

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. THE OWNERS OF LOTS 1,2,3,4, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROAD IMPROVEMENTS WITHIN THE ACCESS AND UTILITY EASEMENT
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
6. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. 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 THE STORM WATER MANAGEMENT ORDINANCE.

SUBBASIN DETENTION REQUIREMENTS AS FOLLOWS:

BASIN 1(LOT 1, BLOCK 1) VOLUME: 7,651.48 (CF) AT A DISCHARGE RATE OF 3.57 (CFS).

BASIN 2(LOT 2, BLOCK 1) VOLUME: 6,762.48 (CF) AT A DISCHARGE RATE OF 3.85 (CFS).

BASIN 3(LOT 3, BLOCK 1) VOLUME: 6,966.48 (CF) AT A DISCHARGE RATE OF 3.51 (CFS).

BASIN 4(LOT 4, BLOCK 1) VOLUME: 7,415.58 (CF) AT A DISCHARGE RATE OF 4.09 (CFS).