

COLLEGE PARK
 GEORGE W. JANNELL SURVEY ABSTRACT NO. 351
 CITY OF WASHINGTON AREA 2534 ACRES
 DEVELOPER: SCOTT RESIDENTIAL, LLC
 CONTACT: DR. ABDUL LATEEF KHAN
 RICHARDSON, TEXAS 75082
 PH: (469) 870 8020

ND & Associates, LLC
 2105 Canyon Creek Drive
 Carrollton, Texas 75006-42
 PH: (214) 583 7161
 EMAIL: naim1207@yahoo.com
 FIRM # F - 13340

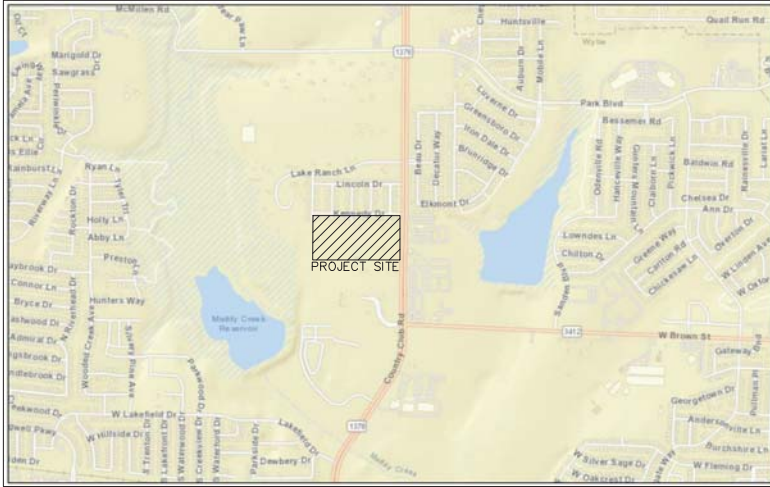
No.	DATE	REVISION
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[Signature]
 I, GEORGE W. JANNELL, SURVEYOR, do hereby certify that I am a duly licensed Surveyor in the State of Texas, License No. 48778, and that I have prepared this document in accordance with the laws of the State of Texas, Chapter 191, Subchapter A, Section 191.001, et seq., and that I am not aware of any facts which would render this document invalid or of any fraud, coercion, or undue influence which may have been practiced upon the grantor(s) or which may have induced the grantor(s) to execute this document.

STATE OF TEXAS
 COUNTY OF TARRANT
 SURVEYOR

CONCEPT PLAN

DATE: 2/20/2024 SCALE: 1" = 60'
 DRAWN BY: ND
 CHECKED BY: NK
 PROJECT # 788-WYL-23
 SHEET NO. C-1



VICINITY MAP
N.T.S.

605 Country Club Road, Wylie - Trip Generation (ITE Trip Generation Manual, 11th Edition)

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour			
				Total	In	Out	Total	In	Out	
210	Single-Family Detached Housing	43 Lots	464	35	9	26	45	28	17	
215	Single-Family Attached Housing	32 Units	193	11	3	8	15	9	6	
822	Strip Retail Plaza (< 40K SF)	30,000 SF	1,496	59	35	24	170	85	85	
Total:				2,153	105	47	58	230	122	108
Internal Capture (AM = 0%, PM = 23%):				--	0	0	0	54	28	26
Trips to Site:				--	105	47	58	176	94	82
Pass-by Trips (AM = 0%, PM = 15%):				--	0	0	0	26	13	13
New Trips to Site:				--	105	47	58	150	81	69

SITE DATA TABLE

	SF - 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY COMMERCIAL	COMMON AREAS
TOTAL LAND AREA	14.5 ACRES	4.0 ACRES	2.7 ACRES	3.8 ACRES
TOTAL HOUSES	50	32	23,800 SF. BLDG.	
MIN. LOT AREA	10,000 SF.	3,300 SF.		
MIN. LOT WIDTH	75 FEET	30 FEET		
MIN. LOT DEPTH	100 FEET	110 FEET		
MAX. LOT COVERAGE	45%	60%		
MIN. DWELLING SIZE	2,400 SF.	1,200 SF.		
FRONT YARD	25 FEET MIN.	5 FEET MIN.		
SIDE YARD	10 FEET MIN.	0 FEET MIN.		
REAR YARD	25 FEET MIN.	20 FEET MIN.		
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET	
2 CAR GARAGE AREA	500 SF.	500 SF.		

