

NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 5.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.
- 7.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 8.-LOT 1, BLOCK 1; LOTS 1-14, BLOCK 2 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CUENCA DR.
- 9.-LOTS 1-19, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH FACULTAD BLVD.
- 10.-STRUCTURES ON LOTS 15-19, BLOCK 4 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 396.25 (LOWEST FLOOR).
- 11.-LOTS 17-42, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 12.-LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-19, BLOCK 3 AND LOTS 1-16, BLOCK 4 WILL HAVE LOT GRADING TYPE "A"; LOTS 17-42, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 13.-THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. _____, PG. _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
- 14.-EROSION, SEDIMENT AND STORM WATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, COMMERCIAL OR ANY PROJECTS DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION AND TEMPORARY EROSION CONTROLS BEFORE STARTING ANY SITE WORK. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
- 15.-STRUCTURES ON LOTS 20-23, BLOCK 4 (LOWEST FLOOR) SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 18" HIGHER THAN THE BACK OF CURB ELEVATION.
- 16.-NO PRIVATE WALLS, FLOW RESTRICTING FENCES, GATES OR IMPROVEMENTS ARE PERMITTED ACROSS THE DRAINAGE EASEMENTS.