



**Development Review Committee Comments | 2/2/2021**  
**Replat Case RP 2020-11**  
**Gibson Addition**

**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on January 20, 2021. The Development Review Committee reviewed this plat on February 2, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Increase the scale of the drawing to make the graphic larger. This will help make the drawing more legible, as the dimensions and text are difficult to read at the scale shown. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – scale)*
2. Increase the line weight of the internal lot lines so that they are differentiated from the other lines on the drawing. It is difficult to distinguish the property lines from easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
3. On the lots, increase the font size or weight of the text for the new lot numbers and associated acreage and square footage. Lighten or gray out the text for the old lot numbers, recording information, and owner information. *NRH Subdivision Regulations §110-331 (Requirements for plat drawings – lot and block numbering)*
4. Add the following County Clerk recording block near the bottom right of the drawing: this plat filed as instrument no. \_\_\_\_\_, dated \_\_\_\_\_. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
5. Davis Boulevard and Precinct Line Road are classified as P6D Major Arterial streets on the Transportation Plan. A P6D roadway requires an ultimate right-of-way of 130 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)*
6. 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)*
7. Delete note 3. It is not necessary to reference the zoning designation on the plat as the zoning could change in the future. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
8. Add the following note to the plat: 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. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
9. Add and label the sight visibility easement at the driveway intersections on Davis Boulevard and Precinct Line Road. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way with the edge of the driveway and 50 feet parallel to the directions of the approaching traffic. The easement may be based on the proposed driveway locations shown on the civil plans. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
10. Label all new easements as by this plat rather than proposed, i.e., 15' DRAINAGE ESMT (BY THIS PLAT). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
11. Shade or crosshatch all easements that are proposed for abandonment. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

12. Show and label the approximate city limit line between North Richland Hills and Colleyville. The line is located approximately on the east boundary line of the property being replatted. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – city limit lines)*
13. Add the following note to the drawing: The city limit boundary does not represent an on-the-ground survey and represents only the approximate relative location of the city limit boundary using various official and unofficial sources. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – city limit 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 RP 2020-11).
2. Informational comments.
  - a. Lot 1R will be addressed as 8616 Davis Boulevard.
  - b. Lot 3R will be addressed as 8624 Davis Boulevard.
  - c. Lot 4R will be addressed as 8612 Precinct Line Road.