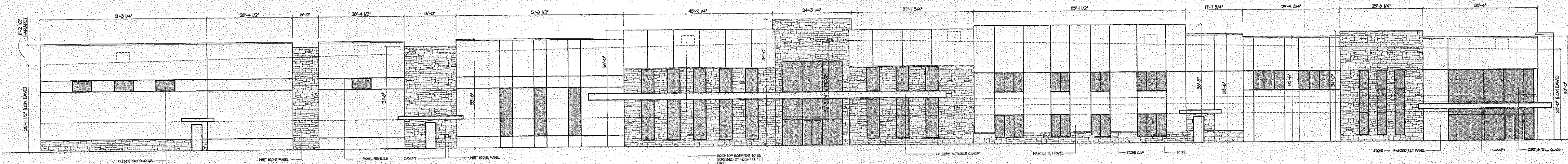
4 FRONT / NORTH ELEVATION | EAST PORTION
 SCALE: 1/8" = 1'-0"



3 FRONT / NORTH ELEVATION | CENTER PORTION
 SCALE: 1/8" = 1'-0"



2 FRONT / NORTH ELEVATION | WEST PORTION
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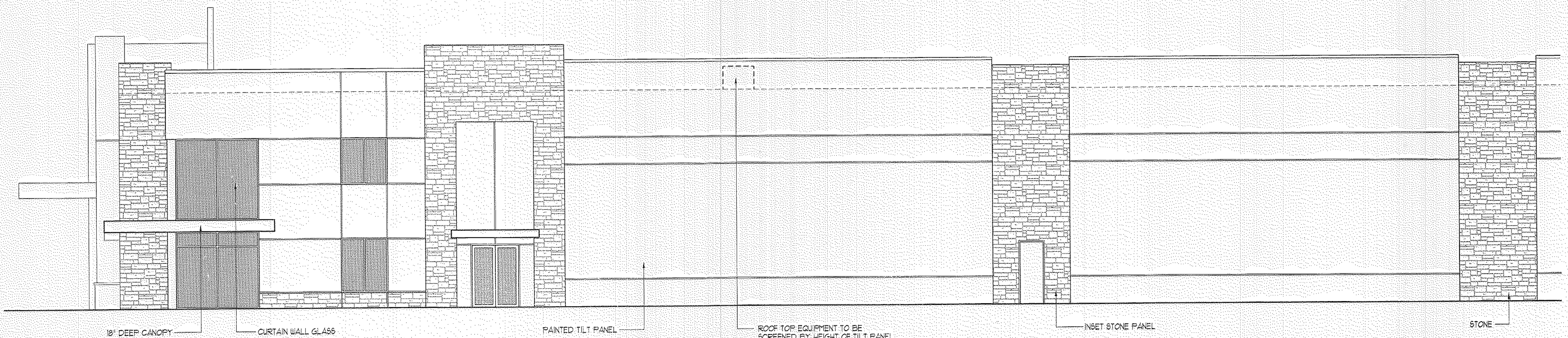
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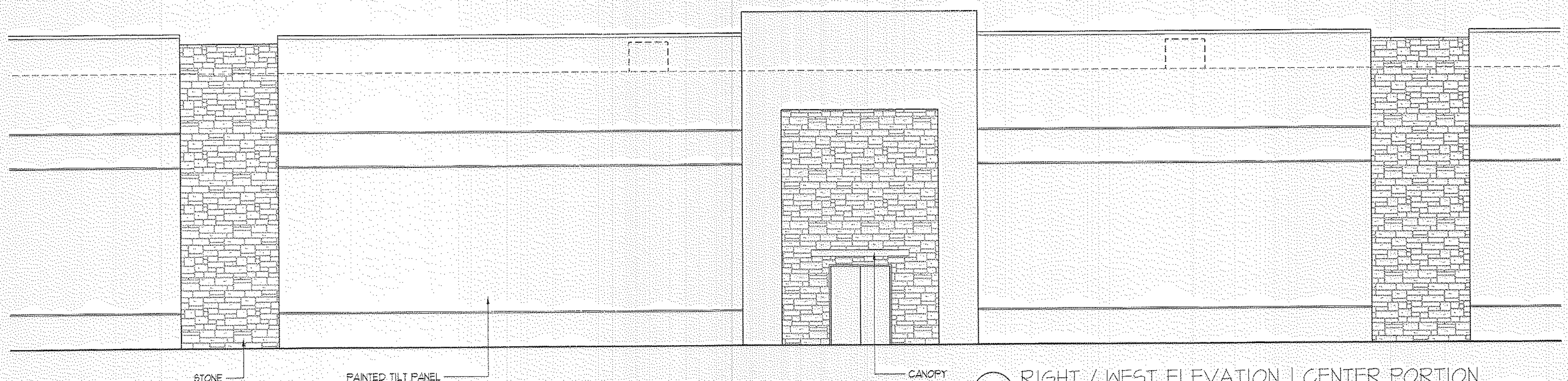
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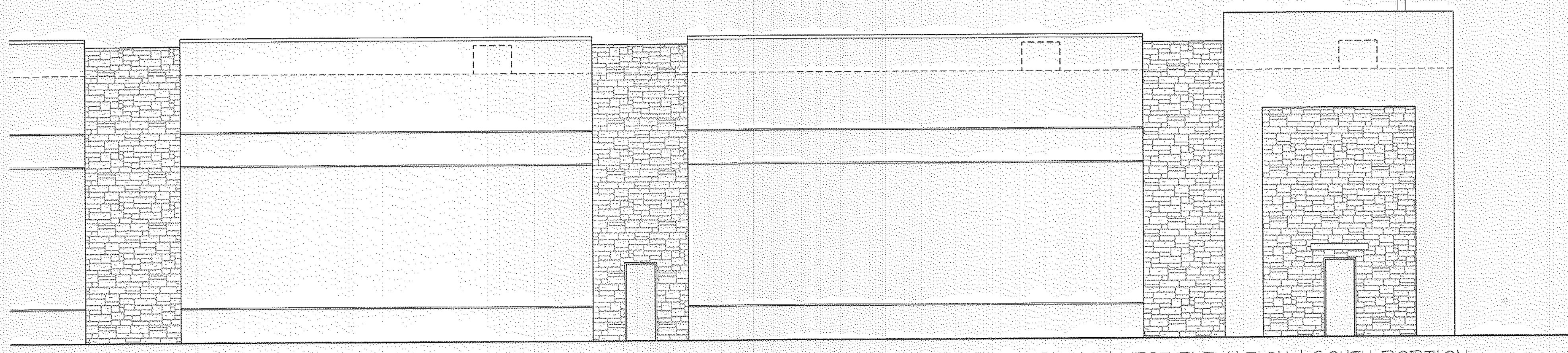
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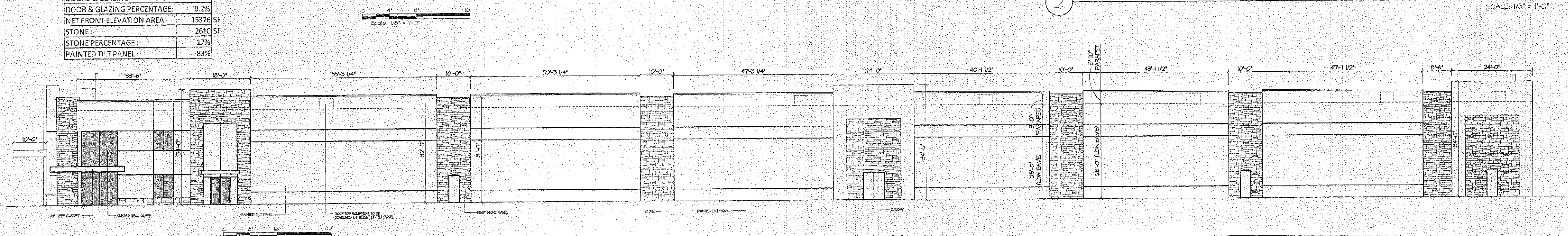
4 RIGHT / WEST ELEVATION | NORTH PORTION
SCALE: 1/8" = 1'-0"



3 RIGHT / WEST ELEVATION | CENTER PORTION
SCALE: 1/8" = 1'-0"



2 RIGHT / WEST ELEVATION | SOUTH PORTION
SCALE: 1/8" = 1'-0"



1 RIGHT SIDE / WEST ELEVATION | CORPORATE CROSSING
SCALE: 1/16" = 1'-0"

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15-Jun-22
01-Jul-22 REVISED

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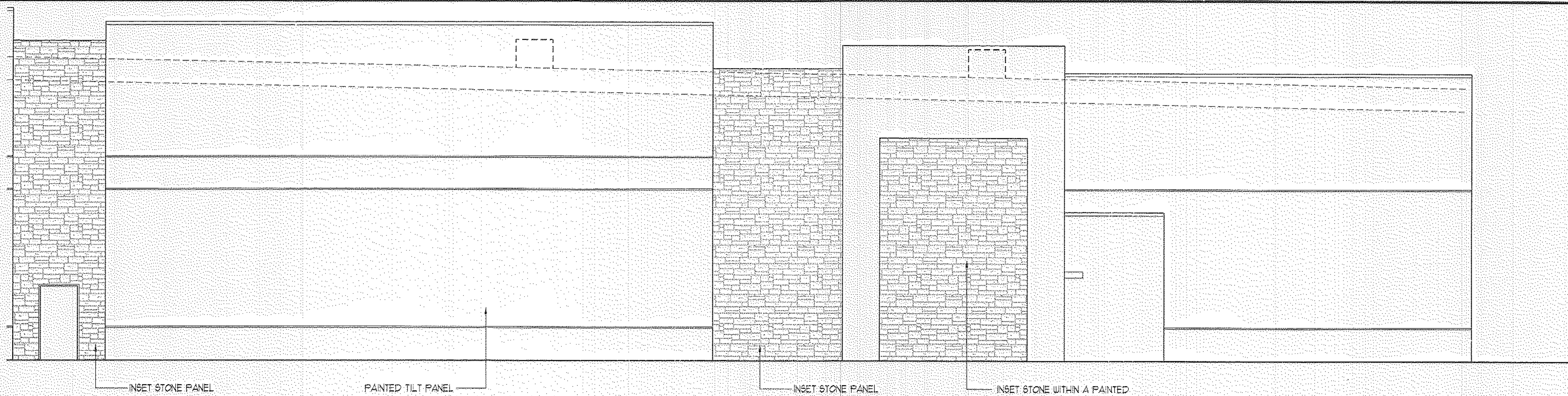
SIDE ELEV.
A-3

