

PLAT NOTES / RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY, A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PRWCT INTO LOT 1, LOT 2, LOT 3, AND LOT 4, BLOCK 1.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. 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.
3. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. PROPOSED ROAD SHALL BE PRIVATE, ACCESS TO LOTS SHALL BE VIA PRIVATE PRIMARY ACCESS EASEMENT.
6. PROPOSED WATER AND SANITARY SEWER SHALL BE PUBLIC.
7. THE PROPOSED PAVEMENT SHALL BE LOCATED IN AN ACCESS/UTILITY EASEMENT DEDICATED PER PLAT.
8. POTABLE WATER AND SANITARY SEWER SHALL BE PROVIDED VIA EXTENSION OF EXISTING UTILITIES THAT CURRENTLY TERMINATE AT THE PROPERTY LINE.
9. THIS PROPERTY WAS ORIGINALLY PLATTED AS "COMMUNITY PARK", REGENCY PARK SUBDIVISION, SECTION 1, UNIT 1. COUNCIL RESOLUTION NO. 2007-R-21 REJECTS THE ORIGINAL PARKLAND DEDICATION OF THIS PROPERTY AS RECORDED IN VOL. 2329, PGS. 172-173, WEBB COUNTY OFFICIAL PUBLIC RECORDS.
10. THE PROPERTY IS ZONED R-S WITH THE FOLLOWING DIMENSIONAL STANDARDS:
 - MAX. HEIGHT (STORIES) - 2.5
 - MAX. HEIGHT (FEET) - 35'
 - FRONT YARD SETBACK - 30'
 - SIDE YARD SETBACK (CORNER) - 25'
 - SIDE YARD SETBACK (INTERIOR) - 10'
 - REAR YARD SETBACK - 6'
 - MIN. LOT AREA - 15,000 SF
 - MIN. LOT WIDTH AT BUILDING LINE - 75'
11. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
12. ALL LOTS SHALL HAVE TYPE A FHA LOT GRADING PER LAREDO LAND DEVELOPMENT CODE BOOK.