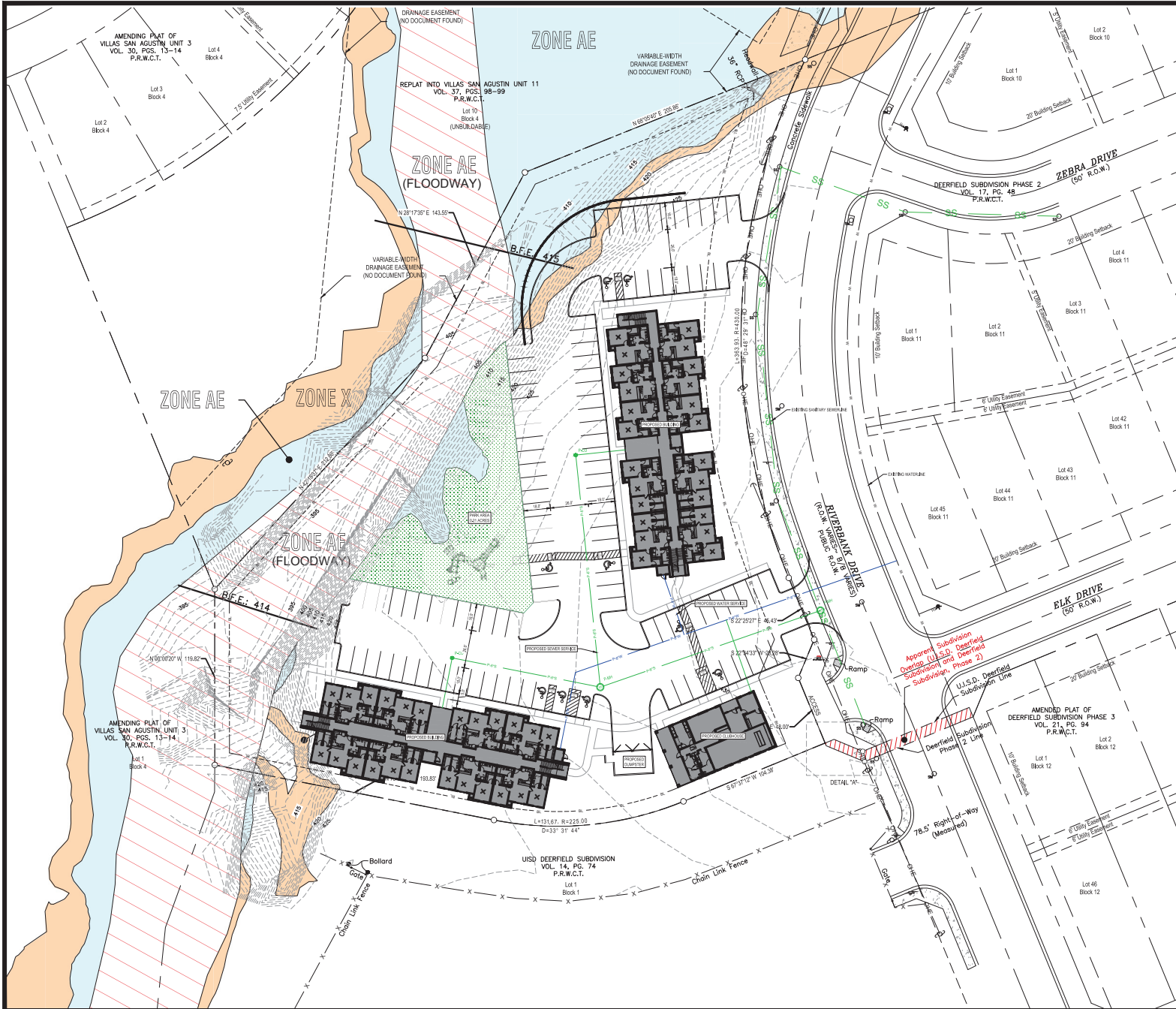




811
Know what's below.
Call before you dig.

"CAUTION" - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDISCOVERED UTILITIES IN THE LINE OF WORK SUCH AS WATER, SEWER, GAS, FIBER, TELEPHONE AND ELECTRIC. CARE MUST BE TAKEN TO AVOID DAMAGE TO THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.