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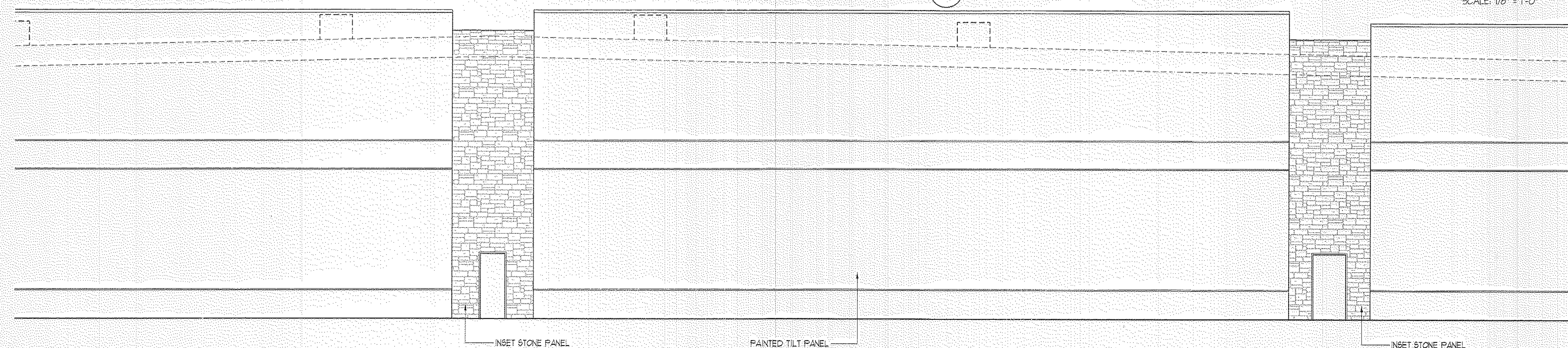
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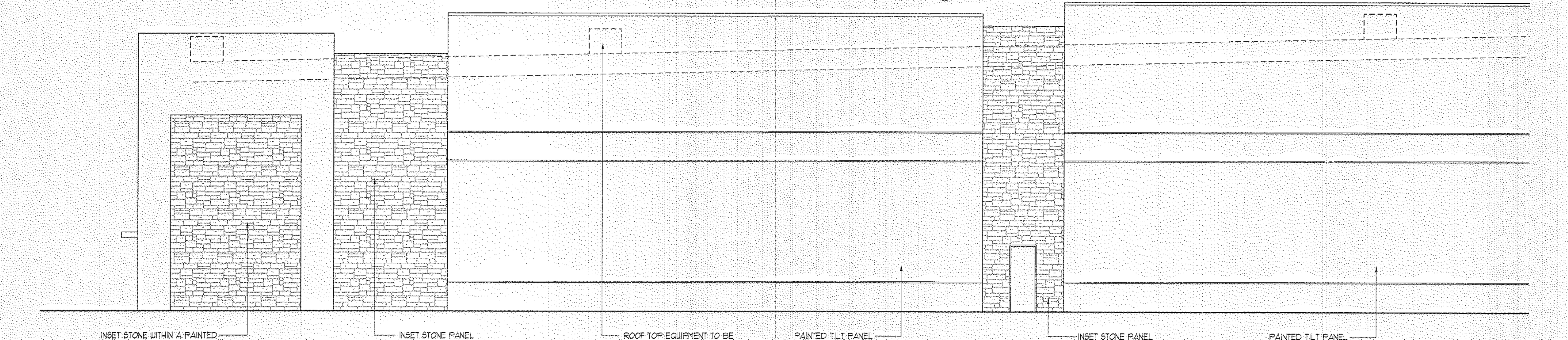
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4 REAR / SOUTH ELEVATION | SPRINGER LANE - EAST PORTION
SCALE: 1/8" = 1'-0"



3 REAR / SOUTH ELEVATION | SPRINGER LANE - CENTER PORTION
SCALE: 1/8" = 1'-0"



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15-Jun-22
01-Jul-22 REVISED

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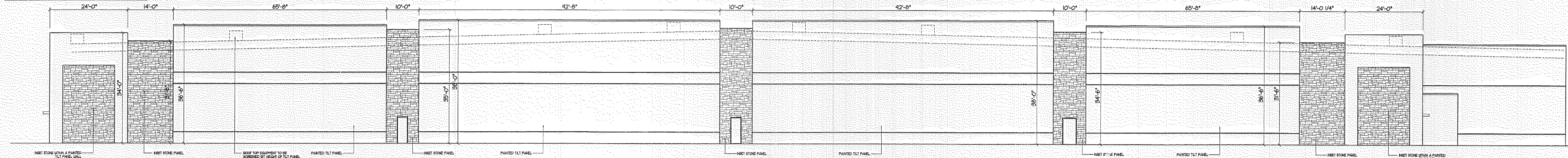
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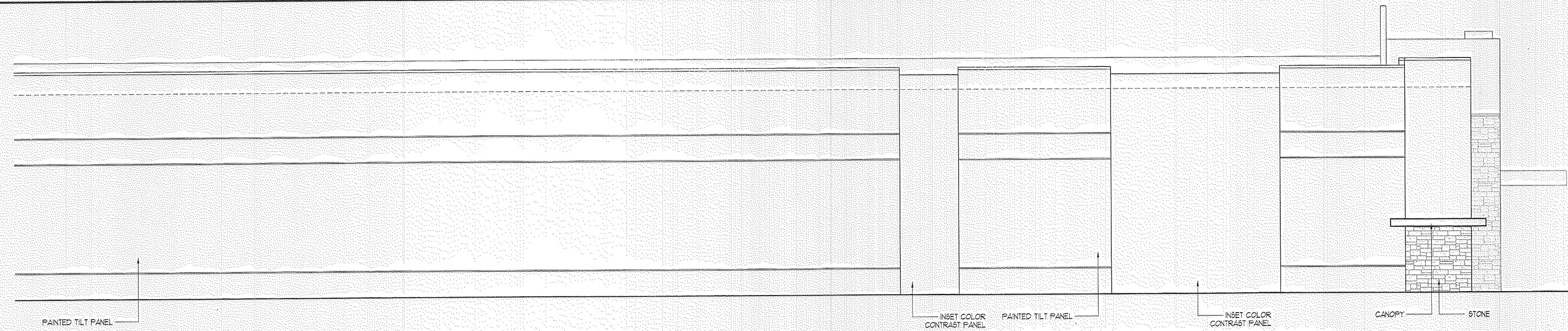
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CHEWTERS CHOCOLATE

Case No. SP2022-34

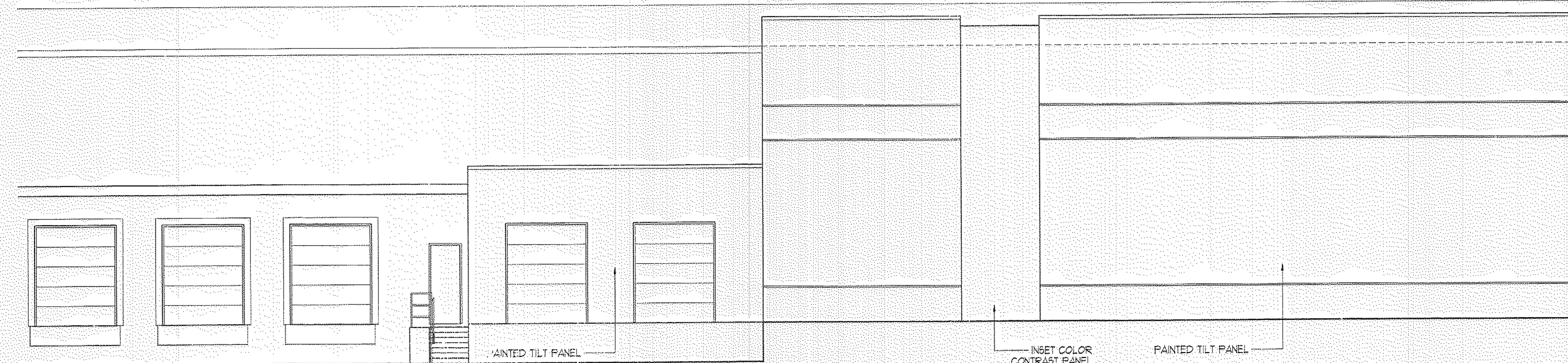
DATE: 2022.06.15

REAR ELEV.
A-4



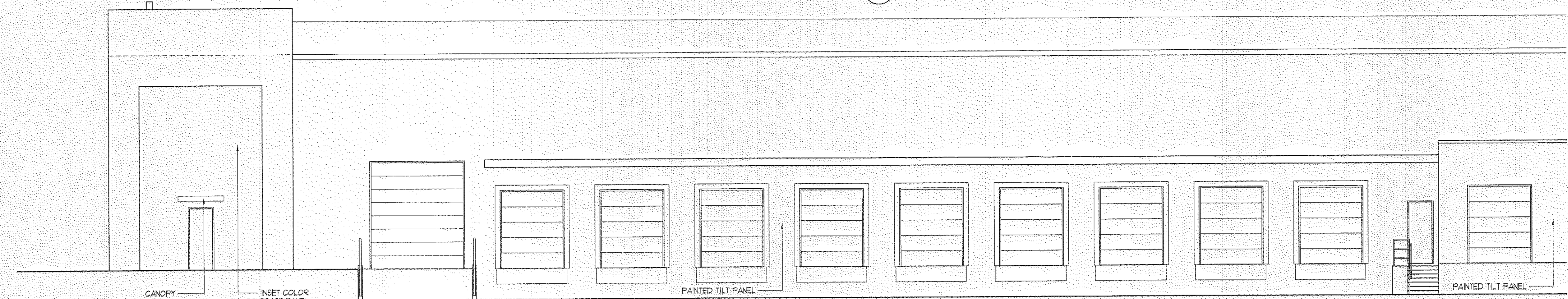
4 LEFT / EAST ELEVATION | NORTH PORTION

SCALE: 1/8" = 1'-0"



