



# 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) <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			
SUBDIVISION	Rockwall Technology Park, Phase II	LOT	1
		BLOCK	B
GENERAL LOCATION	Southeast corner of Discovery Blvd & Corporate Crossing		

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

CURRENT ZONING	Light Industrial	CURRENT USE	unimproved
PROPOSED ZONING	Light Industrial with PD for factory store	PROPOSED USE	manufacturing/warehouse/office/factory store
ACREAGE	10.649	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

**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]

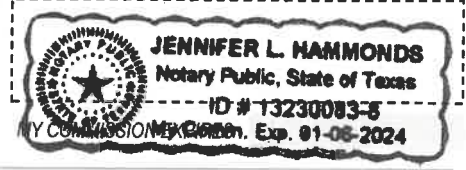
<input type="checkbox"/> OWNER	Rockwall Economic Development Corporation	<input checked="" type="checkbox"/> APPLICANT	db constructors
CONTACT PERSON	Matt Wavering	CONTACT PERSON	Matthew Peterson, AIA
ADDRESS	2610 Observation Trl, Suite 104	ADDRESS	2400 Great Southwest Parkway
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Fort Worth, TX 76106
PHONE	972-772-0025	PHONE	817-626-7300
E-MAIL	mwavering@rockwalledc.com	E-MAIL	matthew@dbconstructors.com

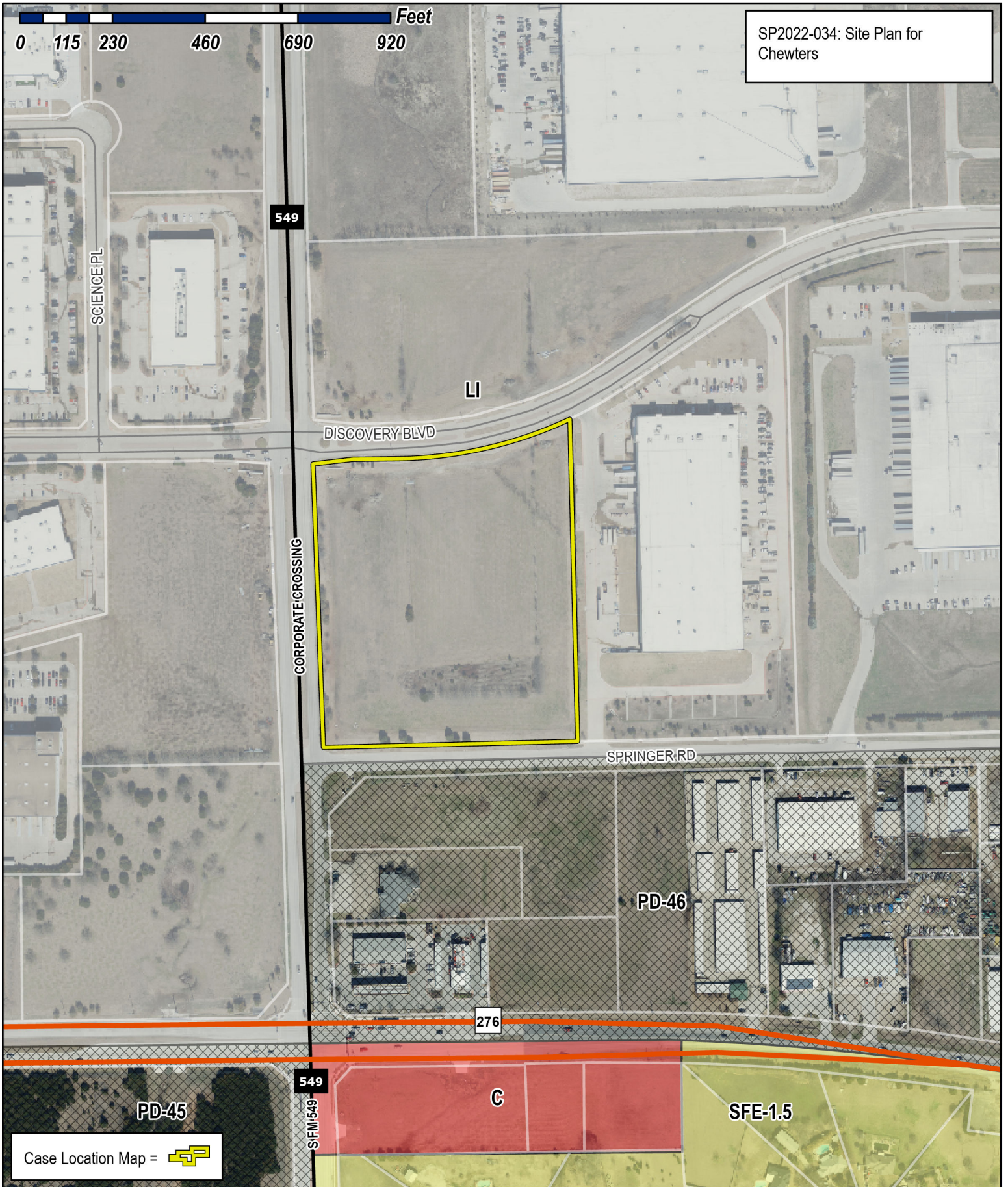
### NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt Wavering [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 \$ 462.98 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17<sup>th</sup> DAY OF June, 2022. 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 14<sup>th</sup> DAY OF June, 2022  
OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





SP2022-034: Site Plan for Chewters

0 115 230 460 690 920 Feet

SCIENCE PL

549

LI

DISCOVERY BLVD

CORPORATE CROSSING

SPRINGER RD

PD-46

276

PD-45

549

SFM 549

C

SFE-1.5

Case Location Map =



# 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.





Bethany Ross  
Planner  
City of Rockwall  
[bross@rockwall.com](mailto:bross@rockwall.com)  
972.772.6488

RE : Site Plan Submittal : Chewters Chocolates  
Discovery Boulevard  
Lot 1, Block B Rockwall Technology Park

Ms. Ross,

First, we want to thank you for all of the assistance you have given us as we have been putting this together. We can't tell you how much we have appreciated it!

Enclosed within this package is the following :

1. Development Application
2. Civil Site Plan
3. Landscape Design Plans
4. Building Plan and Elevation Design Plans
5. 3D Rendering Boards
6. Photometric
7. Physical Sample Board
8. Email from David Scott (NTMWB) discussing the easement
9. Letter from Chewters Chocolates discussing their employee head count

We look forward to working through the process with the City of Rockwall on this project!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew J Peterson', with a long horizontal flourish extending to the right.

Matthew J Peterson, AIA  
Vice-President of Design & Development



Chewters Chocolates  
1648 Derwent Way  
Delta, BC  
V3M 6R9

Att: Matthew Peterson  
DB Constructors, Inc  
2400 Great Southwest Parkway  
Fort Worth, TX  
76106

Subject: Parking Spaces – Rockwall, TX Facility

Matthew,

In response to your request regarding the number of full-time employees forecasted to be working at the new Chewters Chocolates facility in Rockwall, TX, we anticipate the following based on our current business growth forecast.

The production schedule for the facility will be based on a 3 shift rotation, so the hourly head count will be spread across the 3 production shifts. During shift change, at 7:00am, 3:00pm, and 11:00pm, we will have overlap of employees. Salaried employees will predominantly be working during the day shift, with overlap onto the afternoon and midnight shift.

	<b>Total Employees</b>	<b>Salaried</b>	<b>Hourly</b>	<b>Max Per Day Shift</b>
Year 1	19 employees	5 employees	14 employees	12 employees
Year 2	31 employees	5 employees	26 employees	20 employees
Year 3	43 employees	7 employees	36 employees	24 employees
Year 4	60 employees	10 employees	50 employees	30 employees
Year 5	90 employees	20 employees	70 employees	45 employees
Year 6	90 employees	20 employees	70 employees	55 employees
Year 7	110 employees	25 employees	85 employees	60 employees
Year 8	110 employees	25 employees	85 employees	60 employees
Year 9	110 employees	25 employees	85 employees	60 employees
Year 10	120 employees	30 employees	90 employees	65 employees

We anticipate a total of 120 full-time employees will work at the Rockwall facility. The maximum number of employees working on the day shift will be 65. The number of employee parking spaces requires to support day shift employees, plus shift change over-lap is 125 parking spaces.

Please contact me if have any questions or require additional information.

Regards,

John Oucharek  
Vice President, Operations

## Matthew Peterson

---

**From:** David Scott <dscott@NTMWD.COM> on behalf of David Scott  
**Sent:** Friday, 13 May, 2022 08:16  
**To:** Cameron Ehn  
**Cc:** Matthew Peterson  
**Subject:** RE: Chewters - New Development Coor.

Shrubs or Crepe Myrtles are okay

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**From:** Cameron Ehn <cameron@dbconstructors.com>  
**Sent:** Thursday, May 12, 2022 4:57 PM  
**To:** David Scott <dscott@NTMWD.COM>  
**Cc:** Matthew Peterson <matthew@dbconstructors.com>  
**Subject:** RE: Chewters - New Development Coor.

Thanks David. Appreciate the quick turnaround.

Also to confirm, we are allowed to plan shrubs and ornamental trees within the easement correct?



**Cameron Ehn, PE**  
Director of Engineering  
**O:** 817-626-7300 x110  
**M:** 940-597-5146  
**E:** [cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)  
2400 Great Southwest Parkway  
Fort Worth, TX 76106  
[www.dbconstructors.com](http://www.dbconstructors.com)

*Top 50 North Texas General Contractors – Dallas Business Journal 2020*

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**From:** David Scott <[dscott@NTMWD.COM](mailto:dscott@NTMWD.COM)>  
**Sent:** Thursday, May 12, 2022 4:50 PM  
**To:** Cameron Ehn <[cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)>  
**Cc:** Matthew J. Peterson <[matthew@dbconstructors.com](mailto:matthew@dbconstructors.com)>  
**Subject:** RE: Chewters - New Development Coor.

Cameron, Here's our waterline plans and notes for your drwgs. There are several above ground appurtenances in this area as noted on plans.

Notes and instructions below:

**The following NTMWD notes shall be included on the cover sheet, grading, paving, storm sewer, water and sewer, illumination and landscaping plan sheets or referenced by note.**

"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 (469) 626-4569 at least 48 hours prior to performing any work in the vicinity of the NTMWD facilities."

Regards

**David Scott**

Program Manager

North Texas Municipal Water District

[505 E. Brown Street | Wylie, Texas 75098](#)

Direct: 469.626.4712 | Cell: 214.733.4986

[dscott@ntmwd.com](mailto:dscott@ntmwd.com)

---

**From:** Cameron Ehn <[cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)>

**Sent:** Thursday, May 12, 2022 3:48 PM

**To:** David Scott <[dscott@NTMWD.COM](mailto:dscott@NTMWD.COM)>

**Cc:** Matthew J. Peterson <[matthew@dbconstructors.com](mailto:matthew@dbconstructors.com)>

**Subject:** Chewters - New Development Coor.

Afternoon Scott,

Appreciate you taking my call earlier. Per our discussion I've attached our Conceptual Site Plan. We have some tweaks to make, but we don't expect things to change drastically. As it relates to your line, we plan on putting standard car parking over the top of it as well as a drive isle/fire lane.

Please review the attached at your earliest convenience. We're still in the conceptual design phase, but we hope to have more robust plans to share in the coming weeks. We will forward those along as soon as they're ready. In the meantime, if you have any questions or need additional information do not hesitate to ask.

Sincerely,



**Cameron Ehn, PE**

Director of Engineering

**O:** 817-626-7300 x110

**M:** 940-597-5146

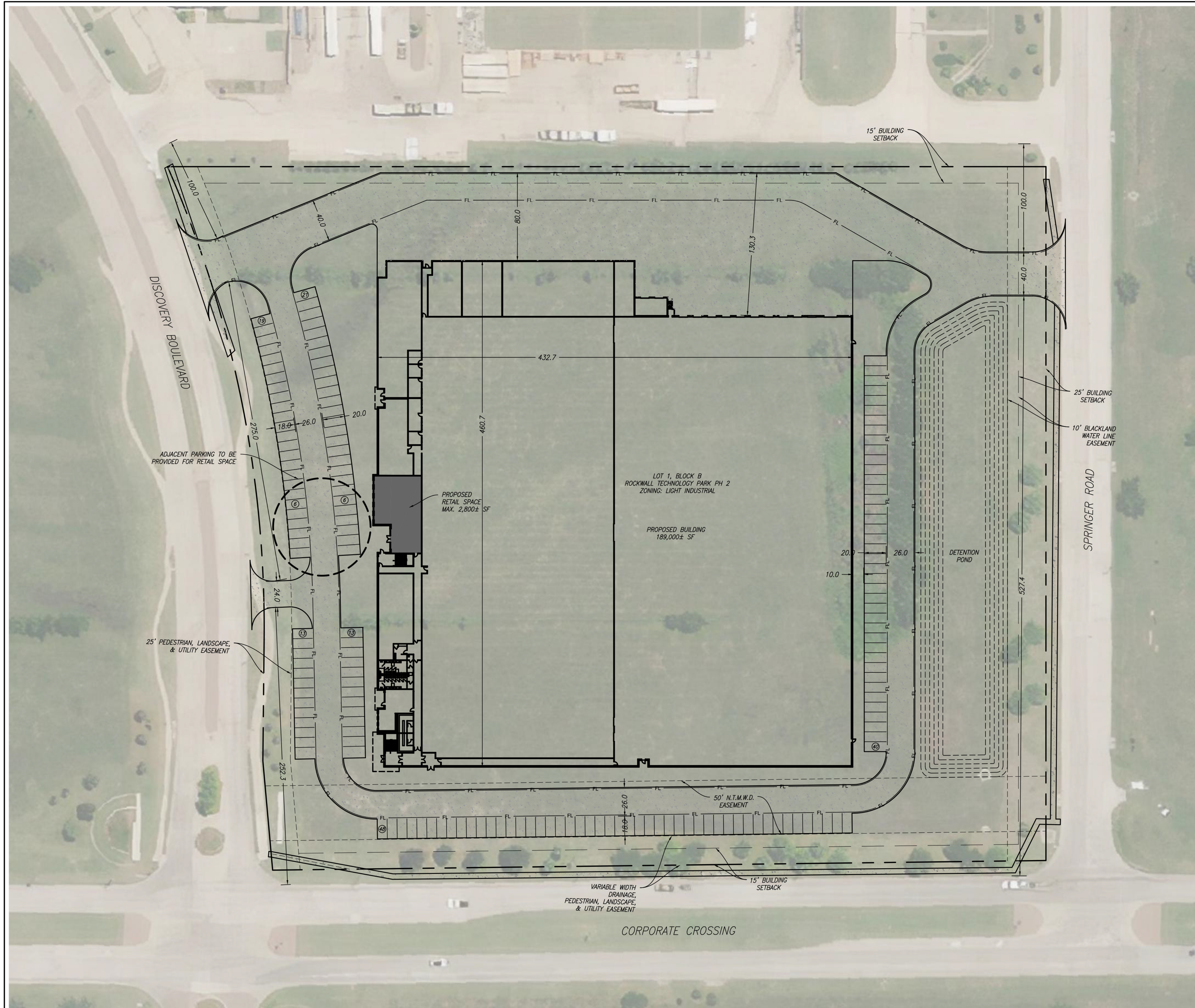
**E:** [cameron@dbconstructors.com](mailto:cameron@dbconstructors.com)

