



#### **WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on September 22, 2021. The Development Review Committee reviewed this plat on October 5, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. The county clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
2. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
  - a. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
  - b. The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.
  - c. The lot must provide adequate turn-around space on the lot so that vehicles do not back on to Smithfield Road.
3. Change the legal description of the property to Lot 4, Block 2, Smithfield Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
4. Add a 20-foot front building line to the lot, as measured from the new front property line. This will correspond with the existing zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*

#### **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.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT21-0002).
2. Adjust the square footage of the lot or right-of-way dedication so that the sum total is 5,800 square feet to match the metes and bounds description.
3. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. A sidewalk must be constructed on the lot frontage prior to completion of building construction.
  - b. An engineered grading plan must be included in the building permit application.

- c. The developer will be responsible for water and sewer impact fees at the time of building permit application.
- d. The lot will retain the existing address of 6816 Smithfield Road.