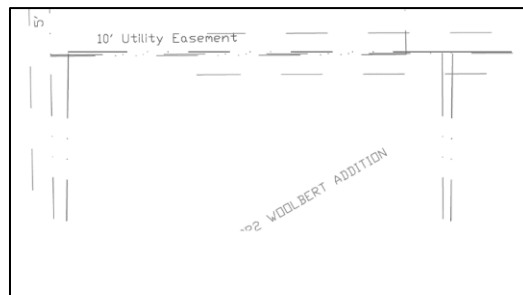




**WRITTEN STATEMENT OF CONDITIONS**

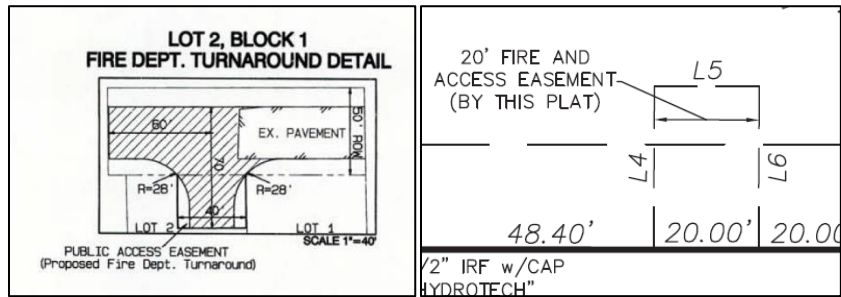
The City of North Richland Hills received this plat on August 19, 2020. The Development Review Committee reviewed this plat on September 1, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Increase the line weight of the property boundary line so that the property boundary is differentiated from the other lines on the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
2. Remove the zoning district labels from the drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
3. Update the address and phone number in the owner information. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
4. There is a minor discrepancy in the owner’s certificate. Verify and update as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
  - a. The bearing shown in the last call does not match the drawing. The description shows South 89 degrees 42 minutes 07 seconds East and the drawing shows North 89 degrees 42 minutes 07 seconds West.
5. Revise the label on the lot to read “Lot 1 Block 1.” Remove the word proposed and the subdivision name. *NRH Subdivision Regulations §110-330 (Requirements for all plat drawings – lot and block numbering)*
6. In the area shown below, clarify the line work. It is unclear what some lines are intended to reference. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*



7. Revise the owner signature block to reference the proposed plat. It currently references different plat information from 2014 *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
8. Update the recording information for the right-of-way dedication area. Tarrant County records indicate the instrument is recorded in D220174529. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
9. 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)*
10. Add a public access easement to the lot to accommodate a fire vehicle turnaround. This is required since the street is a dead end and a cul de sac is not being constructed. The easement must 20 feet wide and 46 feet deep, as measured from gutter line. Examples from other plats are

shown below. In addition, the lot must provide two parking spaces on the lot that are located outside of the easement.



### **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 FP 2020-08).
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 developer will be responsible for water and sewer impact fees at the time of building permit application.
  - d. Lot 1 will be addressed as 8136 Woods Lane.