

**EXPLANATION FOR DISAPPROVAL SUMMARY (PLAT2019-0210)**

<b>PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL</b>	
<b>CONVEYANCE PLAT (Sec. 142-81)</b>	
<b>Not Met</b>	<b>Item Description</b>
✓	<p><b>Sec. 142-76 via Sec. 142-81(d)</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>
✓	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Existing Features outside the Subject Property are Ghosted</p>
✓	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Proposed Subdivision Plan showing:</p> <ul style="list-style-type: none"> <li>• Lots designating Lot Numbers and Blocks and Dimensions</li> <li>• Rights-of-Way and Dimensions</li> <li>• Easements and Dimensions (existing easements must include filing information)</li> <li>• Floodplain</li> <li>• Proposed Street Names</li> </ul>
✓	<p><b>Sec. 142-76 via Sec. 142-81(d)</b> Existing Filing Information for the Subject Property</p>
✓	<p><b>Sec. 142-76 via Sec. 142-81(b)</b> Remainder of the parent tract shall be at least larger than 5 acres or be included with direct access to all required public improvements (water, sanitary sewer, storm sewer) via dedicated easements or direct adjacency to existing infrastructure, no portion of the lot is smaller than 45 feet wide, and each parcel has adequate access to an existing public right-of-way via frontage on said right-of-way or via the dedication of access easements.</p>