



PLAT INFORMATIONAL COMMENTS

The following are general information comments that may or may not apply to your specific plat. They are intended to provide general guidance in the platting process. Each plat submitted and reviewed will have a set of specific Development review Committee (DRC) comments applicable to that plat. Failure to make DRC comments specific to any particular ordinance, regulation, plan or policy does not relieve the applicant from responsibility for compliance. Failure to comply with any applicable ordinance, regulation, plan, or policy of the City of Arlington shall be grounds for denial of the plat.

Building Inspections:

1. To expedite building permit review, a paper copy of the plat mylar that is submitted to the Planning Department for filing may be submitted to Building Inspections.
2. Submit a title survey of all improvements so that Building Code and Zoning Ordinance compliance can be verified prior to the filing of the plat with the County. The proposed property lines need to be shown on the survey. Code and/or zoning ordinance violations created by this plat may require lot line to be adjusted to correct violations.
3. The addresses (street number only) that were assigned by the Building Inspection Department will need to be shown on one of the mylars prior to the filing of the plat. Contact Lea Wilborn at 817-459-6542 for a copy of the assigned addresses.

Fire:

1. To provide for the capability for fire apparatus to reach the property in the event of fire, rescue, or medical emergency, fire lane access must be provided:
 - with all portions of the exterior walls within 150 feet of a street or fire lane, as measured by the route necessary to extend fire fighting hose lines around the building;
 - with a concrete or asphalt driving surface constructed to support the imposed weight of a 60,000-pound vehicle, and;
 - with a minimum unobstructed width of 24 feet, an unobstructed height of 13 feet, 6 inches, 30 feet inside and 54 feet outside turning radius.
2. Dead end fire lanes in excess of 150 feet in length shall be provided with an approved turnaround.
3. The maximum grade for a fire lane serving a building not protected by a complete automatic sprinkler system throughout is 8%, to provide the ability for fire apparatus to reach a building during inclement weather.
4. Bridges must be capable of supporting a 60,000-pound vehicle to insure fire equipment can reach all portions of a development.
5. For single-family dwellings and duplexes, all portions of the structure(s) must be within 600 feet of a fire hydrant, as measured by the route fire engines could travel along paved streets and fire lanes.
6. For apartments and commercial buildings, all portions of the exterior walls of the building(s) must be within 500 feet of a fire hydrant as measured by laying distance for fire apparatus to lay hose along streets or fire lanes.
7. For streets classified as minor or major arterials, state highways and any divided streets, fire hydrants within the above maximum distances must be provided on the same side of the street as the proposed development.
8. The street shall be marked as a fire lane.
9. A residential fire sprinkler system may be substituted for Fire Department access.

Utilities:

1. Plats shall be filed before construction of public water and sanitary sewer improvements.
2. Accepted final plans for construction of water and sewer are required prior to filing plat.
3. Developer with two or more lots needs to execute 3-way contract for the water and sewer improvements.
4. It is the owner's responsibility to extend the off-site sanitary sewer mains and appurtenance necessary to serve the development. The proposed off-site sewer mains shall be sized to serve the sub-drainage basin in which they lie.
5. Oversize participation will depend on the availability of water utility funds and City Council's approval. The developer shall be responsible for building the main and requesting City participation prior to 3-way contract submittal. The City will normally pay for the difference in cost between the size of main in the City's Water Distribution Map and the line size necessary to provide water service and fire protection for the entire development.
6. Water and/or sewer front footage charges became effective October 1, 2003, and shall be paid prior to the execution of 3-way contracts for public water and sanitary sewer improvements. If no public improvements are necessary, the front footage fees shall be paid at the time of request for water and sanitary sewer services.
7. Water and sanitary sewer main will have to be extended to this property at the owner's expense.
8. Water and sanitary sewer service will have to be installed from existing mains to this property at the owner's expense.
9. Where current service does not exist, permit fees, impact fees, activation fees, tap and water charges and deposits will apply.
10. Prior to the issuance of a building permit, all water and sanitary sewer services not utilized will have to be abandoned. Abandonment of water and sanitary sewer services will be at the property owner's expense. All services to be abandoned will have to be plugged at the main. Plans showing which services will remain and which services will be abandoned will have to be submitted to the Water Utilities Engineering Department.
11. According to the TCEQ requirement, Texas Administrative code Title 30 Chapter 290 Rule 290.44 (minimize dead-ends) and Rule 290.46 (flush monthly), all dead end water lines shall be avoided.
12. According to Ordinance 99-152, Section 8.06 B.5 Fences Required, "All fences shall be placed at least 9' from the existing water main. Where necessary to comply with the foregoing, the developer shall be required to provide up to an additional nine feet (9') of right-of-way." Additional right-of-way may be required on streets where the existing water main has less than 9 feet of clearance from the proposed screening wall.
13. If our water model indicated that the distribution system effects on proposed developments will likely experience pressures that exceed 80 pounds per square inch (psi). The International Plumbing Code adopted by City of Arlington requires the installation of water-pressure reducing valves or regulators and expansion tanks for each house if the above condition applies.

Public Works:

1. Plats shall be filed before construction of paving and drainage improvements.
2. Accepted final plans for construction of paving and drainage improvements are required prior to filing plat.
3. Refer to the Design Criteria Manual for paving, drainage and environmental requirements for Public Works.