

**EXPLANATION FOR DISAPPROVAL CHECKLIST (PLAT2022-0139)**

<b>PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL CHECKLIST</b>	
<b>MINOR REPLAT (Sec. 142-78)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<p><b>Sec. 142-77 via Sec. 142-78 (a)</b> Existing Features for Properties Immediately Adjacent:</p> <ul style="list-style-type: none"> <li>• Property Lines</li> <li>• Streets and Alleys</li> <li>• Easements (including drainage, water, and sewer)</li> <li>• Lot, Block, and Addition Name</li> <li>• Filing Information</li> </ul>
<b>SETBACK EXHIBIT (FOR SINGLE FAMILY OR DUPLEX RESIDENTIAL PLATS)</b>	
<b>Included</b>	<b>Item Description</b>
X	<p>Proposed Subdivision Plan showing:</p> <ul style="list-style-type: none"> <li>• Lots designating Lot Numbers and Blocks and Lot Size</li> <li>• Front, Rear, Side and Side-at-Corner Setback Lines</li> <li>• Lot Width Measurement at Front Setback Line (if lot is on a curve)</li> <li>• Common Areas</li> <li>• Rights-of-Way</li> <li>• Easements</li> <li>• Floodplain</li> </ul>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	EDM 2.3.D	Dedicate 10'x10' corner clip at corner of Cloyd St & Church St.
<input checked="" type="checkbox"/>	EDM 2.7.A	Lots with width smaller than 50' must be alley served. Dead-end public alleys not allowed. Public alley must be looped back to Church Street. If intention is for private drives off Cloyd Street, label shown easement as mutual access easement, 17' wide min. Include note on plat that trash collection must serviced off Cloyd St only. Update Letter of Intent to reflect requested variances.
<input checked="" type="checkbox"/>	EDM 5.1.G	Dedicate 5'x5' water meters along Church St frontage for public bullhead meter assemblies.
<input checked="" type="checkbox"/>	EDM 5.3.D	Sewer main adjacent to property must be improved (8" minimum for new service connections). Replace 6" line in either Cloyd St or Church St (whichever services are being connected to) with an 8" line.