LEGAL DESCRIPTIONS:

BEING a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.), and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376890, 20181106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-Inch Iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as record In Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-Inch Iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and a arc length of 154.95 feet to a 1/2-inch iron rod set, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-Inch Iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-Inch iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-Inch Iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-Inch Iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-Inch Iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

- ALL USES PERMITTED BY THE CITY OF WYLIE, TEXAS.
- ALL SURFACE MATERIALS OF PUBLIC STREETS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
- FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLIE.
- LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLIE RULES AND REGULATIONS.
- 6' HIGH MASONRY SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
- A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
- TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
- ALL SINGLE FAMILY HOUSES WILL HAVE FRONT GARAGE ENTRY

DEVELOPER/OWNER & APPLICANT
SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
5411 KINGSTON DRIVE
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

ARCHITECT
OCULUS ARCHITECTS, INC.
CONTACT: FOKRUDDIN KHONDAKER, AIA, NCARB
14310 RICH BRANCH DR.
NORTH POTOMAC, MD 20878

CIVIL ENGINEER
ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLIE, TEXAS 75098
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

COLLEGE PARK
GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351
CITY OF WYLIE, COLLIN COUNTY, TEXAS
AREA: 2504 ACRES

DEVELOPER: SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
5411 KINGSTON DRIVE
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

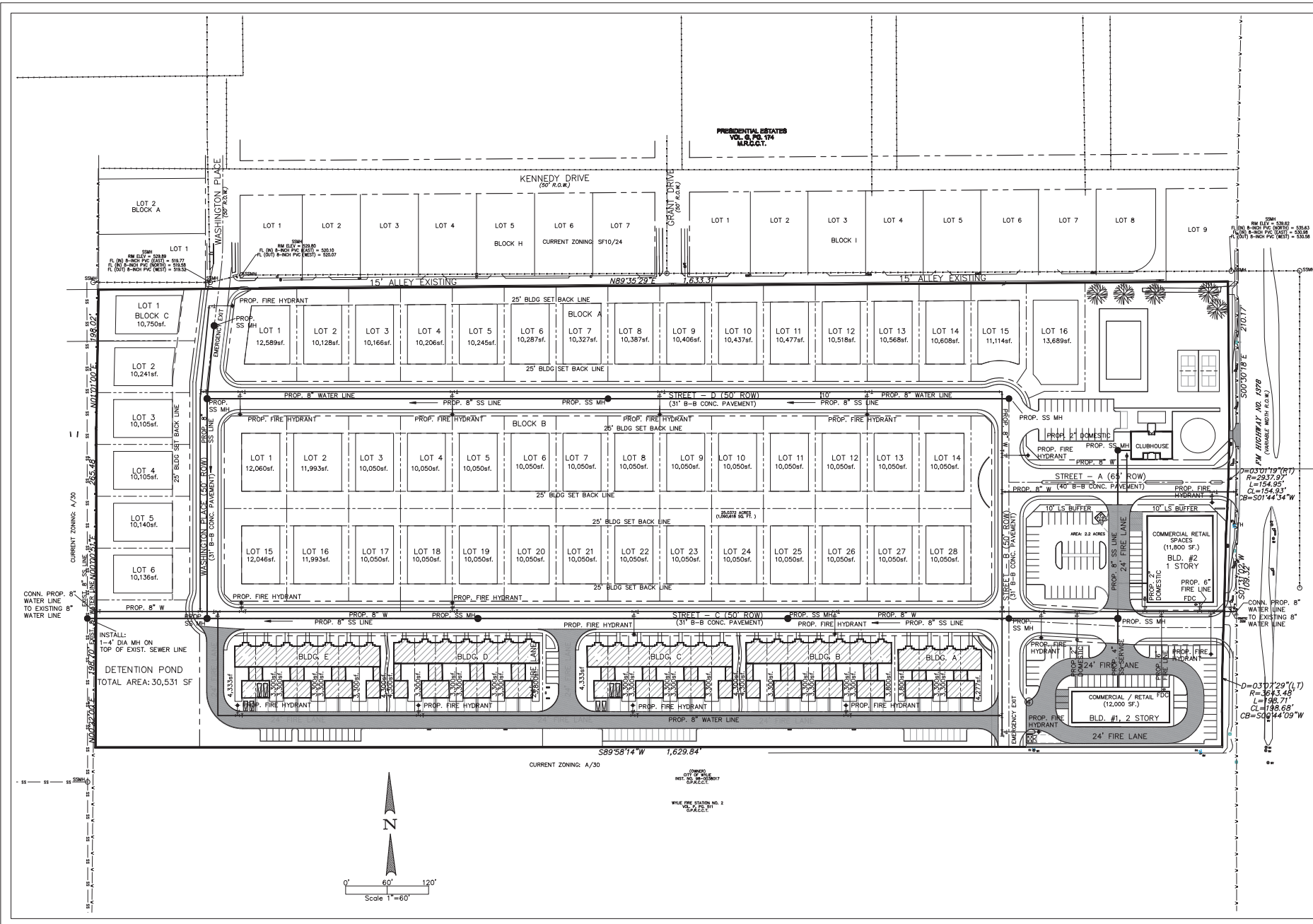
ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

