Wylie Planning and Zoning Commission Regular Meeting

November 04, 2025 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider and act upon approval of the meeting minutes from the October 21, 2025 Planning and Zoning Commission meeting.

B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 3R, Block B of Regency Business Park Phase One for the development of an office/warehouse use Property located on 1.949 acres at 117 Regency Drive and 25 Steel Road.

2. Consider, and act upon, a Site Plan for Lot 1, Block A of Collin College Wylie for the development of a career technical building on 7.28 acres. Property located at 391 Country Club Rd, Bldg E.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION
I certify that this Notice of Meeting was posted on October 28, 2025, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

______________________________ ______________________________
Stephanie Storm, City Secretary *Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.

CITY OF
WYLIE

Planning & Zoning Commission

AGENDA REPORT

Department:	Planning	**Item:**	A
Prepared By:	Gabby Fernandez		

Subject

Consider and act upon the approval of the meeting minutes from the October 21, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the October 21, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 21, 2025 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Keith Scruggs, Commissioner Franklin McMurrian, and Commissioner Zewge Kagnew.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation, and Vice-Chair Gouge led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

None approached the Commission.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider and act upon approval of the meeting minutes from the October 7, 2025 Planning and Zoning Commission Meeting.

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Vice-Chair Gouge, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4 – 0.

REGULAR AGENDA

1. **Consider and act upon a Site Plan for Lot 1, Block 1 of Ladera Wylie for the development of an amenity center. Property located on 0.83 acres at 2405 Camino Way.**

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Chandler to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4-0.

2. **Consider and act upon a Site Plan for Lot 4A, Block A of Moussa Switzer Addition for the development of a financial institution with a drive-thru. Property located on 0.66 acres at 409 S State Highway 78.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black to approve Regular Agenda Item 2 as presented. A vote was taken and carried 4-0.

3. **Consider, and act upon, a Site Plan for Lot 1, Block 1 of Industrial Park for the development of an office/warehouse facility Property located on 2.91 acres at 32 Steel Road.**

BOARD ACTION

A motion was made by Commissioner Black and seconded by Vice-Chair Gouge to approve Regular Agenda Item 3 as presented. A vote was taken and carried 4-0.

4. **Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N State Highway 78 (ZC 2025-11).**

Chair Butler opened the public hearing at 6:27 pm. No one approached the Commission. Chair Butler closed the public hearing at 6:28 pm.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to approve Regular Agenda Item 4 as presented. A vote was taken and carried 4-0.

5. **Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N State Highway 78 (ZC 2025-13).**

Chair Butler opened the public hearing at 6:38 pm. No one approached the Commission. Chair Butler closed the public hearing at 6:38 pm.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to approve Regular Agenda Item 5 as presented. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to adjourn the meeting at 6:43 PM. A vote was taken and carried 4 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary

Wylie Planning & Zoning Commission

AGENDA REPORT

Department:	Planning	**Item Number:**	B
Prepared By:	Kevin Molina		

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Aktrian Holdings & Wylie EDC **APPLICANT: Traverse Land Surveying**

The applicant has submitted a Replat to create Lot 3R Block B of Regency Business Park Phase One on 1.949 acres. The property is located at 117 Regency Drive and 25 Steel Road.

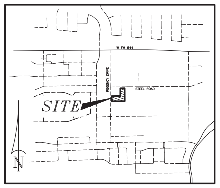
The purpose of this plat is to combine Lots 3 and 4 of Regency Business Park and dedicate fire lane and utility easements for the development of a multi-building office/warehouse development. The original plat was approved by the City Council in August of 1985.

The site plan for the development is on the regular agenda.

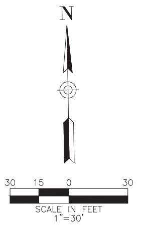
The plat is dedicating access, fire lane and utility easements. A drainage easement for a detention pond is also provided as an on-site drainage solution located on the north of the site. The site is to be accessed by a 24’ wide fire lane with entrances from Regency Drive and from Steel Road.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

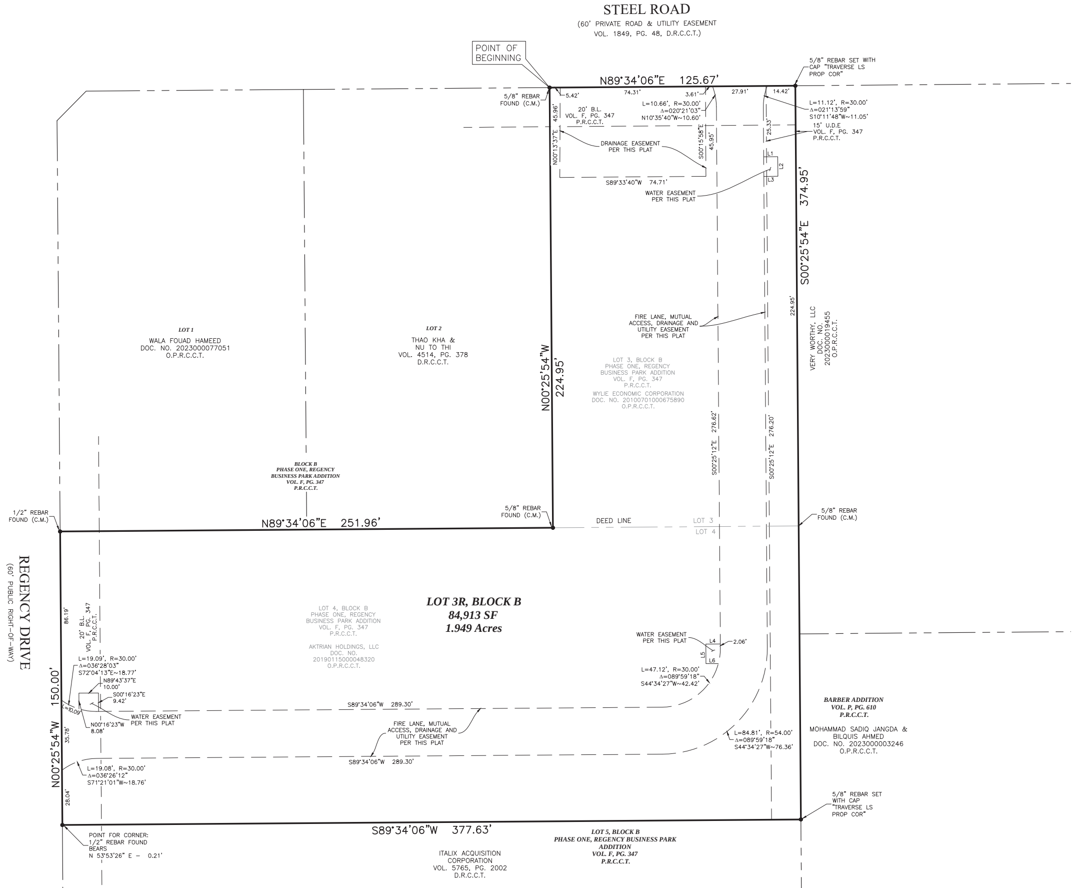


NOT TO SCALE



SCALE IN FEET
1"=30'

Lot Table:
Lot 3R:
Proposed Use: Commercial
84,913 Square Feet
1.949 Acres



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observatinos using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015271.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to combine two lots into one and add an easement.
4. No appurtenance between the height of 2' and 9' may be placed in the visibility Triangles.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE: __________

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ______ day of ________________, 202__

Notary Public in and for the State of Texas

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48085C0415J, dated June 2, 2009 by graphic plotting only. This property appears to be within Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made causes. This statement shall not create liability on the part of the surveyor.

Line Data Table

Line #	Distance	Bearing
L1	7.19'	N89°34'48"E
L2	10.00'	S00°25'12"E
L3	7.19'	S89°34'48"W
L4	7.41'	S89°34'48"W
L5	10.00'	S00°25'12"E
L6	6.35'	N89°34'48"E

RECOMMENDED FOR APPROVAL

__________ ______________________ ______________
CHARIMAN, PLANNING
& ZONING COMMISSION
CITY OF WYLIE, TEXAS
DATE

APPROVED FOR CONSTRUCTION

__________ ______________________ ______________
MAYOR, CITY OF WYLIE, TEXAS
DATE

ACCEPTED

__________ ______________________ ______________
MAYOR, CITY OF WYLIE, TEXAS
DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE LOT 3R, BLOCK B, PHASE ONE, REGENCY BUSINESS PARK ADDITION AN ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE ___________ DAY OF ________________, 20___, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEY, PARKS, EASEMENT, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZES THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _______ DAY OF _____________, A.D., 20___.

____
CITY SECRETARY
CITY OF WYLIE, TEXAS

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Wylie Economic Cooperation and Aktrian Holdings, LLC are the owners of a 1.949 acre tract of land within the City of Wylie, being a portion of the William Sachse Survey, Abstract Number 835, Collin County, Texas, being all of Lots 3 and 4, Block B of Phase One, Regency Business Park Addition, an addition to the City of Wylie, as recorded in Cabinet F, Page 347, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northwest corner of said Lot 3, same being the northeast corner of Lot 2 of said Phase One, Regency Business Park Addition and lying on the south right–of–way line of Steel Road (60 foot private road and utility easement as recorded in Volume 1849, Page 48, Deed Records, Collin County, Texas);

THENCE North 89 degrees 34 minutes 06 seconds East, with the south line of said Steel Road, a distance of 125.67 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of said Lot 3, same being the northwest corner of a tract of land described to Very Worthy, LLC by deed recorded in Instrument Number 2023000019455, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 25 minutes 54 seconds East, departing said Steel Road, with the west line of said Very Worthy tract, passing a 5/8 inch rebar at a distance of 224.95 feet, and continuing, passing the northwest corner of Barber Addition, an addition to the City of Wylie, as recorded in Cabinet P, Page 610, Plat Records, Collin County, Texas, a total distance of 374.95 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of Lot 5 of said Phase One, Regency Business Park;

THENCE South 89 degrees 34 minutes 06 seconds West, departing the west line of said Barber Addition, with the north line of said Lot 5, a distance of 377.63 feet to a point for the northwest corner of said Lot 5, same being a point on the east right–of–way line of Regency Drive (60 foot public right–of–way), from which a 1/2 inch rebar found bears North 53 degrees 53 minutes 26 seconds East, a distance of 0.21 feet;

THENCE North 00 degrees 25 minutes 54 seconds West, with the east right–of–way line of said Regency Drive, a distance of 150.00 feet to a 1/2 inch rebar found for the southwest corner of Lot 1 of said Phase One, Regency Business Park Addition;

THENCE North 89 degrees 34 minutes 06 seconds East, departing the east right–of–way line of said Regency Drive, with the south line of said Lots 1 and 2, a total distance of 251.96 feet to a 5/8 inch rebar found for the southeast corner of said Lot 2;

THENCE North 00 degrees 25 minutes 54 seconds West, with the east line of said Lot 2, a distance of 224.95 feet to THE POINT OF BEGINNING and containing 84,913 square feet or 1.949 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Aktrian Holdings, LLC and Wylie Economic Corporation, the owners, do hereby adopt this plat designated therein above described property as Phase One, Regency Business Park Addition, an addition to the City of Wylie, Texas, an does hereby dedicate, in fee simple, to the public use forever, the streets, rights–of–way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and pbulic use areas, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utilities entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the constructing, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all time shave the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, resolutions of The City of Wylie, Texas.

Witness, my hand at ____________________, ______________, This ____ day of _____________________, 20____.

____
Signature – Wylie Economic Development Corporation Representative

____
Printed Name

____
Title / Date

____
Signature – Aktrian Holdings, LLC Representative

____
Printed Name

____
Title / Date

STATE OF TEXAS §
COUNTY OF _______________ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared______________________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _________day of ________________________ 20____.

____
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _______________ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared______________________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _________day of ________________________ 20____.

____
Notary Public in and for the State of Texas

OWNER/DEVELOPER
Wylie Economic Development Corporation
108-C, W. Marble,
Wylie, Texas 75098

OWNER/DEVELOPER
Aktrian Holdings, LLC
1410 Summit Avenue, Suite 8
Plano, Texas 75074

ENGINEER
JP Engineering
700 Central Expressway S, Suite 400
Allen, Texas 75013

TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2025.03.07
Project No.: TR-660-24

FINAL PLAT
LOT 3R, BLOCK B PHASE ONE, REGENCY BUSINESS PARK ADDITION
BEING 1.949 ACRES
OUT OF THE WILLIAM SACHSE SURVEY
ABSTRACT NUMBER 835
BEING A REPLAT OF LOTS 3 AND 4 OF PHASE ONE, REGENCY BUSINESS PARK ADDITION
AS RECORDED IN CAB. F, PG. 347, P.R.C.C.T.
CITY OF WYLIE, COLLIN COUNTY, TEXAS
MARCH 2025

1 OF 1

CITY OF WYLIE

Wylie Planning & Zoning Commission

AGENDA REPORT

Department:	Planning	**Item Number:**	1
Prepared By:	Kevin Molina		

Subject

Consider, and act upon, a Site Plan for Lot 3R, Block B of Regency Business Park Phase One for the development of an office/warehouse use Property located on 1.949 acres at 117 Regency Drive and 25 Steel Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Aktrian Holdings & Wylie Economic Development Corporation **APPLICANT: JP Engineering**

The applicant is proposing to develop four office/warehouse facilities that measure a total building area of 17,724 sq.ft. on Lot 3R, Block B of Regency Business Park Phase One on 1.949 acres located at 117 Regency Drive. The site currently contains an existing structure that measures 4,500 sf.

The proposed use for the site is for office/warehouse shell space development. The proposed use is allowed by-right uses within the Light Industrial zoning district.

The Replat for this development is also on the consent agenda which dedicates a fire lane and utility easements and combines Lot 3 and Lot 4, Block B of Regency Business Park to create Lot 3R Block B of Regency Business Park.

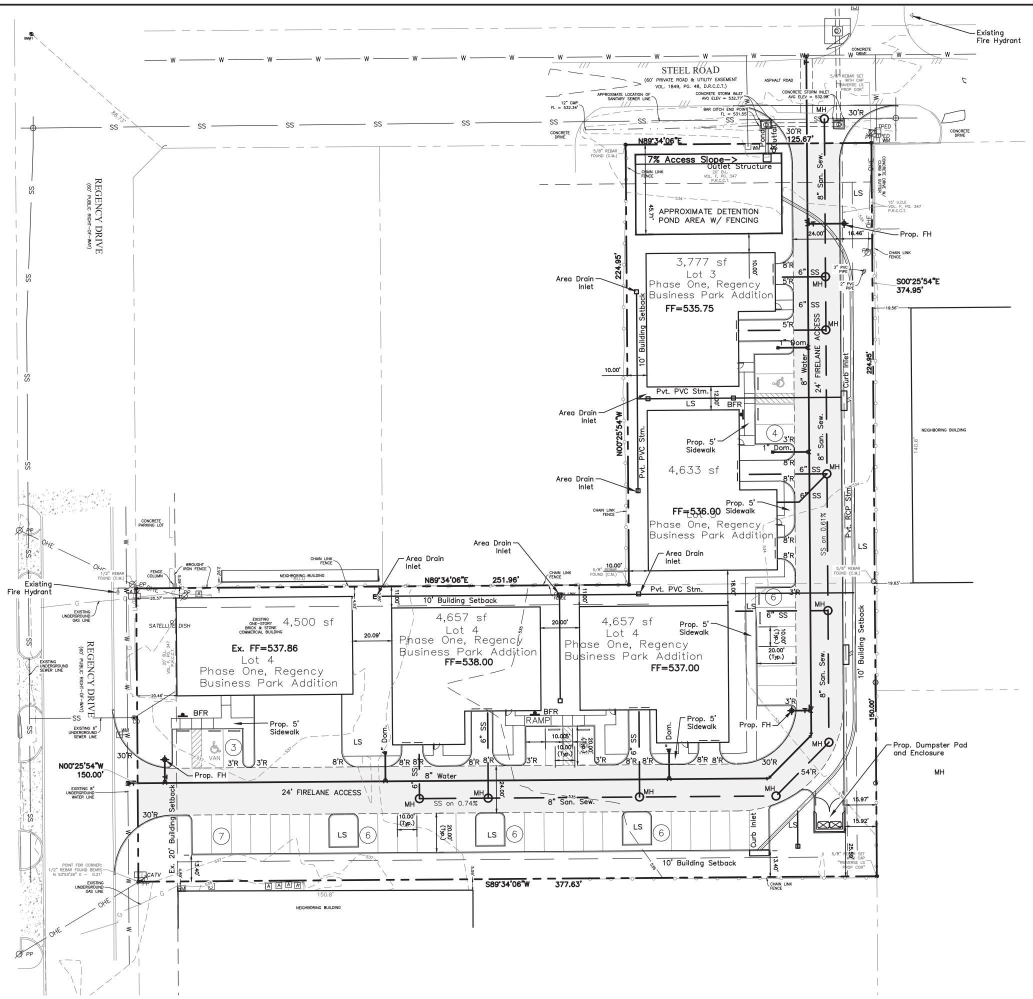
The development is providing 41 parking spaces with three being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

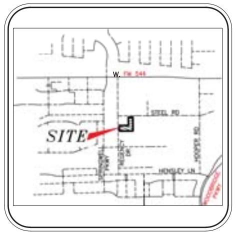
The site is to be accessed by a fire lane with entrances from Regency Drive and from Steel Road. A detention pond is also provided as an on-site drainage solution located on the north of the site.

The site provides 10,181 sq.ft. of landscaping being approximately 12% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage, parking areas and along the southern and eastern boundaries.

The structure’s exterior material consists of brick and metal panels. The elevations provide an architectural offset along the front elevation and awnings above the entrances and loading doors.

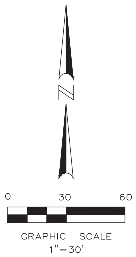
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.





Vicinity Map

NTS



SITE DATA

Description:	Lots 3 & 4, Block B, Phase One, Regency Business Park Addition
Existing Zoning:	LI – Light Industrial
Proposed Use:	Office/Warehouse
Lot Area:	1.949 Acres (84,913 sf)
Building Areas:	22,224 sf
Lot Coverage:	25.6%
Floor Area Ratio:	0.25 : 1
Building Height:	1–Story (29' Max Height)
Required Parking:	Office 1:400 (2308/400) = 6 Spcs. Warehouse/Showroom 1:750 (19,916/750) = 27 Spcs.

Parking Required Total: 33 Spaces

Parking Provided Total: 41 Parking Spaces (3 Accessible Spaces)

Notes:

1. This Site Plan is to be used for Planning purposes only and is not a construction document.

2. Site Plan is provided to show general location of improvements. Reference the Construction Documents for Paving, Grading, Storm Sewer and Utility Plans for detailed information on site construction items.

