

COLLEGE PARK
GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
CITY OF WASHINGTON COUNTY, TEXAS
AREA 2534 ACRES

DEVELOPER: SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATIEF KHAN
5411 KINSTON DRIVE
RICHMOND, TEXAS 77406
PH: (409) 870 6020

ND & Associates, LLC
2106 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7161
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

NO.	DATE	REVISION
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3		
4		

CONCEPT PLAN

DATE: 8/05/2023	SCALE: 1"=60'
DRAWN: ND	CHECKED BY: NK
PROJECT: 785-WYL-23	
SHEET NO: C-1	

SURVEYOR'S NOTES:

1. Bearing system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).

2. This survey was prepared without the benefit of a Title Commitment

3. Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 48085C0415J, dated June 02, 2009.



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

	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.	0 FEET MIN.		
REAR YARD	25 FEET MIN.	25 FEET MIN.		
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET	
PARKING PROVIDED				215 (9 HC PARKING)

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 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 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 3/2-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.T.C.), for a corner;

THENCE South 89 degrees 58 minutes 11 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 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, L.L.C. for a corner;

THENCE North 00 degrees 00 minutes 31 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 1,090,618 square feet or 25.0372 acres of land, more or less.

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 WYLIE.
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 REQUIREMENTS.
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).

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

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


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 25.04 ACRES

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

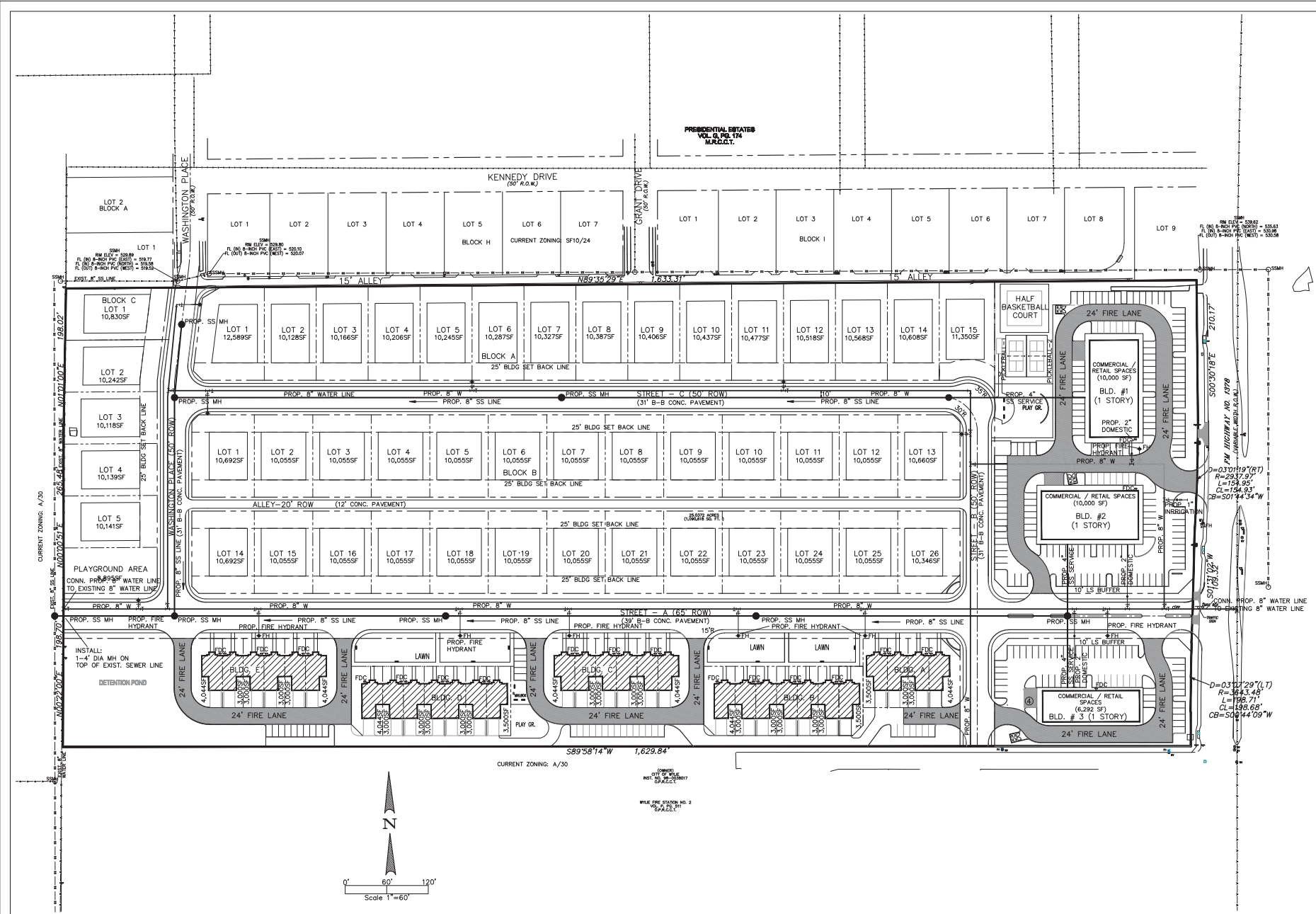
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FIRM # F - 13340

