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ASAMUELSON 11/07/2013 - 10:43AM
N:\JOBS\1500-1599\1560-13-037 -OXFORD ASSISTED LIVING-MCKINNEY\DWG\1560-13-037 ZONING EXHIBIT B.DWG

OXFORD ASSISTED LIVING

Δ=79°09'15"
R=330.00'
L=455.90'
T=272.78'
CB=N 02°11'05" W
CD=420.50'

LOT 2, BLOCK A
THE CRAIG ADDITION
(CAB. L, PG. 984)
ZONED: PD 1447, 1499, 1522, 95-06-27

ORCHID DRIVE
(60' R.O.W.)

EXISTING CONCRETE PAVEMENT

25'x25' VISIBILITY ACCESS & MAINTENANCE ESMT. (VOL. 2008, PG. 145)

FIRE LANE AND UTILITY ESMT. (CAB. L, PG. 340)

FH

SIGN WITH LANDSCAPE LIGHTS

EXISTING ASPHALT PAVEMENT

FIRE LANE AND UTILITY ESMT. (CAB. L, PG. 340)

LOT 1R, BLOCK A
THE HIGHLANDS ADDITION
(VOL. 2008, PG. 145)
ZONED: PD 1447, 1499, 1522, 95-06-27, 98-09-54, 99-02-24

4' METAL FENCE

S 00°20'54" E 959.26'

WILLIAMS CEMETERY
(VOL. 414, PG. 96)
ZONED: AG

N 89°52'14" W
30.00'

1/2" IRF

5/8" IRF

4' METAL FENCE

15' UTILITY ESMT. (CAB. L, PG. 282)

30'x30' SWBT ESMT. (CAB. L, PG. 282)

"+" CUT IN CONC. SET

N 37°23'33" E
51.56'

"+" CUT ON TOP OF TRANS BOX SET

PROPOSED CANOPY TREES AT 40' C-C (4)

EXISTING TREES (TYP.)

PROPOSED CANOPY TREES AT 40' C-C (14)

374.30'

24' MUTUAL ACCESS ESMT. (VOL. 2008, PG. 98)

15' UTILITY ESMT. (CAB. L, PG. 282)

S 00°20'54" E

LOT 2AR4, BLOCK A
THE HIGHLANDS ADDITION
(VOL. 2008, PG. 98)
ZONED: PD 1447, 1499, 1522, 95-06-27

Δ=36°07'09"
R=1304.95'
L=822.64'
T=425.50'
CB=N 72°25'28" W
CD=809.08'

LOT 10, BLOCK A
THE HIGHLANDS ADDITION
(CAB. L, PG. 544)
ZONED: S 02-10-100

INLET

TRANS. PAD

BM 2
ELEV=695.34

5/8" IRF

S 89°30'57" W

253.04'

1/2" IRF

25' DRAINAGE AND UTILITY ESMT. (CAB. L, PG. 282)

LOT 9, BLOCK A
THE HIGHLANDS ADDITION
(CAB. L, PG. 544)
ZONED: PD 1447, 1499, 1522, 95-06-27

30' RECIPROCAL ACCESS ESMT. (C.C. NO. 99-0105420)

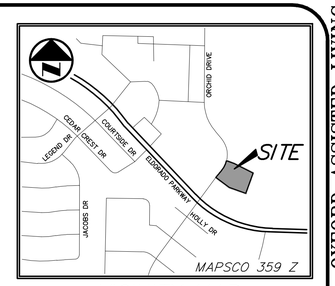
24' FIRE LANE AND MUTUAL ACCESS ESMT. (CAB. L, PG. 544)

LOT 13, BLOCK A
THE HIGHLANDS ADDITION
(CAB. M, PG. 68)
ZONED: PD 1447, 1499, 1522, 95-06-27

LOT 8R1, BLOCK A
THE HIGHLANDS ADDITION
(CAB. M, PG. 68)
ZONED: PD 1447, 1499, 1522, 95-06-27

LOT 7R, BLOCK A
THE HIGHLANDS ADDITION
(CAB. L, PG. 881)
ZONED: PD 1447, 1499, 1522, 95-06-27

LOT 6, BLOCK A
THE HIGHLANDS ADDITION
(CAB. L, PG. 544)
ZONED: PD 1447, 1499, 1522, 95-06-27



VICINITY MAP
NOT TO SCALE

0 20 40 80 120
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
	PROPERTY LINE
OHL	O.H. POWER LINES
U/G TELE	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
X X	FENCE
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
	EXISTING CANOPY TREE
	PROPOSED CANOPY TREE

NO.	DATE	REVISION / DESCRIPTION		
DESIGN	DRAWN	DATE	PI NUMBER	
AWS	MLM	10-11-2013	1560-13-037	

OWNER
McKINNEY FELLOWSHIP BIBLE CHURCH
2801 ORCHID DRIVE
McKINNEY, TEXAS 75070
OWNER (972) 547-7000 PHONE
OWNER (972) 547-7001 FAX

PROJECT INFORMATION
OXFORD ASSISTED LIVING
BLOCK A, LOT 1R, HIGHLANDS ADDITION
CITY OF McKINNEY, TEXAS
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976
PROPOSED USE: ASSISTED LIVING
ZONING: PD

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By Kathy Wright at 11:58 am, Nov 07, 2013

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Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 95877
Date: 10-11-2013
POGUE

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ZONING EXHIBIT "B"

OXFORD ASSISTED LIVING
BLOCK A, LOT 1R, HIGHLANDS ADDITION
GRAFTON WILLIAMS SURVEY, ABSTRACT NO. 976
CITY OF McKINNEY, TEXAS

SHEET NO.
ZEB

DWG NO: 1560-13-037 ZONING EXHIBIT B.DWG