3. No Appurtenance Between the Height of 2' and 9' shall be placed in the Visibility Triangles.

4. All pavement, reinforcement and subgrade shall meet or exceed the City of Wylie Standards for the Fire Lane.

LEGEND

▭	Firelane
▨	Proposed Sidewalk
▭	Proposed Wheel Stop Typical
○	Existing Fire Hydrant
●	Proposed Fire Hydrant
BFR	Barrier Free Ramp
▼	Handicap Parking Sign
LS	Landscape Space

OWNER:

Aktrian Holdings, LLC
621 18th Street
Plano, Texas 75074
Contact: Anil Asher

ENGINEER:

JP Engineering
4101 Hazelwood Drive
Fort Worth, Texas 76107
Phone (214) 226–9699
Contact: David Jones, P.E.

ARCHITECT:

DB Constructors
2400 Great Southwest Parkway
Fort Worth, Texas 76106
Phone (972) 837–6244
Contact: Matthew Peterson

SURVEYOR:

Traverse Land Surveying LLC
14200 Midway Road, Ste. 130
Dallas, Texas 75224
Phone (469) 784–9321
Contact: Cole Carpenter

JP Engineering
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

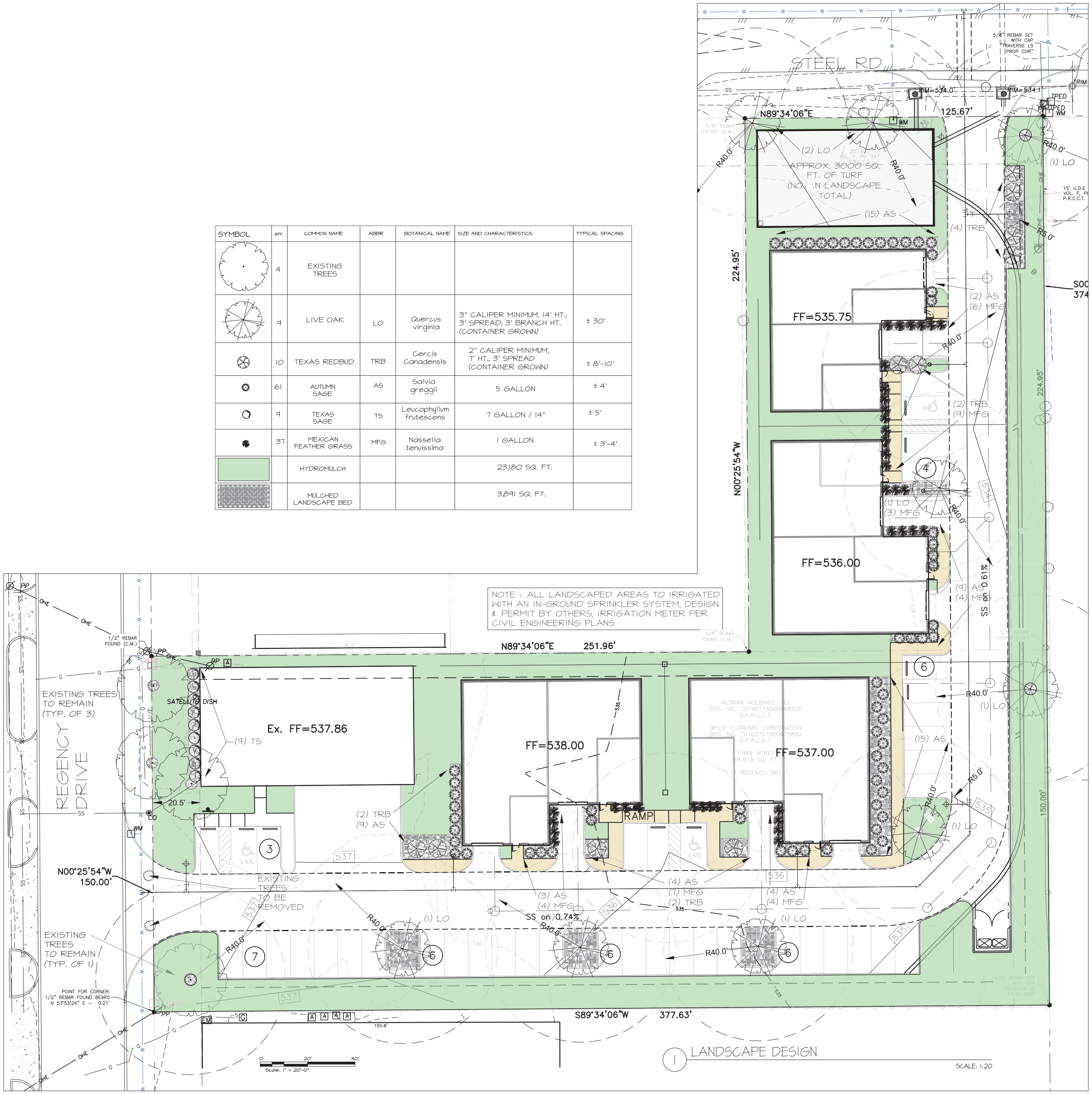
AKTRIAN HOLDINGS FLEX SPACE
AKTRIAN HOLDINGS, LLC
City of Wylie, Collin County, Texas

SITE PLAN

No.	Date	Revision

Scale: 1" = 30'
File Name: Site Plan
Date: 10/21/2025
Project No.: 24010

Sheet SP of



SYMBOL	QTY.	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	4	EXISTING TREES				
	9	LIVE OAK	LO	*Quercus virginia*	3" CALIPER MINIMUM, 14' HT.; 3' SPREAD; 3' BRANCH HT. (CONTAINER GROWN)	± 30'
⊗	10	TEXAS REDBUD	TRB	*Cercis Canadensis*	2" CALIPER MINIMUM, 7' HT., 3' SPREAD (CONTAINER GROWN)	± 8'-10'
	61	AUTUMN SAGE	AS	*Salvia greggii*	5 GALLON	± 4'
○	9	TEXAS SAGE	TS	*Leucophyllum frutescens*	7 GALLON / 14"	± 5'
●	37	MEXICAN FEATHER GRASS	MFG	*Nassella tenuissima*	1 GALLON	± 3'-4'
🟩		HYDROMULCH			23,180 SQ. FT.	
▨		MULCHED LANDSCAPE BED			3,891 SQ. FT.	

NOTE : ALL LANDSCAPED AREAS TO IRRIGATED WITH AN IN-GROUND SPRINKLER SYSTEM, DESIGN & PERMIT BY OTHERS, IRRIGATION METER PER CIVIL ENGINEERING PLANS

Regency and Steel

Office Warehouse Project

21-Apr-25
25-Sep-25
21-Oct-25

Landscape Requirements :

Base Standard :	**Desirable Standard :**
Landscape in Yards :	
10% of the site Landscape required in the front yard Landscape required in side / rear if adjacent to residential	10% increase over the minumum Landscape in side / rear yard when not required
Landscapeing of Parking Lots :	
When more than 12 spaces are required, 50 sq. ft. of landscaping per space No parking space more than 60' from landscaping Parking rows with more than 12 spaces to have landscaped islands at both ends All parking rows shall have landscaped islands at least every 12 spaces	Landscaping of 10% of more in excess of the 50 sq.ft./space No parking space more than 40' from landscaping Landscaped pedestrian connection to main entrance
Visual Screening	
Required screen in strip at least 5' wide, plants 3' in height when planted, including (1) flowering tree per 20 linear feet of area	
Landscaping of Street Frontage	
At least 50% of required front yard developed as a landscape buffer, at least 10' in width Trees required in buffer, in groves, spaced 30' to 40' apart Required trees at least 3" in caliper At least 4' meandering path when adjacent to thoroughfare	Use of rock walls or other landscape feature Increase minimum width of landscape buffer by 20% Provision of special benches, lighting, or other streetscape elements

Landscape Provided :

Site Area (in sq. ft.) :	84913
Site Area (in acres) :	1.949
Total Building Area Provided (included existing) (in sq. ft.) :	22283
Total Pavement Provided (roads, sidewalks, curbs, drives) (in sq. ft.)	32623
Lot Coverage (Building Only) :	26%
Total Lot Coverage (Total Impervious Coverage) :	65%
Landscape In Yards	
Base Standard of 10% (in sq. ft.)	8491
Desirable Standard (10% increase over minimum) :	***9340***
Overall Landscape Area Provided :	
Steel Road Frontage (Landscape Buffer)* includes SW pond :	5818
Regency Road Frontage (Landscape Buffer):	2625
Landscaped beds throughout remaining site :	3114
TOTAL LANDSCAPE AREA PROVIDED :	**11557**
Base Standard : Landscape in Front Yard	Provided
Desirable Standard : Landscape in Side / Rear when not required	***Provided***
Parking Lot Landscaping	
Number of Spaces Provided :	41
Standard : 50 sq. ft. of landscaping per space :	2050
Desirable Standard (increase of 10% over the 50 sq. ft.)	***2255***
TOTAL PARKING LOT LANDSCAPING AREA PROVIDED :	**2271**
Desirable Standard : all parking spots within 40' of landscape area :	Provided
All Parking Lot rows to have a landscaped island at least every 12 spaces :	Provided
Visual Screening :	
At both Regency Road and Steel Road, a 5' wide landscape area with proposed Texas Sage planted within will be adjacent to buildings with the side facing the ROW.	Provided
Flowering Trees (Texas Red Bud) are located at the entrance from Steel Road	Provided
The existing mature trees are being kept and enhanced on the Regency Road Frontage	Provided
Landscaping of Street Frontage :	
At least 50% of required front yard as landscape buffer, min 10' wide	Provided
Desirable standard : Increase minimum width by 10% (to 12' wide)	***20' wide landscape buffer on Steel Road and Regency Drive***
Trees required in buffer at 30' to 40'	Provided (existnig trees on Regency, proposed on Steel)
Required Trees to be 3" caliper	Provided
At least a 4' meandering path	Not provided. This is not present elsewhere in the surround properties, ILO this request, sidewalks have been provided within the development

Regency + Steel
Proposed Office Warehouse
117 Regency Dr. & ____ Steel Rd.
WYLIE, TEXAS 76051

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBAE Architecture Firm BR-4042

PLAN ISSUE		
DATE	DESCRIPTION	BY
21 APR 25	LANDSCAPE DESIGN	MP
25 SEPT 25	CITY COMMENT REVISIONS	MP
21 OCT 25	CITY COMMENT REVISIONS	MP

SHEET TITLE
LANDSCAPE DESIGN

PROJ. NO.			SHEET NO.
DATE			
DRWN	DSGN	CHKD	
MP	MP	MP	LS-01

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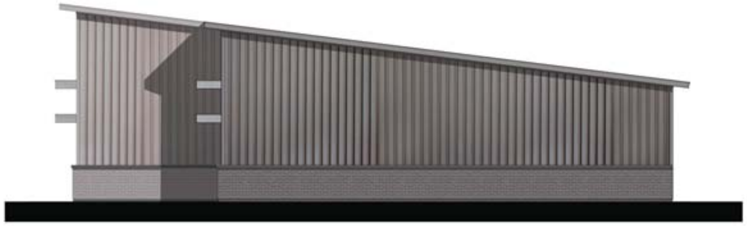
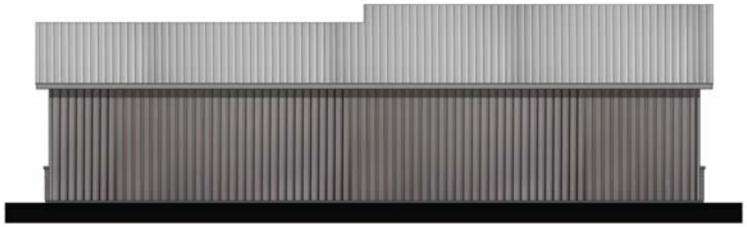
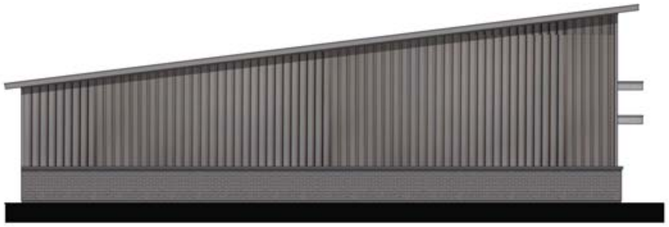
PLOTTED BY: MATTHEW PETERSON
PLOT DATE: 10/21/2025 11:26 AM



RIGHT ELEVATION



REAR ELEVATION



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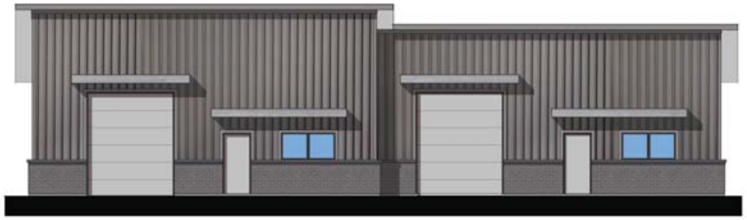


FRONT ELEVATION

db constructors, inc.

REGENCY & STEEL OFFICE WAREHOUSE BUILDINGS
SITE PLAN SUBMITTAL

Wylie Planning & Zoning Commission

AGENDA REPORT

Department:	Planning	**Item Number:**	2
Prepared By:	Kevin Molina		

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Collin College Wylie for the development of a career technical building on 7.28 acres. Property located at 391 Country Club Rd, Bldg E.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Collin County Community College District **APPLICANT: Page Southerland Page, Inc**

The applicant is proposing to develop a career technical building for the existing Collin College Campus. The proposed structure measures 66,309 square feet. The property is zoned within the Business Government District and allows for the proposed use by right. The existing Collin college has been open since 2020. This new facility will offer learning spaces for Welding, HVAC, Veterinary Technology programs and other programs to be named later.

While the project is to be completed in two phases with the first phase being the development of the main structure and nine parking spaces and phase two will include the development of 187 additional parking spaces, all required parking will be completed prior to the building being opened for students. In total the combined phases will provide 196 parking spaces with six handicapped spaces.

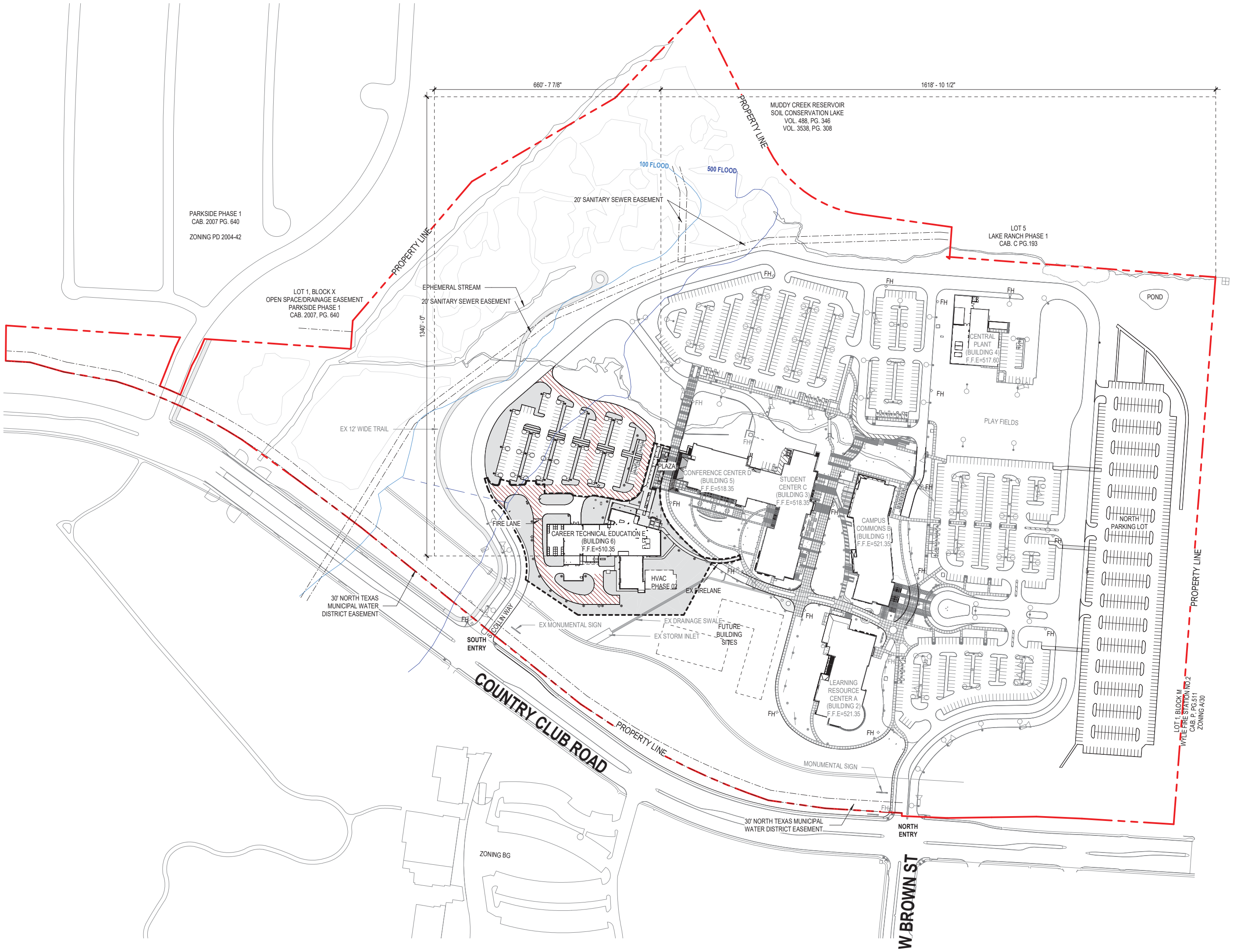
The site is to be accessed by a fire lane that connects to S. Collins Way. The fire lane is constructed in a manner where it is in compliance with the 150’ hose lay requirements of the fire code.

An amended plat for the dedication of fire lane easements shall be required prior to a certificate of occupancy being issued for the development.

The site provides 110,122 sq.ft. of landscaping being approximately 35% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage, parking areas and along the boundary areas of the development site.

