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

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 7, 2025 Planning and Zoning Commission Meeting.

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.
- 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.
- 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.
- 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).
- 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).

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 15, 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.



Planning & Zoning Commission

AGENDA REPORT

Department:	Planning	Item:	A
Prepared By:	Gabby Fernandez		
-		•	
Subject			
_	n the approval of the meeting	minutes from the October	r 07, 2025, Planning and Zoning
Commission meeting.			
Recommendation			
Motion to approve Item			
Discussion			
The minutes from the O	ectober 07, 2025, Planning and Zo	oning Commission meeting	are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 07, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Commissioner Chandler 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 the approval of the meeting minutes from the September 16, 2025 Planning and Zoning Commission meeting.

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner Scruggs, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of Creek Bend Industrial Park for the development of an office/warehouse use. Property located on 0.69 acres at 1603 Martinez Ln.

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 6-0.

Page | 1

2. 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 Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 5.52 acres to allow for single-family attached development. Property located at 603 E Marble. (ZC 2025-07).

Vice-Chair Gouge opened the public hearing at 6:13 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:13 pm.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Chandler to approve Regular Agenda Item 2 as presented. A vote was taken and carried 6-0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single family residential development on 4.04 acres, generally located at 2601 & 2701 Sachse Road (ZC2025-12).

Vice-Chair Gouge opened the public hearing at 6:21 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:21 pm.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to approve Regular Agenda Item 3 as presented. A vote was taken and carried 6-0.

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 Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 & 2722 W FM 544. ZC 2025-10

Vice-Chair Gouge opened the public hearing at 6:29 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:29 pm.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Black to approve Regular Agenda Item 4 as presented. A vote was taken and carried 6-0.

WORK SESSION

WS1. Hold a work session to discuss the rezoning of property generally located on the east side of SH 78 just south of Alanis Drive.

Crestline presented and had a discussion with the Commission about potential uses for the property.

ADJOURNMENT

	was made by Commissioner B A vote was taken and carried 6		by Commissioner	Scruggs to adjou	ırn the meeting at
7.00 I WI.	A voic was taken and carried o	– 0.			
			Joshua Bu	tler, Chair	_
ATTEST					
Gabby F	Fernandez, Secretary				



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 1, Bloo	ck 1 of Ladera Wylie for the develo	opment of an amenity center. Property
located on 0.83 acres at	2405 Camino Way.		
Recommendation			
Motion to approve as p			
as p	rescrited.		

Discussion

OWNER: Ladera Living

APPLICANT: Johnson Volk Consulting

The applicant is proposing to develop an amenity center with a building area of approximately 4,889 sq.ft. on Lot 1, Block 1 of Ladera Wylie being 0.83 acres located at 2405 Camino Way.

The development is proposed to contain an amenity center, swimming pool, and pickle ball courts. The property is zoned within Planned Development 2024-17 and allows for the amenity center use by right. The preliminary plat for the development was approved by City Council in July of 2024

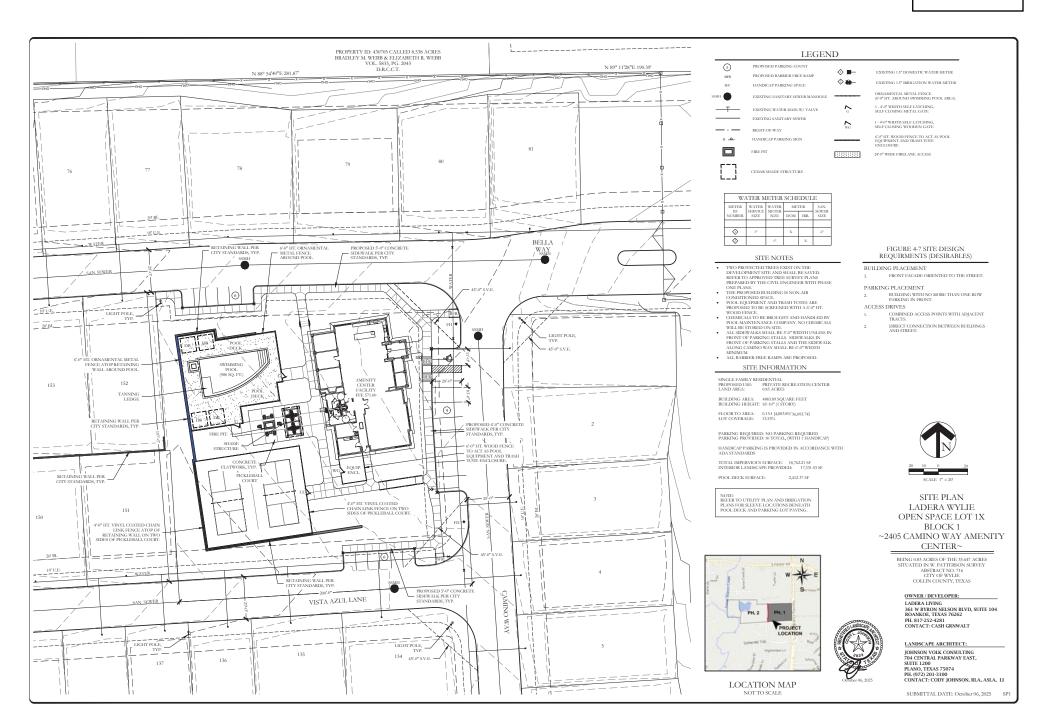
The development is providing 21 parking spaces with one being ADA accessible. The purpose for the amenity center is to provide a private recreation center for active adult living residents of the Ladera community. The development provides walkable access points from Bella Way, Camino Way, and Vista Azul Lane.

The site provides 17,050 sq.ft. of landscaping being 43% of the overall landscaped area which is in compliance with the minimum landscaping requirement. The landscape plan includes plantings along the street frontage and along the bordering residential properties. A sidewalk with varying widths of 5' to 6' is provided along the amenity center.

The amenity center contains ornamental metal fencing along the exterior borders at a height of 6' and 4' tall vinyl chain link fencing for the pickleball courts. Where deemed necessary areas of the fencing also include a retaining wall built to city standards.

The structure's exterior material consists of stone veneer, cast stone, and fiber cement board.. Entrances are emphasized with an awning and architectural residential features.

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.





LADERA WYLLE AMENITY CENTER CITY OF WYLLE COLLIN COUNTY, TEXAS

SCALE 1/4"-1"0"

SCALE 1/4"=1'4"

AMENITY CENTER FACILITY FACADE PLAN

SCALE REFER TO PLANS One Inch

A3.00 - FP





SOUTH ELEVATION ELEVATION

how plant bright rare resur head, dope to disin

NORTH ELEVATION ELEVATION



LADERA WYLLE AMENITY CENTER CITY OF WYLLE COLLIN COUNTY, TEXAS

AMENITY CENTER FACILITY FACADE PLAN



A3.01 - FP

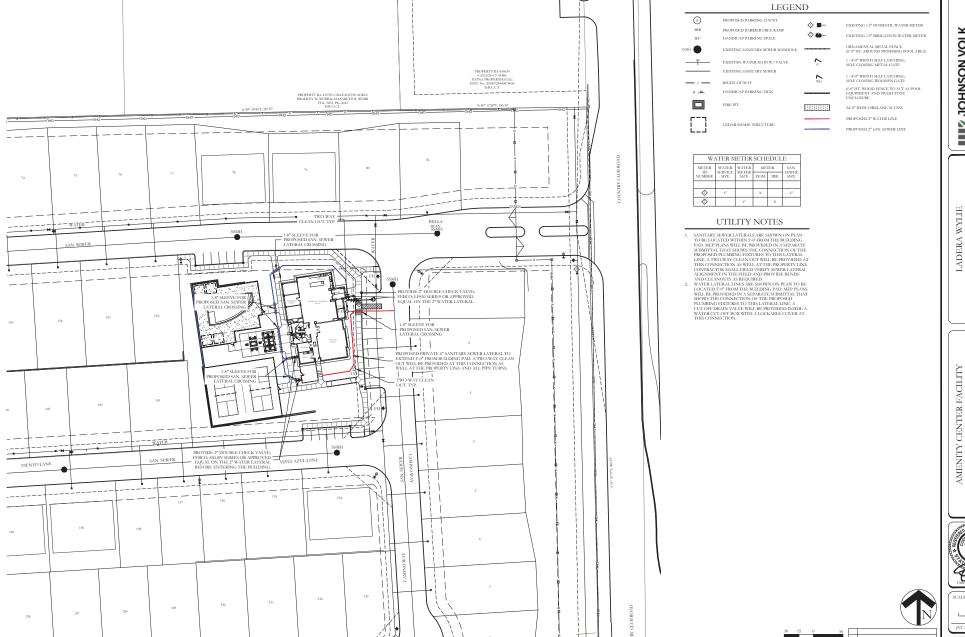




UTILITY PLAN









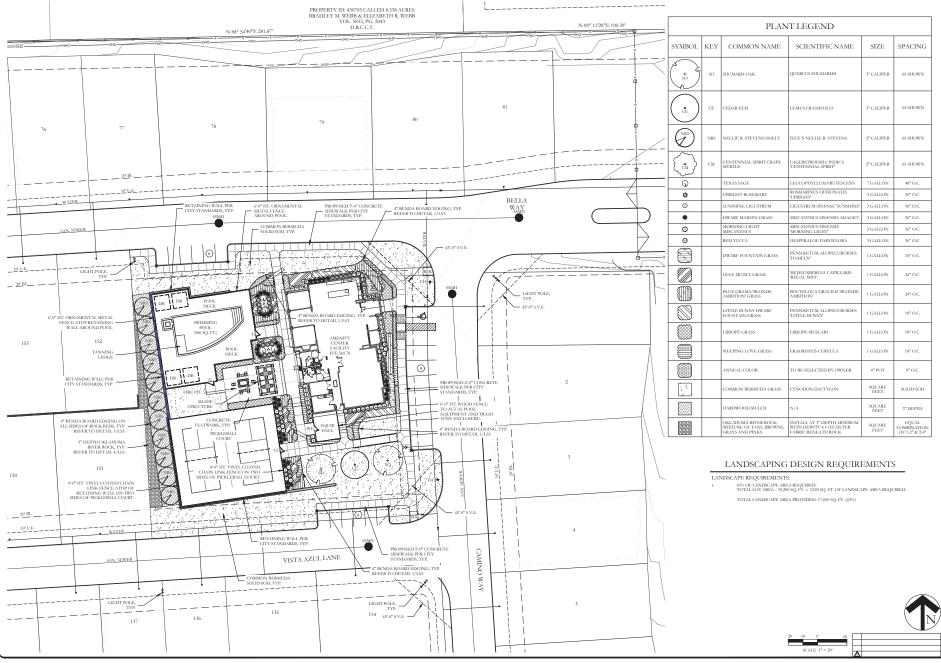
LADERA WYLIE PHASE 1 CITY OF WYLIE COLLIN COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE PLAN





LS1 of <u>3</u>



LS2 of 3

FIGURE 4-8 LANDSCAPING DESIGN REQUIREMENTS (DESIRABLE)

LANDSCAPING IN REQUIRED YARDS

LANDSCAPING EXCEEDS THE MINIMUM BY 10%

LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.

LANDSCAPING OF PARKING LOTS

- LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ.FT./SPACE.
- PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A
- LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.

LANDSCAPING OF STREET FRONTAGES

INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%.

PROVISION OF SPECIAL BENCHES, PEDESTRIAN LIGHTING OTHER STREETSCAPE ELEMENTS.

			PLANT I	LIST		
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	2	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	1	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
NRS	11	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
CM	3	CENTENNIAL SPIRIT CRAPE MYRTLE	LAGERSTROEMIA INDICA CENTENNIAL SPIRIT	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	4	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	30	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS "UPRIGHT"	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	26	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	42	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	18	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	16	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	55	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	115	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS REGAL MIST	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	140	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	105	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES "LITTLE BUNNY"	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	250	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	190	WEEPING LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	825	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	10,455	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	1,685	HARDWOOD MULCH	N/A	SQUARE FEET	3" DEPTH	MINIMUM 100% COVERAGE ALL AREAS SHOWN; 3** DEPTH
	640	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	ST DEPTH RIVER ROCK BID WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS, RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS, RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1°2.7 AND 2°4 IN SIZE.

DI ANTELLOT

GENERAL LANDSCAPE NOTES

- $\frac{INSPECTIONS:}{I.\quad NO \ EXCAVATION \ SHALL \ OCCUR \ IN \ CITY \ R.O.W. \ WITHOUT \ A R.O.W. \ PERMIT-CONTACT \ THE \ PUBLIC$

- NO EXCAVATION SHALL OCCUR IN CITY ROW, WITHOUT A ROW, PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT AND AN EXPERIMENT AND THE LICCATIONS PRIOR TO CALLING FOR ROW INSTRUCTION AND PERMIT TO CALLING FOR ROW INSTRUCTION AND PERMIT THE LANDSCAPE IN STRAIL ALTON SHALL COMPLY WITH APPROVED LANDSCAPE INATING FOR BOTH THE ATTACHED IN STRAIL ACTION SHALL COMPLY WITH APPROVED LANDSCAPE IN WITH CITY AND INSURANCE OF A CHETHERATE OF OCCUPANCY. WATER METHES, ICLANOUTS AND OTHER APPRIETA MANGES, ISHALL RIS ACCUSSIBLE, ADJUSTED TO GRADE, CLEARLY MANGED WITH HAGGING AND COMPLANT WITH THE BILL WORKS DIPARTMENT STANDARD PROVIDED TO CALLING FOR PINAL LANDSCAPE, AND ROW INSPECTION.

- LANDSCAPE STANDARDS:

 1 PI ANTINGS AND LANDSCAPE ELEMENTS SHALL, COMPLY WITH THE CITY'S ENGINEERING DESIGN
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PRICE ROW, WISHILT'W REQUIREMENTS. DO LISS THAN FERON CURBS, SUBSWALES, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TRIEF PLACEMENTS.
- THE FF JACEMENTS.
 A MINIMALT THEE FIELT O'S RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE.
 PURSLANT TO THE FRIE CODE.
 STREET THESE, WHERE REQUIRED, SHALL BE (#) MINIMAL FROM THE EDGE OF A STORM SEWER CURB
 INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (#) MINIMAL PROW THE WATER METER.
 THE AMERICAN STANDARD FOR WINGERS YSTOCK, OND ZULE JACO SPECIFICATIONS SHALL GOVERN

- THE ABBRICAN STANDARD FOR NURSBEY STOCK, (NSS 2601-300) SPECIFICATIONS SHALL GOVERN TRIBLE PLANTING SHALL COMPANY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORGULTURE (SA) STANDARDS. A 2-Y LAYER OF MULCI SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TRIE. THE MULCI

- A 2-5 "AAVER OF MILLITISHALL BE PROVIDED ABOUND THE BASE OF THE PLANTED THE. THE MILLIT SHALL BE INTERDIBLY BROWN TO THE MADE OF THE WITH SHALL BE INTERDIBLY BROWN TO THE PRINCE OF THE PROVIDED ABOUND THE PRINCE OF THE PROVIDED ABOUND TO OF THE PRINCE OF THE PROVIDED ABOUND TO A DEPTH OF THE PROVIDED ABOUND TO A DEPTH OF SHALL BE SHALL BE PROVIDED AND THE PROVI

IRRIGATION STANDARDS:

- IRRIGATION STANDARDS

 1. ANY CHANGES TO THISS APPROVED BREIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.

 2. CONTACT DEVELOPMENT SERVICES FOR AN BERICATION PREMIT PRIOR TO INSTALLING THE
 BREIGATION SYSTEMA. VOS STEEPS AND WAS LESS FROOIBITED.

 3. BREIGATION OVERSE PROBLEMS AND WAS SERVICED FOR THE CITY'S BOW.

 4. BREIGATION OVERSE PROBLEMS AND WAS PROBLEMS FOR ADMINISTRATION OVERSE PROBLEMS FOR A STEEP SHALL NOT BE LOCATED IN THE CITY'S BOW.

 5. ET BREIGATION CONTROLLESS SHALL BE PROBLEMED AND ADDINGST DO NOT EXCISED THE
 LANDSCAPE WATER ALLOWANCE (WAS) PROBLEM TO MANY FROM STOOM SWEERE AND SANTATAY SWEER
 LINES AND SHEET PROM CITY FIRE INDIANTS AND WATER VALUES.

 1. BREIGATION HEADS THAT BUN PARALLEL AND NEAR PUBLIC WATER AND SANTARY SWEER LINES.

 5. BREIGATION HEADS THAT BUN PARALLEL AND NEAR PUBLIC WATER AND SANTARY SWEER LINES.

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 6. BREIGATION HEADS THAT BUN PARALLEL AND NEAR PUBLIC WATER AND SANTARY SWEER LINES.

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 6. BREIGATION HEADS THAT BUN PARALLEL AND NEAR PUBLIC WATER AND SANTARY SWEER LINES.

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 6. BREIGATION HEADS THAT BUN PARALLEL AND NEAR PUBLIC WATER AND SANTARY SWEER LINES.

 5. SHALL BE FED PROM STUTIED BY ATTERNAL OR BULL BERBAS. AND SHEET FOR HEY PREM FOR WATER AND SANTARY SOWER LINES.

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 7. NO VALVES BERGATION SAND SANDERS, QUICK COUPLES FET. SHALL BE BUGCATED COLOSIES.
- AND SANITARY SEWER LINES.
 NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10° FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:

 1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF
- THE YEAR.
 LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON ROW, SIDEWAKS OR EASEMENTS TO
 THE EXTENT THAT VISION OR ROUTE OF TRAVEL, FOR VEHICLEAR, PEDISTRIAN, OR BICYCLE TRAFFIC
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL
- SOCIETY OF ARBORICULTURE
 TREE STAKING AMTERIALS, IF USED, SHALL BE REMOVED AFTER (I) GROWING SEASON, NO MORE
 THAN (I) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:

 1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR
- CONTACT DEVELOPMENT SERVICES FOR A TREE RESERVAL PERSON FOR ICE OF SERVICES.

 REASSPLANTING OF ANY TREES.

 ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BY PROTECTED WITH A (5) TALL BRIGHTLY

 COLORIED HASTE, DEVELOP ENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.

 PRIOR TO THE PRE-CONSTRUCTION MEETING OR OR FAILST AGAINANCE FRANTI, ALL TREE

 MARKINGS AND RETORDITHE FROM SHALL BY SERVICES OR OR STANLED BY THE OWNER AND BE INSPECTED BY
- BRIGHT SERVICES.

