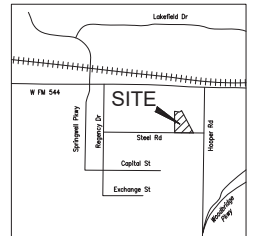
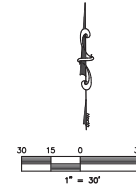


NOTICE TO CONTRACTORS

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY ROOME LAND SURVEYING, INC. OF PLANO, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (P&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



- PAVING NOTES:
- 1) FIRELANE & APPROACHES TO BE 8" THICK, 3,600 psi, REINFORCED WITH #4 BARS @ 18" ON CENTER. (O.C.)
  - 2) DUMPSTER PAD TO BE 8" THICK, 3,600 psi, REINFORCED WITH #4 BARS @ 18" O.C. THE SUBGRADE SHALL HAVE A DENSITY OF NO LESS THAN 95% TSHPT TEST METHOD TEX-113
  - 3) ALL NON-FIRELANE PAVING CAN BE 5" THICK, 3,000 psi, REINFORCED WITH #4 BARS @ 18" O.C.
  - 4) ALL FILL AND SUBGRADE SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED)

LEGEND

- P— = PROPERTY LINE
- EX SS — = EXISTING SANITARY SEWER LINE
- EX W — = EXISTING WATER LINE
- EX FH — = EXISTING FIRE HYDRANT
- EX WM — = EXISTING WATER METER
- EX PP — = EXISTING POWER POLE
- EX TVW — = EX. WATER VALVE
- EX S — = EXISTING SEWER MANHOLE
- B-B — = BACK OF CURB TO BACK OF CURB
- EXST. or EX. — = EXISTING
- PROP. — = PROPOSED
- LS — = LANDSCAPE
- RCP — = REINFORCED CONCRETE PIPE
- min — = MINIMUM
- max — = MAXIMUM
- — = PROPOSED FIRE HYDRANT
- — = PROPOSED LIGHT POLE
- — = PROPOSED FIRELANE

SITE DATA:

LOT AREA:  
2.91 Acres, 126,620 sq.ft.  
LOT COVERAGE:  
11.84%  
BUILDING AREA:  
15,000 sq.ft.  
BUILDING HEIGHT:  
1 STORY (30.0')  
PROPOSED FUTURE USE:  
Performance & wedding events  
IMPERVIOUS AREA  
(including buildings):  
85,573 sq.ft.  
ZONING:  
U

PARKING:

Required:  
1/100sf = 150  
TOTAL = 150  
Handicap = 5  
Provided:  
Standard=148  
Handicap = 5  
Total Provided = 153  
LANDSCAPE AREA:  
Required: (10%) 12,662 sq.ft.  
Provided: 41,047 sq.ft.  
FIRE SPRINKLER:  
YES

- \* THERE ARE NO EXIST. BUILDINGS ON THIS SITE
- \* THERE ARE NO EXIST TREES ON THIS SITE

NOTES:

1. ALL WORK MUST CONFORM TO CITY OF WYLIE STANDARDS.
2. ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF WYLIE STANDARDS AND DETAILS
3. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.

INSPECTION NOTES:

- 1) ALL INSPECTIONS MUST BE REQUESTED THROUGH THE CITY OF WYLIE'S AUTOMATED TELEPHONE SYSTEM @ 972-442-8149 (REQUESTS MADE BEFORE 8AM CAN BE SCHEDULED FOR THE SAME BUSINESS DAY)
- 2) INSPECTIONS CAN BE CANCELED @ THE DISCRETION OF THE SR. INSPECTOR (DUE TO WEATHER CONDITIONS) OR BY CONTRACTOR (DUE TO PREVIOUS CONDITIONS) ALL CANCELED INSPECTIONS MUST BE RECALLED.
- 3) ANY QUESTIONS CAN BE ADDRESSED BY CONTACTING THE APPROPRIATE DEPARTMENT BETWEEN 8AM-9AM OR 4PM-5PM (LEAVE MESSAGE, IF NO ANSWER) BUILDING/ELECTRICAL:

PLUMBING/MECHANICAL:

SR. BUILDING INSPECTOR:

PROPOSED RETAINING WALL

NEW 18" CMP UNDER DRIVE (PER CITY REQUIREMENTS)

DEVELOPMENT SCHEDULE	
PLAN REVIEW:	MARCH-MAY
START CONSTRUCTION:	JUNE 2022
CONSTRUCTION TIME:	9 MONTHS

NOTE: SITE PLAN IS SUBJECT TO APPROVAL PENDING THE REVIEW OF THE FLOOD STUDY

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF WYLIE TO BE USED FOR CONSTRUCTION.



PRELIMINARY SITE PLAN  
WAREHOUSE 32 EVENTS

Helmberger Industrial Park  
LOT 1, BLOCK 1, 2.91 ACRES  
City of Wylie, Collin County, Texas

OWNER:  
Warehouse 32 Events, LLC  
2372 Claridge Circle, Plano, Texas 75075  
Contact: Marisa Mathies  
214 564-1809

prepared by:  
MONK CONSULTING ENGINEERS, INC.  
1200 W. State Street, Carrollton Texas 75004  
872 272-1763 Fax 872 272-8761

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date: 3/17/22  
sheet: 1"

REG NO: F-2567  
1" = 30'

C101