



Development Review Committee Comments | 5/4/2021
Replat Case RP 2021-03
Watermere on the Preserve – 8605 Davis Boulevard

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on April 21, 2021. The Development Review Committee reviewed this plat on May 4, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. In the title block, add Block 1 to the lot references. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. 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 title block notes the property size as 2.5216 acres, and the description notes it as 2.5217 acres.
3. 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)*
4. Revise the label of the access easement to **COMMON ACCESS EASEMENT**. *NRH Subdivision Regulations Article XI Design Criteria §110-412 (Generally – common access 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. Add the City case number near the bottom right corner of the drawings (Case RP 2021-03).
2. Informational comments.
 - a. Lot 2R1 will be addressed as 8605 Davis Boulevard.
 - b. Lot 2R2 will be addressed as 8609 Davis Boulevard.