No.	DATE	REVISION
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Naim Khan
Mr. Naim Usman Khan 1-19-2024
APPROVED FOR THE RECORDABLE INSTRUMENT
PROFESSIONAL OPINION REQUESTED
JULIUS BERKELEY, INC. AIA, LSC# 00091742
PH: 713-350-1100

SITE DATA

DATE: 2/10/2024 SCALE: N.T.S.
DRAWN BY: ND CHECKED BY: NK
PROJECT: 705-WYL-23
SHEET NO: C-2



COLLEGE PARK
 GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 AREA: 25.04 ACRES

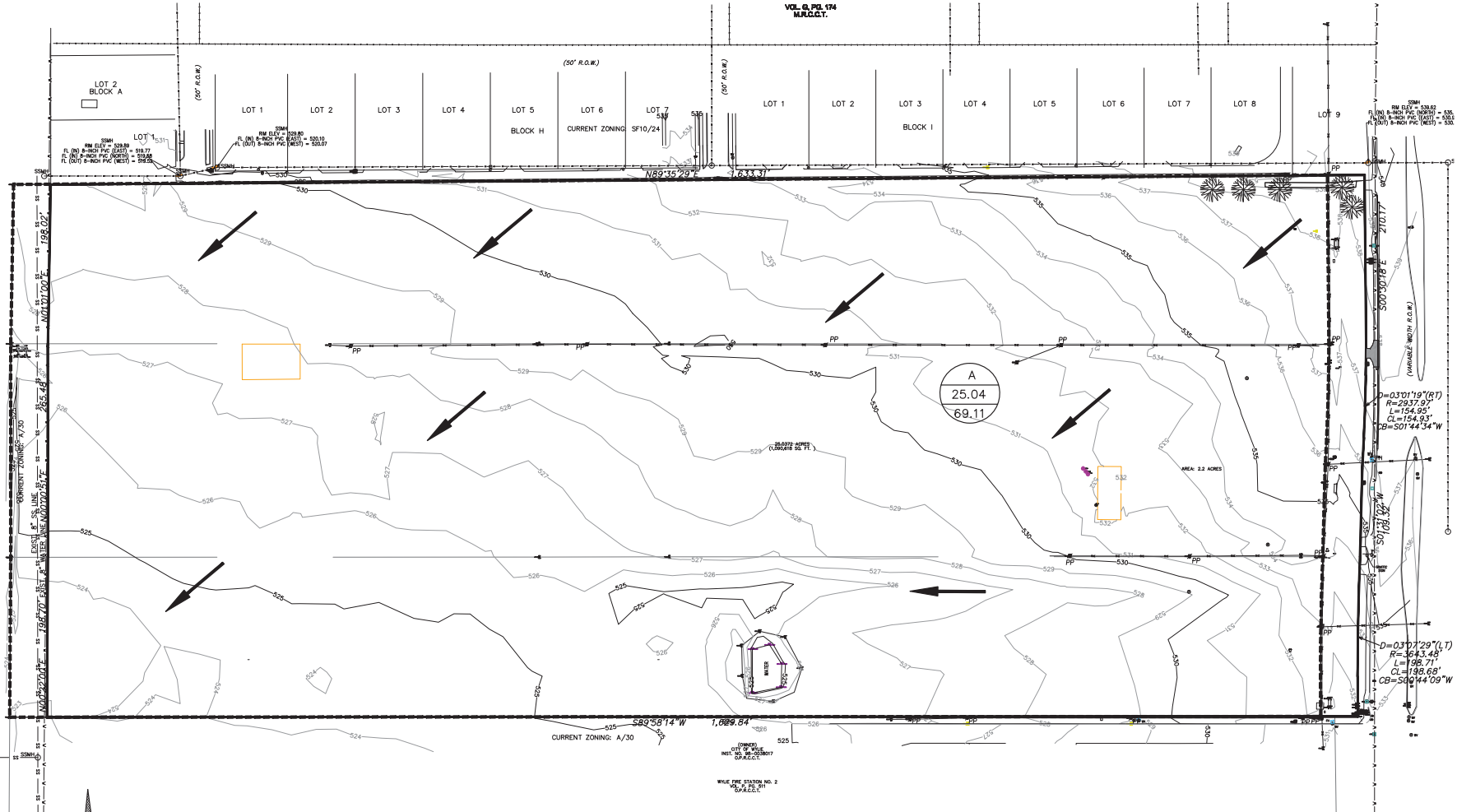
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 PH: (214) 833 7181
 EMAIL: ndaim1207@yahoo.com
 FIRM # - 13340

NO.	DATE	REVISION
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W. N. Nunnally
 W. N. Nunnally, Surveyor
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 833 7181
 EMAIL: ndaim1207@yahoo.com
 FIRM # - 13340

PRELIMINARY UTILITY PLAN

DATE: 2/19/2024 SCALE: 1"=60'
 DRAWN: ND CHECKED BY: NK
 PROJECT: 765-WVL-23
 SHEET NO: C-3



ALLOWABLE DISCHARGE TO EXISTING STORM SYSTEM FROM PROPSD DEVELOPMENT

HYDROLOGIC COMPUTATIONS (RATIONAL METHOD)

AREA DESIGNATION	AREA (AC.)	RUNOFF COEFF. C	TIME OF CONC. (MIN.)	INTENSITY I ₁₀₀ (IN./HR.)	DISCHARGE Q ₁₀₀ (CFS)	COMMENTS
A	25.0	0.40	20	6.90	69.11	TOWARD SOUTH WEST DITCH

LEGEND

Existing Drainage Area Designation	A
Existing Drainage Area (Ac.)	3.48
Pre-developed 100-yr Flow (cfs)	18.30
Existing Drainage Divide	—————
Storm Flow Arrow	—————>

COLLEGE PARK
 GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WILLE, COLLIN COUNTY, TEXAS
 AREA 2304 ACRES

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
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 FIRM # - 13340

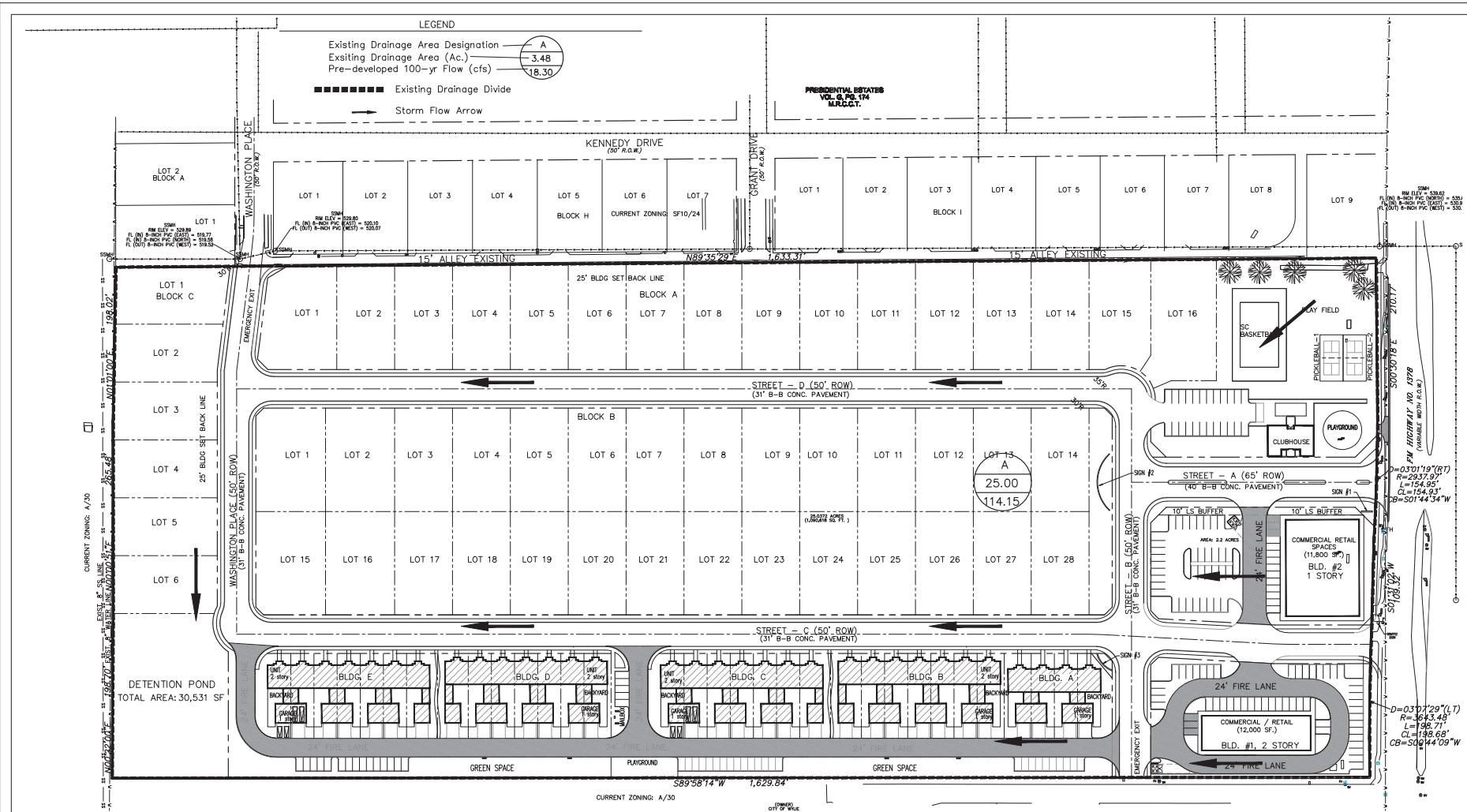
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Mr. Naim Uddin Khan, P.E. 2014
 PREPARED UNDER THE REGISTRATION SUPERVISION
 OF THE PROFESSIONAL ENGINEER
 AUTHORIZED BY NO. 0046 UNDER KAN. REG.
 10/17/15