2400 Great Southwest Parkway

Fort Worth, TX 76106

[www.dbconstructors.com](http://www.dbconstructors.com)

*Top 50 North Texas General Contractors – Dallas Business Journal 2020*



**CHEWTERS CHOCOLATE**

16-Jun-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 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

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

**db constructors, inc.**  
 2400 Great Southwest Pkwy  
 Fort Worth, TX 76106  
 817-626-7300

**CHEWTERS CHOCOLATES  
 NEW HEADQUARTERS**

**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

<b>CHEWTERS CHOCOLATE</b>	
Case No.	_____
DATE:	2022.06.15
<b>CIVIL SITE PLAN</b>	
<b>C-1</b>	



**CHEWTERS CHOCOLATE**  
15-Jun-22

FRONT ELEVATION :  
(DISCOVERY BLVD)

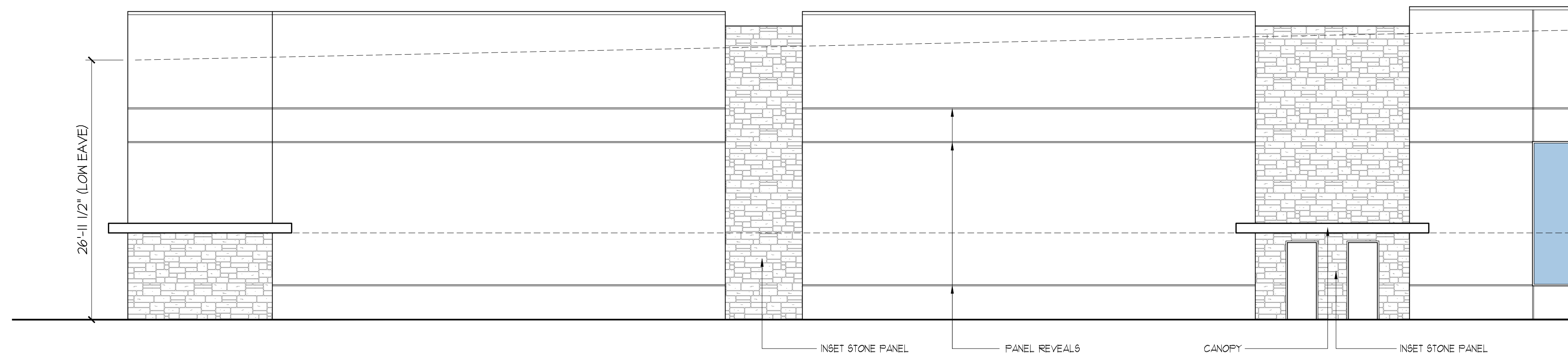
TOTAL FRONT ELEVATION AREA :	15286 SF
DOORS & GLAZING :	2631 SF
NET FRONT ELEVATION AREA :	12655 SF
STONE :	3191 SF
STONE PERCENTAGE :	25%
MASONRY PERCENTAGE :	100%

RIGHT ELEVATION :  
(CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13634 SF
DOORS & GLAZING :	458 SF
NET FRONT ELEVATION AREA :	13176 SF
STONE :	2602 SF
STONE PERCENTAGE :	20%
MASONRY PERCENTAGE :	100%

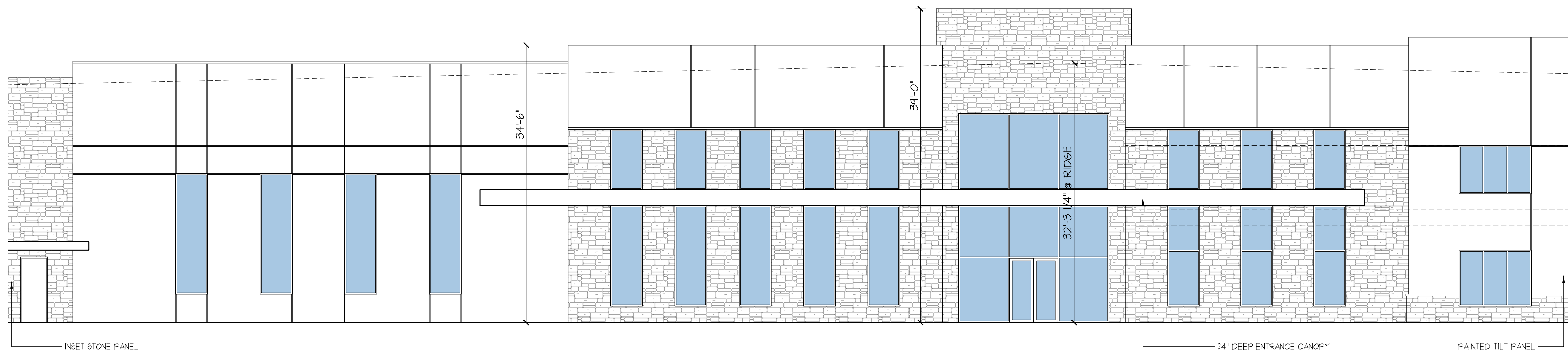
REAR ELEVATION :  
(SPRINGER LANE)

TOTAL FRONT ELEVATION AREA :	15048 SF
DOORS & GLAZING :	24 SF
NET FRONT ELEVATION AREA :	15024 SF
STONE :	2585 SF
STONE PERCENTAGE :	17%
MASONRY PERCENTAGE :	100%



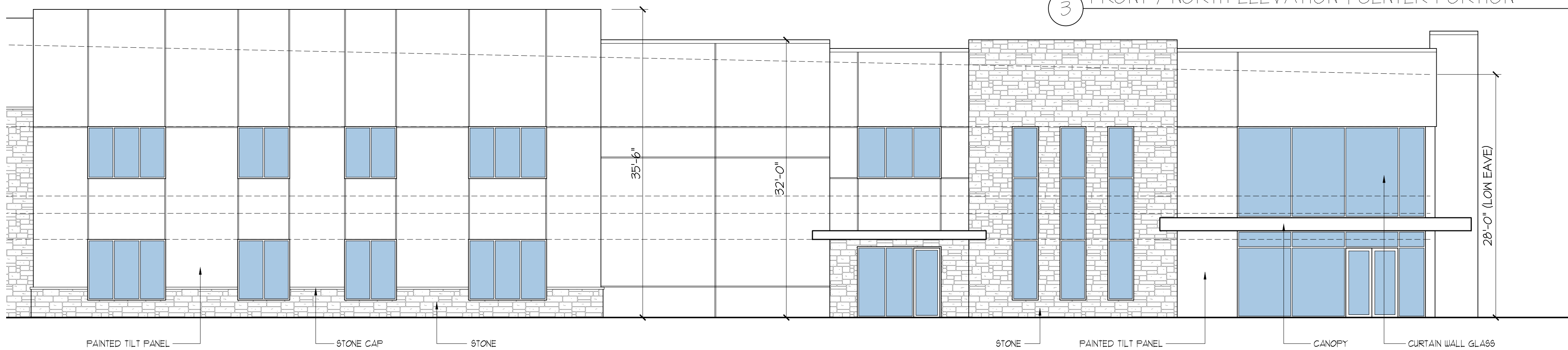
4 FRONT / NORTH ELEVATION | EAST PORTION

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



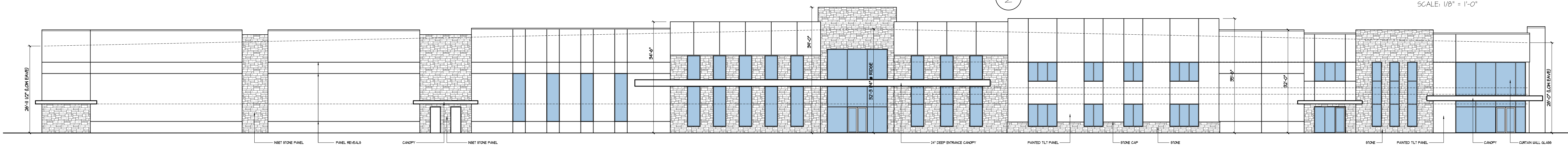
3 FRONT / NORTH ELEVATION | CENTER PORTION

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



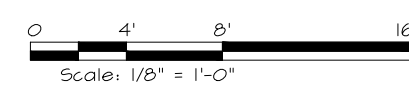
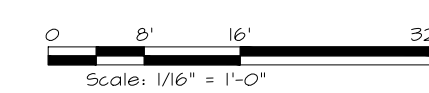
2 FRONT / NORTH ELEVATION | WEST PORTION

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



1 FRONT / NORTH ELEVATION | DISCOVERY BLVD

SCALE: 1/8" = 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 \_\_\_\_ day of \_\_\_\_, 2022

WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

PLAN STATUS		CHANGE	BY
REV.	DATE	SITE PLAN SUBMITTAL	MP
-	06.17.2021		

**CHEWTERS CHOCOLATE**  
LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
SE CORNER OF DISC. & CORP CROSS.



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

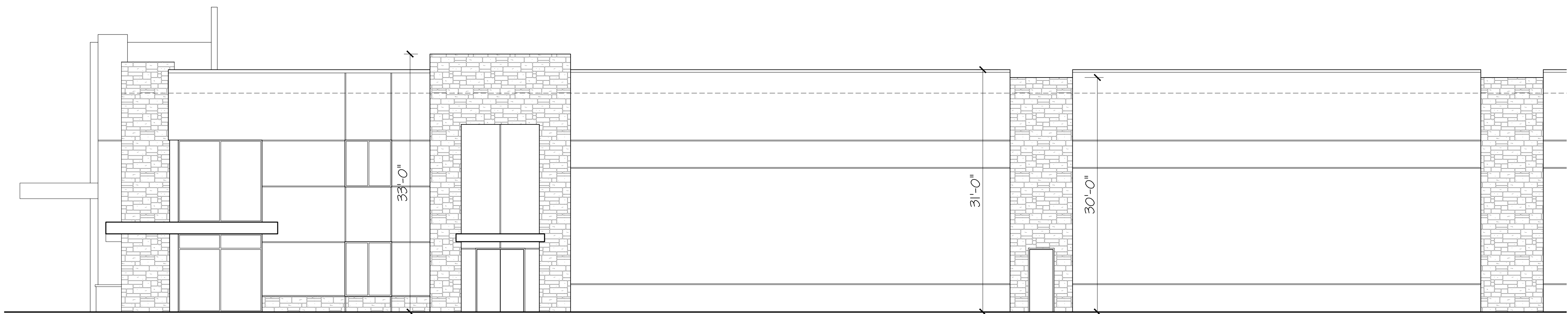
CHEWTERS CHOCOLATE

Case No. \_\_\_\_\_

DATE: 2022.06.15

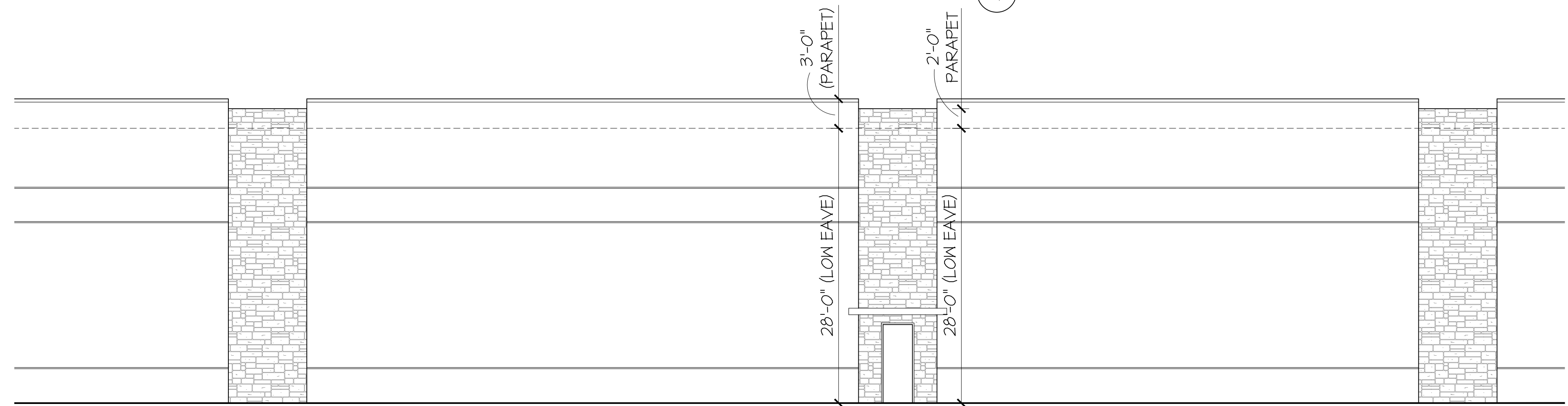
FRONT ELEV.