The structure’s exterior material consists of brick veneer, tilt wall construction and metal panels . The elevations provide architectural offsets with a variety of exterior building materials that will match the existing campus. The southern elevation which will be viewable from Country Club Road has enhanced architectural features with large campus lettering.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



1 **OVERALL SITE PLAN - CTE**
SCALE: 1" = 150'-0"

SITE PLAN GENERAL NOTES

CURRENT ZONING: BUSINESS GOVERNMENT DISTRICT (BG)
LOT AND BLOCK NUMBER: LOT 1 BLOCK A
ACRE: 96.5
PROPOSED USE: COLLEGE OR UNIVERSITY
BUILDING PLACEMENT AND COVERAGE:

FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	10 FEET

PARKING REQUIRED: 9 PER CLASSROOM
*** TOTAL CLASSROOMS = 6 PARKING REQ.=54
TOTAL REQ.=54

PARKING DIMENSIONAL REQUIREMENTS:

STANDARD CAR	10 FEET x 20 FEET
HANDICAPPED	10 FEET x 20 FEET WITH 5 FEET ACCESS AISLE

PROPOSED BUILDINGS

	SQUARE FOOTAGE	HEIGHT
CAREER TECH. EDUCATION (BLDG 6)	66,309 SF	2 ABOVE GRADE

***REFERENCE EXTERIOR ELEVATIONS FOR BUILDING HEIGHTS

BUILDING DESCRIPTION:
THE NEW BUILDING TO CAMPUS TAKES INSPIRATION FROM TEXAS REGIONALISM WHICH ENTAILS INCORPORATING LOCAL AND RESILIENT MATERIALS INTO THE DESIGN, CREATING A TIMELESS AND INVITING ENVIRONMENT. THE PRIMARY FACADE MATERIAL IS MODULAR BRICK, IN A VARIETY OF COLORS, WITH AN ACCENT OF METAL PANEL AND PAINTED TILT-UP, ALL MATERIALS ALREADY ON THE CAMPUS. THE TONE OF THE MASONRY IS MEANT TO BE WARM AND CALM AND SERVE AS A BACKDROP TO THE BUSTLING CAMPUS LIFE. METAL PANEL AND PAINTED CONCRETE, TOGETHER WITH AMPLE GLAZING ARE BEING USED IN CONJUNCTION WITH THE MASONRY IN ORDER TO EMPHASIZE AND ADD DIVERSITY IN SPATIAL EXPERIENCE. THIS NEW BUILDING WILL BE A 2-STORY HIGHER EDUCATION LAB AND SHOP BUILDING WITH 1HR RATED STRUCTURE.

GENERAL NOTES:

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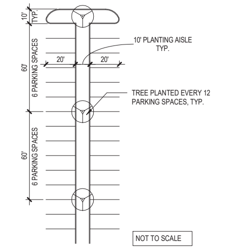
PARKING -- CTE PHASE

LOT	SPACE TYPE		QUANTITY
CTE 01	ADA PARKING SPACE		5
CTE 01	ADA VAN PARKING SPACE		1
CTE 01	PARKING SPACE		3
		PHASE 1 TOTAL (PROVIDED)	9
CTE 02	PARKING SPACE		187
		PHASE 2 TOTAL	187
TOTAL (SURFACE): 196		*COMPLETED CTE TOTAL*	196



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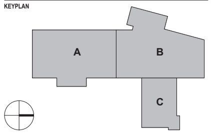
KEYPLAN



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CLIENT
Collin College - Wylie

PROJECT
Career Technical
Education Building 6 / E
391 Country Club Rd, Wylie, TX 75098

PROJECT NUMBER	ABBREVIATION
32AC24041	CCCC-WC CTE

DRAWN BY	CHECKED BY
TEAM	TEAM

ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

SHEET NAME
ARCHITECTURAL - OVERALL SITE PLAN

SHEET NUMBER
AS-100.1

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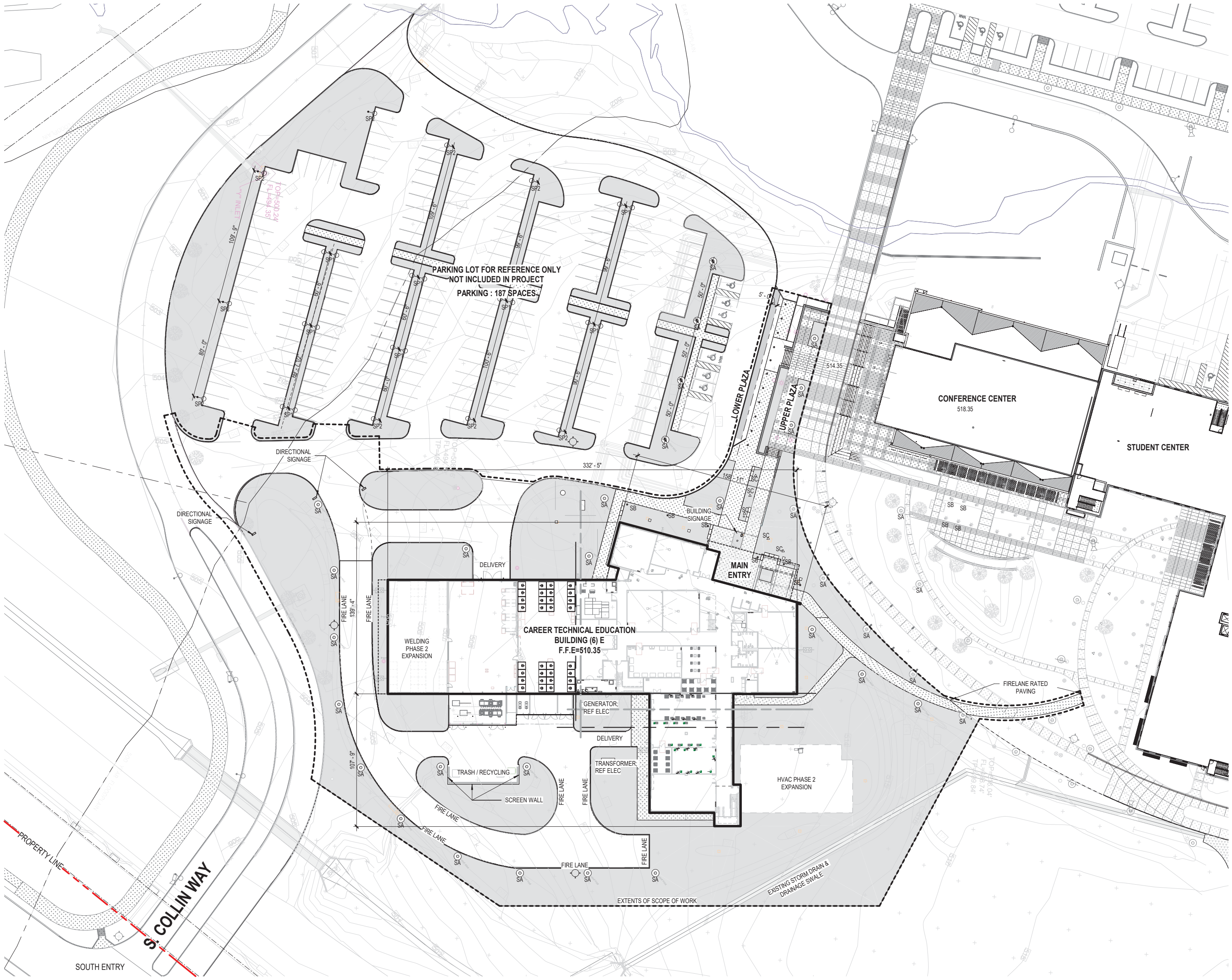

1 ENLARGED SITE PLAN - CTE
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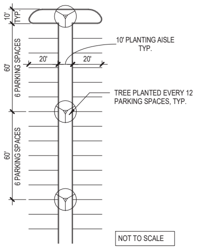
TOTAL (SURFACE): 196		*COMPLETED CTE TOTAL*	196



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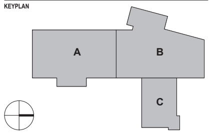
KEYPLAN



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Collin College - Wylie

PROJECT
Career Technical
Education Building 6 / E
391 Country Club Rd, Wylie, TX 75098

PROJECT NUMBER 32AC24041	**ABBREVIATION** CCCC-WC CTE
DRAWN BY TEAM	**CHECKED BY** TEAM

ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

SHEET NAME
ARCHITECTURAL - ENLARGED SITE PLAN

SHEET NUMBER
AS-101.1

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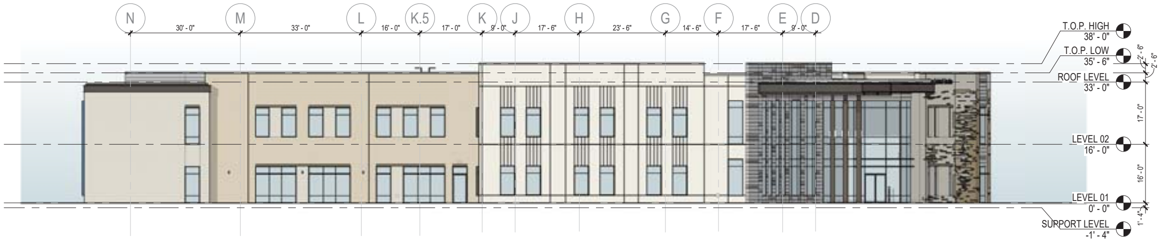
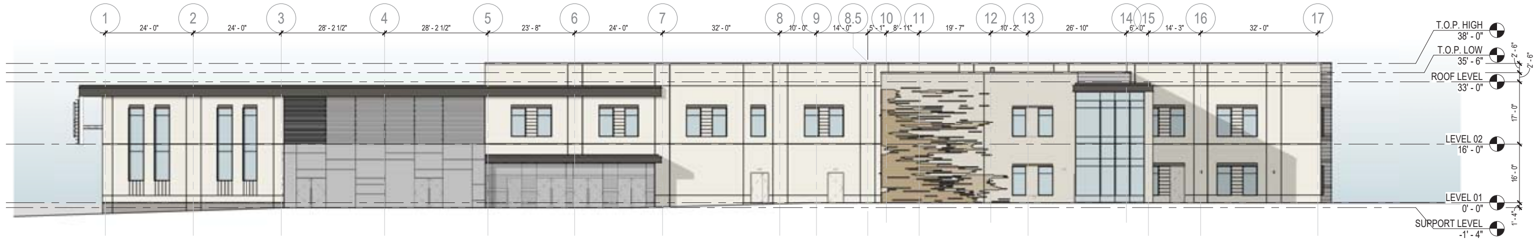


NORTH ELEVATION

MASONRY	3,654.6 SF
CONCRETE TILT-WALL	2,281.7 SF
METAL PANEL	1,005.6 SF
METAL LOUVER	0.0 SF
GLASS:	2,089.9 SF
TOTAL:	**9,031.8 SF**

4 EXTERIOR ELEVATION - NORTH - CTE OVERALL

SCALE: 1/16" = 1'-0"

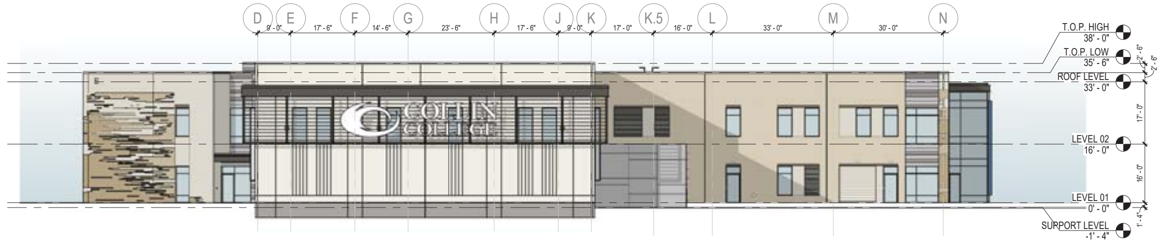


EAST ELEVATION

MASONRY	1,841.9 SF
CONCRETE TILT-WALL	6,119.6 SF
METAL PANEL	1,213.2 SF
METAL LOUVER	1,802.8 SF
GLASS:	1,490.8 SF
TOTAL:	**12,468.3 SF**

3 EXTERIOR ELEVATION - EAST - CTE OVERALL

SCALE: 1/16" = 1'-0"

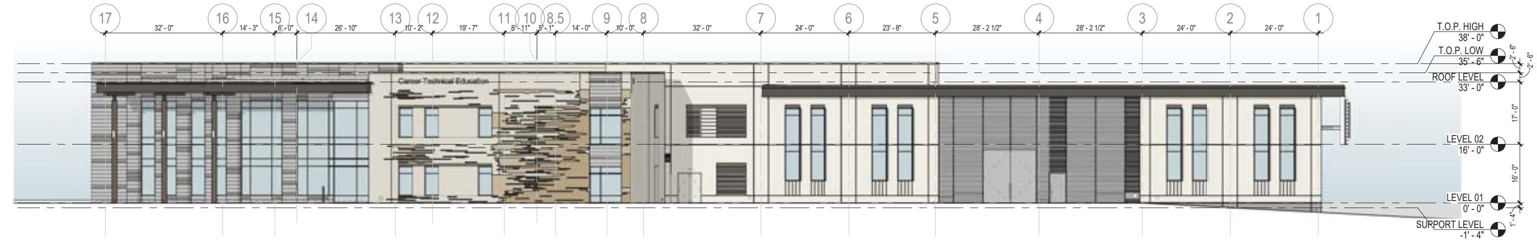


SOUTH ELEVATION

MASONRY	3,545.0 SF
CONCRETE TILT-WALL	3,417.4 SF
METAL PANEL	769.7 SF
METAL LOUVER	565.6 SF
GLASS:	1,223.9 SF
TOTAL:	**9,521.6 SF**

2 EXTERIOR ELEVATION - SOUTH - CTE OVERALL

SCALE: 1/16" = 1'-0"



WEST ELEVATION

MASONRY	2,405.4 SF
CONCRETE TILT-WALL	3,569.6 SF
METAL PANEL	2,309.8 SF
METAL LOUVER	1,753.8 SF
GLASS:	2,240.3 SF
TOTAL:	**12,278.9 SF**

1 EXTERIOR ELEVATION - WEST - CTE OVERALL

SCALE: 1/16" = 1'-0"

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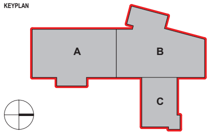
COLLIN COLLEGE

KEYPLAN



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ARCHITECTURAL - EXTERIOR
ELEVATIONS

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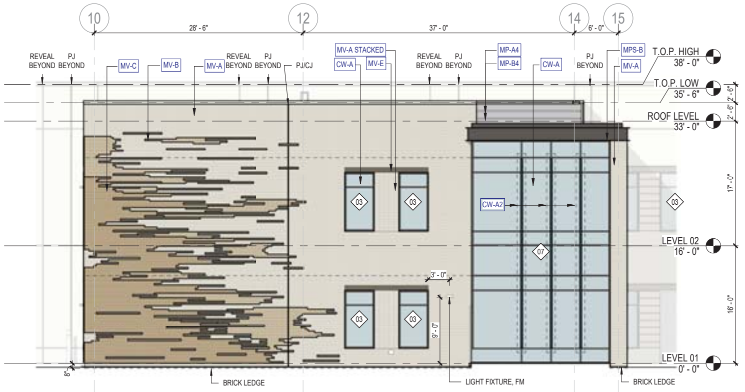
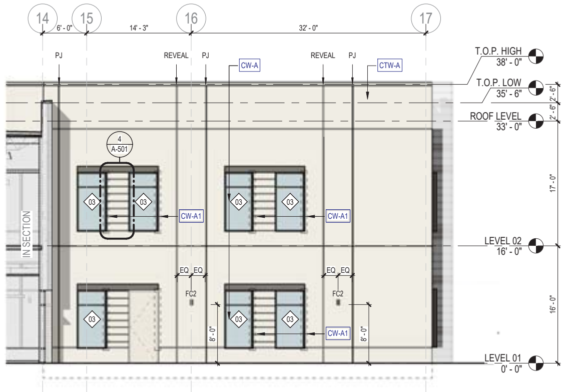
A-201.1

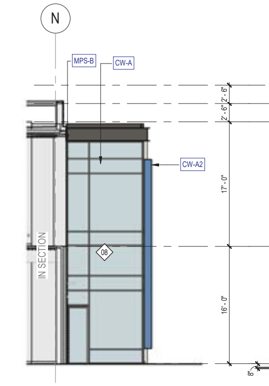
FINISH CODE	DESCRIPTION
CTW-A	SITE-CAST CONC - TILT UP PNL - REF. STRU [03 4700]
CW-A	GLAZ ALUM CW - TYPE 1 - A [08 4413]
CW-A1	GLAZ MULLION EXTENSION - DARK BRONZE
CW-A2	GLAZ MULLION EXTENSION - CUSTOM BLUE
ISSN-02X	SIGNAGE - EXT DIM LETTERS, BY OTHERS [10 1400]
MP-A4	MTL WALL PNL [07 4213] - RANDOM PATTERN WITH MP-B4
MP-B4	MTL WALL PNL [07 4213] - RANDOM PATTERN WITH MP-B4
MPS-A	MTL SOFFIT PNL [07 4293]
MPS-B	MTL SOFFIT PNL [07 4293]
MV-A	BRICK VENEER - A [04 2000]
MV-A STACKED	BRICK VENEER - A STACKED [04 2000}
MV-B	BRICK VENEER - B [04 2000]
MV-C	BRICK VENEER - C [04 2000]
MV-E	BRICK VENEER - E [04 2000]
RFSP-01	PREFINISHED METAL COPING PER ASTM / SPRI ES-1
SCD-E	EXT SUN CTRL DEVICE [10 7113] - 2"X12" BLADES

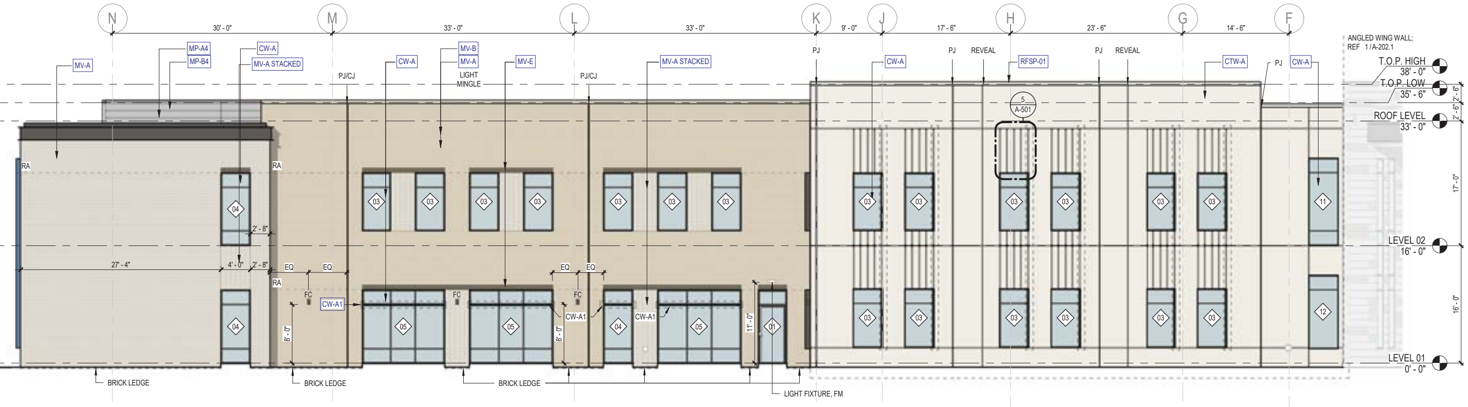


5 EAST ELEVATION - END - CTE
SCALE: 1/8" = 1'-0"



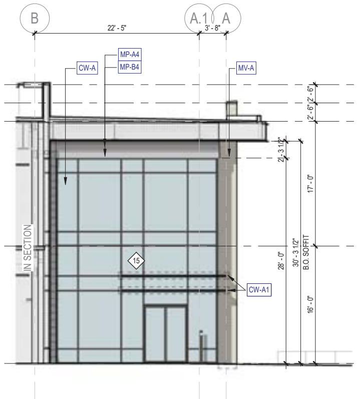
4 EAST ELEVATION - NORTH END - CTE
SCALE: 1/8" = 1'-0"