 NO EQUIPMENT SERVICES.

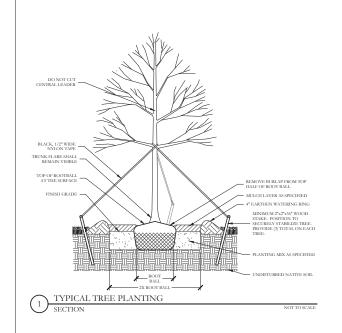
 NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WHITHIN THE LIMITS OF THE ROOT ZONG OF PRIESS WHICH SEMAND ON STEL.

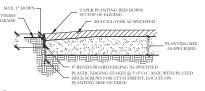
 NO SIGNS, WIRES, OR OTHER ATTACHBENTS SHALL BE ATTACHED TO ANY TREE OR REMAIN ON STEL.

 VEHICLIAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE
- DRIFT LINE.

 BRIFT LINE ASSUMED AS A STATE OF THE PRESENCE OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PRESENCE OF THE PRESENCE OF THE DRIFT OF THE CONTROL OF T
- CITY.
 ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED
 STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

LS3 of 3



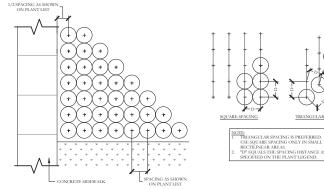


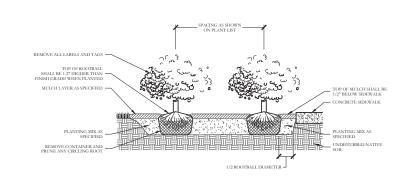
COMPACTED SUBGRADE 3" DEPTH, OKLAHOMA RIVER ROCK; COMBINATION OF 1-2" AND 2-4" IN SIZE DEWITT 4.1 OZ LANDSCAPE FABRIC CONTINUOUS BENEATH

FINAL GRADE PER PLANS

TYPICAL BED EDGING DETAIL SECTION

OKLAHOMA RIVER ROCK BED





TYPICAL SHRUB AND GROUNDCOVER PLANTING

PLAN/SECTION

14



Wylie Planning & Zoning Commission

AGENDA REPORT

APPLICANT: Bowman

Department:	Planning	Item Number:	2
Prepared By:	Kevin Molina		
Subject			
Consider, and act upon,	a Site Plan for Lot 4A, Block A	of Moussa Switzer Additio	n for the development of a financial
institution with a drive-t	hru. Property located on 0.66 acres	s at 409 S State Highway 78	3.
Recommendation			
Motion to approve as pr	resented.		

Discussion

OWNER: 409 S State Highway 78 LLC

The applicant is proposing to develop a financial institution with a drive-thru that measures 3,000 sq.ft. on Lot 1, Block A of Moussa Switzer Addition on 0.66 acres located at 409 S State Highway 78. This is an existing developed lot that currently contains a Taco Delite Drive-Thru restaurant that was constructed in 1987. The redevelopment plan is for the existing restaurant to be demolished for this new development.

The development is providing 15 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

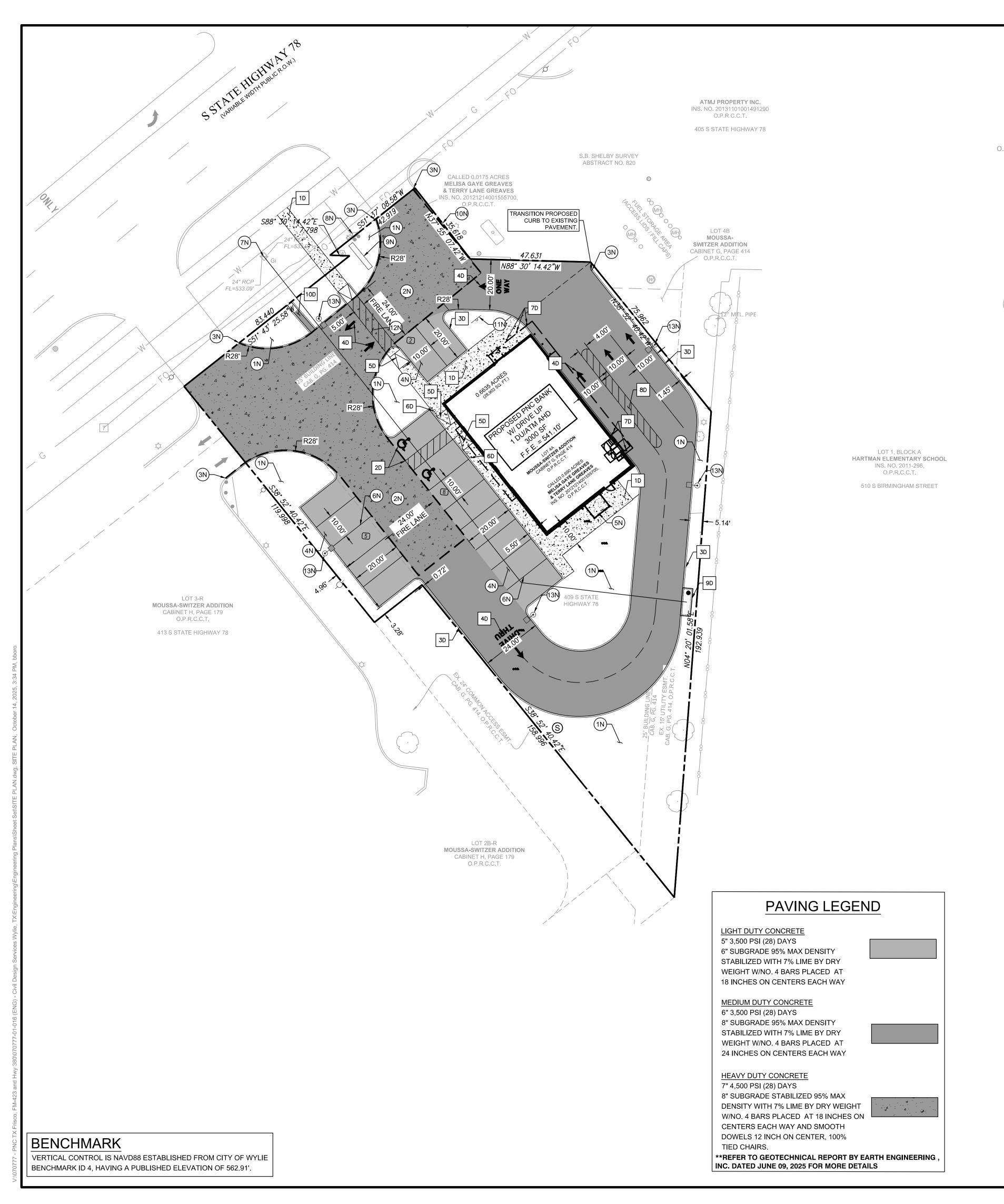
The site is to be accessed by a fire lane that uses existing driveway entrances from State Highway 78 A drive-thru lane is proposed for banking services.

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 6,755 sq.ft. of landscaping being 22% 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 and parking areas and southern border to aid in screening from the Hartman Early Childhood Learning Center.

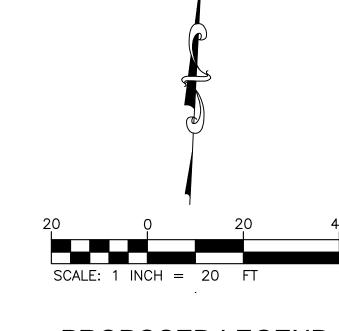
The structure's exterior material consists of fiber cement sandstone and cedar texture material with metal panels. Entrances are emphasized with recessed architectural features and a metal canopy.

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.

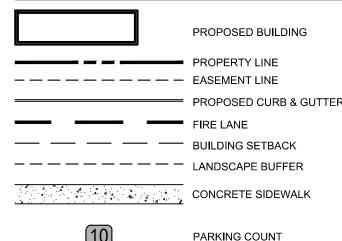


EXISTING LEGEND

CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"	•	BOLLARD POST
CIRF	IRON ROD WITH CAP FOUND		SIGN
IRF	IRON ROD FOUND	W	MONITORING WELL
XCF	"X" CUT FOUND	OHE	OVERHEAD ELEC. U.G. FIBER OPTIC
P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS	NG	U.G. GAS
	CONTROL POINT	W	U.G. WATER
	PROPERTY CORNER	SS	U.G. SAN. SEWER
	MARKER - AS NOTED	SD	U.G. STORM SEWER
Ø	POWER POLE	o	CHAIN LINK FENCE
0	GUY WIRE		WOOD FENCE
$\stackrel{\wedge}{\Rightarrow}$	LIGHT POLE	b	CONCRETE AREA
$\langle E \rangle$	ELECTRIC METER	Gi	GRATE INLET
	ELECTRIC BOX (PANEL)	X 555.55	SPOT ELEVATION
T	TELEPHONE RISER	EC 555.55	EDGE OF CONCRETE ELEVATION
$\langle G \rangle$	GAS METER	GT 555.55	GUTTER ELEVATION
		TC 555.55	TOP OF CURB ELEVATION
. }	TREE (AS DESCRIBED)		SUBJECT PROPERTY LINE
			EXISTING EASEMENT LINE
{-}}	CM (CREPE MYRTLE)		FIRELINE PAINT MARKS
DT	DOUBLE-TRUNK TREE	(1)	INVERT REFERENCE
MT	MULTI-TRUNK TREE		CANOPY - COVERED AREA
$\langle W \rangle$	WATER METER		S S. F. S. S. F. H. L. F.
\bowtie	WATER VALVE		SCREENING WALL



PROPOSED LEGEND



NOTES

FIRE HYDRANT

INLET RIM

SAN. SEWER MANHOLE SAN. SEWER CLEANOUT

- 1N LANDSCAPE AREA
- 2N FIRE LANE CONCRETE PAVEMENT
- 3N END CURB
- 4N PARKING AREA CONCRETE
- 5N TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 6N 6" WIDE WHITE PARKING LOT STRIPE
- 7N EXISTING GRATE INLET
- 8N EXISTING FIRE HYDRANT
- 9N MONUMENT SIGN
- 10N EXISTING CURB TO REMAIN
- 11N ONE WAY "DO NOT ENTER" SIGN
- 12N CROSSWALK
- 13N LIGHT POLE

DETAILS

- 1D SIDEWALK
- 2D ADA PARKING AND STRIPING
- 3D CONCRETE CURB & GUTTER
- 4D DIRECTIONAL PAVEMENT MARKING
- 5D ADA RAMP
- 6D ADA SIGN
- 7D BOLLARDS
- 8D PAVEMENT STRIPING
- 9D CURB INLET
- 10D CONCRETE FLUME

FLOOD STATEMENT

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0420J DATED JUNE 02, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

POJECT NAME	DATA TABLE
ZONING	CORRIDOR COMMERCIAL DISTRICT
PROPOSED USE	BANK W/ DRIVE UP ATM WINDOW
LOT AREA/SF AND AC	28,903 SF / 0.66 AC
OVERALL AREA/SF AND AC	28,903 SF / 0.66 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	3000 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	17' 10" (1-STORY)
LOT COVERAGE	52%
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.10
TOTAL PARKING REQUIRED (WITH RATIO)	1 PARKING SPACE PER 400 SF
TOTAL PARKING REQUIRED	1:400 = 3000 / 400 = 8 SPACES
MAXIMUM PARKING COUNT	10 SPACES
TOTAL PARKING PROVIDED	15 SPACES

GENERAL SITE NOTES

PROVIDED ADA SPACES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.

2 SPACES

- 2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN.
 REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY SPOONER &
 ASSOCIATES, INC., DATED MAY 21, 2025 FOR COMPLETE BOUNDARY INFORMATION AND
- ASSOCIATED ENCUMBRANCES.
 3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER AND FIRE MARSHALL'S OFFICE
- SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.

 4. THE CITY OF WYLIE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO
- PERFORMING ANY INSPECTIONS.

 5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TXDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
- 7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
- 8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED
- TO MEET CURRENT ADA REQUIREMENTS.

 9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING
- 10. ALL CURB RADII ARE 5' UNLESS SHOWN OTHERWISE.
- 11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES,
- LANDSCAPING AND UTILITIES.

 12. ROW PERMITS REQUIRED FOR WORK WITHIN ROW.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ON OCTÖBER 14 2025.
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN DRAWN CHKD
JJ JJ BB

JOB No. 070777-01-016

SHEET

C3.0

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW,

MARK-UP, AND/OR DRAFTING

UNDER THE AUTHORITY OF

RYAN SAFFORD, P.E.

BANK E HIGHWAN EXAS 7509

∞

SITE

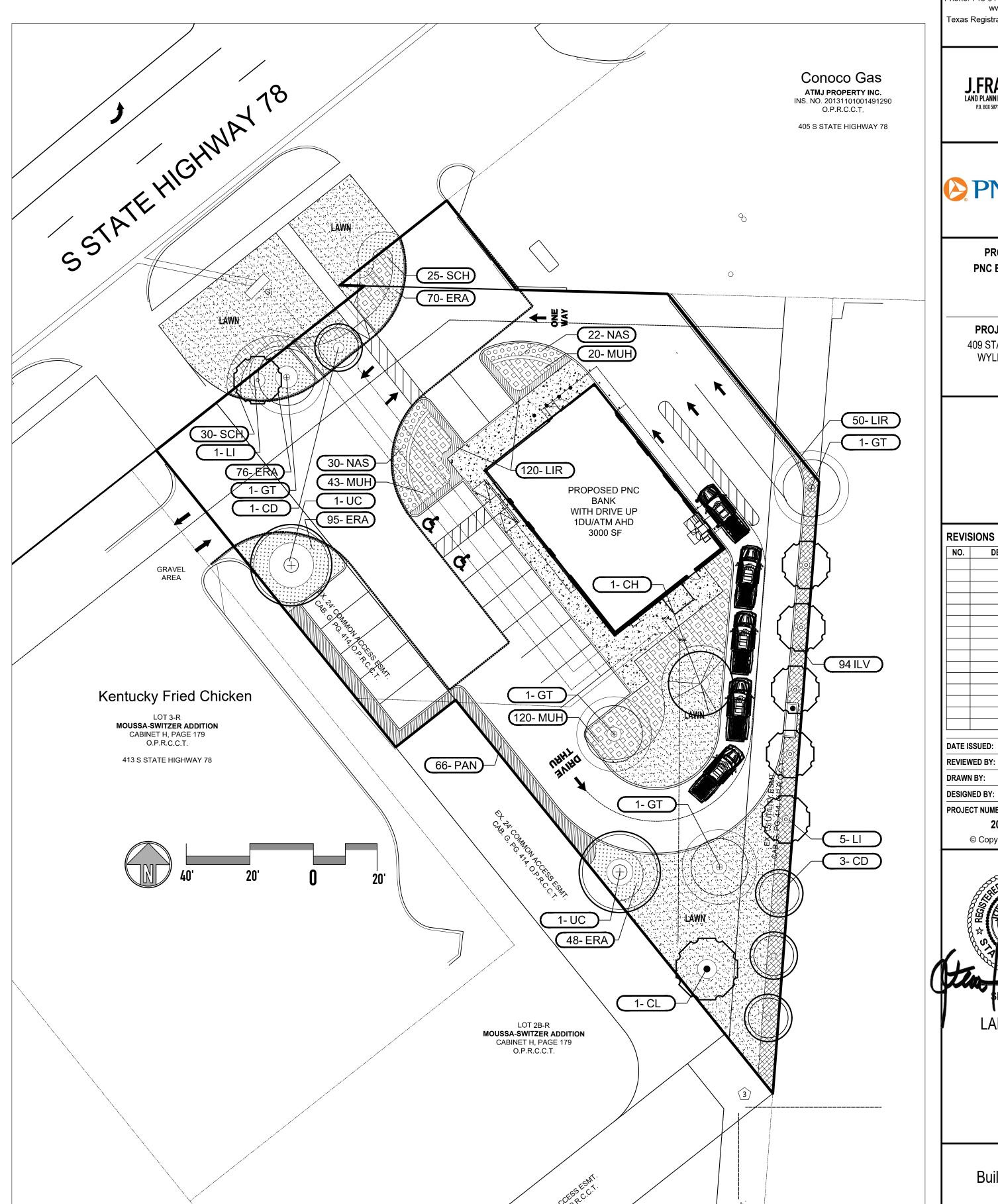
16

10/21/2025 Item 2.

