

EXPLANATION OF DISAPPROVAL SUMMARY (PLAT2022-0180)

| PLANNING DEPARTMENT: EXPLANATION OF DISAPPROVAL SUMMARY | |
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| CONVEYANCE PLAT (Sec. 142-81) | |
| Not Met | Item Description |
| x | Sec. 142-76 via Sec. 142-81(d) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate) |
| | Sec. 142-76 via Sec. 142-81(d) Proposed Subdivision Plan showing: <ul style="list-style-type: none"> • Lots designating Lot Numbers and Blocks and Dimensions • Rights-of-Way and Dimensions • Easements and Dimensions (existing easements must include filing information) • Floodplain • Proposed Street Names |
| x | Sec. 142-76 via Sec. 142-81(d) Legend for Any Symbols or Acronyms |
| x | Sec. 142-81(d) Property within City Limits includes the following note on each page: <ul style="list-style-type: none"> • "CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT" • "A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by conveyance plat may not all the necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law." |
| x | Sec. 142-76 via Sec. 142-81(d) Owner's Dedication and Signature Block with Name of Owner Printed |

ENGINEERING DEPARTMENT PLAT CHECKLIST

| Not Met | Item Description | |
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| <input checked="" type="checkbox"/> | SUB 142-81(b)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. |