



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on October 21, 2020. The Development Review Committee reviewed this plat on November 3, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the owner's name to the certification and dedication statement. It currently references the undersigned. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
2. Add a written scale to the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – scale)*
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 Odell Street. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
4. Revise the width of the utility easement adjacent to the rear property line to 7.5 feet. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
5. Add the following note to the plat: This plat does not increase the number of lots in the previously recorded subdivision. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
6. Delete the notes related to impact fees and emergency access/fire lane easements. These are not applicable to this plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*

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 AP 2020-03).
2. Informational comments.
 - 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 lot will be addressed as 7909 Odell Street.