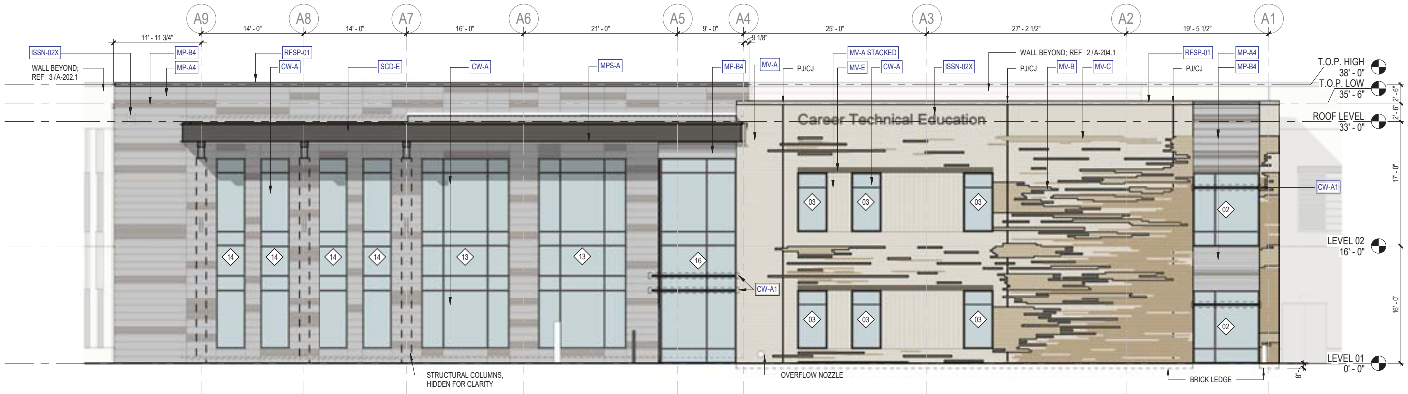




6 NORTH ELEVATION - GLAZING - CTE
SCALE: 1/8" = 1'-0"

3 NORTH ELEVATION - CTE
SCALE: 1/8" = 1'-0"





2 NORTH WEST ELEVATION - ENTRY - CTE
SCALE: 1/8" = 1'-0"

1 NORTH WEST ELEVATION - ENTRY - CTE
SCALE: 1/8" = 1'-0"

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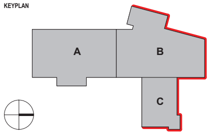
KEYPLAN



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CLIENT
Collin College - Wylie

PROJECT
Career Technical
Education Building 6 / E
391 Country Club Rd, Wylie, TX 75098

PROJECT NUMBER	ABBREVIATION
32AC24041	CCCC-WC CTE
DRAWN BY	**CHECKED BY**
TEAM	TEAM

ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

SHEET NAME
ARCHITECTURAL - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER
A-202.1

FILE PATH: Autodesk Docs://32AC24041-Collin College-Wylie-CTE Building/32AC24041-ARCH-R23-CENTRAL.rvt
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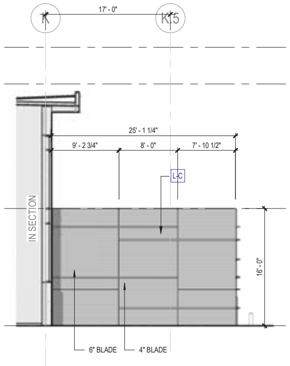
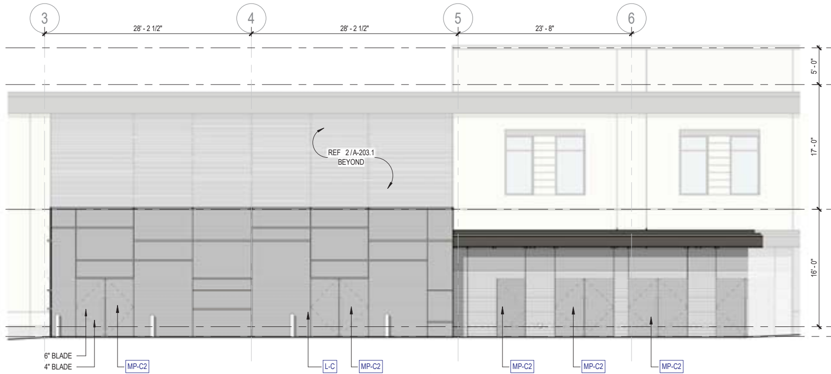
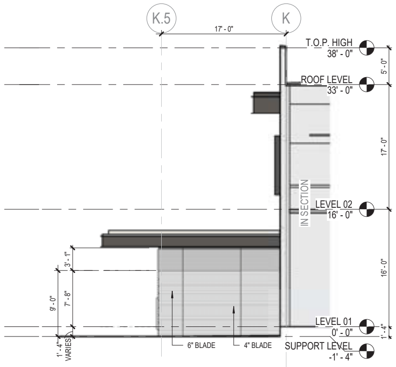
FINISH CODE	DESCRIPTION
CTW-A	SITE-CAST CONC - TILT UP PNL - REF. STRU [03 4700]
CW-A	GLAZ ALUM CW - TYPE 1 - A [08 4413]
CW-A1	GLAZ MULLION EXTENSION - DARK BRONZE
L-B	FIXED LOUVER; STORM [08 9119]
L-C	FIXED LOUVER; SCREEN WALL [08 9119]
MP-A4	MTL WALL PNL [07 4213] - RANDOM PATTERN WITH MP-B4
MP-B4	MTL WALL PNL [07 4213] - RANDOM PATTERN WITH MP-B4
MP-C2	MTL WALL PNL [07 4213] - TO MATCH STORM LOUVER FOR DOORS
MPS-B	MTL SOFFIT PNL [07 4293]
MV-A	BRICK VENEER - A [04 2000]
MV-A STACKED	BRICK VENEER - A STACKED [04 2000}
MV-B	BRICK VENEER - B [04 2000]
MV-C	BRICK VENEER - C [04 2000]
MV-E	BRICK VENEER - E [04 2000]



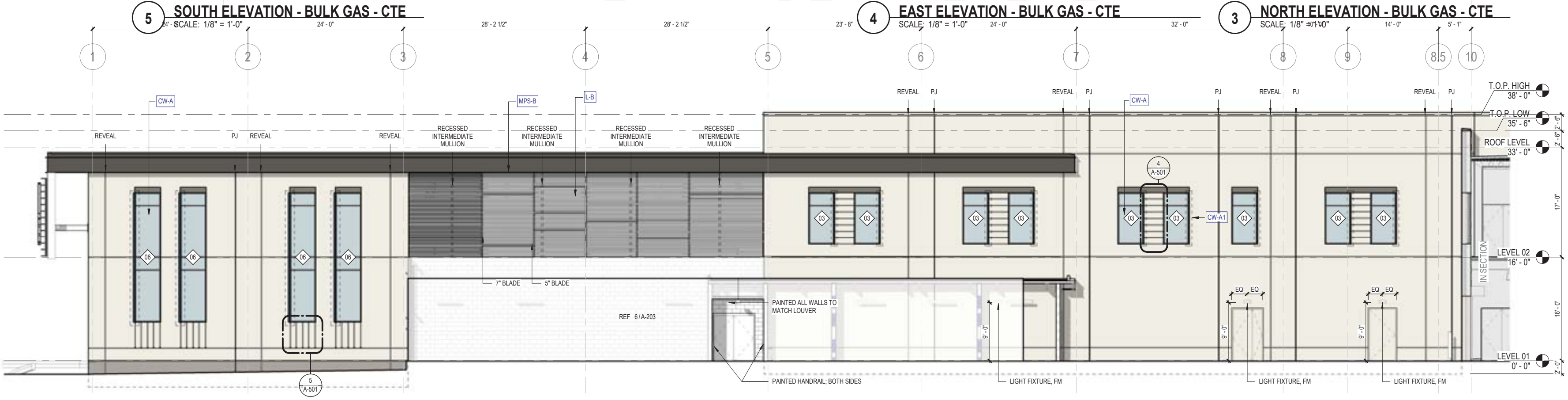
5 SOUTH ELEVATION - BULK GAS - CTE
SCALE: 1/8" = 1'-0"



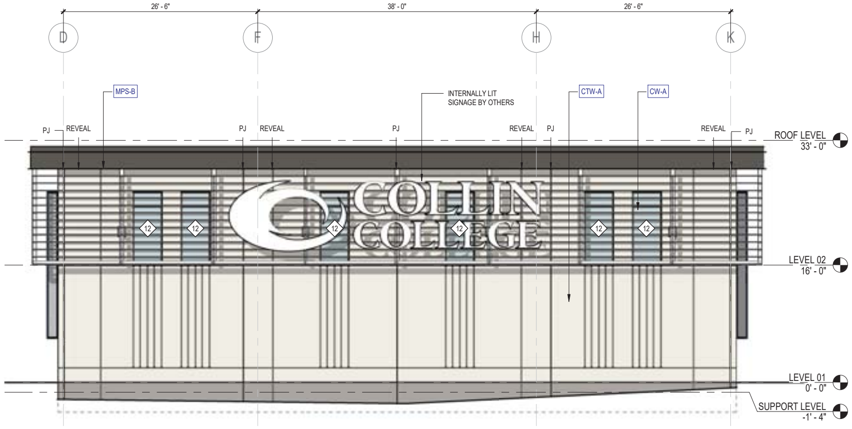
4 EAST ELEVATION - BULK GAS - CTE
SCALE: 1/8" = 1'-0"



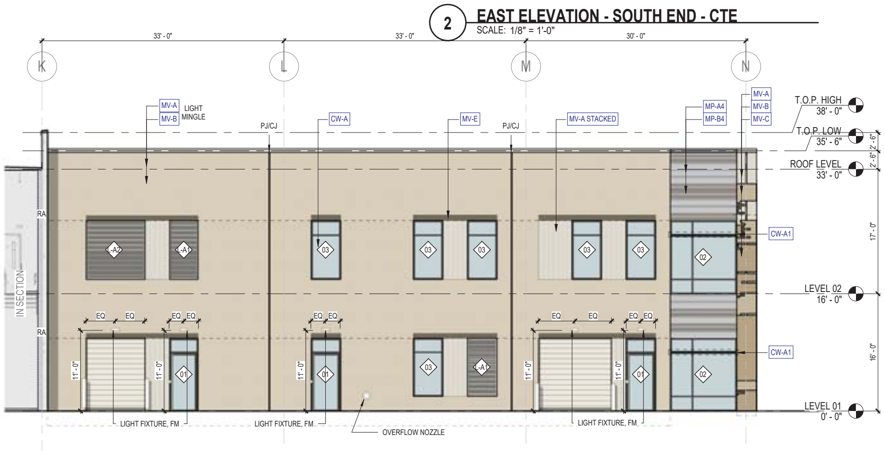
3 NORTH ELEVATION - BULK GAS - CTE
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - SOUTH END - CTE
SCALE: 1/8" = 1'-0"



6 SOUTH ELEVATION - CTE
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION - BAR - CTE
SCALE: 1/8" = 1'-0"

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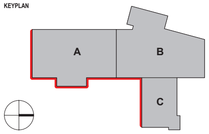

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PROJECT
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391 Country Club Rd, Wylie, TX 75098

PROJECT NUMBER	ABBREVIATION
32AC24041	CCCC-WC CTE
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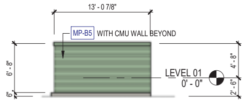
TEAM	TEAM

ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

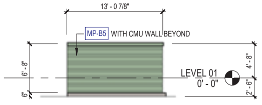
SHEET NAME
ARCHITECTURAL - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER
A-203.1

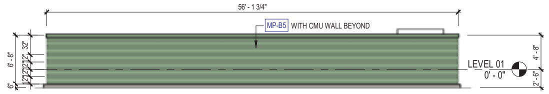
FINISH CODE	DESCRIPTION
CTW-A	SITE-CAST CONC - TILT UP PNL - REF. STRU [03 4700]
CW-A	GLAZ ALUM CW - TYPE 1 - A [08 4413]
L-B	FIXED LOUVER; STORM [08 9119]
MP-A4	MTL WALL PNL [07 4213] - RANDOM PATTERN WITH MP-B4
MP-B4	MTL WALL PNL [07 4213] - RANDOM PATTERN WITH MP-B4
MP-B5	MTL WALL PNL [07 4213] - PROFILE METAL PANEL
MP-C2	MTL WALL PNL [07 4213] - TO MATCH STORM LOUVER FOR DOORS
MPS-B	MTL SOFFIT PNL [07 4293]
MV-A	BRICK VENEER - A [04 2000]
MV-A STACKED	BRICK VENEER - A STACKED [04 2000}
MV-B	BRICK VENEER - B [04 2000]
MV-C	BRICK VENEER - C [04 2000]
MV-E	BRICK VENEER - E [04 2000]



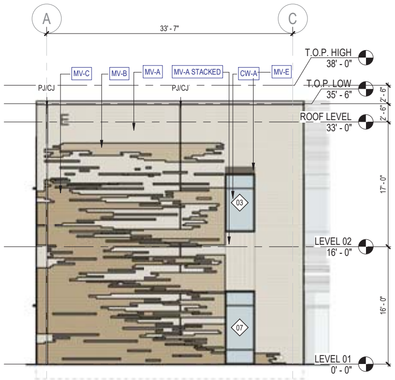
1 NORTH ELEVATION - TRASH - CTE
SCALE: 1/8" = 1'-0"



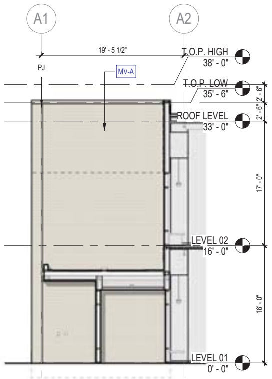
6 SOUTH ELEVATION - TRASH - CTE
SCALE: 1/8" = 1'-0"



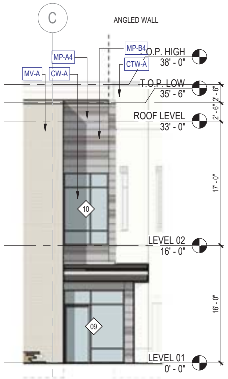
7 EAST ELEVATION - TRASH - CTE
SCALE: 1/8" = 1'-0"



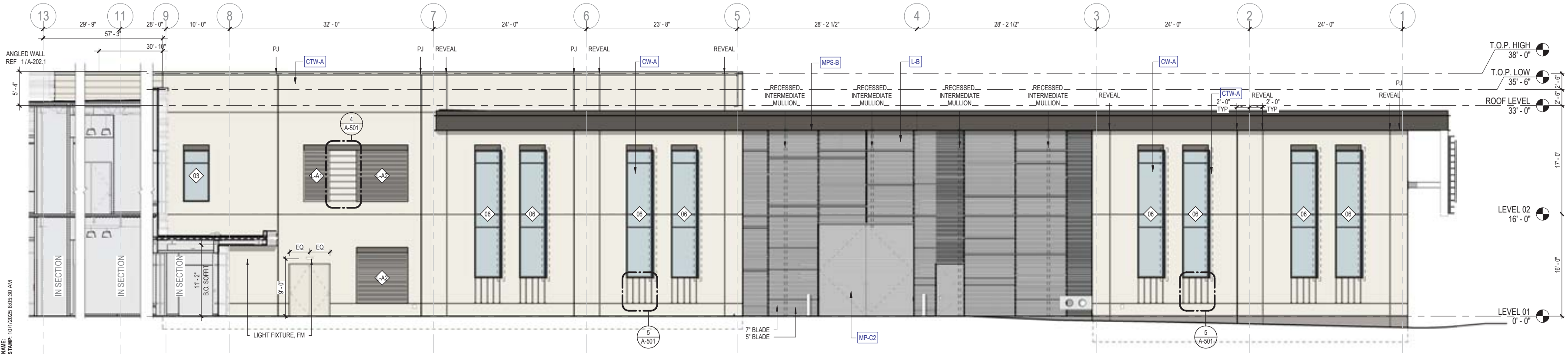
5 NORTH EAST ELEVATION ANGLED - CTE
SCALE: 1/8" = 1'-0"



4 EAST CORNER ELEVATION - CTE
SCALE: 1/8" = 1'-0"



3 NORTH CORNER ELEVATION - CTE
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - SOUTH SIDE - CTE
SCALE: 1/8" = 1'-0"

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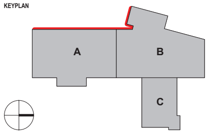