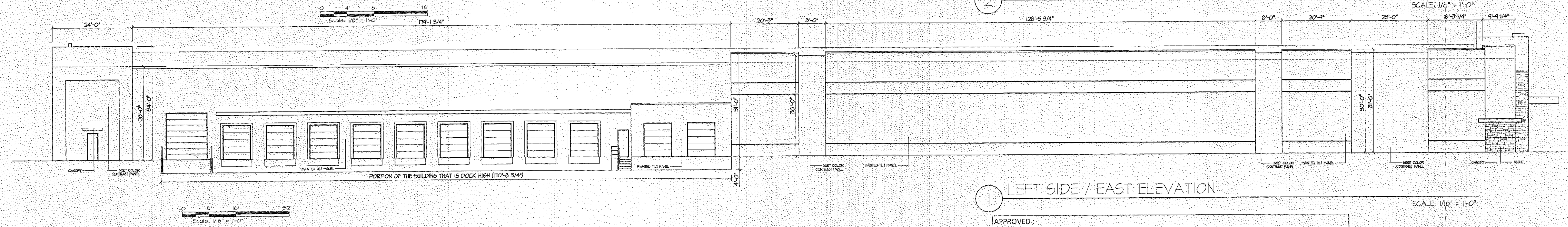
3 LEFT / EAST ELEVATION | CENTER PORTION

SCALE: 1/8" = 1'-0"



2 LEFT / EAST ELEVATION | SOUTH PORTION

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1 LEFT SIDE / EAST ELEVATION

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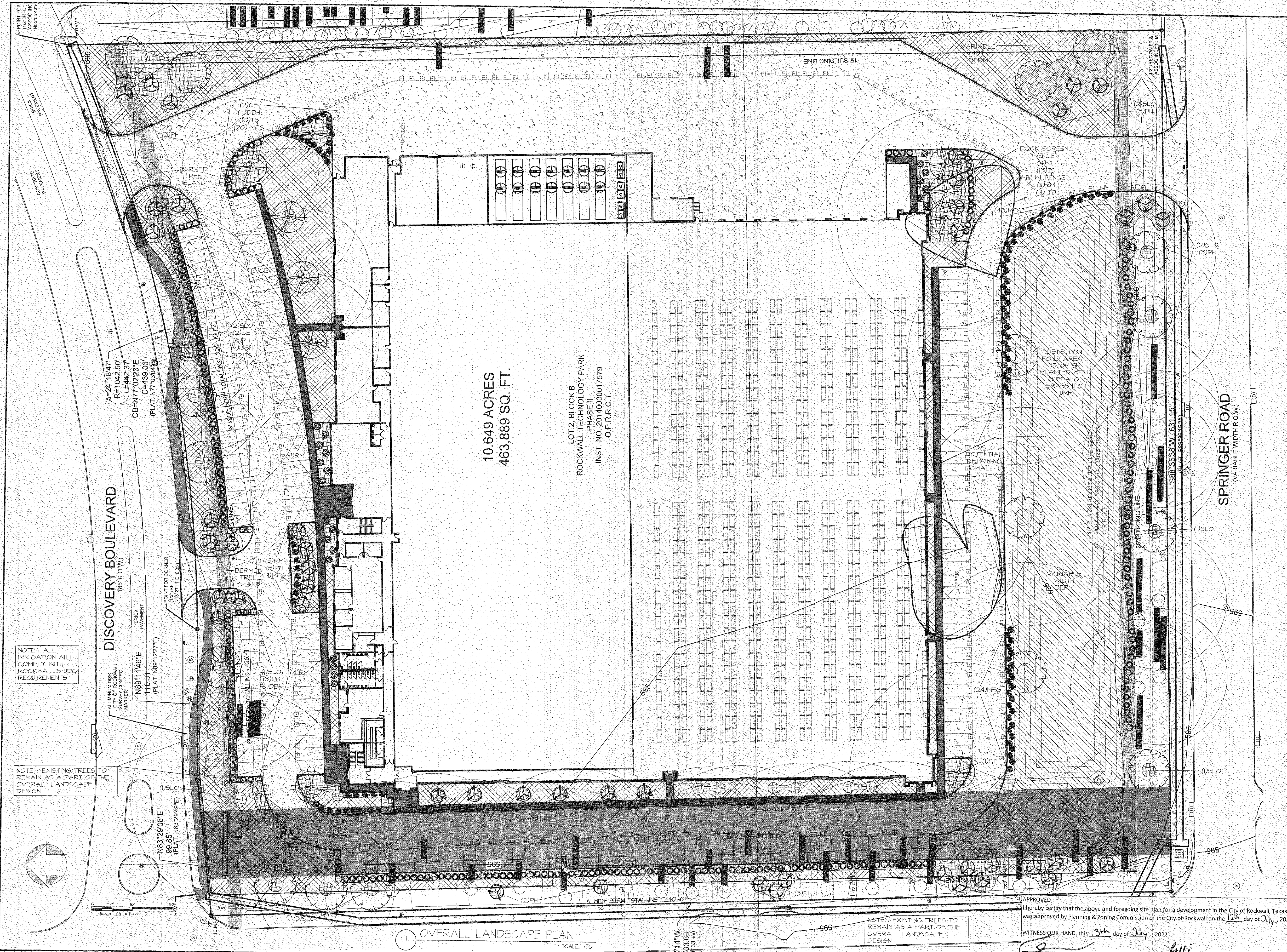
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CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2022.06.15

SIDE ELEV.
 A-5



10.649 ACRES
463,889 SQ. FT.

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE II
INST. NO. 20140000017579
O.P.R.R.C.T.

DISCOVERY BOULEVARD
(65' R.O.W.)

SPRINGER ROAD
(VARIABLE WIDTH R.O.W.)

OVERALL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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-	07.10.2022	REVISED LANDSCAPE	MP

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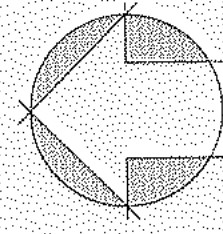
LANDSCAPE
L-1

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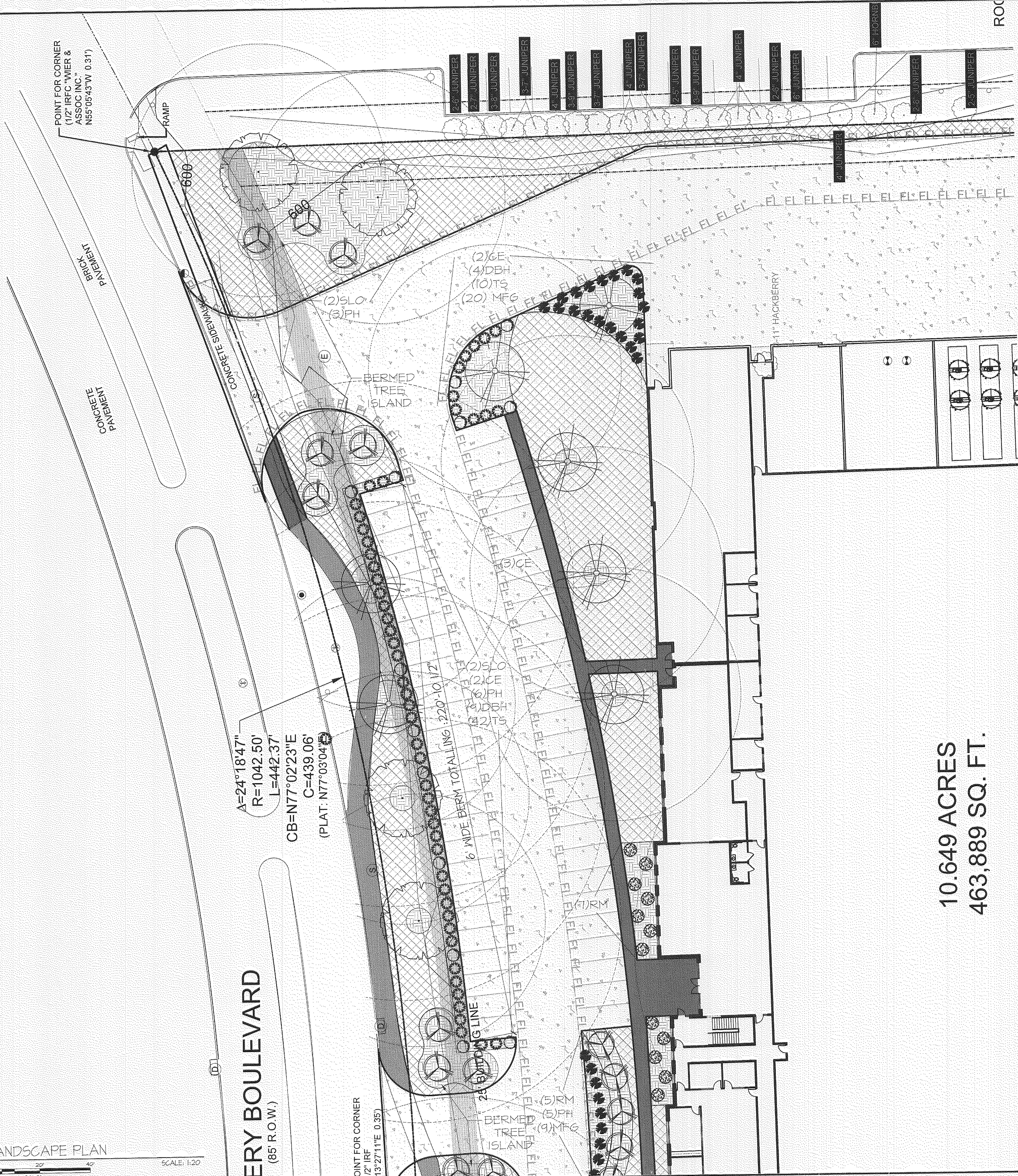


