
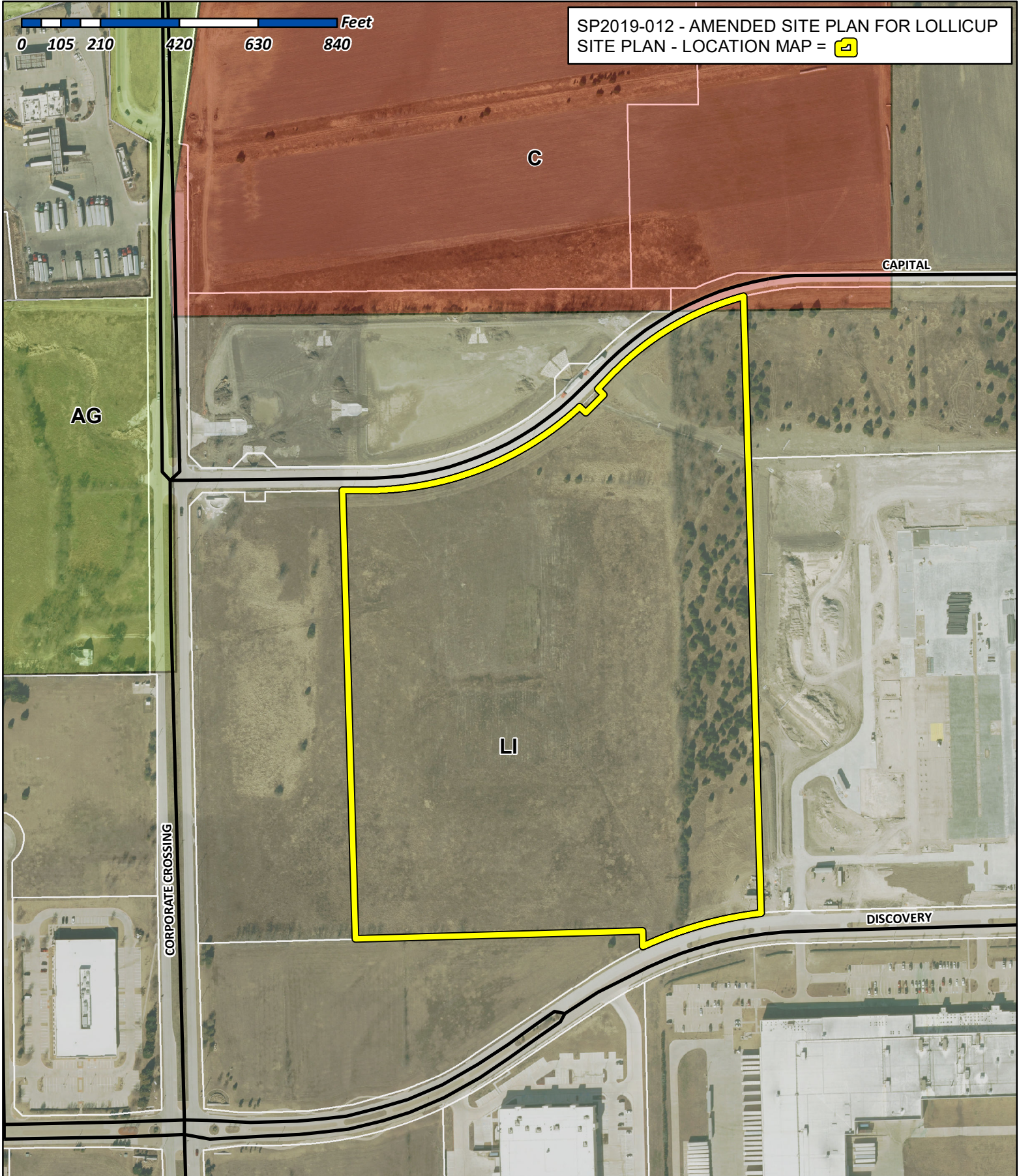


0 105 210 420 630 840 Feet

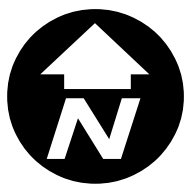
SP2019-012 - AMENDED SITE PLAN FOR LOLLICUP  
SITE PLAN - LOCATION MAP = 



# City of Rockwall

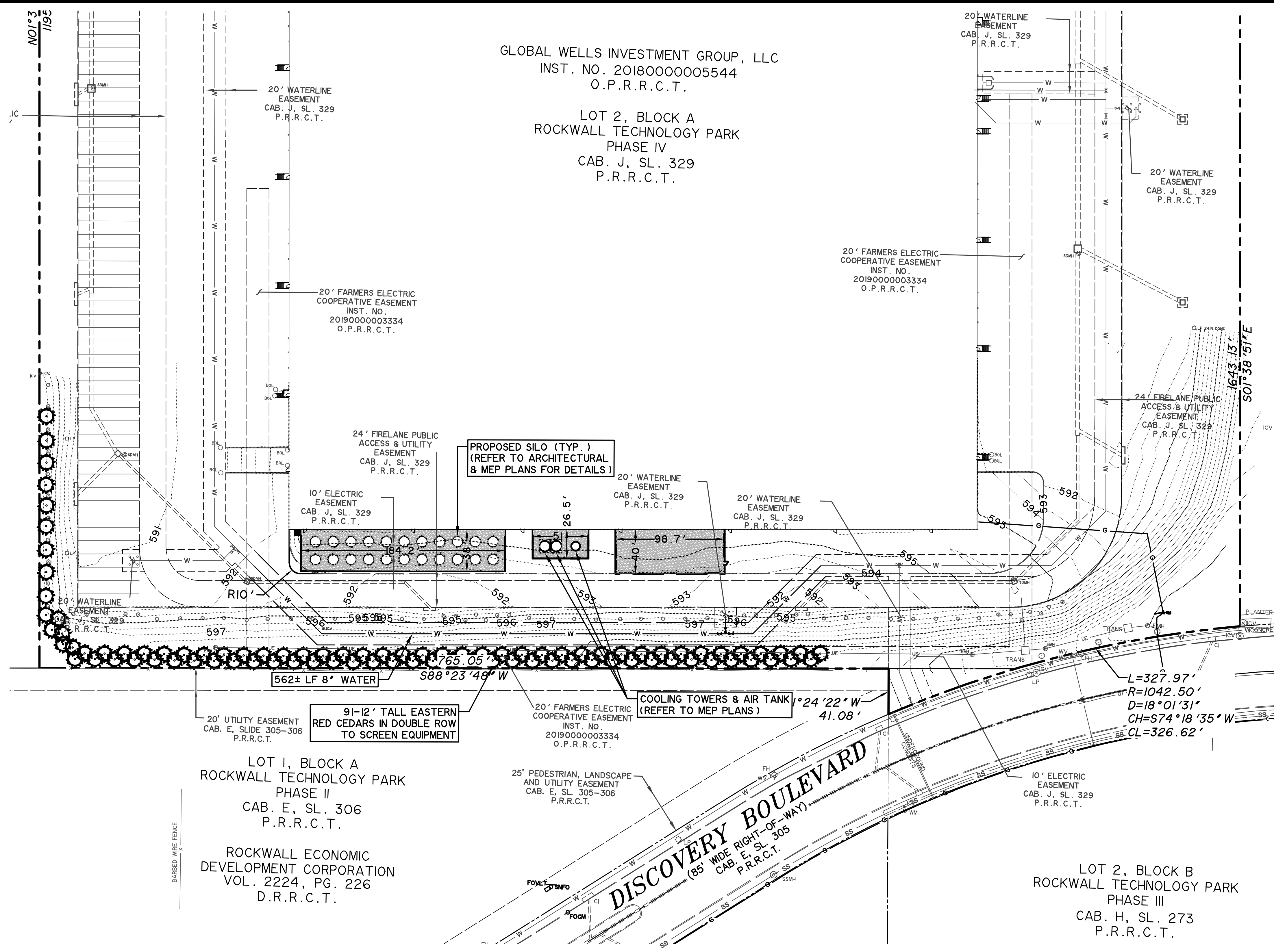
