

Wylie Planning and Zoning Commission Regular Meeting

November 04, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the meeting minutes from the October 21, 2025 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 3R, Block B of Regency Business Park Phase One for the development of an office/warehouse use Property located on 1.949 acres at 117 Regency Drive and 25 Steel Road.
- 2. Consider, and act upon, a Site Plan for Lot 1, Block A of Collin College Wylie for the development of a career technical building on 7.28 acres. Property located at 391 Country Club Rd, Bldg E.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

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

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

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

Recommendation

Motion to approve Item as presented.

Discussion

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

Wylie Planning and Zoning Commission Regular Meeting

October 21, 2025 – 6:00 PM

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



CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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None approached the Commission.

CONSENT AGENDA

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

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

BOARD ACTION

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

REGULAR AGENDA

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

BOARD ACTION

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

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

BOARD ACTION

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

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

BOARD ACTION

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

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

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

BOARD ACTION

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

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

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

BOARD ACTION

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

ADJOURNMENT

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

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

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

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Aktrian Holdings & Wylie EDC

APPLICANT: Traverse Land Surveying

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

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

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

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

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

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



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

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

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Aktrian Holdings & Wylie Economic Development Corporation

APPLICANT: JP Engineering

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

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

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

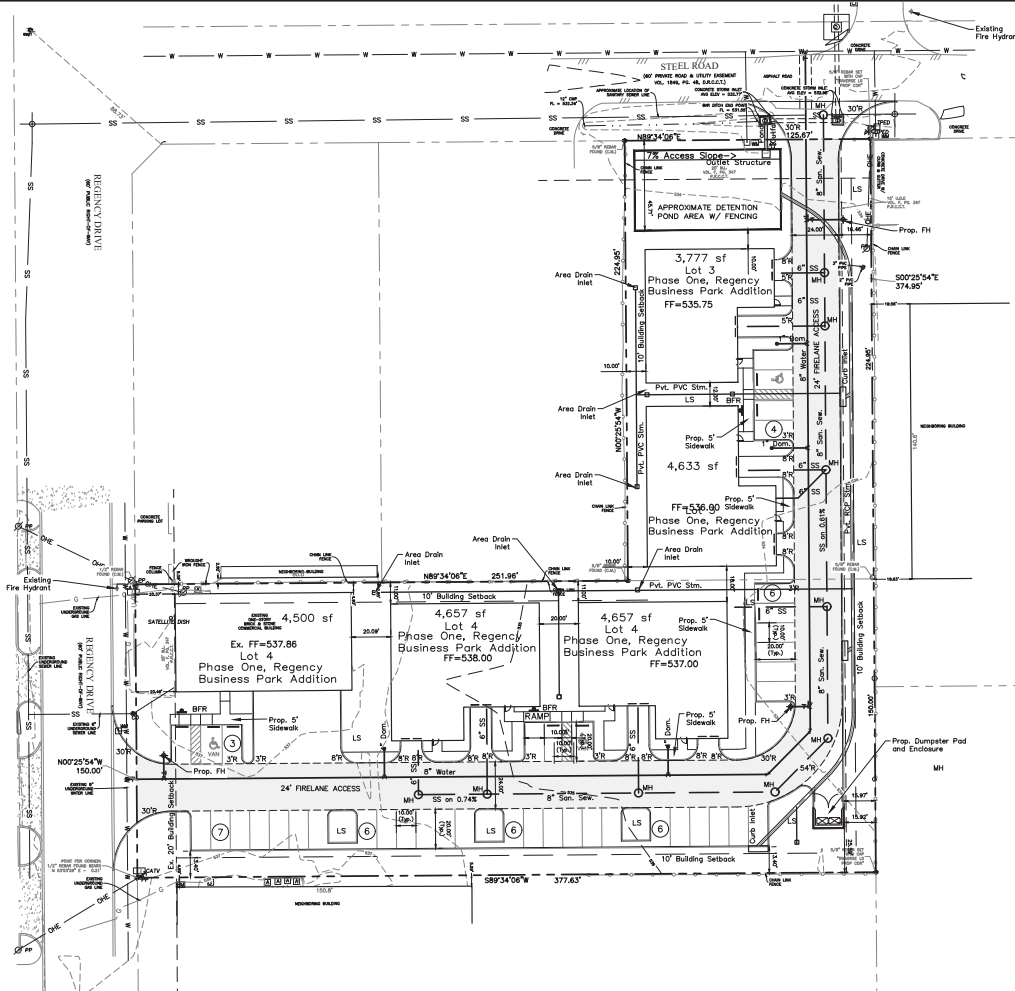
The development is providing 41 parking spaces with three being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

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

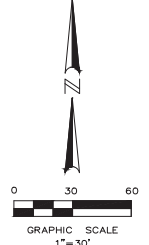
The site provides 10,181 sq.ft. of landscaping being approximately 12% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage, parking areas and along the southern and eastern boundaries.

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

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



Vicinity Map
NTS



SITE DATA

Description:	Lots 3 & 4, Block B, Phase One, Regency Business Park Addition		
Existing Zoning:	U - Light Industrial		
Proposed Use:	Office/Warehouse		
Lot Area:	1,949 Acres (84,913 sf)		
Building Areas:	22,224 sf		
Lot Coverage:	25.6%		
Floor Area Ratio:	0.25 : 1		
Building Height:	1-Story (29' Max Height)		
Required Parking:	Office	1:400 (2308/400) = 6 Spcs.	
	Warehouse/Showroom	1:750 (1916/750) = 27 Spcs.	

Parking Required Total: 33 Spaces
Parking Provided Total: 41 Parking Spaces (3 Accessible Spaces)

Notes:

1. This Site Plan is to be used for Planning purposes only and is not a construction document.
2. Site Plan is provided to show general location of improvements. Reference the Construction Documents for Paving, Grading, Storm Sewer and Utility Plans for detailed information on site construction items.
3. No Apurtenance Between the Height of 2' and 9' shall be placed in the Visibility Triangles.
4. All pavement, reinforcement and subgrade shall meet or exceed the City of Wylie Standards for the Fire Lane.

LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Handicap Parking Sign
- LS Landscape Space

OWNER:

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

ENGINEER:

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

ARCHITECT:

DB Constructors
2400 Great Southwest Parkway
Fort Worth, Texas 76106
Phone (972) 637-6244
Contact: Matthew Peterson

SURVEYOR:

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

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

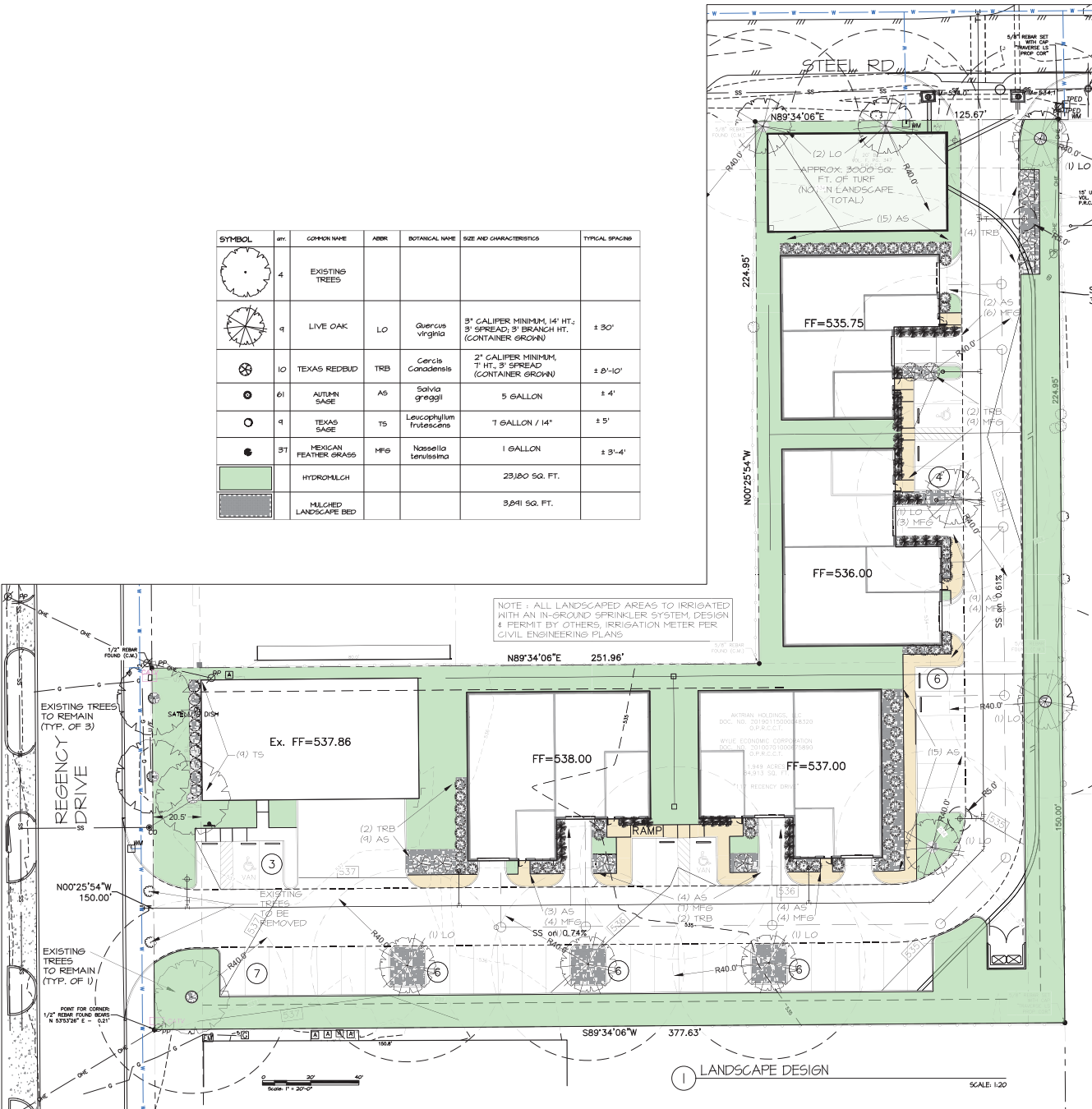
AKTRIAN HOLDINGS FLEX SPACE
AKTRIAN HOLDINGS, LLC
City of Wylie, Collin County, Texas
SITE PLAN

No.	Date	Revision

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

Sheet **SP** of

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	4	EXISTING TREES				
	4	LIVE OAK	LO	Quercus virginia	3" CALIPER MINIMUM, 14' HT., 3' SPREAD, 3' BRANCH HT. (CONTAINER GROWN)	± 30'
	10	TEXAS REDBUD	TRB	Cercis canadensis	2" CALIPER MINIMUM, 7' HT., 3' SPREAD (CONTAINER GROWN)	± 8'-10'
	61	AUTUMN SAGE	AS	Salvia greggii	5 GALLON	± 4'
	4	TEXAS SAGE	TS	Leucophyllum frutescens	7 GALLON / 14"	± 5'
	37	MEXICAN FEATHER GRASS	MFG	Nassella tenuissima	1 GALLON	± 3'-4'
		HYDROMULCH			23,80' SQ. FT.	
		MULCHED LANDSCAPE BED			3,841 SQ. FT.	



