



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on July 5, 2023. The Development Review Committee reviewed this plat on July 18, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. The proposed subdivision design includes the use of detention ponds, which requires approval of a special use permit (SUP) by the Planning and Zoning Commission and City Council. The SUP application may be submitted online on the [NRH E-SERVICES PORTAL](#). The necessary documents would include the drainage design plans and a landscape plan. *NRH Zoning Ordinance §118-729 (Detention/retention pond criteria)*
2. There are revisions and corrections required in the owner's certificate, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
3. Street names within the subdivision must be changed. Grove Court is too like an existing street with the same name. Intersecting streets must also continue the street name established on the opposite side, so Indian Knoll Trail must be used at the eastern street intersection with Shady Grove Road. The street name may change at the next intersection internal to the development. Also, each street must have a separate name. See the marked-up copy of the plat for additional comments. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
4. Add the following note to the plat: 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. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
5. Add the following note to the plat: No above ground franchise utility appurtenances are allowed in the fronts of the properties. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
6. Add the following note to the drawing: The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – city limit lines)*
7. Show the limits of the 100-year (1% chance) floodplain on the plat. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
8. Add a drainage easement that encompasses the full AE zone plus one foot of freeboard. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – drainage easements) and NRH Flood Damage Prevention Ordinance §102-83 (Standards for new development or subdivision proposals)*
9. Add a label showing the minimum finished floor elevation (FFE) for all lots adjacent to the floodplain. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – drainage easements) and NRH Flood Damage Prevention Ordinance §102-83 (Standards for new development or subdivision proposals)*
10. Add a 7.5-foot wide utility easement adjacent to the rear property line of all lots. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

11. Add a 2.5-foot screening wall easement on the appropriate lots where screening walls will be constructed adjacent to public rights-of-way. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
12. For clarity on sheet two, shade or crosshatch all easements that are proposed for abandonment. *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.

13. Add the City case number near the bottom right corner of the drawings (Case PLAT23-0044).
- 14.
15. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. Addresses for the lots will be provided prior to recording of the plat.