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PROJECT NUMBER	ABBREVIATION
32AC24041	CCCC-WC CTE
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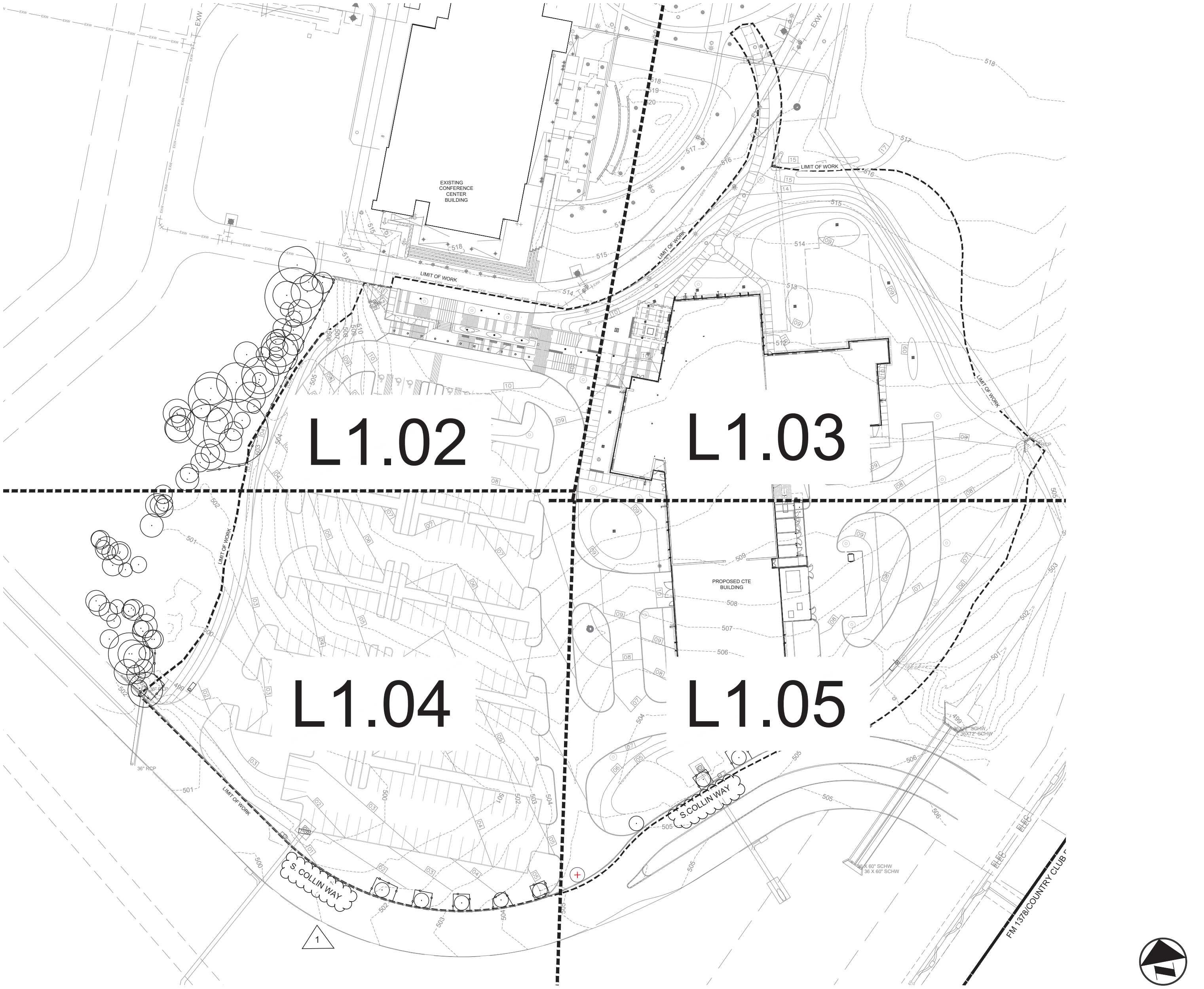
ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

SHEET NAME
ARCHITECTURAL - ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER
A-204.1



1 OVERALL TREE PRESERVATION PLAN
1" = 40'-0"

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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

1	CITY SITE PLAN APPLICATION REV 1	27 OCT 2025

CLIENT
Collin College - Wylie

PROJECT
1
Career Technical
Education Building 6 / E
391 Country Club Rd Bldg E, Wylie, TX 75098

PROJECT NUMBER
32AC24041

ABBREVIATION
CCCC-WC CTE

DRAWN BY
PAA

CHECKED BY
JBJ

ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
OVERALL TREE
PRESERVATION PLAN

SHEET NUMBER
L1.00

TREE MITIGATION NOTES

1. CERTIFIED ARBORIST:

   A. SHALL BE APPROVED BY OWNER AND MUST BE ISA CERTIFIED. ARBORIST TO PROVIDE DIRECTION FOR TREE PRESERVATION, AS WELL AS, DOCUMENTING AND INSURING GUIDELINES AND REGULATIONS CONFORM TO STANDARDS. CERTIFIED ARBORIST TO CONFER WITH OWNER'S ARBORIST TO PROPERLY PRESERVE TREE. IN CASE OF DISCREPANCY BETWEEN ARBORISTS THE OWNER SHALL MAKE FINAL DECISIONS REGARDING TREE PRESERVATION. PRIOR TO BID MUST VISIT SITE TO NOTE ALL TREE PRESERVATION PARAMETERS. MUST BE ONSITE DURING THE DURATION OF THE CONTRACT WHERE WORK INFRINGES UPON THE DRIPLINE OF THE TREE.

2. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.

   A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCROACH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.

   B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE OR CHAINLINK FENCE. SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COURSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.

   C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCROACHES HEAVILY ONTO ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY). IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION. IN AREAS WHERE RETAINING WALLS OR OTHER RAISED STRUCTURES FORM A CLOSED BORDER AROUND THE ROOT SYSTEM IS TO BE REMOVED, ANY ROOTS THAT ARE INJURED DURING THE REMOVAL PROCESS OF THE RETAINING WALL SHOULD BE PROPERLY PRUNED AND SEALED AS PREVIOUSLY DESCRIBED ABOVE. EXPOSED ROOTS MUST BE COVERED DURING THE SAME WORKDAY WITH SOIL, MULCH OR OTHER ORGANIC MATERIAL. THE USE OF A SILT FENCE OR OTHER TEMPORARY SOIL RETENTION MATERIAL SHOULD BE USED TO INSURE THAT ROOTS REMAIN COVERED UNTIL THE RECONSTRUCTION OF THE NEW WALL.

   D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS. A CERTIFIED ARBORIST SHOULD ASSESS EACH TREE FOR PRUNING NEEDS PRIOR TO THE CONSTRUCTION TO MAKE APPROPRIATE RECOMMENDATIONS. THE ARBORIST SHOULD ALSO REINSPECT EACH TREE TO INSURE PROPER PRUNING TECHNIQUE AND/OR BEST MANAGEMENT PRACTICES WERE USED IN PRUNING FOR CLEARANCE.

3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.

   A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

   B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

   C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

   D. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF CLEARING UNDERBRUSH, ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

   E. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.

   F. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.

4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.

FILE PATH: Autodesk Docs://32AC24041-Collin College-Wylie-CTE Building/32AC24041-ARCH-R23-CENTRAL.rvt
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DATE STAMP: 9/26/2025 5:33:41 PM

TREE SURVEY FIELD DATA

TREE ID	DIA (INCHES)	TREE SPECIES (COMMON NAME)	TREE SPECIES (BOTANICAL)	CONDITION	REMOVE/ PRESERVE	INCHES TO BE MITIGATED
88	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
89	8	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
90	16	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
91	14	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
92	25	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
93	12	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
94	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
95	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
96	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
97	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
98	8	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
99	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
100	16	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
101	8	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
102	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
103	16	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
104	8	GREEN ASH	FRAXINUS PENNSYLVANICA	UNKNOWN	PRESERVE	0.0
105	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
106	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
107	11	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
108	16	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
109	17	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
110	6	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
111	14	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
112	12	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
113	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
114	14	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
115	19	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
116	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
117	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
118	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
119	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
120	12	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
121	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
122	11	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
123	12	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
124	11	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
125	19	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
126	7	COTTONWOOD	POPULUS DELTOIDES	UNKNOWN	PRESERVE	0.0
127	28	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
128	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
129	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
130	8	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
131	13	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
132	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
133	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
134	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
135	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
136	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
137	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
138	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
139	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
140	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
141	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
142	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
143	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
144	11	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
145	9	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
146	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
147	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
148	12	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
149	12	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
150	13	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
151	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
152	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
153	26	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
154	7	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
155	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
156	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
157	19	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
158	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
159	17	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
160	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
161	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
162	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
163	11	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
164	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
165	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
166	6	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
167	6	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
168	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
169	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
170	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
171		MISSING		UNKNOWN	PRESERVE	0.0
172		MISSING		UNKNOWN	PRESERVE	0.0
173	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
174	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
175	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
176	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
177	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
178	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
179	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
180	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
181	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
182	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
183	6	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
184	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
185	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
186	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
187	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
188	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
189	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
190	14	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
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192	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
193	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
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201	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
202	11	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
203	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
204	15	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
205	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
206	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
207	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
208	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
209	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
210	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	REMOVE	0.0
211	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
212	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
213	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
214	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0

TREE MITIGATION SUMMARY

PROTECTED INCHES TO BE MITIGATED	1,158
PROTECTED INCHES TO BE REMOVED	0
NEW TREE INCHES PLANTED (XX TREES AT XX CAL. SIZE):	
TOTAL SURPLUS (INCHES)	-1,158

🟨	UNDERSIZE TREES

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KEYPLAN

PROFESSIONAL SEALS

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

1	CITY SITE PLAN APPLICATION REV 1	27 OCT 2025

CLIENT
Collin College - Wylie

PROJECT
Career Technical
Education Building 6 / E
391 Country Club Rd, Bldg E,Wylie, TX 75098
1

PROJECT NUMBER 32AC24041
ABBREVIATION CCCC-WC CTE
DRAWN BY PAA
CHECKED BY JBJ

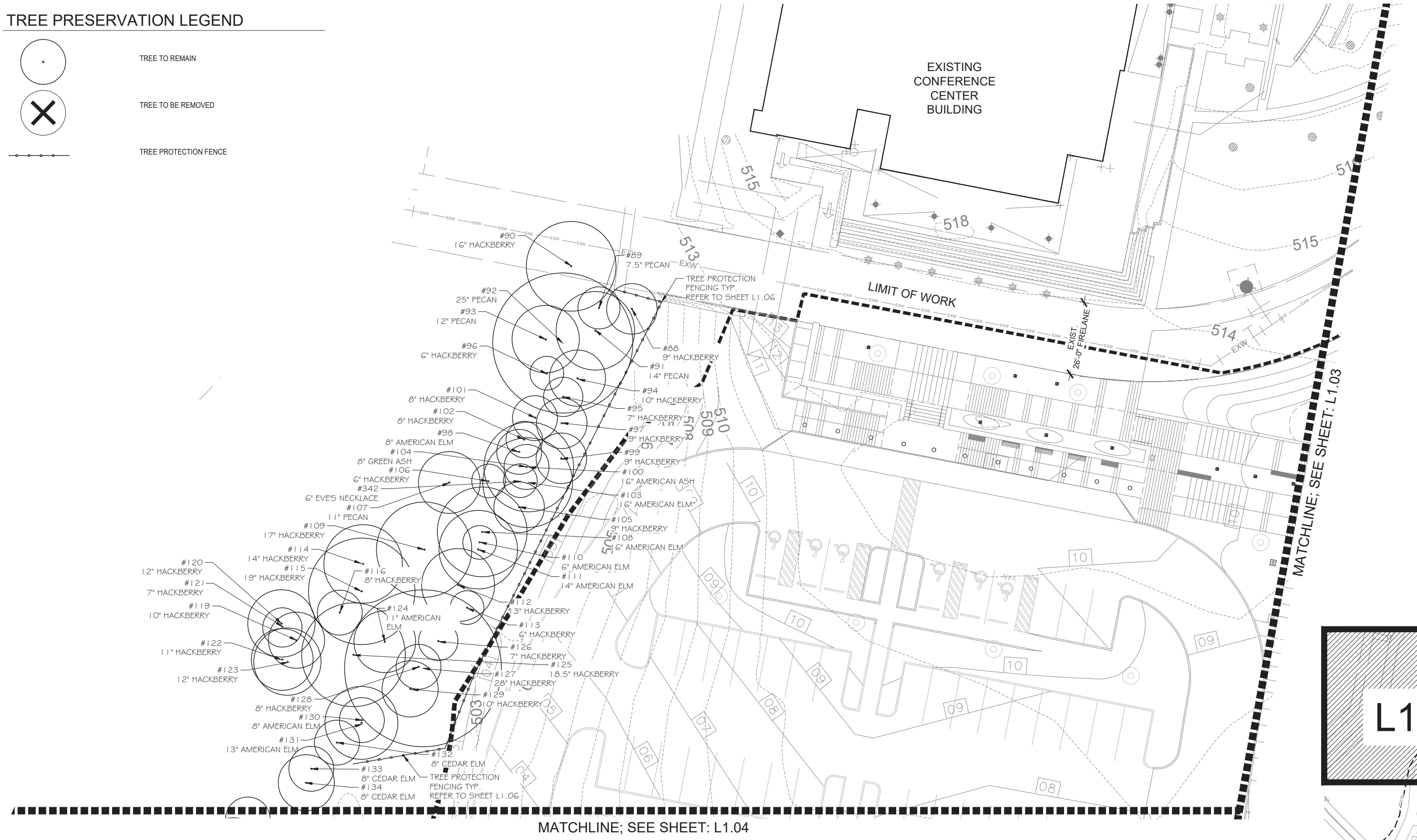
ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

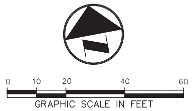
SHEET NAME
TREE PRESERVATION NOTES

SHEET NUMBER
L1.01

TREE PRESERVATION LEGEND

○	TREE TO REMAIN
⊗	TREE TO BE REMOVED
‐‐‐‐	TREE PROTECTION FENCE





1 TREE PRESERVATION PLAN

1" = 20'-0"

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KEYPLAN

PROFESSIONAL SEALS

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

1	CITY SITE PLAN APPLICATION REV 1	27 OCT 2025

CLIENT
Collin College - Wylie

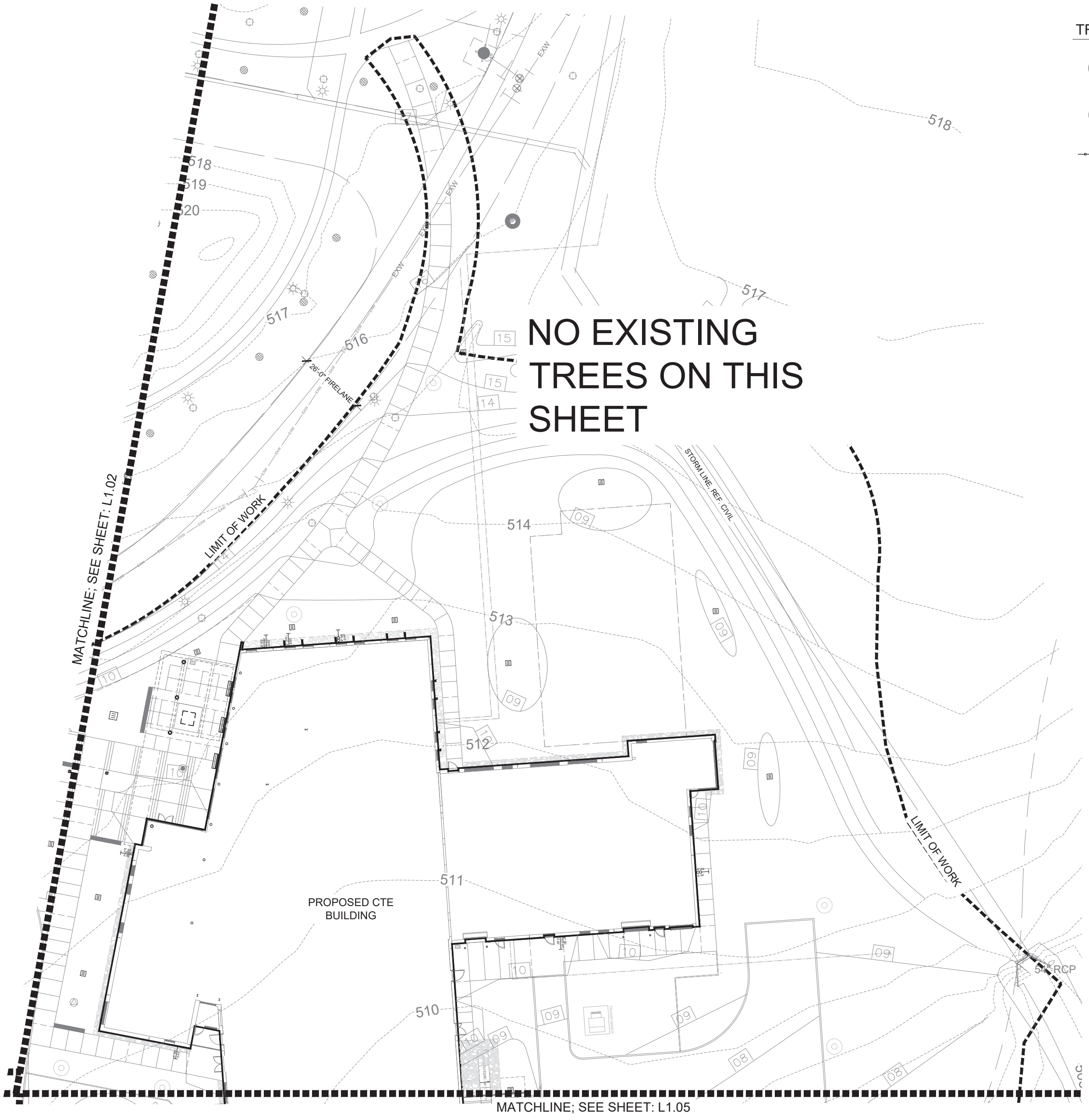
PROJECT
Career Technical
Education Building 6 / E
391 Country Club Rd,Bldg E, Wylie, TX 75098

PROJECT NUMBER 32AC24041	**ABBREVIATION** CCCC-WC CTE
DRAWN BY PAA	**CHECKED BY** JBJ

ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
TREE PRESERVATION PLAN

SHEET NUMBER
L1.02



NO EXISTING TREES ON THIS SHEET

TREE PRESERVATION LEGEND

○	TREE TO REMAIN
⊗	TREE TO BE REMOVED
---•---•---	TREE PROTECTION FENCE

① TREE PRESERVATION PLAN
1" = 20'-0"

0 10 20 40 60
GRAPHIC SCALE IN FEET

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KEYPLAN

PROFESSIONAL SEALS

INTERIM REVIEW
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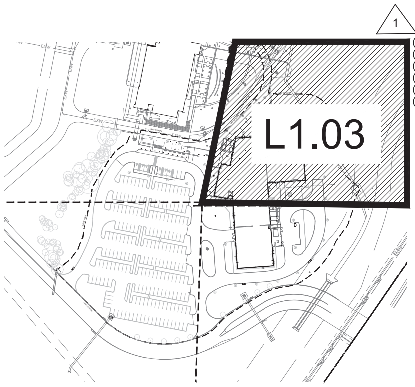
REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

1	CITY SITE PLAN APPLICATION REV 1	27 OCT 2025

CLIENT
Collin College - Wylie



PROJECT
Career Technical
Education Building 6 / E
391 Country Club Rd,Bldg E,Wylie, TX 75098

