

N O T E S:

- 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, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.—ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.—BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.—P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.—LOTS 1-15, BLOCK 10; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CIELITO LINDO BLVD.
- 8.—THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME _____ PAGES _____ OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.
- 9.—LOTS 13-25, BLOCK 7; LOTS 1-15, BLOCK 9; AND LOTS 1-15, BLOCK 10 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 12-26, BLOCK 8 AND LOTS 16-30, BLOCK 9 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT LOTS. 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.
- 10.—LOTS 8-26, BLOCK 8; LOTS 16-30, BLOCK 9; WILL HAVE LOT GRADING TYPE "A"; LOTS 13-25, BLOCK 7; LOTS 1-15, BLOCK 9; LOTS 1-15, BLOCK 10 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.—LOT 16, BLOCK 10 IS DESIGNATED AS AN UNBUILDABLE LOT AND SHALL BE USED SOLELY FOR LANDSCAPING AND WATER METER PURPOSES. NO BUILDING OR OTHER STRUCTURES SHALL BE PERMITTED ON THIS LOT.
- 12.—THE FOLLOWING TABLE SPECIFIES THE MINIMUM FINISHED FLOOR ELEVATIONS REQUIRED FOR STRUCTURES ON DESIGNATED LOTS AND BLOCKS.

LOT 16 - BLOCK 7	483.60	LOT 12 - BLOCK 8	483.70
LOT 17 - BLOCK 7	483.40	LOT 1 - BLOCK 9	483.41
LOT 18 - BLOCK 7	483.10	LOT 30 - BLOCK 9	482.30
LOT 22 - BLOCK 7	482.10	LOT 1 - BLOCK 10	482.30
LOT 23 - BLOCK 7	481.90		
- 13.—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 (BMP'S), SILT FENCE, TREE PROTECTION AND TEMPORARY EROSION CONTROLS BEFORE 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. THE DEVELOPER IS RESPONSIBLE ONLY WHILE HE OWNS THE LOT OR CONTROLS THE WORK; ONCE THE LOT IS SOLD AND CONTROL IS TRANSFERRED, RESPONSIBILITY PASSES TO THE LOT OWNER OR BUILDER. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.