Regency and Steel Office Warehouse Project

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

Landscape Requirements :

Base Standard :	Desirable Standard :
Landscape in Yards : 10% of the site Landscape required in the front yard Landscape required in side / rear if adjacent to residential	10% increase over the minimum Landscape in side / rear yard when not required
Landscape of Parking Lots : When more than 12 spaces are required, 50 sq. ft. of landscaping per space No parking space more than 60' from landscaping Parking rows with more than 12 spaces to have landscaped islands at both ends All parking rows shall have landscaped islands at least every 12 spaces	Landscaping of 10% of more in excess of the 50 sq. ft. space No parking space more than 40' from landscaping Landscaped pedestrian connection to main entrance
Visual Screening : Required screen in strip at least 6' wide, plants 3' in height when planted, including (1) flowering tree per 20 linear feet of area	
Landscaping of Street Frontage : At least 50% of required front yard developed as a landscape buffer, at least 10' in width Trees required in buffer, in groves, spaced 30' to 40' apart Required trees at least 3" in caliper At least 4' meandering path when adjacent to thoroughfare	Use of rock walls or other landscape feature Increase minimum width of landscape buffer by 20% Provision of special benches, lighting, or other streetscape elements

Landscape Provided :

Site Area (in sq. ft.) :	64913
Site Area (in acres) :	1.949
Total Building Area Provided (included existing) (in sq. ft.) :	22285
Total Pavement Provided (roads, sidewalks, curbs, drives) (in sq. ft.) :	32623
Lot Coverage (Building Only) :	26%
Total Lot Coverage (Total Impervious Coverage) :	65%
Landscape in Yards : Base Standard of 10% (in sq. ft.) :	6491
Desirable Standard (10% increase over minimum) :	9340
Overall Landscape Area Provided :	
Steel Road Frontage (Landscape Buffer) includes SW Pond :	5818
Regency Road Frontage (Landscape Buffer) :	2625
Landscaped beds throughout remaining site :	3114
TOTAL LANDSCAPE AREA PROVIDED :	11557
Base Standard : Landscape in Front Yard	Provided
Desirable Standard : Landscape in Side / Rear when not required	Provided
Parking Lot Landscaping : Number of Spaces Provided :	41
Standard : 50 sq. ft. of landscaping per space	2050
Desirable Standard (increase of 10% over the 50 sq. ft.) :	2255
TOTAL PARKING LOT LANDSCAPING AREA PROVIDED :	2271
Desirable Standard : at parking spots within 40' of landscape area	Provided
All Parking Lot rows to have a landscaped island at least every 12 spaces :	Provided
Visual Screening : At both Regency Road and Steel Road, a 5' wide landscape area with proposed Texas Sage planted within will be adjacent to buildings with the side facing the ROW Flowering Trees (Texas Red Bud) are located at the entrance from Steel Road The existing mature trees are being kept and enhanced on the Regency Road Frontage	Provided Provided
Landscaping of Street Frontage : At least 50% of required front yard as landscape buffer, min 10' wide Desirable standard : Increase minimum width by 10% (to 12' wide) Trees required in buffer at 30' to 40' Required Trees to be 3" caliper	Provided 20' wide landscape buffer on Steel Road and Regency Drive Provided (existing trees on Regency, proposed on Steel) Not provided. This is not present elsewhere in the surround properties. ILO this request, sidewalks have been provided within the development
At least a 4' meandering path	

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

db constructors, inc.
2400 E. 6th Street
Fort Worth, TX 76106
TBAE Architecture Firm BR-4042



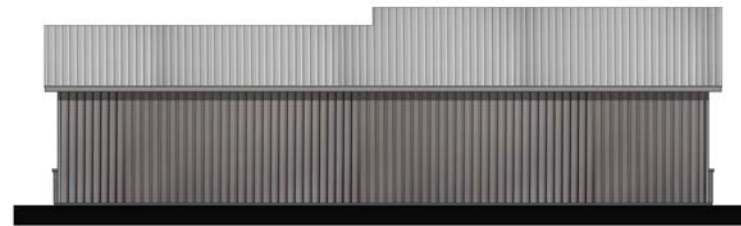
DATE	DESCRIPTION	BY
21 APR 25	LANDSCAPE DESIGN	MP
25 SEPT 25	CITY COMMENT REVISIONS	MP
21 OCT 25	CITY COMMENT REVISIONS	MP

LANDSCAPE DESIGN

PROJ. NO.	SHEET NO.
DATE	DATE
DRAWN	DESIGN
CHECK	CHECK



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

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

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Collin County Community College District

APPLICANT: Page Southerland Page, Inc

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

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

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

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

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

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

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

Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201
pagethink.com
TEL 214 522 3900
FAX 214 522 4380

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Dubai / Houston / Los Angeles / Mexico City / New York City / Orlando / Phoenix
Raleigh / Richmond / San Antonio / San Francisco / Tampa / Washington DC

CONSULTANT TEAM

STRUCTURAL
Page Southerland Page, Inc.
1800 Main Street
Suite 123
Dallas, TX 75201
214 522 3600

LOW VOLTAGE

LOW VOLTAGE
Page Southerland Page, Inc.
 400 W. Cesar Chavez Street
 Fifth Floor
 San Francisco, CA 94111
 (415) 774-2200

512.472.6721

CIVIL
RLK Engineering, Inc.
111 West Main Street
Allen, TX 75013

100

CONSTRUCTION MANAGER
AECOM
13355 Noel Rd
Suite 400
Dallas, TX 75240
972.788.1000



**COLLIN
COLLEGE**

KEYPLAN

The keyplan shows three areas labeled A, B, and C. Area A is a rectangle on the left. Area B is a larger rectangle to the right of A, with a small rectangular extension on its top edge. Area C is a rectangle below B. A north arrow is located to the left of the diagram.

PROFESSIONAL SEALS

INTERIM REVIEW

THIS DOCUMENT IS RELEASED FOR THE
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TEXAS REGISTRATION NO. 10900
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CONSTRUCTION PURPOSES.

CLIENT
Collin College - Wylie

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

PROJECT NUMBER	ABBREVIATION
33AC24041	CCCC-IWC CTE
DRAWN BY	CHECKED BY
TEAM	TEAM

ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

SHEET NAME

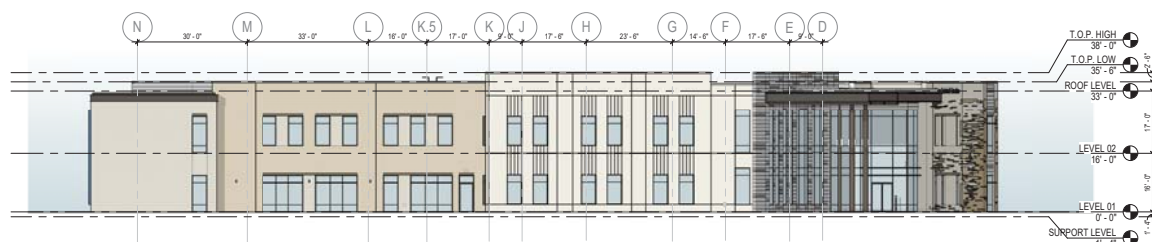
ARCHITECTURAL - EXTERIOR
ELEVATIONS

SHEET NUMBER _____

A-201.1



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



4 EXTERIOR ELEVATION - NORTH - CTE OVERALL
SCALE: 1/16" = 1'-0"



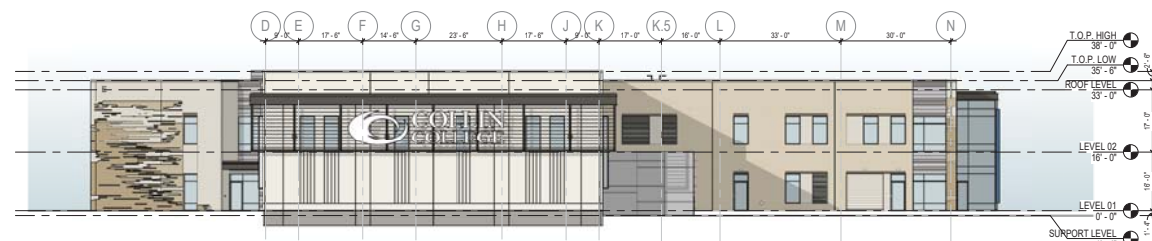
MASONRY	1,841.9 SF
CONCRETE TILT-WALL	6,119.6 SF
METAL PANEL	1,213.2 SF
METAL LOUVER	1,802.8 SF
GLASS:	1,490.8 SF
TOTAL:	12,468.3 SF