PROJECT NUMBER 32AC24041	**ABBREVIATION** CCCC-WC CTE
DRAWN BY PAA	**CHECKED BY** JBJ

ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
TREE PRESERVATION PLAN

SHEET NUMBER
L1.03

FILE PATH: Autodesk Docs://32AC24041-Collin College-Wylie-CTE Building/32AC24041-ARCH-R23-CENTRAL.rvt
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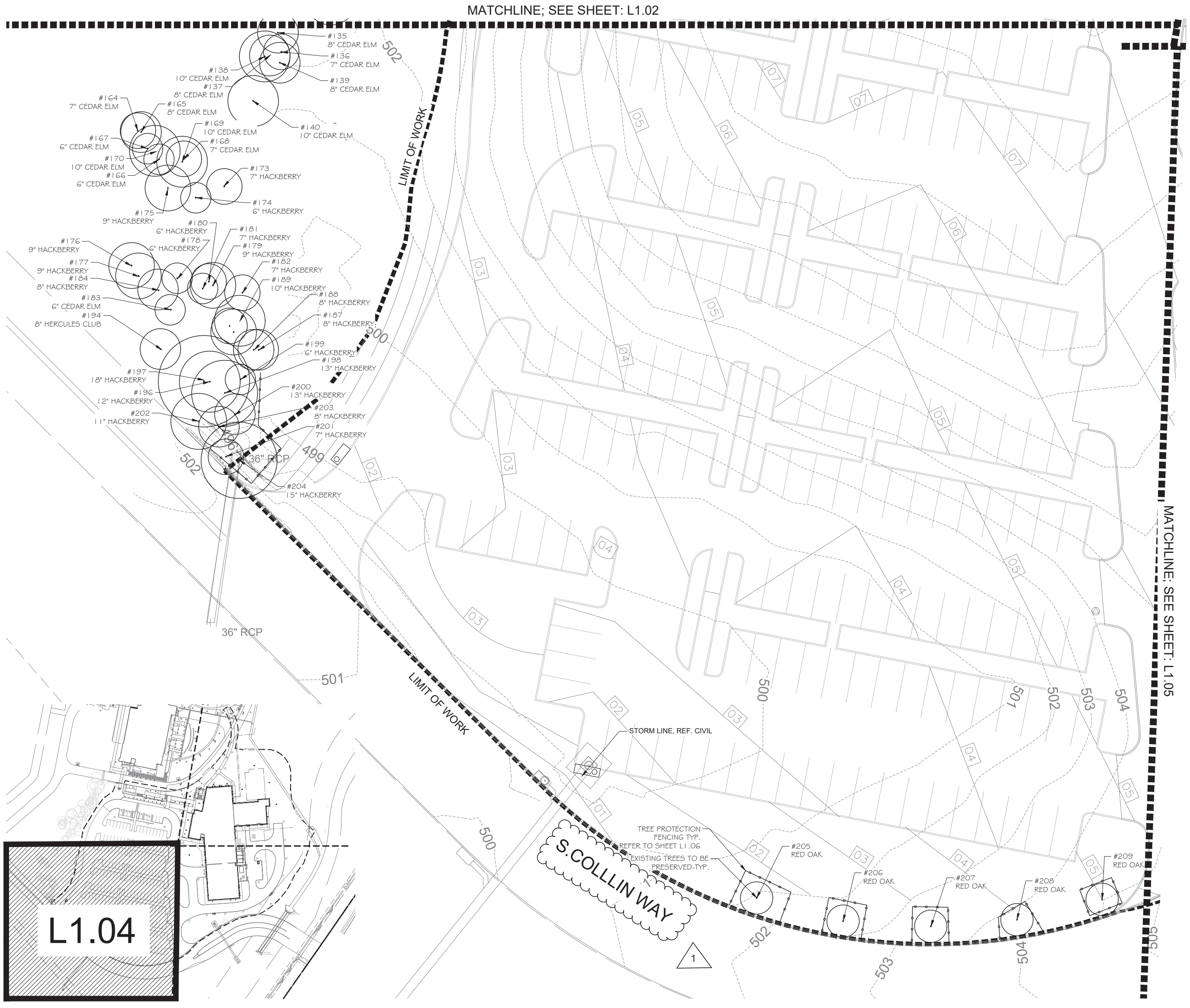
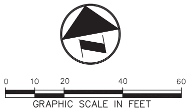


TREE PRESERVATION LEGEND

○	TREE TO REMAIN
⊗	TREE TO BE REMOVED
-○-○-	TREE PROTECTION FENCE



① TREE PRESERVATION PLAN
1" = 20'-0"

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PROJECT NUMBER	ABBREVIATION
32AC24041	CCCC-WC CTE

DRAWN BY	CHECKED BY
PAA	JBJ

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30 SEPT 2025

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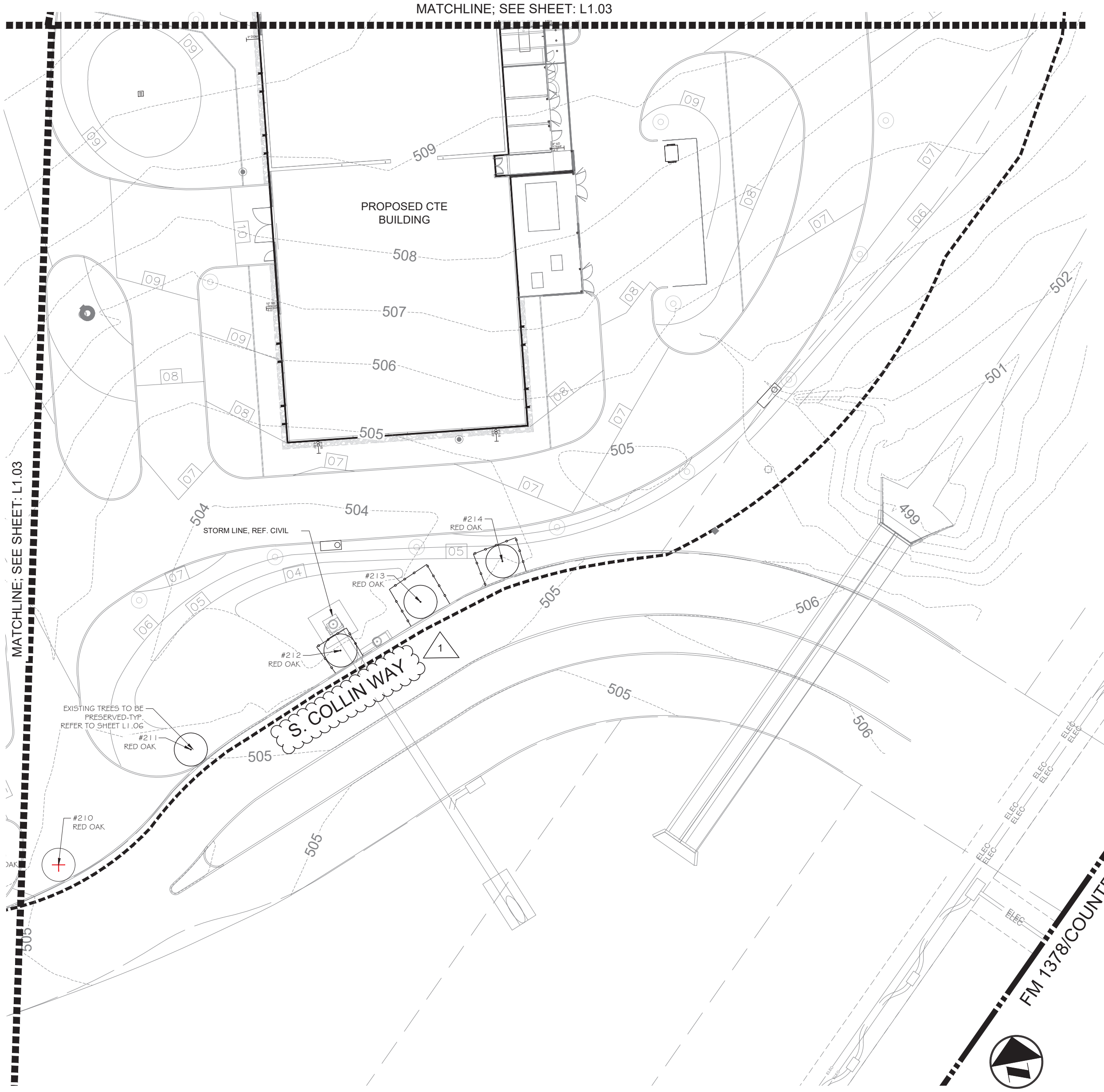

1 TREE PRESERVATION PLAN
1" = 20'-0"

0 10 20 40 60
GRAPHIC SCALE IN FEET

TREE PRESERVATION LEGEND

⊙	TREE TO REMAIN
⊗	TREE TO BE REMOVED
—•—•—	TREE PROTECTION FENCE

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ORIGINAL ISSUE
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30 SEPT 2025

SHEET NAME
TREE PRESERVATION PLAN

SHEET NUMBER
L1.05

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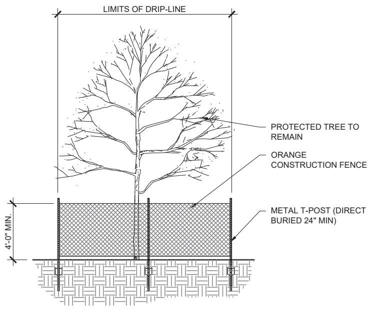
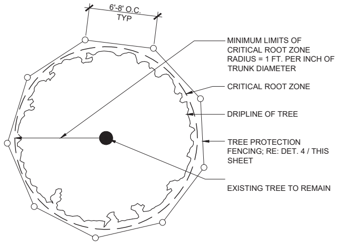

LIMITS OF DRIP-LINE
PROTECTED TREE TO REMAIN
ORANGE CONSTRUCTION FENCE
METAL T-POST (DIRECT BURIED 24" MIN)
4'-0" MIN.

1 TREE PROTECTION FENCING

3/4" = 1'-0"


6'-8' O.C. TYP
MINIMUM LIMITS OF CRITICAL ROOT ZONE RADIUS = 1 FT. PER INCH OF TRUNK DIAMETER
CRITICAL ROOT ZONE
DRIPLINE OF TREE
TREE PROTECTION FENCING; RE: DET. 4 / THIS SHEET
EXISTING TREE TO REMAIN

NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

2 TREE PROTECTION FENCING - PLAN VIEW

N.T.S

FILE PATH: Autodesk Docs://32AC24041-Collin College-Wylie-CTE Building/32AC24041-ARCH-R23-CENTRAL.rvt
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COLLIN COLLEGE

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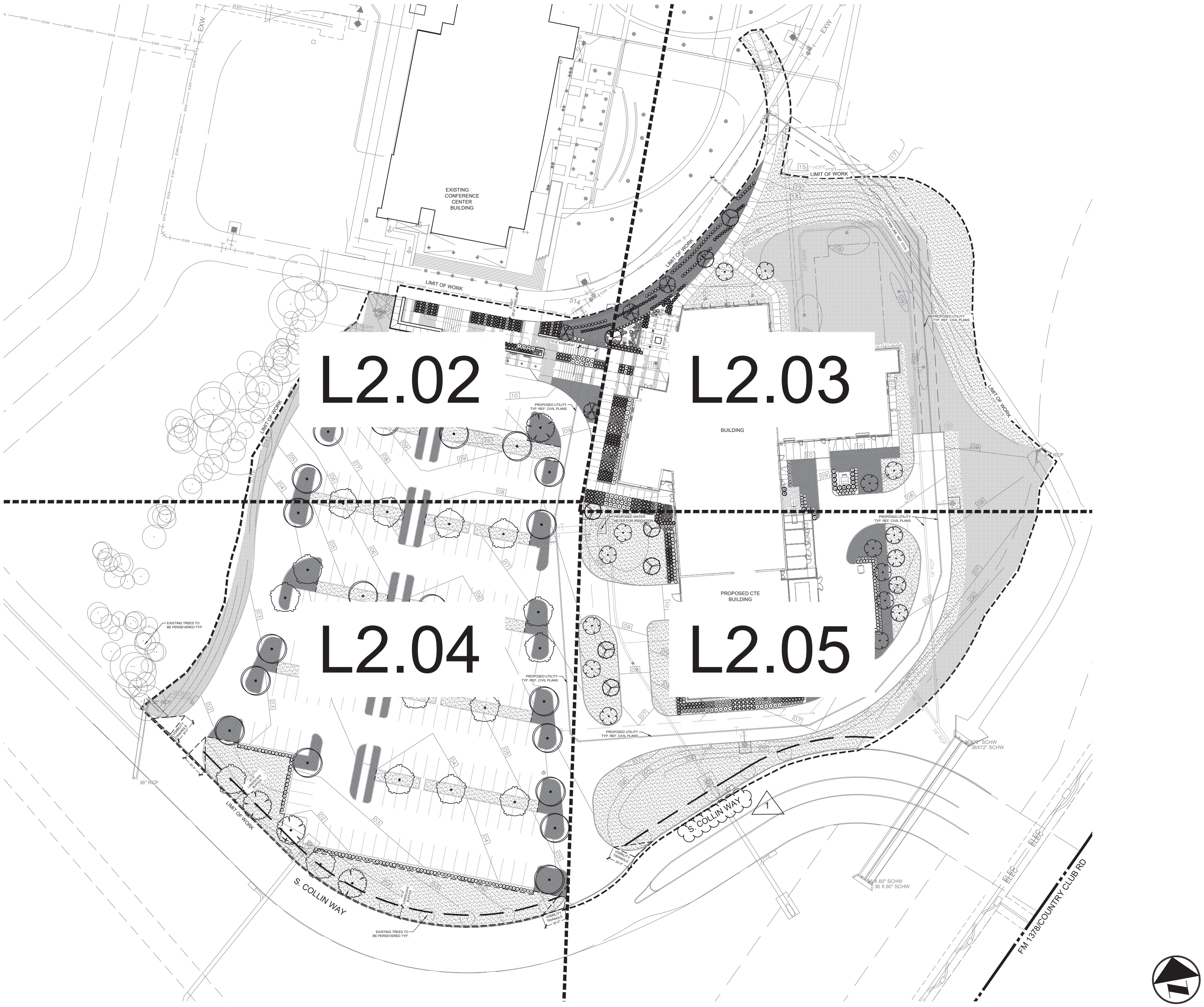
SHEET NAME
TREE PRESERVATION
DETAILS

SHEET NUMBER
L1.06


L2.02
L2.03
L2.04
L2.05
EXISTING CONFERENCE CENTER BUILDING
BUILDING
PROPOSED CTE BUILDING
LIMIT OF WORK
PROPOSED UTILITY TYP. REF. CIVIL PLANS
PROPOSED WATER METER FOR IRRIGATION
EXISTING TREES TO BE PERSEVERED TYP.
S. COLLIN WAY
FM 1378/COUNTRY CLUB RD
36" RCP
36X72" SCHW
36 X 60" SCHW
ELEC
EXW
1

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1 OVERALL LANDSCAPE PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

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ORIGINAL ISSUE
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30 SEPT 2025

SHEET NAME
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L2.00

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

COLLIN COLLEGE TECHNICAL DESIGN GUIDELINES

6.1 GENERAL
- 6.1.1 IRRIGATION CENTRAL CONTROL FOUR-WAY ROTORS.
- 6.1.2 RAIN WATER COLLECTION & RECLAIM PROVISIONS.
- 6.1.3 UTILIZE QUICK COUPLER VALVES AT ACCESS POINTS.
- 6.1.4 TORO PRECISION NOZZLES WILL BE USED ON ALL POP-UP HEADS.
- 6.1.5 BALL VALVES ARE TO BE USED WHEREVER POSSIBLE.
- 6.1.6 SYSTEM TO BE EQUIPPED WITH LEAK DETECTION SENSORS.
- 6.1.7 IRRIGATION WATER USAGE IS TO BE SUB-METERED.
- 6.1.8 WATER HOSE BIBBS TO BE INSTALLED EVERY 100FT AND EQUIPPED WITH PURPLE VALVE COVER PLATES.
- 6.1.9 NO DRIP IRRIGATION UNLESS SPECIFIED BY MUNICIPAL CODES.
- 6.1.10 ONLY INDIGENOUS, NATIVE PLANTS AND TREES TO BE SELECTED. SEE SECTION 6.4 FOR LIST OF UNDESIRABLES.

6.2 ORNAMENTAL AND COLOR BEDS
- 6.2.1 BEDS WILL CONSIST OF A GOOD BEDDING MIX. PREFERABLY ABOUT 70% ORGANIC MATERIAL AND 30% SANDY LOAM. DO NOT USE PEAT MOSS.
- 6.2.2 GREEN SAND SHOULD BE INCORPORATED AT THE RATE OF 50LBS. PER 1,000 SQ. FT.
- 6.2.3 EXPANDED SHALE IS TO BE INCORPORATED INTO THE MIX - ADDING A 2" LAYER ON TOP BEFORE TILLING.
- 6.2.4 BEDS MUST BE TILLED TO A MINIMUM DEPTH OF 8".
- 6.2.5 AFTER PLANT INSTALLATION, A 3" LAYER OF TWICE GROUND, OR MODERATELY FINE, HARDWOOD MULCH WILL BE APPLIED.
- 6.2.6 COLOR BEDS SHOULD BE KEPT TO A MINIMAL SQUARE FOOTAGE, AND FEW IN NUMBER (ONLY AT MAJOR ENTRANCES).
- 6.2.7 WE PREFER ZAHARA ZINNIA, ANGELONIA, SWEET POTATO VINE, ALLYSUM, AND ROSE MOSS FOR WARMER PLANTINGS. WE DO NOT USE BEGONIAS. COOL SEASON COLOR CAN BE VIOLA, AND SNAPDRAGON.
- 6.2.8 ORNAMENTAL BEDS SHOULD CONSIST OF DROUGHT TOLERANT, NATIVE OR ADAPTIVE PLANTS, (SEE UNDESIRABLE PLANT LIST).
- 6.2.9 INSTEAD OF METAL EDGING, BEDS SHOULD BE ENCLOSED WITH OKLAHOMA CHOP STONE, OR SIMILAR MATERIAL.
- 6.2.10 WHENEVER POSSIBLE, MOSS BOULDERS SHOULD BE UTILIZED.
- 6.2.11 ORNAMENTAL GRASSES AND PLANTS SHOULD BE PLACED AS A "NATURAL SETTING", RATHER THAN SYMMETRICAL LINES.
- 6.2.12 THE GOAL IS TO ACHIEVE WATER CONSERVATION, USING A SOUTHWEST OR HILL COUNTRY STYLE OF DESIGN.