A-2



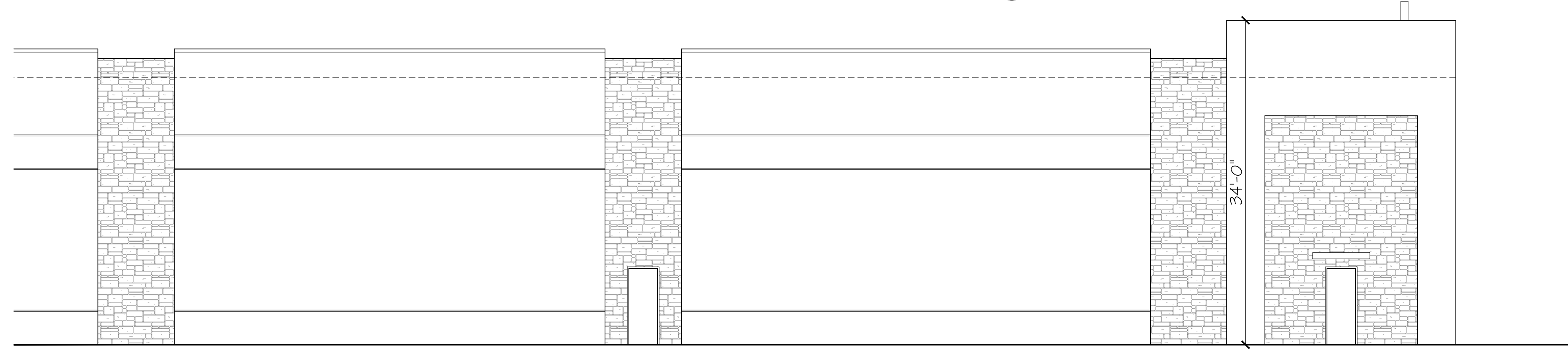
4 RIGHT / WEST ELEVATION | NORTH PORTION

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



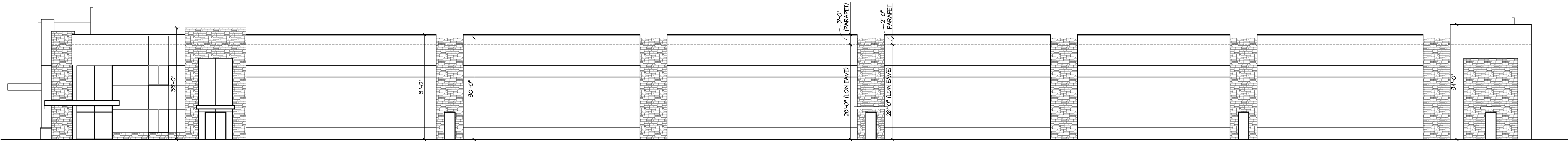
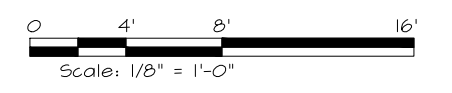
3 RIGHT / WEST ELEVATION | CENTER PORTION

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



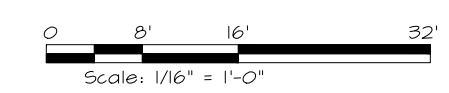
2 RIGHT / WEST ELEVATION | SOUTH PORTION

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



1 RIGHT SIDE / WEST ELEVATION | CORPORATE CROSSING

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



**CHEWTERS CHOCOLATE**  
15-Jun-22

FRONT ELEVATION :  
(DISCOVERY BLVD)

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DOORS & GLAZING :	2631	SF
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WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

PLAN STATUS		CHANGE	BY
REV.	DATE	SITE PLAN SUBMITTAL	MP
-	06.17.2021		
-			
-			

**CHEWTERS CHOCOLATE**  
LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
SE CORNER OF DISC. & CORP CROSS.

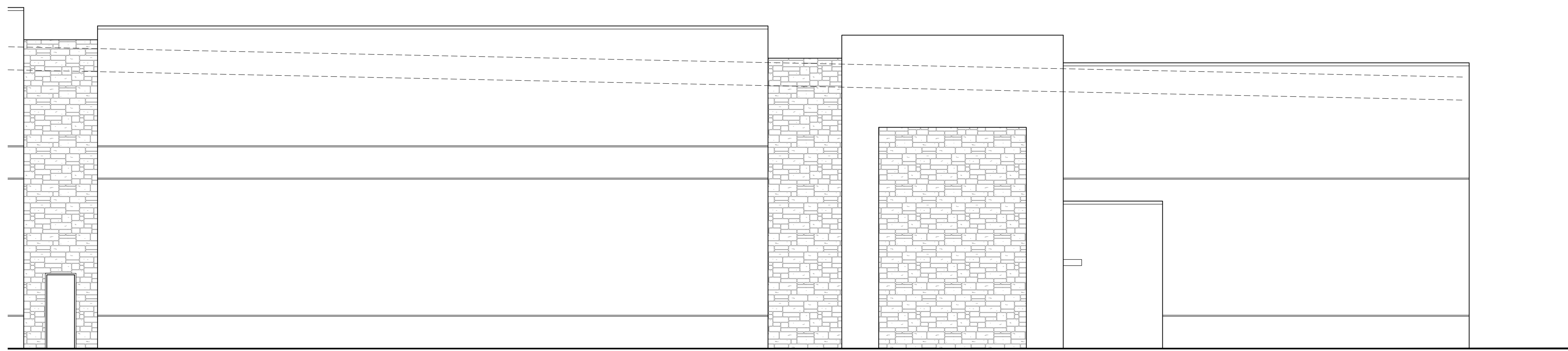
  
db constructors, inc.  
2400 GREAT SOUTHWEST  
PARKWAY  
FORT WORTH, TX  
817.626.7300  
INFO@DBCONSTRUCTORS.COM

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

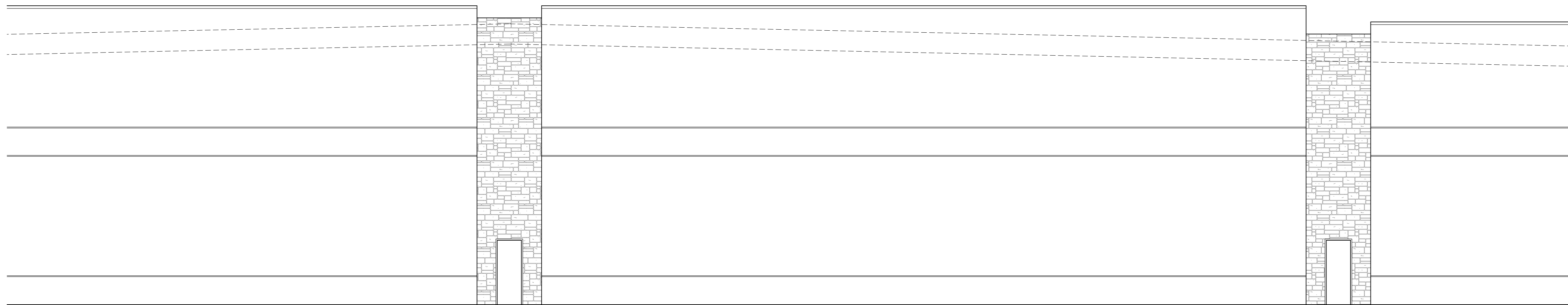
CHEWTERS CHOCOLATE  
1648 DERWENT WAY  
DELTA, BC  
604.515.7117

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

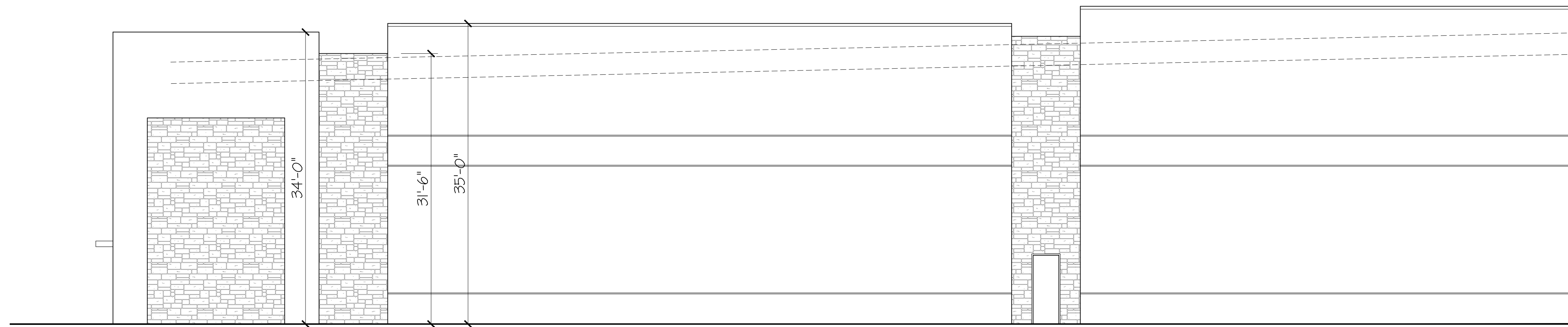
DESIGN	DRAWN	CHKD
MP	MP	MP
CHEWTERS CHOCOLATE		
Case No.		
DATE:	2022.06.15	
SIDE ELEV.		
A-3		



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"



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

**CHEWTERS CHOCOLATE**  
15-Jun-22

FRONT ELEVATION :  
(DISCOVERY BLVD)

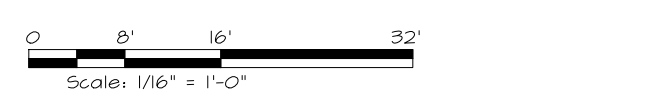
TOTAL FRONT ELEVATION AREA :	15286 SF
DOORS & GLAZING :	2631 SF
NET FRONT ELEVATION AREA :	12655 SF
STONE :	3191 SF
STONE PERCENTAGE :	25%
MASONRY PERCENTAGE :	100%

RIGHT ELEVATION :  
(CORPORATE CROSSING)

TOTAL FRONT ELEVATION AREA :	13634 SF
DOORS & GLAZING :	458 SF
NET FRONT ELEVATION AREA :	13176 SF
STONE :	2602 SF
STONE PERCENTAGE :	20%
MASONRY PERCENTAGE :	100%

REAR ELEVATION :  
(SPRINGER LANE)

TOTAL FRONT ELEVATION AREA :	15048 SF
DOORS & GLAZING :	24 SF
NET FRONT ELEVATION AREA :	15024 SF
STONE :	2585 SF
STONE PERCENTAGE :	17%
MASONRY PERCENTAGE :	100%



① REAR / SOUTH ELEVATION | SPRINGER LANE  
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 \_\_\_\_ day of \_\_\_\_, 2022

WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06-17-2021	SITE PLAN SUBMITTAL	MP
-	-	-	-
-	-	-	-
-	-	-	-

**CHEWTERS CHOCOLATE**  
LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
SE CORNER OF DISC. & CORP CROSS.

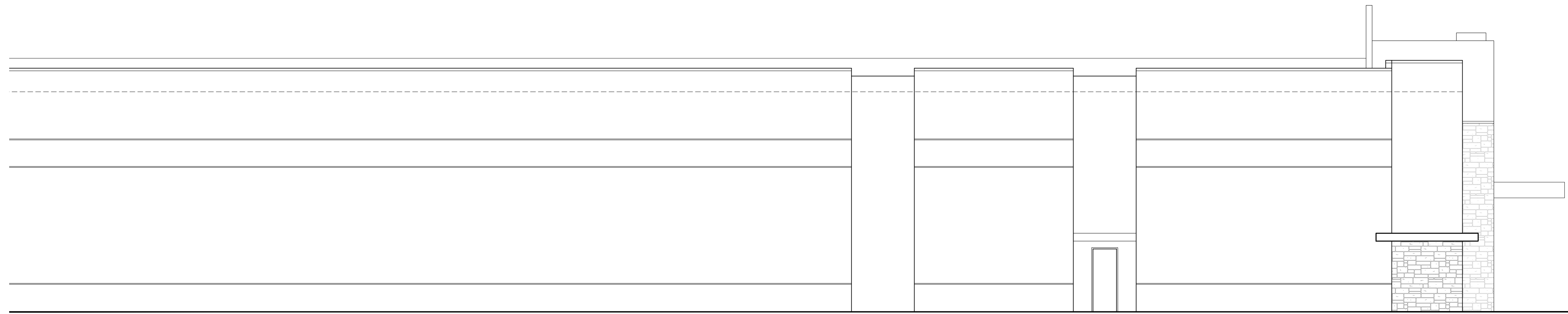
  
db constructors, inc.  
2400 GREAT SOUTHWEST  
PARKWAY  
FORT WORTH, TX  
817.626.7300  
INFO@DBCONSTRUCTORS.COM

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

CHEWTERS CHOCOLATE  
1648 DERWENT WAY  
DELTA, BC  
604.515.7117

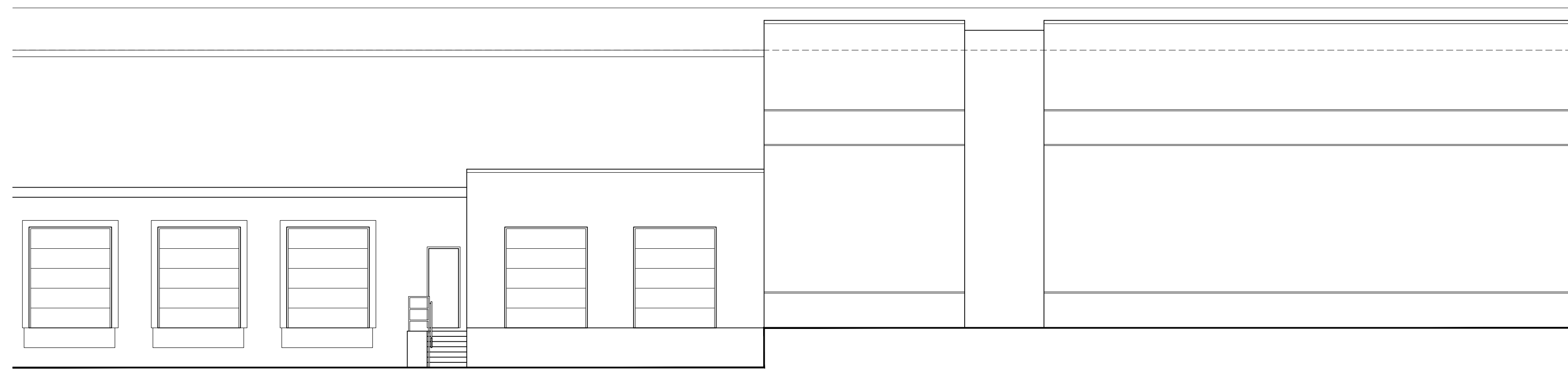
APPLICANT :  
DB CONSTRUCTORS, INC  
MATTHEW J PETERSON  
972.837.6244  
MATTHEW@DBCONSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP
CHEWTERS CHOCOLATE		
Case No.	_____	
DATE:	2022.06.15	
REAR ELEV.		
A-4		



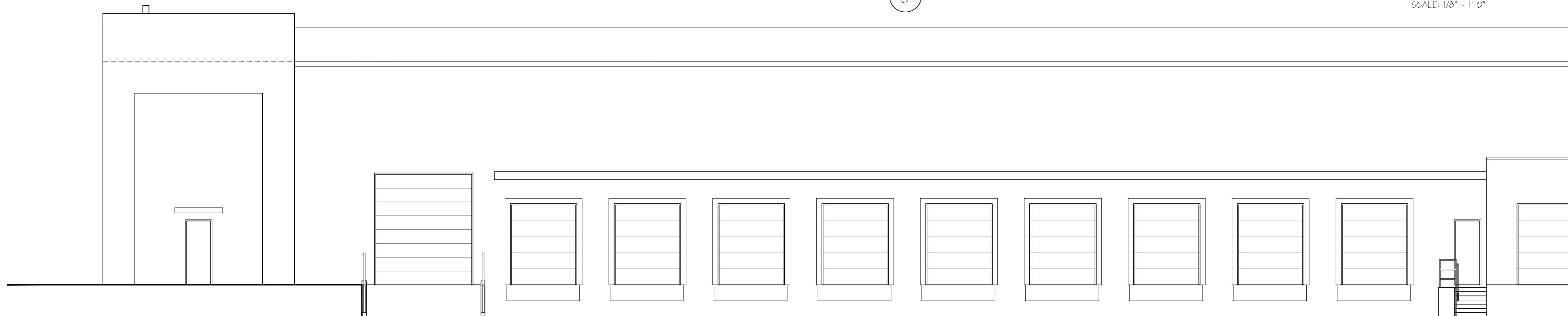
4 LEFT / EAST ELEVATION | NORTH PORTION

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



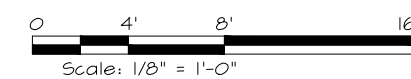
3 LEFT / EAST ELEVATION | CENTER PORTION

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

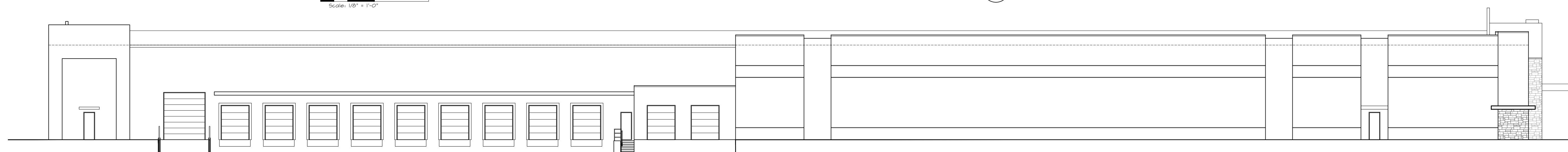


2 LEFT / EAST ELEVATION | SOUTH PORTION

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

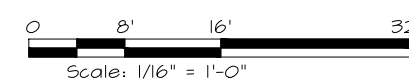


Scale: 1/8" = 1'-0"



