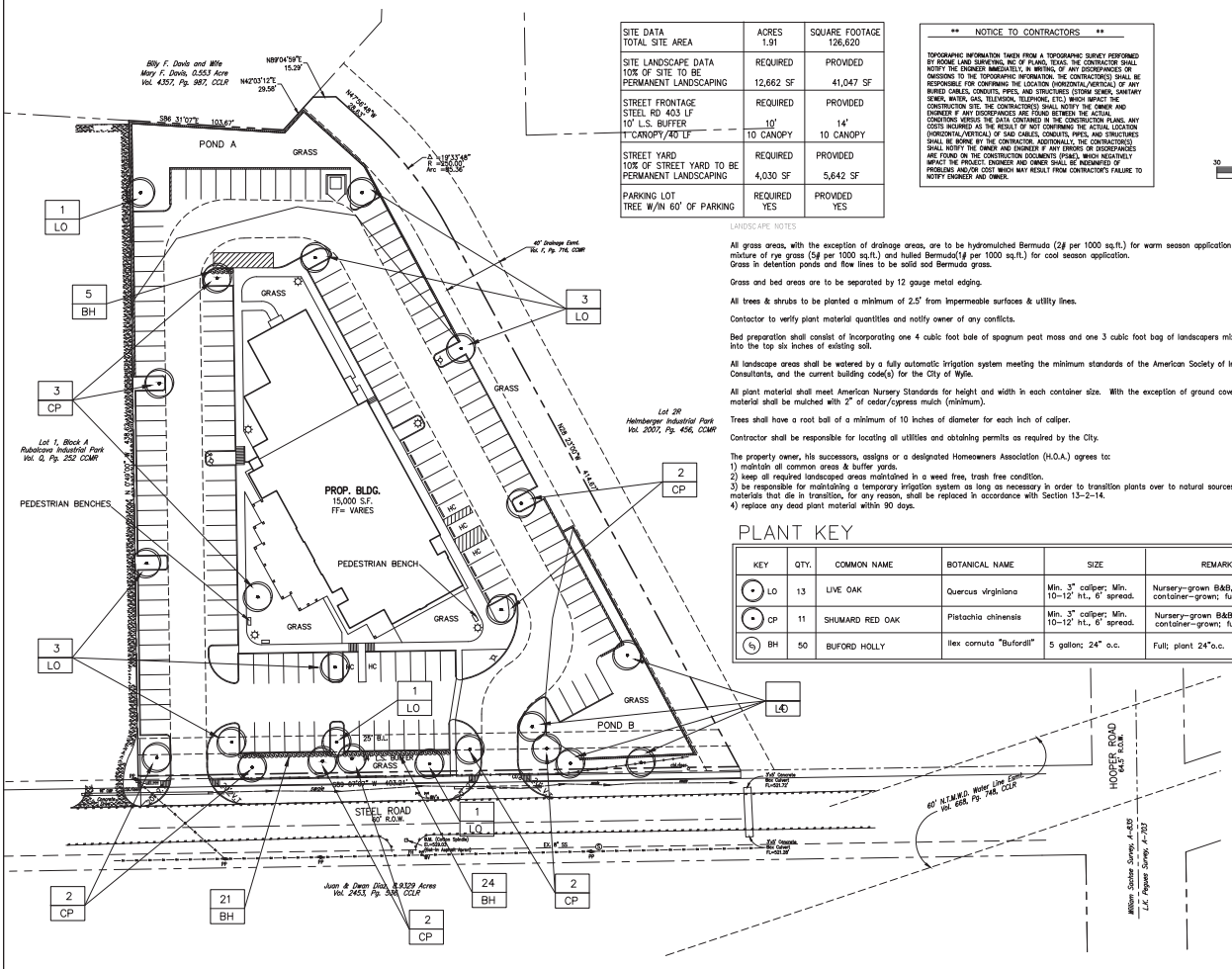
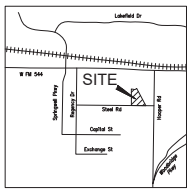


SITE DATA TOTAL SITE AREA	ACRES 1.91	SQUARE FOOTAGE 126,620
SITE LANDSCAPE DATA 10% OF SITE TO BE PERMANENT LANDSCAPING	REQUIRED 12,662 SF	PROVIDED 41,047 SF
STREET FRONTAGE STEEL RD 403 LF 10' L.S. BUFFER 1 CANOPY/40 LF	REQUIRED 10' 10 CANOPY	PROVIDED 14' 10 CANOPY
STREET YARD 10% OF STREET YARD TO BE PERMANENT LANDSCAPING	REQUIRED 4,030 SF	PROVIDED 5,642 SF
PARKING LOT TREE W/IN 60' OF PARKING	REQUIRED YES	PROVIDED YES

** 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 (PS&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.

30 15 0 30
1" = 30'



LANDSCAPE NOTES

All grass areas, with the exception of drainage areas, are to be hydromulched Bermuda (2# per 1000 sq.ft.) for warm season application or hydro mulched mixture of rye grass (5# per 1000 sq.ft.) and hulled Bermuda(1# per 1000 sq.ft.) for cool season application.
Grass in detention ponds and flow lines to be solid sod Bermuda grass.

Grass and bed areas are to be separated by 12 gauge metal edging.

All trees & shrubs to be planted a minimum of 2.5' from impermeable surfaces & utility lines.

Contactor to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building code(s) for the City of Wylie.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar/cypress mulch (minimum).

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by the City.

The property owner, his successors, assigns or a designated Homeowners Association (H.O.A.) agrees to:
1) maintain all common areas & buffer yards.
2) keep all required landscaped areas maintained in a weed free, trash free condition.
3) be responsible for maintaining a temporary irrigation system as long as necessary in order to transition plants over to natural sources. (Any plant materials that die in transition, for any reason, shall be replaced in accordance with Section 13-2-14.
4) replace any dead plant material within 90 days.

PLANT KEY

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	13	LIVE OAK	Quercus virginiana	Min. 3" caliper; Min. 10–12' ht., 6' spread.	Nursery–grown B&B, containerized,or container–grown; full head
CP	11	SHUMARD RED OAK	Pistachia chinensis	Min. 3" caliper; Min. 10–12' ht., 6' spread.	Nursery–grown B&B, containerized,or container–grown; full head
BH	50	BUFORD HOLLY	Ilex cornuta "Burfordii"	5 gallon; 24" o.c.	Full; plant 24"o.c.

LEGEND

- = PROPERTY LINE
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- x 463.50 TC or x 463.50 = PROPOSED SPOT GRADES (tc = TOP OF CURB, ep = EDGE OF PAVEMENT, tw = TOP OF WALL, bw = BOTTOM OF WALL) (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- SS = EXISTING SANITARY SEWER LINE
- W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- WV = EX. WATER VALVE
- S = EXISTING SEWER MANHOLE
- B–B = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- = PROPOSED FIRE HYDRANT
- = PROPOSED LIGHT POLE
- = PROPOSED FIRELANE

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

GERALD E. MONK 44563 REGISTERED LANDSCAPE ARCHITECT
3-7-22

PRELIMINARY LANDSCAPE

WAREHOUSE 32 EVENTS

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

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

prepared by
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972 272-1763 Fax 972 272-8761
REG NO.: F-2567

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date	scale	sheet
3/1/22	1" = 30'	L101