LANDSCAPE PLAN

Scale: 1" = 20'-0"

SCALE: 1:20

ERY BOULEVARD
(85' R.O.W.)



10.649 ACRES
463,889 SQ. FT.

CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22

SITE TABULATIONS :

TOTAL SITE AREA :	463,889 SF	10.65 AC
TOTAL IMPERVIOUS :	336,997 SF	7.74 AC
ROADS + PARKING :	128,231 SF	2.944 AC
BUILDING :	189,853 SF	4.358 AC
BUILDING SIDEWALKS :	8,234 SF	0.189 AC
EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	7,093 SF	0.163 AC

REQUIRED LANDSCAPE :	15% OF TOTAL AREA
	69,583 SF 1.60 AC

PROPOSED LANDSCAPE :	
TURF / GRASS AREA :	30,621 SF 0.703 AC
MULCHED BEDS :	27,535 SF 0.632 AC
GRASSED PORTION OF DETENTION :	31,827 SF 0.731 AC

LANDSCAPE PROVIDED :	89,983 SF* 2.066 AC
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*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING :

OFFICE :	7925 SF	1/300	26 SPACES
RETAIL :	2700 SF	1/250	11 SPACES
WAREHOUSE :	90500 SF	1/1000*	91 SPACES
MANUFACTURING :	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE
TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION): 298 SPACES

PARKING PROVIDED :

OFFICE :		26 SPACES
RETAIL :		12 SPACES
WAREHOUSE :		20 SPACES
MANUFACTURING :		108 SPACES

NOTE : INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY	COMMON NAME	ABBR.	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	15	SOUTHERN LIVE OAK	SLO	Quercus virginiana	5" CALIPER MINIMUM, 12" HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	CEDAR ELM	CE	Ulmus crassifolia	4" CALIPER MINIMUM, 9' HT., 3' SPREAD, 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	43	POSSUMHAW HOLLY	PH	Unigada speciosa	MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex vomitoria (Yaupon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	44	DWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	22	TEXAS SAGE	TS	Leucophyllum sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	115	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BERMUDA GRASS		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	

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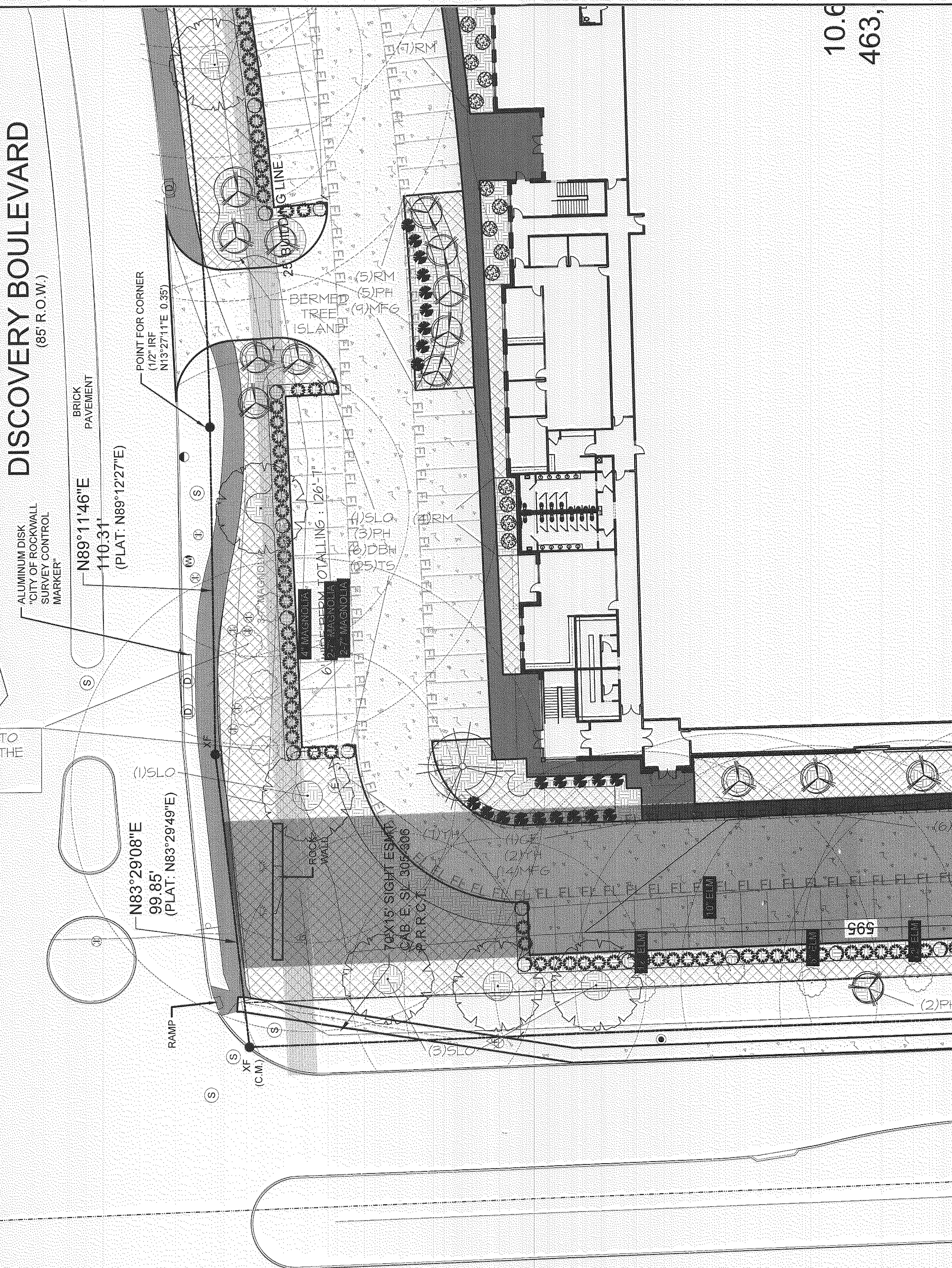
LANDSCAPE

L-2

NOTE: ALL IRRIGATION WILL COMPLY WITH ROCKWALL'S UDC REQUIREMENTS

NOTE: EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN

DISCOVERY BOULEVARD
 (85' R.O.W.)



CHEWTERS CHOCOLATE

16-Jun-22
 Revised: 10-Jul-22

SITE TABULATIONS:

TOTAL SITE AREA:	463,889 SF	10.65 AC
TOTAL IMPERVIOUS:	336,997 SF	7.74 AC
ROADS + PARKING:	128,231 SF	2.944 AC
BUILDING:	189,853 SF	4.358 AC
BUILDING SIDEWALKS:	8,234 SF	0.189 AC
EXISTING SIDEWALKS:	3,586 SF	0.082 AC
ROW SIDEWALKS:	7,093 SF	0.163 AC

REQUIRED LANDSCAPE: 15% OF TOTAL AREA
 69,583 SF 1.60 AC

PROPOSED LANDSCAPE:

TURF / GRASS AREA:	30,621 SF	0.703 AC
MULCHED BEDS:	27,535 SF	0.632 AC
GRASSED PORTION OF DETENTION:	31,827 SF	0.731 AC

LANDSCAPE PROVIDED: 89,983 SF* 2.066 AC

*THE EXISTING TREES ON CORPORATE CROSSING & SPRINGER NOT COUNTED IN THIS CALCULATION

REQUIRED PARKING:

OFFICE:	7925 SF	1/300	26 SPACES
RETAIL:	2700 SF	1/250	11 SPACES
WAREHOUSE:	90500 SF	1/1000*	91 SPACES
MANUFACTURING:	85161 SF	1/500*	170 SPACES

*AS DETERMINED BY DIRECTOR IS MORE APPROPRIATE

TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION): 298 SPACES

PARKING PROVIDED:

OFFICE:	26 SPACES
RETAIL:	12 SPACES
WAREHOUSE:	20 SPACES
MANUFACTURING:	108 SPACES

NOTE: INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY	CORRIDOR NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	10	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	5" CALIFER MINIMUM, 12' HT.; 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	CEDAR ELM	CE	Ulmus Crassifolia	4" CALIFER MINIMUM, 9' HT.; 3' SPREAD, 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	45	POSSUMHAW HOLLY	PH	Unigadua Speciosa	MULTI-TRUNK, MIN. 4' HT., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yapou)	5 GAL., 40" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	44	DWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	22	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	28	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	15	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	± 3'-5'
		BERMUDA GRASS		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	
		BUFFALO GRASS		Buchloe Dactyloides	DETENTION POND NATIVE GRASS	

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the 12th day of July, 2022

WITNESS OUR HAND, this 13th day of July, 2022

[Signature]
 Planning & Zoning Commission, Chairman

[Signature]
 Director of Planning and Zoning

PLAN STATUS

REV.	DATE	CHANGE	BY
-	06.17.2022	SITE PLAN SUBMITTAL	MP
-	07.06.2022	SP RESUBMITTAL	MP
-	07.10.2022	REVISED LANDSCAPE	MP

CHEWTERS CHOCOLATE
 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 ROCKWALL TECH PARK, PH II
 ROCKWALL, TEXAS

db constructors, inc.
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TX
 817.626.7300
 INFO@DBCONSTRUCTORS.COM

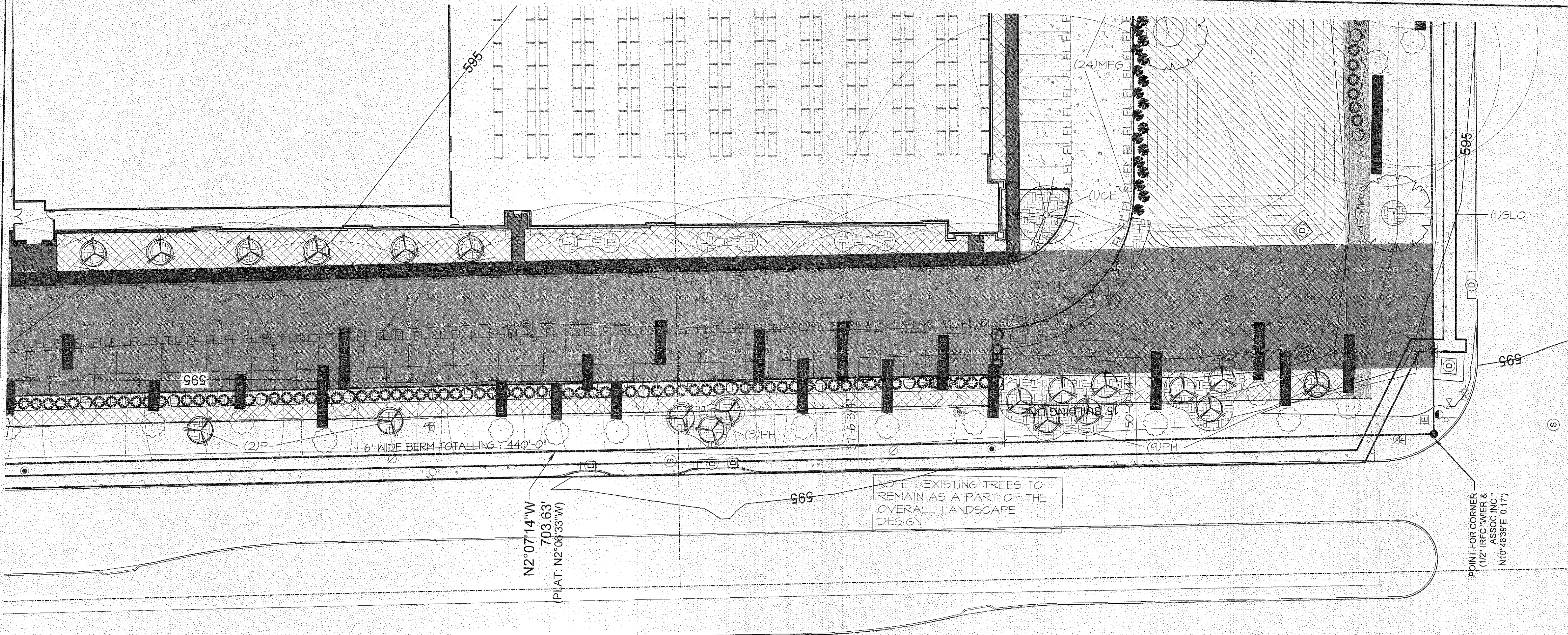
OWNER:
 ROCKWALL EDC +
 2610 OBSERVATION TRAIL
 ROCKWALL, TX
 972.772.0025

CHEWTERS CHOCOLATE
 1648 DERWENT WAY
 DELTA, BC
 604.515.7117

APPLICANT:
 DB CONSTRUCTORS, INC
 MATTHEW J PETERSON
 972.837.6244
 MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP
CHEWTERS CHOCOLATE		
Case No.	SP2022-34	
DATE:	2022.06.15	
LANDSCAPE		
L-3		





PLAN STATUS		
REV.	DATE	CHANGE
-	06.17.2022	SITE PLAN SUBMITTAL
-	07.06.2022	SP RESUBMITTAL
-	07.10.2022	REVISED LANDSCAPE

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DESIGN	DRAWN	CHKD
MP	MP	MP

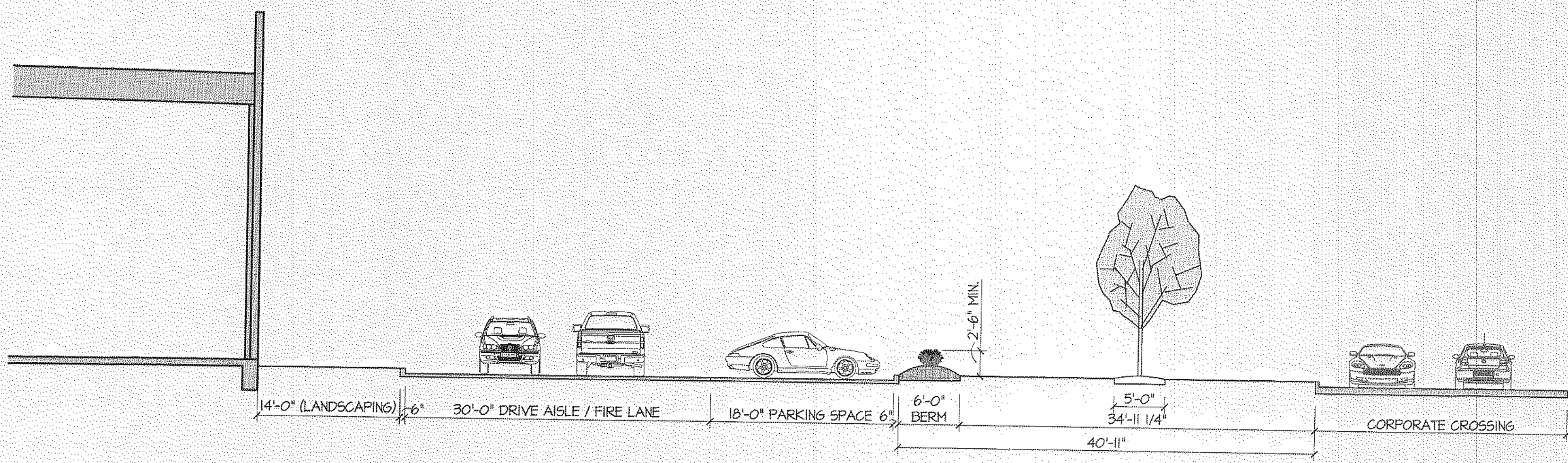
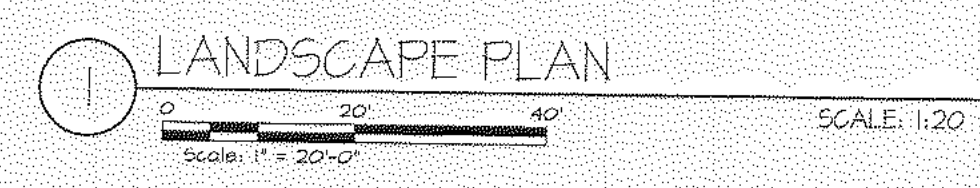
CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2022.06.15

LANDSCAPE
L-4

CORPORATE CROSSING
 (110' R.O.W.)



