



**Development Review Committee Comments | 3/30/2021**  
**Replat Case RP 2021-01**  
**Tapp Addition – 5205 Rufe Snow Drive**

**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on March 17, 2021. The Development Review Committee reviewed this plat on March 30, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the following note to the plat: This plat does not remove any existing covenants or restrictions, if any, on the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
2. 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)*
3. Add the following County Clerk recording block near the bottom right of the drawing: this plat filed as instrument no. \_\_\_\_\_, dated \_\_\_\_\_. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
4. Revise the label of the fire lane and access easement to **COMMON ACCESS EASEMENT**. In addition, label the new access easement on the south side of Lot 3R2R the same. *NRH Subdivision Regulations Article XI Design Criteria §110-412 (Generally – common access easements)*
5. Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*

**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 RP 2021-01).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. The site plans for both the Dutch Bros Coffee and Take 5 Oil Change sites will require some level of coordination with the plans for development to ensure infrastructure constructed is compatible with both sites and easements are in the correct locations.
  - b. Lot 3R2R will be addressed as 5207 Rufe Snow Drive.
  - c. Lot 4R1R will be addressed as 5205 Rufe Snow Drive.