

NOTES:

- 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.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOT.
- 5.-NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 7.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 8.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 9.-LOTS 1-6, BLOCK 1 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH PEOPLES BLVD.
- 10.-EXISTING ACCESS AND UTILITY EASEMENT SHOWN ON AMENDED PLAT OF MILLENIUM PARK AS RECORDED IN VOLUME 20, PAGES 87-90, W.C.P.R. WILL BE ABANDONED ON THIS PLAT.
- 11.-LOTS 1-18, BLOCK 1; LOTS 12-2, BLOCK 2; LOTS 34-36, 47-50, BLOCK 3; LOTS 1-17, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 1-11, BLOCK 2; LOTS 1-16, BLOCK 3 AND LOTS 13-24, BLOCK 5 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK 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 47-49, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ALONG THE 10' SPECIAL DRAINAGE EASEMENT, 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.
- 13.-LOTS 1-11, BLOCK 2; LOTS 1-33, 37-46, 51-61, BLOCK 3; LOTS 18-24, BLOCK 5 AND LOTS 13-24, BLOCK 5; WILL HAVE LOT GRADING TYPE "A"; LOTS 1-18, BLOCK 1; LOTS 12-2, BLOCK 2; LOTS 34-36, 47-50, BLOCK 3; LOTS 1-17, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 14.-STRUCTURES ON LOTS 6 & 7, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 493.00. STRUCTURES ON LOTS 46 & 47, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 506.60.
- 15.-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS- VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 29-33, BLOCK 3 AND LOT 1, BLOCK 5.
- 16.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME ____, PAGE ____, 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.