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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.



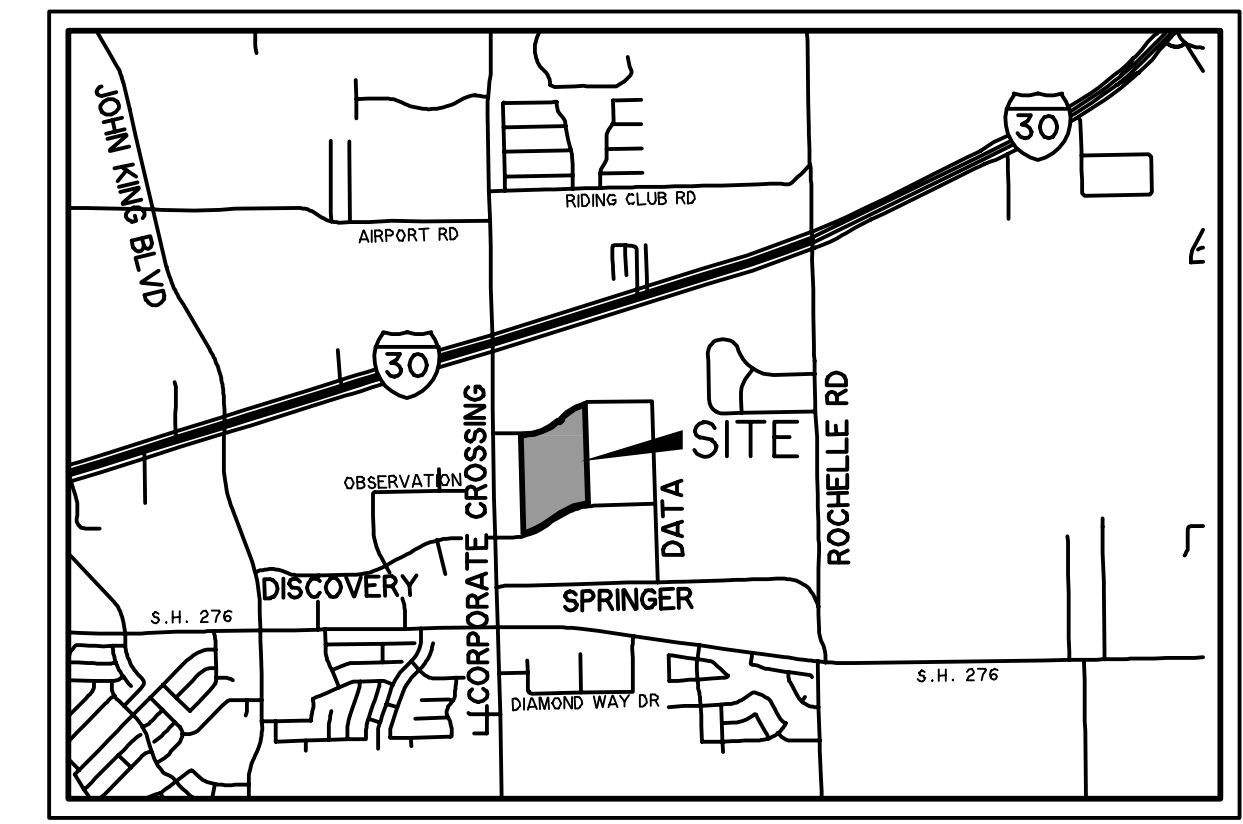


PRINTED: 4/12/2019 5:18 PM FILE: WIER-PAVING.STB LAST SAVED: 4/11/2019 10:42 PM SAVED BY: JAKEF FILE: S101 SITE PLAN.DWG  
 BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



