

PLAT NOTES/RESTRICTIONS:

1. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. MINIMUM FINISHED FLOOR OR LOWER STRUCTURE MEMBER ELEVATION SHALL BE AT LEAST 18" ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD INSURANCE RATE MAP 48479C-1195-C, WITH AN EFFECTIVE DATE OF APRIL 2, 2008.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

5. IN THE EVENT OF FLOODING, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REMOVING ALL TRAILERS FROM THE LOT SHOWN ON THIS PLAT.
6. 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 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 AND 24.59.5.4.5 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS, NO DETENTION IS REQUIRED BUT A PORTION OF THE TRACT WILL BE USED FOR EROSION AND SEDIMENT CONTROL OF THE RUNOFF IN ACCORDANCE TO WITH SECTION 24.59.5.4.5 DISCHARGES TO THE RIO GRANDE.
5. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17090261.0100, EASTING: 655792.7650')