1 LEFT SIDE / EAST ELEVATION

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



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

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\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning

PLAN STATUS		CHANGE	BY
REV.	DATE	SITE PLAN SUBMITTAL	MP
-	06-17-2021		

**CHEWTERS CHOCOLATE**  
 LOT 1 BLOCK B  
 ROCKWALL TECH PARK, PH II  
 SE CORNER OF DISC. & CORP CROSS.

  
 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. \_\_\_\_\_

DATE: 2022.06.15

SIDE ELEV.  
 A-5



**CHEWTERS CHOCOLATES  
ELEVATION AESTHETICS**





**CHEWTERS CHOCOLATES  
DISCOVERY BLVD ELEVATION**





**CHEWTERS CHOCOLATES  
CORPORATE CROSSING ELEVATION**





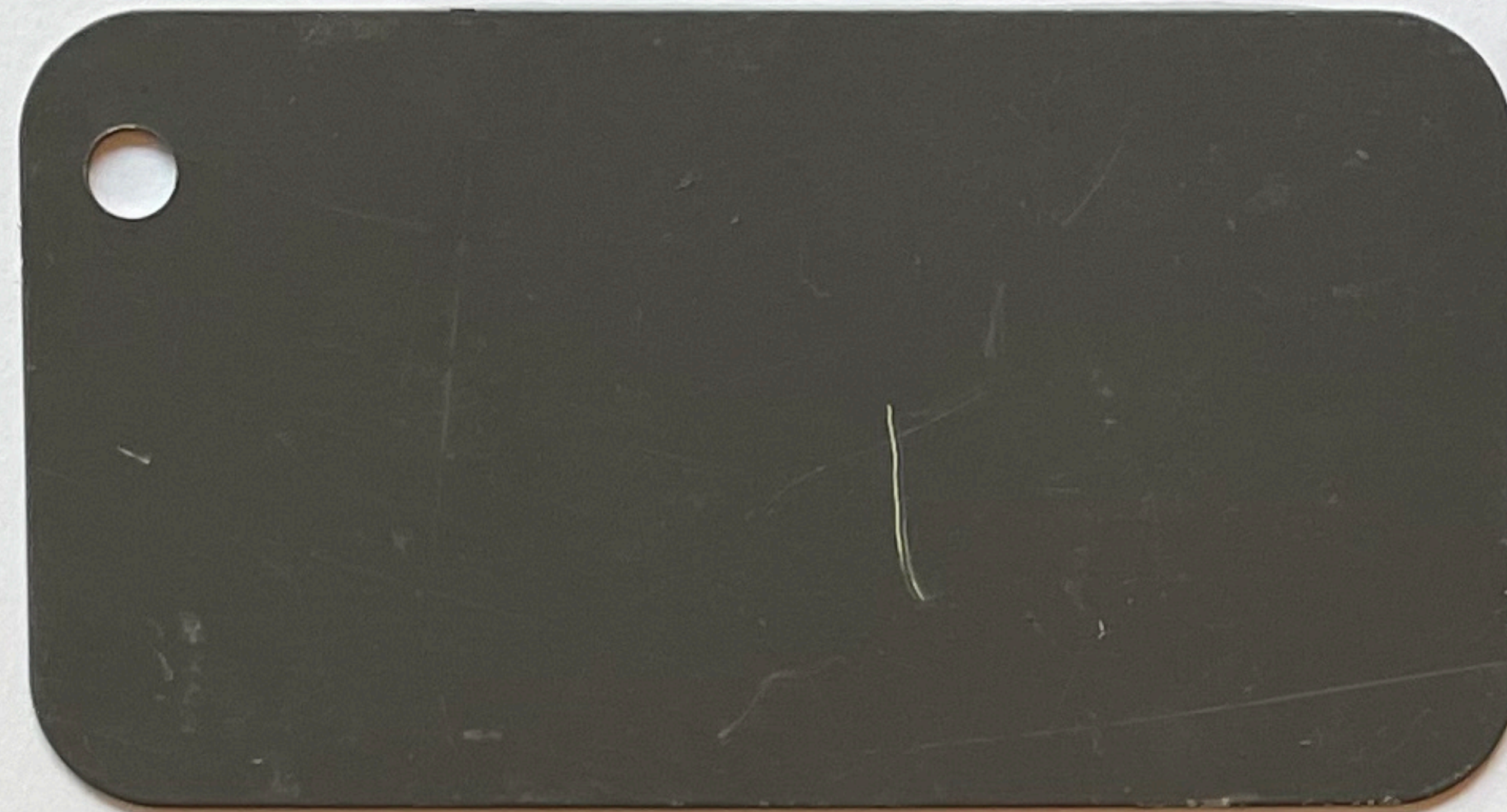
**CHEWTERS CHOCOLATES  
SPRINGER ROAD ELEVATION**







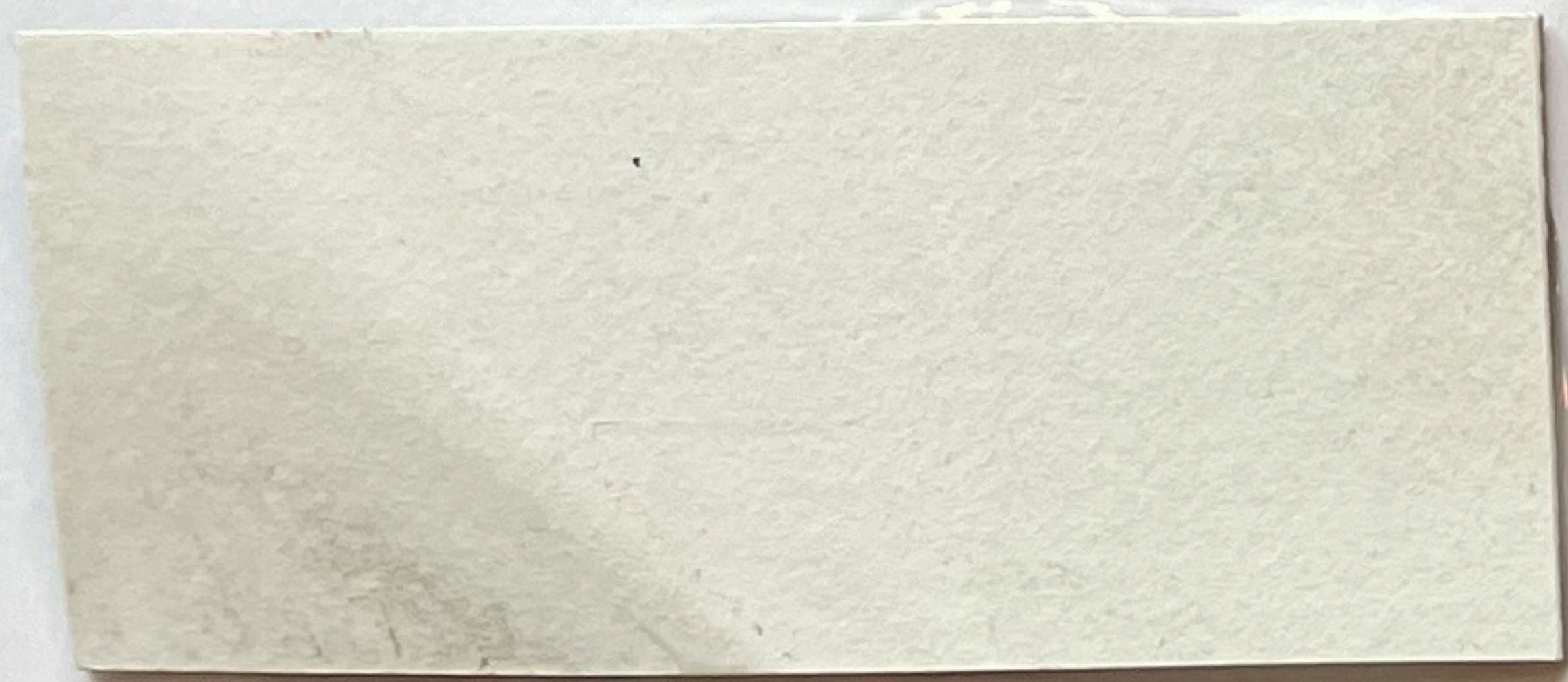
6. low e glass, neutral tint (slight gray/blue tone)



4. charcoal aluminum (awning)



5. dark bronze (window/door frames)



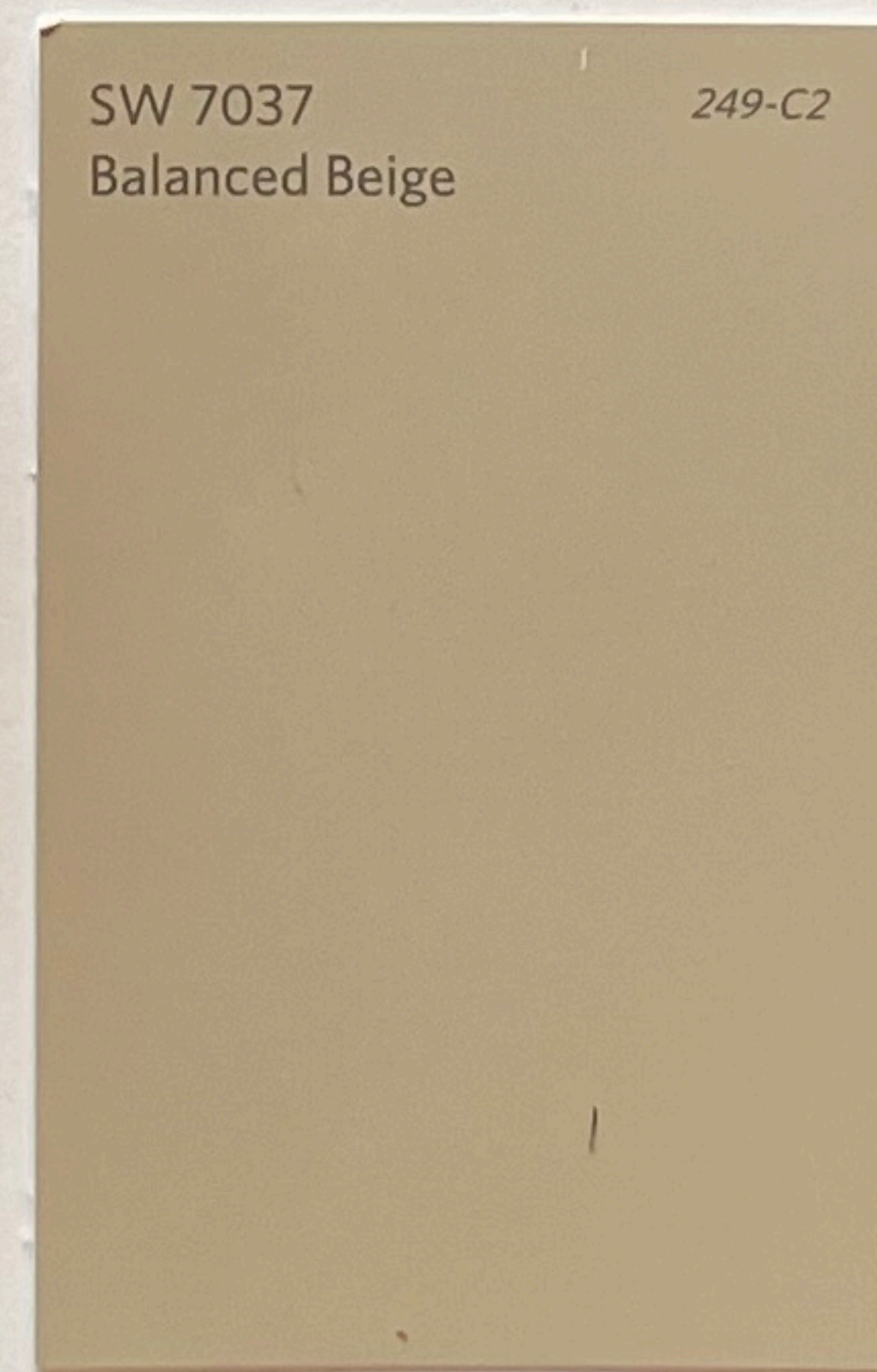
7. white tpo membrane roof (not shown in rendering)



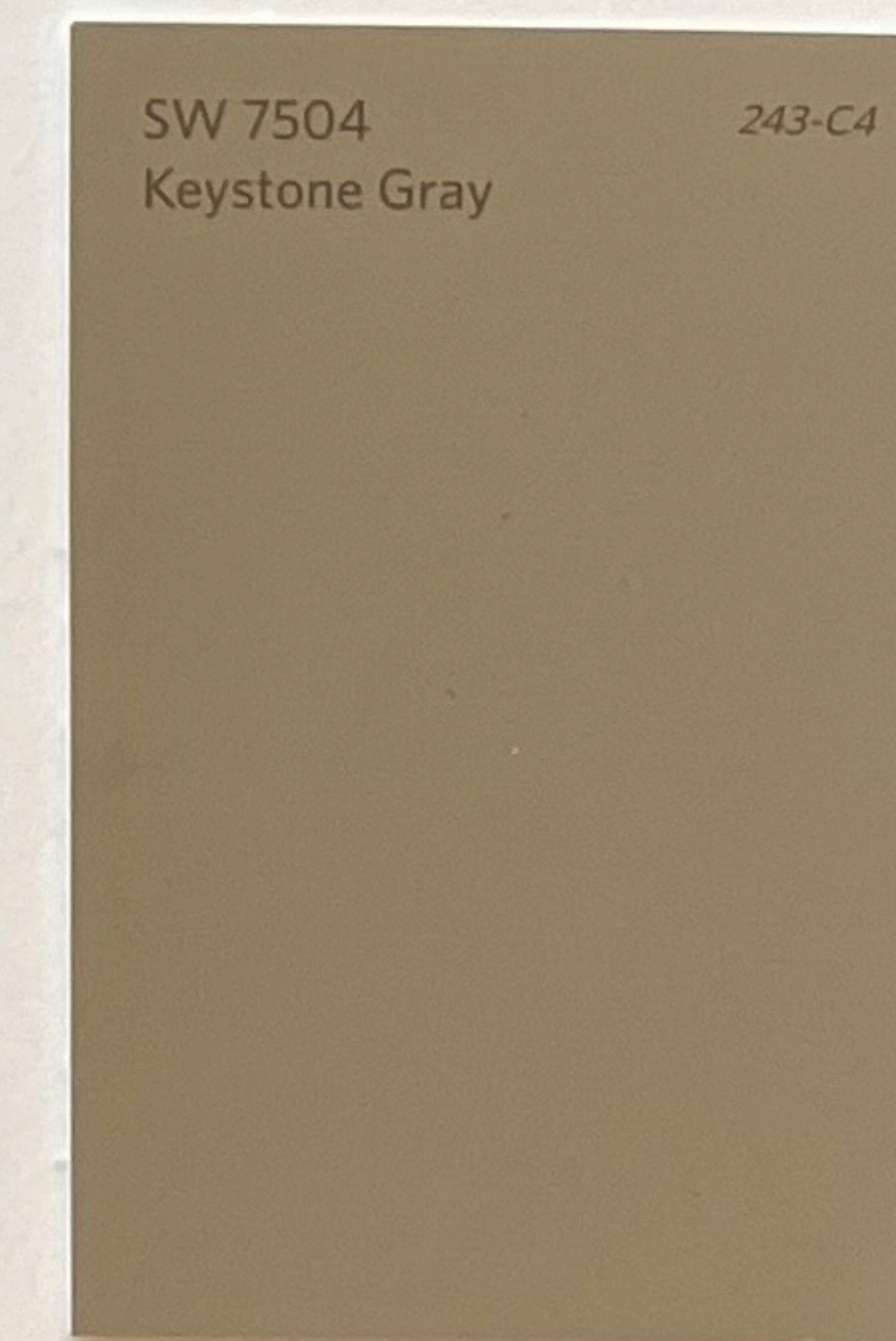
artist rendering depicting desired color scheme