QTY	SYMBO	L BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	1
TREE	S						
4	CD	Cornus drummondii	Roughleaf Dogwood	10' Ht. x 4' Spr.	As shown	Strong Central Leader-Symmetrical	
1	СН	Celtis laevigata	Sugar Hackberry	3" Caliper 15' Ht.	As shown	Strong Central Leader-Symmetrical	I
1	CL	Chilopsis linearis	Desert Willow	10' Ht. x 4' Spr.	As shown	Single Trunk, Symmetrcial, Matched	i
6	LI	Lagastromia indica	Crepe Myrtle	10' Ht. x 4' Spr.	As shown	Single Trunk - Matched	
4	GT	Gleditsia triacanthos	Honey Locust	3" Caliper 15' Ht.	As shown	Strong Central Leader-Symmetrical	ı
2	UC	Ulmus crassifolia	Cedar Elm	3" Caliper 15' Ht.	As shown	Strong Central Leader-Symmetrical	
QTY	SYMBO	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	
Shrub	s and (rasses					
289	ERA	Eragrostis elliotti	Elliott's Lovegrass	No. 3 Cont	22" o.c.	Full	
94	ILV	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	36" Ht. x 24" Wd.	36" o.c	Full to Base	
170	LIR	Liriope muscari	Lily Turf	No. 1 Cont	15" o.c.	Full	
55	SCH	Schizachyrium scoparium	Little Blue Stem	No. 3 Cont.	22" o.c.	Full	
233	MUH	Muhlenbergia capillaris 'White Cloud'	'White Cloud' Muhly Grass	No. 3 Cont	30" o.c.	Full	
	NAS	Nassella tenuissiuma	Mexican Feather Grass	No. 3 Cont.	26" o.c.	Full	

Note: Lawn: All lawn areas to receive Bermuda Tifway 419 or approved equal Irrigation: All plantings and lawn are to be 100% irrigated

Element	1.	Base Standard (all development must comply fully with all listed below)		Desirable (Each development must select 4 of the 8 desirables below)	
Landscaping in Required Yards	1. 2. 3.	At least 20% of site shall be landscaped in NS, CR, CC, and BG Districts; 10% of site in CR and CC Districts for single buildings of 100,000 sq ft. or more; 10% of site in LI and HI Districts. Landscaping is required in the front yard. Landscaping is req. in side and rear yards adjacent to, or across the street from residential.	29,460sf Total Site 5,892sf 20% Req. 6,755sf 22% Prov. Provided Provided	Landscaping that exceeds the minimum by 10%. Landscaping in side and rear yard not otherwise required.	
Landscaping of Parking Lots	1. 2. 3. 4.	Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space. No parking space further than 60' from landscaped area on site. Parking rows 12 spaces or longer shall have landscaped islands at end. All parking rows shall have landscaped areas at least every 12 spaces.	Provided Provided NA NA	 Landscaping 10% or more in excess of 50 sq. ft./space. Parking lots with no space further than 40 feet from a landscaped area. Landscaped pedestrian connection to main entrance. Provide Provide	ed
Visual Screening	1.	Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area.	Provided		
Landscaping of Street Frontage	1. 2. 3.	At least 50% of required front yard developed as landscaped buffer, at least 10' in width. Trees required in buffer, in groves or belts on a 30 - 40' spacing. Required trees at least 3" in caliper.	Provided Provided Provided	1. Landscaping that exceeds the minimum by 10%. 2. Landscaping in side and rear yard not otherwise required. Provide	ed



3200 Southwest Freeway, Suite 3150 Houston, TX 77027 Phone: 713-914-4455, Fax: 713-914-0155 www.rsandh.com Texas Registration Nos. BR 751*F-3401

J.FRANKSTUDIOS LAND PLANNING | LANDSCAPE ARCHITECTURE P.O. BOX 5871, PITTSBURGH, PA 15209 412-901.0644

PNCBANK

PROJECT TITLE: PNC BANK WYLIE, TX

PROJECT ADDRESS: 409 STATE HIGHWAY 78, WYLIE TEXAS 75098

REVISIONS

DESCRIPTION DATE

REVIEWED BY: DRAWN BY: DESIGNED BY:

PROJECT NUMBER: 2027-0368-220 © Copyright Year RS&H, INC

JFD

LANDSCAPE

PLAN

SHEET ID: **Building Name**

PROJECT STATUS: 100% CD

Houston, TX 77027

Phone: 713-914-4455, Fax: 713-914-015

www.rsandh.com

exas Registration Nos. BR 751*F-3401

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PNCBANK

PROJECT TITLE:

PNC BANK WYLIE, TX

PROJECT ADDRESS:

409 STATE HIGHWAY 78,

WYLIE TEXAS 75098

REVISIONS

NO. DESCRIPTION

Notes and Planting Specifications

SCOPE OF WORK

- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO ACCOMPLISH ALL RELATED WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- LANDSCAPE PLANTING PLANS SHALL NOT BE UTILIZED TO DETERMINE LOCATIONS, DIMENSIONS OR MEASUREMENTS OF OTHER PROPOSED SITE IMPROVEMENTS.
- WORK UNDER THIS CONTRACT SHALL ALSO INCLUDE THE FURNISHING AND PLACING OF ADDITIONAL TOPSOIL AS REQUIRED FOR PROPER IMPLEMENTATION OF PLANTING OPERATIONS. [COORDINATE WITH PM & SPECIFICATION]
- LOCATIONS OF PLANT MATERIALS ARE APPROXIMATE. EXACT LOCATION OF PLANT MATERIALS SHALL BE STAKED OUT BY CONTRACTOR PRIOR TO PLANTING OPERATIONS; LOCATIONS OF STAKES MUST BE APPROVED BY LANDSCAPE ARCHITECT [AND TOWNSHIP ENGINEER][AND TOWNSHIP ARBORIST] BEFORE PLANTING OPERATIONS BEGIN.
- UTILITIES: DETERMINE LOCATIONS OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- PLANTING DATE SCHEDULE: THE CONTRACTOR MUST SUBMIT A PROPOSED PLANTING DATE SCHEDULE. ONCE ACCEPTED, REVISE DATES ONLY AS APPROVED IN WRITING AFTER DOCUMENTATION OF REASONS FOR DELAYS.
- ALL WORK SHALL BE PERFORMED IN ACCORDING TO WORKMAN LIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE TEXAS STANDARDIZED LANDSCAPE SPECIFICATIONS AND LOCAL LANDSCAPE ORDNANCES.

SPECIES AND SIZE

SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. IN ADDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004. WHEN NOTED SPECIMEN MEANS AND EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

GENERAL PLANT REQUIREMENTS

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED, AND FREE OF DISEASED AND INSECT EGGS, AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

CONTAINER GROWN STOCK

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE GOOD QUALITY AND IN A HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

PLANTS THAT ARE ROOT BOUND IN CONTAINERS ARE UNACCEPTABLE AND WILL BE REJECTED.

MEASUREMENTS

TREES:

HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE HEIGHT OF CANOPY. SPREAD SHALL BE MEASURE TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OF DISEASE INFESTATION.

SHRUBS:

HEIGHTS SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINTS WHERE MATURE PLAN GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. Measurement ARE NOT TO INCLUDE ANDY TERMINAL GROWTH.

PALMS:

CLEAR TRUNK (C.T.), SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION O F THE TRUNK OR THE HEAD.

OVERALL HEIGHT (O.H.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO A POINT $\frac{3}{4}$ THE LENGTH OF THE UNOPENED BUD. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED

IRRIGATION

ALL PLANT MATERIALS AND SOD SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED IRRIGATION DRAWINGS AND SECURING ALL PERMITS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTING RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS IS MANDATORY, AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION, TO INSURE PROPER PLANT DEVELOPMENT, SHALL BE PROVIDED AS PART OF THIS CONTRACT. THIS SYSTEM SHALL BE INSTALLED AND OPERATIONAL WITHIN TEN (10) DAYS OF THE INITIAL LANDSCAPE INSTALLATION. ONCE THE PLANTS HAVE BEEN ESTABLISHED THE DRIP IRRIGATION SYSTEM SHALL BE ADJUSTED BY THE INSTALLATION CONTRACTOR TO MAINTAIN PLANT VIABILITY AND MEET THE LOCAL MUNICIPALITY REQUIREMENTS.

<u>UTILITIES</u>

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR RESEARCHING AND CONTACTING APPROPRIATE AGENCIES TO DETERMINE LOCATION OF UTILITIES AND OBSTRUCTIONS PRIOR TO COMMENCING WORK. ANY UTILITIES OR OBSTRUCTIONS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

PERMITS-LICENCES-INSPECTIONS

- . LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, INSPECTIONS, AND INSURANCE AS REQUIRED BY THE STATE AND LOCAL AGENCIES.
- LANDSCAPE CONTRACTOR SHALL OBTAIN A COPY OF LOCAL ORDINANCES REGARDING ACCEPTABLE PLANTS AND PLANTING DETAILS TO ABIDE BY THOSE ORDINANCES AND DETAILS.

SITE PREPARATION PRIOR TO SOIL PLACEMENT

CONTRACTOR SHALL ENSURE ALL AREAS TO RECEIVE PLANTING SHALL BE FREE AND CLEAR OF ALL FOREIGN DEBRIS AND REQUIRED BUILDING MATERIALS TO A MINIMUM DEPTH OF 30".

- 2. NO LOOSE WOOD, CONCRETE, PLASTIC, METAL SHALL BE IN THE PLANTING AREAS.
- 3. NO STONE GREATER THAN $\frac{1}{4}$ " SHALL BE IN THE PLANTING AREAS.

- EXISTING TOPSOIL SHOULD BE STOCKPILED FOR REUSE IN LANDSCAPE PLANTING AREAS. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO MEET FINISH GRADE. EXISTING TOPSOIL SHALL BE FRIABLE, LOAMY AND CLEAR OF ANY FOREIGN DEBRIS.
- 2. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 8" FRIABLE, LOAMY, CLEAN TOPSOIL FREE OF ANY FOREIGN DEBRIS TO THE FINISHED GRADE.
- . IMPORTED TOPSOIL SHALL BE CLEAN, FRIABLE, LOAMY AND CONTAIN BETWEEN 5% TO 15% ORGANIC MATTER.
- OBTAIN LABORATORY ANALYSIS OF STOCKPILED AND IMPORTED TOPSOIL COMPLETE WITH RECOMMENDATIONS FOR AMENDMENTS.
- MIX SPECIFIED SOIL AMENDMENTS PER RATES SPECIFIED BY LAB REPORTS THOROUGHLY BEFORE PLACEMENT.

PLANTING SOIL

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE ADDED AT A RATE OF SEVENTY-FIVE PERCENT (75%) PLANTING SOIL TO TWENTY-FIVE PERCENT (25%) EXISTING SOIL.

THIS SOIL MIX SHALL BE USED IN ALL PLANT PITS EXCEPT SABAL PALMS WHICH SHALL BE BACKFILLED WITH CLEAN SAND.

PLANTING SOIL SHALL BE A FERTILE. FRIABLE NATURAL TOPSOIL OR LOAMY CHARACTER. IT SHALL CONTAIN FORTY (40) TO FIFTY (50) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, STONE, LIME, PLANTS, ROOTS OR OTHER FOREIGN MATERIAL OR NOXIOUS WEEDS OR GRASSES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH.

SOD REPAIR AT RIGHT OF WAY AND OTHER

ANY EXISTING LAWN AREAS THAT WERE DAMAGED DURING CONSTRUCTION AND ARE TO REMAIN SHALL BE REPAIRED WITH LIKE SOD TO MATCH EXISTING. ALL LAWN AREAS SHALL BE FULLY COVERED WITH EDGES MEETING PLANTING AREAS WITH A CLEAN SHOVEL CUT EDGE. LAWN AREAS SHALL BE EVENLY PITCHED AND FREE OF DIVOTS, BOWLS OR, LOW POINTS. LANDSCAPE CONTRACTOR SHALL MAINTAIN REPAIRED LAWN UNTIL FULLY ESTABLISHED AND VIGOROUSLY GROWING.

COMMERCIAL FERTILIZER

TWO FERTILIZERS SHALL BE USED IN ALL TYPES OF PLANTINGS, EXCEPT PALMS. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIXTEEN PERCENT (16%) NITROGEN, SEVEN PERCENT (7%) PHOSPHORUS, TWELVE PERCENT (12%) POTASSIUM, PLUS IRON. TABLET FERTILIZER ("AGRIFORM" OR EQUAL) IN 21 GRAM SIZE SHALL BEE THE FOLLOWING REQUIREMENTS: TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM.

PLANT SIZE	16-7-12	AGRIFORM TABLET
1 & 2 GAL CONT.	$\frac{1}{4}$ LBS	1
3 GAL CONT.	$\frac{1}{3}$ LBS	2
7-15 GAL CONT.	½ LBS	4
1"-6" CALIPER	2 LBS PER 1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS PER 1" CALIPER	2 PER 1" CALIPER

UNDER THIS INSTALLATION LANDSCAPE CONTRACT "PERFECT PALM" OR LANDSCAPE ARCHITECT APPROVED EQUAL WILL BE APPLIED TO ALL PALMS AT INSTALLATION AND EVERY 6 WEEK DURING THE 1ST YEAR. APPLICATION RATES PER MANUFACTURER'S DIRECTIONS.

INSTALLATION

- POSITION TREES GRASSES AND SHRUBS AT THEIR PLANNED LOCATIONS AND SECURE APPROVAL OF OWNER PRIOR TO INSTALLATION. MAKE ADJUSTMENT PER OWNER DIRECTION.
- INSTALL PLANTING PER DETAILS ON SHEET LP-2.
- PROVIDE 4" DEPTH SHOVEL CUT EDGE OF ALL BEDS PRIOR TO MULCH INSTALLATION.
- WATER ALL PLANT MATERIAL IMMEDIATELY UPON PLANTING. MAINTAIN WATERING UNTIL PLANTS ARE FULLY ESTABLISHED.
- REMOVE ALL TAGS, STRINGS, STRAPS, SYNTHETIC BURLAP, WIRE, ROPE AND OTHER MATERIALS THAT MAY INHIBIT GROWTH.
- . WITH STERILIZED TOOLS REMOVE BROKEN BRANCHING, SUCKERING OR CRISSCROSSED BRANCHING.

MULCH

PARKING LOT AND BUILDING PLANTING: MULCH MATERIAL SHALL BE 3" INCHES OF SHREADED BROWN HARDWOOD MULCH (STERILIZED AND FREE OF SEEDS) OR APPROVED EQUAL MOISTENED AT TIME OF INSTALLATION TO PREVENT WIND DISPLACEMENT.

SUBSTITUTIONS

NO SUBSTITUTIONS OF PLANT MATERIAL TYPES OR SIZES WILL BE ACCEPTED WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT. B&B MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR CONTAINER GROWN MATERIAL UNLESS PREVIOUSLY APPROVED. ALTERNATE SUBSTITUTIONS SHALL BE INDICATED IN BID. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ALL PLANT MATERIAL DEEMED NOT ACCEPTABLE

WARRANTY

ALL TREES, PALMS, SHRUBS, VINES, GROUNDCOVER AND MISCELLANEOUS PLANT MATERIALS AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD 12 MONTHS (1 YEAR) AFTER FINAL ACCEPTANCE BY THE OWNER. All LAWN AREAS SHALL BE WARRANTED FOR A MINIMUM PERIOD FOR 180 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.

DOCUMENT UNDERSTANDING

IN THE EVENT OF A DISCREPANCY WITHIN THE LANDSCAPE DOCUMENTS, THE PLANTING PLAN TAKES PRECEDENCE OVER THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE FINAL PLANTING AND DECORATIVE GRADING LAYOUT CONFIGURATIONS AND SHALL PROVIDE DIRECTION IN THE EVENT OF FIELD CONDITIONS THAT MAY BE IN CONFLICT WITH THE PLAN.

PLANTING DATE SCHEDULE

THE CONTRACTOR MUST SUBMIT A PROPOSED PLANTING DATE SCHEDULE ONCE ACCEPTED, REVISE DATES ONLY AS APPROVED IN WRITING AFTER DOCUMENTATION OF REASONS FOR DELAYS.

CLEANUP

UPON THE COMPLETION OF ALL PLANTING OWRK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL. EQUIPMENT, AND DEBRIS RESULTING FROM THEIR WORK. AN 'ACCEPTABLE CONDITION' SHALL BE AS DEFINED AND APPROVED BY THE OWNER'.

MAINTENANCE

MAINTENANCE FOR THIS CONTRACT SHALL BE 120 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF INSTALLATION.

MAINTAIN TREES, SHRUBS, GRASSES AND OTHER PLANTS BUY TRIMMING, PRUNING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.

MAINTAIN LAWNS AND PLANTING BY MOWING, WATERING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH LAWN FREE OF **ERODING OR BARE AREAS.**

3" MINIMUM MULCH. SEE SPECIFICATIONS.

DIAMETER OF HOLE SHALL BE TWICE THE

PROPER COVERAGE OF GROUNDCOVER.

CUTTINGS: THOROUGHLY WORK IN 2" OF BACKFILL MIXTURE TO A MINIMUM DEPTH

OF 4". LOOSELY TILL ENTIRE PLANT BED.

3" MINIMUM MULCH. SEE SPECIFICATIONS.

WITH FINISHED GRADE.

FINISHED GRADE

GRASS PLANTING DETAIL

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

DIAMETER OF ROOT BALL.

PLANT SO THAT TOP OF ROOT BALL IS LEVEL

REPLACE ANY REQUIRED PLANTINGS WHICH SEVERELY DECLINE OR DIE AFTER THE DATE OF PLANTING.

FOR SPACING O.C.

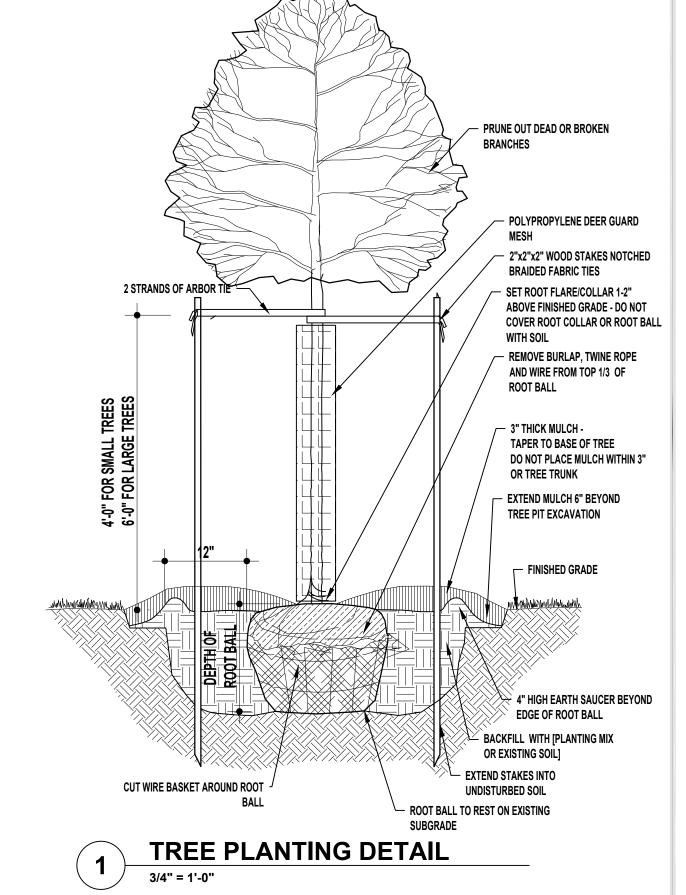
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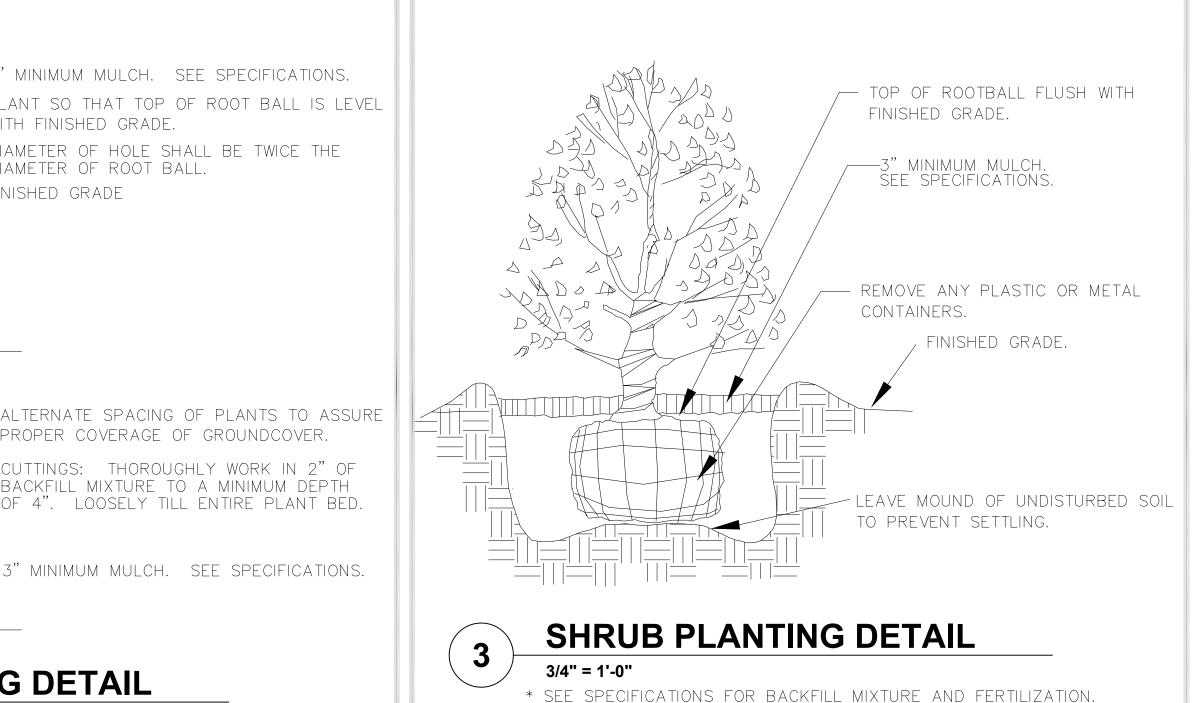
Plan

