



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on December 18, 2019. The Development Review Committee reviewed this plat on December 31, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the ownership address to Haltom City for Birdville ISD. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –ownership information)*
2. Change the subdivision name to Smithfield Addition and revise the lots and blocks as follows. Update this reference on the drawing, title block, dedication statement, and other relevant instances. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name) and NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*

SHOWN DESCRIPTION	NEW DESCRIPTION
Lot 1 Block 1	Lot 1R Block 2
Lot 2 Block 1	Lot 4 Block 2
Lot 1 Block 2	Lot 1 Block 3

3. Show the property lines, easements, and plat recording information of the lots that are within 100 feet of this property on the south side of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
4. Update the property information for the Rheinlaender tract near the northwest corner of the property. This site is now platted as Lot 3, Block 2, Smithfield Addition (Document Number D219277422 – 12/03/2019). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
5. Smithfield Road is classified as a C2D Major Collector street on the Transportation Plan and an Avenue on the Smithfield TOD Regulating Plan. Both roadways require an ultimate right-of-way of 68 feet. Verify the existing right-of-way with established corner monuments on the west side of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
6. Written acknowledgement from all franchise utility companies is required for all proposed general utility easement abandonments. A letter from each company or the attached form may be used to satisfy this requirement. A list of utility company contacts is also attached. *NRH Subdivision Regulations §110-10 (Conflicts with public and private provisions) and §110-361 (General infrastructure policy)*
7. Provide a sidewalk easement along Smithfield Road to accommodate future sidewalk widening along that roadway in keeping with the TOD Code. This easement should ideally allow for the placement of a future eight-foot sidewalk located six feet off the back of the existing curb (providing for a green space separating the walking path from the roadway). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements) and §110-372 (Sidewalk requirements)*
8. A sanitary sewer easement to serve the school may be required across Lot 1, Block 2. If not provided as part of this plat (preferred), it must be provided by separate instrument prior to construction. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements) and §110-361 (General infrastructure policy)*

9. Final alignment of Northeast Parkway at Davis Boulevard has not yet been determined. The right-of-way dedication in this location may therefore shift. This should not impact Lot 1, Block 1. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

10. Add the City case number near the bottom right corner of the drawings (Case PP 2019-09).