1. stone : equivalent to marble stack stone by texas stone designs, inc



2. main body panel color : sw7037 balanced beige

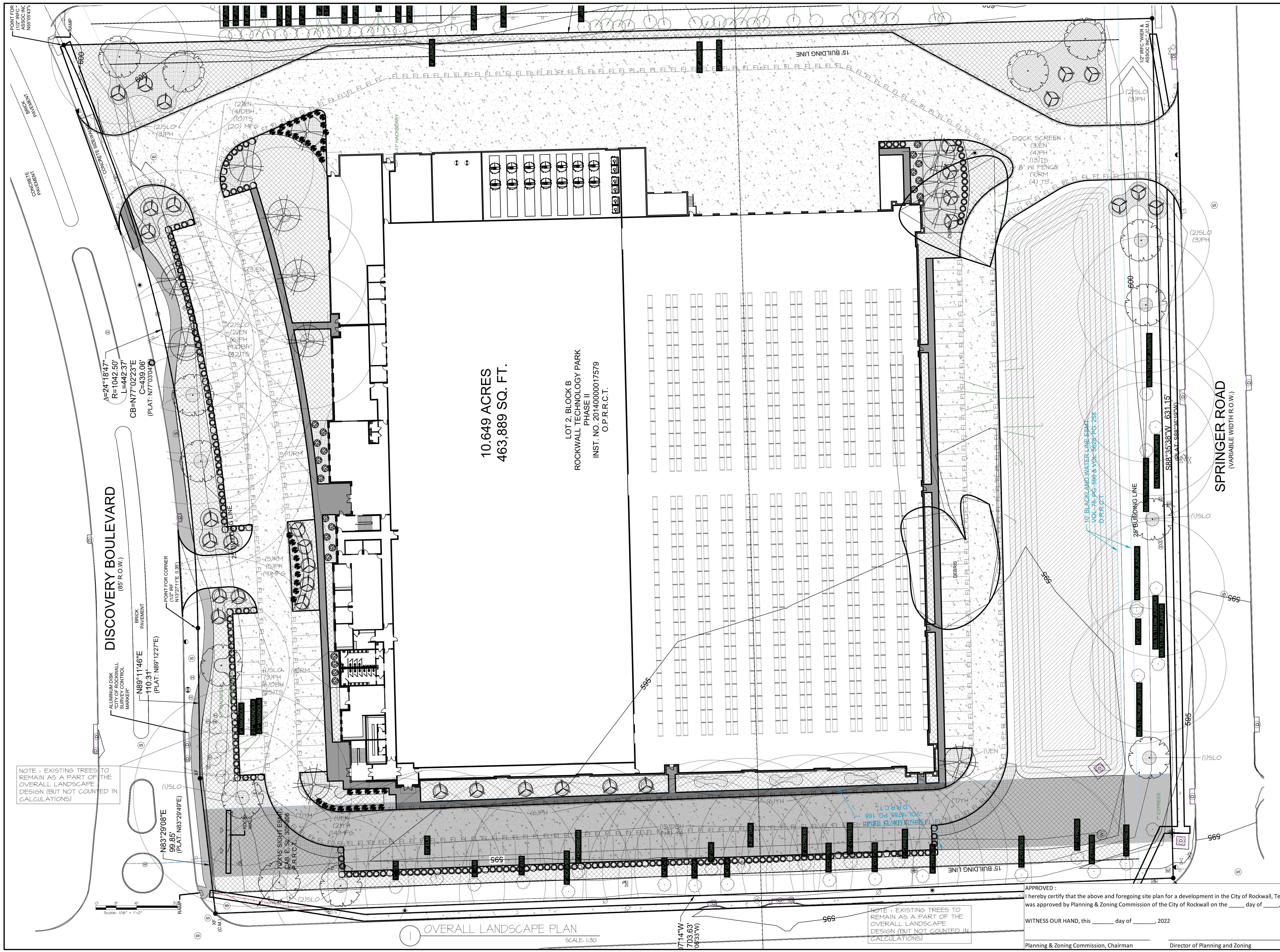


3. accent panel color : sw7504 keystone gray



db constructors, inc.





10.649 ACRES  
463,889 SQ. FT.

LOT 2, BLOCK B  
ROCKWALL TECHNOLOGY PARK  
PHASE II  
INST. NO. 2014000017579  
O.P.R.R.C.T.

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

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

NOTE: EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)

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OVERALL LANDSCAPE PLAN  
SCALE: 1:30

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Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06-17-2021	SITE PLAN SUBMITTAL	MP

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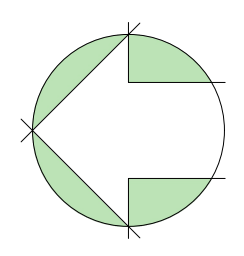
DESIGN	DRAWN	CHKD
MP	MP	MP

CHEWTERS CHOCOLATE

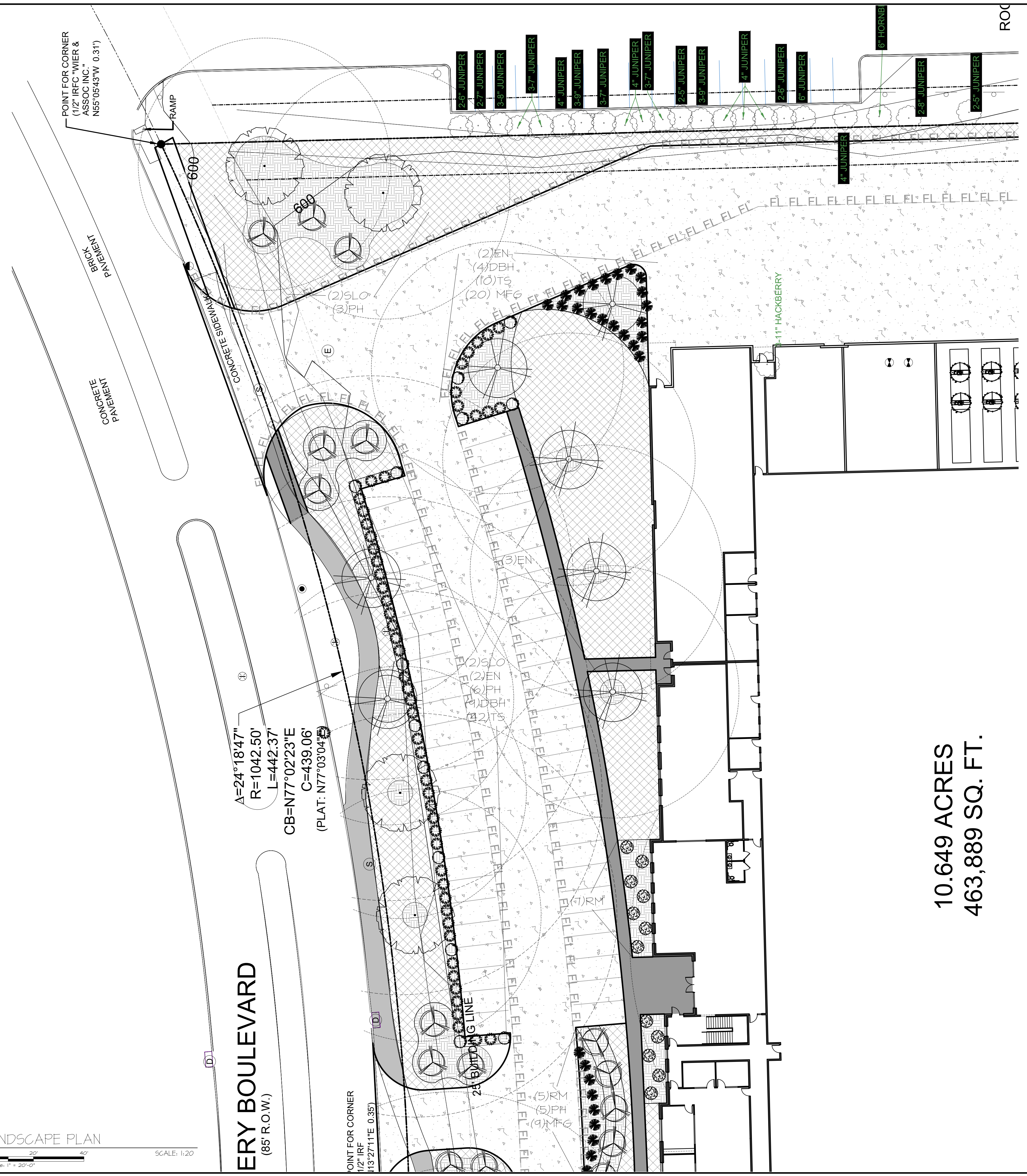
Case No. \_\_\_\_\_

DATE: 2022.06.15

LANDSCAPE  
L-1



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



10.649 ACRES  
463,889 SQ. FT.

**CHEWTERS CHOCOLATE**

16-Jun-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 :	46,577 SF 1.069 AC
MULCHED BEDS :	22,485 SF 0.516 AC
DETENTION POND :	33,108 SF 0.760 AC

LANDSCAPE PROVIDED (W/POND) :	102,170 SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062 SF*	1.585 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

**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
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4' SPREAD; 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM 9' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Ulmus Speciosa	MULTI-TRUNK, 30 GALL. FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex Vomitoria (Yaupon)	30 GALL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta 'burfordii nano'	5 GALL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	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'
	43	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GALL.	± 3'-5'

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WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06-17-2021	SITE PLAN SUBMITTAL	MP

**CHEWTERS CHOCOLATE**  
LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
SE CORNER OF DISC. & CORP CROSS.

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

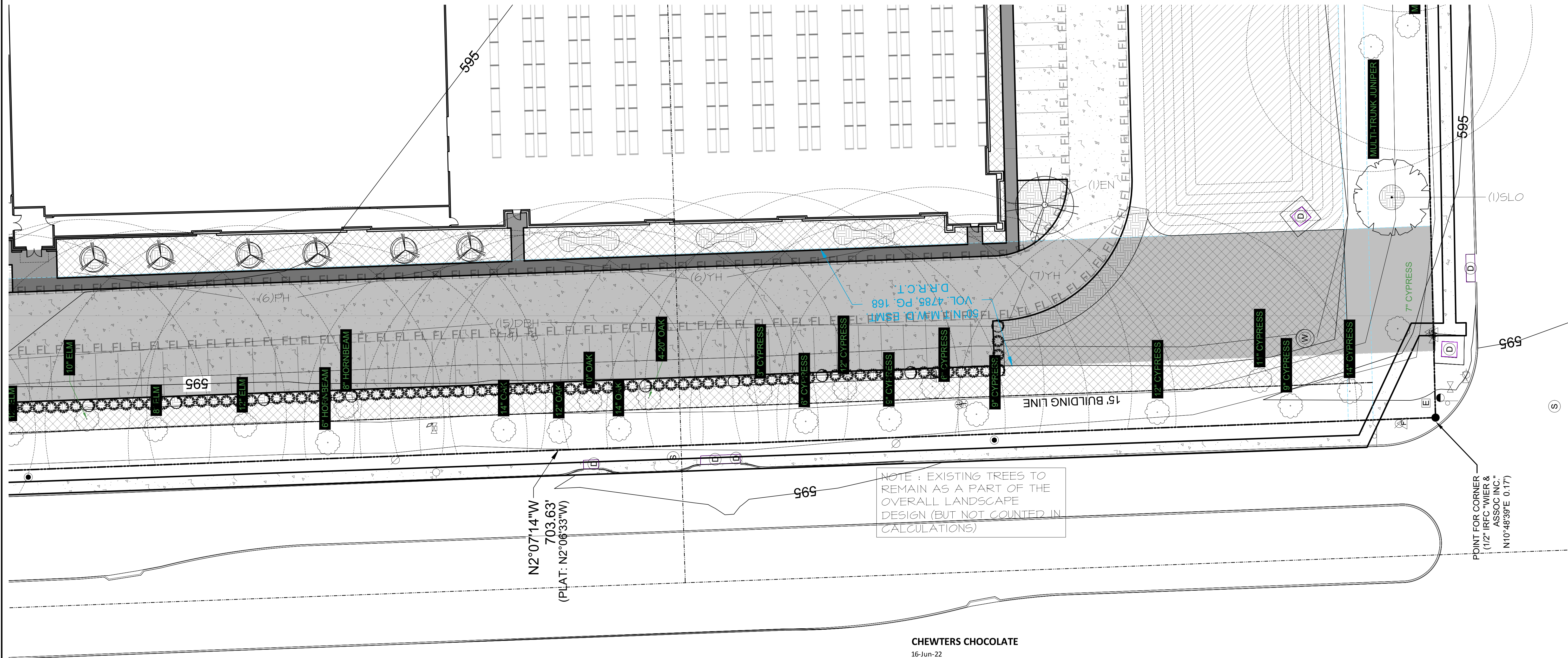
**CHEWTERS CHOCOLATE**

Case No. \_\_\_\_\_

DATE: 2022.06.15

LANDSCAPE  
L-2





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

NOTE: EXISTING TREES TO REMAIN AS A PART OF THE OVERALL LANDSCAPE DESIGN (BUT NOT COUNTED IN CALCULATIONS)

N2°07'14"W  
703.63'  
(PLAT: N2°06'33"W)

