

REQUIRED PARKING	
OFFICE AREA (3,000 SF @ 1/750 SF)	4 SPACE(S)
WAREHOUSE AREA (30,275 SF @ 1/1,500 SF)	21 SPACE(S)
TOTAL REQUIRED PARKING	25 SPACE(S)
ADA REQUIREMENTS	
ADA REQUIRED (1 PER 25 SPACES)	1 SPACE(S)
PROVIDED PARKING	
REGULAR SPACES	24 SPACE(S)
COMPACT SPACES (<5% OF REG'D PARKING)	0 SPACE(S)
ADA SPACES	1 SPACE(S)
TOTAL PROVIDED PARKING	25 SPACE(S)

REQUIRED LANDSCAPING

TOTAL SITE AREA	±87,115 S.F.
MIN. REQ'D LANDSCAPED AREA (10% OF SITE).....	±8,712 S.F.
MIN. REQ'D FRONT LANDSCAPING (50% OF SETBACK)...	±3,887 S.F.

PROVIDED LANDSCAPING

OVERALL SITE LANDSCAPING	±12,586 S.F.
FRONT YARD LANDSCAPING	±7,774 S.F.

ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF WYLLIE ZONING

SITE

- 1) BUILDING AT THE FRONT YARD LINE.
- 2) FRONT FACADE ORIENTED TO THE STREET.
- 3) SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF THE BUILDING.
- 4) BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT.

LANDSCAPING

- 1) LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
- 2) LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ. FT./SPACE.
- 3) LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
- 4) USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES.

- 1) USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
- 2) APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET.
- 3) USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.
- 4) COPY SAME STYLE OF ENTIRE BLOCK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION, INCLUDING DEMOLITION AND ROW PERMITS.
2. ALL ON-SITE CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING TO ITS ORIGINAL CONDITION OR BETTER CONDITION ANY DAMAGE DONE TO UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, OR SIGNS.
4. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTIONS. IN JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUALITY OR QUANTITY DEFICIENCIES CONCERNING THE INTENT, ALIGNMENT, PLACEMENT, LIMITS, DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. CONCRETE DRIVEWAYS SHALL BE CONSTRUCTED TO PROPERTY LINES UNLESS OTHERWISE NOTED.

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR DIMENSIONS OF THE REVISIONS FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, BENCHMARKS, BENCH MARKS, NUBS OR OTHER KEY POINTS. POINTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL FOR CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL. POINTS, BENCHMARKS ARE TO BE USED FOR VERTICAL CONTROL.
6. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, WITH SURVEYOR'S DATUM.
7. ADJUSTMENT FACTOR FOR PROJECTS LOCATED OUTSIDE OF BEAR JAW BENCHMARK ELEVATIONS ARE BASED ON NAVD 83, EOOD 03.
8. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF THE OBJECT BEING MEASURED.
9. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
10. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL INFORMATION.
11. CURB RADII ARE $\frac{1}{4}$ UNLESS OTHERWISE NOTED ON THE DRAWINGS.
12. REFER TO SHEET C-1.1 FOR SITE DETAILS.