EXISTING DRAINAGE CALCULATIONS

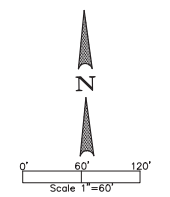
DATE: 2/19/2024 SCALE: 1" = 60'
 DRAWN BY: ND CHECKED BY: NK
 PROJECT # 765-WYL-23
 SHEET NO. C-4



POST-DEVELOPMENT FLOW CALCULATIONS

HYDROLOGIC COMPUTATIONS (RATIONAL METHOD)

AREA DESIGNATION	AREA (AC.)	RUNOFF COEFF. c	TIME OF CONC. (MIN.)	INTENSITY (IN./HR.)	DISCHARGE (CFS)	COMMENTS
A	25.0	0.58	15	7.86	114.15	TOWARDS DETENTION POND



COLLEGE PARK
 GEORGE V. GUNNELL SURVEY ABSTRACT NO. 951
 CITY OF WASHINGTON, COLLIN COUNTY, TEXAS

DEVELOPER: SCOTT PRESIDENTIAL, LLC
 CONTACT: DR. ABDUL RATEEF KHAN
 5411 KINGSTON DRIVE
 FORT WORTH, TEXAS 76102
 PH: (469) 870 6020

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7181
 EMAIL: naimi1207@yahoo.com
 FIRM # F - 13340

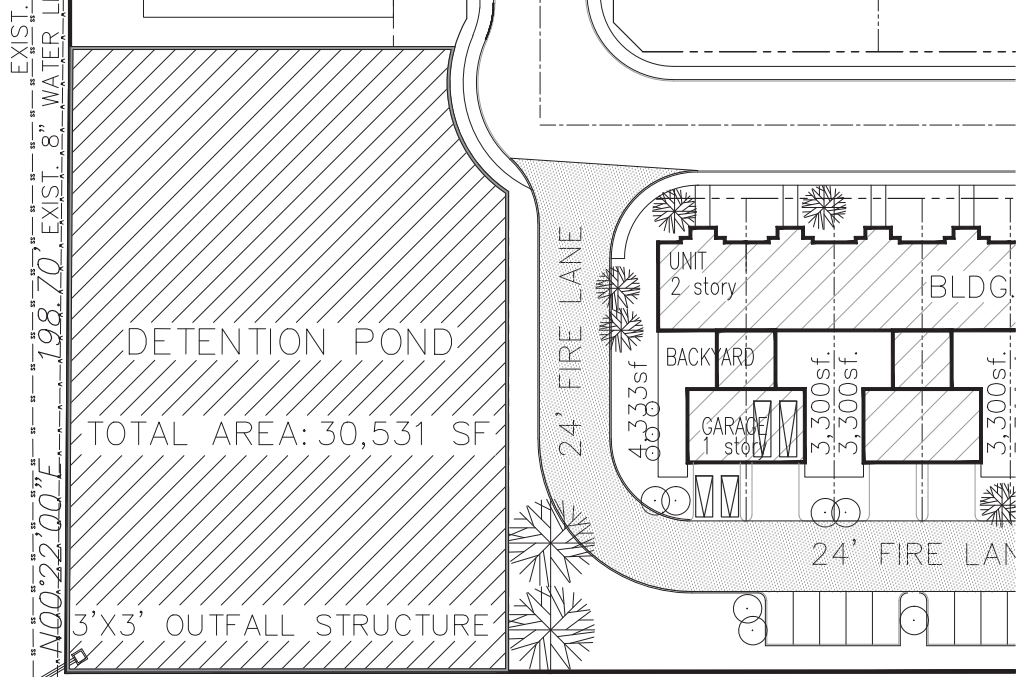
NO.	DATE	REVISION
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W. Naimi
 W. Naimi, Licensed Professional Engineer
 No. 12078, State of Texas
 I hereby certify that I am the author of this document and that I am a duly licensed Professional Engineer in the State of Texas.
 W. Naimi
 11/17/24