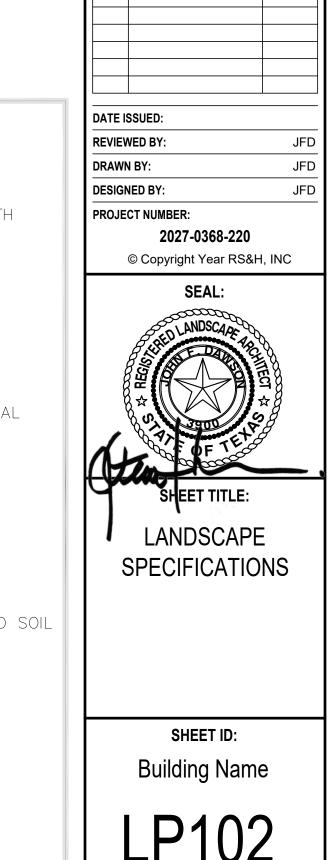
3/4" = 1'-0"

2

PRUNE OUT DEAD OR BROKEN - POLYPROPYLENE DEER GUARD **BRAIDED FABRIC TIES** 2 STRANDS OF ARBOR TIE SET ROOT FLARE/COLLAR 1-2" ABOVE FINISHED GRADE - DO NOT WITH SOIL REMOVE BURLAP, TWINE ROPE AND WIRE FROM TOP 1/3 OF ROOT BALL TAPER TO BASE OF TREE DO NOT PLACE MULCH WITHIN 3" OR TREE TRUNK **EXTEND MULCH 6" BEYOND** TREE PIT EXCAVATION FINISHED GRADE **EDGE OF ROOT BALL**







PROJECT STATUS:

100% CD

TURF SPRAY HEAD - AS MANUFACTURED BY RAINBIRD, 1804-SAM-PRS IN TURF AREAS. USE HUNTER MP

MP-ROTATOR STRIP NOZZLE - SIDE/RIGHT/LEFT STRIP SPRINKLER. SUB-LETTER WILL INDICATE TURF OR GROUNDCOVER APPLICATION.

, IDENTIFIES MP-ROTATOR NOZZLE BY SERIES. EX: M1=M1000, <u>M35t INDICATES MP3500 NOZZLE.</u> M1tM — INDICATES AREA OF COVERAGE BY COLOR. EXAMPLE; M=(MAROON) M1000=90-210 DEG.

INDICATES APPLICATION. EX: t=TURF HEAD, 4" POP UP, g=GROUNDCOVER 12" POP UP.

BUBBLER - PRESSURE COMPENSATING BUBBLER (0.5 G.P.M.), HUNTER MSBC-50 NOZZLE ON 6" RAINBIRD 1806 6" POPUP SPRAY HEAD. ONE OR TWO BUBBLERS PER TREE AS SHOWN ON PLAN.

INDICATES DRIP TUBING BY NETAFIM, NETAFIM TECHLINE CV TLCV4-12, 18" LATERAL SPACING. REFER TO DETAIL AND MANUFACTURER RECOMMENDATIONS FOR INSTALL.

1250 SF ——DRIP ZONE SF, IF APPLICABLE

—ZONE IDENTIFICATION —IRRIGATION TYPE (SHRUB, TURF, DRIP, ROTOR, OR BUBBLER)

— ZONE SIZE IN GALLONS PER MINUTE VALVE SIZE THIS ZONE

CONTROLLER - WEATHERMATIC SMARTWIRE 2-WIRE SYSTEM (SL9648TW), WITH SLWM-SS-4800 ENCLOSURE. INSTALL SLW5 WEATHER SENSOR. FINAL LOCATION IS TO BE DETERMINED BY OWNER OR HIS REPRESENTATIVE AFTER CONSULTING WITH PROJECT ARCHITECT.

REMOTE CONTROL VALVE - BLACK MAX SERIES AS MFG'D BY WEATHERMATIC. SIZE AS NOTED ON PLAN. USE ONLY APPROVED SPLICE KITS SUCH AS 3M DBY CONNECTORS. SLDEC DECODERS ARE REQUIRED FOR TWO WIRE CONTROLLER. USE SCZ-MAX-DW-10 DRIP KIT FOR DRIP ZONES.

QUICK COUPLING VALVE - SERIES 44LRC AS MFG'D BY RAINBIRD. PROVIDE A QUICK COUPLER KEY W/ SWIVEL HOSE ELL FOR EVERY THREE (3) VALVES. VALVE BOX IS REQUIRED TO HAVE A PURPLE LID. NOTE THAT MASTER VALVE WILL NEED TO BE OPENED TO HAVE ACCESS TO WATER.

ISOLATION GATE VALVE - LINE SIZE

DOUBLE CHECK BACKFLOW PREVENTER EXISTING WATER METER, REF. CIVIL PLANS

20.81

LATERAL LINE - SIZE AS NOTED ON PLAN. DO NOT DEVIATE ON SIZING. USE ONLY CLASS 200

MAIN LINE - USE 1-1/2" SCH 40 PVC PIPE AS DESIGNATED ON PLANS.

SLEEVE - USE TWO (2) SIZES LARGER THAN SPRINKLER PIPE DESIGNATED FOR CROSSING PAVING. WHERE REQUIRED, VALVE WIRING MAY BE RUN IN THE SAME SLEEVES. USE SCH 40 PVC PIPE OR AS DESIGNATED ON PLANS.

NOTE: PROVIDE AN EXTRA 2" SCH 40 PVC SLEEVE NEXT TO ALL MAINLINE SLEEVE LOCATIONS TO ALLOW FOR ELEC. VALVE WIRING FROM CONTROLLER.

GENERAL NOTES

1. SPRINKLER LINES AS SHOWN ARE DIAGRAMMATIC BUT SHOULD BE REASONABLY FOLLOWED. LOCATIONS OF SPRINKLER HEADS SHALL BE ESTABLISHED BY THE CONTRACTOR BUT DESIGN SPACING MAY NOT BE EXCEEDED WITHOUT AUTHORIZATION FROM LANDSCAPE ARCH.

2. INSTALL ALL VALVES IN 12" RECTANGULAR VALVE BOXES. VALVE SHOULD BE CENTERED IN BOX TO ALLOW EASY ACCESS TO SOLENOID ASSEMBLY AND COVER BOLTS.

3. ZONE PIPE SIZING IS PARTICULARLY IMPORTANT ON PROJECTS WHERE LONG RUNS ARE NECESSARY. "RULE OF THUMB" SIZING IS NOT ALLOWED ON THIS PROJECT. SIZING AS SHOWN MUST BE FOLLOWED.

4. INSTALL RAIN & FREEZE SWITCHES IN AN ELEVATED LOCATION CLEAR OF TREES OR OTHER OBSTRUCTIONS. INSTALL IN LOCATION EXPOSED TO EXTERIOR AMBIENT CONDITION.

5. ALLOW A MINIMUM OF 4" CLEARANCE FROM ANY STRUCTURE WHEN INSTALLING SPRINKLER HEADS. THIS INCLUDES SIDEWALKS, CURBS, BUILDINGS, ETC..

6. INSTALL SLEEVING SUCH THAT A MINIMUM OF 6" EXTENDS BEYOND CURBS, WALKS, OR WALLS.

7. AFTER INSTALLATION SYSTEM MUST BE BALANCED BY ADJUSTING FLOW CONTROLS ON VALVES. SPRAY ZONES SHALL BE ADJUSTED TO 25 PSI-30 PSI AT THE FURTHEST HEAD IN EACH ZONE.

Typical Weekly, Based on Precipitation Rate Total Hours of Operation

8. SYSTEM SHALL REQUIRE MINIMUM OF 59 LBS. STATIC PRESSURE FOR SYSTEM TO OPERATE PROPERLY. IRRIGATION CONTRACTOR SHALL NOTIFY SPRINKLER SYSTEM DESIGNER OF PRESSURE DEFICIENCIES OR ANY OTHER SITE PROBLEMS THAT MAY ALTER THE EFFECTIVENESS OF THE SYSTEM.

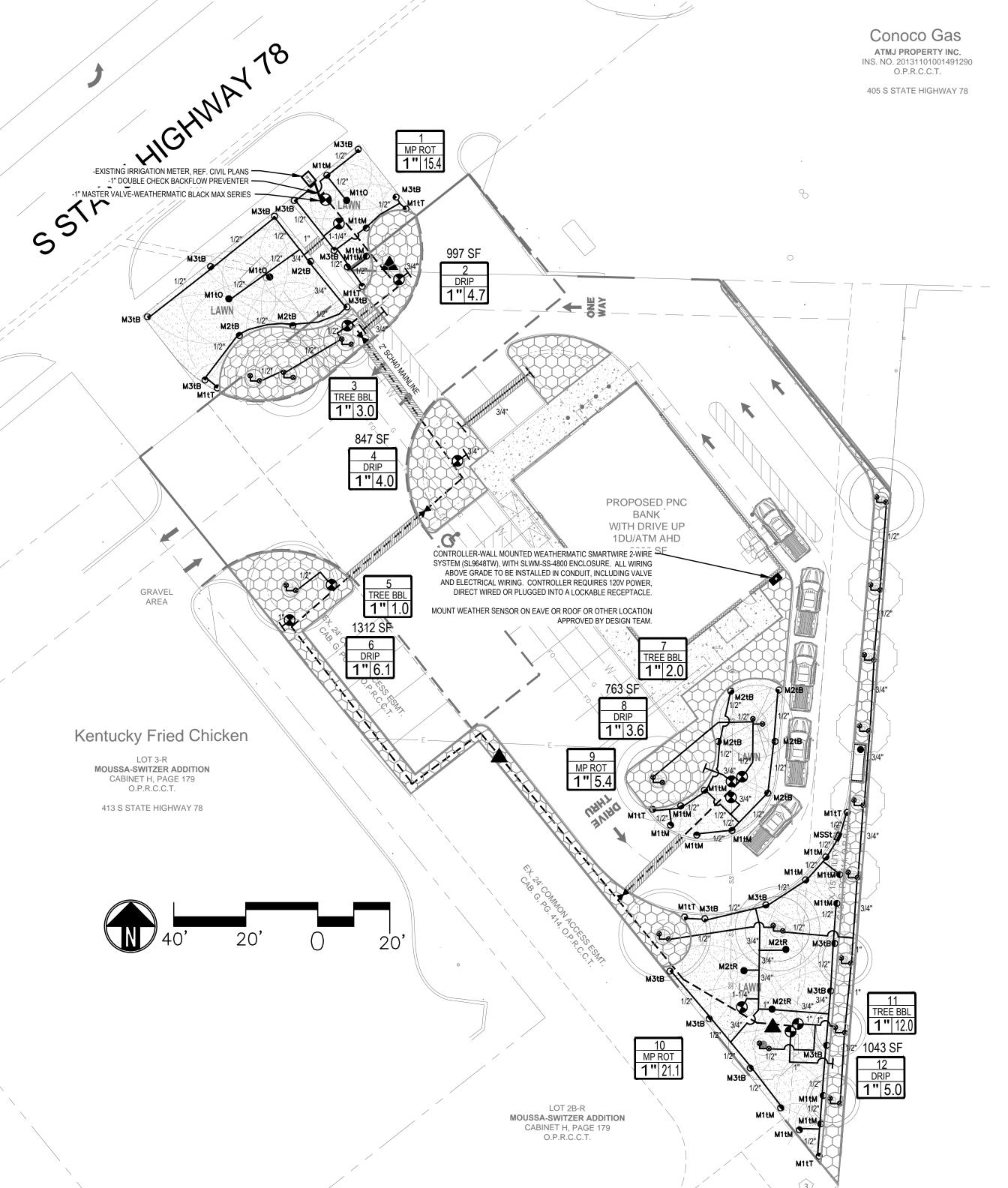
9. ONLY HAND TRENCHING IS ALLOWED WITHIN THE ROOT PROTECTION ZONES OF EXISTING ZONES. NO CUTTING OF ROOTS LARGER THAN 2 INCHES.

Scheduling Controller

			Total Zones:			12	
ZONE TYPE	Precipitation Rate (in/hr)	Water Desired Inch/Week	Time per cycle (min)	No. of Zones	Total Minutes	Total Hours	
MP ROTATOR	0.45	1.00	133.33	3	400.0	6.67	
.5 GAL TREE BUBBLER	1.79	1.00	33.52	4	134.1	2.23	
DRIP	0.42	1.00	142.86	5	714.3	11.90	

IT WILL BE NECESSARY TO DIVIDE TIME INTO 2 TO 3 CYCLES TO MINIMIZE RUNOFF. A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO DAYS PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE. CONTRACTOR RESPONSIBLE FOR WATERING SCHEDULE DURING ESTABLISHMENT. FOLLOW LOCAL ORDINANCES DURING DROUGHT RESTRICTIONS

MOST CRITICAL ZONE CONTROLI PRESSURE REQUIREMENT CALCULATIONS AT	
DESIGN STATISTICS FOR CALCULAT	
SPRINKLER HEAD REQUIREMENT:	40 PSI
TOTAL ZONE FLOW:	21 GPM
ELECTRIC VALVE SIZE:	1"
STATIC PRESSURE LESS 10%:	NOT AVAIL
ACCUMULATIVE LOSSES FROM WATER SOURCE	TO FURTHEST HEAD
ZONE PIPE/FITTING LOSS:	2.1 PSI
1" ELECTRIC VALVE LOSS:	3.3 PSI
ELEVATION NET GAIN/LOSS:	0 PSI
SYSTEM MAINLINE LOSS:	1.2 PSI
MASTER VALVE LOSS:	3.3 PSI
WATER METER LOSSES:	2.2 PSI
BACKFLOW DEVICE LOSSES:	5 PSI
COPPER SERVICE LINE:	1.5 PSI
TOTAL NET LOSS:	18.6 PSI
DESIGN PRESSURE:	58.6 PSI
NOTE:	
CONTRACTOR IS TO VERIFY STATIC PRESSURE AT SITE	PRIOR TO
INSTALLATION. IF STATIC PRESSURE IS LESS THAN DES	IGN PRESSURE, NOTIF
IRRIGATION CONSULTANT BEFORE CONTINUING.	



