

PLAT NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE, IF APPLICABLE.
2. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. OWNER SHALL COORDINATE WITH THE CITY RELATING TO THE MAINTENANCE AND MONITORING OF ANY DRAINAGE IMPROVEMENTS AND IS RESPONSIBLE FOR STORM WATER DETENTION IMPROVEMENTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 24.59.7 AS PER THE LAND DEVELOPMENT CODE.
4. ACCESS PROHIBITED TO TESORO PLAZA DRIVE AS INDICATED IN THE CONDITIONAL USE PERMIT FOR A TRUCKING COMPANY GRANTED UNDER ORDINANCE NO. 2024-O-231.
5. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISION OF THE APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
6. THE PURPOSED OF THIS REPLAT IS TO COMBINE LOT 3, BLOCK 1, CONSECO SUBDIVISION UNIT 3 WITH AN ADJACENT UNPLATTED 11.1784 ACRE TRACT.
7. DETENTION FOR THE PROPOSED SITE WILL BE DONE AT THE TIME OF THE BUILDING PERMIT. STORM WATER ON-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND STORM WATER SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE THE REQUIRED ON-SITE DETENTION VOLUMES IS 87,120 CF AT MAXIMUM DISCHARGE RATE OF 4 CFS. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED, AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE, OR OTHER STORM REVISIONS.