POINT FOR CORNER  
(1/2" IRFC WIER &  
ASSOC INC."  
N10°48'39"E 0.17')

**CHEWTERS CHOCOLATE**

16-Jun-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	2.94 AC
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EXISTING SIDEWALKS :	3,586 SF	0.08 AC
ROW SIDEWALKS :	7,093 SF	0.16 AC

<b>REQUIRED LANDSCAPE :</b>	15%	OF TOTAL AREA
	69,583 SF	1.60 AC
<b>PROPOSED LANDSCAPE :</b>		
TURF / GRASS AREA :	46,577 SF	1.06 AC
MULCHED BEDS :	22,485 SF	0.51 AC
DETENTION POND :	33,108 SF	0.76 AC
LANDSCAPE PROVIDED (W/POND) :	102,170 SF*	2.34 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062 SF*	1.58 AC

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**REQUIRED PARKING :**

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

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**166 SPACES**

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WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06-17-2021	SITE PLAN SUBMITTAL	MP

**CHEWTERS CHOCOLATE**  
LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
SE CORNER OF DISC. & CORP CROSS.

db constructors, inc.  
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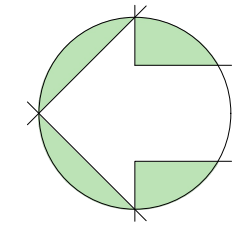
DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**

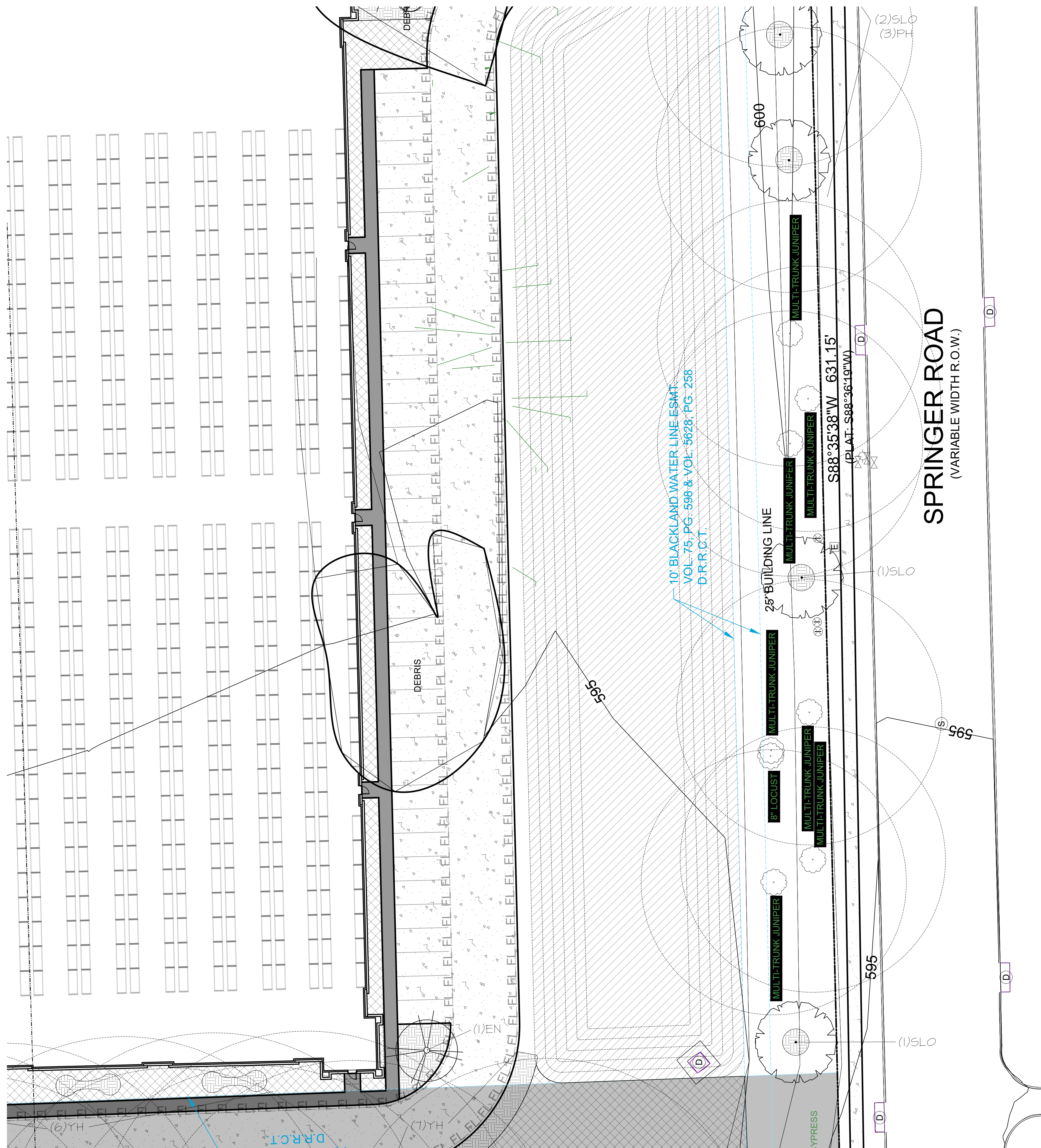
Case No. \_\_\_\_\_

DATE: 2022.06.15

LANDSCAPE  
L-4



LANDSCAPE PLAN  
SCALE: 1:20  
0 20' 40'



LANDSCAPE PLAN  
SCALE: 1:20

**CHEWTERS CHOCOLATE**

16-Jun-22

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06-17-2021	SITE PLAN SUBMITTAL	MP

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972.837.6244  
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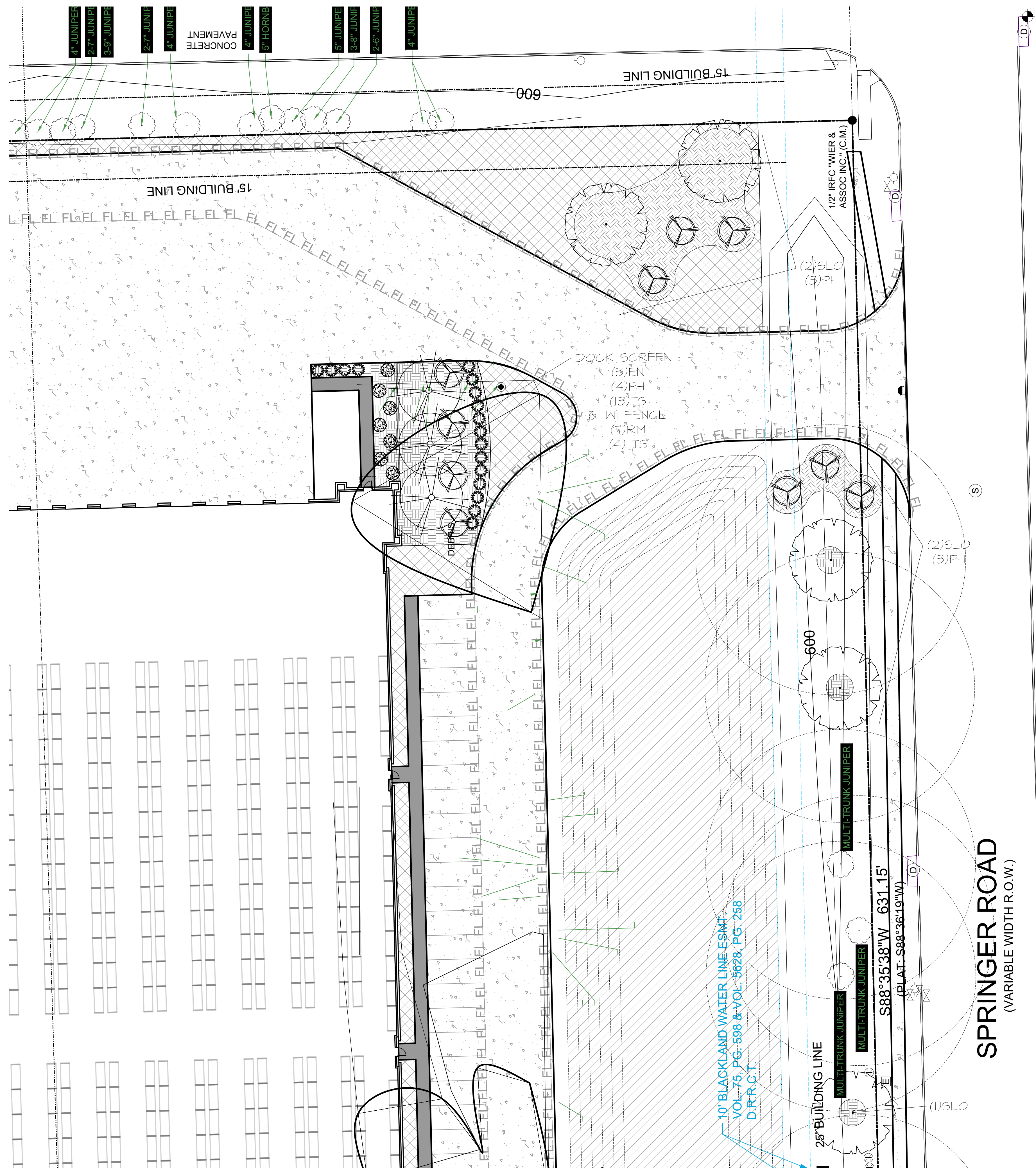
DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**

Case No. \_\_\_\_\_

DATE: 2022.06.15

LANDSCAPE  
L-5



LANDSCAPE PLAN  
SCALE: 1:20  
0 20' 40'

**CHEWTERS CHOCOLATE**

16-Jun-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 :	46,577 SF	1.069 AC
MULCHED BEDS :	22,485 SF	0.516 AC
DETENTION POND :	33,108 SF	0.760 AC

LANDSCAPE PROVIDED (W/POND) :	102,170 SF*	2.346 AC
LANDSCAPE PROVIDED (W/O POND) :	69,062 SF*	1.585 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

**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
	14	SOUTHERN LIVE OAK	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 12' HT.; 4" SPREAD; 4" BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	11	EVE'S NECKLACE	EN	Styphnolobium affine	4" CALIPER MINIMUM 9' HT.; 3" SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	MIN. 24' O.C.
	31	POSSUMHAW HOLLY	PH	Ulmus parviflorus	MULTI-TRUNK, 30 GALL. FULL / EVEN BRANCHING	± 10'
	22	YAPON HOLLY	YH	Ilex vomitoria (Yaupon)	30 GALL., 60" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	34	DWARF BURFORD HOLLY	DBH	Ilex cornuta 'burfordii nana'	5 GALL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	REF. PLAN
	173	TEXAS SAGE	TS	Leucophyllum Sp.	30" MIN. HT., EVEN BRANCHING AND MATCHING	3'
	23	ROSEMARY	CT5	Leucophyllum	24" MIN. HT., EVEN BRANCHING AND MATCHING	± 6'
	43	MEXICAN FEATHER GRASS	MF6	Sorghastrum nutans	3 GALL.	± 3'-5'

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 \_\_\_\_ day of \_\_\_\_, 2022

WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

Planning & Zoning Commission, Chairman      Director of Planning and Zoning

REV.	DATE	CHANGE	BY
-	06-17-2021	SITE PLAN SUBMITTAL	MP

**CHEWTERS CHOCOLATE**  
LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
SE CORNER OF DISC. & CORP CROSS.

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

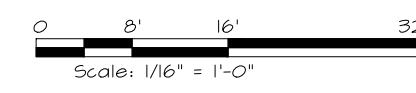
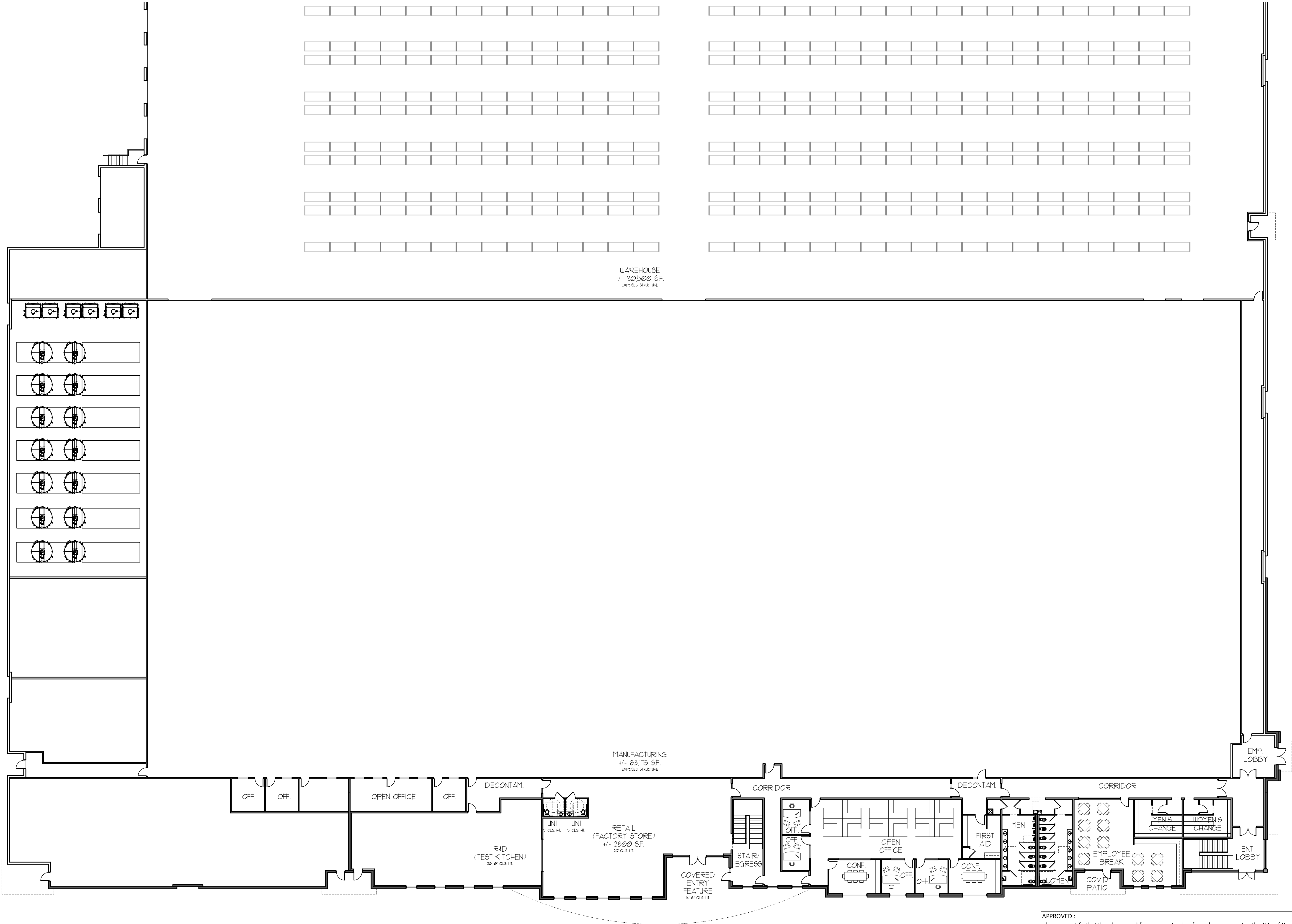
DESIGN	DRAWN	CHKD
MP	MP	MP