3200 Southwest Freeway, Suite 3150 Houston, TX 77027 Phone: 713-914-4455, Fax: 713-914-0155 www.rsandh.com Texas Registration Nos. BR 751*F-3401

J.FRANKSTUDIOS LAND PLANNING | LANDSCAPE ARCHITECTURE
P.O. BOX 5871, PITTSBURGH, PA 15209 412.901.0644

PNCBANK

PROJECT TITLE: PNC BANK WYLIE, TX

PROJECT ADDRESS: 409 STATE HIGHWAY 78, WYLIE TEXAS 75098

REVISIONS

NO. DESCRIPTION DATE

DATE ISSUED: **REVIEWED BY:** DRAWN BY: DESIGNED BY:

PROJECT NUMBER: 2027-0368-220 © Copyright Year RS&H, INC

STEVEN GARZA

SHEET TITLE:

IRRIGATION PLAN

SHEET ID: **Building Name**

IR101

PROJECT STATUS: 100% CD



FCP-1

EXTERIOR FINISH LEGEND

FIBER CEMENT PANEL (SANDSTONE): MATERIAL: FIBER CEMENT PANEL, AWP 1818 FINISH: INTEGRATED FINISH MANUFACTURER: NICHIHA SANDSTONE MASONRY SERIES COLOR: DESERT BEIGE SIZE: 18" x 72" (NOMINAL), 18" x 36" (APPEARANCE)

> FIBER CEMENT PANEL (CEDAR): MATERIAL: FIBER CEMENT PANEL, AWP 3030 FINISH: INTEGRATED FINISH MANUFACTURER: NICHIHA VINTAGEWOOD WOOD SERIES COLOR: CEDAR

METAL PANEL SYSTEM AT CANOPY (GRAY):
MANUFACTURER: LAMINATORS, INC.; OMEGA LITE; 1 PIECE, TIGHT-FIT MOLDING INSTALLATION SYSTEM FINISH: INTEGRATED FINISH COLOR: KYNAR 500 BLACK

METAL LOUVERED CANOPY (BLACK): MATERIAL: METAL PANEL, POWDER COAT FINISH MANUFACTURER: MASA ARCHITECTURAL CANOPIES PRODUCT: ECOSHADE ALUMINUM LOUVERED SUNSHADE COLOR: ANODIZED BLACK FEATURES: LIGHT TROUGH W/ LINEAR LED

METAL SOLID CANOPY (BLACK): MATERIAL: METAL PANEL, POWDER COAT FINISH MANUFACTURER: MASA ARCHITECTURAL CANOPIES PRODUCT: EXTRUDECK ALUMINUM FLAT SOFFIT SYSTEM COLOR: ANODIZED BLACK FEATURES: LIGHT TROUGH W/ LINEAR LED AND INTEGRAL DRAINAGE

GLAZING: MATERIAL : GLAZING FINISH: BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS COLOR: SOLARBAN 70 LOW-E STARPHIRE ULTRA-CLEAR GLASS



PNCBANK

3200 Southwest Freeway, Suite 3150

Houston, TX 77027

Phone: 713-914-4455, Fax: 713-914-0155

www.rsandh.com

Texas Registration Nos. BR 751*F-3401

PROJECT TITLE: PNC BANK WYLIE, TEXAS

PROJECT ADDRESS: 409 STATE HIGHWAY 78 WYLIE, TEXAS 75098

REVISIONS

DATE ISSUED:

REVIEWED BY:

DESIGNED BY:

PROJECT NUMBER:

2027-0368-220

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SHEET TITLE:

BUILDING ELEVATIONS

DRAWN BY:

NO. DESCRIPTION

DATE

09/17/2025

BO/AV

RS&H

ELEVATION GENERAL NOTES

- NICHIHA PANELS SHALL BE FIELD CUT TO TERMINATE AT 2" ABOVE FINISHED GRADE AND FOLLOW
- 3. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER AND SIGNAGE VENDOR. SIGNAGE VENDOR TO DETERMINE EXACT MOUNTING LOCATIONS. PROVIDE IN-
- WALL BLOCKING OR STRAPPING PER SIGNAGE VENDOR REQUIREMENTS PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, CONDUIT, GAS METER OR OTHER BUILDING MOUNTED ELEMENT TO MATCH THE SURFACE BEHIND, SUBMIT COLOR MATCHED PAINT TO ARCHITECT FOR
- D. G.C. TO PROVIDE FIELD MOCK-UP OF STONE & FIBER CEMENT PANEL SYSTEMS WITH ALL CONDITIONS PRESENT ON THE PROJECT INCLUDING BUT NOT LIMITED TO INSIDE CORNERS, OUTSIDE CORNERS, HORIZONTAL TERMINATIONS, ETC.
- DENOTES WINDOW TYPE SEE SHEET A611

ELEVATION KEYED NOTES

- 24" HIGH ILLUMINATED BUILDING MOUNTED SIGNAGE BY OTHERS. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. COORDINATE WITH PNC AND VENDOR(S). ALL CONNECTIONS, STRUCTURAL ENGINEERING, DETAILS, ETC., ARE SUPPLIED BY VENDOR.
- $\left\langle \ 2 \ \right
 angle$ BLACK ANODIZED STOREFRONT SYSTEM.
- \langle 3 \rangle METAL COPING SYSTEM, COLOR TO MATCH MP-1.
- ig(4ig) METAL CANOPY AS SPECIFIED. SEE ELECTRICAL SHEETS FOR COORDINATION OF CANOPY LIGHTING.
- 4" X 4" PREFINISHED METAL DOWNSPOUT, CONNECT TO STORM UNDERGROUND. COLOR MATCH TO MP-1.
- \langle 6 \rangle PREFINISHED METAL CONDUCTOR BOX SMACNA DESIGN FIGURE 1-25F. COLOR MATCH TO MP-1.
- PREFINISHED METAL OVERFLOW SCUPPER PER SMACNA, OPENING SIZE 8"X8" WITH 2" TRIM. COLOR
- $\langle \; 9 \;
 angle \;$ DRIVE UP ATM & NIGHT DEPOSITORY SURROUND PROVIDED BY SIGNAGE VENDOR
- ⟨ 10 ⟩ TRASH ENCLOSURE SCREENING AS SPECIFIED
- \langle 12 \rangle ATM ILLUMINATED SIGNAGE BY OTHERS
- 36" HIGH SECURITY BOLLARD TO BE PRIMED AND PAINTED BLACK. PROVIDE & INSTALL PNC BLACK

SHEET ID:

A201

PROJECT STATUS: 100% Permit Set

SCALE: 1/4" = 1'-0"

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WEST ELEVATION

T.O WATERTABLE 103'-0"

SCALE: 1/4" = 1'-0"

CORPORATION, TRACO, VISTAWALL ARCHITECTURAL PRODUCTS. OVERALL FRAME THICKNESS IS 4 1/2" DEPTH WITH 2" SITELINE, CENTER SET GLAZING. PROVIDE INTEGRAL SILL RECEIVER AT ALL LOCATIONS. FINISH BLACK ANODIZED.

. GLAZING PERFORMANCE REQUIREMENTS: INSULATED UNIT BASIS OF DESIGN IS SOLARBAN 70 LOW-E GLASS

PROVIDE EXTERIOR STOREFRONT INTEGRATED SUBSILL PAN & END DAM & COMPRESSION HEAD

. ALL EXTERIOR STOREFRONT SYSTEMS TO BE PROVIDED WITH THERMALLY BROKEN ENTRY SYSTEMS

6. EXTERIOR STOREFRONT SYSTEMS TO HAVE PRIMARY SEAL TO AIR/VAPOR BARRIER AS NOTED IN DETAILS PROVIDE POST INSTALL TESTING FOR MINIMUM (1) ONE OF EACH EXTERIOR INSTALLATION CONDITION

PROVIDE TEMPERED GLAZING UNITS AS REQUIRED BY CODE

PROVIDE FULL SHOP DRAWINGS OF ALL WINDOW SYSTEMS. INSTALL DETAILS AND COMPONENT CUT SHEETS FOR REVIEW AND APPROVAL INCLUDING:

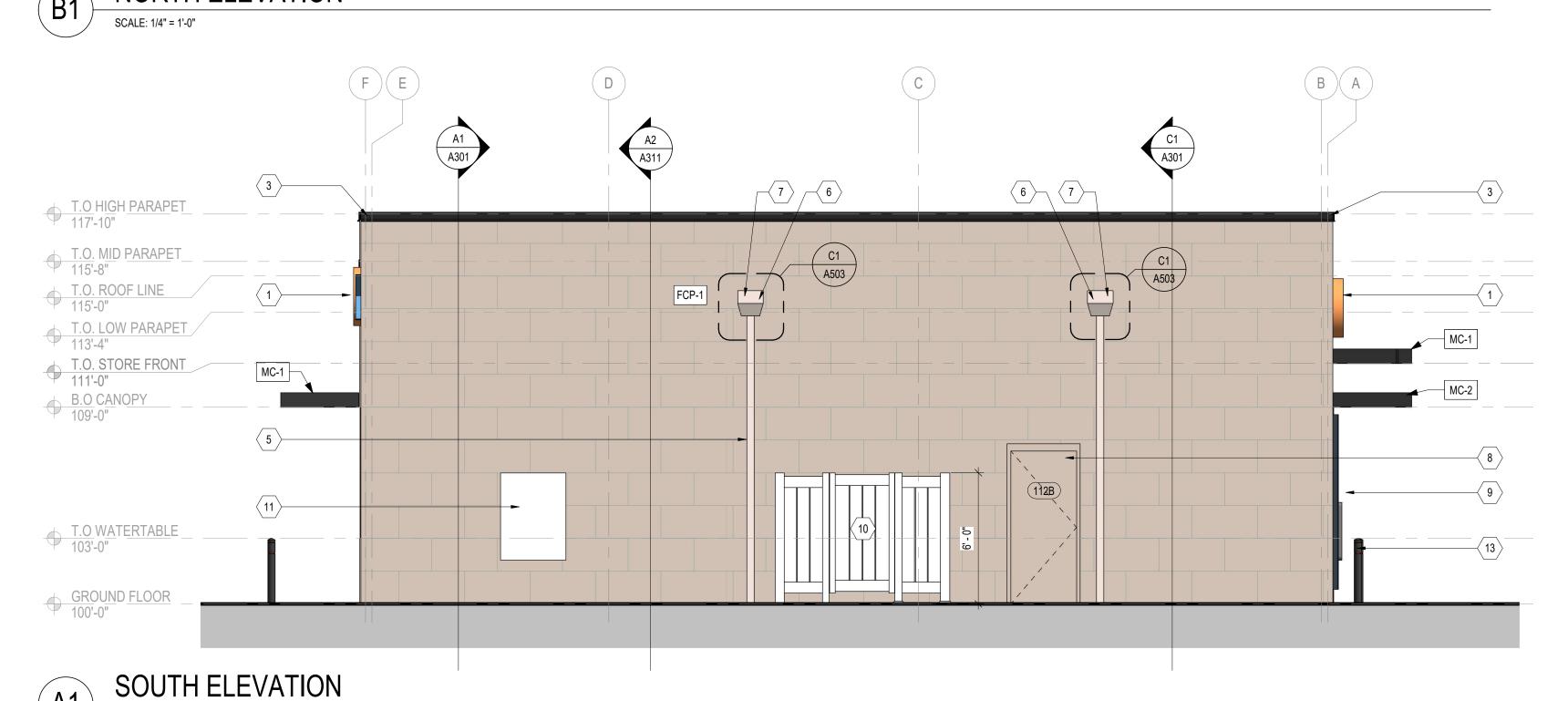
A. STRUCTURALLY DESIGNED ANCHORAGE DETAILS

B. INSTALLATION DETAILS C. INSTALLATION COMPONENTS

\sim 1	AZIN	\wedge			
	Λ / INI		('HE		—
GL	ALIIN	\mathbf{u}	UIIL	DUL	-L

TAG	DESCRIPTION	BASIS OF DESIGN
GL-1	1" TEMPERED INSULATED GLAZING UNIT	VITRO ARCHITECTURAL GLASS COLOR: SOLARBAN 70 LOW-E STARPHIRE ULTRA-CLEAR GLASS





EXTERIOR FINISH LEGEND

FIBER CEMENT PANEL (SANDSTONE): MATERIAL: FIBER CEMENT PANEL, AWP 1818 FINISH: INTEGRATED FINISH MANUFACTURER: NICHIHA SANDSTONE MASONRY SERIES COLOR: DESERT BEIGE

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MANUFACTURER: LAMINATORS, INC.; OMEGA LITE; 1 PIECE, TIGHT-FIT MOLDING INSTALLATION SYSTEM FINISH: INTEGRATED FINISH COLOR: KYNAR 500 BLACK



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METAL SOLID CANOPY (BLACK): MATERIAL: METAL PANEL, POWDER COAT FINISH MANUFACTURER: MASA ARCHITECTURAL CANOPIES PRODUCT: EXTRUDECK ALUMINUM FLAT SOFFIT SYSTEM COLOR: ANODIZED BLACK FEATURES: LIGHT TROUGH W/ LINEAR LED AND INTEGRAL DRAINAGE



<u>GLAZING:</u> MATERIAL : GLAZING FINISH: BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS COLOR: SOLARBAN 70 LOW-E STARPHIRE ULTRA-CLEAR GLASS

ELEVATION GENERAL NOTES

- . NICHIHA PANELS SHALL BE FIELD CUT TO TERMINATE AT 2" ABOVE FINISHED GRADE AND FOLLOW
- FINISHED GRADING. B. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER AND SIGNAGE VENDOR. SIGNAGE VENDOR TO DETERMINE EXACT MOUNTING LOCATIONS. PROVIDE IN-
- WALL BLOCKING OR STRAPPING PER SIGNAGE VENDOR REQUIREMENTS PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT, CONDUIT, GAS METER OR OTHER BUILDING MOUNTED ELEMENT TO MATCH THE SURFACE BEHIND, SUBMIT COLOR MATCHED PAINT TO ARCHITECT FOR
- D. G.C. TO PROVIDE FIELD MOCK-UP OF STONE & FIBER CEMENT PANEL SYSTEMS WITH ALL CONDITIONS PRESENT ON THE PROJECT INCLUDING BUT NOT LIMITED TO INSIDE CORNERS, OUTSIDE CORNERS, HORIZONTAL TERMINATIONS, ETC.



ELEVATION KEYED NOTES

- 24" HIGH ILLUMINATED BUILDING MOUNTED SIGNAGE BY OTHERS. REFER TO ELECTRICAL FOR POWER REQUIREMENTS. COORDINATE WITH PNC AND VENDOR(S). ALL CONNECTIONS, STRUCTURAL ENGINEERING, DETAILS, ETC., ARE SUPPLIED BY VENDOR.
- \langle 2 angle BLACK ANODIZED STOREFRONT SYSTEM.
- \langle 3 \rangle METAL COPING SYSTEM, COLOR TO MATCH MP-1.
- \langle 4 angle metal canopy as specified. See electrical sheets for coordination of canopy lighting.
- 5 4" X 4" PREFINISHED METAL DOWNSPOUT, CONNECT TO STORM UNDERGROUND. COLOR MATCH TO MP-1.
- \langle 6 \rangle PREFINISHED METAL CONDUCTOR BOX SMACNA DESIGN FIGURE 1-25F. COLOR MATCH TO MP-1.
- PREFINISHED METAL OVERFLOW SCUPPER PER SMACNA, OPENING SIZE 8"X8" WITH 2" TRIM. COLOR
- \langle 8 \rangle INSULATED HOLLOW METAL DOOR AND THERMALLY BROKEN FRAME TO BE PAINTED TO MATCH FCP-1
- \langle 9 \rangle DRIVE UP ATM & NIGHT DEPOSITORY SURROUND PROVIDED BY SIGNAGE VENDOR
- ⟨ 10 ⟩ TRASH ENCLOSURE SCREENING AS SPECIFIED
- √ 11

 ✓ MTS PANEL RE: ELECTRICAL
- \langle 12 \rangle ATM ILLUMINATED SIGNAGE BY OTHERS
- 3 36" HIGH SECURITY BOLLARD TO BE PRIMED AND PAINTED BLACK. PROVIDE & INSTALL PNC BLACK

3200 Southwest Freeway, Suite 3150 Houston, TX 77027 Phone: 713-914-4455, Fax: 713-914-0155

www.rsandh.com

Texas Registration Nos. BR 751*F-3401



PROJECT TITLE: PNC BANK WYLIE, TEXAS

PROJECT ADDRESS: 409 STATE HIGHWAY 78 WYLIE, TEXAS 75098

REVISIONS NO. DESCRIPTION

DATE

DATE ISSUED: 09/17/2025 **REVIEWED BY:** DRAWN BY: BO/AV **DESIGNED BY:** RS&H

PROJECT NUMBER: 2027-0368-220 © 2025 RS&H, INC



SHEET TITLE:

BUILDING ELEVATIONS

SHEET ID:

A202

PROJECT STATUS: 100% Permit Set

SCALE: 1/4" = 1'-0"



Wylie Planning & Zoning Commission

AGENDA REPORT

APPLICANT: Westwood

Department:	Planning	Item Number:	3
Prepared By:	Kevin Molina		
Subject			
Consider, and act upon, a	a Site Plan for Lot 1, Bloc	k 1 of Industrial Park for the develop	ment of an office/warehouse facility
Property located on 2.91	acres at 32 Steel Road.		
Recommendation			
	. 1		
Motion to <u>approve</u> as pr	esented.		

Discussion

OWNER: Steelwater Properties LLC

The applicant is proposing to develop an office/warehouse facility that measures 18,000 sq.ft. on Lot 1, Block 1 of Industrial Park on 2.91 acres located at 32 Steel Road.

The development is proposed to contain an existing plumbing company that offers services to both residential and commercial developments. The property is zoned Light Industrial (LI) and allows for the light industrial use by right.

The development is providing 27 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

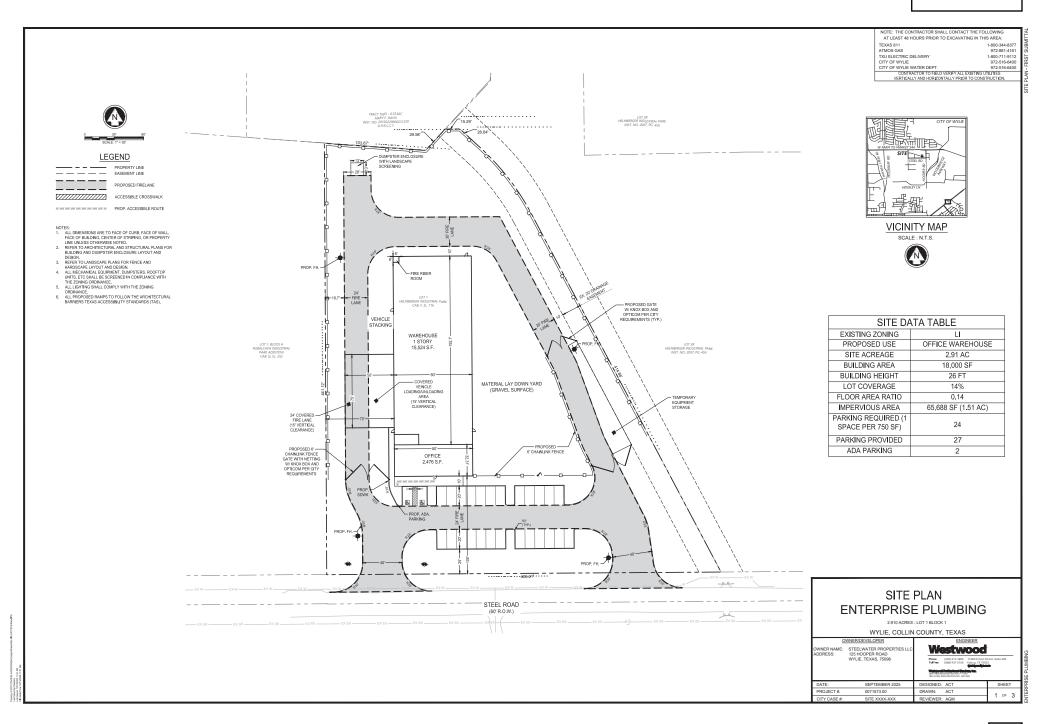
The site is proposing to have a material laydown yard on gravel surface to be fenced by a 6' tall chain link fence. The lay down yard will be used primarily to store pvc pipe on pipe racks.

The site is to be accessed by a fire lane that loops around the entire structure with two entrances from Steel Road. All gates surrounding the fire lane shall be in compliance with knox box and opticom requirements. The west side of the building provides a covered loading area for vehicles with a 15' vertical clearance.

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 50,487 sq.ft. of landscaping being 40% 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 and front parking area.

The structure's exterior material consists of stone veneer and metal panels. Entrances are emphasized with recessed architectural features and an awning. 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.



