



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on March 10, 2022. The Development Review Committee reviewed this plat on March 22, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

1. Disregard the comment regarding the lot boundaries of Lots 1X and 2X Block 1. This comment was added in error.
2. On Lot 6 Block 4, the street side building line may be changed to a 10-foot building line. This will correspond with the existing zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
3. Add the following note to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. Fencing is prohibited within the erosion control easement.
4. Add a pedestrian access easement that covers Lot 7X Block 1 in order to provide access to the trail system when improvements are constructed in the future. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
5. Add a 2.5-foot screening wall easement on the appropriate lots where screening walls will be constructed adjacent to public rights-of-way, as shown on Sheet C1.70 of the civil plans. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

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 PLAT22-0012).
2. The water course maintenance agreement associated with this development will be considered by the City Council on April 25, 2022.
3. In the event Lot 1X Block 1 is proposed for dedication to the City, the dedication must be approved separately by City Council and a deed recorded by separate instrument. Dedication of property cannot be done as part of the plat approval.
4. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Prior to construction, a landscape plan for the development must be prepared by a Registered Landscape Architect and be approved by the Development Review Committee prior to construction. Landscaping must be designed as shown on the landscape plan approved as part of the planned development zoning for the property.
 - b. An engineered grading plan must be included in the building permit applications.