



COLLEGE PARK

DEVELOPMENT PROPOSAL

SCOTT RESIDENTIAL, LLC

Land Area:

TOTAL LAND: 25.0 AC.



605 Country Club Rd.
Wylie, TX 75098

SINGLE FAMILY HOMES AREA: 15.0 AC.

TOWNHOMES AREA: 3.8 AC.

COMMERCIAL LAND AREA: 4.0 AC.

PLAY AREA: 0.8 AC.

OPEN SPACE AREA: 0.8 AC.

DETENTION POND AREA: 0.6 AC.

Studied: Wylie Adopted 2022 Comprehensive Plan

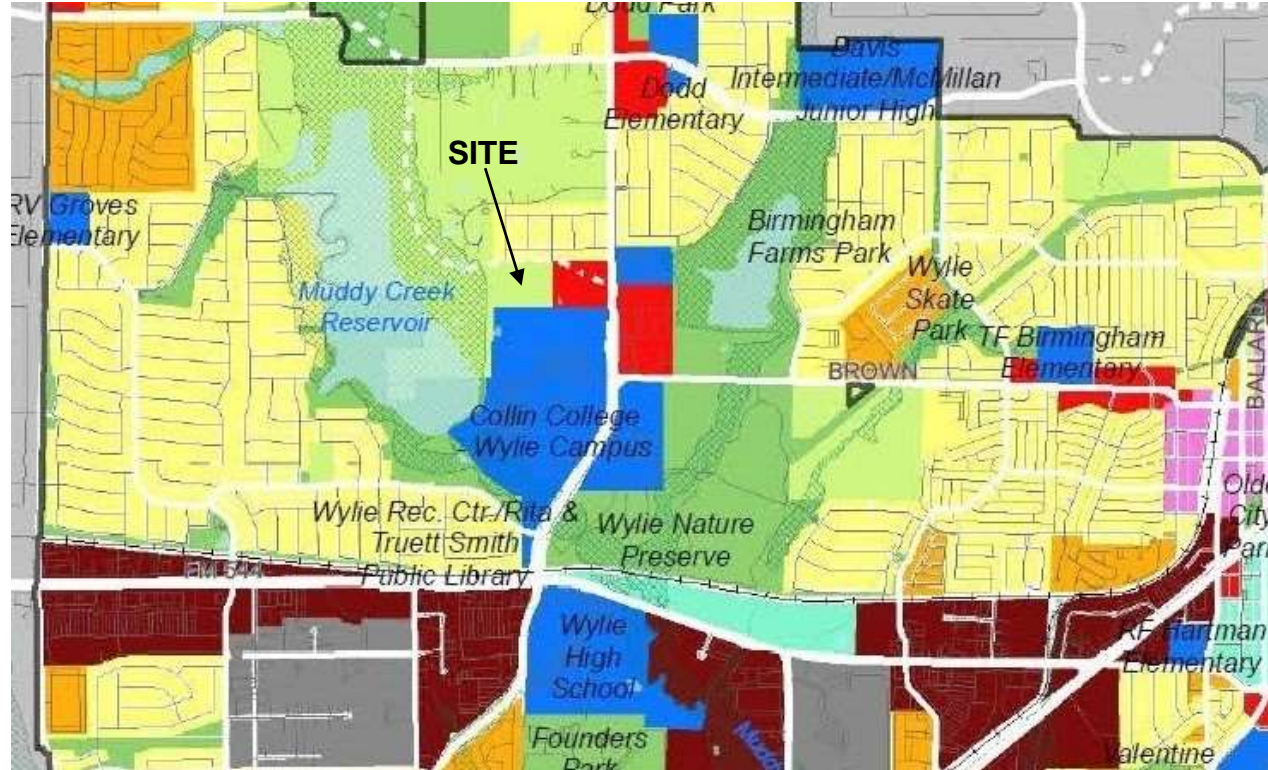
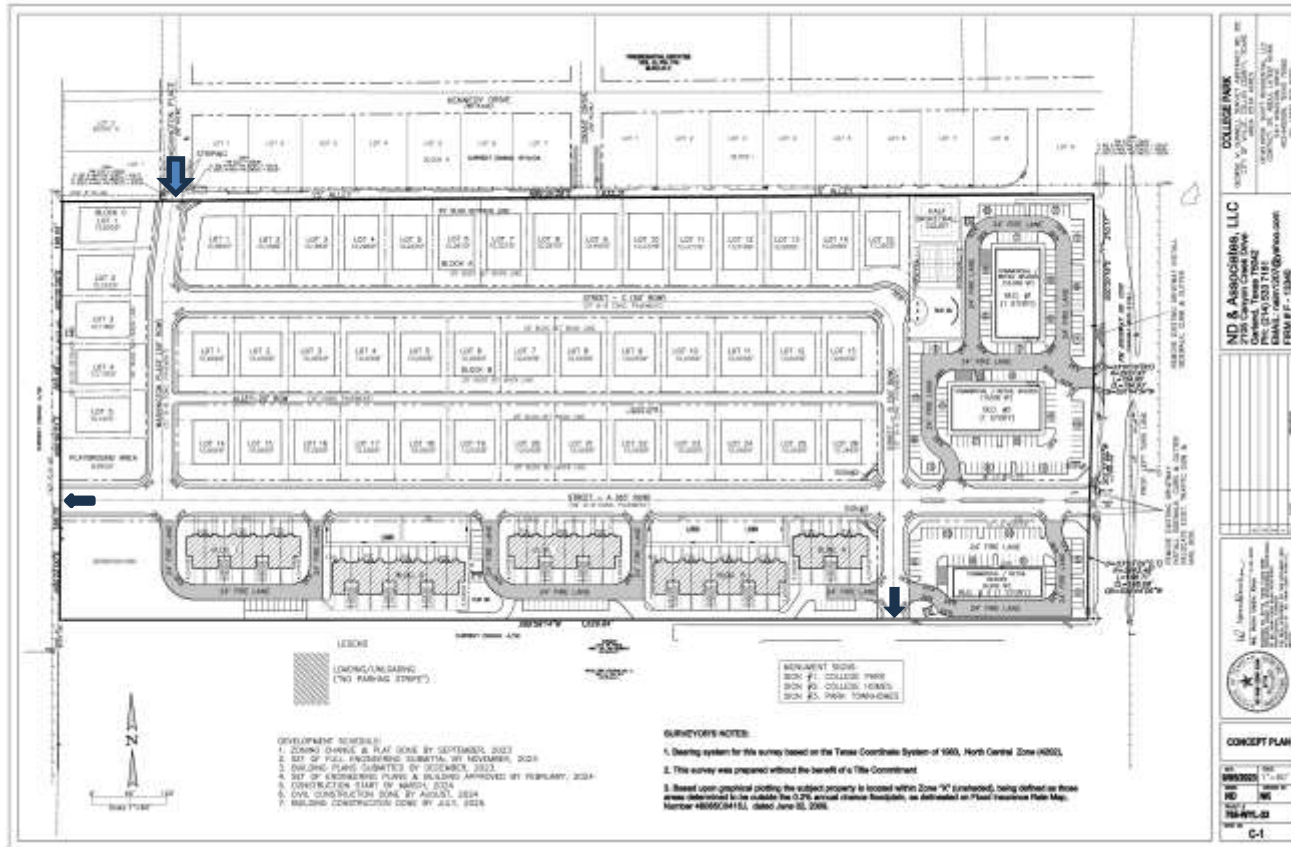


