



VICINITY MAP N.T.S.

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

ITE#	10	0	Markdan	AM Peak Hour			PM Peak Hour						
IIE#	Use	Quantity	Weekday	Total	In	Out	Total	In	Out				
210 Single-Family Detached Housing		43 Lots	464	35	9	26	45	28	17				
215	215 Single-Family Attached Housing 32 Un		Single-Family Attached Housing	ingle-Family Attached Housing 32	Single-Family Attached Housing	32 Units	193	11	3	8	8 15	9	6
822 Strip Retail Plaza (< 40K SF) 30,000			1,496	59	35	24	170	85	85				
	***************************************	2,153	105	47	58	230	122	108					
	Internal Capture (A	M = 0%, PM = 23%):		0	0	0	54	28	26				
			105	47	58	176	94	82					
	Pass-by Trips (A	-	0	0	0	26	13	13					
			105	47	58	150	81	69					

SITE DATA TABLE

	SF - 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY COMMERCIAL	COMMON AREAS
TOTAL LAND AREA	15 ACRES	3.8 ACRES	4 ACRES	2.2 ACRES
TOTAL HOUSES	46	30	26,292 SF. BLDG.	
MIN. LOT AREA	10,000 SF.	3,000 SF.		
MIN. LOT WIDTH	75 FEET	30 FEET		
MIN. LOT DEPTH	100 FEET	100 FEET		
MAX. LOT COVERAGE	45%	60%		
MIN. DWELLING SIZE	2,400 SF.	1,200 SF.		
FRONT YARD	25 FEET MIN.	20 FEET MIN.		
SIDE YARD	10 FEET MIN.	O FEET MIN.		
REAR YARD	25 FEET MIN.	25 FEET MIN.		
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET	
PARKING PROVIDED				215 (9 HC PARKING)

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 Wylle 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 20181105001376830, 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 Wylle Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylle 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 Wylle 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 Wylle 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, ILP tract, and on the north line of said City of Wylle tract a distance of 1629.84 feet to a 1/2-iron rod found at the southwest corner of slad ALK Real Estate Investment tract and the northwest corner of sald City of Wylle 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 Wylle 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 Wylle 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:

- 1. ALL USES PERMITTED BY THE CITY OF WYLIE, 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
- 4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLIE RULES AND REGULATIONS.
- 5. 6' 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
- 7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.
- 8. SINGLE FAMILY HOUSES OF BLOCK A, LOT 1 TO LOT 15 & BLOCK C, LOT 1 TO LOT 5 WILL HAVE FRONT GARAGE ENTRY (TOTAL 20) SINGLE FAMILY HOUSES OF BLOCK B LOT 1 TO LOT 26 WILL HAVE REAR GARAGE ENTRY (TOTAL 26)

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 F-MAII: ngim1207@vahoo.com

COLLEGE PARK
MORNEL SHEVET, ABSTRACT HIJ ST.

FF VATUE, CILLIN CIDAITY, TEXAS
AREA ESDA ACRES
BOHARDSON, TEXAS 7502
PH. JARAN STAN ROOM

GEORGE W. GL

Q ND & Associates, LLC 2105 Canyon Greek Drive Garland, Toxas 75042 PH: (214) 533 7181 EIAML: naim1207@yahoo.com FIRM # F - 13340