NOTE: EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN

CHEWTERS CHOCOLATE

16-Jun-22
 Revised: 10-Jul-22

SITE TABULATIONS :

TOTAL SITE AREA :	463,889 SF	10.65 AC
TOTAL IMPERVIOUS :	336,997 SF	7.74 AC
ROADS + PARKING :	128,231 SF	2,944 AC
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EXISTING SIDEWALKS :	3,586 SF	0.082 AC
ROW SIDEWALKS :	7,093 SF	0.163 AC

REQUIRED LANDSCAPE :

	15%	OF TOTAL AREA
695,883 SF		1.60 AC

PROPOSED LANDSCAPE :

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GRASSED PORTION OF DETENTION :	31,827 SF	0.731 AC
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TOTAL PARKING REQUIRED (WITHOUT DIRECTOR CONSIDERATION):			298 SPACES

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RETAIL :		12 SPACES
WAREHOUSE :		20 SPACES
MANUFACTURING :		108 SPACES
		166 SPACES

NOTE: INCLUDED WITHIN THE PROVIDED PARKING SPACES ARE 6 ACCESSIBLE PARKING SPACES

SYMBOL	QTY.	COMMON NAME	ABBR.	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
(SLO)	10	SOUTHERN LIVE OAK	SLO	Quercus virginiana	5" CALIFER MINIMUM 12' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
(CE)	11	CEDAR ELM	CE	Ulmus crassifolia	4" CALIFER MINIMUM 9' HT., 3' SPREAD, 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
(PH)	45	POSSUMHAW HOLLY	PH	Illicium spicatos	MULTI-TRUNK, MIN. 4" HT., FULL 7' EVEN BRANCHING	± 10'
(YH)	22	YAPON HOLLY	YH	Ilex vomitoria (Yaupon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
(DBH)	44	DAWARF BURFORD HOLLY	DBH	Ilex cornuta burfordii nana	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
(TS)	22	TEXAS SAGE	TS	Leucophyllum sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
(CT5)	23	ROSEMARY	CT5	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
(MF6)	115	MEXICAN FEATHER GRASS	MF6	Sorghastrum nutans	3 GAL.	± 3'-5'
(BERMUDA GRASS)		BERMUDA GRASS		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	
(BUFFALO GRASS)		BUFFALO GRASS		Echinochloa Dactyloides	DETENTION POND NATIVE GRASS	

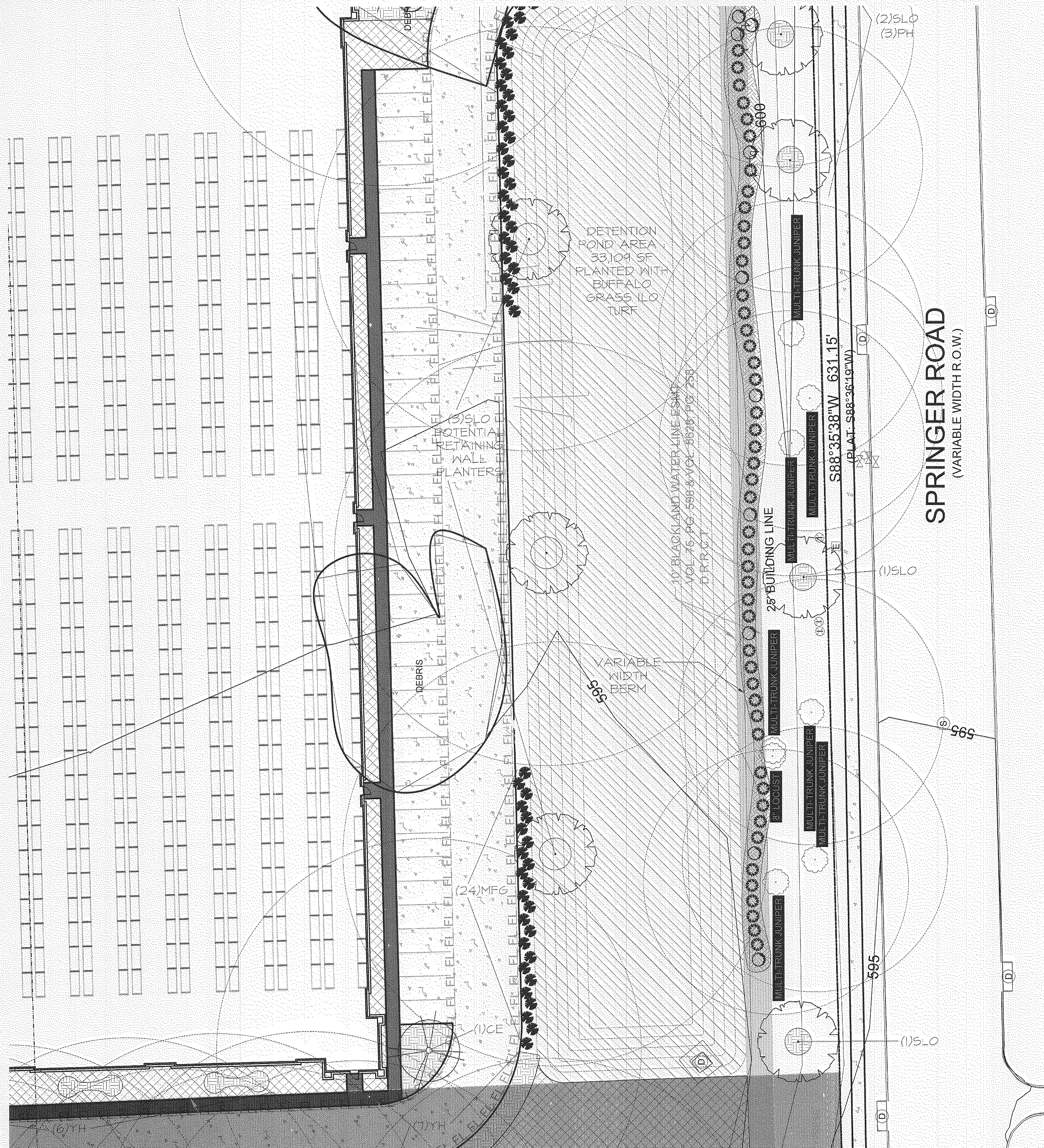
APPROVED:

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WITNESS OUR HAND, this 13th day of July, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22

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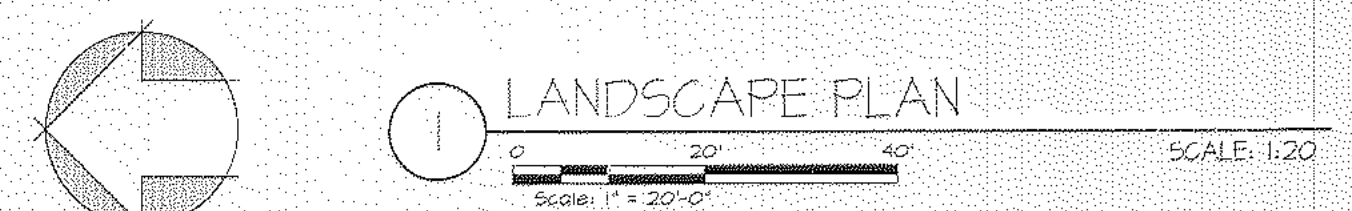
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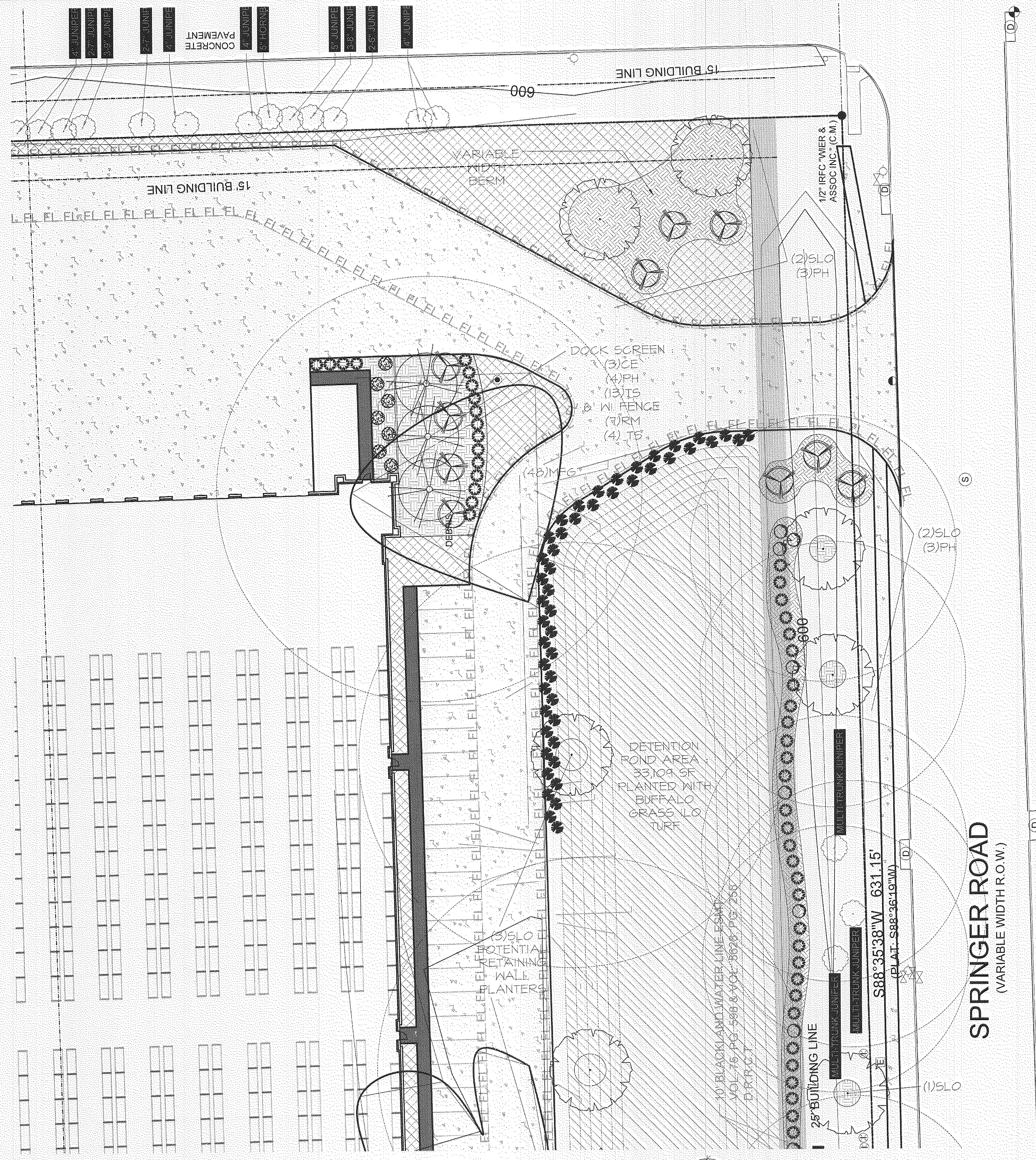
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

