

NOTES/RESTRICTIONS:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ACCESS ONTO FM 1472 SHALL REQUIRE APPROVAL FROM TEXAS DEPARTMENT OF TRANSPORTATION.
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 LAREDO LAND DEVELOPMENT CODE.
5. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
6. THE PURPOSE OF THIS REPLAT IS TO ADD 0.41 ACRES OF UNPLATTED LAND AND TO REMOVE THE 50' ACCESS EASEMENT.
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.

REQUIRED DETENTION VOLUME: 13,721.4 (CF) AT A DISCHARGE RATE OF 10.3 (CFS).

IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.