

EXPLANATION FOR DISAPPROVAL SUMMARY (PLAT2020-0016)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL CHECKLIST	
PRELIMINARY-FINAL PLAT (Sec. 142-75)	
Not Met	Item Description
x	Sec. 142-75 (b) (1) Purpose Statement
x	Sec. 142-75 (b) via Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
x	Sec. 142-75 (b) via Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted
x	Sec. 142-75 (b) via Sec. 142-74 (b) (4) New Features inside the Subject Property showing: <ul style="list-style-type: none"> • Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances • Streets and Alleys with Names and Dimensions • Easements with Names and Dimensions • Lots designating Lot Numbers and Blocks and Dimensions • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Proposed Street Names • Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
x	Sec. 142-75 (b) via Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
x	Sec. 142-75 (c) (2) Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)
x	Sec. 142-75 (c) (6) Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 2.2.C	Horizontal Alignment: Street design is appropriate for the design speed per this section and Table 2-1.
<input checked="" type="checkbox"/>	EDM 2.3.B.1	Intersection Skew: Arterial intersection shall be with 5 degrees of 90 degrees; all other intersections shall be within 10 degrees of 90 degrees.
<input checked="" type="checkbox"/>	EDM 2.3.C	Sight Distance: Intersection sight distance is provided per this section and visibility easements are provided where the required sight distance is outside public ROW.