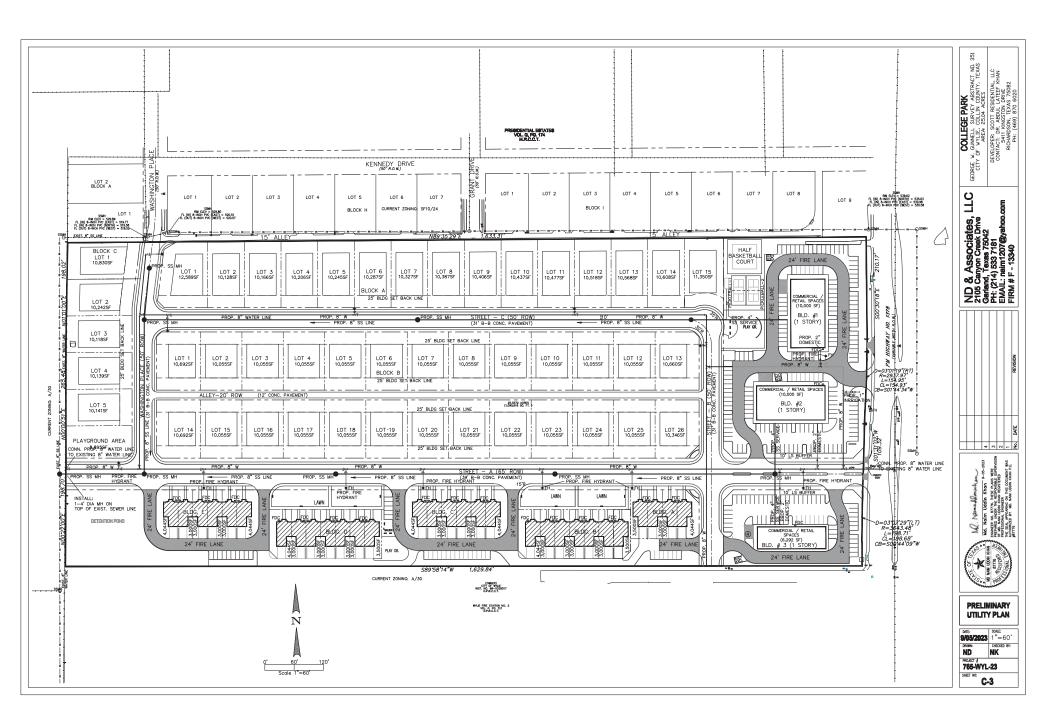


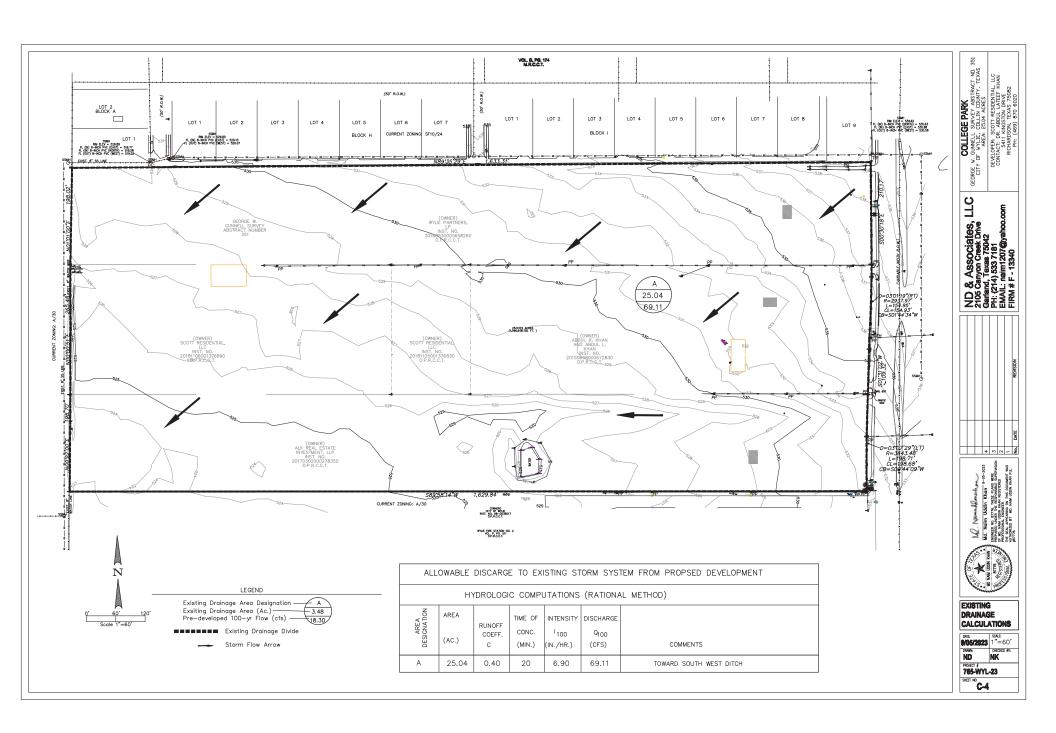


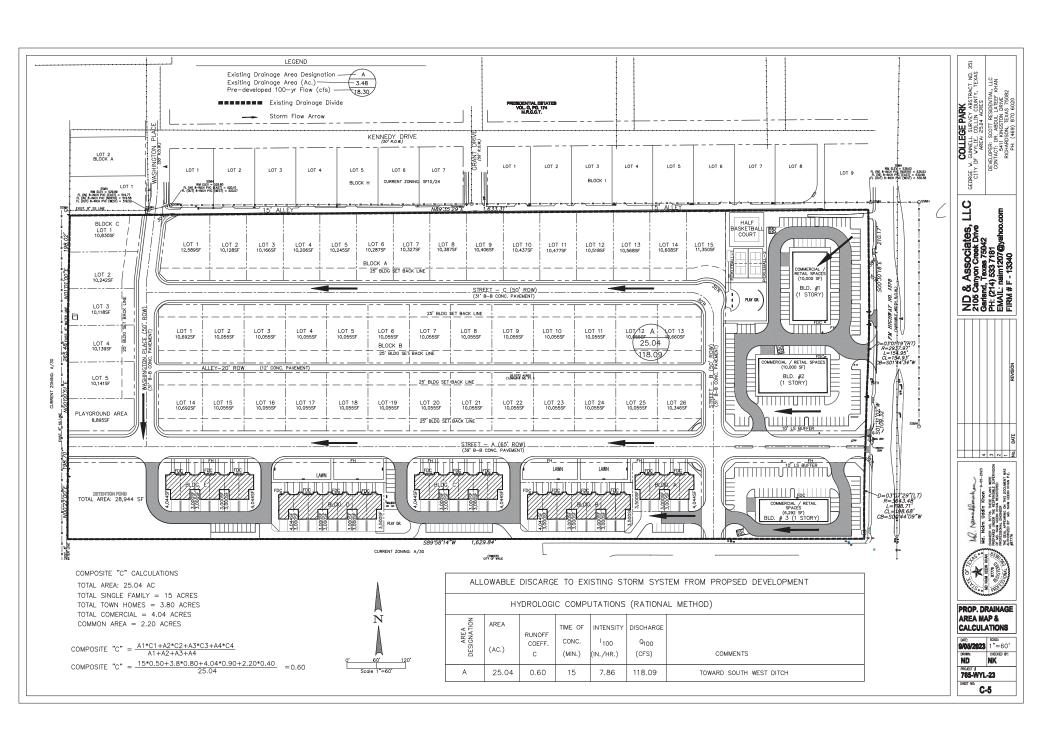
SITE DATA

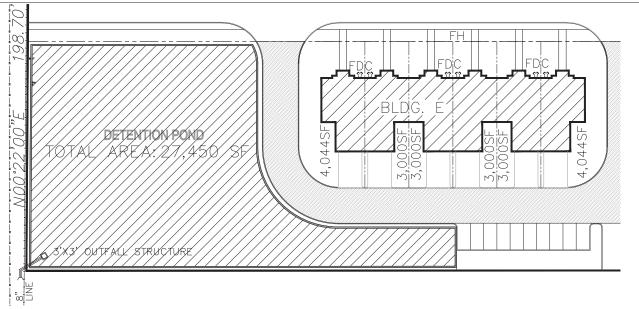
9/05/2023 N.T.S. OFFICKED B ND 765-WYL-23

C-2









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

1a. Pre-D	eveloped F	low-Area C			
	5-yr	10-yr	25-yr	100-yr	
A	25.04	25.04	25.04	25.04	
С	0.4	0.4	0.4	0.4	
Tc	20	20	20	20	
1	4.28	4.84	5.62	6.90	
Q (cfs)	42.87	48.48	56.29	69.12	

4. THE POND WILL BE ENGINEERED DETENTION POND WITH RETAINING WALL ON ALL SIDES.

WALL ON ALL SIDES.

TOTAL DEPTH OF POND WILL BE 3.6' WHICH INCLUDES 1' FREEBOARD FOR 100—YR RAINFALL EVENT.

MULTI-STACED OUTFALL STRUCTURE WILL BE DESIGNED TO RELEASE 100—YR, 25—YR, 10—YR AND 5—YR RAINFALL.

FLOW SPRODER WILL BE BUILT AT OUTFALL TO MAKE THE CONCENTRATED FLOW TO SHEET FLOW DEPACE 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: 15.00P FOR MAINTENANCE VEHICLE POND WILL BE MAINTAINED BY THE HOA

