

EXPLANATION FOR DISAPPROVAL CHECKLIST (PLAT2019-0181)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL CHECKLIST			
Met	Not Met	Not Applicable	Item Description
	X		Sec. 142-76 via Sec. 142-81(d) Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman
	X		Sec. 142-76 (b) (7) Property within City Limits includes the following note on each page: "All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance"

LANDSCAPE REVIEW: EXPLANATION FOR DISAPPROVAL CHECKLIST

Satisfied	Not Satisfied	Not Applicable	Item Description
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Sec.146-135(f)(15) For all non-residential and multiple family parcels, whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least five feet shall be maintained between the edge of the parking area and the adjacent property line.</p>

ENGINEERING DEPARTMENT: EXPLANATION FOR DISAPPROVAL CHECKLIST

Met	Not Met	Not Applicable	Item Description
	<input checked="" type="checkbox"/>		<p>SUB 142-81.(b) Applicability. A conveyance plat may be used in lieu of a record plat to record the subdivision of property with the county clerk in the following instances:</p> <p>(1) To record the remainder of a parent tract that is larger than five acres, and that is created by the record platting of a portion of the parent tract, provided that the remainder has adequate access to an existing public right-of-way via frontage on said right-of-way or via the dedication of access easements; or</p> <p>(2) To record the subdivision of a property into parcels larger than five acres in area, provided that 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; or</p> <p>(3)To record the subdivision of a property into parcels, five acres or smaller in area, provided that each parcel has 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>