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 Md. Naam Uddin Khan 9-05-2023
 ENGINEER NO. 87776, THESE PLANS WERE
 PREPARED UNDER THE RESPONSIBLE SUPERVISION
 OF MD. NAAM UDDIN KHAN REGISTERED
 PROFESSIONAL ENGINEER
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 AUTHORIZED BY MD. NAAM UDDIN KHAN P.E.
 #87776

SITE DATA

DATE: 9/05/2023	SCALE: N.T.S.
DRAWN: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-2	



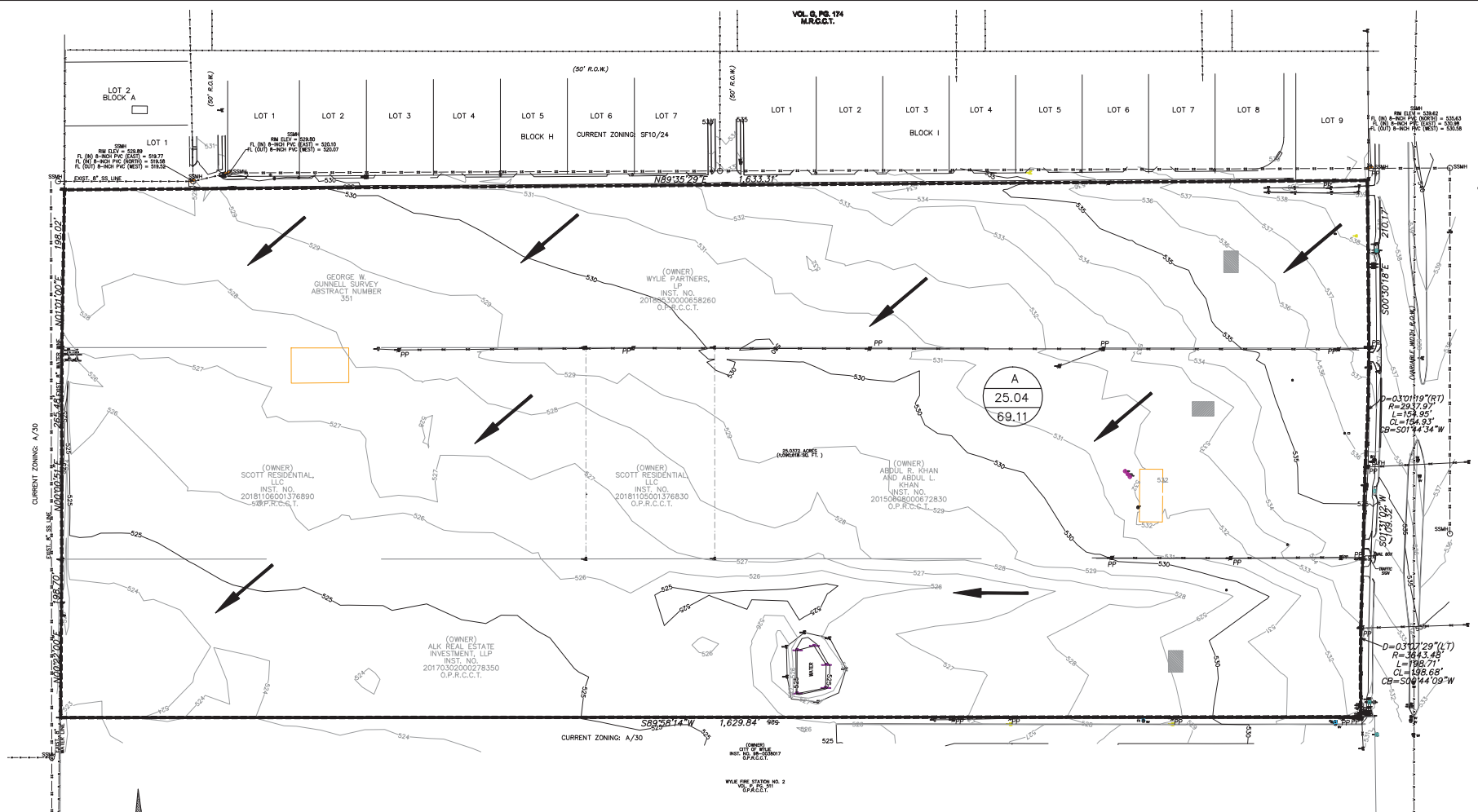
COLLEGE PARK
GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
CITY OF WASHINGTON, TEXAS
DEVELOPER: SCOTT ASSOCIATES, LLC
CONTACT: DR. ABDUL LATEEF KHAN
RICHMOND, TEXAS 77406
PHONE: (409) 870 6020