Case No. SP2022-34

DATE: 2022.06.15

LANDSCAPE
L-5



CHEWTERS CHOCOLATE

16-Jun-22
Revised: 10-Jul-22

SITE TABULATIONS :

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	45	POSSUMHAW HOLLY	PH	Iliaxopanax spicosa	MULTI-TRUNK, MIN. 4" HT., FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Illex Vomitoria (Yapon)	5 GAL., 48" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	44	DWARF BURFORD HOLLY	DBH	Illex cornuta 'burfordii nana'	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	22	TEXAS SAGE	TS	Leucophyllum sp.	50" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CTS	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
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APPROVED :
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WITNESS OUR HAND, this 13th day of July, 2022

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE PLAN
SCALE: 1" = 20'-0"
Scale: 1" = 20'-0"

REV.	DATE	CHANGE BY	PLAN STATUS
-	06.17.2022	MP	SITE PLAN SUBMITTAL
-	07.06.2022	MP	SP RESUBMITTAL
-	07.10.2022	MP	REVISED LANDSCAPE

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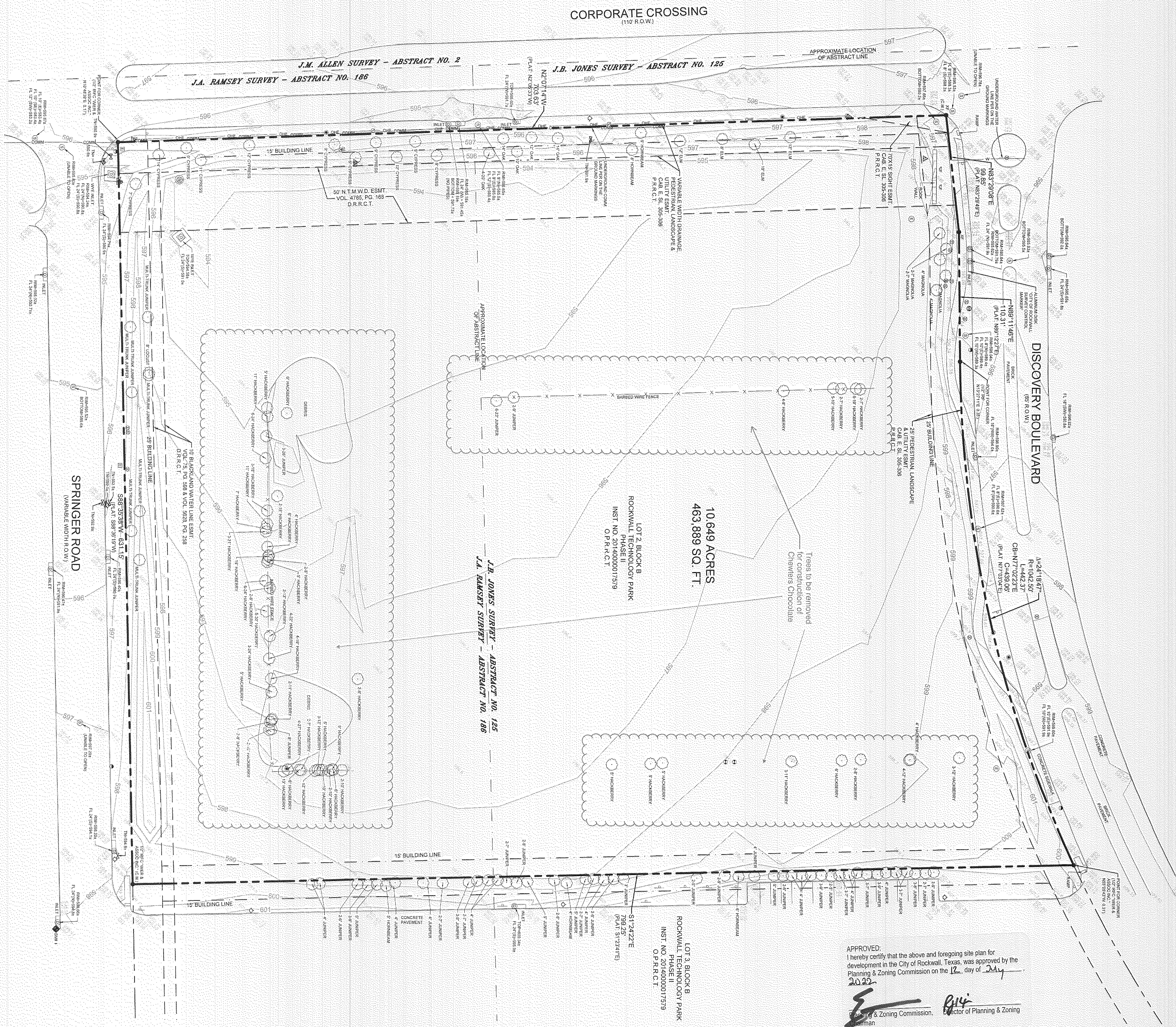
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DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE
Case No. SP2022-34
DATE: 2022.06.15
LANDSCAPE
L-6



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 12 day of July 2022.
 [Signature] Director of Planning & Zoning

LOT 3, BLOCK B
 ROCKWALL TECHNOLOGY PARK
 INST. NO. 2014000017579
 O.P.R.C.T.

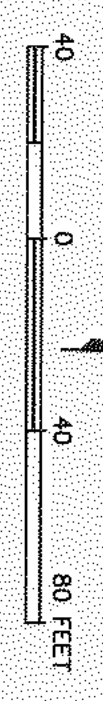
10.649 ACRES
 463,889 SQ. FT.
 LOT 2, BLOCK B
 ROCKWALL TECHNOLOGY PARK
 INST. NO. 2014000017579
 O.P.R.C.T.

