

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
 2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 5. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
 6. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1215C. EFFECTIVE DATE: APRIL 2, 2008.
 8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N:17082277.72
E:674184.44
 9. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND STORM WATER SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE THE REQUIRED ON-SITE DETENTION VOLUME IS 368, 630 (CUFT) AT A MAXIMUM DISCHARGE RATE OF 217.9 (CFS). THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE, OR OTHER .STORM SEWER IMPROVEMENTS.
 10. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, INDUSTRIAL, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
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