6.3 TREES AND SHRUBS
- 6.3.1 ALL PLANTINGS SHOULD BE VIEWED WITH FUTURE GROWTH IN MIND, 15 TO 20 YEARS AHEAD, NOT AS THEY ARE NOW.
- 6.3.2 ALL TREES ARE TO BE INSTALLED AT A MINIMUM OF 30' FROM ANY STRUCTURES, DUE TO FUTURE GROWTH.
- 6.3.3 TREES AND SHRUBS SHOULD BE PLANTED WITH SAFETY IN MIND. AGAIN, WITH FUTURE GROWTH AS A CONSIDERATION (CAMERA CLEARANCE, VISIBILITY, LIGHTING, ETC.).
- 6.3.4 IF INSTALLING TREES INTO A SMALL SPACE, SUCH AS IN A "PIT" INCORPORATED INTO A CONCRETE PLAZA, OR IN A PARKING LOT ISLAND, CHOOSING THE CORRECT SPECIES SHOULD BE CONSIDERED. ONCE AGAIN, TAKING INTO ACCOUNT FUTURE GROWTH.
- 6.3.5 NO WATER RINGS WILL BE USED AROUND ANY TREES OR SHRUBS.
- 6.3.6 ADJACENT LARGE TREES SHOULD BE PLANTED, AGAIN, WITH AN EYE ON FUTURE MATURITY. WE DON'T WANT SIMPLE NUMBERS TO DICTATE HOW MANY TREES ARE USED IN THE LANDSCAPE.
- 6.3.7 A MEETING MUST BE HELD WITH THE OWNER AND THE LANDSCAPE ARCHITECT BEFORE DESIGN BEGINS.

6.4 UNDESIRABLE LIST
- 6.4.1 ROSES
- 6.4.2 BURFORD HOLLY
- 6.4.3 PHOTINIA
- 6.4.4 WAX MYRTLE
- 6.4.5 CHINESE HOLLY
- 6.4.6 DWARF YAUPON
- 6.4.7 NANA NANDINA
  - A) THE ONLY NANDINAS COLLIN COLLEGE APPROVE IS GULFSTREAM OR OBSESSION
- 6.4.8 ASIAN JASMINE
- 6.4.9 WINTER CREEPER
- 6.4.10 MEXICAN HEATHER
- 6.4.11 DWARF FOUNTAIN GRASS
  - A) THE ONLY ORNAMENTAL GRASS THAT IS ACCEPTABLE, IS GULF COAST MUHLY (MUHLENBERGIA CAPILLARIS). ANY SUBSTITUTION MUST BE APPROVED BY OWNER.
- 6.4.12 FOUNTAIN GRASS
- 6.4.13 MEXICAN FEATHER GRASS
- 6.4.14 LIVE OAK
- 6.4.15 LACE-BARK ELM
- 6.4.16 YAUPON
- 6.4.17 SWEETGUM
- 6.4.18 ITALIAN CYPRESS
- 6.4.19 LEYLAND CYPRESS
- 6.4.20 GREEN ASH
- 6.4.21 CHINESE PISTACHE
- 6.4.22 LOROPETALUM
- 6.4.23 MESQUITE
- 6.4.24 TEXAS ASH

OVERALL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
TREES					
✿	CT3	13	CERCIS CANADENSIS TEXENSIS TEXAS REDBUD	3" CAL / B&B	MULTI-LEADER, FULL, MATCHING, MIN HEIGHT 8-10' AT INSTALL
⊛	CL	8	CHILOPSIS LINEARIS `BUBBA` DESERT WILLOW	3" CAL / B&B	MULTI-LEADER, FULL, MATCHING. MIN. 8FT HEIGHT AT INSTALL
⊛	LL2	4	LAGERSTROEMIA X 'NATCHEZ' NATCHEZ CRAPE MYRTLE	3" CAL / B&B	SINGLE STEM, FULL MATCHING. MIN. 8 FT HEIGHT AT INSTALL
✿	ML	4	MAGNOLIA GRANDIFLORA `LITTLE GEM` DWARF SOUTHERN MAGNOLIA	3" CAL / B&B	SINGLE, STRAIGHT LEADER, MATCHING, MIN. 8 FT HIEGHT AT INSTALL
⊙	QL	20	QUERCUS LACEYI LACEY OAK	3" CAL / B&B	FULL, MATCHING, 10 FT HEIGHT AT INSTALL
✿	QS	5	QUERCUS SHUMARDII SHUMARD RED OAK	3" CAL / B&B	SINGLE, STRAIGHT LEADER, MATCHING. MIN. 10 FT HEIGHT AT INSTALL
⊙	UC2	16	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL / B&B	SINGLE, STRAIGHT LEADER, MATCHING. MIN. 10 FT HEIGHT AT INSTALL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
SHRUBS					
⊙	CM2	95	CHRYSACTINIA MEXICANA DAMIANITA	1 GAL	FULL,MATCHING
✿	HL	59	HESPERALOE PARVIFLORA `BRAKELIGHTS` RED YUCCA	3 GAL	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
⊙	IN	147	ILEX VOMITORIA `NANA` DWARF YAUPON	7 GAL	FULL, MATCHING
⊙	LP2	52	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	FULL,MATCHING
⬠	LT2	11	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD TEXAS SAGE	3 GAL	FULL, MATCHING
⊙	LS2	70	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET	7 GAL	FULL,MATCHING
✳	MC2	298	MUHLENBERGIA CAPILLARIS PINK MUHLY	3 GAL	FULL, MATCHING
✳	ML3	361	MUHLENBERGIA SERICEA 'WHITE CLOUD' WHITE CLOUD DUNE HAIRGRASS	3 GAL	FULL,MATCHING
✿	PD2	34	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` DWARF PRINGLES YEW PODOCARPUS	7 GAL	FULL, MATCHING
⊙	SG2	69	SALVIA GREGGII AUTUMN SAGE	1 GAL	FULL, MATCHING
⊕	YC	39	YUCCA FILAMENTOSA `COLOR GUARD` ADAM`S NEEDLE	3 GAL	FULL, MATCHING

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
GROUND COVERS						
▨	CD3	9,156	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.	FULL,MATCHING
SOD/SEED						
⁘	CD	60,009 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
░	BP	34,111 SF	NATIVE SUN TURF BY NATIVE AMERICAN SEED	SEED		ITEM:2849, APPLICATION RATE: 60 LBS PER ACRE

LANDSCAPE REQUIREMENTS

ZONING: BG- BUSINESS GOVERNMENT DISTRICT

GROSS LOT AREA: 4,139,725 SF (95.04 AC)
DISTURBED AREA: 316,994 SF (7.28 AC)

A. TOTAL LANDSCAPE AREA	REQ.	PROVIDED
Min. of 20 % of total site area must be Landscaped (316,994 SQ.FT * 0.2 = 63,398.8 SQ.FT)	63,399 SF	110,122 SF
B. SCREENING	**REQ.**	**PROVIDED**
The service area shall be bordered by a landscaped strip at least 5 feet in width;	YES	YES
The shrubs shall be at least 3 feet in height when planted and within the landscape strip;	YES	YES
The screening shall include at least one flowering tree for every 20 linear feet of landscape area.	YES	YES * *Shade trees are being used to fulfill this requirement 4 proposed trees + 9 existing trees
B. STREET FRONTAGE	**REQ.**	**PROVIDED**
(1) At least 50 percent of the required front yard, excluding any access drives, must be developed as a landscaped buffer. The landscaped buffer must be at least 10 feet in width. (622*10ft=6,220 sf)	6,220SF	24,289 SF
(2) Trees shall be planted within the landscaped buffer along all public streets. To the extent possible, trees should be planted in groves or belts on 30 feet to 40 feet spacing depending on tree species.	YES	YES
(3) Required trees must be at least 3 inches in caliper, measured at a point 12 inches above grade.	YES	YES
(4) All nonresidential development shall provide a 4 foot minimum width meandering concrete public walkway around the development perimeter when adjacent to a public thoroughfare. The meandering walkway may be located partially in the landscape buffer and partly within the street right of way parkway and must be placed at least one foot off of the curb.	N/A	N/A
PARKING AREA LANDSCAPING:	**REQ.**	**PROVIDED**
1.Site plans requiring more than 12 spaces required to have 50 sq.ft of landscaping per space.	YES	YES* *Ref. Plan sheets L2.02&L2.04
2 no parking space further than 60' from landscaped area on site	YES	YES* *Ref. Plan sheets L2.02&L2.04
3. parking rows 12 spaces or longer shall have landscaed island at end	YES	YES* *Ref. Plan sheets L2.02&L2.04
4. All parking rows shall have landscaped areas at least every 12 spaces	YES	YES* *Ref. Plan sheets L2.02&L2.04

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JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

1	CITY SITE PLAN APPLICATION REV 1	27 OCT 2025

CLIENT
Collin College - Wylie

PROJECT
1
Career Technical Education Building 6 / E
391 Country Club Rd,Bldg E, Wylie, TX 75098

PROJECT NUMBER
32AC24041

ABBREVIATION
CCCC-WC CTE

DRAWN BY
PAA

CHECKED BY
JBJ

ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE NOTES

SHEET NUMBER
L2.01

FILE PATH: Autodesk Docs://32AC24041-Collin College-Wylie-CTE Building/32AC24041-ARCH-R23-CENTRAL.rvt
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PLANT SCHEDULE

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SOD/SEED		
░	CD	CYNODON DACTYLON BERMUDA GRASS
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⊙	UC2	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS		
⊙	CM2	CHRYSACTINIA MEXICANA DAMIANITA
⊙	HL	HESPERALOE PARVIFLORA `BRAKELIGHTS` RED YUCCA
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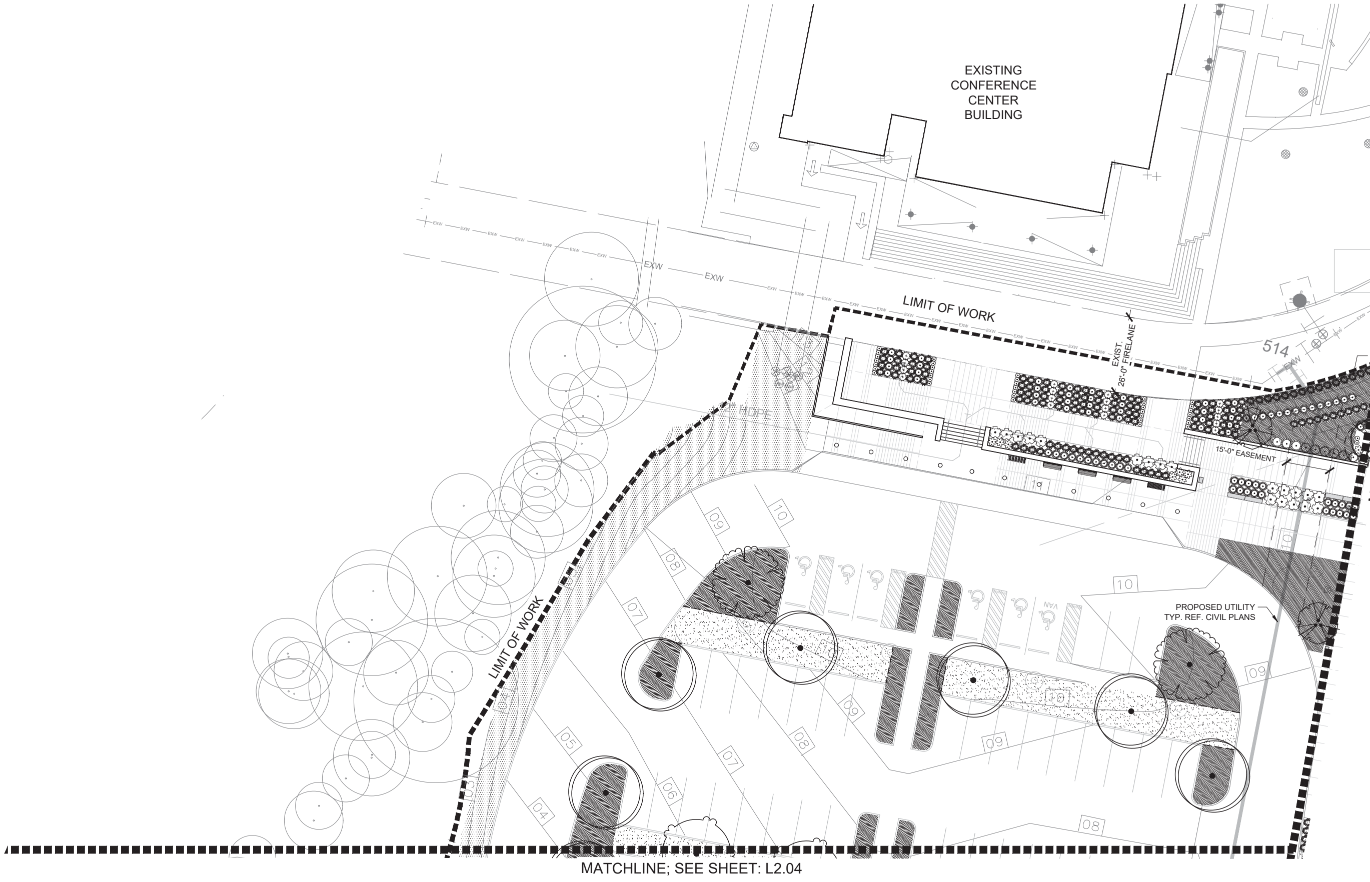

1 LANDSCAPE PLAN
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0 10 20 40 60
GRAPHIC SCALE IN FEET

KEY MAP

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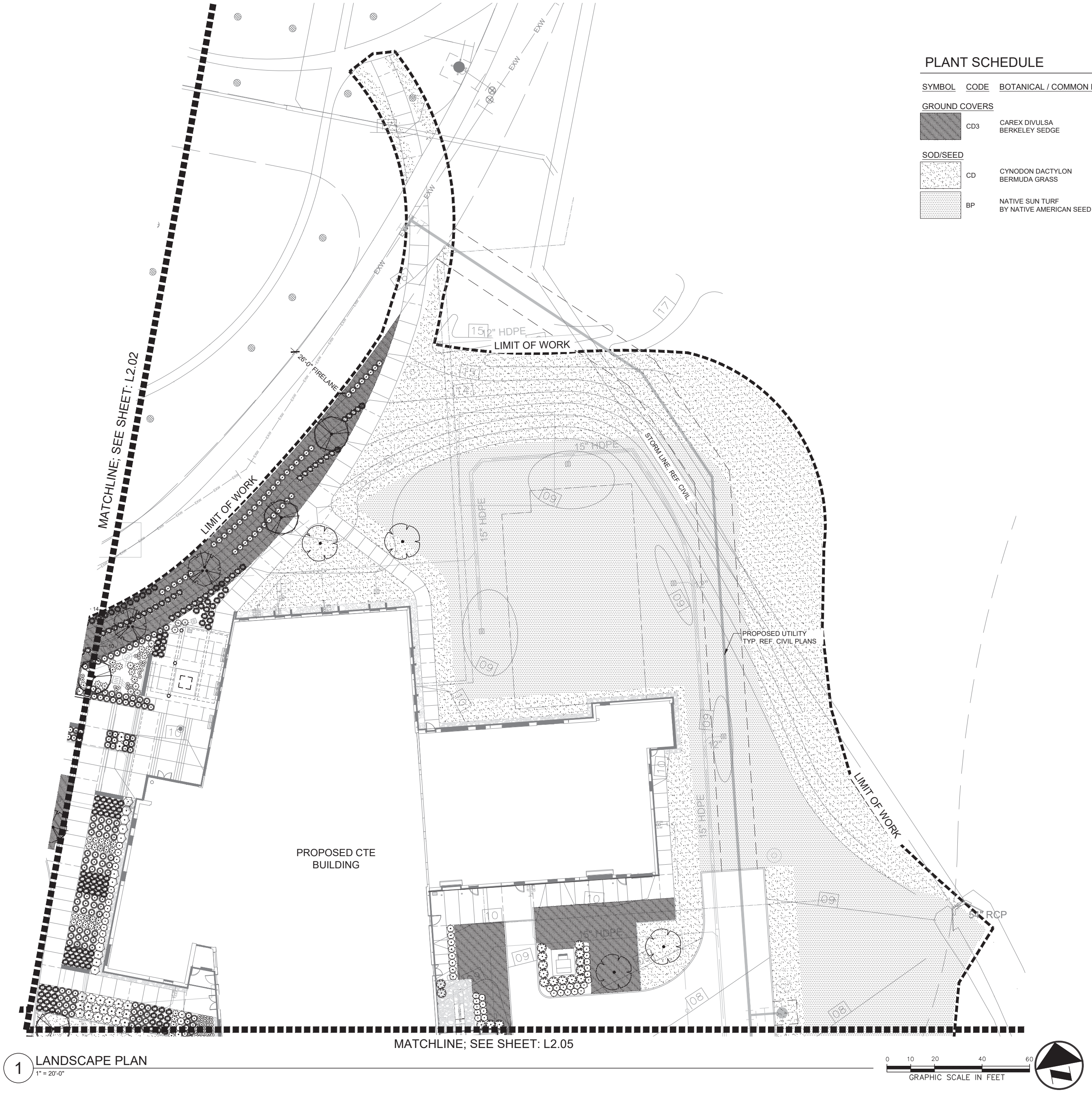

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ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L2.03

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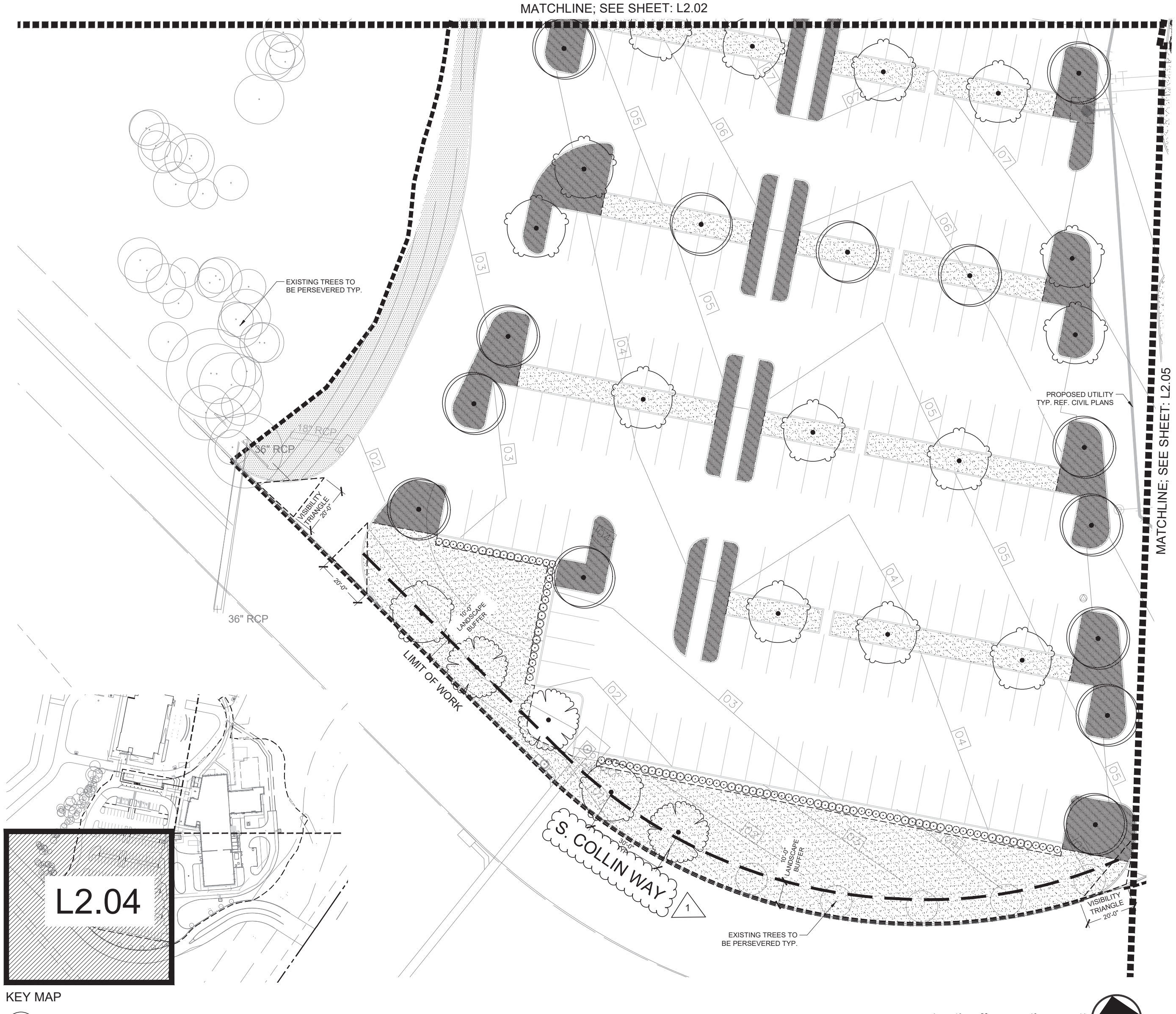
MATCHLINE; SEE SHEET: L2.02
MATCHLINE; SEE SHEET: L2.05
EXISTING TREES TO BE PERSEVERED TYP.
18" RCP
36" RCP
36" RCP
VISIBILITY TRIANGLE 20'-0"
20'-0"
10'-0" LANDSCAPE BUFFER
LIMIT OF WORK
S. COLLIN WAY
PROPOSED UTILITY TYP. REF. CIVIL PLANS
10'-0" LANDSCAPE BUFFER
EXISTING TREES TO BE PERSEVERED TYP.
VISIBILITY TRIANGLE 20'-0"
1
L2.04
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GROUND COVERS

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SOD/SEED

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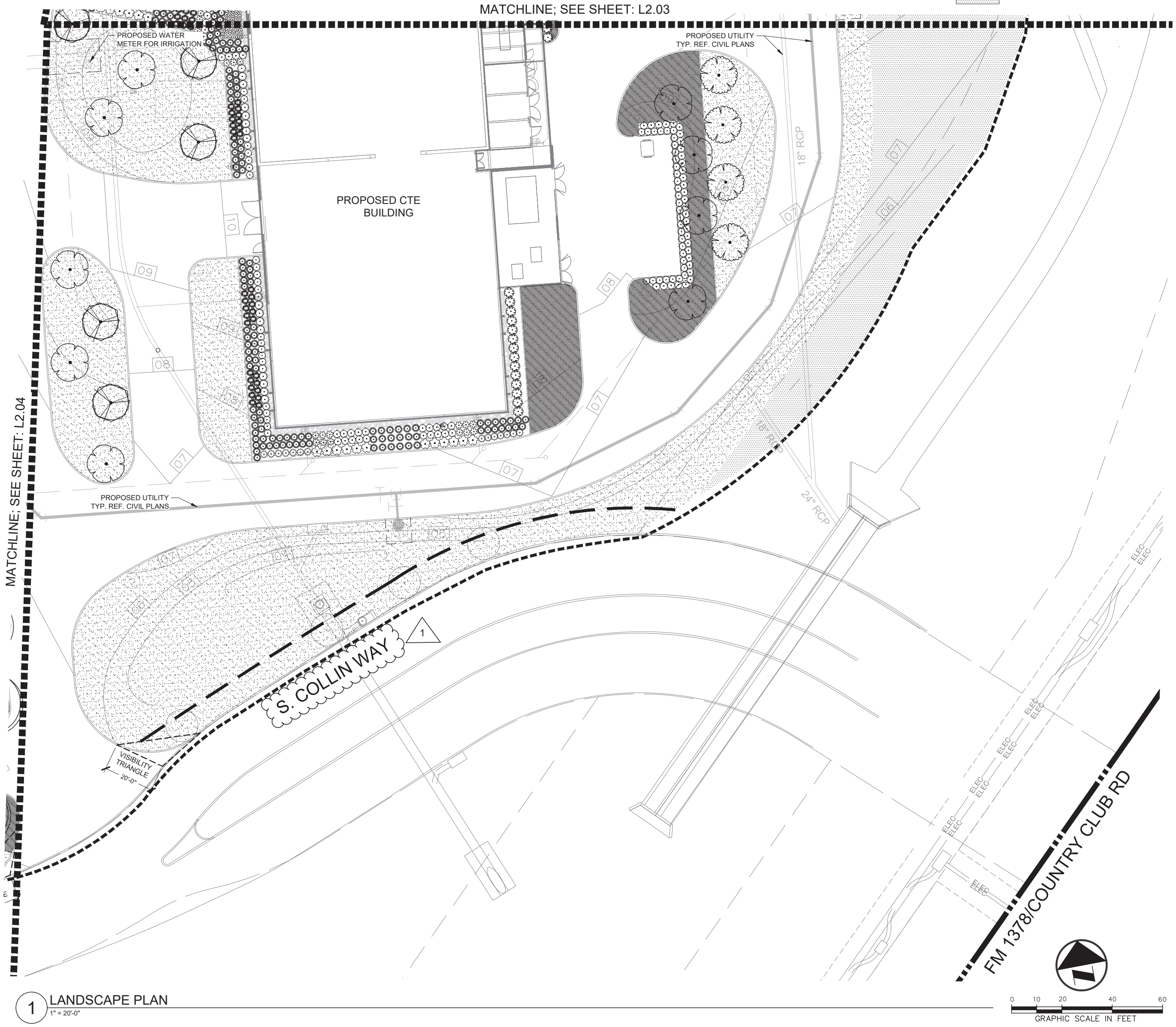

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PROJECT NUMBER 32AC24041
ABBREVIATION CCCC-WC CTE
DRAWN BY PAA
CHECKED BY JBJ

ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L2.05

FILE PATH: Autodesk Docs://32AC24041-Collin College-Wylie-CTE Building/32AC24041-ARCH-R23-CENTRAL.rvt
USER NAME:
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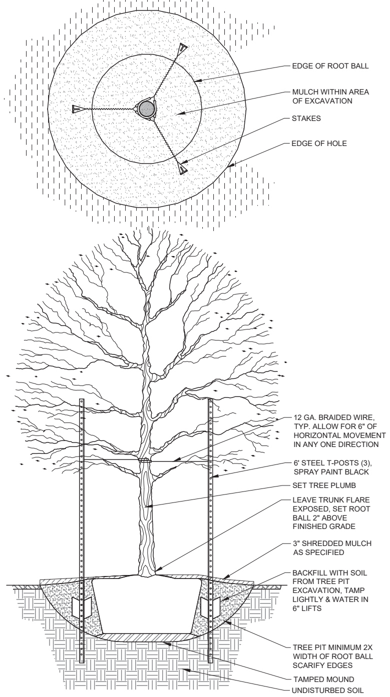
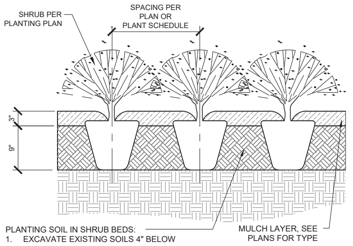
(IN PROGRESS)


EDGE OF ROOT BALL
MULCH WITHIN AREA OF EXCAVATION
STAKES
EDGE OF HOLE
12 GA. BRAIDED WIRE, TYP. ALLOW FOR 6" OF HORIZONTAL MOVEMENT IN ANY ONE DIRECTION
6' STEEL T-POSTS (3), SPRAY PAINT BLACK
SET TREE PLUMB
LEAVE TRUNK FLARE EXPOSED, SET ROOT BALL 2" ABOVE FINISHED GRADE
3" SHREDDED MULCH AS SPECIFIED
BACKFILL WITH SOIL FROM TREE PIT EXCAVATION, TAMP LIGHTLY & WATER IN 6" LIFTS
TREE PIT MINIMUM 2X WIDTH OF ROOT BALL SCARIFY EDGES
TAMPED MOUND
UNDISTURBED SOIL

1 CANOPY TREE PLANTING

3/4" = 1'-0"

(IN PROGRESS)


SHRUB PER PLANTING PLAN
SPACING PER PLAN OR PLANT SCHEDULE
3"
9"
MULCH LAYER, SEE PLANS FOR TYPE

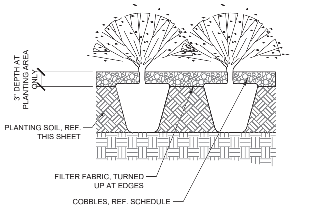
PLANTING SOIL IN SHRUB BEDS:

1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 3" DARK BROWN FINE-SHREDDED HARDWOOD MULCH AFTER PLANTING
4. SEE SOIL REPORT IN SPECIFICATIONS SECTION 32 92 00 & 32 92 19 FOR SPECIFIC INSTRUCTIONS

2 TYP. SHRUB PLANTING

1" = 1'-0"

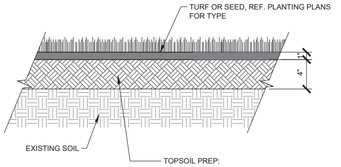
(IN PROGRESS)


3" DEPTH AT PLANTING AREA ONLY
PLANTING SOIL, REF. THIS SHEET
FILTER FABRIC, TURNED UP AT EDGES
COBBLES, REF. SCHEDULE

3 SHRUB PLANTING IN COBBLE MULCH

1" = 1'-0"

(IN PROGRESS)



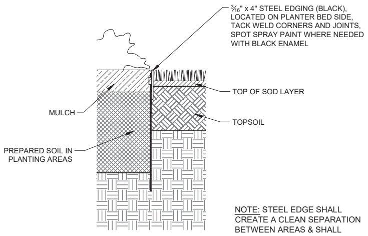
TOPSOIL PREP:

1. FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
2. INSTALL SOD AND SEED AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE
3. SEE SOIL REPORT IN SPECIFICATIONS SECTION 32 92 00 & 32 92 19 FOR SPECIFIC INSTRUCTIONS

4 SOIL PROFILE FOR SOD & SEED

1 1/2" = 1'-0"

(IN PROGRESS)


3⁄16" x 4" STEEL EDGING (BLACK), LOCATED ON PLANTER BED SIDE, TACK WELD CORNERS AND JOINTS, SPOT SPRAY PAINT WHERE NEEDED WITH BLACK ENAMEL
TOP OF SOD LAYER
MULCH
TOPSOIL
PREPARED SOIL IN PLANTING AREAS

NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

5 STEEL EDGING AT PLANTING

1 1/2" = 1'-0"

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Irving, TX 75062
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COLLIN COLLEGE

KEYPLAN

PROFESSIONAL SEALS

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON
TEXAS REGISTRATION NUMBER 2915

1	CITY SITE PLAN APPLICATION REV 1	27 OCT 2025

CLIENT
Collin College - Wylie

PROJECT
Career Technical
Education Building 6 / E
391 Country Club Rd,Bldg E, Wylie, TX 75098

1

PROJECT NUMBER 32AC24041	ABBREVIATION CCCC-WC CTE
DRAWN BY PAA	CHECKED BY JBJ

ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER
L2.06

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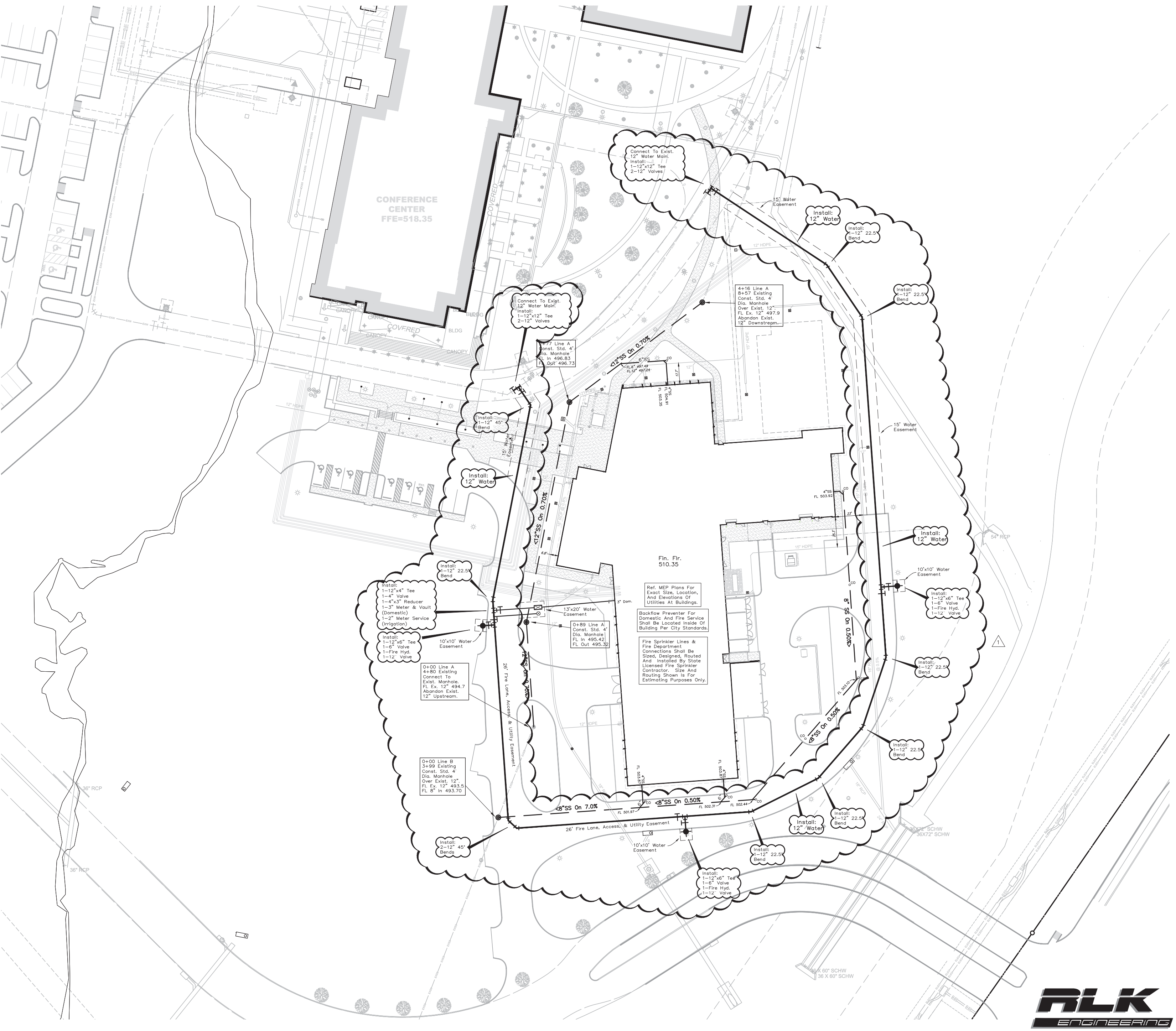
CONFERENCE CENTER FFE=518.35
COVERED
BLDG
CANOPY
Connect To Exist. 12" Water Main. Install: 1–12"x12" Tee 2–12" Valves
15' Water Easement
Install: 12" Water
Install: 1–12" 22.5° Bend
4+16 Line A 8+57 Existing Const. Std. 4' Dia. Manhole Over Exist. 12". FL Ex. 12" 497.9 Abandon Exist. 12" Downstream.
12" HDPE
15" HDPE
Connect To Exist. 12" Water Main. Install: 1–12"x12" Tee 2–12" Valves
2+77 Line A Const. Std. 4' Dia. Manhole FL In 496.83 FL Out 496.73
<12"SS On 0.70%
6"SS
CO
FL.6" 497.49
FL.12" 497.24
17.7'
4"SS FL 504.91
FL 503.35
Install: 1–12" 45° Bend
15' Water Easement
Install: 12" Water
18" RCP @ 0.8%
<12"SS On 0.70%
6.8'
4"SS FL 503.92
23'
25.3'
Fin. Flr. 510.35
Ref. MEP Plans For Exact Size, Location, And Elevations Of Utilities At Buildings.
Backflow Preventer For Domestic And Fire Service Shall Be Located Inside Of Building Per City Standards.
Fire Sprinkler Lines & Fire Department Connections Shall Be Sized, Designed, Routed And Installed By State Licensed Fire Sprinkler Contractor. Size And Routing Shown Is For Estimating Purposes Only.
3" Dom.
13'x20' Water Easement
Install: 1–12" 22.5° Bend
Install: 1–12"x4" Tee 1–4" Valve 1–4"x3" Reducer 1–3" Meter & Vault (Domestic) 1–2" Meter Service (Irrigation)
Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve
10'x10' Water Easement
0+89 Line A Const. Std. 4' Dia. Manhole FL In 495.42 FL Out 495.32
0+00 Line A 4+80 Existing Connect To Exist. Manhole. FL Ex. 12" 494.7 Abandon Exist. 12" Upstream.
26' Fire Lane, Access, & Utility Easement
0+00 Line B 3+99 Existing Const. Std. 4' Dia. Manhole Over Exist. 12". FL Ex. 12" 493.5 FL 8" In 493.70
<8"SS On 7.0%
<8"SS On 0.50%
FL 501.97
FL 502.31
FL 502.44
FL 503.87
4"SS
Install: 2–12" 45° Bends
10'x10' Water Easement
Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve
Install: 1–12" 22.5° Bend
Install: 12" Water
15' Water Easement
Install: 12" Water
10'x10' Water Easement
Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve
8" SS On 0.50%>
FL 503.10
<8"SS On 0.50%
Install: 1–12" 22.5° Bend
1
54" RCP
36" RCP
18" RCP
24" RCP
36X72" SCHW
36 X 60" SCHW
0 30 60
GRAPHIC SCALE
1"=30'

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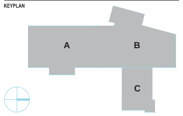

REVISION HISTORY

REVISION	DESCRIPTION	DATE
1	ADDENDUM A	27 OCT 2025

PROFESSIONAL SEALS

RONNY KLINGBEIL
76831
P.E.
10/27/2025

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32AC24041	CCCC-WC CTE

DRAWN BY	CHECKED BY
TEAM	TEAM

ORIGINAL ISSUE
CONSTRUCTION DOCUMENTS
10 OCT 2025

SHEET NAME
WATER & SANITARY SEWER PLAN

SHEET NUMBER
CWS1.0

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