Fig. 5.3 Part Throughfare Plan Fig. 4.6 Part Future Land Use Map (Local Commercial in RED Color)

Zoning Exhibit: Concept Plan



Zoning Exhibit: **Site Data**

VICINITY MAP
N/E/S

101 Country Club, Wayne - Trip Generation (191 Trip Generation Manual, 2118 edition)									
TRV	Use	Quantity	Weekly	Daily		Peak Hour		PMF Peak Hour	
				Total	In	Out	In	Out	
101	Single-Family, Medium-Density Housing	43 Units	219	0	18	18	0	0	0
102	Single-Family Attached Housing	12 Units	118	11	3	3	25	9	17
103	Off-Office Business	22,000 sq. ft.	100	0	0	0	0	0	0
Perch				3,189	47	59	248	123	59
Industrial/Craftsmen (IAM = 1000 - 2320)				0	0	0	0	0	0
Retail (R = 1000 - 2320)				0	0	0	0	0	0
Passenger Type (IAM = 1000 - 2320)				200	47	58	176	90	82
New Price to Site				0	0	0	0	0	0
New Price to Site				0	47	58	176	90	82

SITE DATA TABLE

	SF - 10/24 [BRIEF] [TABLE]	TH [TOWNSHIPS]	CORRELITY COMPARISON	COMMON AREAS
STRE. LAMP AREA:	18 ACRES	24 ACRES	4 ACRES	2.2 ACRES
TOTAL FIELDS:	60	70	90,000 SF. BUREL	
MIL. LOT AREA:	10,000 SF.	3,000 SF.		
MIL. LOT WIDTH:	75 FEET	30 FEET		
MIL. LOT DEPTH:	130 FEET	70 FEET		
MIL. LOT CROWN:	4.5	6.0		
MIL. SELLING PRICE:	2,400 SF.	1,000 SF.		
FIRST YEAR:	25 FEET WIDE	70 FEET WIDE		
SECOND YEAR:	50 FEET WIDE	5 FEET WIDE		
THIRD YEAR:	25 FEET WIDE	25 FEET WIDE		
FOURTH YEAR:	40 FEET	40 FEET	38 FEET	
PAYING PRICES:				

P.O. Box 10, Raleigh

LEGAL DESCRIPTIONS

XXXX-1-25-0372 are tract situated in George W. Gunnell Survey, Abbeville No. 551, Collier County, Texas and being all of a tract of land described by a deed to Weyer Partners, LP, as recorded in Instrument Number 20180503000505626 of the Official Public Records Collier County, Texas (J.P.A.C.C.T.) and all of a tract of land described in a deed to Abdi B. Khan and Abdi J. Khan, as recorded in Instrument Number 20190608000507890 (J.P.A.C.C.T.) and all of a tract of land described by a deed to Scott B. Shandell, LLC, as recorded in Instrument Number 201811030005170083, 201811030005170084, 201811030005170085 and 201811030005170086 (J.P.A.C.C.T.) and all of a tract of land described in a deed to ACE Real Estate Investment, LP, as recorded in Instrument Number 20170302000578910 (J.P.A.C.C.T.) and being more particularly shown by notes and bounds as follows:

181876000 at a 1/2-inch iron rod set at the northwest corner of said Wylie Partners, LP, and the southwest corner of Presidential Estates, in addition to the City of Wylie as record in Volume 5, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1176 (a variable width right-of-way, for a consent.

THENCE South 60 degrees 36 minutes 58 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 250.37 feet to a 1/2-inch iron nail 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 degree 44 minutes 34 seconds West, 354.95 feet;

THENCE Along the east line of said Bear tract and the west right-of-way line of said FM Highway No. 1379, and along said curve to the right having a delta of 73 degrees 07 minutes 19 seconds and a arc length of 514.95 feet to a 1/2-inch iron nail set, for corner

THENCE South 01 degree 01 minutes 20 seconds West, along the east line of said Khan tract and the west right-of-way line of said Fld Highway No. 3378, a distance of 120.32 feet to a 3/8-inch iron rod found with cap stamped "T820H", 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 3543.46 feet and a chord bearing and distance of South 08 degree 44 minutes 05 seconds West, 158.08 feet;

THENCE along the east line of said AUK 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 28 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said AUK 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 88-029621X, CLERK.C.T.L. for a corner.

THE SPACE: South 89 degrees 58 minutes 24 seconds West, along the south line of said ALE Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 163.68 feet to a 1/2 inch iron found at the southwest corner of said ALE Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 03 degrees 22 minutes 00 seconds East, along the west line of said ALR Real Estate Investment tract, a distance of 139.70 feet to a 3/4-inch iron rod found at the northwest corner of said ALR 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 205.48 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 degree 01 minutes 30 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 186.02 feet to a 5/8 inch iron nail found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

TRINITY North 89 degrees 39 minutes 26 seconds East, along the north line of said Wylie Partners, LP Trust and the south line of said Presidential Estates, a distance of 1681.31 feet to the POINT OF BEGINNING AND CONTAINING 1,092,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