PROP. DRAINAGE AREA MAP & CALCULATIONS

DATE: 2/17/2024 SCALE: 1"=60'
 DRAWN BY: ND CHECKED BY: NK
 PROJECT: 785-WYL-23
 SHEET NO: C-5



DETENTION POND CALCULATIONS

1. RAINFALL INTENSITY CALCULATIONS

	100-year	25-year	10-year	5-year
e	0.7370	0.7588	0.7739	0.7890
b	86.7090	76.0690	68.9510	64.2590
d	11.0000	11.0000	11.0000	11.0000

2. Determine Allowable Discharge From the Proposed Development

Pre-Developed Flow	5-yr	10-yr	25-yr	100-yr
	A	25.00	25.00	25.00
C	0.4	0.4	0.4	0.4
Tc	20	20	20	20
I	4.28	4.84	5.62	6.90
Q (cfs)	42.80	48.40	56.20	69.01

4. DETENTION POND NOTES:

- THE POND MIGHT BE ENGINEERED DETENTION POND WITH RETAINING WALL ON ALL SIDES.
- TOTAL DEPTH OF POND WILL BE 3.10' WHICH INCLUDES 1' FREEBOARD FOR 100-YR RAINFALL EVENT.
- MULTI-STAGED OUTFALL STRUCTURE WILL BE DESIGNED TO RELEASE 100-YR, 25-YR, 10-YR AND 5-YR RAINFALL.
- FLOW SPRADER WILL BE BUILT AT OUTFALL TO MAKE THE CONCENTRATED FLOW TO SHEET FLOW.
- DETENTION POND AREA WILL BE DEDICATED AS A DRAINAGE EASEMENT.
- POND WALL WILL BE 1' WIDE ON THE TOP AND 2' INSIDE THE EASEMENT.
- RAMP WILL BE PROVIDE AT MAX 6:1 SLOPE FOR MAINTENANCE VEHICLE
- POND WILL BE MAINTAINED BY THE HOA.

3. Required Storage for 100-YR Storm Event With Maximum Release Rate for 100-YR Storm Event

100-yr	Duration min.	I-100yr in/hr	C	Area Acre	Pick Flow cfs	Inflow cu.ft.	Outflow cu.ft.	Storage cu.ft.
10	9.20	0.58	25.00	133.33	79998	41405	38.593	
15	7.86	0.58	25.00	113.91	102521	51756	50.764	
20	6.90	0.58	25.00	100.06	120074	62107	57.967	
30	5.62	0.58	25.00	81.43	146572	82810	63.762	
40	4.78	0.58	25.00	69.33	166391	103512	62.879	
50	4.19	0.58	25.00	60.76	182276	124215	58.061	
60	3.75	0.58	25.00	54.33	195578	144917	50.661	
70	3.40	0.58	25.00	49.30	207057	165620	41.437	
80	3.12	0.58	25.00	45.25	217180	186322	30.858	
90	2.89	0.58	25.00	41.90	226256	207025	19.232	
100	2.70	0.58	25.00	39.08	234498	227727	6.771	
110	2.53	0.58	25.00	36.68	242059	248430	-6.370	

c. 10-yr Storm Event (Maximum Release Rate: 48.40 cfs)

