

Specific Use Site Plan: Vance Jackson HSC Rezoning

Address: 4330 Vance Jackson Road
Legal Description: 3.830 Acres (166,820 SF) out of NCB 11687
Current Zoning: C-3
Proposed Zoning: C-3 S with Specific Use Authorization for Human Services Campus

Legend of Symbols & Abbreviations

- N.

S.

E.

W.

°

'

"

Sq.

Fl.

Vol

Pg
- North

South

East

West

Degrees

Feet or Minutes

Inches or Seconds

Square

Feet

Volume

Page
- CO-Cleanout

EM-Electric Meter

GEN-Generator

GI-Grate Inlet

GM-Gas Meter

GT-Grease Trap

GV-Gas Valve

IRF-Iron Rod Found

OE-Overhead Electric

TRA-Transformer

WM-Water Meter

XF-"X" Found

ROW/Adjoining Boundary

Boundary

Easement

Wood Fence

Wrought Iron Fence

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Light Pole

Water Valve

Sign

Sanitary Sewer Manhole

Storm Drain Manhole

Fire Hydrant

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an overhanging projection or covering

Parking Count

Course	Bearing	Distance
L1	N00°02'05"E	242.83'
L2	N89°53'27"E	102.77'
L3	N00°00'00"E	60.00'
L4	N89°53'27"E	469.29'
L5	S06°15'01"E	368.95'
L6	N85°47'41"W	71.98'
L7	N47°35'03"W	44.39'
L8	R= 217.50' Tan: 84.64' CA: 42°31'30"	L= 161.43' 157.75'
L9	S89°53'27"W	252.90'
L10	R= 217.50' Tan: 57.73' CA: 29°43'46"	L= 112.86' 111.59'

Course	Bearing	Distance
L11	S89°48'12"E	111.29'
L12	R= 51.50' Tan: 16.72' CA: 35°58'32"	L= 32.34' 31.81'
L13	N54°13'16"E	253.38'
L14	R= 248.50' Tan: 21.67' CA: 9°58'05"	L= 43.23' 43.18'
L15	S00°02'05"W	35.04'

Vance Jackson Road
(a 66' Public ROW)
(access pavement width 54'±)

416'± TO Kerrybrook Court

POINT OF COMMENCING

Tract 2
Ingress/Egress and Drainage Easement

POINT OF BEGINNING

Rad: 217.50'
Arc: 112.62'
CA: 29°40'05"
Chd: S75°00'54"W
111.37'

Legan Subdivision Unit 2
Vol 6400, Pg 92
PAT LEGAN

Rad: 217.50'
Arc: 161.60'
CA: 42°34'17"
Chd: N68°47'13"W
157.91'

I, NIX SPE, LLC, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes at the time of plan submittal for building permits.