3. ALL USES PERMITTED BY THE CITY OF WHEEL, TEXAS.

2. ALL SURFACE MATERIALS OF PUBLIC STREETS, ALLEYS, DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.

3. FINAL STREET LAYOUT, LOT CONFIGURATION, DIMENSIONS AND AREAS MAY VARY PROVIDING NO VIOLATION OF THE CITY OF MOBILE.

4. LANDSCAPE SHALL COMPLY WITH THE CITY OF NILES RULES AND REGULATIONS.

5. 4' HIGH WOODEN SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BUILDING LOT.

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MENTAL DISORDER & DISORDER AREAS AS PER THE CITY RECORDS:

© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 395–403

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 395–402

W. SHALE FAMILY HOUSES OF SUBOC A, LOT 1 TO LOT 15, &
BAYOC C, LOT 1 TO LOT 8, 9811 WALK SHOOT FAMILY DRIVE

(TOTAL 20). WHOLE FAMILY HUSBANDS OF BLACK IS. (OF 1 TO

LEE DO WILL HAVE REPAIR DAMAGE BYRD (TOTAL DO).

DEVELOPER/OWNER
& APPLICANT

SCOTT HENDERSON, LLC
CONTACT: DR. ABRA LARSEN FRANK
5411 KINGTON DRIVE
HEARSTOWN, TEXAS 75842
PH: 214.650.8000

ARCHITECT

SOULS WRIGHTS, INC.
COURTNEY TOWNSEND GOWANS, JR., OWNER
13342 HIGH BRANCH DR.
NORTH POTOMAC, MD 20854

CIVIL ENGINEER

NO & ASSOCIATES, LLC
CONTACT: NATH HARR, P.E. CEM
400 CHERRY TREE LANE
WYLLIE, TEXAS 75098
PH. 214.243.7187
E-MAIL: nath1127@yahoo.com

COLLEGE #406
SMALL TOWN, GREAT ADVENTURE!
1700 N. 10TH ST., TULSA, OK 74103
405-763-1234

ND & Associates, LLC
1125 Canyon Creek Drive
Garland, Texas 75042
Tel: (214) 633-7181
E-Mail: nd@ndllc.com

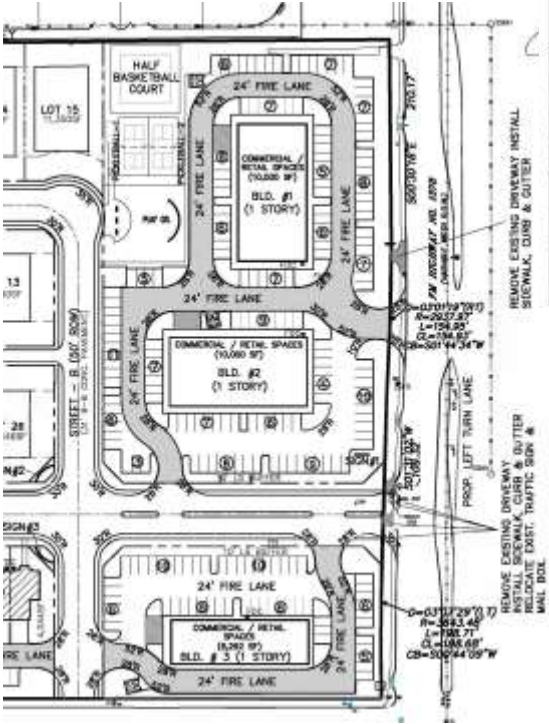
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SITE DATA	
DATE	11.7.20
TIME	10:00 AM
NO.	100
760-WYL-23	
C-3	

Commercial Area & Trip Generation Details:

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	54	28	26
Trips to Site:				--	105	47	176	94	82
Pass-by Trips (AM = 0%, PM = 15%):				--	0	0	26	13	13
New Trips to Site:				--	105	47	150	81	69



Slope Roof Backside for Privacy SF:

Building Front Entry TH:



FRONT & BACK ACCESS TH:



Building Elevations SF Front Entry:



Building Elevations SF Backside Garage:

