



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.

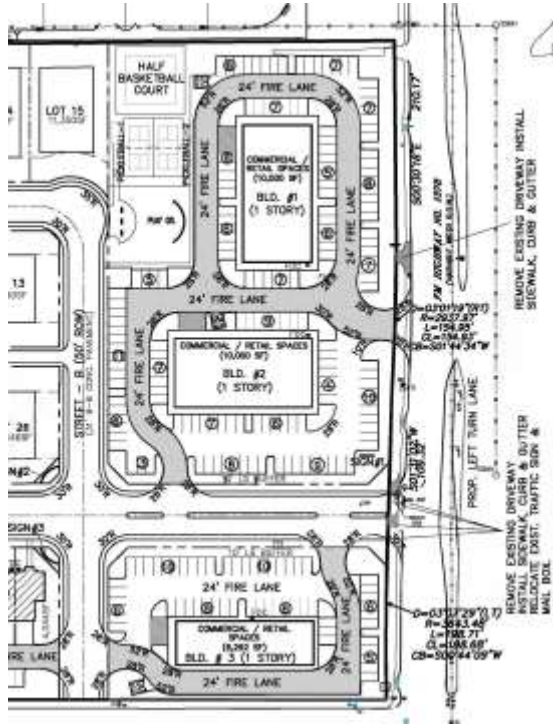
PLAY AREA: 0.8 AC.

OPEN SPACE AREA: 0.8 AC.

DETENTION POND AREA: 0.6 AC.

[illegible]

Commercial / Retail Areas:



Slope Roof Backside for Privacy SF:

Zoning Exhibit: **Site Data**

VICINITY MAP
N/E/S

1991 Country Club Model, Wayne - Trip Generation (1991 Trip Generation Manual, 219th edition)									
TYPE	USE	QUALITY	WEEKLY	TRIP RATE		TRIP RATE		TRIP RATE	
				Total	Per	Total	Per	Total	Per
100	Single Family, Detached Housing	43 Units	1991	0	0	0	0	0	0
110	Single Family Attached Housing	42 Units	1991	11	3	6	25	9	17
122	Two or More Units (1 - 4000 sq ft)	22,000 sq ft	1991	50	2	10	24	10	24
Park				3,018	47	58	248	123	58
Industrial Campus (LAW = 1000 sq ft = 2.5%)				0	0	0	0	0	0
Office (LAW = 1000 sq ft = 1.5%)				0	0	0	0	0	0
Retail (LAW = 1000 sq ft = 1.5%)				200	43	38	176	94	82
Public Use (LAW = 1000 sq ft = 1.5%)				0	0	0	0	0	0
New Price to Site				200	47	58	248	123	58

SITE DATA TABLE

	SF - 10/24 (BRIEF TABLE)	TH (TOWNSHIPS)	COMPLAINT COMPLAINT	COMMON AREAS
2014 LARSEN AREA	18 ACRES	24 ACRES	4 ACRES	2.2 ACRES
TOTAL ACRES	48	30	30,000 SF, 10.00	
MIN. LOT AREA	10,000 SF	3,000 SF		
MIN. LOT WIDTH	75 FEET	30 FEET		
MIN. LOT DEPTH	100 FEET	75 FEET		
MAX. LOT COVERAGE	4.0%	8.0%		
MIN. BUILDING SET	2,400 SF	1,000 SF		
FRONT YARD	25 FEET MIN.	20 FEET MIN.		
SIDE YARD	10 FEET MIN.	5 FEET MIN.		
REAR YARD	25 FEET MIN.	20 FEET MIN.		
BACKYARD DEPTH	40 FEET	40 FEET	38 FEET	
PARKING PROVISION				100 SF (10' x 10')