Requ	ired Storage	for 100-YR S	Storm Eve	nt With I	Maximum F	Release R	ate for 100-Y	R Storm Event	c. 10-yr Storm Event (Maximum Release Rate: 48.48			e: 48.48 cf	fs)	
									10-yr	Duration	I-5yr	C	Area	Pic
100-yr S	torm Event (M	aximum Rele	ase Rate:	69.12 cfs	s)					min.	in/hr		Acre	
100-yr	Duration	I-100yr	C	Area	Pick Flow	Inflow	Outflow	Storage						
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.		10	6.54	0.60	25.04	9
	10	9.20	0.60	25.04	138.15	82889	41471	41,418		15	5.54	0.60	25.04	8
	15	7.86	0.60	25.04	118.03	106225	51839	54,386		20	4.84	0.60	25.04	7
	20	6.90	0.60	25.04	103.68	124414	62207	62,207		30	3.89	0.60	25.04	5
	30	5.62	0.60	25.04	84.37	151869	82942	68,926		40	3.29	0.60	25.04	4
	40	4.78	0.60	25.04	71.84	172404	103678	68,726		50	2.86	0.60	25.04	4
	50	4.19	0.60	25.04	62.95	188863	124414	64,450		60	2.55	0.60	25.04	3
	60	3.75	0.60	25.04	56.29	202646	145149	57,497		70	2.30	0.60	25.04	3
	70	3.40	0.60	25.04	51.08	214540	165885	48,655		80	2.10	0.60	25.04	3
	80	3.12	0.60	25.04	46.88	225029	186620	38,409		90	1.94	0.60	25.04	2
	90	2.89	0.60	25.04	43.41	234433	207356	27,077		100	1.80	0.60	25.04	2
	100	2.70	0.60	25.04	40.50	242972	228091	14,881		110	1.69	0.60	25.04	2

	Storm Event (IV		nease Mal	c. 40.40 C				
10-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min. in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.	
	10	6.54	0.60	25.04	98.20	58920	29086	29.834
	15	5.54	0.60	25.04	83.24	74916	36358	38,558
	20	4.84	0.60	25.04	72.65	87177	43630	43,547
	30	3.89	0.60	25.04	58.51	105325	58173	47,152
	40	3.29	0.60	25.04	49.42	118609	72716	45,893
	50	2.86	0.60	25.04	43.03	129078	87259	41,819
	60	2.55	0.60	25.04	38.26	137725	101803	35,923
	70	2.30	0.60	25.04	34.55	145103	116346	28,757
	80	2.10	0.60	25.04	31.57	151546	130889	20,657
	90	1.94	0.60	25.04	29.12	157274	145432	11,841
	100	1.80	0.60	25.04	27.07	162437	159976	2,461
	110	1.69	0.60	25.04	25.32	167142	174519	-7.377

25-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
1000	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
	10	7.55	0.60	25.04	113.44	68063	33774	34,289
	15	6.42	0.60	25.04	96.47	86821	42217	44,604
	20	5.62	0.60	25.04	84.42	101299	50661	50,638
	30	4.54	0.60	25.04	68.28	122904	67548	55,356
	40	3.85	0.60	25.04	57.86	138863	84435	54,428
	50	3.36	0.60	25.04	50.51	151529	101322	50,207
	60	3.00	0.60	25.04	45.01	162052	118209	43,843
	70	2.71	0.60	25.04	40.73	171072	135096	35,976
	80	2.48	0.60	25.04	37.29	178983	151983	27,000
	90	2.29	0.60	25.04	34.45	186041	168870	17,171
	100	2.13	0.60	25.04	32.07	192422	185757	6,666
	110	2.00	0.60	25.04	30.04	198255	202644	-4,389

5-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
	10	5.82	0.60	25.04	87.39	52436	25721	26,715
	15	4.91	0.60	25.04	73.84	66456	32151	34,305
	20	4.28	0.60	25.04	64.27	77126	38582	38,544
	30	3.43	0.60	25.04	51.55	92787	51442	41,345
	40	2.89	0.60	25.04	43.39	104146	64303	39,843
	50	2.51	0.60	25.04	37.68	113031	77163	35,868
	60	2.22	0.60	25.04	33.42	120326	90024	30,303
	70	2.01	0.60	25.04	30.12	126519	102884	23,634
	80	1.83	0.60	25.04	27.48	131904	115745	16,159
	90	1.68	0.60	25.04	25.31	136673	128605	8,068
	100	1.56	0.60	25.04	23.49	140958	141466	-508
	110	1.46	0.60	25.04	21.95	144852	154327	-9,474



COLLEGE PARK
GENER V. GANELLI SUFFOY ASSTRACT IN 353
GENER C. GOLLIN COUNTY, TEXAS
AREA AZON AGRES
TO CONTACT: DR. ABOUT LATER KHAN
S411 KINGSTON DRIVE
SHOWNSTON TRASS 7002
PH. (489) 870 8020

Ec ND & Associates, LLC 2105 Canyon Creek Drive Garland, Toxas 75042 PH. (214) 533 7181 EMAIL: neim/207@yehoc.com FIRM # F - 13340



Md. Ng Md. Ng PREPARE PREPARE PROFESSIO PROFESSIO PROFESSIO THE SEAL



DETENTION POND PLAN & CALCULATIONS

DATE:	SCALE:							
9/05/2023	1"=20"							
DRAWN:	CHECKED BY:							
ND NK								
PROJECT #								
765-WYL-23								
C-6								