- NOTES**
- THE ENGINEER HAS RESEARCHED CODES, ORDINANCES, AND OTHER DEVELOPMENTAL REQUIREMENTS OF LOCAL GOVERNMENT, INCLUDING FIRE, WITH JURISDICTION OVER THE SITE, AND VERIFIES THAT THE SITE PLAN CONFORMS TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODED ORDINANCES.
 - A VARIANCE FOR PARKING HAS BEEN REQUESTED FROM THE CITY OF LAREDO.
 - DIMENSIONS ARE TO BACK OF CURB, RADI ARE TO BACK OF CURB, OR CENTER OF STRIPPING UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING EXIT PORCHES, RAMPS, SIDEWALKS, DOWN SPOUTS AND OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
 - CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR TYPES OF LIGHT FIXTURES AND CONDUIT ROUTING.
 - ALL FACE OF CURB RADIIUS NOT NOTED SHALL BE 3.0' RADIIUS.
 - CONTRACTOR SHALL PROVIDE FIRE LANE STRIPING AS PER GOVERNING ENTITY.
 - TOPOGRAPHIC INFORMATION WAS OBTAINED FROM BLUE TOP LAND SURVEYING.
 - THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES TO NINE (9) FEET OR MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
 - STORM WATER DETENTION IS NOT ANTICIPATED FOR THIS DEVELOPMENT.
 - RETAINING WALLS ARE ANTICIPATED FOR THIS SITE.
 - ACCESSIBLE ROUTES SHALL BE PROVIDED IN COMPLIANCE AND IN ACCORDANCE TO THE FAIR HOUSING DESIGN MANUAL.
 - SUBJECT PROPERTY DOES APPEAR TO BE SITUATED WITHIN THE 100-YR FLOODPLAIN ZONE AE, PANEL MAP101180C DATED 04/02/2009.
 - SETBACKS:
FRONT - 20'
SIDE - 10'
REAR YARD - 10'

PARKING REQUIREMENT CHART				
	UNITS	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	24	1.5 SPACES PER UNIT	36	36
2 BEDROOM	40	2 SPACES PER UNIT	80	80
GUEST		1 SPACE PER 4 UNITS	18	18
	TOTAL		150	111