| SITE DATA CHART             |                         |
|-----------------------------|-------------------------|
| EXISTING USE                | INDUSTRIAL              |
| PROPOSED USE                | INDUSTRIAL              |
| BUILDING AREA               | 650,000 SF              |
| LOT AREA                    | 34.23 AC (1,491,028 SF) |
| PARKING REQ'D.              | (VARIANCE)              |
| ACCESSIBLE PARKING PROVIDED | 7                       |
| TOTAL PARKING PROVIDED      | 199                     |
| BUILDING/LOT COVERAGE       | 43.6%                   |
| ADDITIONAL LANDSCAPING      | 91-12' CEDARS           |

- GENERAL NOTES:**
- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.



**\* BENCHMARKS \***

**BM A** - X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR. ELEVATION = 600.44 FT.

**BM B** - X CUT ON TOP OF CURB NEAR A FIRE HYDRANT ON THE NORTH SIDE OF DISCOVERY BLVD 600 FEET EAST OF CORPORATE CROSSING. ELEVATION = 599.47 FT.

**BM C** - X CUT ON THE WEST SIDE OF A CURB INLET ON THE NORTH SIDE OF CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING. ELEVATION = 585.90 FT.

**OWNER/DEVELOPER:**

**CONTACT:** ALAN YU  
**COMPANY:** LOLLICUP USA  
**ADDRESS:** 6185 KIMBALL AVE  
 CHINO, CA 91708  
 626-965-8882 (EXT. 110)