3 EXTERIOR ELEVATION - EAST - CTE OVERALL
SCALE: 1/16" = 1'-0"



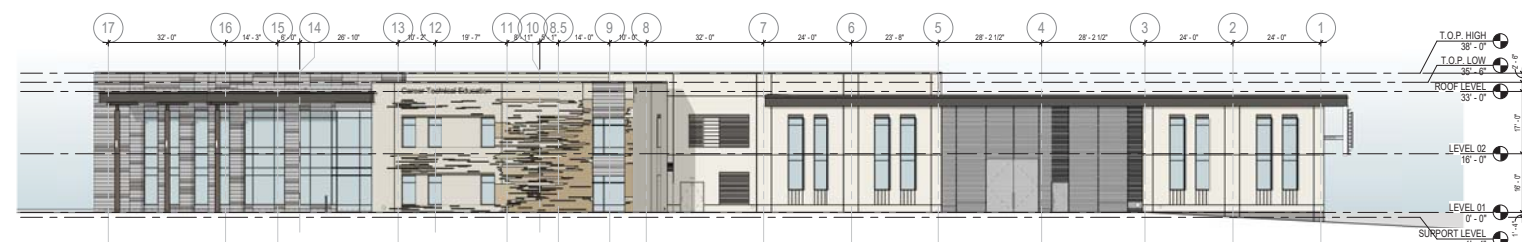
MASONRY	3,545.0 SF
CONCRETE TILT-WALL	3,417.4 SF
METAL PANEL	769.7 SF
METAL LOUVER	565.6 SF
GLASS:	1,223.9 SF
TOTAL:	9,521.6 SF



2 EXTERIOR ELEVATION - SOUTH - CTE OVERALL
SCALE: 1/16" = 1'-0"



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



1 EXTERIOR ELEVATION - WEST - CTE OVERALL
SCALE: 1/16" = 1'-0"

Page Southern Page, Inc.
10200 Main Street Suite 123
Dallas, TX 75201
page@psinc.com
TEL: 214 522 3900
FAX: 214 522 4380

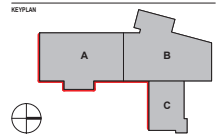
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Dallas / Houston / Los Angeles / Mexico City / New York City / Orlando / Phoenix /
Raleigh / Richmond / San Antonio / San Francisco / Tampa / Washington DC

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972 788 4222

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972 788 4222

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972 355 1733
LANDSCAPE
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7502 Randlewood Rd
#1002
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972 285 3511

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CONSTRUCTION MANAGER @ RISK
Skanska USA Inc.
100 Dallas St
Suite 1000
Irving, TX 75039
972 251 4440



PROFESSIONAL SEALS
INTERIM REVIEW
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CLIENT
Collin College - Wylie

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

PROJECT NUMBER
UNCC-CAH-CTE
DRAWN BY
TEAM
CHECKED BY
TEAM

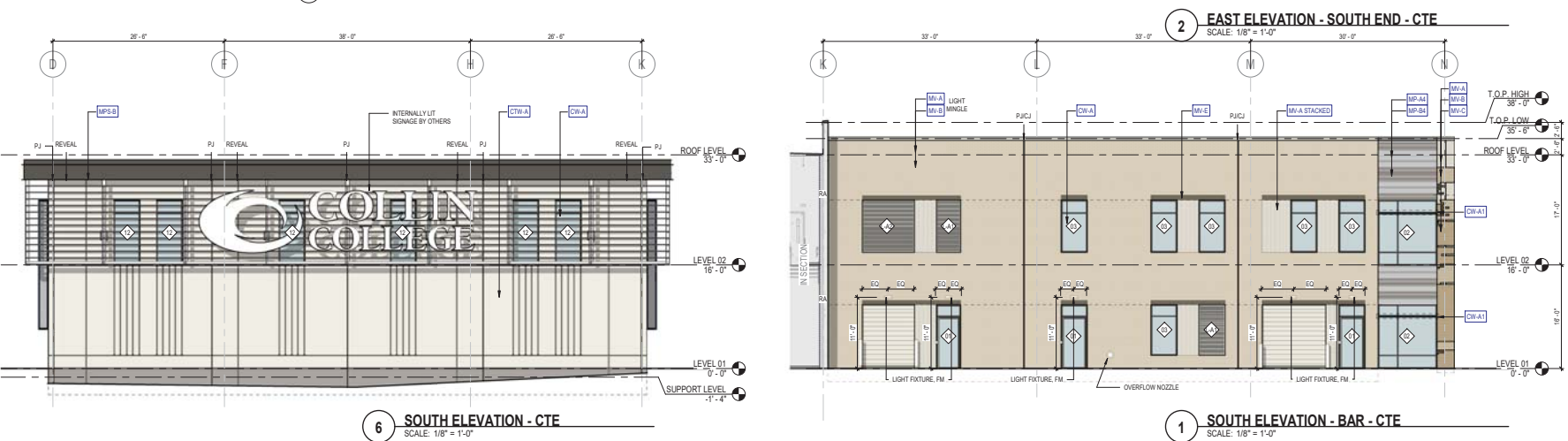
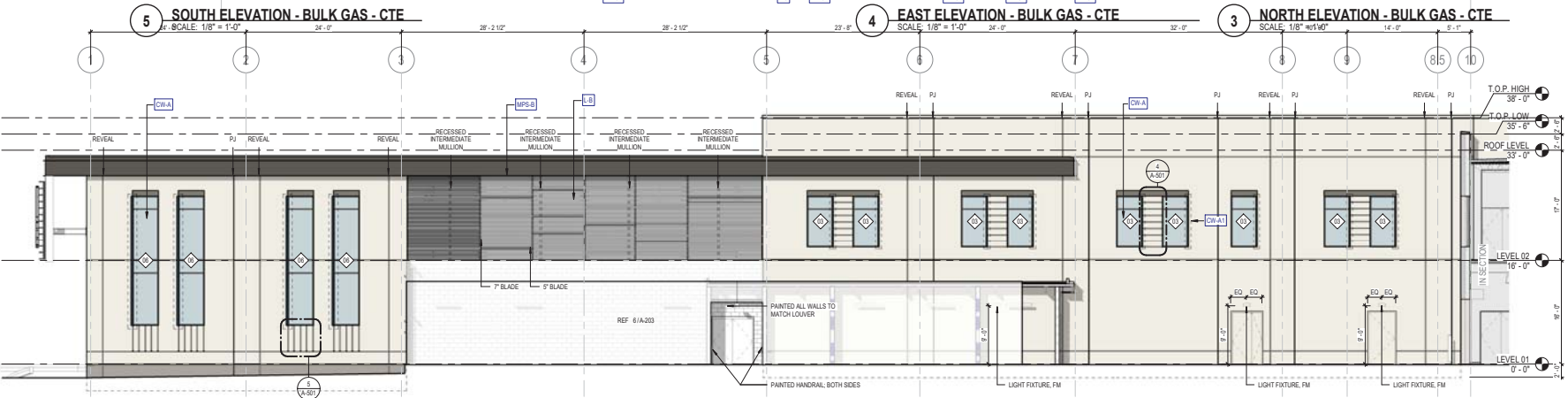
ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

SHEET NAME
ARCHITECTURAL - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER

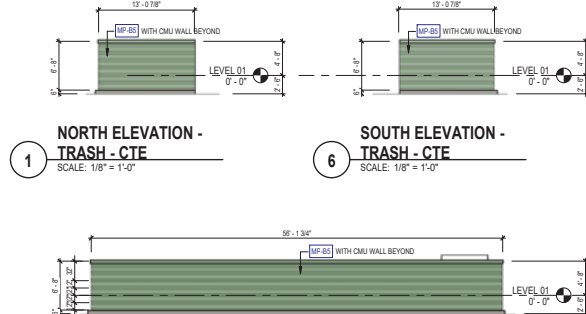
A-203.1

FINISH CODE	DESCRIPTION
CTW-A	STYRECAST CONC. TILT UP PNL - REF. STRU (B1)
CH-A	SLAT ALUMINUM - TYPE 1 - A (B1-410)
CH-A1	SLAT MULLION EXTERIOR - DARK BRONZE
L-B	FIXED LOWER STORM (B1-110)
L-C	FIXED LOWER SCREEN WALL (B1-110)
MP-A4	MTL WALL PNL (B1-410) - RANDOM PATTERN WITH
MP-B4	MTL WALL PNL (B1-410) - RANDOM PATTERN WITH
MP-C2	MTL WALL PNL (B1-410) - TO MATCH STORM
MP-B	MTL SOFFIT PNL (B1-410)
MP-A	BRICK VENEER - A (B1-200)
MP-A STACKED	BRICK VENEER - A STACKED (B1-200)
MP-B	BRICK VENEER - B (B1-200)
MP-C	BRICK VENEER - C (B1-200)
MP-E	BRICK VENEER - E (B1-200)



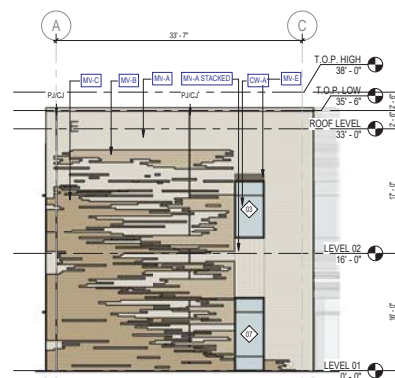
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USER: MATTIA FLABIANO
DATE: 11/04/2025 10:08:39 AM