**CHEWTERS CHOCOLATE**

Case No. \_\_\_\_\_

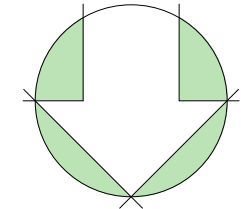
DATE: 2022.06.15

LANDSCAPE  
L-6



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 \_\_\_\_ day of \_\_\_\_, 2022

WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

PLAN STATUS		REVISION	DATE	CHANGE	BY
-	-	06-17-2021	SITE PLAN SUBMITTAL	MP	
-	-				
-	-				

**CHEWTERS CHOCOLATE**  
LOT 1 BLOCK B  
ROCKWALL TECH PARK, PH II  
SE CORNER OF DISC. & CORP CROSS.

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

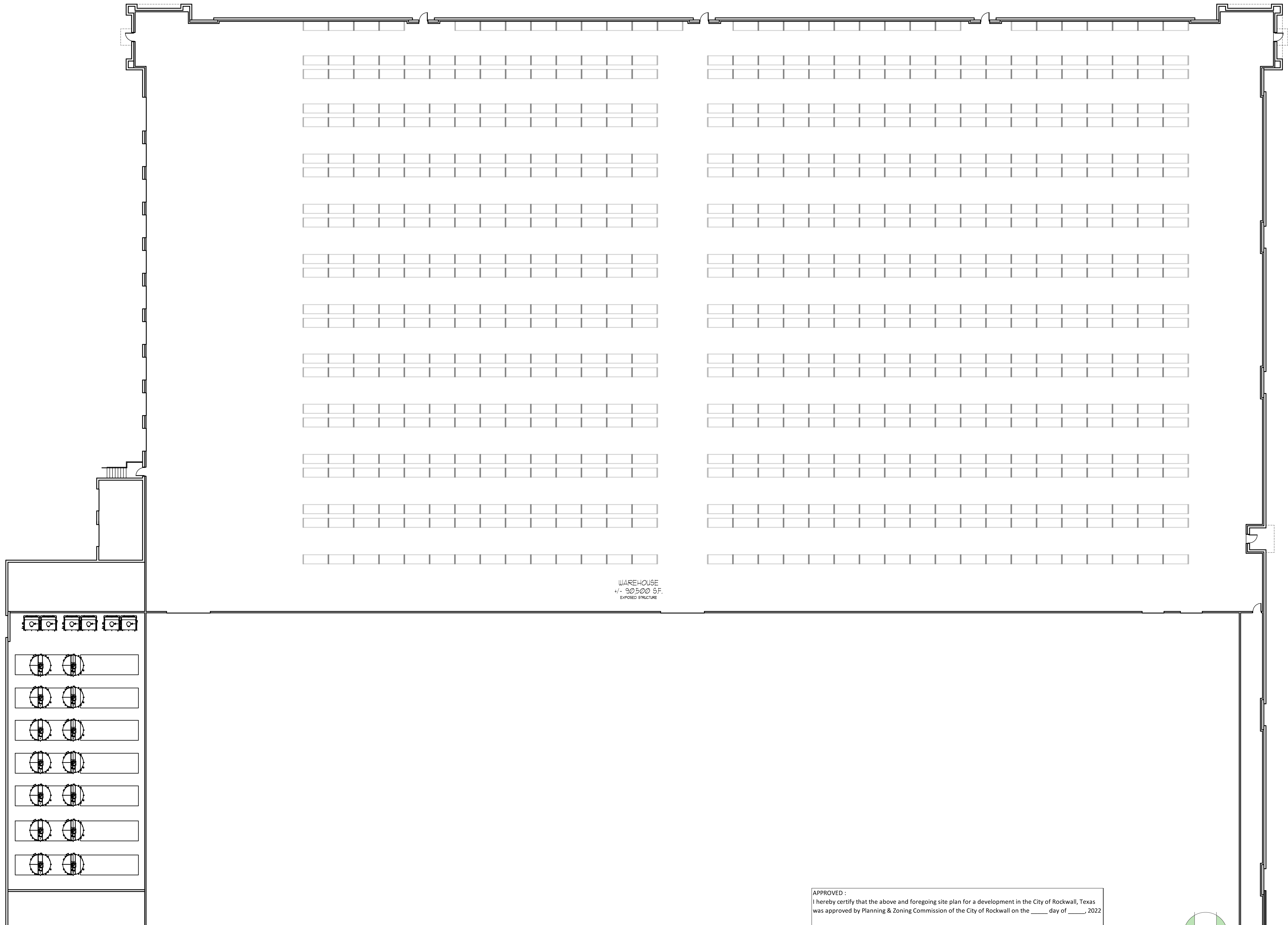
OWNER :  
ROCKWALL EDC +  
2610 OBSERVATION TRAIL  
ROCKWALL, TX  
972.772.0025

CHEWTERS CHOCOLATE  
1648 DERWENT WAY  
DELTA, BC  
604.515.7117

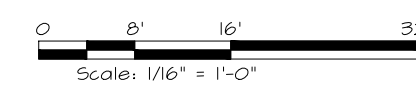
APPLICANT :  
DB CONSTRUCTORS, INC  
MATTHEW J PETERSON  
972.837.6244  
MATTHEW@DBCSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP
CHEWTERS CHOCOLATE		
Case No.	_____	
DATE:	2022.06.15	
BLDG. PLAN		
A-1A		





WAREHOUSE  
 +/- 30500 SF.  
 EXPOSED STRUCTURE



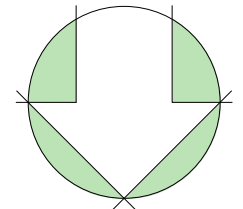
1 BUILDING PLAN OVERALL - MATCH FROM PREVIOUS  
 SCALE: 1/16" = 1'-0"

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 \_\_\_\_ day of \_\_\_\_, 2022

WITNESS OUR HAND, this \_\_\_\_ day of \_\_\_\_, 2022

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning and Zoning



PLAN STATUS		CHANGE	BY
REV.	DATE	SITE PLAN SUBMITTAL	MP
-	06-17-2021		

**CHEWTERS CHOCOLATE**  
 LOT 1 BLOCK B  
 ROCKWALL TECH PARK, PH II  
 SE CORNER OF DISC. & CORP CROSS.

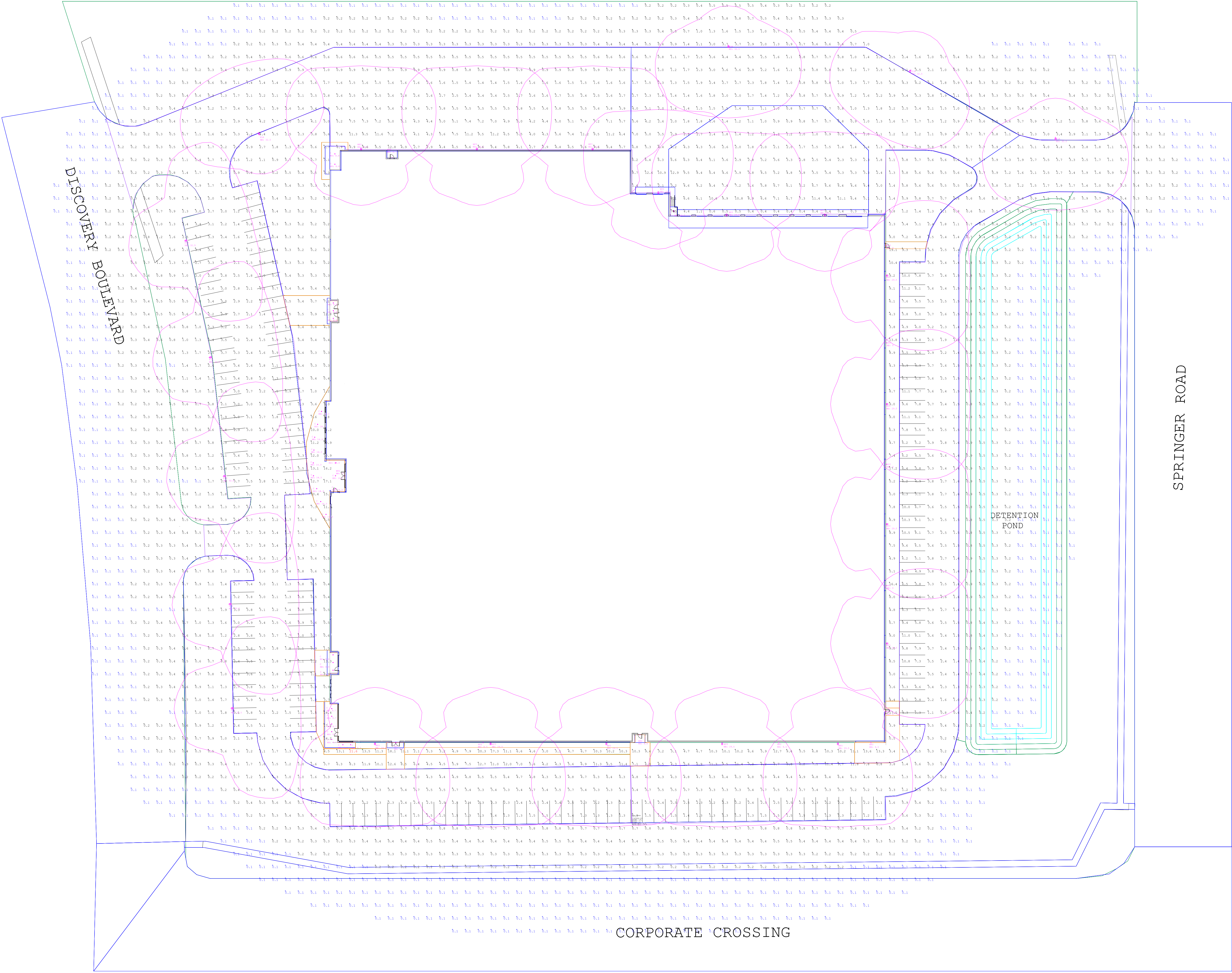
  
 db constructors, inc.  
 2400 GREAT SOUTHWEST  
 PARKWAY  
 FORT WORTH, TX  
 817.626.7300  
 INFO@DBCSTRUCTORS.COM

**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@DBCSTRUCTORS.COM

DESIGN	DRAWN	CHKD
MP	MP	MP
CHEWTERS CHOCOLOATE		
Case No.	_____	
DATE:	2022.06.15	
BLDG. PLAN		
A-1B		



**Downlighting**  
**LIGHTOLIER** by @ignify  
**LyteProfile**  
P6R 6" Round Downlight & Wall Wash

**Project:** CHEWERS CHOCOLATE  
**Location:** ROCKWALL, TEXAS  
**Contract:** 000/P001R/2024/CDP/210  
**Sheet:** C  
**City:**  
**Notes:**

**LyteProfile downlights and wall washers** provide a perfect balance of functionality with glare control. The robust and versatile UniFrame frame-in-kit makes changes and updates easy to manage and install. Ideal for use in a variety of applications including open office, institutional, healthcare, and retail.

Standard luminaire = Frame + Engine/Trim + Accessories (optional)  
Buy American Act of 1933 (BAA)\*\* Compliant luminaire\* = Frame-BAC + Engine/Trim-BAC  
\* BAA compliance requires that BAC option be selected for each of frame and engine/trim.  
Frame and engine/trim will be delivered/boxed together (see 490-BAC-010/20240220/2024-BAC).  
Accessories (optional) are not currently BAA-compliant.

**ALS**  
**ALV SERIES AREA LIGHT**

**Client:** CHEWERS CHOCOLATE  
**Project:** P1A  
**Type:** P1A  
**Quantity:**

**CONSTRUCTION**  
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPR (0.652) R<sup>2</sup>.

**OPTICS (ROTATABLE)**  
UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optic. Optics rotatable (90° increment) and interchangeable. Full cutoff (UC) when mounted with non-adjustable pole mount (PM) or 0 degree tilt with adjustable Splitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

**ELECTRICAL**  
80+ CRI Samsung LED.  
-40°C up to 50°C (-40°F up to 122°F) maximum operating temperature.  
Long-life greater than 100,000 hr at L80.  
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%. 50/60Hz, <20% THD, 0.9 power factor. Standard 4kV surge protection.  
Optional 10kV surge protection.  
Optional 347480V input.

**ALS**  
**ALV SERIES AREA LIGHT**

**Client:** CHEWERS CHOCOLATE  
**Project:** P1B  
**Type:** P1B  
**Quantity:**

**CONSTRUCTION**  
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPR (0.652) R<sup>2</sup>.

**OPTICS (ROTATABLE)**  
UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optic. Optics rotatable (90° increment) and interchangeable. Full cutoff (UC) when mounted with non-adjustable pole mount (PM) or 0 degree tilt with adjustable Splitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

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Long-life greater than 100,000 hr at L80.  
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%. 50/60Hz, <20% THD, 0.9 power factor. Standard 4kV surge protection.  
Optional 10kV surge protection.  
Optional 347480V input.

**ALS**  
**WFA SERIES FULL CUTOFF SELECTABLE WALL PACK**

**Client:** CHEWERS CHOCOLATE  
**Project:** WP2  
**Type:** WP2  
**Quantity:**

**CONSTRUCTION**  
Sleek and modern design, die-cast aluminum housing, rugged design protects internal components and provides excellent thermal management. Hidden door assembly hinges on the side, cast aluminum housing with 1/2" conduit entries (on top and side) for surface mount.

**OPTICS**  
Full cutoff distribution conform to dark sky requirement - individual acrylic LED optics provide IES Type IV distribution.  
Light engines are selectable between 3000K, 4000K, and 5000K (80+ CRI) configurations.

**ALS**  
**ALV SERIES AREA LIGHT**

**Client:** CHEWERS CHOCOLATE  
**Project:** WP3  
**Type:** WP3  
**Quantity:**

**CONSTRUCTION**  
The sleek design single-piece die-cast AD12 aluminum housing has integral heat sink fins maximizing thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the housing for effective heat dissipation to promote low operating temp and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Ultra-low EPR (0.652) R<sup>2</sup>.