**OFFICE:** 626-226-8556  
**MOBILE:**  
**EMAIL:** alan.yu@lolicup.com

**CAUTION !!**

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

PREPARED BY: **WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |

**LOLLICUP SLO ADDITION**  
**3201 CAPITAL BLVD**  
**ROCKWALL, TEXAS 75082**

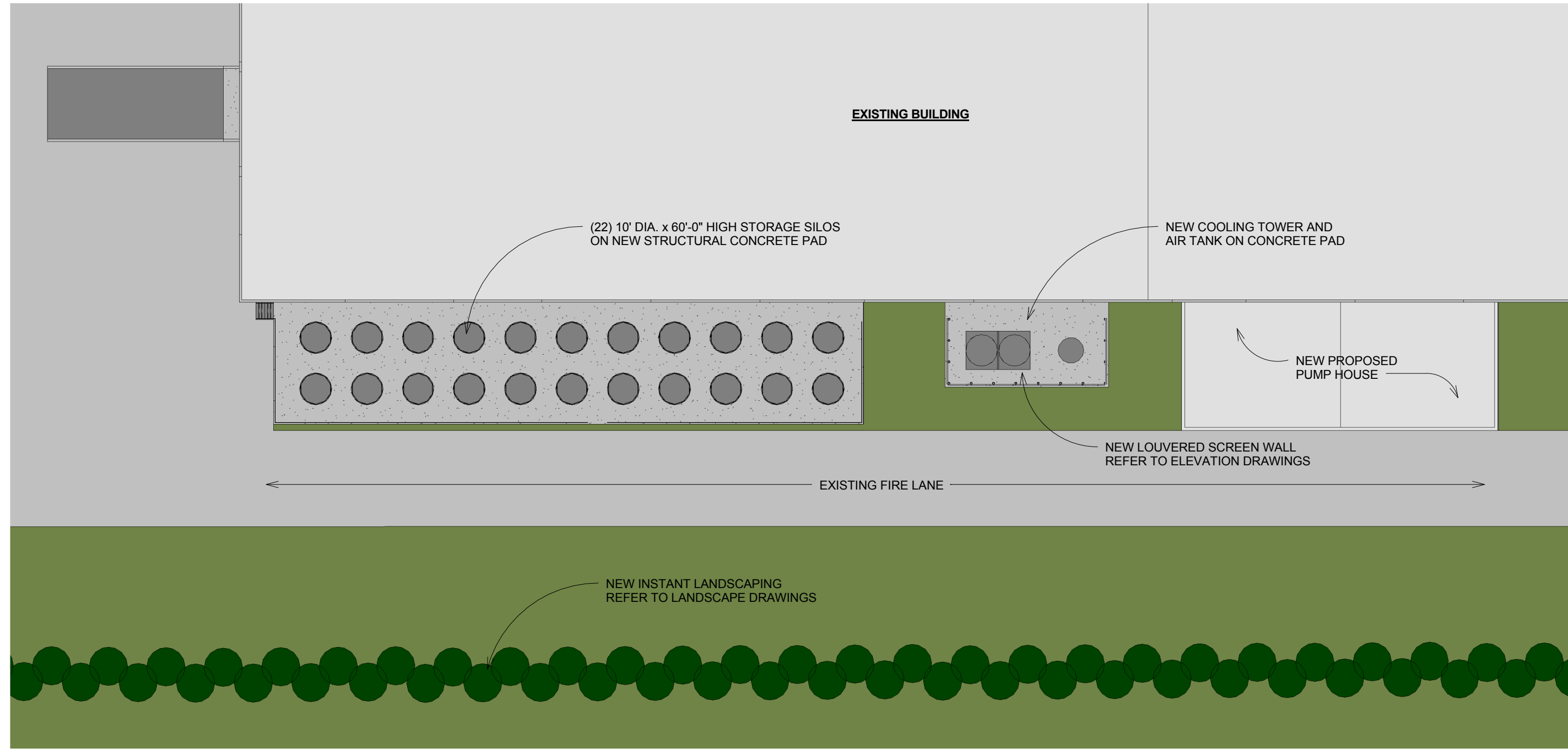
**SITE PLAN**

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 Prepared By/Or Under Direct Supervision of Jacob H. Fears, PE  
 Texas Registration No. 99376  
 On Date Shown Below.

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 LAST SHEET OF SET  
 DATE: 4/11/2019  
 WA# 17136.02

**SHEET NO. S101**

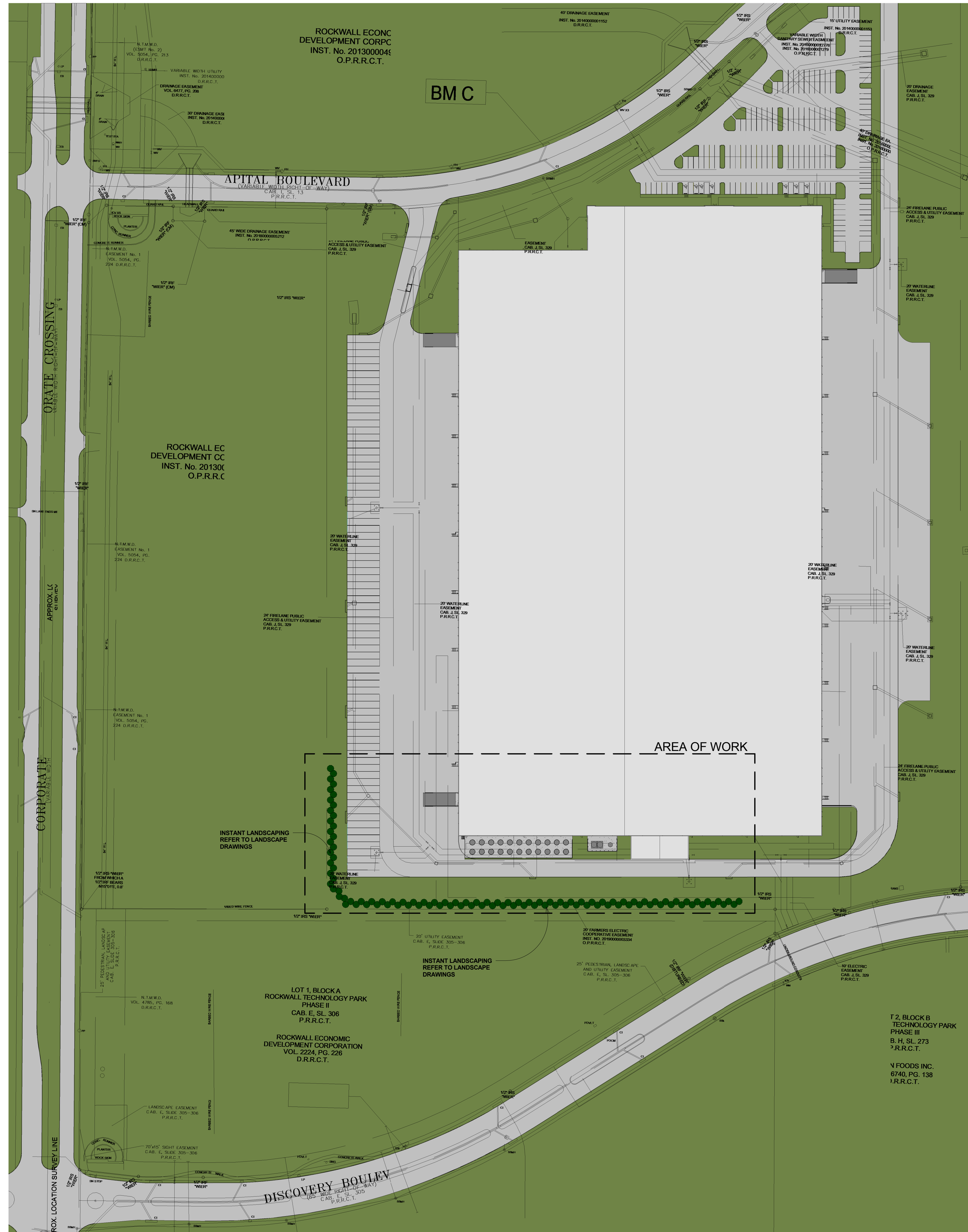




3 ENLARGED SITE PLAN  
1" = 30'-0"



2 Vicinity map



1 ARCHITECTURAL SITE PLAN  
1" = 80'-0"

| APPLICANT INFORMATION                                                                                                                                                       | OWNER INFORMATION                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| KYLE MULLIHAN<br>CALLAWAY ARCHITECTURE<br>1207 HAMPSHIRE LANE<br>RICHARDSON, TX 75080<br>214.368.2525 OFFICE<br>214.957.7327 MOBILE<br>KMCCullihan@Callawayarchitecture.com | ALLAN YU<br>LOLLICUP USA<br>6185 KIMBALL AVE<br>CHINO, CA 91708<br>626.965.8882 OFFICE<br>214.957.7327 MOBILE<br>Jason.Lee@lolicup.com |
| LOLLICUP, USA<br>CASE NUMBER SP2019-XXX                                                                                                                                     |                                                                                                                                        |

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This document has not been completed or checked and is for general information or comment only.