FINISH CODE	DESCRIPTION
CTW-A	STATEC CONC. TILT UP PANEL - REF. STROU [3] 4000
CW-A	GLAZ ALUM. CUR. TYPE 1-A [8 4415]
L-B	FLINE LOWER STORM [8 119]
MP-B4	MTL WALL PNL [37 4213] - RANDOM PATTERN WITH MP-B4
MP-B4	MTL WALL PNL [37 4213] - RANDOM PATTERN WITH MP-B4
MP-B5	MTL PNL PNL [37 4213] - PROFILE METAL PANEL
MP-C2	MTL PNL PNL [37 4213] - TO MATCH STORM LOUVER FOR DOORS
MP-B5-B	MTL SOFFIT PNL [37 4205]
MVA	BRICK VENER - A [34 2000]
MVA STACKED	BRICK VENER - A STACKED [34 2000]
MVB	BRICK VENER - B [34 2000]
MVC	BRICK VENER - C [34 2000]
MVE	BRICK VENER - E [34 2000]

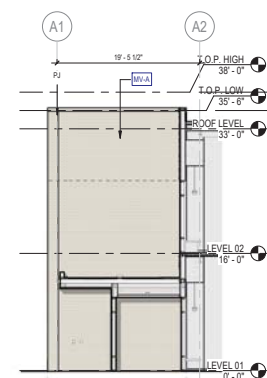


1 NORTH ELEVATION -
TRASH - CTE
SCALE: 1/8" = 1'-0"

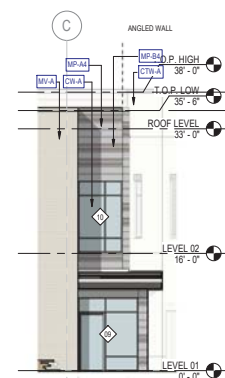
6 SOUTH ELEVATION - TRASH - CTE
SCALE: 1/8" = 1'-0"



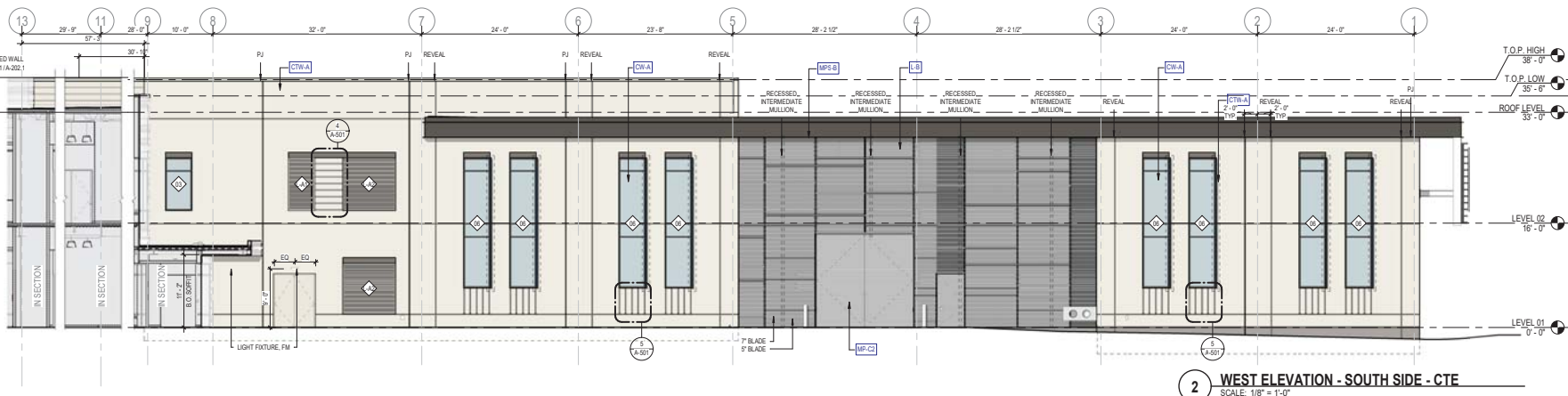
**5 NORTH EAST ELEVATION
ANGLED - CTE**
SCALE: 1/8" = 1'-0"



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



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



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

Page Southerland Page, Inc.
1800 Main Street Suite 123
Dallas, TX 75201

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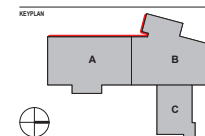
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972 235 3031

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PROFESSIONAL SEALS

INTERIM REVIEW
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CONSTRUCTION PURPOSES.

CLIENT
Collin College - Wylie

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

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

ORIGINAL ISSUE
DESIGN DEVELOPMENT
08 AUG 2025

SHEET NAME
ARCHITECTURAL - ENLARGED
EXTERIOR ELEVATIONS

SHEET NUMBER

A-204.1



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



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972 235 3931

CONSTRUCTION MANAGER @ RISK
Skanska USA Inc
100 Dexter Ct
Suite 100
Irving, TX 75062
972 321 6440



KEY PLAN



PROFESSIONAL SEALS



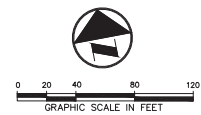
1 CITY SITE PLAN APPLICATION REV 1 27 OCT 2025
CLIENT
Collin College - Wylie

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

PROJECT NUMBER: 22024-01-01
DRAWN BY: JLU
CHECKED BY: JLU
ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
OVERALL TREE
PRESERVATION PLAN

SHEET NUMBER
L1.00



TREE MITIGATION NOTES

1. CERTIFIED ARBORIST:
- A. SHALL BE APPROVED BY OWNER AND MUST BE ISA CERTIFIED. ARBORIST TO PROVIDE DIRECTION FOR TREE PRESERVATION, AS WELL AS, DOCUMENTING AND INSURING GUIDELINES AND REGULATIONS CONFORM TO STANDARDS. CERTIFIED ARBORIST TO CONFER WITH OWNER'S ARBORIST TO PROPERLY PRESERVE TREE. IN CASE OF DISCREPANCY BETWEEN ARBORISTS THE OWNER SHALL MAKE FINAL DECISIONS REGARDING TREE PRESERVATION. PRIOR TO BID MUST VISIT SITE TO NOTE ALL TREE PRESERVATION PARAMETERS. MUST BE ON SITE DURING THE DURATION OF THE CONTRACT WHERE WORK INFRINGES UPON THE DRIPLINE OF THE TREE.
2. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS:
- A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENCRONCH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.
- B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE OR CHAINLINK FENCE, SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COURSE MULCH WITH PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.
- C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY FLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKFILLS SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCRONCHES HEAVILY ONTO ESTABLISHED TREES. A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM BACKFILL. ROOT AREAS WITH GOOD QUALITY TOP SOIL, SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY), IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL, SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION IN AREAS WHERE RETAINING WALLS OR OTHER RAISED STRUCTURES FORM A CLOSED BORDER AROUND THE ROOT SYSTEMS IS TO BE REMOVED. ANY ROOTS THAT ARE INJURED DURING THE REMOVAL PROCESS OF THE RETAINING WALL SHOULD BE PROPERLY PRUNED AND SEALED AS PREVIOUSLY DESCRIBED ABOVE. EXPOSED ROOTS MUST BE COVERED DURING THE SAME WORKDAY WITH SOIL, MULCH OR OTHER ORGANIC MATERIAL. THE USE OF A FENCE OR OTHER TEMPORARY SOIL RETENTION MATERIAL SHOULD BE USED TO INSURE THAT ROOTS REMAIN COVERED UNTIL THE RECONSTRUCTION OF THE NEW WALL.
- D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS. A CERTIFIED ARBORIST SHOULD ASSESS EACH TREE FOR PRUNING NEEDS PRIOR TO THE CONSTRUCTION TO MAKE APPROPRIATE RECOMMENDATIONS. THE ARBORIST SHOULD ALSO REINSPECT EACH TREE TO INSURE PROPER PRUNING TECHNIQUE AND/OR BEST MANAGEMENT PRACTICES WERE USED IN PRUNING FOR CLEARANCE.
3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.
- A. MATERIAL, STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
- C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- D. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF CLEARING UNDERBRUSH, ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.
- E. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.
- F. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.
4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BALLOZERS, ROBOCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.

TREE SURVEY FIELD DATA

TREE ID	DIA (INCHES)	TREE SPECIES (COMMON NAME)	TREE SPECIES (BOTANICAL)	CONDITION	REMOVE/ PRESERVE	INCHES TO BE MITIGATED
88	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
89	8	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
90	16	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
91	14	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
92	25	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
93	12	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
94	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
95	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
96	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
97	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
98	8	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
99	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
100	16	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
101	8	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
102	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
103	16	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
104	8	GREEN ASH	FRAXINUS PENNSYLVANICA	UNKNOWN	PRESERVE	0.0
105	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
106	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
107	11	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
108	16	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
109	17	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
110	6	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
111	14	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
112	12	PECAN	CARYA ILLINOINENSIS	UNKNOWN	PRESERVE	0.0
113	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
114	14	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
115	19	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
116	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
117	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
118	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
119	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
120	12	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
121	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
122	11	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
123	12	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
124	11	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
125	19	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
126	7	COTTONWOOD	POPULUS DELTOIDES	UNKNOWN	PRESERVE	0.0
127	28	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
128	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
129	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
130	8	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
131	13	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
132	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
133	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
134	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
135	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
136	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
137	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
138	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
139	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
140	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
141	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
142	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
143	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
144	11	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
145	9	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
146	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
147	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
148	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
149	12	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
150	13	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
151	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
152	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
153	26	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0

TREE SURVEY FIELD DATA

TREE ID	DIA (INCHES)	TREE SPECIES (COMMON NAME)	TREE SPECIES (BOTANICAL)	CONDITION	REMOVE/ PRESERVE	INCHES TO BE MITIGATED
154	7	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
155	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
156	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
157	19	AMERICAN ELM	ULMUS AMERICANA	UNKNOWN	PRESERVE	0.0
158	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
159	17	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
160	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
161	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
162	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
163	11	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
164	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
165	8	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
166	6	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
167	6	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
168	7	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
169	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
170	10	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
171		MISSING	UNKNOWN	UNKNOWN	PRESERVE	0.0
172		MISSING	UNKNOWN	UNKNOWN	PRESERVE	0.0
173	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
174	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
175	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
176	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
177	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
178	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
179	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
180	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
181	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
182	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
183	6	CEDAR ELM	ULMUS CRASSIFOLIA	UNKNOWN	PRESERVE	0.0
184	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
185	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
186	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
187	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
188	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
189	10	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
190	14	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
191	16	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
192	9	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
193	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
194	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
195	11	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
196	12	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
197	18	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
198	13	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
199	6	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
200	13	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
201	7	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
202	11	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
203	8	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
204	15	HACKBERRY	CELTIS OCCIDENTALIS	UNKNOWN	PRESERVE	0.0
205	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
206	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
207	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
208	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
209	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
210	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	REMOVE	0.0
211	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
212	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
213	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0
214	UNKNOWN	RED OAK	QUERCUS RUBRA	UNKNOWN	PRESERVE	0.0

TREE MITIGATION SUMMARY

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

UNDERSIZE TREES

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NEPLAN



PROFESSIONAL SEALS



1 CITY SITE PLAN APPLICATION REV 1 27 OCT 2025
CLIENT
Collin College - Wylie

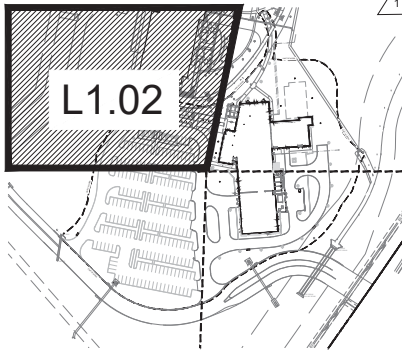
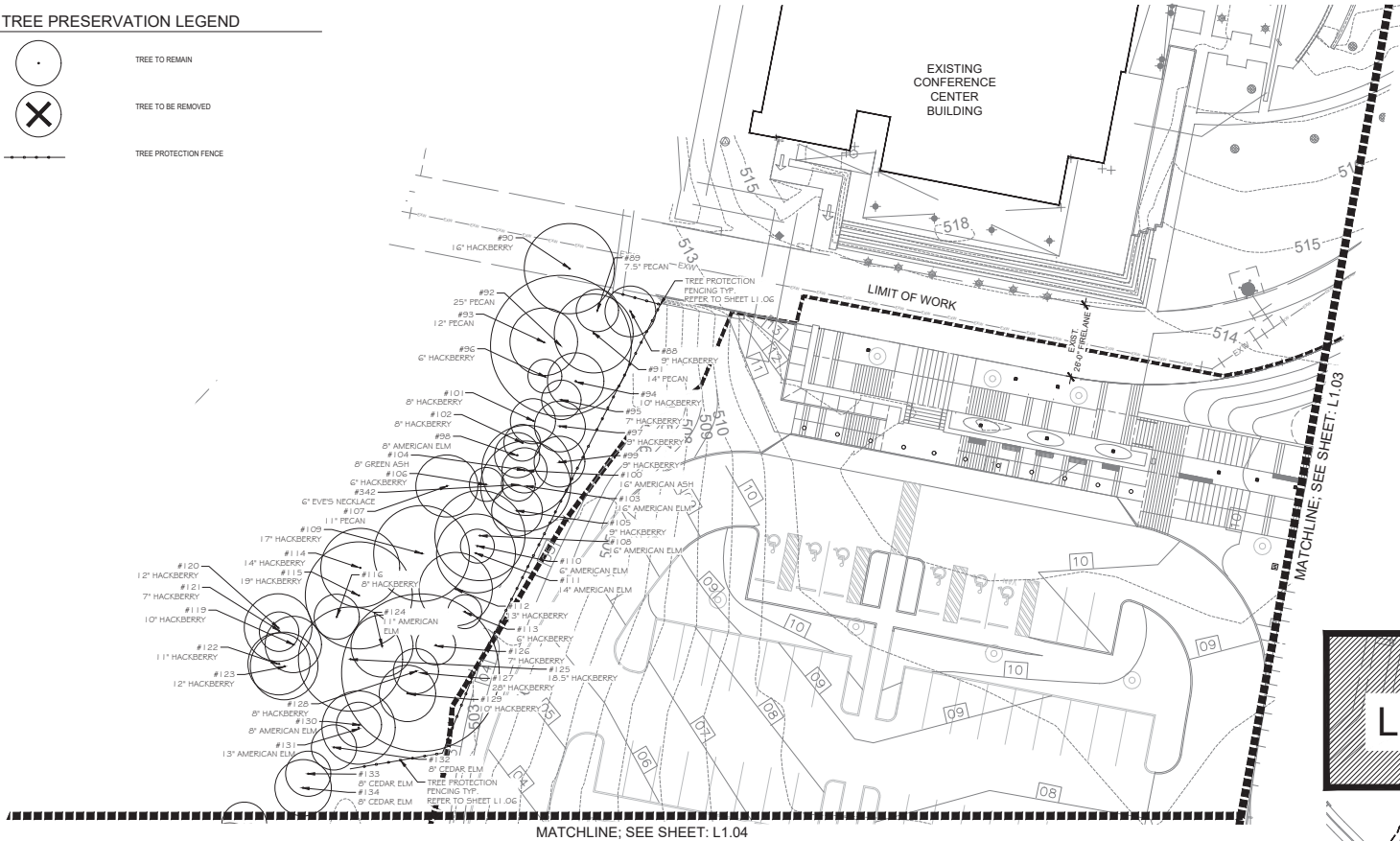
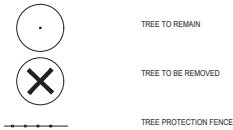


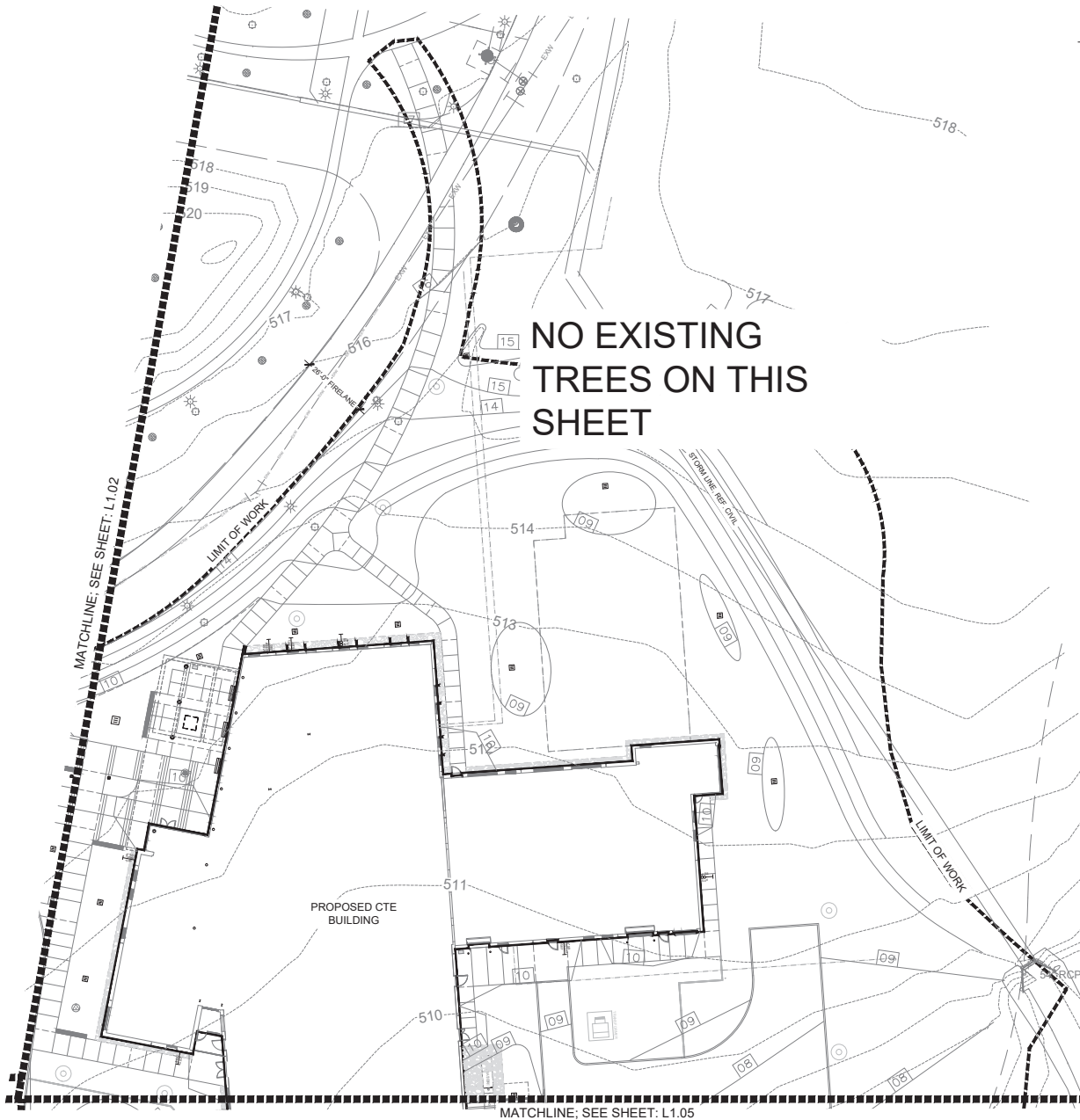
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ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
TREE PRESERVATION NOTES

SHEET NUMBER

TREE PRESERVATION LEGEND





TREE PRESERVATION LEGEND



TREE TO REMAIN



TREE TO BE REMOVED



TREE PROTECTION FENCE



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PROFESSIONAL SEALS



1 CITY SITE PLAN APPLICATION REV 1 27 OCT 2025
CLIENT
Collin College - Wylie

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

PROJECT NUMBER
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CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
TREE PRESERVATION PLAN