J.B. JONES SURVEY - ABSTRACT NO. 125
 J.A. RAMSEY SURVEY - ABSTRACT NO. 186

BM# 1
 "C" CUT SET ON THE SOUTHEAST CORNER OF A CURB INLET ON THE SOUTH LINE OF SPRINGER ROAD
 ELEV.=598.77

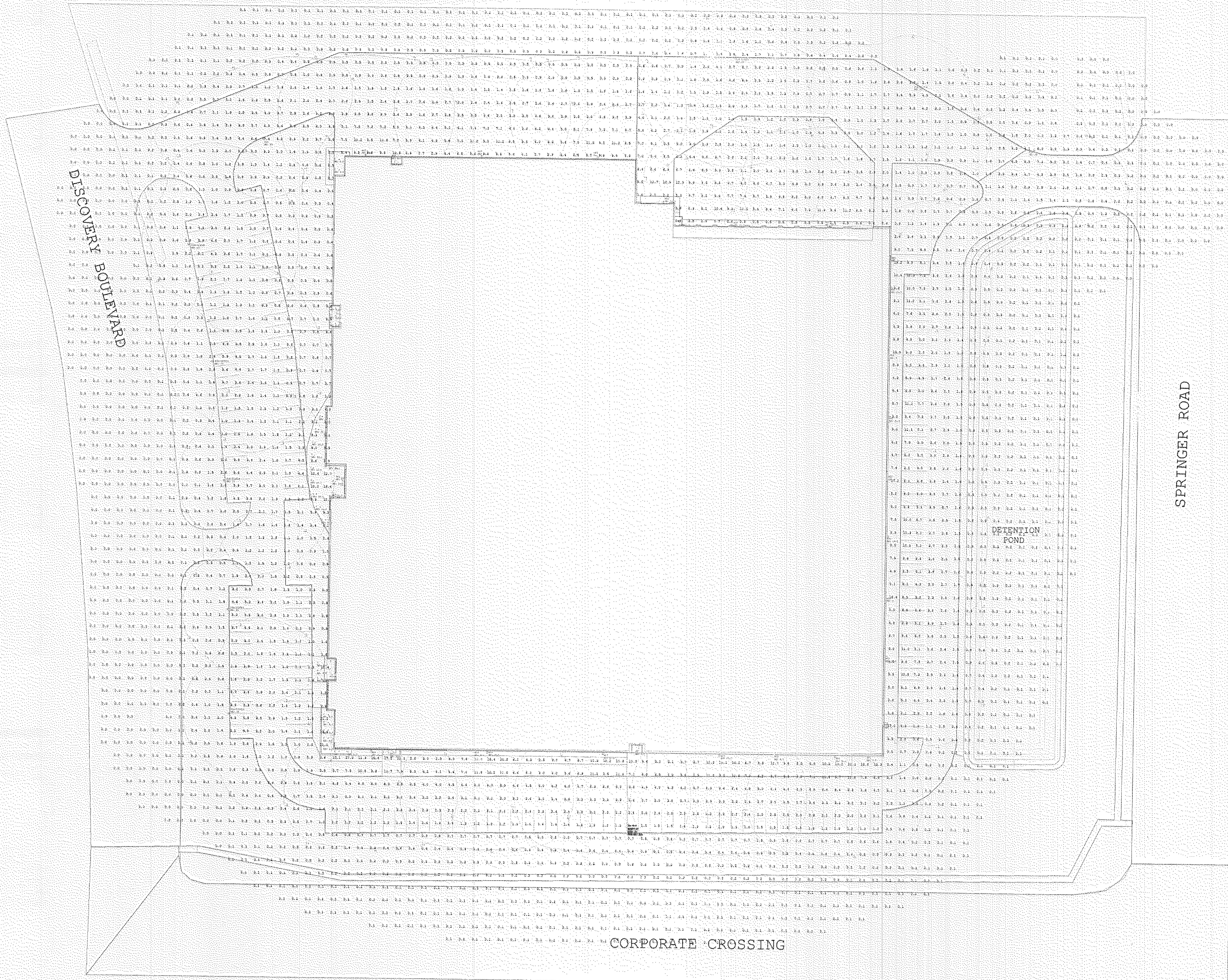
LEGEND

- | | | | |
|---|-------------------------|---|---------------------------|
| ⊕ | ELEVATION BENCHMARK | ⊕ | STORM SEWER MANHOLE |
| ⊕ | FIBER OPTIC MARKER SIGN | ⊕ | TREE |
| ⊕ | GAS VALVE | ⊕ | FIRE HYDRANT |
| ⊕ | ELECTRIC BOX | ⊕ | WATER MANHOLE |
| ⊕ | ELECTRIC MANHOLE | ⊕ | WATER VALVE |
| ⊕ | UTILITY POLE | ⊕ | WATER MARKER SIGN |
| ⊕ | SIGN | ⊕ | FLOWLINE |
| ⊕ | WOOD POST | ⊕ | TOP OF MUI ELEVATION |
| ⊕ | METAL POST | ⊕ | OHE CONTROLING MONUMENT |
| ⊕ | IRRIGATION VALVE | ⊕ | C.M. CONTROLING MONUMENT |
| ⊕ | SAINTARY SEWER MANHOLE | ⊕ | IRON ROD WITH CAP FOUND |
| | | ⊕ | IRON ROD FOUND |
| | | ⊕ | "X" CUT IN CONCRETE FOUND |



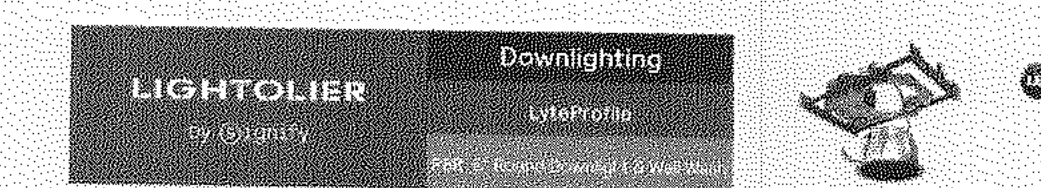
- NOTES**
- The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment realization 2011.
 - Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48397C0045 L, Community-Panel No. 480547, 0049 L, effective date September 26, 2008. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
 *Zone "X": Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 - There are no existing buildings on the surveyed property.
 - All building lines and easements shown hereon are per the Report of Lots 2 & 3, Block B, Rockwall Technology Park, Phase II recorded in Instrument No. 2014000017579, Official Public Records, Rockwall County, Texas, unless otherwise noted.
 - The survey abstract lines shown hereon are approximate and are not located on the ground.
 - This survey was done without the benefit of a title commitment. There may be easements and other matters of record affecting this property that are not shown hereon.

10.649 ACRES
 BOUNDARY & TOPOGRAPHIC SURVEY
 SITUATED IN THE
 LOT 2, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE II
 JOHN H.B. JONES SURVEY, ABSTRACT NO. 125 &
 JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 SCALE: 1"=40'
 DATE: APRIL 12, 2022
 PROJECT NO. 2022-018

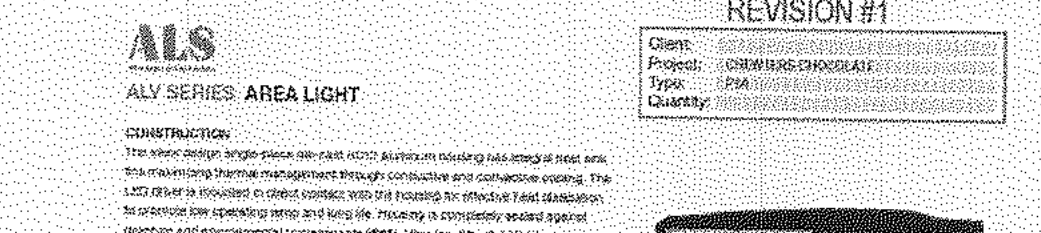


Symbol	Qty	Label	Description	LLF	Lumens	Total Watts
○	28	C	LIGHTOLIER # 6RN / P6R-DL-15-840-CD-P-Z10-U	0.950	1,500	(15) 420
□	2	PIA	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-17,235-40-T3-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS22-B-5-4-D190-EM	0.950	17,235	(150) 300
□	12	WP2	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-17,235-40-T3-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS22-B-5-4-D190-EM	0.950	17,235	(150) 1050
□	13	WP3	ADVANTAGE LIGHTING SOLUTIONS # WFA-3723-3,634-SC/4000K-DB-UD	0.950	4065.1	(23) 305.04
□	2	WP4	ADVANTAGE LIGHTING SOLUTIONS # ALV-200-30,000-40-T4-DB-UNVD-MOUNT ALV-WM	0.950	30,000	(200) 2600
			ADVANTAGE LIGHTING SOLUTIONS # ALV-185-27,750-40-T4-DB-UNVD-MOUNT ALV-WM	0.950	27,750	(185) 370

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	1.61	19.4	0.0	N.A.	N.A.
PAVED SURFACE	Illuminance	Fc	2.78	12.9	0.1	27.80	129.00



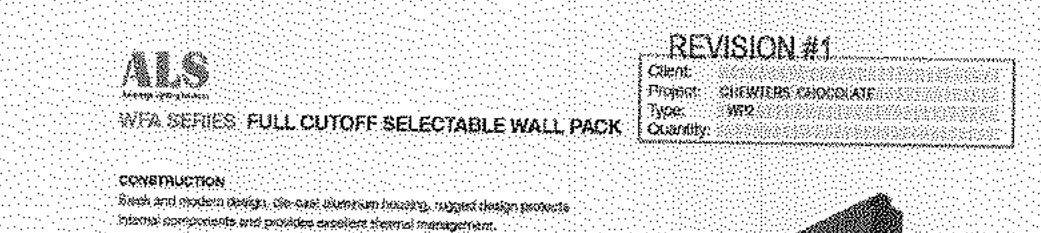
REVISION #1
 Client: CHEWTERS CHOCOLATE
 Project: 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 Type: WFA
 Quantity: 13



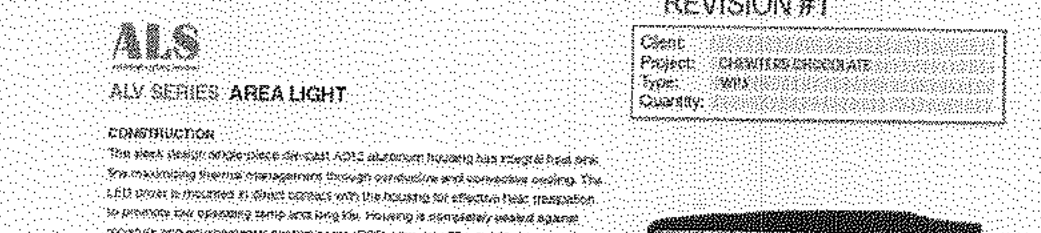
REVISION #1
 Client: CHEWTERS CHOCOLATE
 Project: 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 Type: WFA
 Quantity: 12



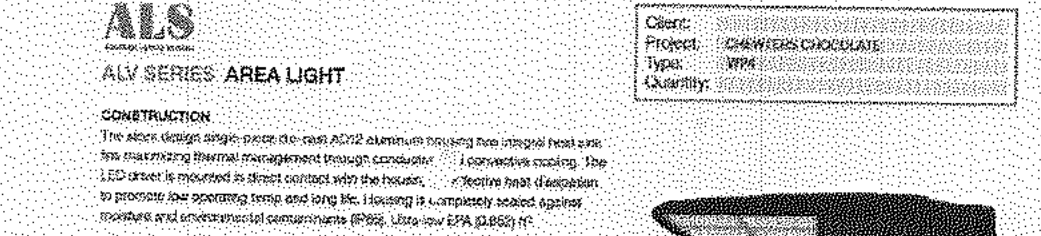
REVISION #1
 Client: CHEWTERS CHOCOLATE
 Project: 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 Type: WFA
 Quantity: 12



REVISION #1
 Client: CHEWTERS CHOCOLATE
 Project: 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 Type: WFA
 Quantity: 13



REVISION #1
 Client: CHEWTERS CHOCOLATE
 Project: 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 Type: WFA
 Quantity: 12



REVISION #1
 Client: CHEWTERS CHOCOLATE
 Project: 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 Type: WFA
 Quantity: 12

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the 12th day of July, 2022.

WITNESS OUR HAND, this 13th day of July, 2022.

Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

REV.	DATE	CHANGE BY	PLAN STATUS	
			MP	MP
1	06.17.2022	SITE PLAN SUBMITTAL	MP	
1	07.06.2022	SP RESUBMITTAL	MP	

CHEWTERS CHOCOLATE
 2911 DISCOVERY BLVD / LOT 1 BLOCK B
 ROCKWALL TECH PARK, PH II
 ROCKWALL, TEXAS

db constructors, inc.
 2400 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TX 817.626.7300
 INFO@DBCONSTRUCTORS.COM

OWNER:
 ROCKWALL EDC + 2610 OBSERVATION TRAIL
 ROCKWALL, TX 972.772.0025

CHEWTERS CHOCOLATE
 1648 DERWENT WAY
 DELTA, BC 604.515.7117

APPLICANT:
 DB CONSTRUCTORS, INC
 MATTHEW J PETERSON
 972.837.6244
 MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
		MP

CHEWTERS CHOCOLATE
 Case No. SP2022-34
 DATE: 2022.06.15
 PHOTOMETRIC 1