

NOTES:

1. DRIVEWAYS, SIDEWALK, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. PROPERTY OWNERS, H.O.A. OR ITS SUCCESSORS SHALL BE RESPONSIBLE TO MAINTAIN PARKING LOT ON BLOCK 2 LOT 1 AND COMBINATION INLET BETWEEN LOTS 11 AND 12 BLOCK 3 IN A SAFE AND ORDERLY CONDITION.
5. RUNOFF FROM THIS SUBDIVISION IS INTENDED TO DRAIN TOWARDS RIO GRANDE RIVER.
6. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
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8. ALL IMPROVEMENTS SHALL FOLLOW SUBDIVISION ORDINANCES.
9. FINISHED FLOOR ELEVATIONS (F.F.E.) FOR BLOCK 1, LOTS 14-17, LOTS 23-27, LOTS 62, & 63 AND FOR BLOCK 4, LOTS 34, 35, 36 & 37 SHALL BE 18" ABOVE BACK OF CURB ELEVATION.
10. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, COMMERCIAL, AND ANY OTHER PROJECTS DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. ALL CONTROLS MUST BE REMOVED UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.