A NEW PROJECT FOR  
**LOLLICUP, USA**  
**LOLLICUP**

REVISIONS:

JOB NO:18087

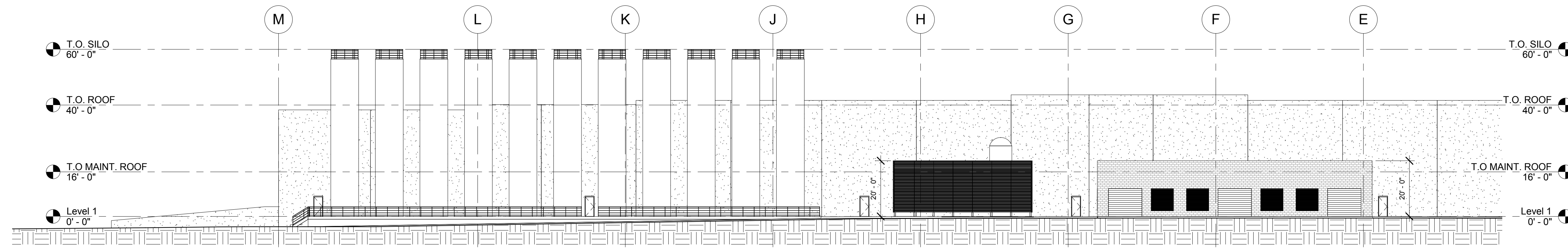
ARCHITECTURAL SITE PLAN

**SD 1**  
Date:04/12/2019

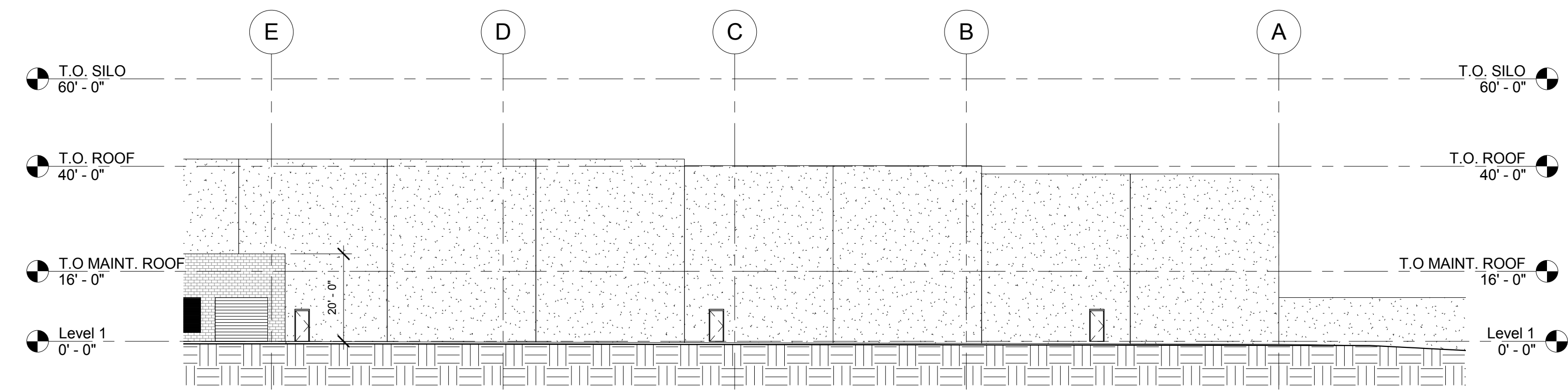
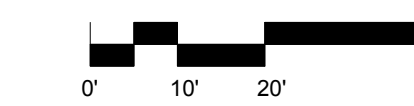
3201 Capital Blvd.

