



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

GRAPHIC SCALE  
1" = 30'-0"

**"CAUTION" - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS TO BE ADVISED THAT THERE MAY BE UNRECORDED UNDERGROUND UTILITIES IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- NOTES**
1. THE ENGINEER HAS RESEARCHED CODES, ORDINANCES, AND OTHER DEVELOPMENTAL REQUIREMENTS OF LOCAL GOVERNMENT, INCLUDING FIRE, WITH ABJECTION OVER THE SITE, AND VERIFIED THAT THE SITE PLAN CONFORMS TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODED ORDINANCES.
  2. A VARIANCE FOR PARKING HAS BEEN REQUESTED FROM THE CITY OF LAREDO.
  3. DIMENSIONS ARE TO BACK OF CURB, RADIARE TO BACK OF CURB, OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
  4. 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.
  5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR ALL LIGHT FIXTURES AND CONDUIT ROUTING.
  6. ALL FACE OF CURB RADIIUSES NOT NOTED SHALL BE 3.0' RADIUS.
  7. CONTRACTOR SHALL PROVIDE FIRE LANE STRIPING AS PER GOVERNING ENTITY.
  8. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM BLUE TOP LAND SURVEYING.
  9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES IS NINE (9) FEET OR MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
  10. STORM WATER DETENTION IS NOT ANTICIPATED FOR THIS DEVELOPMENT.
  11. RETAINING WALLS ARE ANTICIPATED FOR THIS SITE.
  12. ACCESSIBLE ROUTES SHALL BE PROVIDED IN COMPLIANCE AND IN ACCORDANCE TO THE FARI HOUSING DESIGN MANUAL.
  13. SUBJECT PROPERTY DOES APPEAR TO BE SITUATED WITHIN THE 100-YR FLOODPLAIN ZONE AE, PANEL 44701183C DATED 04/02/2009.
  14. SETBACKS:  
FRONT - 20'  
SIDE - 10'  
REAR - 10'-0"

PARKING REQUIREMENT CHART			
UNITS	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	24	12 SPACES PER UNIT	36
2 BEDROOM	48	2 SPACES PER UNIT	96
QUEST		1 SPACE PER 4 UNITS	18
<b>TOTAL</b>		<b>150</b>	<b>111</b>

\*PARKING VARIANCE REQUESTED FROM CITY OF LAREDO

THE ENCLAVE AT RIVERBANK  
RIVERBANK DRIVE  
LAREDO, TEXAS 78045

PRELIMINARY SITE PLAN



**CARNEY ENGINEERING, PLLC.**

1488 LEGACY DRIVE, SUITE 600  
LAREDO, TEXAS 78045  
PH: (409) 443-0861  
FAX: (409) 443-0863



DATE: 08/15/2018  
TIME PER REGISTRATION NO. 1-001

C1.0