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EMAIL: nalm1207@yahoo.com
FIRM # - 13340

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PRELIMINARY UTILITY PLAN

DATE: 9/05/2023
SCALE: 1"=60'
DRAWN: ND
CHECKED BY: NK
PROJECT # 765-WYL-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 (IN./HR.)	DISCHARGE Q ₁₀₀ (CFS)	COMMENTS
A	25.04	0.40	20	6.90	69.11	TOWARD SOUTH WEST DITCH

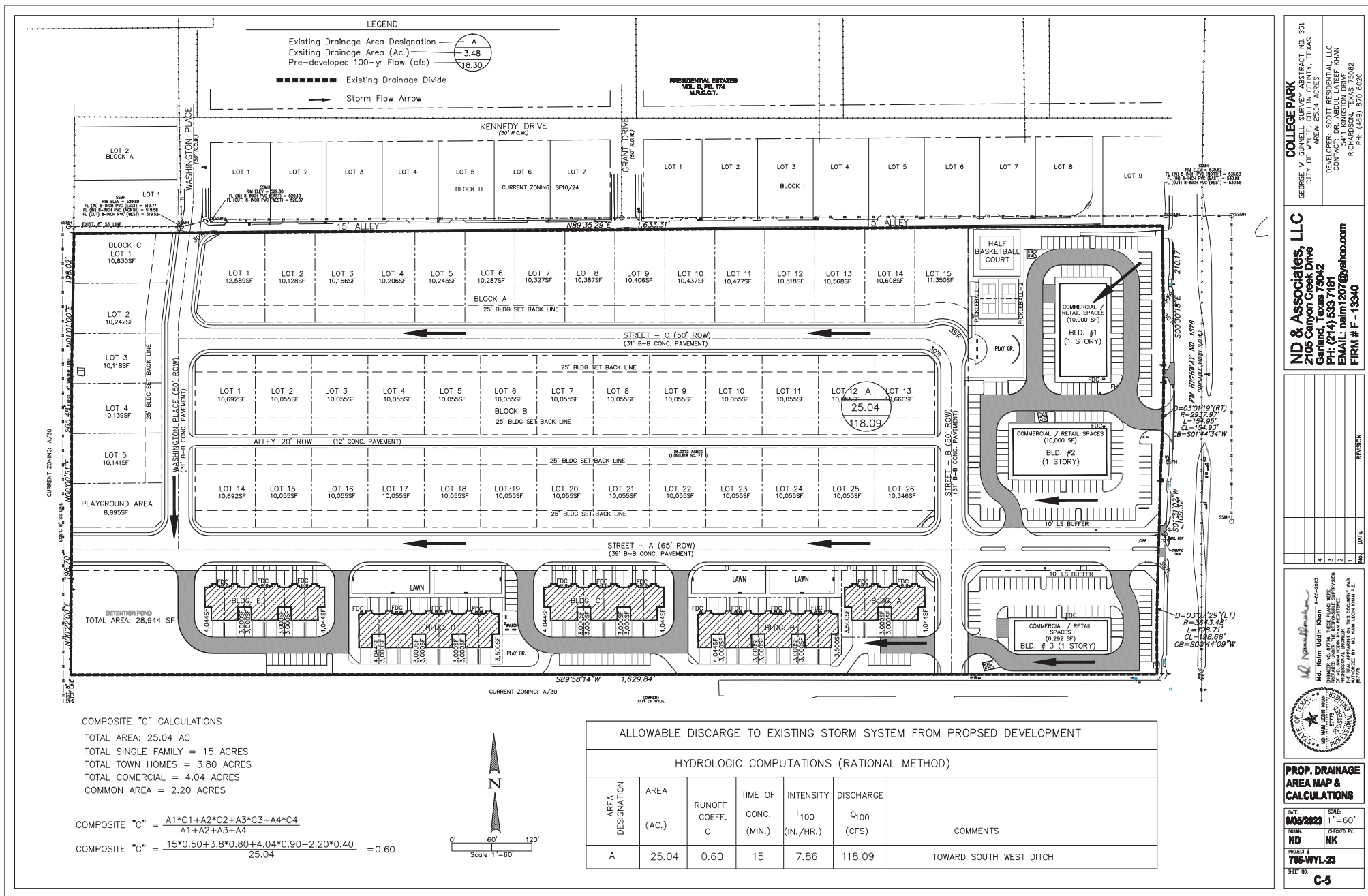
COLLEGE PARK
 GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WAXAH, COLLIN COUNTY, TEXAS
 DEVELOPER: SCOTT RESIDENTIAL, LLC
 CONTACT: JR. ABDUL LATIEF KHAN
 5411 KINSTON DRIVE
 ROCKFORD, TEXAS 76087
 PH: (469) 870 6020