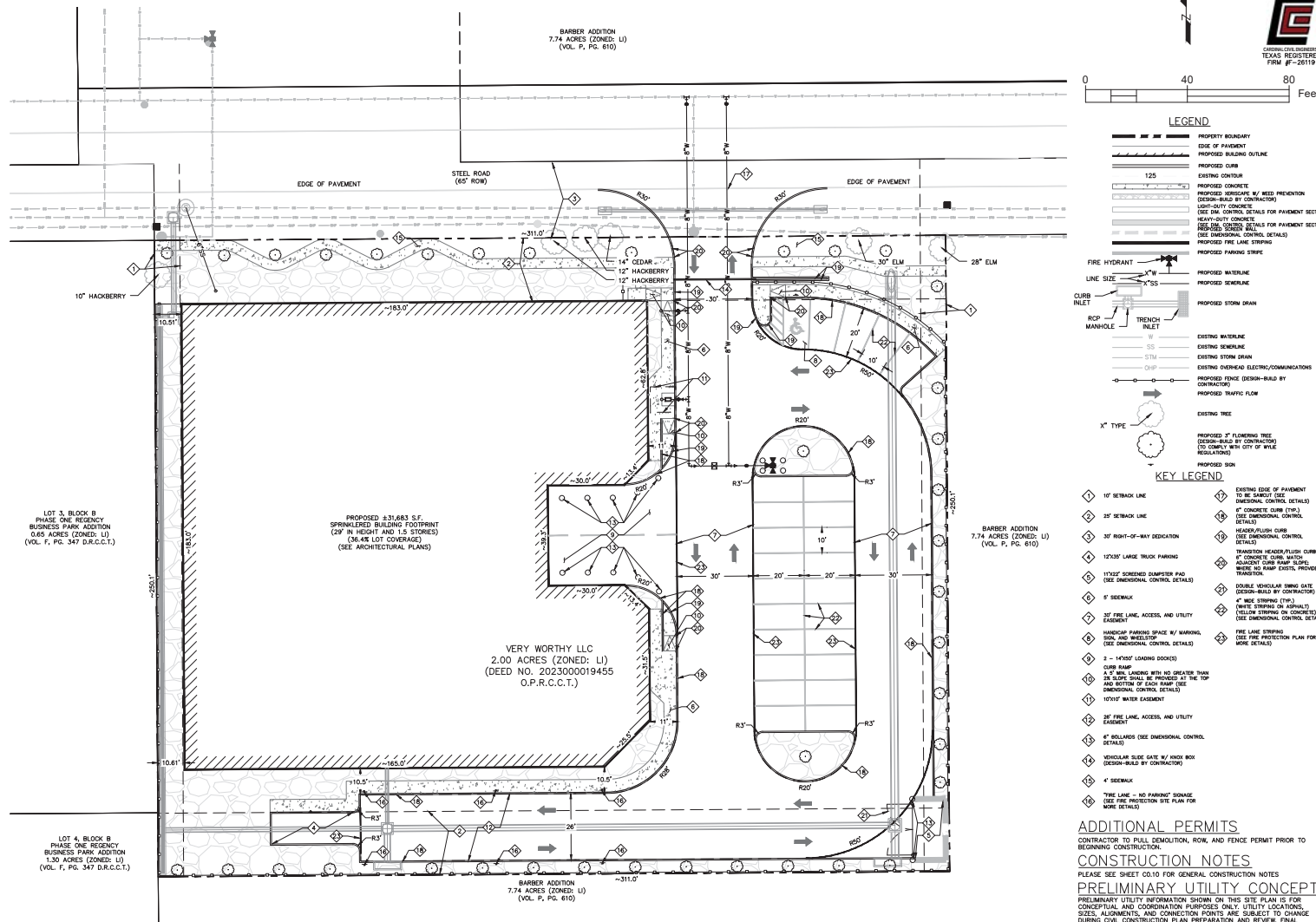
1. ALL PAVEMENT MARKINGS AND SIGNAGE REQUIREMENTS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST EDITION.
2. ALL PAVEMENT MARKINGS ARE WHITE UNLESS OTHERWISE NOTED.
3. ALL TRAFFIC MARKINGS SHALL BE PAINTED TWICE.
4. REFER TO SHEET C1.20 FOR LOCATION OF FIRE LANE STRIPING.

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CONTRACTOR TO PULL DEMOLITION, ROW, AND FENCE PERMIT PRIOR TO BEGINNING CONSTRUCTION.

PLEASE SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES
PRELIMINARY UTILITY CONCEPT

PRELIMINARY UTILITY INFORMATION SHOWN ON THIS SITE PLAN IS FOR

CONCEPTUAL AND COORDINATION PURPOSES ONLY. UTILITY LOCATIONS, SIZES, ALIGNMENTS, AND CONNECTION POINTS ARE SUBJECT TO CHANGE

DURING CIVIL CONSTRUCTION PLAN PREPARATION AND REVIEW, FINAL UTILITY DESIGN SHALL BE PROVIDED WITH THE CIVIL CONSTRUCTION PLANS.

AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF WYLLIE.