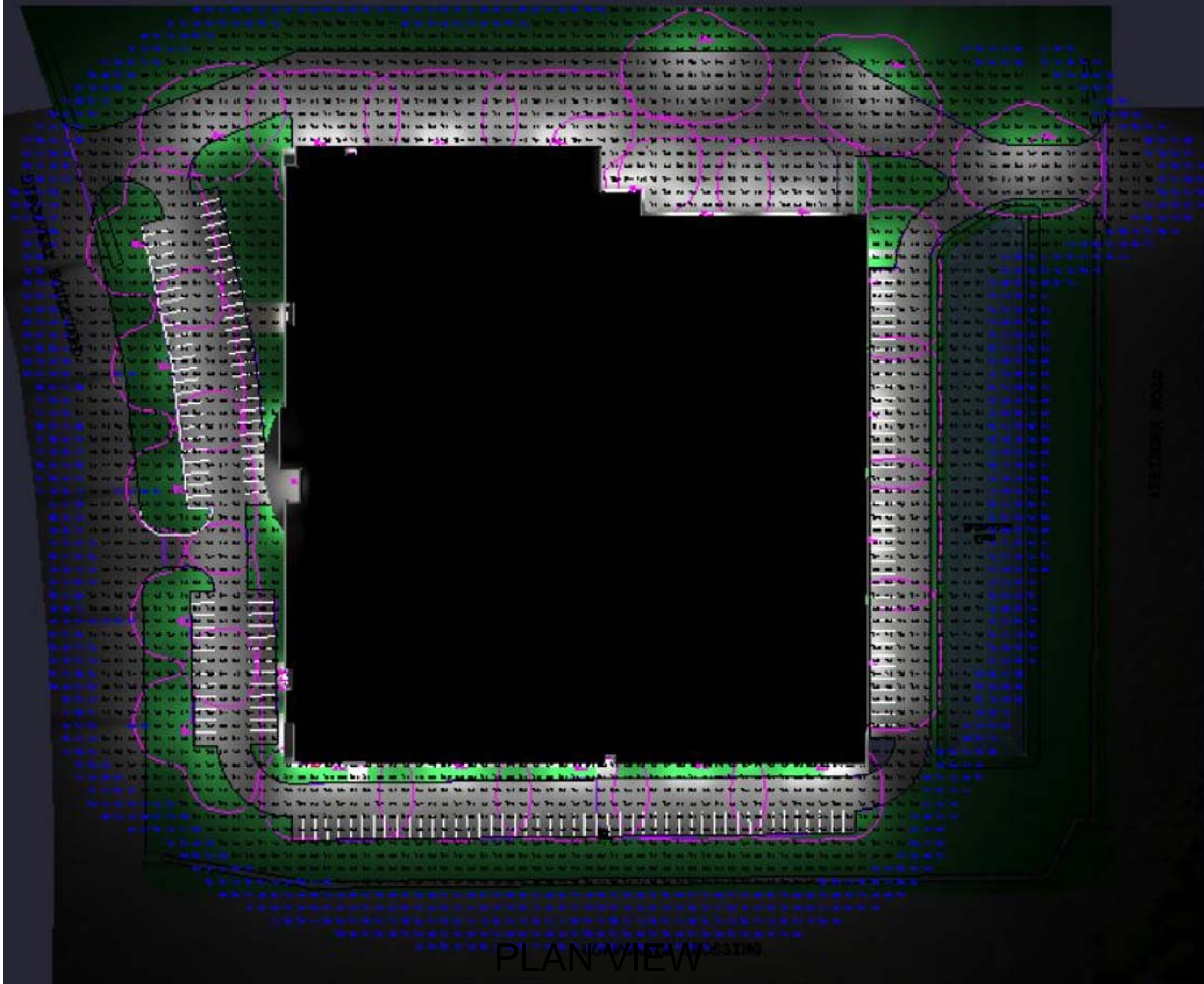
**OPTICS (ROTATABLE)**  
UV-resistant acrylic optics, available in Type II, III, IV, V distributions. Silicone gasket ensures a weather-proof seal around each individual optic. Optics rotatable (90° increment) and interchangeable. Full cutoff (UC) when mounted with non-adjustable pole mount (PM) or 0 degree tilt with adjustable Splitter (SF), meets Dark Sky requirement. Optional backlight cover for optics available.

**ELECTRICAL**  
80+ CRI Samsung LED.  
-40°C up to 50°C (-40°F up to 122°F) maximum operating temperature.  
Long-life greater than 100,000 hr at L80.  
Standard driver operates at 120-277V input, 0-10V dimmable driver, down to 10%. 50/60Hz, <20% THD, 0.9 power factor. Standard 4kV surge protection.  
Optional 10kV surge protection.  
Optional 347480V input.

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lumens	Total Watts
○	28	C	LIGHTOLIER # 6RN / P6R-DL-20-840-CD-P-210-U	0.95	2,000	(21) 588
□	4	P1A	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-17,235-40-T3-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS30-B-5-4-D190-BM	0.95	17,235	(150) 600
□	5	P1B	ADVANTAGE LIGHTING SOLUTIONS # ALV-150-18,220-40-T4-DB-UNVD-MOUNT ALV-SR-SHIELD-ALV / SSS30-B-5-4-D190-BM	0.95	18,220	(150) 750
□	12	WP2	ADVANTAGE LIGHTING SOLUTIONS # WFA-3/23-3,634-SC/4000K-DB-UD	0.95	3,634	(23) 305
□	15	WP3	ADVANTAGE LIGHTING SOLUTIONS # ALV-200-30,000-40-T4-DB-UNVD-MOUNT ALV-WM	0.95	30,000	(200) 3000

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts 1	ILLUMINANCE	Fc	1.69	21.6	0.1	16.90
PAVED SURFACE	ILLUMINANCE	Fc	2.80	12.9	0.1	28.00

Designer  
D.POPE  
Date  
JUNE 17TH, 2022  
Scale  
Drawing No.



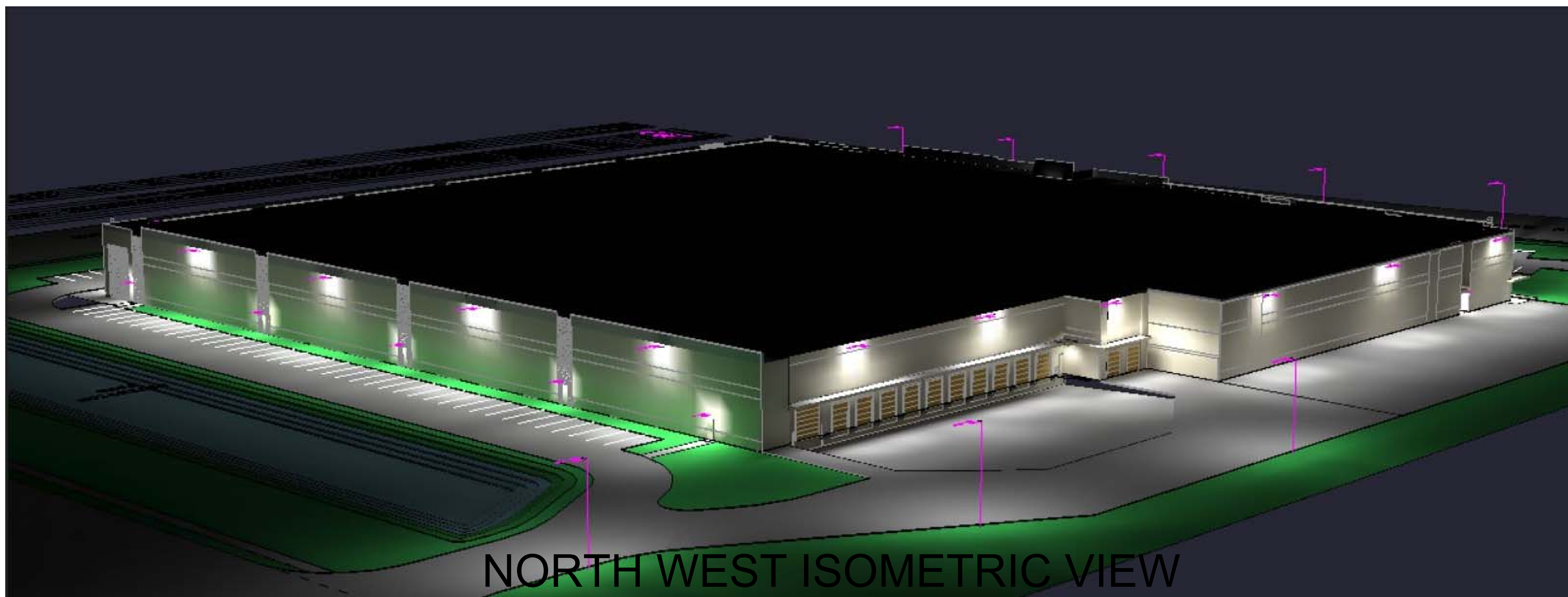
PLAN VIEW

CHEWTERS CHOCOLATE FACILITY  
ROCKWALL, TEXAS  
EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer	D.POPE
Date	JUNE 17TH, 2022
Scale	
Drawing No.	



SOUTH EAST ISOMETRIC VIEW

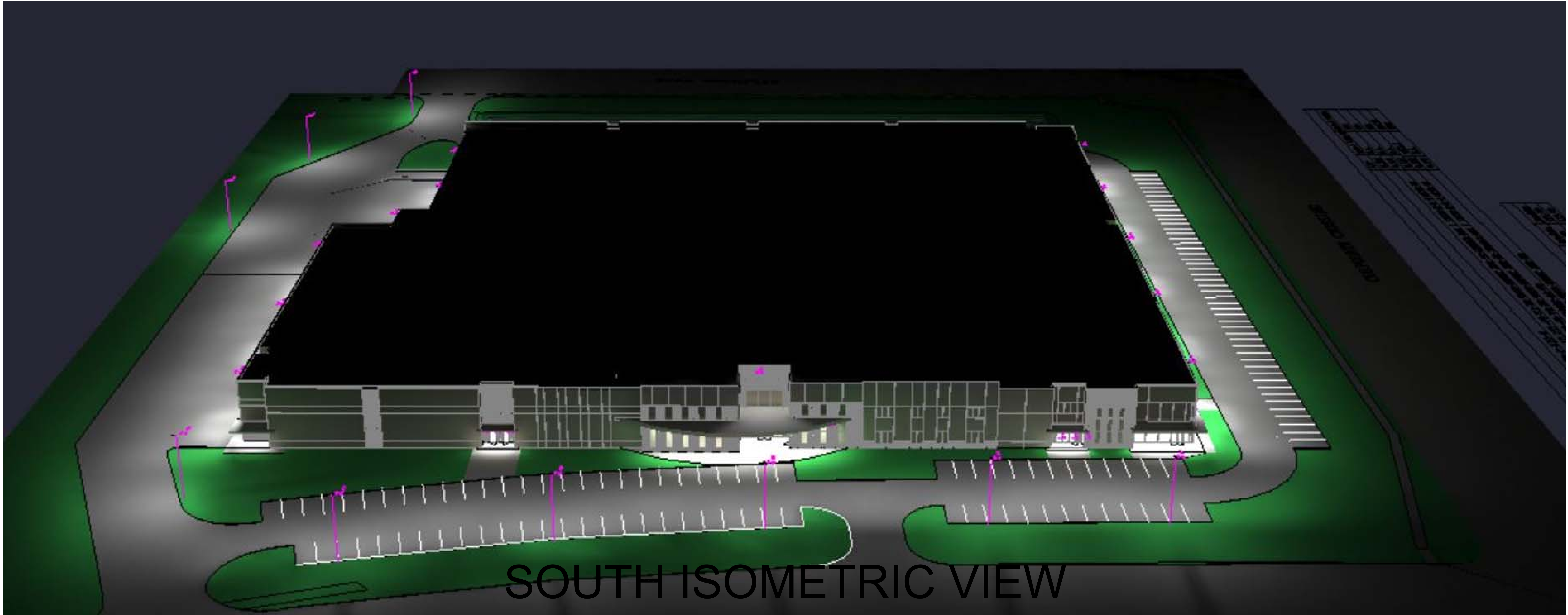


NORTH WEST ISOMETRIC VIEW

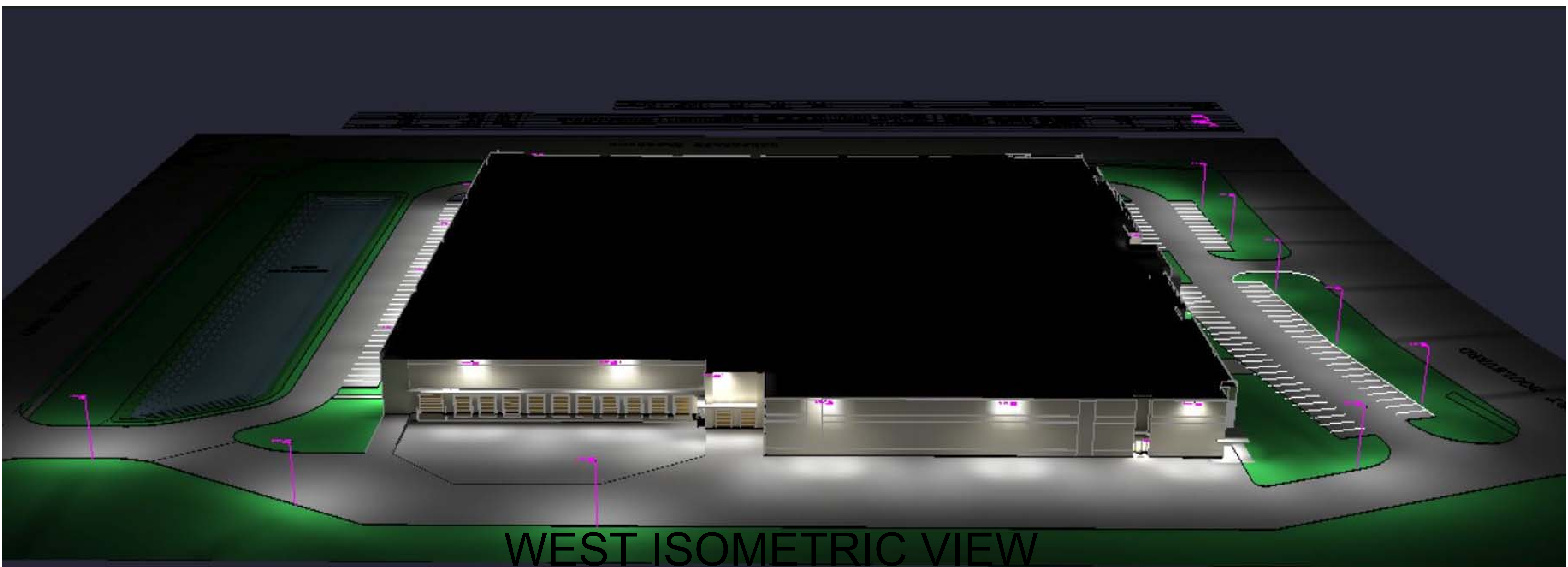
CHEWERS CHOCOLATE FACILITY  
ROCKWALL, TEXAS

EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer  
D.POPE  
Date  
JUNE 17TH, 2022  
Scale  
Drawing No.



SOUTH ISOMETRIC VIEW



WEST ISOMETRIC VIEW

CHEWTERS CHOCOLATE FACILITY  
ROCKWALL, TEXAS

EXTERIOR LIGHTING RECOMMENDATION & PHOTOMETRIC REPORT & RENDERINGS

Designer  
D.POPE  
Date  
JUNE 17TH, 2022  
Scale  
Drawing No.