*PARKING VARIANCE REQUESTED FROM CITY OF LAREDO

THE ENCLAVE AT RIVERBANK
RIVERBANK DRIVE
LAREDO, TEXAS 78045

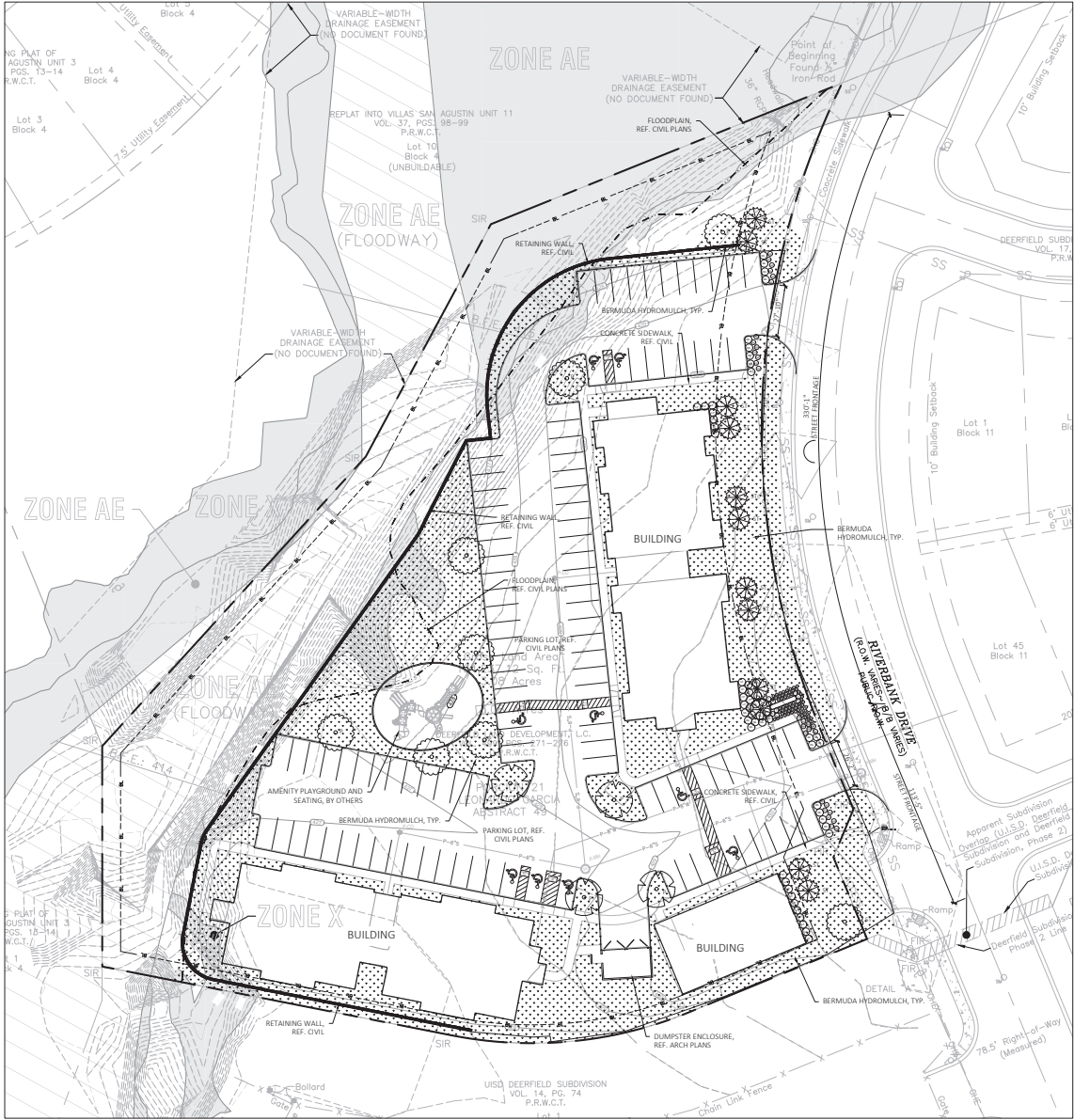
PRELIMINARY SITE PLAN



CARNEY ENGINEERING, PLLC.
1405 LEGACY DRIVE, SUITE 600
FARMER, TEXAS 78026
P: (409) 443-5061
F: (409) 443-5063

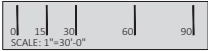


TYPE PERM REGISTRATION NO. 1-0001
DRAWN: JMM
CHECKED: JMM
DATE: 02/22/2023
SCALE: SEE PLANS
PROJECT: 2023-001



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND:
ST - STREET TREE
P - PARKING TREE



PLANT LEGEND

Qty	Symbol	Scientific Name	Common Name	Size	Comments
Street/Canopy Trees					
8		<i>Quercus muhlenbergii</i>	Chinquapin Oak	2" Cal.	Container grown, 10' ht., 4" spread min., 4" clear trunk
4		<i>Quercus buckleyi</i>	Texas Red Oak	2" Cal.	Container grown, 10' ht., 4" spread min., 4" clear trunk
Street/Canopy Trees					
12		<i>Chilopsis linearis</i>	Desert Willow	2" Cal.	Container grown, 7' ht., 4" spread min.
Shrubs					
29		<i>Salvia greggii</i>	Autumn Sage	1 Gal.	30" o.c. spacing, 12" ht x 12" spread
11		<i>Yucca recurvifolia</i>	Soft Leaf Yucca	5 Gal.	36" o.c. spacing, 16" ht x 12" spread
24		<i>Leucophyllum frutescens</i>	Texas Sage	5 Gal.	48" o.c. Spacing, 24" ht x 18" spread
Ornamental Grasses					
32		<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly Grass	3 Gal.	48" o.c. Spacing, 16" ht x 16" spread
66		<i>Nassella tenuissima</i>	Mexican Feathergrass	1 Gal.	24" o.c. spacing, 10' ht x 8" spread
Soil and Hydromulch					
35,500 sf		<i>Cynodon dactylon</i>	Common Bermuda	Hydromulch Seed, see plans	Install between April 15th and Sep 15th

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANTING QUANTITIES; ANY QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR COURTESY ONLY.
2. CONTRACTOR IS RESPONSIBLE TO REVEGETATE ANY GRADE DISTURBED BY CONSTRUCTION ACTIVITIES WITHIN AND OUTSIDE OF THE LIMIT OF CONSTRUCTION
3. PERMANENT IRRIGATION SHALL BE PROVIDED ON ALL TREES AND SHRUBS

LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS:
1. $T = X/30$ where the property to be planted lies adjacent to only one side of a public street or thoroughfare. X shall represent the length of the public street or thoroughfare measured in linear feet at the centerline of the street and adjacent to the property.

Riverbank Dr. : 443 ft. (minus 53 ft of driveway throat = 389 ft)
(389 ft / 12.9 = 33 trees)

Required: 13 Provided: 13

PARKING LOT LANDSCAPE REQUIREMENTS:
1. New surface parking lots with more than fifteen (15) parking spaces shall require one (1) eligible tree for every ten (10) parking spaces or fraction thereof. The trees shall be located within and/or on the perimeter of the parking lot.

Number of New Spaces: 111
(111 / 10 = 11 trees)

Required: 11 Provided: 11



3001 S Lamar Blvd, Suite 222
Austin, Texas 78704
812.552.9114 | 512.765.0314



THE ENCLAVE AT RIVERBANK

Riverbank Drive
Laredo, Texas 78045

DRAWINGS ISSUED FOR:
SITE DEVELOPMENT PERMIT

DATE ISSUED:
MAY 21, 2026

REVIEWED BY:
JASON NODDE | Alex Howell

ORD PROJECT NUMBER:
26027

NUMBER | DRAWING REVISIONS | DATE

LANDSCAPE PLAN
& CALCULATIONS