CONSTRUCTION IN HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY REQUIRES:

SITE PLANS MUST BE APPROVED PRIOR TO OBTAINING THE REQUIRED HCFCD RIGHT-OF-WAY NOTIFICATION. BE ADVISED THAT THE HCFCD RIGHT-OF-WAY NOTIFICATION IS SEPARATE FROM THE SITE DEVELOPMENT PERMIT PACKAGE

1) HCFCD RIGHT-OF-WAY NOTIFICATION (PERMIT)
2) HCFDC 48-HR PRE-CONSTRUCTION NOTICE

BOTH ARE REQUIRED PRIOR TO ENTERING OR WORKING WITHIN HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY. THE HCFCD RIGHT-OF-WAY NOTIFICATION AND 48-HOUR NOTICE MUST BE PROVIDED TO HCFCD AT dcid@hcfcd.org.
TO APPLY FOR THE HCFCD RIGHT-OF-WAY NOTIFICATION PLEASE GO TO http://apps.harriscountytx.gov/EPermits AND APPLY FOR THE HCFCD ROW UNDER ROW NOTIFICATION. FAILURE TO PROVIDE BOTH ITEMS COULD RESULT IN PROJECT DELAYS.

LEGAL DESCRIPTION

LOT 1, BLOCK 7 BRAEBURN GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 55 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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.

ZH Development
Unofficial Copy

LOT 15 BRAEBURN GARDENS BLOCK 9 VOL. 23, PG. 55 H.C.M.R.

LOT 14 BRAEBURN GARDENS BLOCK 10 VOL. 23, PG. 55 H.C.M.R.

HARRIS COUNTY FLOOD CONTROL DISTRICT VOL. 3241 PG. 477 H.C.M.R.

LOT 1 GLENSHIRE SECTION 1 BLOCK 3 VOL. 169, PG. 56 H.C.M.R.

LOT 1 GLENSHIRE SECTION 1 BLOCK 4 VOL. 169, PG. 56 H.C.M.R.

BRAEBURN GARDENS BLOCK 7 VOL. 23, PG. 55 H.C.M.R.

DORRANCE ROAD 60' R.O.W. VOL. 23, PG. 55 H.C.M.R.

BEDFORD DRIVE 60' R.O.W. VOL. 23, PG. 55 H.C.M.R.

SAN MH RIM 74.26 FL 12"(N) 60.48 FL 12"(S) 60.57 FL 10"(E) 60.46 FL 6"(E) 68.25

12" SAN SWR

10" SAN SWR

6" SAN SWR

8"WTR(P)

24"STM 69.57

24"STM 69.19

24"STM 68.17

24"STM 68.10

24"STM 68.29

CB

CBLM

STM MH RIM 74.93 FL 36"(W) 67.98 FL 48"(S) 67.83

36"STM 68.92

48"STM

STM MH RIM 74.23 TOP 12"(N) 61.23 TOP 12"(S) 61.23 FL 48"(E) 58.18 FL 48"(W) 58.03

48"STM 57.60

12" STM

CO(2)

WDP

STM B TO FL 24"(S)

STM B INLET TOP 72.88 FL 24"(N) 67.68 FL 24"(S) 67.65

FL 24" FL 48" FL 48"

48"STM

36"STM 64.24

EXISTING 36" STM

36"STM 58.19

BOX

200.00'

PROPOSED BLDG 1
AREA = 8,658 SF
FF = 75.20

165.5'

12.5'

25.2'

PROP. 5.0' CONC. SIDEWALK

179.8'

16.3'

19.0'

9.0'

25.1'

14.3'

25.4'

17.0'

8.1'

R2.0'

R28.0'

PROP. 27.8' CONC. DRIVEWAY

26.9'

18.1'

186.7'

PROPOSED BLDG 2
AREA = 9,443 SF
FF = 75.20

52.4'

180.5'

9.0'

CHANNEL HIGHBANK

267.29'

HCFCD EASEMENT HCCF NO. C247886 DEED VOL 4760 & PG 477 MAP VOL & PG CHANNEL ROW

65' HCFCD DEE HCCF NO. B516515 DEED VOL 4760 & PG 164

35' HCFCD EASEMENT HCCF NO. B622671 DEED VOL 4981 & PG 303 MAP VOL & PG CHANNEL ROW

30' PUBLIC EASEMENT H.C.C.F. NO. 359748 DEED VOL 1163 & PG 146 MAP VOL 23 & PG 55 CHANNEL ROW

LOT 2 SAVE & EXCEPT E.65' SUGARLAND INVESTOR HOLDINGS LLC H.C.C.F. NO. RP-2021-341960

HARRIS COUNTY FLOOD CONTROL DISTRICT H.C.C.F. NO. B516515

40 20 0 20 40 Feet

SCALE: 1"= 20'

RSG ENGINEERING
13501 KATY FREEWAY
SUITE 3180
HOUSTON, TEXAS 77079
PH. 713-783-7777
TBPE FIRM #: 15498

project
BEDFORD OFFICE WAREHOUSES
at
12021 BEDFORD DR., HOUSTON, TEXAS 77031

REVISIONS

SITE PLAN

DRAWN BY:	CHECKED:
CM	SNO
PROJECT No	SHEET No:
22353.02	C3.1