SECTION 32 84 00 - PLANTING IRRIGATION

PART 1 - GENERAL

11 SUMMARY

A. THIS SECTION INCLUDES PIPING, VALVES, SPRINKLERS, SPECIALTIES, CONTROLS, AND WIRING FOR AUTOMATIC CONTROL IRRIGATION SYSTEM

1.2 DEFINITIONS

- A. LATERAL PIPING: DOWNSTREAM FROM CONTROL VALVES TO SPRINKLERS, SPECIALTIES, AND DRAIN VALVES. PIPING IS UNDER PRESSURE DURING FLOW.
- B. IRRIGATION MAIN PIPING: DOWNSTREAM FROM POINT OF CONNECTION TO WATER DISTRIBUTION PIPING TO, AND INCLUDING, CONTROL VALVES. PIPING IS UNDER WATER-DISTRIBUTION-SYSTEM PRESS INF

- A. PRODUCT DATA: INCLUDE PRESSURE RATINGS, RATED CAPACITIES, AND SETTINGS OF SELECTED MODELS FOR THE FOLLOWING:
- 1. SYSTEM VALVES. 2 SDECIALTY VALVES
- 3. CONTROL-VALVE BOXES. 4 SDDINKI EDS
- 5. IRRIGATION SPECIALTIES

1.4 OHALITY ASSIDANCE

A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTINS AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. AND MARKED FOR INTENDED USE.

A. AS INDICATED ON THE DRAWINGS.

22 DIDES THRES AND EITTINGS

- A PVC PIPE: ASTM D 1785 PVC 1120 COMPOUND CLASS 200
- 1. PVC SOCKET FITTINGS, SCHEDULE 40: ASTM D 2466.

2.2 GENERAL DUTY VALVES

A. PVC BALL VALVES: MSS SP-122, NONUNION TYPE, WITH FULL-PORT BALL, SOCKET OR THREADED DETACHABLE END CONNECTORS, AND PRESSURE RATING NOT LESS THAN 150 PSIG.

2.4 SPECIALTY VALVES

- A PLASTIC AUTOMATIC CONTROL VALVES: MOLDED-PLASTIC BODY, NORMALLY CLOSED, DIAPHRAGM TYPE WITH MANUAL FLOW ADJUSTMENT, AND OPERATED BY 24-V AC SOLENOID.
- 1. MANUFACTURER AS INDICATED ON THE DRAWINGS.
- B. DRAINAGE BACKFILL: CLEANED GRAVEL OR CRUSHED STONE, GRADED FROM 3/4 INCH MINIMUM TO 1 INCH MAXIMI M

A. DESCRIPTION: PLASTIC HOUSING AND CORROSION-RESISTANT INTERIOR PARTS DESIGNED FOR UNIFORM COVERAGE OVER ENTIRE SPRAY AREA INDICATED, AT AVAILABLE WATER PRESSURE.

1. MANUFACTURER AS INDICATED ON THE DRAWINGS.

26 AUTOMATIC/CONTROL SYSTEM A. MANUFACTURER AS INDICATED ON THE DRAWINGS

3.1 EARTHWORK

- A. INSTALL PIPING AND WIRING IN SLEEVES UNDER SIDEWALKS AND PAVING PER THE DRAWINGS. B. PROVIDE MINIMUM COVER OVER TOP OF UNDERGROUND PIPING ACCORDING TO THE FOLLOWING:
- 1. IRRIGATION MAIN PIPING: MINIMUM DEPTH OF 18 INCHES.
- 2. LATERAL PIPING: 12 INCHES.
- 3. SLEEVES: 18 INCHES.
- C. PLACE AND COMPACT INITIAL BACKFILL OF SATISFACTORY SOIL, FREE OF PARTICLES LARGER THAN 1 INCH IN ANY DIMENSION, TO A HEIGHT OF 12 INCHES OVER THE LATERAL AND MAINLINE PIPES. PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL TO FINAL SUBGRADE

3.2 PIPING APPLICATIONS

- A. UNDERGROUND IRRIGATION MAIN PIPING: AS INDICATED ON PLANS, SOCKET FITTINGS; AND SOLVENT-CEMENTED JOINTS PER THE DRAWINGS.
- B. LATERAL PIPING: CLASS 200 PVC PIPE AND SOCKET FITTINGS PER THE DRAWINGS AND DETAILS.
- C. SLEEVES: CLASS 200 PVC PIPE AND SOCKET FITTINGS; AND SOLVENT-CEMENTED JOINTS.

3.3 VALVE APPLICATIONS

2.4 INSTALLATION

- A. INSTALL PIPING FREE OF SAGS AND BENDS.
- B. INSTALL GROUPS OF PIPES PARALLEL TO EACH OTHER. SPACED TO PERMIT VALVE SERVICING.
- C. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS.
- D. INSTALL UNIONS ADJACENT TO VALVES AND TO FINAL CONNECTIONS TO OTHER COMPONENTS. E. LAY PIPING ON SOLID BASE, LINIFORMLY SLOPED WITHOUT HUMPS OR DEPRESSIONS.
- F. CONTROL VALVES: INSTALL IN CONTROL-VALVE BOX.
- G. FLUSH CIRCUIT PIPING WITH FULL HEAD OF WATER AND INSTALL SPRINKLERS AFTER HYDROSTATIC TEST IS COMPLETED.
- H. LOCATE SPRINKLER HEADS TO MAINTAIN A MINIMUM DISTANCE OF 2 INCHES FROM PAVED SURFACES.
- I. INSTALL FREESTANDING CONTROLLERS ON PRECAST CONCRETE BASES PER THE DRAWING.
- I INSTALL CONTROL CABLE IN SAUE TRENCH AS INFORMATION PIPM ON AT LEAST 2 INCHES BELOW OR BESIDE PIPMS. PROVIDE CONDUCTORS OF SIZE NOT SMALLER THAN RECOMMENDED BY CINCROLLER MANUFACTURER. INSTALL CABLE IN SEPARATE SLEEVE UNDER PAVED AREAS IF IRRIGATION PIPMS IS INSTALLED IN SLEEVE.

3.5 FIELD QUALITY CONTROL

- A. PERFORM THE FOLLOWING FIELD TESTS AND INSPECTIONS AND PREPARE TEST REPORTS
- LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
- OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
- TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
- B. REMOVE AND REPLACE UNITS AND RE-INSPECT AS SPECIFIED ABOVE.

- A ADJUST SETTINGS OF CONTROLLERS
- B. ADJUST AUTOMATIC CONTROL VALVES TO PROVIDE FLOW RATE OF RATED OPERATING PRESSURE REQUIRED FOR EACH SPRINKLER CIRCUIT.
- C. ADJUST SPRINKLERS SO THEY WILL BE FLUSH WITH, OR NOT MORE THAN 1/2 INCH ABOVE, FINISH GRADE

END OF SECTION 32 84 00

SECTION 32 92 00 - TURF AND GRASSES

DART 1 - GENERAL

A. SECTION INCLUDES

1.2 DEFINITIONS

- A FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL
- B. PLANTING SOIL: NATIVE OR IMPORTED TOPSOIL, MANUFACTURED TOPSOIL, OR SURFACE SOIL MODIFIED TO BECOME TOPSOIL; MIXED WITH SOIL AMENDMENTS.
- C. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION. OR TOP SURFACE OF A FILL OR BACKFILL IMMEDIATELY BENEATH PLANTING SOIL.
- D. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE

1.3 SUBMITTALS

- A. CERTIFICATION OF SOD SOURCE.
- B. SOIL TEST RESULTS.

1.4 QUALITY ASSURANCE

- A. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN PLANTING IS IN PROGRESS.
- B. TOPSOIL ANALYSIS: CONTRACTOR SHALL FURNISH SOIL ANALYSIS FROM (2) LOCATIONS OF STOCKPILED EXISTING TOPSOIL TO BE RE-USED ON SITE. IF IMPORTED TOPSOIL IS PROPOSED, A SOIL ANALYSIS SHALL BE PROVIDED FROM THE SOURCE MATERIAL AS WELL. TEST SHALL BE PERFORMED BY A QUALIFIED SOIL-TESTING LABORATORY, SUCH AS THE TEXAS A&M
- TEST TYPE: REPORT SUITABILITY OF TOPSOIL FOR TURE GRASS. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY TOPSOIL.

- INITIAL LAWN MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN PART.3. BEGIN MAINTENANCE MAINTENANCE MAINTENANCE MAINTENANCE AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT FOR NOT LESS THAN THE POLLOWING PERIODS:
- 1. SODDED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION

DART 2 - PRODUCTS

1. SOD PER THE PLANTING SCHEDULE.

- A. TOPSOIL: ON SITE SOIL, STRIPPED PRIOR TO MASS GRADING, OR IMPORTED MEETING CRITERIA
- 1. CLEAN SURFACE SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. IF STRIPPED TOPSOIL IS INSUFFICIENT IN QUANTITY OF QUALITY, THE CONTRACTOR SHALL IMPORT, AT NO ADDITIONAL EXPENSE, SUFFICIENT SOILS TO BRING THE SITE GRADES TO THE REQUIRED ELEVATIONS.

COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8: MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH-INCH SEVE; SCULIBLE SALT CONTENT OF 5 TO 10 DECISEMENSM. LIVING EARTH COMPOST OR APPROVED EQUAL.

PART 3 - EXECUTION

3.1 LAWN PREPARATION

- A. NEWLY GRADED TOPSOIL: FINISH GRADE BY REMOVING STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
- B. SOD AREAS: APPLY FERTILIZER IN RECOMMENDED RATES FROM SOIL TEST, THEN TILL INTO 3' EXISTING SOIL TO PREPARE TURF AREAS.

- E. BEFORE PLANTING, RESTORE AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH

A. SOD: ROLL SOD OVER THE AREAS IDENTIFIED ON THE PLANS WITH STAGGERED JOINTS. USE A

3.3 LAWN MAINTENANCE

- AMAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, RE-GRADE, AND REPLANT BARE OR ERODED AREAS AND REMILED IT OF PRODUCE A UNIFORMLY SMOOTH LAWN. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.
- B. MOW SOD FOR MAINTENANCE. MOW LAWN ONE TIME AS SOON AS TOP GROWTH IS TALL

- A. SATISFACTORY SOD: FULLY ROOTED, EVENLY COLORED SOD WITHOUT VISIBLE SOD JOINTS THAT HAS BEEN MOWED AT LEAST TWICE.
- B. USE SPECIFIED MATERIALS TO REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY

END OF SECTION 32 92 00

SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

- A SECTION INCLUDES
- 1. TREES. 2. SHRUBS
- 3. PERENNIALS 4. BARK MULCH
- 12 DEFINITIONS
- A. BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN
- B. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.
- C. PLANTING SOIL: NATIVE OR IMPORTED TOPSOIL, MANUFACTURED TOPSOIL, OR SURFACE SOIL MODIFIED TO BECOME TOPSOIL; MIXED WITH SOIL AMENDMENTS.
- D. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION, OR TOP SURFACE OF A FILL OR BACKFILL, BEFORE PLACING PLANTING SOIL. E. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE LACK OF ORGANIC MATTER AND SOIL ORGANISMS.

13 SUBMITTALS

- A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

14 OHALITY ASSURANCE

- A INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN PLANTING IS IN PROGRESS.
- B. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI 260.1, "AMERICAN STANDARD FOR MILIPSEDY STOCK"

1.5 DELIVERY, STORAGE, AND HANDLING

- DELIVERY, STORMAGE, WIND ORNOLLING.

 A DO NOT PRINE TREES BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SIAN SCALD, DRYNING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYNING DAMAGE. DO NOT BERN OF BROTHET FIRES OF SHRINLIS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERNO OF EXTERIOR PLAYES DURING DELIVERY. OO NOT DROP CHETERIOR PLAYES DURING DELIVERY.
- C. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

- A. SPECIAL WARRANTY: INSTALLER'S STANDARD FORM IN WHICH INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
- 1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- a. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE. NEGLECT. ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL
- b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER
- 2. WARRANTY PERIODS FROM DATE OF SUBSTANTIAL COMPLETION: a. TREES AND PLANTS: ONE YEAR.

1.7 MAINTENANCE SERVICE

- A INTIAL MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE, INSTALLER, MAINTAIN, AS REQUIRED IN PARTI3. BEGIN MAINTENANCE MAINEAURED AFTER EACH, AREA IS PLANTED AND CONTINUE UNIT, PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED, BUT FOR NOT LESS THAN MAINTENANCE PERIOD BELOW.
- MAINTENANCE PERIOD FOR TREES AND PLANTS: THREE MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.

DART 2 - DRODUCTS

2.1 TREE AND PLANT MATERIAL

- A GENERAL FUNISH NUISERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI ZEO.1 WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNNING PROVIDE WELL-BAMPED, PLLUT RRANGHED, HEALTHY VOOROUS STOCK FREE OF DESERSE, INSECTS, EGOS, LAKIVAE, AND DEFECTIS SUCH AS KNOTS, SUIN SCALD, INJURIES, ABRASIONS, AND DISFOURCEMENT.
- B. ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI 260.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- PROVIDE CONTAINER-GROWN TREES OR B&B PER PLANTING SCHEDULE.
- D. PLANT SIZES INDICATED ON DRAWINGS ARE SIZES AFTER PRIJNING

A TOPSOIL CREATED WITH COMPOST BLENDED TO EXISTING SOILS. CLEAN SURFACE SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH

- 2.3 ORGANIC SOIL AMENDMENTS A. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 1-INCH SIEVE; SOLUBLE SALT CONTENT OF \$ TO 10 DECISIEMENSM.
- 1. LIVING EARTH OR APPROVED EQUAL.

2.4 MULCHES A. ORGANIC MULCH: FINELY GROUND OR SHREDDED CEDAR BARK

2.5 PLANTING SOIL MIX A PLANTING SOIL MIX: MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

1. PER DRAWING DETAILS.

PART 3 - EXECUTION

- 3.1 PLANTING BED ESTABLISHMENT A. PER 2.5A. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S
- B. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.

3.2 TREES AND PLANTS

- A EXCAVATION OF PITS AND TRENCHES: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. DO NOT FURTHER DISTURB BASE. SCARIFY SIDES OF PLANT PIT SMEARED OR SMCOTHED DURING EXCAVATION. 1. EXCAVATE PER PLANS AND DETAILS.
- B. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI 260.1. C. STOCK WITH ROOT BALLS: SET TREES AND PLANTS PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ROOT BALL 1 INCH ABOVE ADJACENT FINISH GRADES.

- CONTAINER GROWN: CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.
- D. ORGANIC MULCHING: APPLY 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

A REMOVE ONLY DEAD DYING OR BROKEN BRANCHES. DO NOT PRINE FOR SHAPE

3.4 PLANTING BED MULCHING

MULCH BACKFILLED SURFACES OF PLANTING BEDS AND OTHER AREAS INDICATED. IN THE DETAILS WITH BARK, DECOMPOSED GRANITE OR DECORATIVE GRAVEL AS INDICATED.

- A TREE AND PLANT MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP AND PLANTS FREE OF INSECTS AND
- GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIMEE PLANTINGS.
- C. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

MINIMUM 5' UNOBSTRUCTED CLEARANCE AROUND FDC AND ALL FIRE HYDRANTS.

INTERIM REVIEW THESE DOCUMENTS ARE INTENDED FOR INTEREM REVIEW CONLY AND NOT FOR RECOGNITION APPROVING PERMITTING, OR CONSTRUCTION RECESTERED LANCSCAPE ARCHITECT TROOK A. BOLMER TONG REGISTRATION NUMBER 2225

OWNER BOB LADD LADD HOLDINGS, LLC 2727 ROUTH ST, DALLAS, TX 75201

ENGINEER: AARON GRAVES WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400. FRISCO TX 75033

LANDSCAPE ARCHITECT: TRICIA WOLIVER WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET SHITE 400 FRISCO TX 75033

10/13/2025 SITE PLAN RESUBMITTAL 09/22/2025 SITE PLAN SUBMITTAL NO. DATE REVISION Westwood IBPELS SURVEYING FIRM NO. 10074 LANDSCAPE SPECIFICATIONS **ENTERPRISE PLUMBING**

32 STEEL ROAD

DESIGN DRAWN DATE SCALE NOTES

OCT AS 2025 SHOWN

CITY OF WYLIE, COLLIN COUNTY, TEXAS

FILE

NTH WW FILE: 0071573.00

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TREE PRESERVATION LEGEND

AREA FOR EXISTING TREES

TREE PROTECTION SENCE



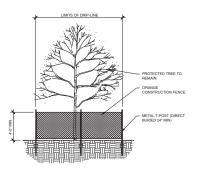
TREE MITIGATION NOTES

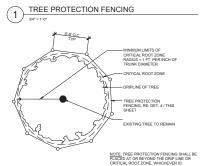
1 CERTIFIED ARRORIST

- AS SHALL BE APPROVED BY OWNER AND MUST BE ISA CERTIFIED. ARBORIST TO PROVIDE DIRECTION FOR THEE PRESERVATION, AS WELL AS, DOCUMENTING CERTIFIED ARBORIST TO CONFER WITH OWNERS ARBORIST TO PROPERLY PRESERVE TREE. IN CASE OF DISCREPANCY BETWEEN ARBORISTS TO THE PROPERLY PRESERVE TREE. IN CASE OF DISCREPANCY BETWEEN ARBORISTS THE PRIOR TO SO DO MUST WIST SITE. TO NOTE ALL THEE PRESERVATION PARAMETERS, MUST BE ONSITE OWNER DURNATION OF THE CONTRACT WHERE WORK PREVAGED FOR PROPERLY OF THE CONTRACT WHERE WORK PREVAGED FOR PROPERLY OF THE CONTRACT.
- 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 DURING PRE-CONSTINUCTION, TREES ARE REMOVED SHOULD BE REMOVED AND REMOVED SHOULD BE REMOVED BY THIS REMOVED ROOT SYSTEMS HEAVY EQUIPMENT SHALL NOT ENCOGNO! ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR TOHER 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 SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.
- GROUND OI INSTEAD OF SOINS HEAVY ELOPMENT.

 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 EURSTIME SILLOMISKS, MAUKAWAYS, AMD ROADS BY CONSTRUCTION FENCE OR CHAINLING FENCE SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED SHORE FROM ALL DIDECTIONS, ALOND SPANISH SHALL BE PLACED SHORE FROM ALL DIDECTIONS, AND SPANISH SHALL BE PLACED SHORE FROM ALL DIDECTIONS, AND SPANISH SHALL BE PLACED SHARL FROM ALL DIDECTIONS, AND SHALL BE MAINTAINED THROCHOUT ALL PHAKES OF THE CONSTRUCTION PROJECT. EROSION AND SEDMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN AN EMBRY WHICH DOES NOT REGULT IN SOIL BILLOW WHITHIN THE TEED OFF LINE APPLY 4 ROYLES OF THE STRESS AND REDUCE MAINTENANCE.
- STRESS AND REDUCE MANTEHANCE.

 C WHERE ELOCAL/MONS ARE PREFORMED WITHIN THE ROOT ZONE OF TREES, TRENDINGS SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL SORRE, OR BY AIR SPADING, BAGOOIGES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF ENDRESS AND AIR STREET OF THE POINT OF TH
- 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 EQUIPMENT L'ELAMOSTICUIT DIVENTE VI EQUIPMENT SYNULE E L'ELAMOST OR OTHER L'IQUIDS 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 VEHICULAR TRAFFIC NO VEHICULAR ANDOR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TRAFF PLACE WITHIN THE LIMITS OF THE TRAFFIC OR PARKING SHALL TRAFFIC SHALL 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
- 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
- 4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDINS BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOSTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANGSCAPE ARCHITECT.
- 5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF PRAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF PRAINFALL MAIO RIRIGATION.
- 6. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN.
 CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING





TREE PROTECTION FENCING - PLAN VIEW



SCALE : N.T.S.

OWNER BOBLADD LADD HOLDINGS, LLC 2727 ROUTH ST, DALLAS, TX 75201

ENGINEER: AARON GRAVES WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400, FRISCO TX 75033

LANDSCAPE ARCHITECT: TRICIA WOLIVER WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET SHITE 400 FRISCO TX 75033





CITY OF WYLIE, COLLIN COUNTY, TEXAS

FILE

DATE SCALE NOTES

OCT AS 2025 SHOWN

DESIGN DRAWN NTH WW FILE: 0071573.00

NTH

NO.

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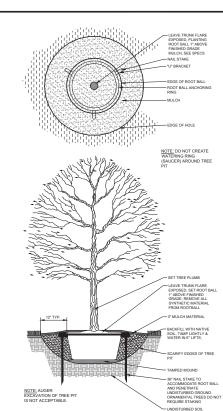
PLANT SCHEDULE BOTANICAL / COMMON NAME SYMBOL CODE QTY SIZE/COND. REMARKS TREES . 3" CAL. SINGLE, STRAIGHT LEADER, MATCHING QUERCUS SHUMARDI 3" CAL. TAXODIUM ASCENDENS 3" CAL. SINGLE, STRAIGHT LEADER, MATCHING ULMUS CRASSIFOLIA CEDAR ELM SINGLE, STRAIGHT LEADER, MATCHING 3" CAL. SYMBOL CODE QTY BOTANICAL / COMMON NAME SIZE SPACING REMARKS SHRUBS $\langle \cdot \rangle$ ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY FULL, MATCHING, 3' HEIGHT AT PLANTING 5 GAL 48" o.c. FULL. MATCHING. 3' HEIGHT AT (3) 5 GAL 48" o.c. LC 'COMPACTA' DWARF TEXAS SAGE SOLID. ROLLED TIGHT, SAND FILLED CYNODON DACTYLON BERMUDA GRASS SOD JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
1	RIVER ROCK	500 SF	5/L2.00
<u>a</u>	STEEL EDGING	322 LF	4/L2.00

PLANTING GENERAL NOTES

- 1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE
- 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.
- 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.
- ALL PLANT MATERIALS SHALL MEET ANSI 760 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
- 8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

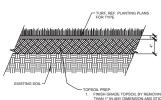


PLANTING SOIL IN SHRUB BEDS:

1. EXCAVATE EXISTING SOILS 4" BELOW ADJACEDT CURB OR SIDEWALK

2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL

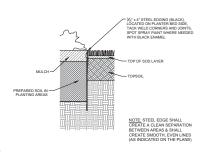
3. ADD 3" MULCH AFTER PLANTING



PSOIL PREP: 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 OWNERS PROPERTY. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTI-INSTALL SOD AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE.

TYP. SHRUB PLANTING





UPTRUN 2" AT SIDES AND ENDS

STEEL EDGING AT PLANTING

(5)	RIVER COBBLE AT TR	E
(3)	1" = 1'-0"	

LANDSCAPE REQUIREMENTS - CITY OF WYLIE							
PROJECT: ENTERPRISE PLUMBING							
ZONING; LIGHT INDUSTRIAL							
TOTAL LOT AREA: 126,621 SF (2.91 ACRES)							
LANDSCAPE DESIGN REQUIREMENTS (BASE STANDARD AND DESIRAL	BLE (4 OF 8 SUGGESTED REQUIRED)						
ALL BASE STANDARDS TO BE MET WITH AND ADDITIONAL 4 OF 8 DESIRE	EABLE STANDARDS REQUIRED						
LANDSCAPING IN REQUIRED YARDS	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS			
MIN. 10% OF SITE IS LANDSCAPE.	126,621 SF X .1 = 12,621.1 SF	12,622 SF (10%)	50,487 SF (40%)				
LANDSCAPE REQUIRED IN FRONT YARD, AND IN SIDE AND REAR YARDS THAT ARE ADJACENT TO/ACROSS THE STREET FROM RESIDENTIAL.		YES	YES				
DESIREABLE: LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.	126,621.1 SF X .2 = 25,324.2 SF	25,325 SF (20%)	50,487 SF (40%)	DESIREABLE STANDARD 1 OF 4			
LANDSCAPING IN PARKING LOTS	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS			
SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SF OF LANDSCAPING PER SPACE.	50 SF X 29 SPACES= 1,450 SF	1,450 SF	2,176 SF				
NO PARKING SPACES FURTHER THAN 60' FROM LANDSCAPED AREA.		YES	YES				
DESIREABLE: LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF PER SPACE.	1,450 SF X.1 = 145 SF 145 SF +14,50 SF = 1,595 SF	1,595 SF (10%)	2,176 SF	DESIREABLE STANDARD 2 OF 4			
DESIRABLE: PARKING LOTS WITH NO SPACE FURTHER THAN 40' FROM LANDSCAPED AREA.		YES	YES	DESIREABLE STANDARD 3 OF 4			
VISUAL SCREENING	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS			
STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT AT PLANTING		YES	YES				
ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA	207 LF / 20 = 10.35 TREES	11 TREES	11 TREES	REFER TO ORNAMENTAL TREES			
LANDSCAPING STREET FRONTAGES	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS			
MIN. 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPE BUFFER. MIN. 10" WIDTH	37,712.5 SF X.5 = 18,856.25 SF	18,857 SF (50%)	21,914 SF (58%)	12' BUFFERYARD			
ONE 3" CAL. TREE IN GROVES OR BELTS AT 30-40" SPACING		YES	YES				
DESIREABLE: INCREASE MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%	10' X .2 = 2'	12' BUFFER	YES	DESIREABLE STANDARD 4 OF 4			

CANOPY TREE W/ UNDERGROUND STAKES

3/4" = 1'-0"

BOBLADD LADD HOLDINGS, LLC 2727 ROUTH ST, DALLAS, TX 75201

ENGINEER: AARON GRAVES WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400, FRISCO TX 75033

LANDSCAPE ARCHITECT: TRICIA WOLIVER
WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET SHITE 400 FRISCO TX 75033

2	10/13/2025	SITE PLAN RESUBMITTAL		
1	09/22/2025	SITE PLAN SUBMITTAL		
NO.	DATE	ISSUE		
NO.	DATE	REVISION		
Westwood 11000 FRISCO STREET, SUITE 400 FRISCO, TX 75033 TI. 469.213.1600 TRPCLS FRINCERNO FRIN NO. 11756 TRPCLS SURVEYING FRIM NO. 10074301				
PLANTING NOTES AND SCHEDULE				

INTERIM REVIEW

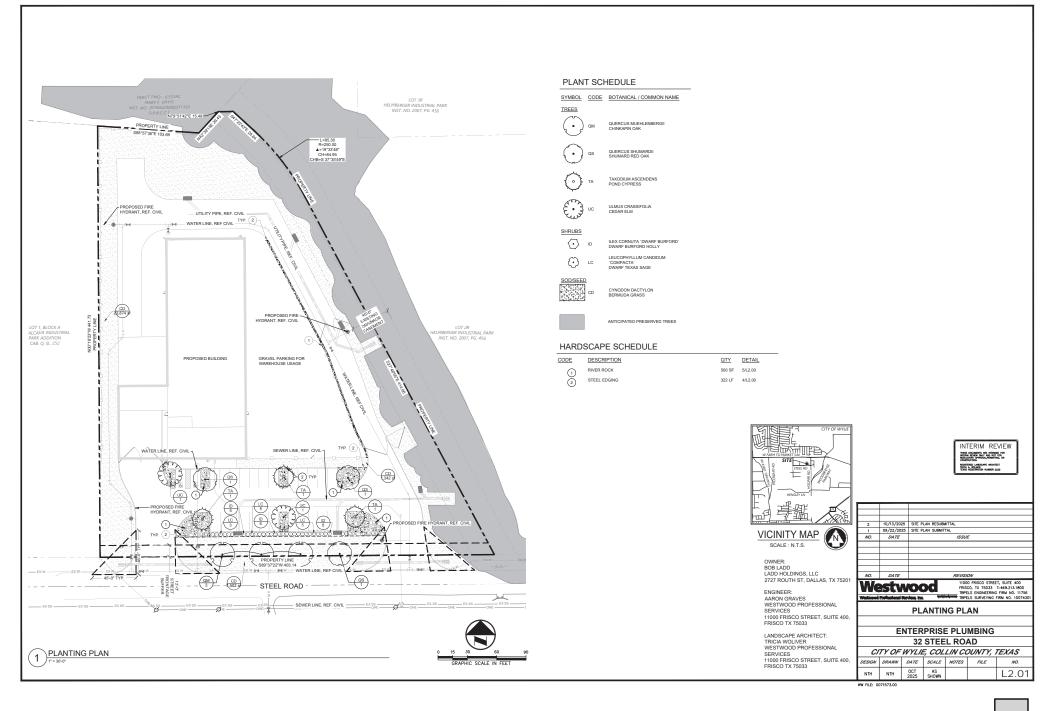
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVEW ONLY AND NOT FOR RECELLATION' APPROVAL PERMITTING, OR CONSTRUCTION.

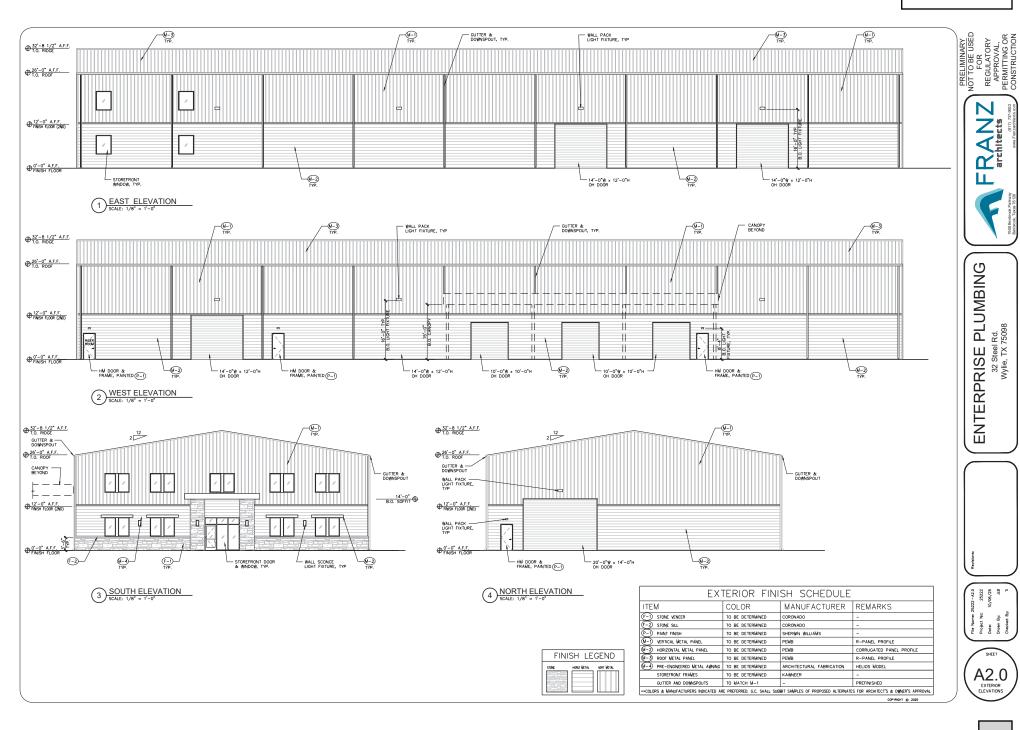
RECORTERED LANGUAGE ARCHITECT TECH A. BOLMER TEMS RECUSTAVION NUMBER 2225

ENTERPRISE PLUMBING

32 STEEL ROAD CITY OF WYLIE, COLLIN COUNTY, TEXAS DATE SCALE NOTES DESIGN DRAWN FILE NO. OCT 2025 L2.00 NTH NTH

WW FILE: 0071573.00







Wylie Planning & Zoning Commission

AGENDA REPORT

APPLICANT: Greenlight Studio LLC

Department:	Planning	Item Number:	4
Prepared By:	Kevin Molina		

Subject

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**).

Recommendation

Motion to recommend (approval, approval with conditions or disapproval) as presented.

Discussion

OWNER: OASIS WYTX Development LLC

The applicant is requesting a Special Use Permit (SUP) on one acre to allow for a 4,880 square foot automobile repair development generally located at 990 N State Highway 78. The current zoning is Commercial Corridor (CC) and the Special Use Permit is needed to allow for an automobile minor repair use.

The Special Use Permit is requesting to allow for service and loading areas to face State Highway 78. In an effort to address this concern, 33.8% of the site is landscaped with trees and shrubs planted along the street frontage. There is also additional landscaping provided near the parking areas and adjacent to the main structure. This is a 13.8% increase over the typical required 20% landscaping requirement.

The development proposes to construct a firelane access easement that loops around the entire structure with access to State Highway 78. A plat which dedicates utility and fire lane easements shall be required prior to any Certificate of Occupancy being approved.

The development is providing 17 parking spaces with one being ADA accessible which is in compliance with the parking requirements of the Zoning Ordinance.

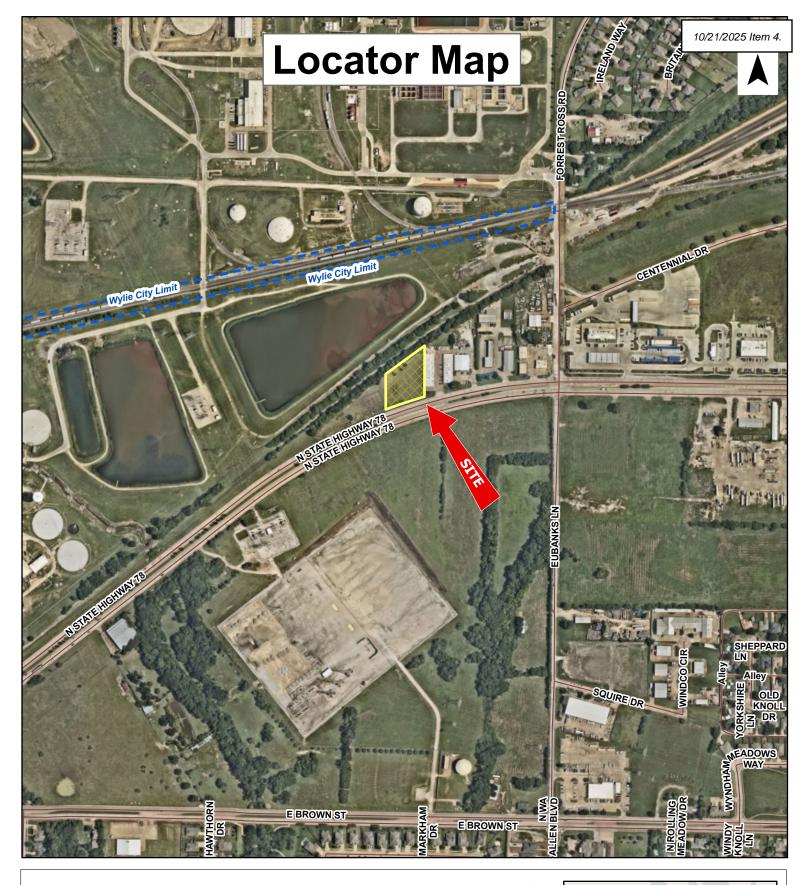
The structure's exterior material is generally composed of EIFS and metal paneling. The entrances are emphasized with architectural offsets, alternating building material and a metal awning. Four service bays are being proposed.

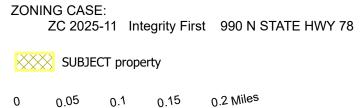
If approved, the zoning exhibit shall serve as the site plan for the automobile repair development.

The adjacent property to the north is zoned Heavy Industrial and owned by the North Texas Municipal District. The development to the east is zoned Commercial Corridor and contains a Pawn Shop. The property to the south is owned by Oncor Electric Delivery Company. There is an existing automobile repair minor use within 150' feet of this proposed use located at 1050 N state Highway 78

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to eight property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request.			

