



Development Review Committee Comments | 5/19/2020
Replat Case RP 2020-08
Northridge Addition

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on May 13, 2020. The Development Review Committee reviewed this plat on May 19, 2020. 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. Delete the notes regarding impact fees and emergency access and fire lane easements. These notes are not relevant to this property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
3. In the owner signature block, revise the lot reference to read Lot 1R1. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*
4. Label the area of the lot in square feet. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*
5. Remove the 25-foot building line or note it as abandoned by this plat. The 25-foot building line can be abandoned by this plat, as the zoning of the property does not require a setback of that dimension. This will also eliminate confusion over which building line applies to the lot. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
6. Shade or crosshatch the access easement that is proposed for abandonment. An inset detail drawing may be provided if that provides more clarity due to the existing overlapping utility easement. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
7. Extend the 5-foot wide utility easement to the north property line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. 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 2020-08).