



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on February 7, 2022. The Development Review Committee reviewed this plat on February 15, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

1. 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. Each lot must provide adequate turn-around space on the lot so that vehicles do not back on to Chapman Road.
2. Add the City Council approval block to the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, to approve this plat for filing of record.

\_\_\_\_\_

Mayor, City of North Richland Hills

\_\_\_\_\_

Attest: City Secretary

3. Chapman Road is classified as a C4U Major Collector street on the Transportation Plan. A C4U roadway requires an ultimate right-of-way of 68 feet. Verify the existing right-of-way with established corner monuments on the west side of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
4. Label and dimension the width and area of the right-of-way dedication shown for Chapman Road. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
5. On all lots, add a 30-foot rear building line. This building line is required by the 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 PLAT22-0009).

2. On proposed lot 5, consider using a house plan/footprint or pad location that would help preserve the existing 35-caliper-inch post oak tree.
3. Comments regarding the preliminary civil plans for the project are noted on marked-up copies of the plans. These comments should be addressed on the final construction plan set. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or [nfrohman@nrhtx.com](mailto:nfrohman@nrhtx.com).
4. Prior to submittal of the final plat application, public infrastructure plans must be submitted for review to the city engineer. A final plat application cannot be accepted until final construction plans are approved.
5. 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 at the time of final plat submittal.
  - b. The builder will be responsible for water and sewer impact fees at the time of building permit application.
  - c. A sidewalk must be constructed on each lot frontage prior to completion of building construction.
  - d. An engineered grading plan must be included in the building permit application.