

COLLEGE PARK

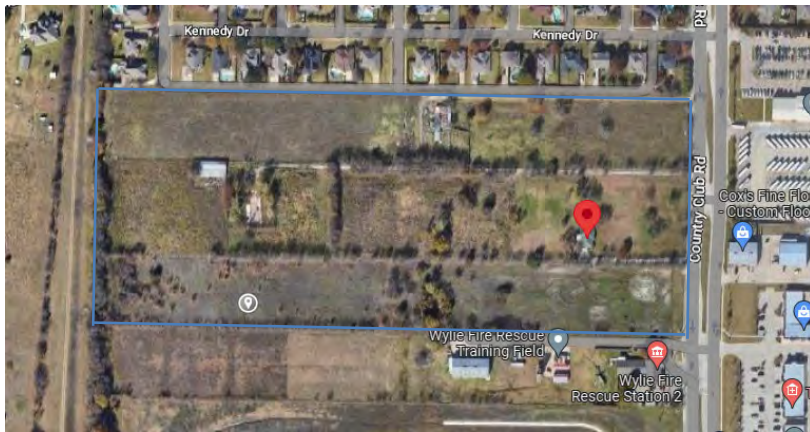
DEVELOPMENT PROPOSAL

SCOTT RESIDENTIAL, LLC



Land Area:

TOTAL LAND: 25.0 AC.



605 Country Club Rd.
Wylie, Tx 75098

LAND USED:

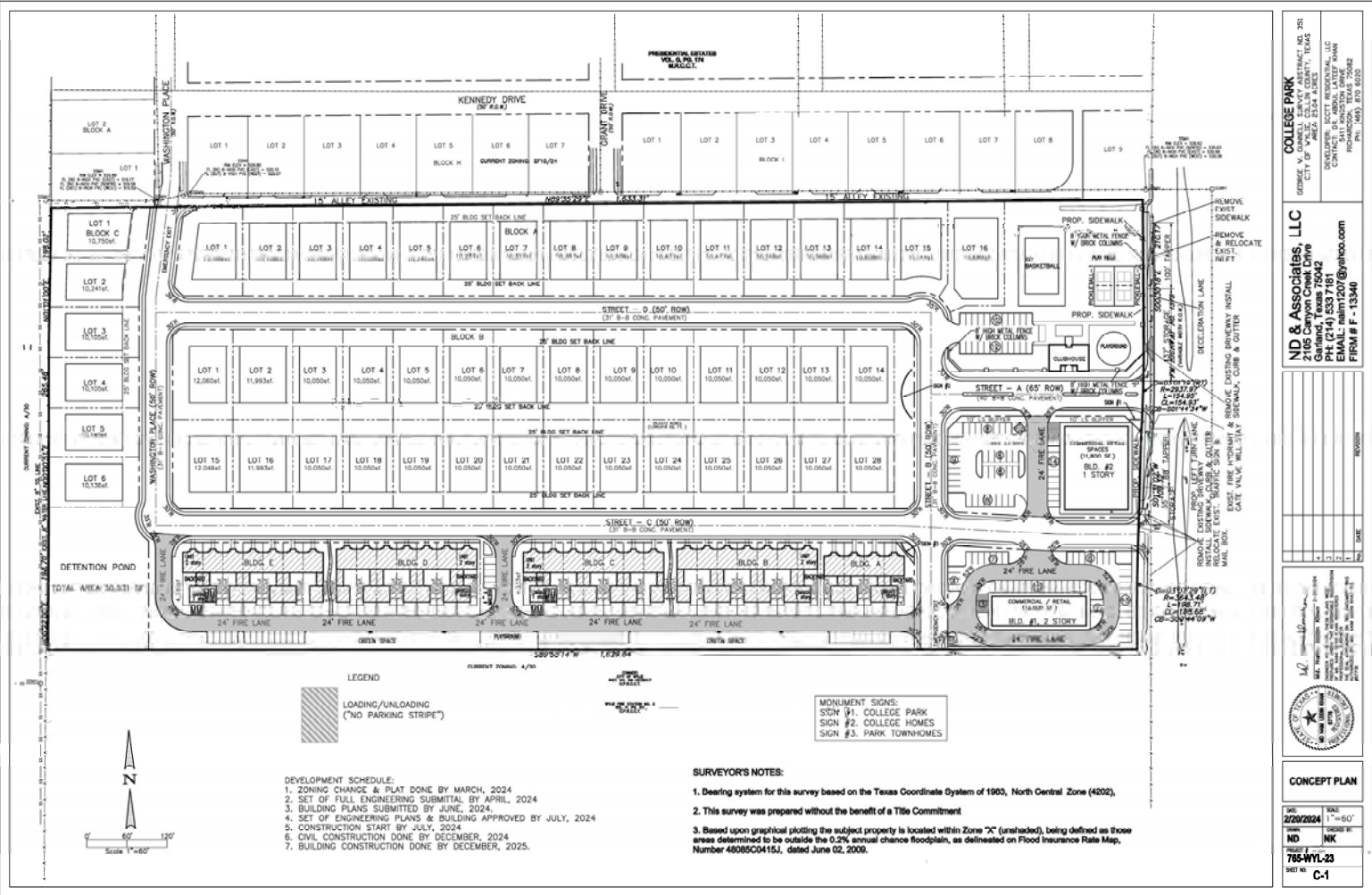
SINGLE FAMILY HOMES AREA: 14.5 AC.

TOWNHOMES AREA: 4.0 AC.

COMMERCIAL LAND AREA: 2.7 AC.

COMMON AREAS: 3.8 AC.

Concept Plan:



Site Data:



VICINITY MAP
N.T.S.

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

ITE #	Site	Quantity	Weekday	AM Peak Hour			PM Peak Hour			
				Total	In	Out	Total	In	Out	
210	Single Family Detached & Housing	43, 400		464	35	9	26	49	28	17
215	Single-Family Attached Housing	32, 000		282	11	7	8	11	9	6
622	Strip Retail Plaza (1.40K SF)	20,000 SF		1,406	90	35	24	130	65	65
	Total:			2,153	105	47	38	230	122	108
	Internal Capture (AM = 0%, PM = 23%)			0	0	0	54	78	76	76
	Trips to Site:			105	47	58	176	94	42	82
	Pass-by Trips (AM = 0%, PM = 15%)			0	0	0	26	13	13	13
	New Trips to Site:			105	47	58	150	81	69	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	3.6 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 25-0732 are 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 Wyllie Partners, LP as recorded in Instrument Number 20180530006058260 of the Official Public Records Collin County, Texas (O.P.R.C.T.) and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in instrument Number 20150608006072830, (O.P.R.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in instrument Number 20181105001376830, 20181106003376890 (O.P.R.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.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 ALX 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-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 ALX Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALX 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 Wyllie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,518 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

1. ALL USED DEMARIED BY THE CITY OF WYLLIE, TEXAS
2. ALL SURFACE MATERIALS OF PUBLIC STREETS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLLIE.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLLIE RULES AND REGULATIONS.
5. 4' HIGH MASONRY SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
6. A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
8. 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 75090
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

COLLEGE PARK

GEORGE A
CITY OF

ND & Associates, LLC
9105 Canyon Creek Drive

1



SITE DATA

DATE: 2/19/2024	SCALE: N.T.S.
DRAWN: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-2	

Site Plan:



Commercial / Retails Birds Eye View:



Clubhouse:



Single Family Homes Example:

