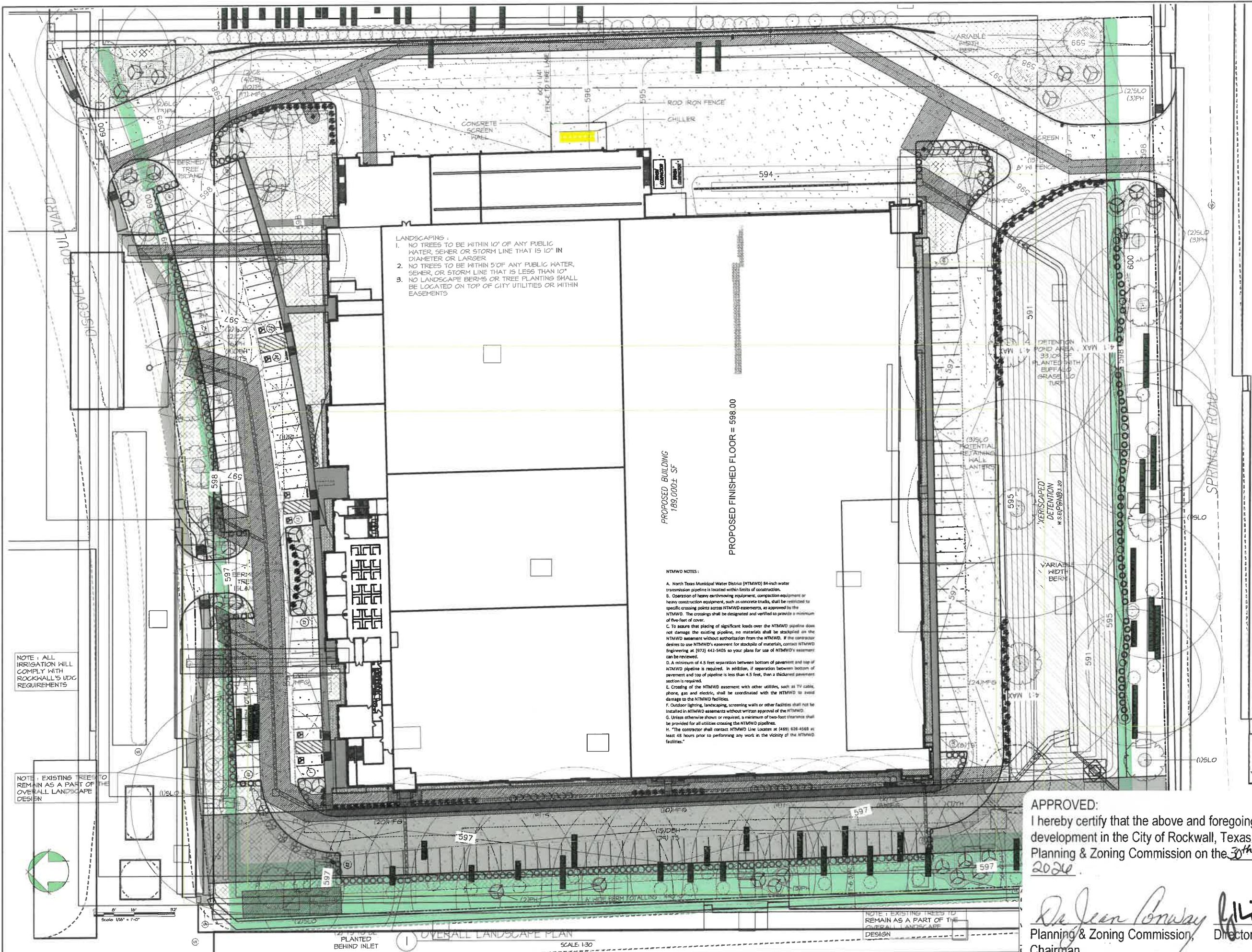




LANDSCAPING :
1. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER
2. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10"
3. NO LANDSCAPE BERMS OR TREE PLANTING SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS

PROPOSED BUILDING
189,000± SF

PROPOSED FINISHED FLOOR = 598.00

NTMWD NOTES:
A. North Texas Municipal Water District (NTMWD) 84-inch water transmission pipeline is located within limits of construction.
B. Operation of heavy earthmoving equipment, compaction equipment or heavy construction equipment, such as concrete trucks, shall be restricted to specific crossing points across NTMWD easements, as approved by the NTMWD. The crossings shall be designated and verified to provide a minimum of five-feet of cover.
C. To assure that placing of significant loads over the NTMWD pipeline does not damage the existing pipeline, no materials shall be stockpiled on the NTMWD easement without authorization from the NTMWD. If the contractor desires to use NTMWD's easement for stockpile of materials, contact NTMWD Engineering at (972) 442-5405 so your plans for use of NTMWD's easement can be reviewed.
D. A minimum of 4.5 feet separation between bottom of pavement and top of NTMWD pipeline is required. In addition, if separation between bottom of pavement and top of pipeline is less than 4.5 feet, then a thickened pavement section is required.
E. Crossing of the NTMWD easement with other utilities, such as TV cable, phone, gas and electric, shall be coordinated with the NTMWD to avoid damage to the NTMWD facilities.
F. Outdoor lighting, landscaping, screening walls or other facilities shall not be installed in NTMWD easements without written approval of the NTMWD.
G. Unless otherwise shown or required, a minimum of two-foot clearance shall be provided for all utilities crossing the NTMWD pipelines.
H. The contractor shall contact NTMWD Line Locates at (480) 636-4568 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

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

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

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

PLAN STATUS		REVISIONS	
REV.	DATE	CHANGE	BY
	06.26.2024	SITE PLAN AMEND. COMMENTS	MP
	05.07.2024	OC: FOOD SAFETY MEASURES	MP
	06.17.2022	SITE PLAN SUBMITTAL	MP
	07.06.2022	SP RESUBMITTAL	MP
	07.10.2022	REVISED LANDSCAPE	MP
	11.10.2022	CITY COMMENTS	MP
	05.25.2024	CIVIL REV / NTMWD	MP
	07.17.2024	CITY COMMENTS	MP
	10.02.2024	FIRE HYDRANT	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
678.877.6344

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 June, 2024.

De Jean Conway
Planning & Zoning Commission, Chairman
[Signature]
Director of Planning & Zoning