

## PLAT NOTES

- 1.- SIDEWALK, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 2.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 3.- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.- ACCESS FROM BOB BULLOCK LOOP 20 AND CLARK BOULEVARD TO LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1, SHALL BE THROUGH SHARED ACCESS DRIVEWAYS AT POINTS ① AND ② AS SHOWN HEREON.
- 5.- COMMENCING POINT FOR LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT-5, PHASE 1, A R.O.W. MARKER ON WESTSIDE OF BOB BULLOCK LOOP 20 , (GPS: N: 17078400.742, E: 676991.480 )
- 6.- ACCESS ONTO BOB BULLOCK LOOP AND CLARK BOULEVAR IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 7.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1215C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 8.- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE.  
REQUIRED DETENTION VOLUME: \_\_\_\_\_(CFS) AT A DISCHARGE RATE OF \_\_\_\_\_(CFS).  
IN ADDITION TO THE REQUIRED STORATE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.