ND & Associates, LLC
 2106 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7161
 EMAIL: naim1207@yahoo.com
 FIRM # F - 13340

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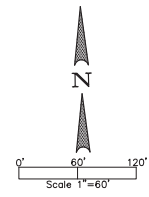
ND
 Mr. Naim Uddin Khan
 6/10/2023
 I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the foregoing and that I am a duly licensed Professional Engineer in the State of Texas.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 17776
 EXPIRATION DATE 06/10/2026

EXISTING DRAINAGE CALCULATIONS
 DATE: 6/10/2023
 SCALE: 1" = 60'
 DRAWN: ND
 CHECKED BY: NK
 PROJECT: 765-WYL-23
 SHEET NO: C-4



COMPOSITE "C" CALCULATIONS
TOTAL AREA: 25.04 AC
TOTAL SINGLE FAMILY = 15 ACRES
TOTAL TOWN HOMES = 3.80 ACRES
TOTAL COMMERCIAL = 4.04 ACRES
COMMON AREA = 2.20 ACRES

COMPOSITE "C" = $\frac{A1 \cdot C1 + A2 \cdot C2 + A3 \cdot C3 + A4 \cdot C4}{A1 + A2 + A3 + A4}$
COMPOSITE "C" = $\frac{15 \cdot 0.50 + 3.8 \cdot 0.80 + 4.04 \cdot 0.90 + 2.20 \cdot 0.40}{25.04} = 0.60$



ALLOWABLE DISCHARGE TO EXISTING STORM SYSTEM FROM PROPOSED 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	25.04	0.60	15	7.86	118.09	TOWARD SOUTH WEST DITCH

COLLEGE PARK
GEORGE V. GUNNELL SURVEY ABSTRACT NO. 951
CITY OF WASHINGTON, TEXAS
AREA 2534 ACRES
DEVELOPER: SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, TX 75042
PH: (214) 533 7181
EMAIL: ndaimt207@yahoo.com
FIRM # F - 13340

No.	DATE	REVISION
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Mr. Naim Uddin Khan 10-05-2023
DESIGNED BY: ND & ASSOCIATES, LLC
CHECKED BY: ND & ASSOCIATES, LLC
DATE: 10/05/2023
PROJECT: 785-WYL-23
SHEET NO: C-5

DATE: 9/05/2023	SCALE: 1"=20'
DRAWING: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-6	