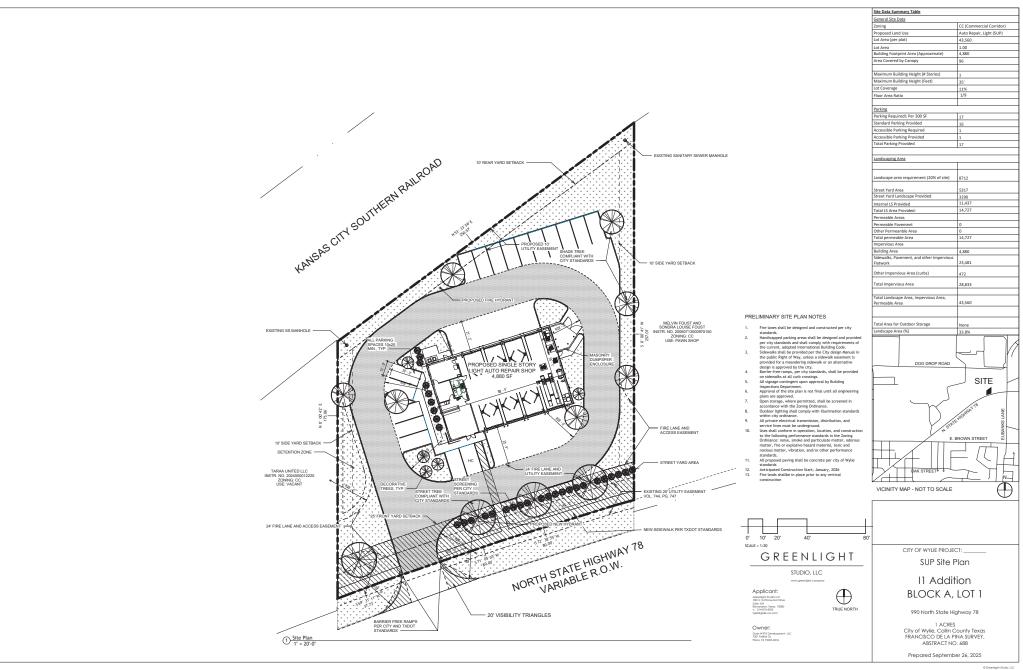








Date: 9/23/2025





33









GREENLIGHT

STUDIO, LLC

Applicant: Greenlight Studio LLC 100 N. Cottonwood Drive Suffe 104 Richardson Texas 75080

Owner:
Ocali WITX Development LLC
7001 Falkisk Dr.

CITY OF WYLIE PROJECT: ___

Color Renderings

11 Addition BLOCK A, LOT 1

990 North State Highway 78

1 ACRES City of Wylie, Collin County Texas FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688

Prepared August 22,2025

© Greenlight Studio,

Integrity First Auto

EXHIBIT "C"

Conditions For Special Use Permit

I. PURPOSE:

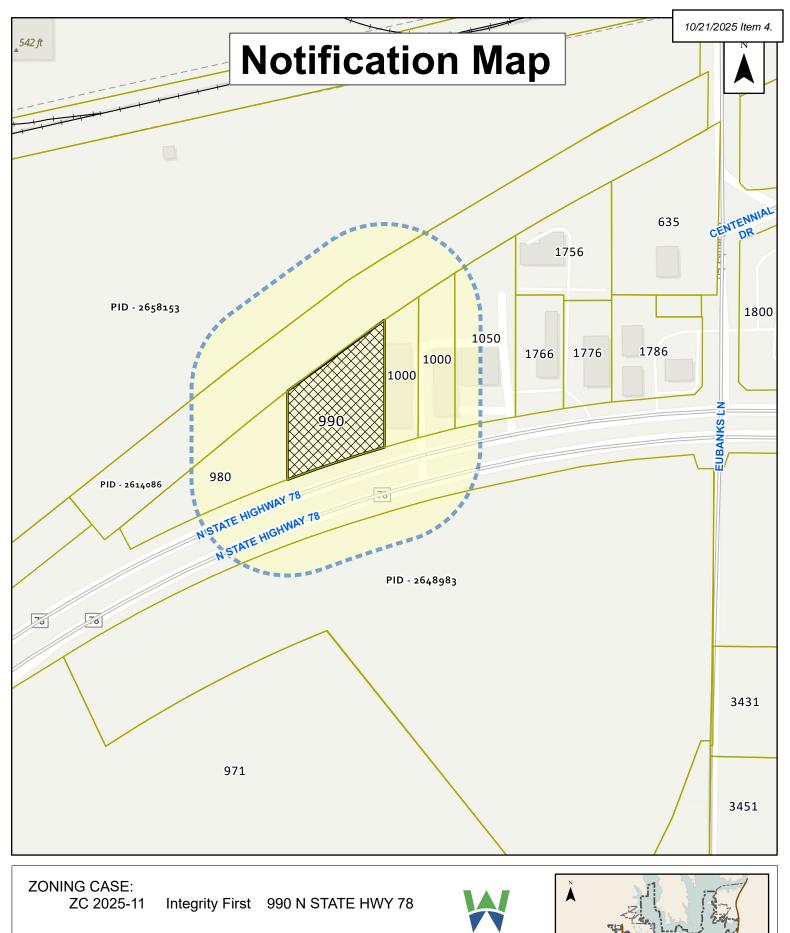
1. The purpose of this Special Use Permit is to allow for an automobile repair minor use within the Commercial Corridor district.

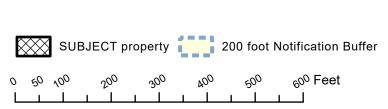
II. GENERAL CONDITIONS:

- This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
- 2. The design and development of the Integrity First Auto development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

- 1. This Special Use Permit shall allow for an automobile repair minor use within the Commercial Corridor district.
- 2. This Special Use Permit shall allow for service and loading areas to be visible from State Highway 78 with landscaping in accordance with Zoning Exhibit "B".
- 3. The zoning exhibit (Exhibit B) shall serve as the Site Plan for the Integrity First Auto development. Approval of the Special Use Permit shall act as site plan approval.











Wylie Planning & Zoning Commission

AGENDA REPORT

Department:	Planning	Item Number:	5
Prepared By:	Kevin Molina		

Subject

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).

Recommendation

Motion to recommend (approval, approval with conditions or disapproval) as presented.

Discussion

OWNER: WYLIE SHOPS BY SLATE & BUSINESS PARK LLC Quiddity

APPLICANT:

The applicant is requesting to amend Planned Development 2022-38 on 7.789 acres to revise the allowed light industrial development of Lot 6 Block A of Woodlake Village, generally located on 4.737 acres at 1820 N State Highway 78.

The purpose of this request is to change the allowed development on Lot 6 from Warehouse distribution to an office/warehouse development. This will allow the development of small user flex space. The 'urban garages' concept is for marketing and aesthetics and not intended for storage or vehicular use. For example, current users in already developed spaces include an athletic trainer and a photography studio.

The Planned Development also sets a parking ratio requirement of 1 space for every 400 square feet for the light industrial development.

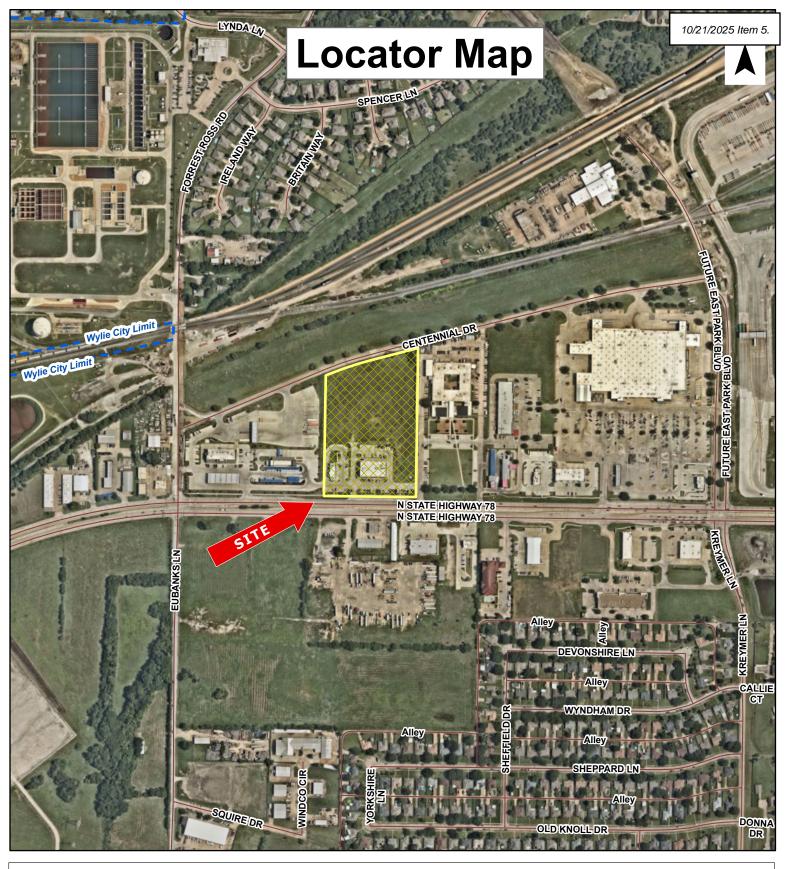
The proposal includes the development of four buildings to be accessed from Centennial Drive and from driveway connections that provide access to State Highway 78. The total building area is 79,892 square feet with 222 parking spaces being provided with 7 being ADA accessible. The presented plan is conceptual in nature, if zoning is approved a site plan and amended plat will be required prior to engineering and building permitting.

No other modifications are being made with the Planned Development Amendment.

The properties adjacent to the subject property are zoned commercial to the south, west, and east and light industrial to the north. To the south across SH78 are various commercial uses, to the west is a fueling station, to the east is the City of Wylie Public Safety Building, and to the north is vacant property adjacent to the railroad.

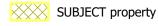
The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to fourteen property owners within 200 feet as required by state law. At the time of posting no responses were received in favor or in opposition to the request.





ZC 2025-13 Urban Garages 1820 N STATE HWY 78



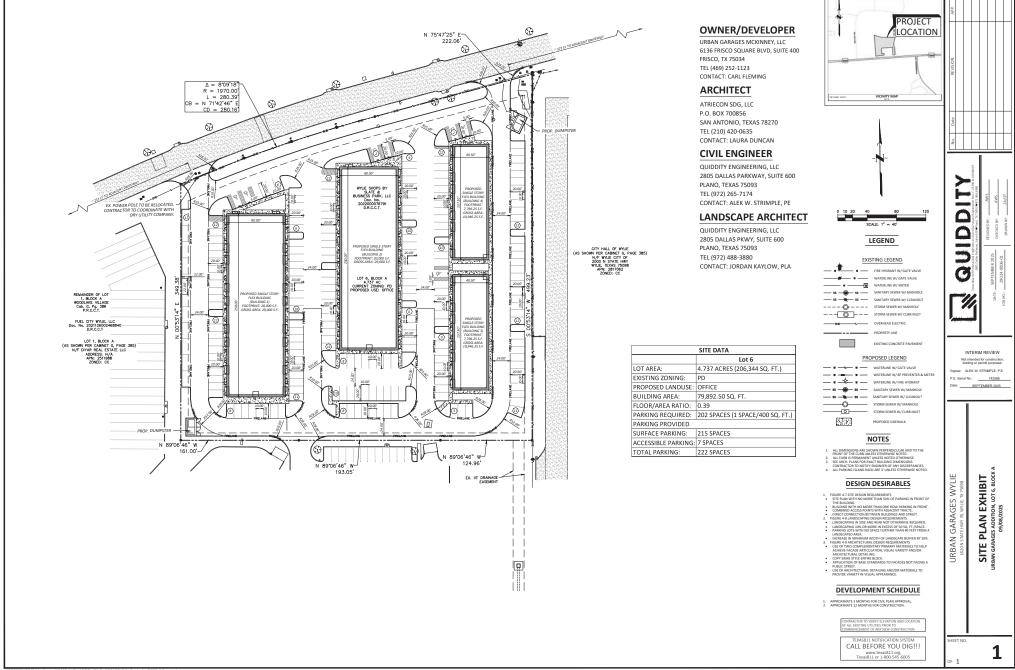
0 0.05 0.1 0.15 0.2 Miles



Date: 9/29/2025

COMPILED BY: G STAFFORD





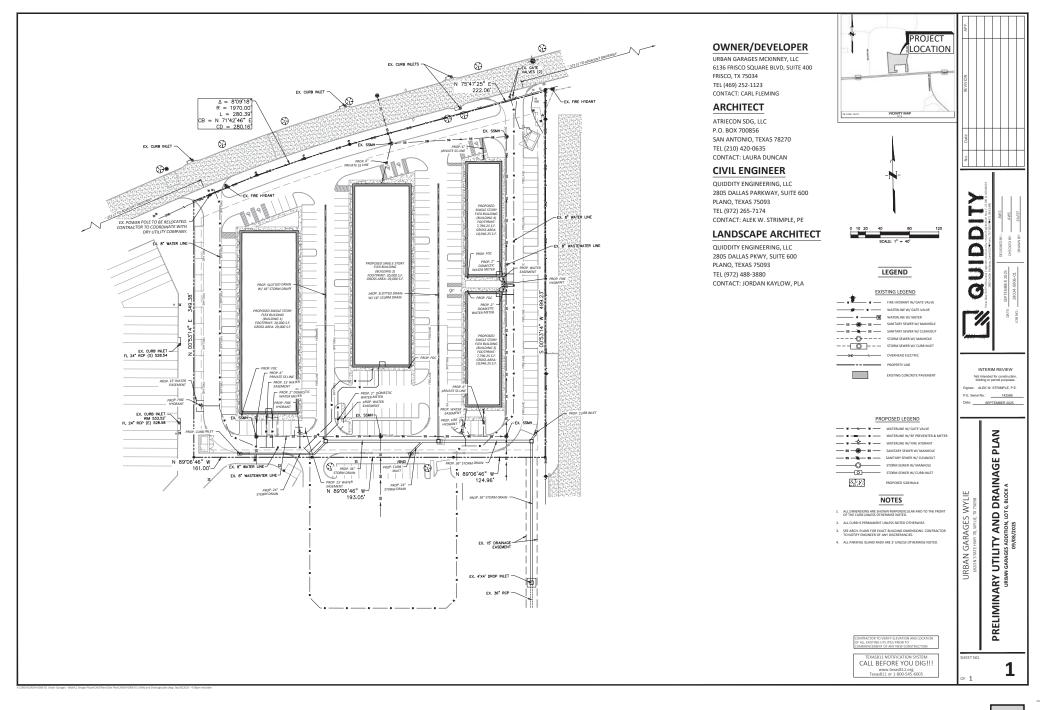


EXHIBIT "C" CONDITIONS FOR PLANNED DEVELOPMENT WYLIE BUSINESS PARK AND SHOPS BY SLATE 2025-13

I. PURPOSE:

This Planned Development District shall be established to provide Commercial and Light Industrial uses, including restaurant, Retail, and Office/Warehouse to support the economic growth within the region.

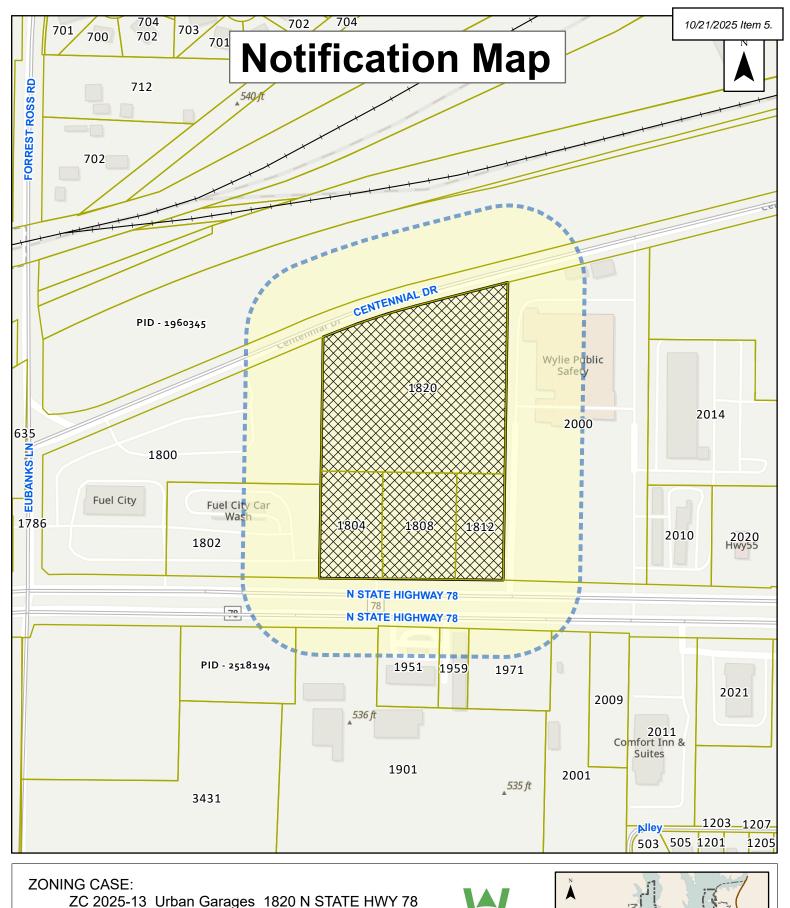
II. GENERAL CONDITIONS:

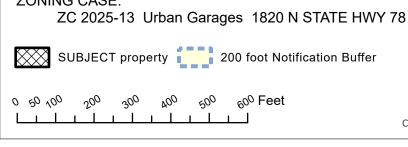
- 1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
- 2. This Planned Development District shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, of the Comprehensive Zoning Ordinance (adopted as of April 2021) except as specifically provided herein.

III. SPECIAL CONDITIONS:

- 1. All allowed uses in the Commercial Corridor District (CC), as set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of April 2021), in addition to those listed in this paragraph shall be allowed by-right uses.
 - a. Restaurant with Drive-in or Drive Thru Service
 - b. Restaurant without Drive-in or Drive Thru Service
 - c. Warehouse Distribution Center (Lot 6 Only)
- 2. All other uses included in the Commercial Corridor Zoning District, as of the April 2021 Zoning Ordinance, shall be allowed under the requirements of that use.
- 3. The subject property shall be developed in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, above, and the following:
 - a. Lot 6 (Light Industrial) shall be developed as Office/Warehouse development, as generally depicted on the Zoning Exhibit (Exhibit B).
 - b. Lot 6 shall be parked at a parking ratio of one parking space for every 400 square feet of

- building area.
- c. Parking for Lots 3, 4, 5 (commercial) shall be parked at one parking per 200 square feet of building floor area located on those lots. Additionally, shared parking shall be allowed between all lots.
- d. Maximum building height on Lot 6 shall be 60 feet.
- e. Two rows of parking (one double loaded drive aisle) shall be allowed in front of buildings.
- f. Landscaping of Lot 6 shall be 10% of the site as normally required in Light Industrial districts.
- 4. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:
 - a. The use of Tilt Wall Construction shall be allowed for Lot 6.
 - b. Walls may not exceed a height to width ratio of 1 to 2 without variation in massing of façade. At least 25% of façade should be offset by 2'.
 - c. Commercial Buildings on Lots 3, 4, and 5 shall not be required to construct with stone.
- 5. Prior to development, approved plats and site plans shall be required.
- 6. No overnight parking of commercial tractor trucks shall be allowed.







Date: 9/29/2025 COMPILED BY: G STAFFORD