LEGAL DESCRIPTIONS

KN94 15-2-0372 was tract located in George W. Gunnell Survey, Abstract No. 351, Collier County, Texas and being all of a tract of land described by a deed to Wiley Partners, LP, as recorded in Instrument Number 201305030005056259 of the Official Public Records Collier County, Texas (D.P.A.C.C.T.) and all of a tract of land described in a deed to Abdiel B. Khan and Abdiel I. Khan, as recorded in Instrument Number 201306080005078190 (D.P.A.C.C.T.) and all of a tract of land described by a deed to Scott B. Shandelman, LLC, as recorded in Instrument Number 201311200005170083, 201311200005170084 and 201311200005170085 (D.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 201303220005078910 (D.P.A.C.C.T.) and being more particularly shown by notes and bounds as follows:

NOTICE: At a 1/2-inch iron nail set at the northwest corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, in addition to the City of Wylie as recored in Volume 6, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1176 (a wideable width right-of-way, for a corner:

THENCE South 60 degrees 36 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said I-40 Highway No. 137E, a distance of 230.17 feet to a 1/2-inch iron nail found at the southeast corner of said Wylie Partners, LP and the northwest corner of said Ryan Tract, and at the beginning of a curve to the right having a radius of 2317.97 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 Eber 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 1/4th tract and the west right-of-way line of said Fld Highway No. 3378, a distance of 120.32 feet to a 3/4-inch iron rod found with cap stamped "T820H", at the southeast corner of said 1/4th 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 AGC Real Estate Investment, LLP, tract and on the west right-of-way line of said TN 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 139.71 feet to a 1/2-inch iron rod set at the southeast corner of said AGC Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wyke, as recorded in Instrument Number 88-029621X, (D.P.R.C. 7.1), 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;

TRINCE North 03 degrees 22 minutes 00 seconds East, along the west line of said ALR Real Estate Investment tract, a distance of 138.70 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;

TIERPCE North 00 diagram 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;

TRINEX North 20 degrees 21 minutes 30 seconds East, along the west line of said Wyle Partners, LP tract, a distance of 156.00 feet to a 5/8 inch iron nail found at the northwest corner of said Wyle Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

TRVERSE North 88 degrees 35 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 1,090,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

3. ALL USED REPORTED IN 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. LINESHAPE SHALL COMPLY WITH THE DRY OF NYSR RAIL
AND REGULATIONS.

5. 6' HIGH WOODEN SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE HOUSING LOT.

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7. TOWNSHIPS LET WILL HAVE 200 BT OWNERS.

W. SHIRE FARM HOUSES (X) BLOCK A, LOT 1 TO LOT 15, & BLOCK C, LOT 1 TO LOT 6 WILL HAVE FRONT GARAGE ENTRY (TOTAL 20). SHIRE FARM HOUSES (X) BLOCK B, LOT 1 TO LOT 10 WILL HAVE REAR GARAGE ENTRY (TOTAL 20).

DEVELOPER/OWNER
& APPLICANT

SCOTT RENOVAL, LLC
CONTACT: DR. ABUL LATIF KHAN
5411 KINGSTON DRIVE
MEMPHIS, TENN 38120
PH: (901) 673-8020

ACKNOWLEDGMENTS

ARCHITECT
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160 & ASSOCIATES, LLC
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WYLLIE, TEXAS 75098
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E-MAIL: nathanl100@yahoo.com

COLLEGE PARK

LARRY, LEO; MARIOLLA, LEO
 1401 W. 4TH ST, APT 708
 ST LOUIS, MO 63104
 314-241-1000

NBS 1 Association LLC

AND ASSOCIATES, LLC
 15126 Canyon Crest Drive
 Garland, Texas 75042
 PH: (214) 633-7141
 EMAIL: man1207@lyncos.com
 FIRM # F-12340

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NOTE DATA

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[illegible]

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88-WY-23

Building Elevations TH:



Building Elevations TH:



FRONT & BACK ACCESS TH:



Building Front Entry TH:



Building Elevations SF Front Entry:



Building Elevations SF Backside Garage:



Front & Back Garage Access SF:



Building Front Entry SF:

