

JOHN H. B. JONES SURVEY
ABSTRACT NO. 125

GLOBAL WELLS INVESTMENT GROUP, LLC
INST. NO. 2018000005544
O.P.R.R.C.T.

LOT 2, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE IV
CAB. J, SL. 329
P.R.R.C.T.

ROCKWALL ECONOMIC
DEVELOPMENT CORPORATION
VOL. 2224, PG. 226
D.R.R.C.T.

LOT 1, BLOCK A
ROCKWALL TECHNOLOGY PARK
PHASE II
CAB. E, SL. 306
P.R.R.C.T.

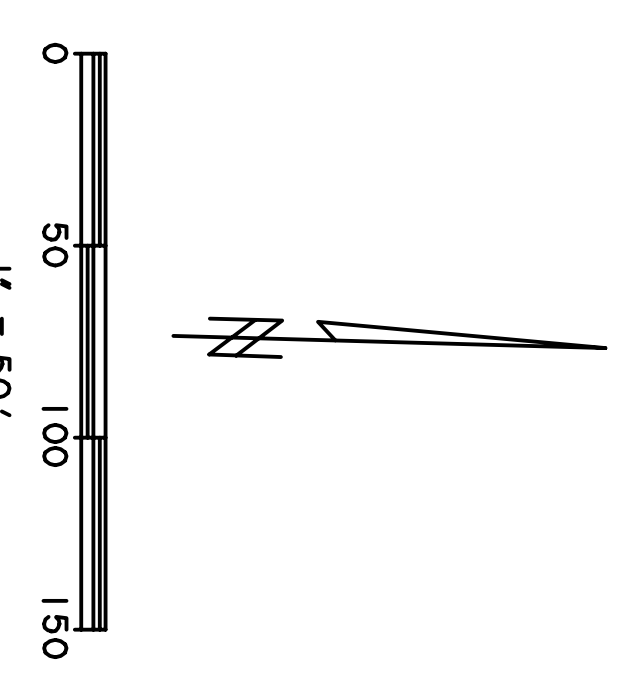
DISCOVERY BOULEVARD
(85' WIDE RIGHT-OF-WAY)
CAB. E, SL. 305
P.R.R.C.T.

LOT 2, BLOCK B
ROCKWALL TECHNOLOGY PARK
PHASE III
CAB. H, SL. 273
P.R.R.C.T.

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.

*** BENCHMARKS ***
BLM A - X CUT AT THE END OF AN ADA RAMP AT THE SOUTHEAST CORNER OF DISCOVERY BLVD AND DATA DR. ELEVATION = 600.44 FT.
BLM 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.
BLM C - X CUT ON THE WEST SIDE OF A CAPITAL BLVD 820 FEET EAST OF CORPORATE CROSSING. ELEVATION = 585.90 FT.

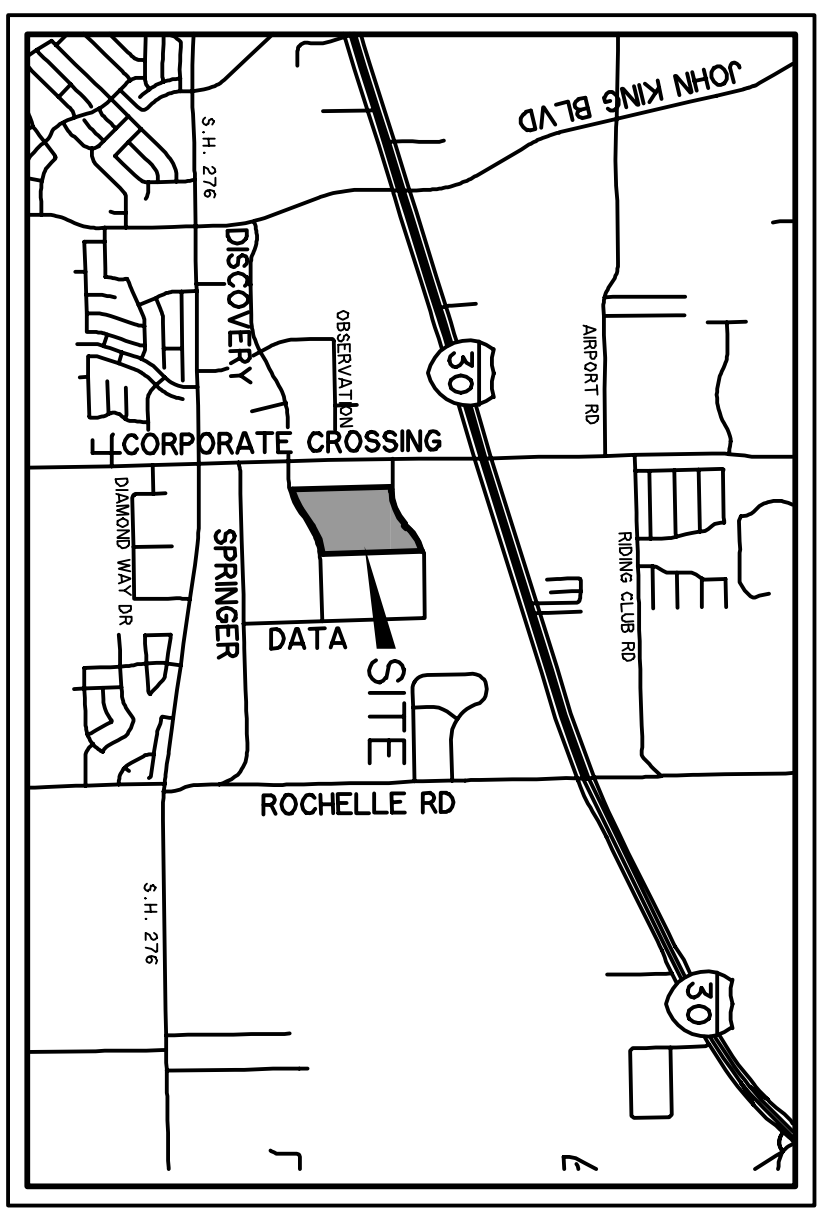
OWNER/DEVELOPER:
CONTACT: ALAN YU
COMPANY: LOLLICUP USA
ADDRESS: 6185 KIMBALL AVE
CHINO, CA 91708
OFFICE: 626-965-8882 (EXT. 110)
MOBILE: 626-226-8556
EMAIL: alan.yu@lollcup.com



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%
LANDSCAPE AREA	XX,XXX SF
LANDSCAPE COVERAGE	XX.XX%

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



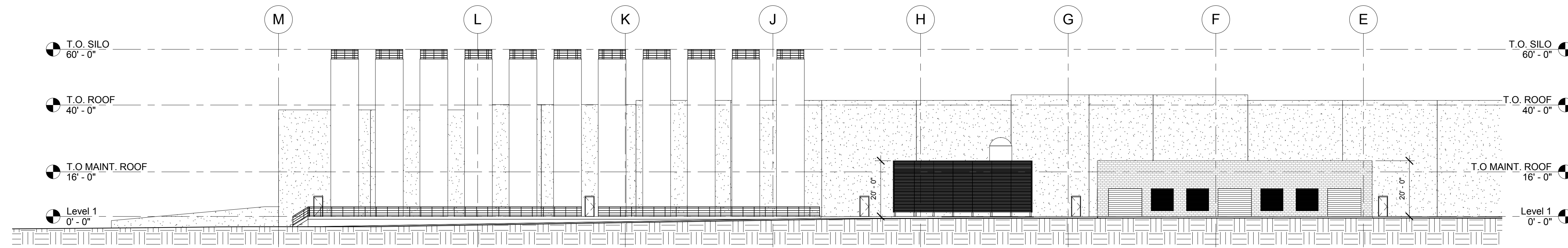
SITE PLAN

LOLLICUP SILO ADDITION
3201 CAPITAL BLVD
ROCKWALL, TEXAS 75032

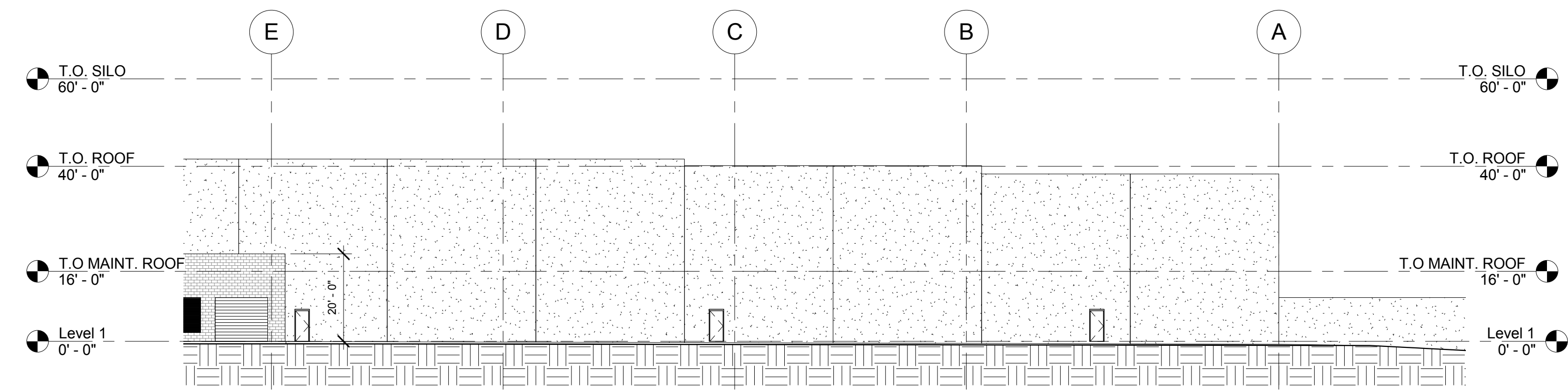
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

NO.	DATE	DESCRIPTION	BY

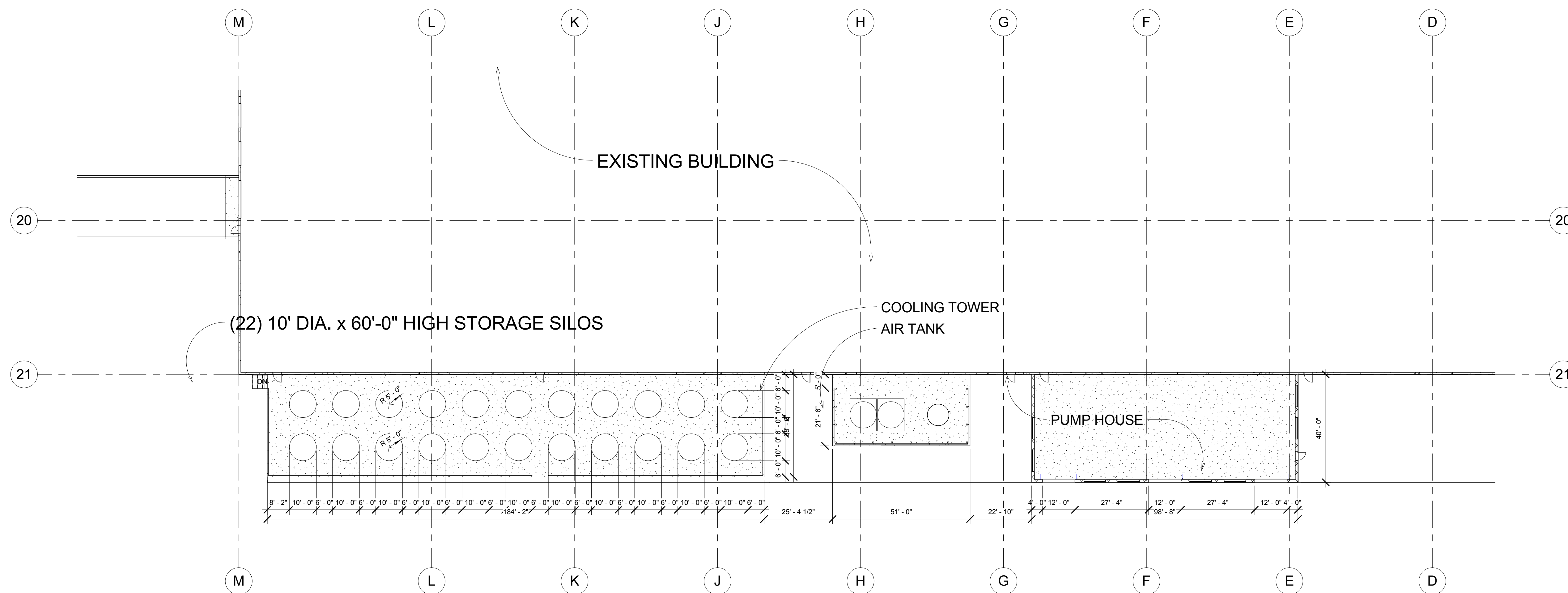
PRELIMINARY PLANS FOR PROJECT REVIEW. BIDDING OR PERMIT PURPOSES. PREPARED BY/OF: Under Direct Supervision Of Jacob H. Feers, PE Texas Registration No. 99376 On Date Shown Below.
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SHEET NO. S101



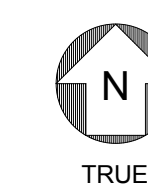
3 SOUTH ELEVATION
1" = 20'-0"



2 SOUTH ELEVATION
1" = 20'-0"



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



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

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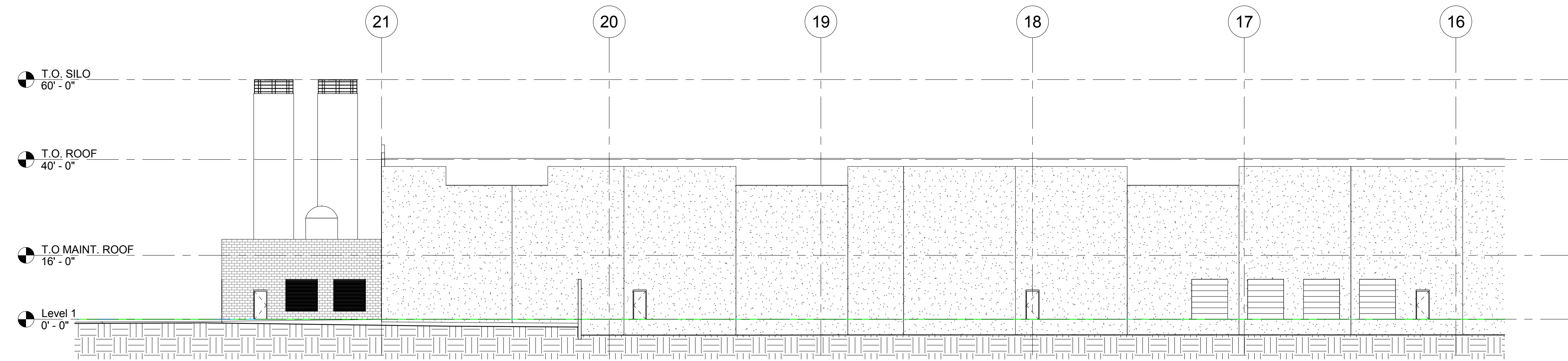
REVISIONS:

JOB NO:18087

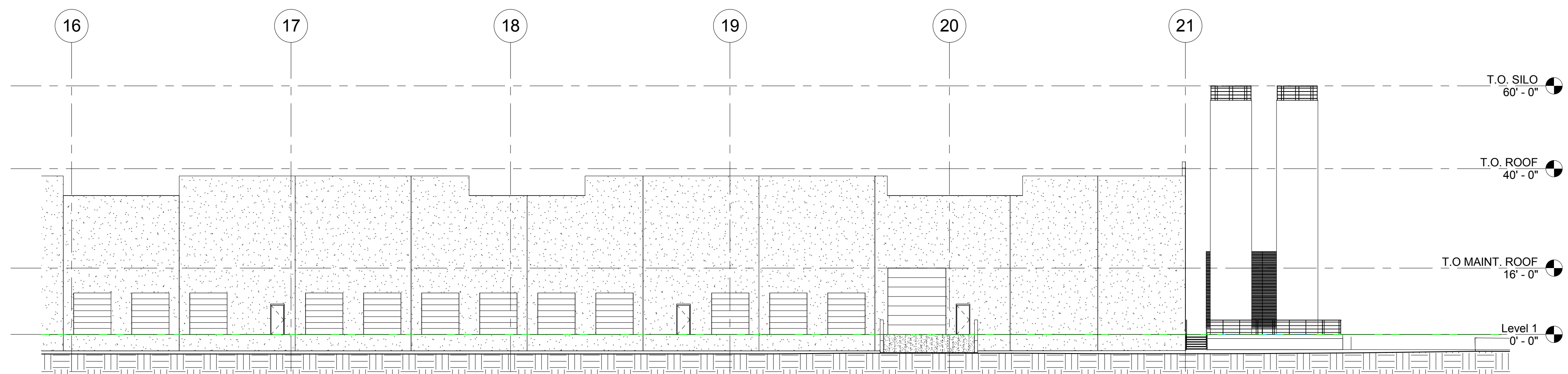
PROPOSED ELEVATION
AND FLOOR PLAN

A1.1
Date:04/11/2019

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only.



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



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

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

APPLICANT INFORMATION	OWNER INFORMATION
KYLE McCULLAH CALLAWAY ARCHITECTURE 1207 HAMPSHIRE LANE RICHARDSON, TX 75080 214.368.2525 OFFICE 214.957.7327 MOBILE KMcCullah@Callawayarchitecture.com	ALLAN YU LOLLICUP USA 6185 KIMBALL AVE CHINO, CA 91708 626.965.8862 OFFICE 214.957.7327 MOBILE Jason.Lee@lollcup.com
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