SHEET NUMBER
L1.03

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



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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSTON

1 CITY SITE PLAN
(APPLICATION REF: 1) 27 OCT 2025

CLIENT
Collin College - Wylie

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

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

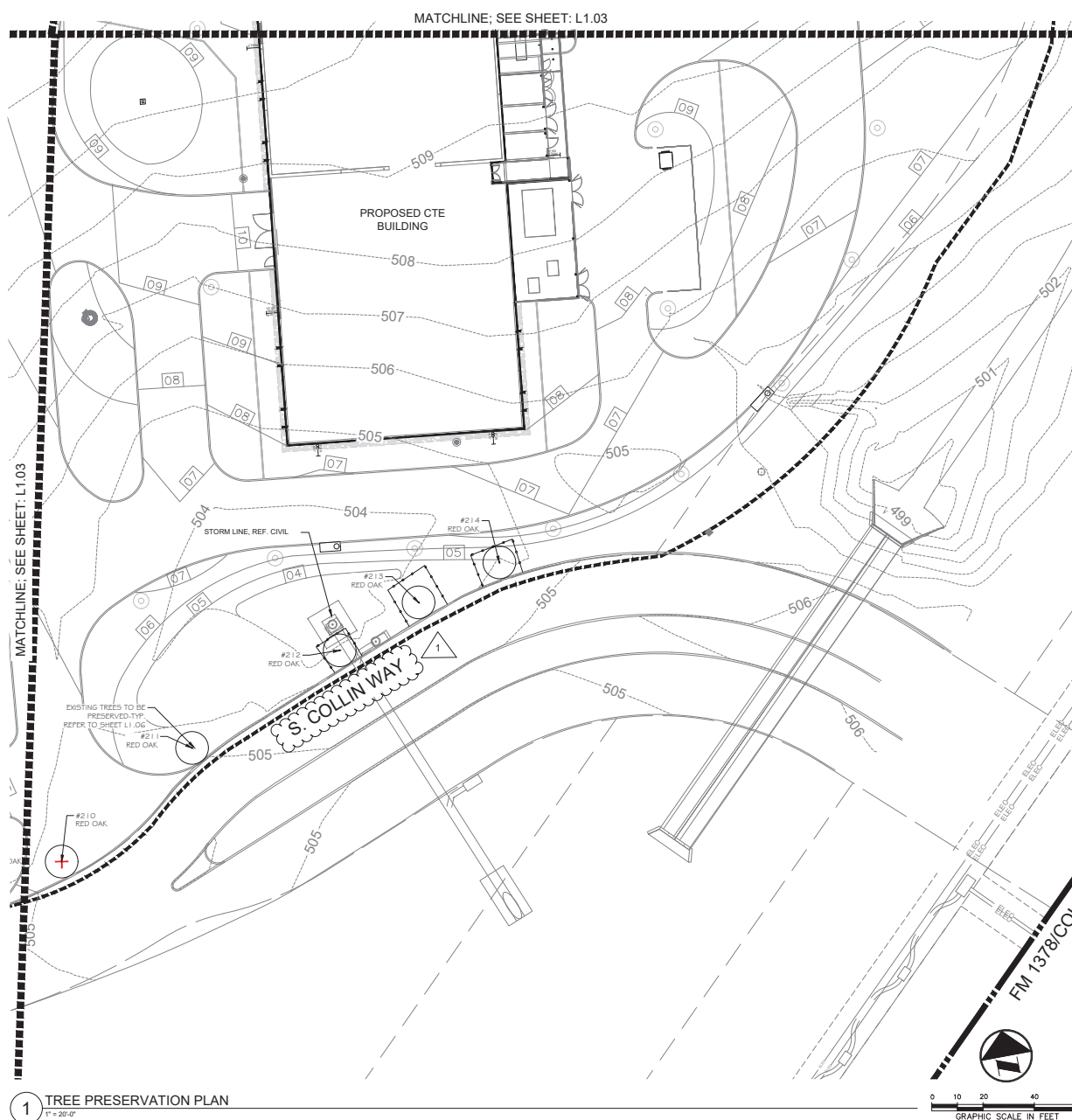
ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME

TREE PRESERVATION PLAN

SHEET NUMBER

L1.05



TREE PRESERVATION LEGEND



TREE TO REMAIN



TREE TO BE REMOVED

TREE PROTECTION FENCE

1 TREE PRESERVATION PLAN

L1.05

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1 CITY SITE PLAN
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Collin College - Wylie

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

PROJECT NUMBER	ABBREVIATION
32AC24041	CCC-WC CTE
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PAA	(B)

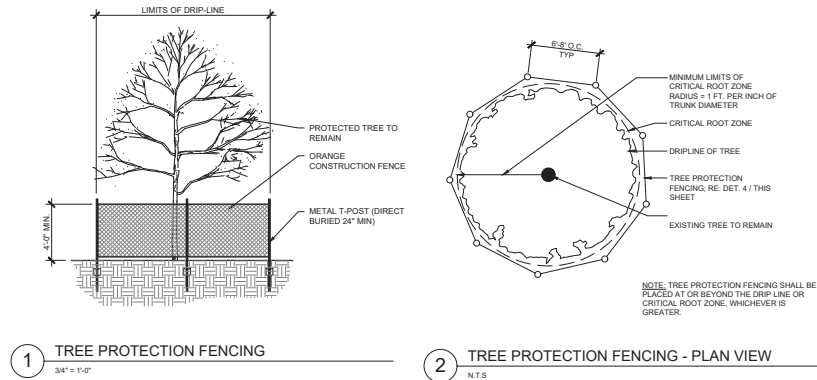
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CITY OF WYLIE SITE PLAN APPLICATION
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SHEET NAME

TREE PRESERVATION
DETAILS

SHEET NUMBER

L1.06



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REGISTERED LANDSCAPE ARCHITECT
JEFFREY B. JOHNSON
TEXAS REGISTRATION NUMBER 2915

1 CITY SITE PLAN 27 OCT 2025

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CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME

OVERALL LANDSCAPE PLAN

SHEET NUMBER

L2.00



0 20 40 80 100
GRAPHIC SCALE IN FEET

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

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PROFESSIONAL SEALS

INTERIM REVIEW

1 CITY SITE PLAN
APPLICATION REV 1 27 OCT 2025

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PROJECT NUMBER
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ASSIGNMENT
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Education Building 6 / E

PROJECT NUMBER
391 Country Club Rd Bldg E, Wylie, TX 75098

PROJECT NUMBER
391 Country Club Rd Bldg E, Wylie, TX 75098

CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE NOTES

SHEET NUMBER
L2.01

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 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.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