Rockwall, Texas 75087

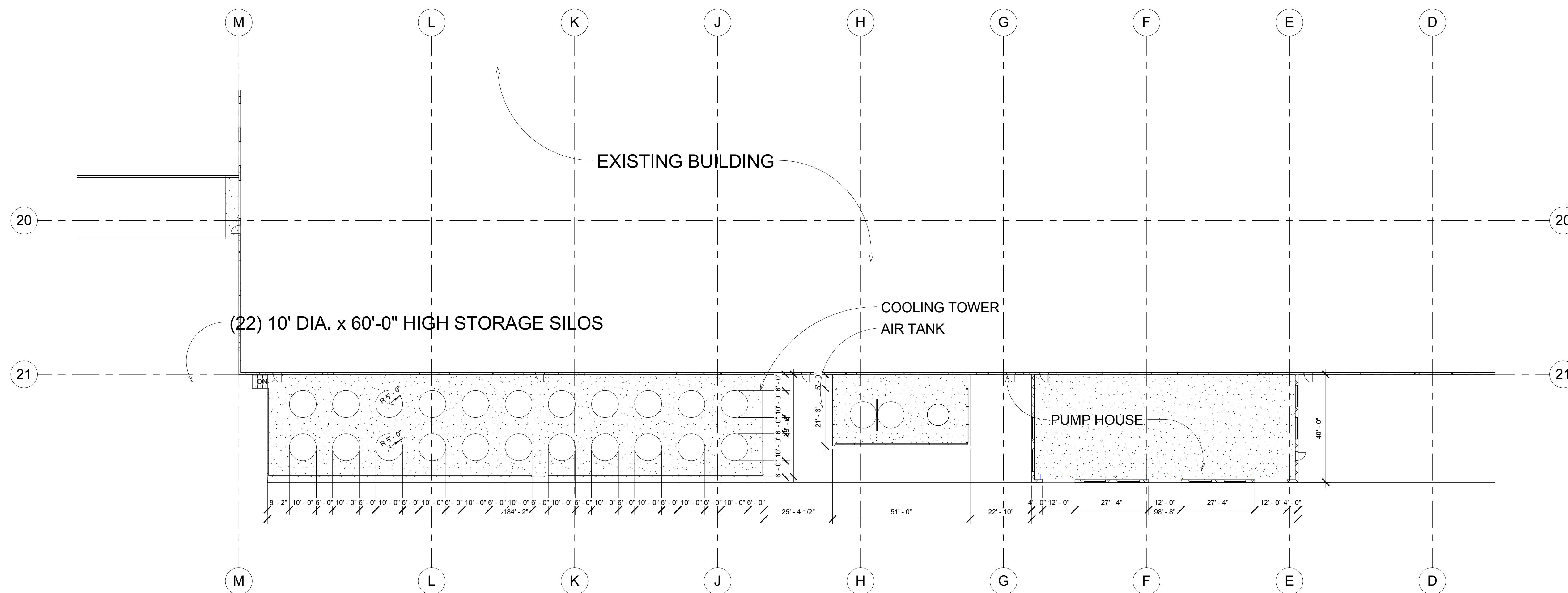
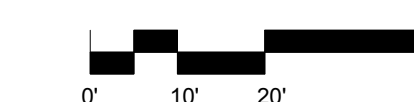




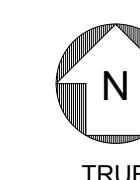
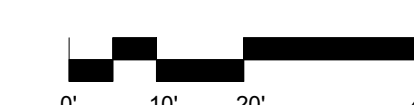
3 SOUTH ELEVATION  
1" = 20'-0"



2 SOUTH ELEVATION  
1" = 20'-0"



1 PROPOSED FLOOR PLAN  
1" = 20'-0"



| APPLICANT INFORMATION                                                                                                                                                     | OWNER INFORMATION                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| KYLE McCULLAH<br>CALLAWAY ARCHITECTURE<br>1207 HAMPSHIRE LANE<br>RICHARDSON, TX 75080<br>214.368.2525 OFFICE<br>214.957.7327 MOBILE<br>KMcCullah@Callawayarchitecture.com | ALLAN YU<br>LOLLICUP USA<br>5185 KIMBALL AVE<br>CHINO, CA 91708<br>626.965.8882 OFFICE<br>214.957.7327 MOBILE<br>Jason.Lee@lolicup.com |
| LOLLICUP, USA<br>CASE NUMBER: SP2019-XXX                                                                                                                                  |                                                                                                                                        |

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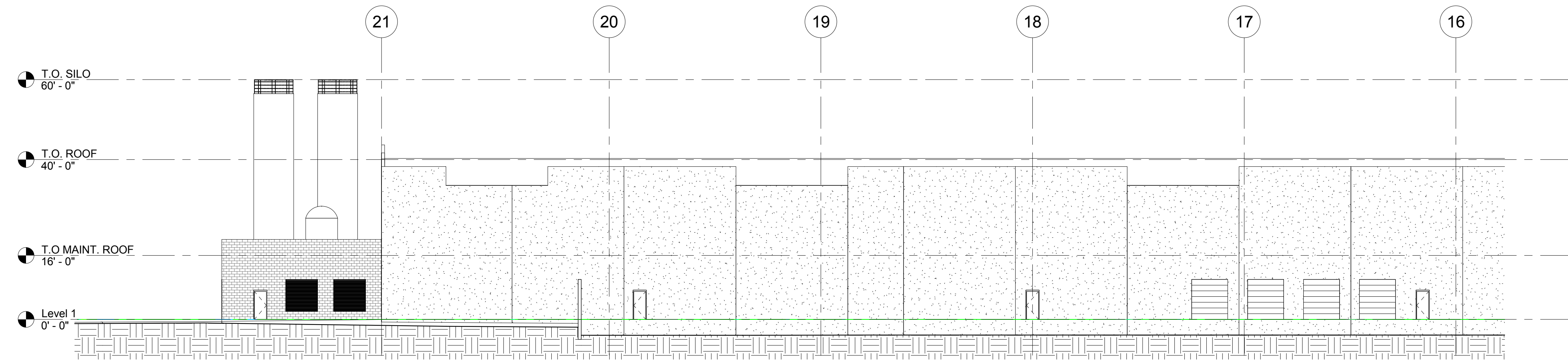
REVISIONS:

JOB NO:18087

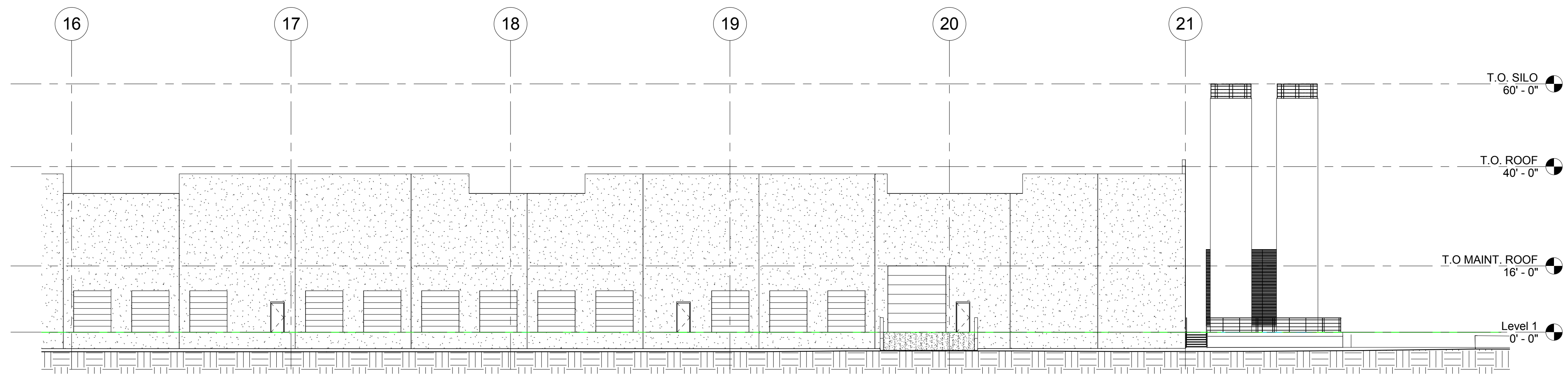
PROPOSED ELEVATION  
AND FLOOR PLAN

**A1.1**  
Date:04/11/2019

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2 PARTIAL EAST ELEVATION  
1/16" = 1'-0"



1 PARTIAL WEST ELEVATION  
1/16" = 1'-0"

| APPLICANT INFORMATION                                                                                                                                                     | OWNER INFORMATION                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
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| LOLLICUP, USA<br>CASE NUMBER: SP2019-XXX                                                                                                                                  |                                                                                                                                        |

A NEW PROJECT FOR  
**LOLLICUP, USA**  
**LOLLICUP**

3201 Capital Blvd.

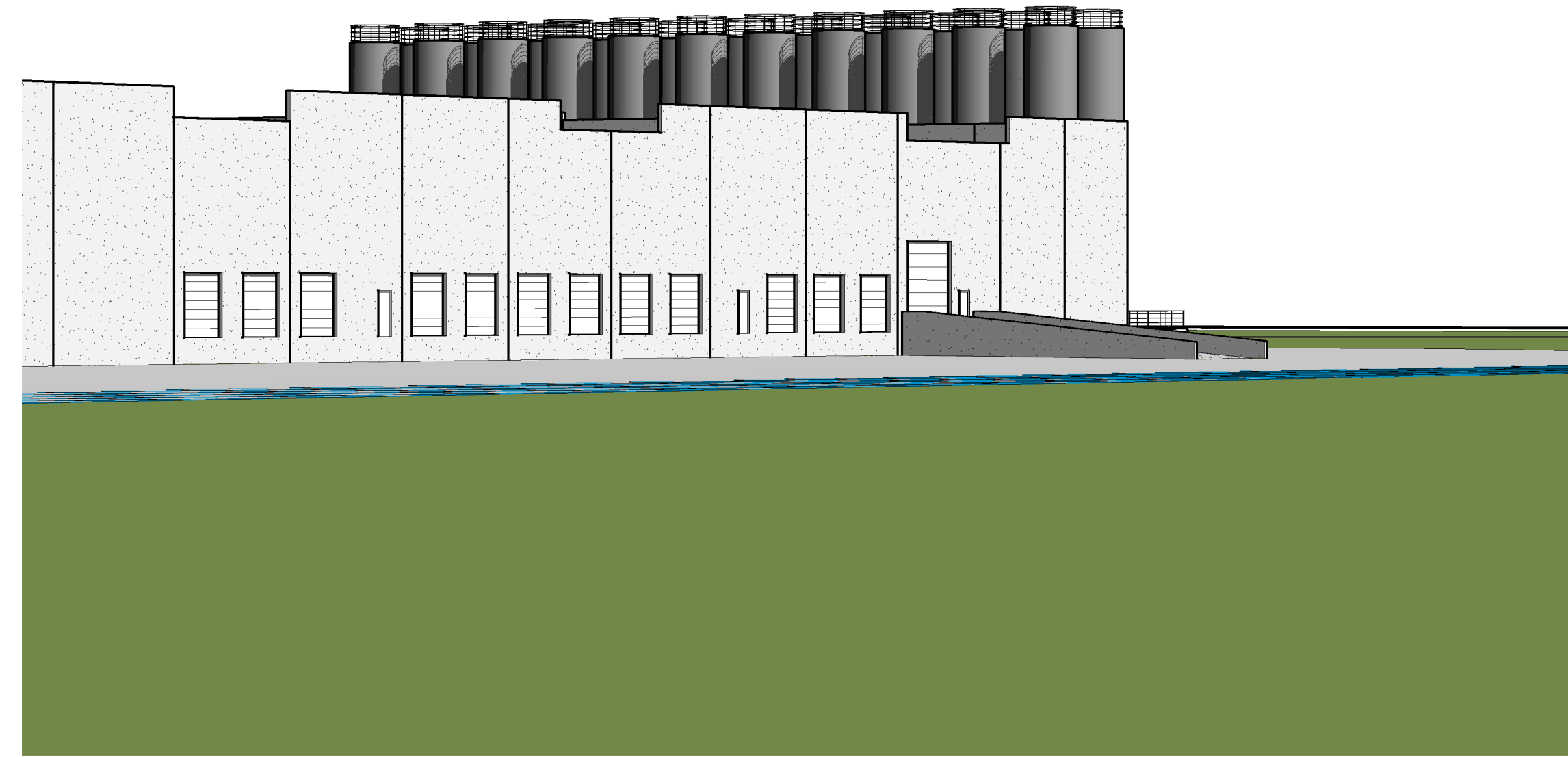
REVISIONS:

JOB NO:18087

PARTIAL EAST AND WEST  
ELEVATIONS

**A1.2**  
Date:04/11/2019





3 VIEW - CORPORATE CROSSING NORTH



2 VIEW FROM CORPORATE CROSSING



1 VIEW FROM DISCOVERY BOULEVARD

| APPLICANT INFORMATION                                                                                                                                                     | OWNER INFORMATION                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
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| LOLLICUP, USA<br>CASE NUMBER: SP2019-XXX                                                                                                                                  |                                                                                                                                        |

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A NEW PROJECT FOR  
**LOLLICUP, USA**  
**LOLLICUP**

3201 Capital Blvd.

REVISIONS:

JOB NO:18087

PERSPECTIVE VIEWS

**A1.3**  
Date:04/12/2019

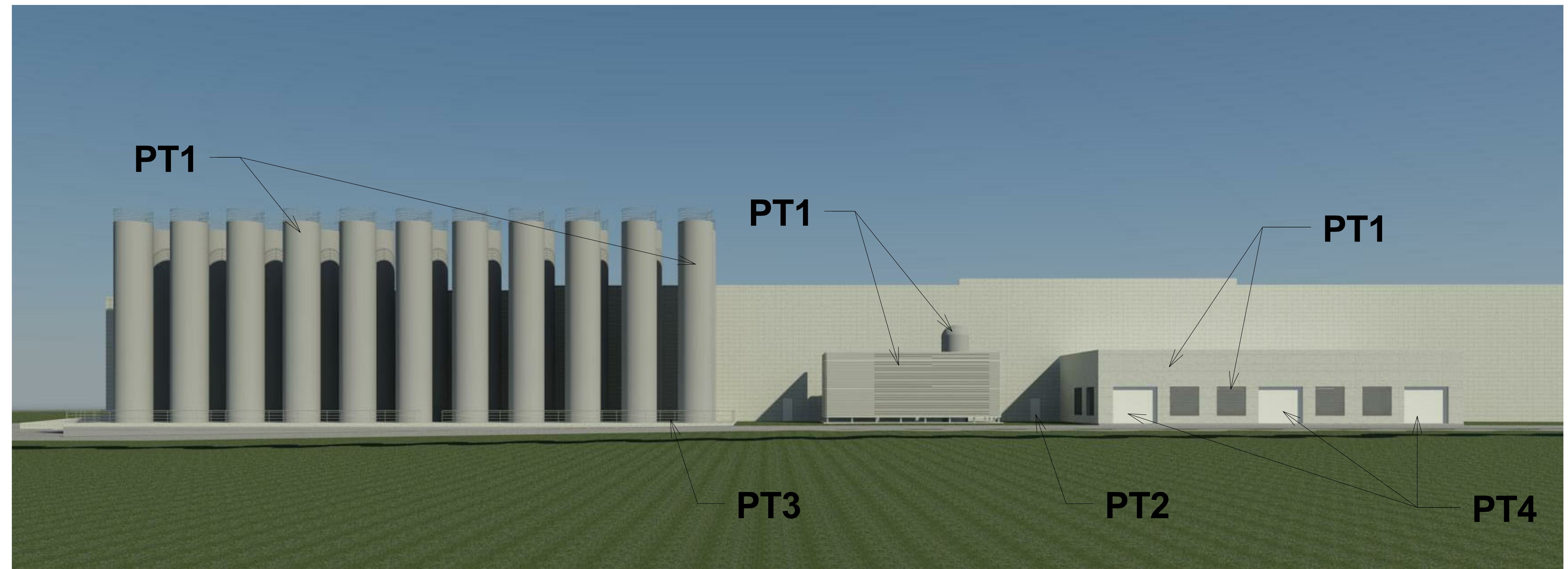


**SW 7648**  
**Big Chill**

Interior / Exterior  
Locator Number: 256-C7

**PT1**

SMOOTH TEXTURE 2 COAT ELASTOMERIC SYSTEM  
CMU BLOCK WALLS, LOUVERS, SCREENWALL AND SILOS



**SW 7037**  
**Balanced Beige**

Interior / Exterior  
Locator Number: 249-C2

**PT2**

EXTERIOR HM DOORS (EXCLUDES OVERHEAD DOOR)

**SW 7673**  
**Pewter Cast**

Interior / Exterior  
Locator Number: 282-C4

**PT3**

HANDRAIL

**PT4**

WHITE - OVERHEAD ROLLING DOORS

| APPLICANT INFORMATION                                                                                                                                                                     | OWNER INFORMATION                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>KYLE McCULLAH<br/>CALLAWAY ARCHITECTURE<br/>1207 HAMPSHIRE LANE<br/>RICHARDSON, TX 75080<br/>214.368.2525 OFFICE<br/>214.957.7327 MOBILE</p> <p>KMcCullah@Callawayarchitecture.com</p> | <p>ALLAN YU<br/>LOLLICUP USA<br/>6185 KIMBALL AVE<br/>CHINO, CA 91708<br/>626.965.8882 OFFICE<br/>214.957.7327 MOBILE</p> <p>Jason.Lee@Lollicup.com</p> |
| <p>LOLLICUP, USA<br/>CASE NUMBER:SP2019-XXX</p>                                                                                                                                           |                                                                                                                                                         |