DEVELOPMENT SCHEDULE

(NOTE: ALL DEVELOPMENT PHASING AND CONSTRUCTION TIMELINES ARE APPROXIMATE AND SUBJECT TO CHANGE.)

ANTICIPATED SITE PLAN TARGET SUBMITTAL: Q2 2026

ANTICIPATED SPECIAL USE PERMIT TARGET SUBMITTAL: Q2 2026
ANTICIPATED PRELIMINARY PLAT TARGET SUBMITTAL: Q2 2026

ANTICIPATED CIVIL REVIEW SUBMITTAL: Q3 2026
ANTICIPATED BUILDING PERMIT SUBMITTAL: Q3/Q4 2026

ANTICIPATED CONSTRUCTION START: Q1 2027

ANTICIPATED CONSTRUCTION COMPLETION: Q1 2026

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6/22/26. IT IS NOT
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CONSTRUCTION,
BIDDING, PERMITTING
PURPOSES.

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10
ROAD
LYLE, TEXAS 75098

PROJECT NUMBER : 26
31 STEEL R
31 STEEL ROAD, W
LOT 1, BLOCK A, CITY OF WYLLIE

ISSUE DATE	22/26
REVISIONS	

15	6 1/2	RE					
AND PAVING							

SCHEMATIC	OVERALL SITE PLAN
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SHEET NO.
C1.10
31 STEEL ROAD

① 12 x 16 ROLL UP DOOR

② PAINT (PARCHMENT) / UltraCrete TEXTURE COATING
HEX CODE #F1E3D2

③ PAINT (FRENCH BEIGE) / UltraCrete TEXTURE COATING
HEX CODE #A67B5B

④ CUTURED STONE /
Bucks County Country LedgeStone
BY "Legendstone" OR EQUIVALENT

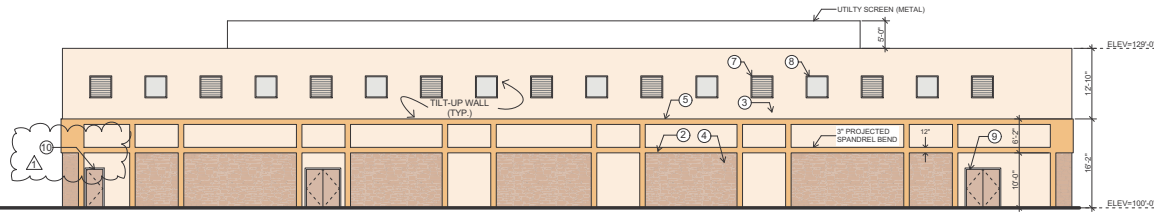
⑤ 1" REVEAL JOINT

⑥ ALUMINUM STOREFRONT

⑦ LOUVER (BLACK)

⑧ WINDOW

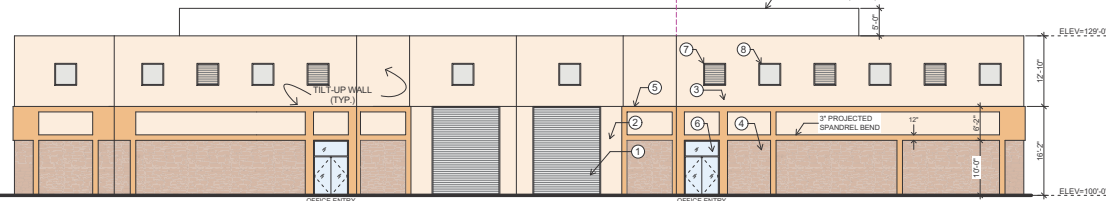
⑨ HOLLOW METAL
DOOR



1 NORTH BUILDING ELEVATION

SCALE: 3/32"=1'-0"