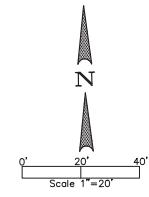
10-yr	Duration min.	I-5yr in/hr	C	Area Acre	Pick Flow cfs	Inflow cu.ft.	Outflow cu.ft.	Storage cu.ft.
10	6.54	0.58	25.00	94.78	56865	29040	27.825	
15	5.54	0.58	25.00	80.34	72304	36300	36.004	
20	4.84	0.58	25.00	70.11	84137	43560	40.577	
30	3.89	0.58	25.00	56.47	101651	58080	43.571	
40	3.29	0.58	25.00	47.70	114472	72600	41.872	
50	2.86	0.58	25.00	41.53	124576	87120	37.456	
60	2.55	0.58	25.00	36.92	132922	101640	31.282	
70	2.30	0.58	25.00	33.34	140042	116160	23.862	
80	2.10	0.58	25.00	30.47	146260	130680	15.580	
90	1.94	0.58	25.00	28.11	151788	145200	6.588	
100	1.80	0.58	25.00	26.13	156771	159720	-2.949	
110	1.69	0.58	25.00	24.44	161313	174240	-12.927	

b. 25-yr Storm Event (Maximum Release Rate: 56.20 cfs)

25-yr	Duration min.	I-5yr in/hr	C	Area Acre	Pick Flow cfs	Inflow cu.ft.	Outflow cu.ft.	Storage cu.ft.
10	7.55	0.58	25.00	109.48	65689	33720	31.969	
15	6.42	0.58	25.00	93.10	83793	42150	41.643	
20	5.62	0.58	25.00	81.47	97786	50580	47.186	
30	4.54	0.58	25.00	65.90	118617	67440	51.177	
40	3.85	0.58	25.00	55.84	134020	84300	49.720	
50	3.36	0.58	25.00	48.75	146244	101160	45.084	
60	3.00	0.58	25.00	43.44	156400	118020	38.380	
70	2.71	0.58	25.00	39.31	165106	134880	30.226	
80	2.48	0.58	25.00	35.99	172741	151740	21.001	
90	2.29	0.58	25.00	33.25	179552	168600	10.952	
100	2.13	0.58	25.00	30.95	185711	185460	251	
110	2.00	0.58	25.00	28.99	191340	202320	-10.980	

d. 5-yr Storm Event (Maximum Release Rate: 42.80 cfs)

5-yr	Duration min.	I-5yr in/hr	C	Area Acre	Pick Flow cfs	Inflow cu.ft.	Outflow cu.ft.	Storage cu.ft.
10	5.82	0.58	25.00	84.34	50607	25680	24.927	
15	4.91	0.58	25.00	71.26	64138	32100	32.038	
20	4.28	0.58	25.00	62.03	74436	38520	35.916	
30	3.43	0.58	25.00	49.75	89551	51360	38.191	
40	2.89	0.58	25.00	41.88	100513	64200	36.313	
50	2.51	0.58	25.00	36.36	109089	77040	32.049	
60	2.22	0.58	25.00	32.26	116130	89880	26.250	
70	2.01	0.58	25.00	29.07	122106	102720	19.386	
80	1.83	0.58	25.00	26.52	127303	115580	11.743	
90	1.68	0.58	25.00	24.43	131906	128400	3.506	
100	1.56	0.58	25.00	22.67	136042	141240	-5.198	
110	1.46	0.58	25.00	21.18	139800	154080	-14.280	



COLLEGE PARK
 GEORGE W. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 AREA: 53.04 ACRES
 DESIGNER: WYLLIE SURVEYING & ENGINEERING, LLC
 CONTACT: MR. ABUL LALEF HANAN
 5411 KINGSTON DRIVE
 RICHARDSON, TEXAS 75082
 PH: (409) 970-0220

ND & Associates, LLC
 2105 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 833-7181
 EMAIL: naimi207@yahoo.com
 FIRM # F - 13340

NO.	DATE	REVISION
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MR. Naimi Hanan, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 PROFESSIONAL ENGINEER
 LICENSE NO. 11983
 STATE OF TEXAS
 REGISTERED BY: M. W. COOK, P.E.



DETENTION POND PLAN & CALCULATIONS

DATE: 2/10/2024
 SCALE: 1"=20'
 DRAWN BY: ND
 CHECKED BY: ND
 PROJECT: 705-WYL-23
 SHEET NO: C-6