

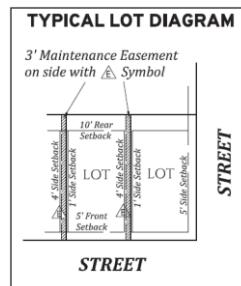


Development Review Committee Comments | 9/29/2020
Final Plat Case FP 2020-09
City Point Phase 2

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on September 16, 2020. The Development Review Committee reviewed this plat on September 29, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add a three-foot maintenance easement on the following “urban home” lots: Lots 22-40, Block 4; Lots 14-25, Block 8; and Lots 1-5, Block 6. The easement may be noted in a similar manner as shown on the plat for City Point Addition Phase 3. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*



2. Proposed street names are subject to change. The final determination will be made by City Council. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
3. The plat does not show any of the multiple existing platted easements for both public and franchise utilities. Provide a plan showing how easement abandonment will be addressed. See preliminary plat for the easements. *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.

1. Revise the City case number near the bottom right corner of the drawing (Case FP 2020-09).