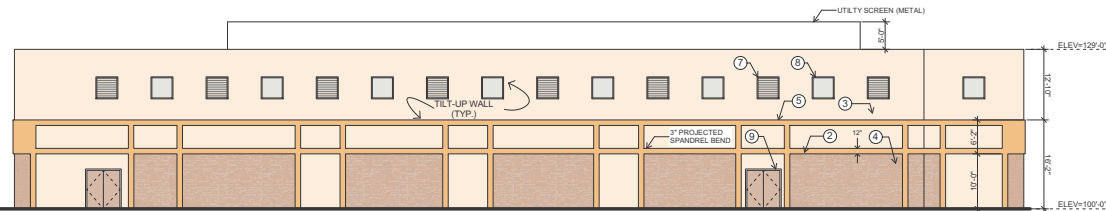
FACADE AREA: 5,322 SF
PAINT AREA: 4,028 SF (76%) / CUTURED STONE AREA 1,073 SF (20%) / WINDOW AREA 104 SF (2%) / LOUVER AREA 117 SF (2%)



2 EAST BUILDING ELEVATION

SCALE: 3/32"=1'-0"

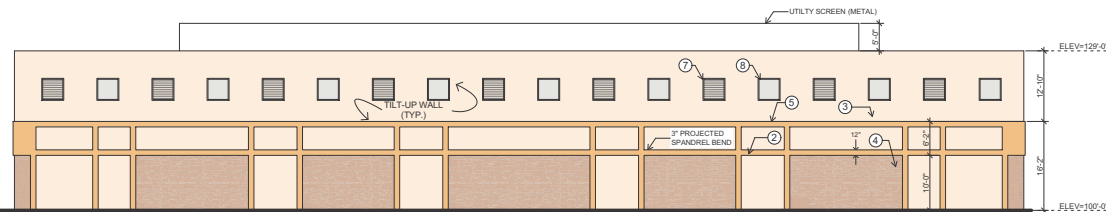
FACADE AREA: 5,332 SF
PAINT AREA: 3,981 SF (75%) / CUTURED STONE AREA 1,172 SF (22%) / WINDOW AREA 104 SF (2%) / LOUVER AREA 65 SF (1%)



3 SOUTH BUILDING ELEVATION

SCALE: 3/32"=1'-0"

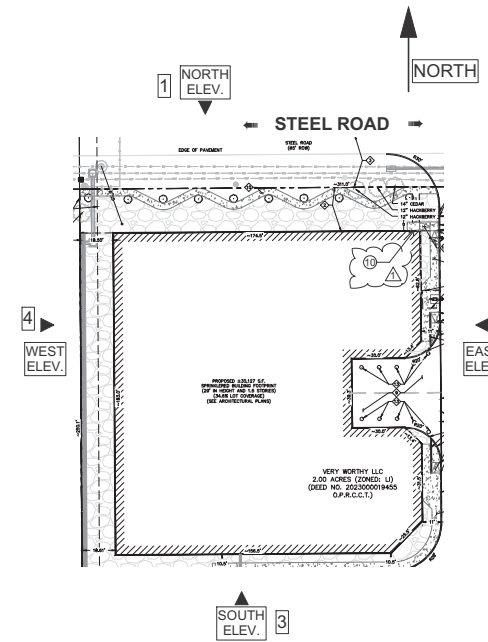
FACADE AREA: 5,322 SF
PAINT AREA: 4,041 SF (76%) / CUTURED STONE AREA 1,073 SF (20%) / WINDOW AREA 104 SF (2%) / LOUVER AREA 104 SF (2%)



4 WEST BUILDING ELEVATION

SCALE: 3/32"=1'-0"

FACADE AREA: 5,329 SF
PAINT AREA: 4,049 SF (76%) / CUTURED STONE AREA 1,059 SF (20%) / WINDOW AREA 104 SF (2%) / LOUVER AREA 117 SF (2%)



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PROJECT NUMBER: 2610
WAREHOUSE 31
31 STEEL ROAD, WYLE TEXAS

ISSUE DATE
06/05/2026
REVISIONS
A 06/22/2026

PRELIMINARY
BUILDING ELEVATIONS

SHEET No:
A.02

WAREHOUSE 31

ISSUE DATE
06/05/2026
REVISIONS
A 06/22/2026

PROJECT NUMBER: 2610
WAREHOUSE 31
31 STEEL ROAD, WYLE TEXAS

ISSUE DATE
06/05/2026
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A 06/22/2026

PRELIMINARY
BUILDING ELEVATIONS

SHEET No:
A.02

WAREHOUSE 31