COLLIN COLLEGE TECHNICAL DESIGN GUIDELINES

- 6.1 GENERAL
- 6.1.1 IRRIGATION CENTRAL CONTROL, FOUR-WAY ROTORS.
 - 6.1.2 RAIN WATER COLLECTION & RECLAIM PROVISIONS.
 - 6.1.3 UTILIZE QUICK-CLOSURE VALVES AT ACCESS POINTS.
 - 6.1.4 TORO PRECISION NOZZLES WILL BE USED ON ALL POP-UP HEADS.
 - 6.1.5 BALL VALVES ARE TO BE USED WHENEVER POSSIBLE.
 - 6.1.6 SYSTEM TO BE EQUIPPED WITH LEAK DETECTION SENSORS.
 - 6.1.7 IRRIGATION WATER USAGE IS TO BE SUB-METERED.
 - 6.1.8 WATER HOSE BIBBS TO BE INSTALLED EVERY 100 FT AND EQUIPPED WITH PURPLE VALVE COVER PLATES.
 - 6.1.9 NO DRY IRRIGATION UNLESS SPECIFIED BY MUNICIPAL CODES.
 - 6.1.10 ONLY INDIGENOUS, NATIVE PLANTS AND TREES TO BE SELECTED. SEE SECTION 6.4 FOR LIST OF UNDESIRABLES.
- 6.2 ORNAMENTAL AND COLOR BEDS
- 6.2.1 BEDS WILL CONSIST OF A GOOD BEDDING MIX, PREFERABLY ABOUT 70% ORGANIC MATERIAL AND 30% SANDY LOAM. DO NOT USE PEAT MOSS.
 - 6.2.2 GREEN SAND SHOULD BE INCORPORATED AT THE RATE OF 20 LBS. PER 1,000 SQ. FT.
 - 6.2.3 EXPANDED SHALE IS TO BE INCORPORATED INTO THE MIX - ADDING A 2" LAYER ON TOP BEFORE TILING.
 - 6.2.4 BEDS MUST BE TILLED TO A MINIMUM DEPTH OF 8".
 - 6.2.5 AFTER PLANT INSTALLATION, A 3" LAYER OF TWICE-GROUND, OR MODERATELY FINE, HARDWOOD MULCH WILL BE APPLIED.
 - 6.2.6 COLOR BEDS SHOULD BE KEPT TO A MINIMAL SQUARE FOOTAGE, AND FEW IN NUMBER (ONLY AT MAJOR ENTRANCES).
 - 6.2.7 WE PREFER ZINNIA, ZINNIA, ANGELOMIA, SWEET POTATO VINE, ALLYSUM, AND ROSE MOSS FOR WARMER PLANTINGS. WE DO NOT USE BEGINNIA. COOL SEASON COLOR CAN BE VIOLA, AND SHIMPORACON.
 - 6.2.8 ORNAMENTAL BEDS SHOULD CONSIST OF DROUGHT-TOLERANT, NATIVE OR ADAPTIVE PLANTS, (SEE UNDESIRABLE PLANT LIST).
 - 6.2.9 INSTEAD OF METAL EDGING, BEDS SHOULD BE ENCLOSED WITH OKLAHOMA CHOP STONE, OR SIMILAR MATERIAL.
 - 6.2.10 WHENEVER POSSIBLE, MOSS BOULDERS SHOULD BE UTILIZED.
 - 6.2.11 ORNAMENTAL GRASSES AND PLANTS SHOULD BE PLACED AS A "NATURAL SETTING", RATHER THAN SYMMETRICAL LINES.
 - 6.2.12 THE GOAL IS TO ACHIEVE WATER CONSERVATION, USING A SOUTHWEST OR HILL COUNTRY STYLE OF DESIGN.
- 6.3 TREES AND SHRUBS
- 6.3.1 ALL PLANTINGS SHOULD BE VIEWED WITH FUTURE GROWTH IN MIND, 15 TO 20 YEARS AHEAD, NOT AS THEY ARE NOW.
 - 6.3.2 ALL TREES ARE TO BE INSTALLED AT A MINIMUM OF 30' FROM ANY STRUCTURES, DUE TO FUTURE GROWTH.
 - 6.3.3 TREES AND SHRUBS SHOULD BE PLANTED WITH SAFETY IN MIND. AGAIN, WITH FUTURE GROWTH AS A CONSIDERATION (CANOPY CLEARANCE, VISIBILITY, LIGHTING, ETC.).
 - 6.3.4 IF INSTALLING TREES INTO A SMALL SPACE, SUCH AS IN A "PIT" INCORPORATED INTO A CONCRETE PLAZA, OR IN A PARKING LOT ISLAND, CHOOSING THE CORRECT SPECIES SHOULD BE CONSIDERED. ONCE AGAIN, TAKING INTO ACCOUNT FUTURE GROWTH.
 - 6.3.5 NO WATER RINGS WILL BE USED AROUND ANY TREES OR SHRUBS.
 - 6.3.6 ADJACENT LARGE TREES SHOULD BE PLANTED, AGAIN, WITH AN EYE ON FUTURE MATURITY. WE DON'T WANT SIMPLE NUMBERS TO DICTATE HOW MANY TREES ARE USED IN THE LANDSCAPE.
 - 6.3.7 A MEETING MUST BE HELD WITH THE OWNER AND THE LANDSCAPE ARCHITECT BEFORE DESIGN BEGINS.
- 6.4 UNDESIRABLE LIST
- 6.4.1 ROSES
 - 6.4.2 BURFORD HOLLY
 - 6.4.3 PHOTINIA
 - 6.4.4 WAX MYRTLE
 - 6.4.5 CHINESE HOLLY
 - 6.4.6 DWARF YALPION
 - 6.4.7 NANA MANDINA
 - 6.4.8 ADAM JASMINE
 - 6.4.9 WINTER CREEPER
 - 6.4.10 MEXICAN HEATHER
 - 6.4.11 DWARF FOUNTAIN GRASS
 - 6.4.12 FOUNTAIN GRASS
 - 6.4.13 MEXICAN FLEAM GRASS
 - 6.4.14 LIVE OAK
 - 6.4.15 LACE BARK ELM
 - 6.4.16 YALPION
 - 6.4.17 SWEETGUM
 - 6.4.18 ITALIAN CYPRESS
 - 6.4.19 LEYLAND CYPRESS
 - 6.4.20 GREEN ASH
 - 6.4.21 CHINESE PISTACHE
 - 6.4.22 CRODTETALUM
 - 6.4.23 MESQUITE
 - 6.4.24 TEXAS ASH

OVERALL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
TREES					
	CT3	13	CERCIS CANADENSIS TEXENSIS TEXAS REDBUD	3" CAL / B&B	MULTI-LEADER, FULL, MATCHING, MIN HEIGHT 8-10' AT INSTALL
	CL	8	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	3" CAL / B&B	MULTI-LEADER, FULL, MATCHING, MIN. 8 FT HEIGHT AT INSTALL
	LL2	4	LAGERSTROEMIA X 'NATCHEZ' NATCHEZ CRAPE MYRTLE	3" CAL / B&B	SINGLE STEM, FULL MATCHING, MIN. 8 FT HEIGHT AT INSTALL
	ML	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SHUMARDI MAGNOLIA	3" CAL / B&B	SINGLE, STRAIGHT LEADER, MATCHING, MIN. 8 FT HEIGHT AT INSTALL
	QL	20	QUERCUS LACEYI LACEY OAK	3" CAL / B&B	FULL, MATCHING, 10 FT HEIGHT AT INSTALL
	QS	5	QUERCUS SHUMARDII SHUMARD RED OAK	3" CAL / B&B	SINGLE, STRAIGHT LEADER, MATCHING, MIN. 10 FT HEIGHT AT INSTALL
	UC2	16	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL / B&B	SINGLE, STRAIGHT LEADER, MATCHING, MIN. 10 FT HEIGHT AT INSTALL
SHRUBS					
	CM2	95	CHRYSAECTINIA MEXICANA DAMNATIA	1 GAL	FULL, MATCHING
	HL	59	HESPERALOE PARVIFLORA 'BRANKEIGHTS' RED YUCCA	3 GAL	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
	IN	147	ILEX VOMITORIA 'NANA' DWARF YALPION	7 GAL	FULL, MATCHING
	LP2	52	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	FULL, MATCHING
	LT2	11	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD TEXAS SAGE	3 GAL	FULL, MATCHING
	LS2	70	LIGUSTRUM SINEENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET	7 GAL	FULL, MATCHING
	MC2	298	MUHLENBERGIA CAPILLARIS PINK MUHLY	3 GAL	FULL, MATCHING
	ML3	361	MUHLENBERGIA SERICEA 'WHITE CLOUD' WHITE CLOUD DUNE HAIRGRASS	3 GAL	FULL, MATCHING
	PD2	34	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLE'S' DWARF PRINGLE'S YEW	7 GAL	FULL, MATCHING
	SG2	69	SALVIA DREGGII AUTUMN SAGE	1 GAL	FULL, MATCHING
	YC	39	YUCCA FILAMENTOSA 'COLOR GUARD' ADAM'S NEEDLE	3 GAL	FULL, MATCHING
GROUND COVERS					
	CD3	9,156	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c. FULL, MATCHING
SOD/SEED					
	CO	60,009 SF	CYNODON DACTYLON BERMUDA GRASS	SOD	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	BP	34,111 SF	NATIVE SUN TURF BY NATIVE AMERICAN SEED	SEED	ITEM 2849, APPLICATION RATE: 80 LBS PER ACRE

LANDSCAPE REQUIREMENTS

ZONING: BG - BUSINESS GOVERNMENT DISTRICT

GROSS LOT AREA: 4,139,725 SF (95.04 AC)

DISTURBED AREA: 216,994 SF (7.28 AC)

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

1 CITY SITE PLAN
APPLICATION REV 1 27 OCT 2025

PROJECT NUMBER
391 Country Club Rd Bldg E, Wylie, TX 75098

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CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE NOTES

SHEET NUMBER
L2.01

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INTERIM REVIEW
DATE: 10/20/2025 BY: JACQUELINE J. COTE
REVISION: 1.0
DESCRIPTION: LANDSCAPE PLAN
DRAWN BY: JACQUELINE J. COTE
CHECKED BY: JACQUELINE J. COTE
DATE: 10/20/2025

1 CITY SITE PLAN APPLICATION REV 1 27 OCT 2025
CLIENT
Collin College - Wylie

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

PROJECT NUMBER: 2025-010-01
DRAWN BY: JACQUELINE J. COTE
CHECKED BY: JACQUELINE J. COTE
ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L2.02

PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

GROUND COVERS

- C03 CAREX DIVULSA
BERKELEY SEDGE
C04 CYNODON DACTYLON
BERMUDA GRASS
BP NATIVE SUN TURF
BY NATIVE AMERICAN SEED

PLANT SCHEDULE

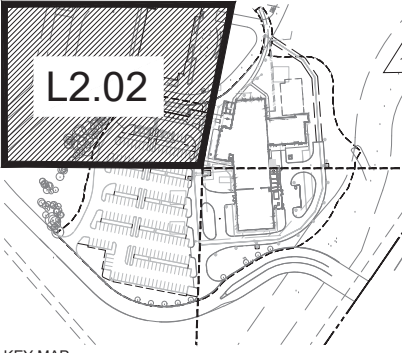
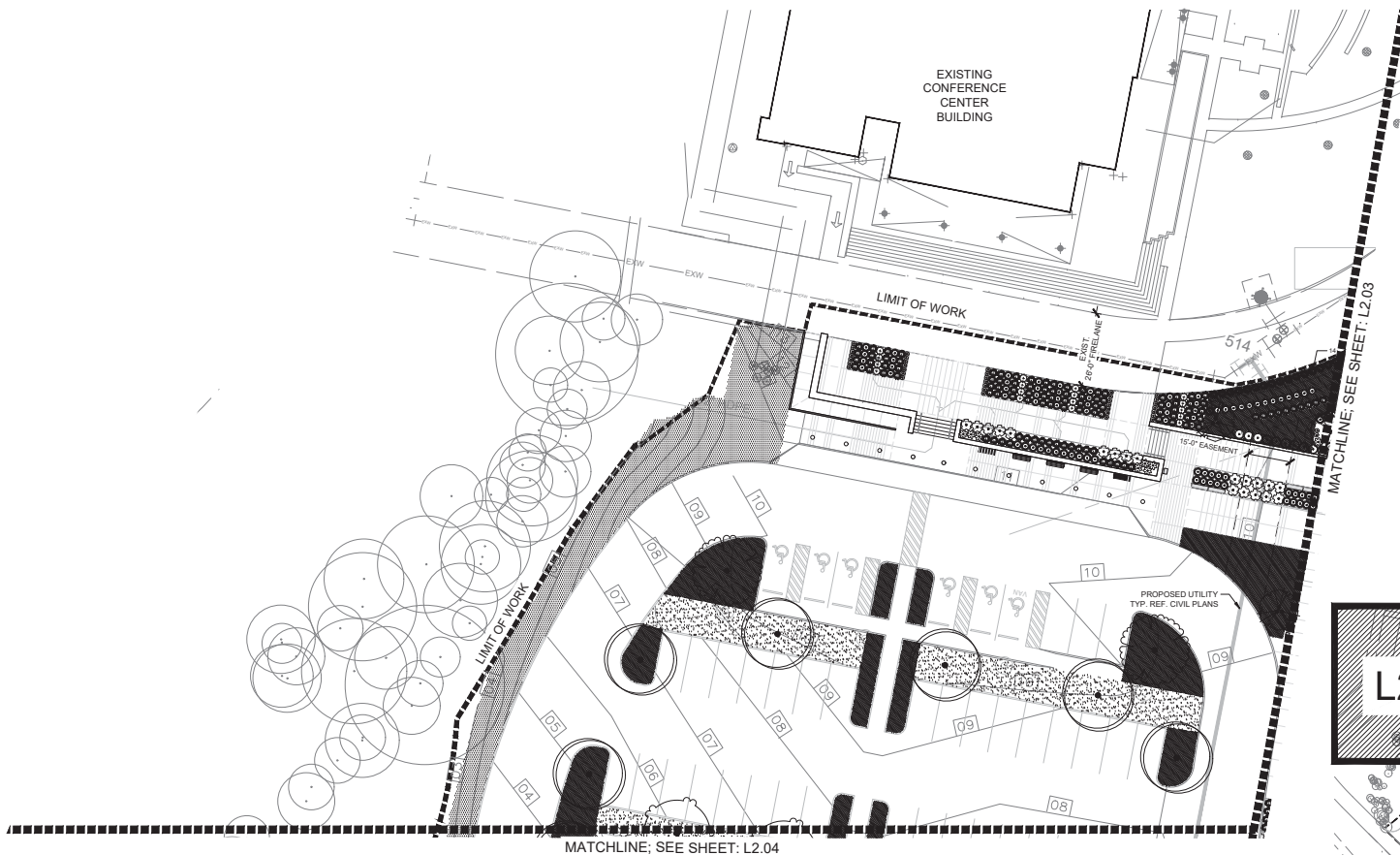
SYMBOL CODE BOTANICAL / COMMON NAME

TREES

- CT3 CERCIS CANADENSIS TEXENSIS
TEXAS REDBUD
CL CHLOPSIS LINEARIS 'BUBBA'
DESERT WILLOW
LL2 LAGERSTROEMIA X 'NATCHEZ'
NATCHEZ CRAPE MYRTLE
ML MAGNOLIA GRANDIFLORA 'LITTLE GEM'
DWARF SOUTHERN MAGNOLIA
QL QUERCUS LACEYI
LACEY OAK
QS QUERCUS SHUMARDII
SHUMARD RED OAK
UC2 ULMUS CRASSIFOLIA
CEDAR ELM

SHRUBS

- CM2 CHRYSAECTINIA MEXICANA
DAMIANITA
HL HESPERALOE PARVIFLORA 'BRAKELIGHTS'
RED YUCCA
IN ILEX VOMITORIA 'NANA'
DWARF YALPON
LP2 LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA
LT2 LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'
THUNDER CLOUD TEXAS SAGE
LS2 LIGUSTRUM SINENSE 'SUNSHINE'
SUNSHINE CHINESE PRIVET
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WHITE CLOUD DUNE HAIRGRASS
PD2 PODOCARPUS MACROPHYLLUS 'DWARF'
PRINGLES YEW PODOCARPUS
SG2 SALVIA GREGGII
AUTUMN SAGE
YC YUCCA FILAMENTOSA 'COLOR GUARD'
ADAM'S NEEDLE



1 LANDSCAPE PLAN
1" = 20'-0"



KEY MAP

FILE PATH: \\network\Drawings\2025\Collin College\Career Technical Education Building 6\LANDSCAPE PLAN\L2.02.dwg
DATE: 10/20/2025
DRAWN BY: JACQUELINE J. COTE
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INTERIM REVIEW
DATE: 10/20/2025 BY: JACOB
REVISION: 1.0
DESIGNED BY: JACOB
CHECKED BY: JACOB
DATE: 10/20/2025

1 CITY SITE PLAN
APPLICATION REV 1 27 OCT 2025
CLIENT
Collin College - Wylie

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

PROJECT NUMBER
JACOB-CTE
DRAWN BY
PJA
CHECKED BY
JL

ORIGINAL ISSUE
CITY OF WYLIE SITE PLAN APPLICATION
30 SEPT 2025

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
L2.05

PLANT SCHEDULE

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TREES

- CT3 CERCIS CANADENSIS TEXENSIS
TEXAS REDBUD
- CL CHLOPSIS LINEARIS 'BUBBA'
DESERT WILLOW
- LL2 LAGERSTROEMIA X 'NATCHEZ'
NATCHEZ CRAPE MYRTLE
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ADAM'S NEEDLE



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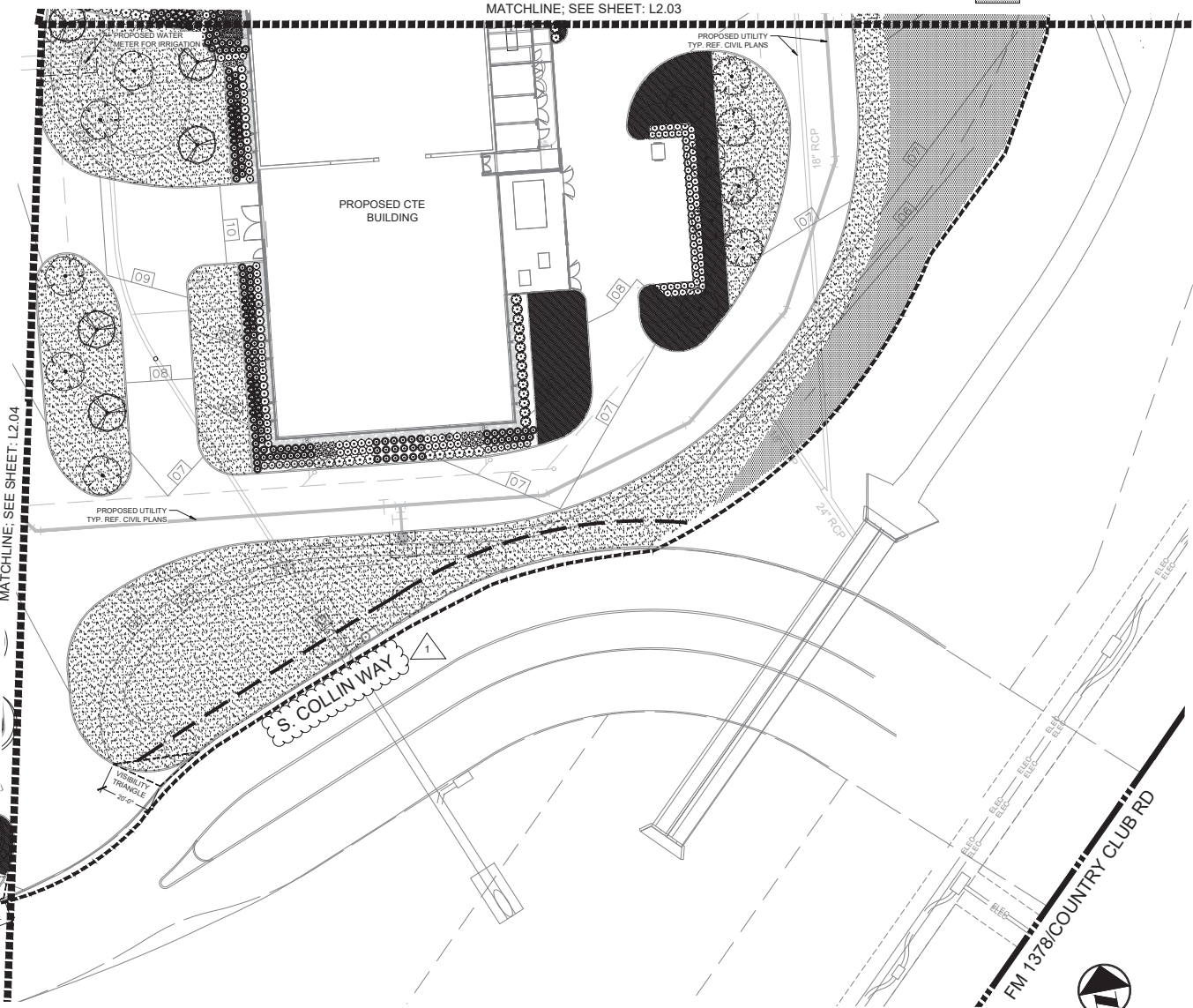
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SOD/SEED

CD CYNODON DACTYLON
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BP NATIVE SUN TURF
BY NATIVE AMERICAN SEED



1 LANDSCAPE PLAN
1" = 20'-0"

FILE NAME: \\stntec\stntec\Projects\Collin College\Wylie\CTE Building\LANDSCAPE\LANDSCAPE PLAN L2.05.DWG
DATE: 10/20/2025
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CHECKED BY: JACOB

11/04/2025 Item 2.

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KEYPLAN



REVISION HISTORY

[illegible]

1	ALZENDJWA	27 OCT 2025
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CLIENT

Collin College - Wylie

PROJECT

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

PROJECT NUMBER	ABBREVIATION
22AC24841	000048C CTE
DRAWN BY	CHECKED BY
TEAM	TEAM

CONSTRUCTION DOCUMENTS
10 OCT 2025

SHEET NAME
WATER & SANITARY SEWER PLAN

SHEET NUMBER:

Abstract

CWS1 0

7

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