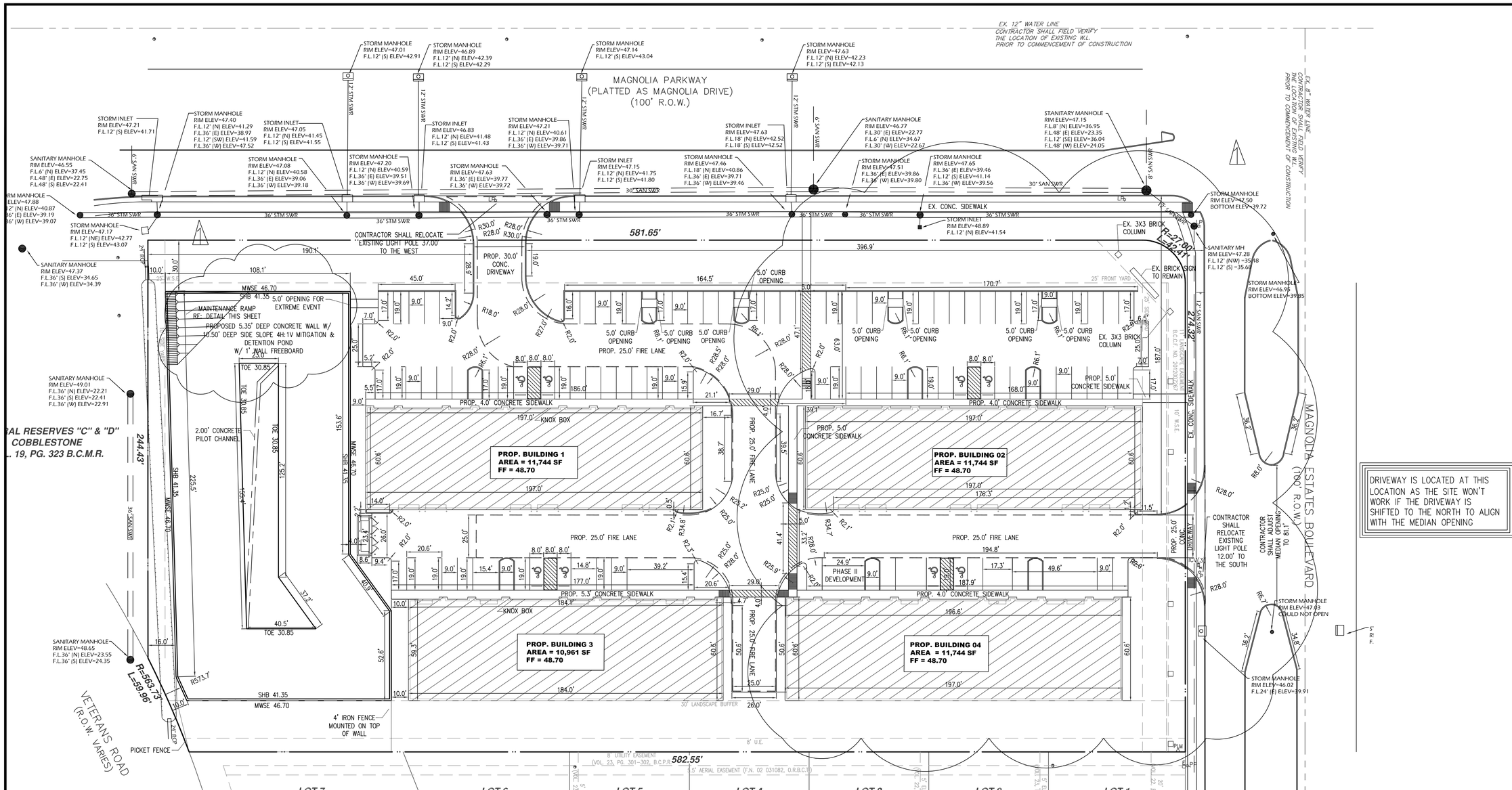

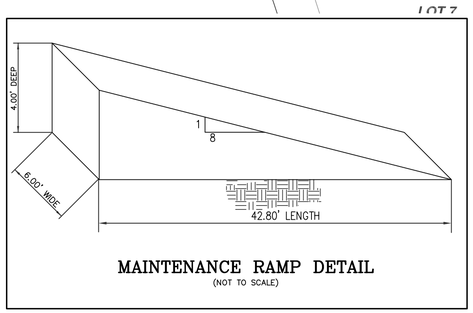

MAINTENANCE RAMP DETAIL
(NOT TO SCALE)

NOTE:

- FIRE LANES MUST BE PAINTED PER LOCAL ORDINANCE. SECTION 10-47
- NO WORK SHALL BEGIN UNTIL ALL PROPER PERMITS ARE ISSUED.
- DO NOT COVER ANY WALLS AND/OR CEILINGS UNTIL PROPER INSPECTIONS HAVE BEEN COMPLETED.

NOTE:

THE SCOPE OF THESE PLANS IS STRICTLY LIMITED TO CIVIL SITE WORK AND INFRASTRUCTURE DESIGN. COMPLIANCE WITH CODES AND REGULATIONS RELATED TO THE DESIGN OF IMPROVEMENTS INSIDE THE BUILDING ENVELOPE ARE NOT WITHIN THE SCOPE OF RSG ENGINEERING. BUILDING CODE COMPLIANCE IS NOT THE RESPONSIBILITY OF RSG ENGINEERING.

LEGAL DESCRIPTION

LOT 1, IN BLOCK 1 OF PEARLAND FARMS OFFICE PARK, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2009012006 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

SITE INFORMATION TABLE

BUILDING DATA	
ZONING	GENERAL COMMERCIAL
OCCUPANCY GROUP	S-2
BUILDING HEIGHT	MAXIMUM ALLOWABLE: 45' (CITY OF PEARLAND)

SETBACKS	
FRONT	25'
SIDE	10'
REAR	25'
FROM ADJACENT HOUSES	30'

BUILDINGS HEIGHTS	
BUILDINGS 1, 2, 3 & 4	25'- 0"

PARKING REQUIREMENT

4 BUILDINGS OF 46,193 SQ.FT TOTAL		
1 SPACE PER 2,000 SF OF WAREHOUSE	34,645 SQ.FT	18
1 SPACE PER 300 SF OF OFFICE SPACE	11,548 SQ.FT	39

REQUIREMENT	57
PROVIDED	99 - 5% BIKE PARKING
8 HANDICAP / 4 VANS INCLUDED	

60 30 0 30 60 Feet
SCALE: 1"= 30'

RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3160
HOUSTON, TEXAS 77079
PH. 713-783-7777
TBPE FIRM #: 15498

project
MAGNOLIA PARKWAY
BUSINESS PARK
at
4200 MAGNOLIA PARKWAY
PEARLAND, TEXAS 77584

REVISIONS		
1	ADDED BUILDINGS AND PAVEMENT	8.26.25

STATE OF TEXAS
SALIM NAZIH OBEID
118989
LICENSED
PROFESSIONAL ENGINEER
08.26.2025

SITE PLAN

DRAWN BY:	CHECKED:
CM	SNO
PROJECT No	SHEET No:
23467.01	C3.1