

EXPLANATION FOR DISAPPROVAL (PLAT2020-0131)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name <p>Filing Information</p>
X	<p>Sec. 142-99(a) Lot dimensions shall be determined by the appropriate zoning classification</p>
X	<p>Sec. 142-106(b) Buffering shall be provided in the form of a common area wherever a residential lot would otherwise back or side to a street and shall be the minimum width indicated in table 1. Within that common area, screening as indicated in table 2 shall be provided</p>

ENGINEERING DEPARTMENT PLAT SUMMARY

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 2.2.C.2	C2U roadways with residential frontage and all R2U roadways shall not exceed 600 feet in tangent length between curves, bends, and terminus points measured along the centerline of the roadway. Residential Traffic Calming: Provide curvature or other traffic calming measures and provided to promote reduced speeds in residential neighborhoods.
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section.
<input checked="" type="checkbox"/>	EDM 2.5.B	1. Right turn lanes shall be provided for all streets and driveways.