

SUBDIVISION

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Lecture 11 (2022-2023)

Part 1

Subdivision

- **Subdivision** is the act of dividing land into pieces that are easier to sell or otherwise develop, usually via a plat. If it is used for housing it is typically known as a *housing development subdivision or housing* , although some developers tend to call these areas communities.
- Subdivisions may also be for the purpose of commercial or industrial development, and the results vary from retail shopping malls with independently owned *out parcels* (سندات تملك خارجية للمساهمين) to industrial parks.

A register plan of *subdivision* is:

➤ **a legal document that shows:**

The exact surveyed boundaries and dimensions of lots on which houses or buildings are to be built.

What is the Subdivision Plat

- A map of a town or a section of land that has been subdivided into lots showing the location and boundaries of individual parcels with the streets, alleys, easements, And
- Rights of use over the land of another.
- A **plat** is usually drawn to scale.

Pre-application sketch of subdivision

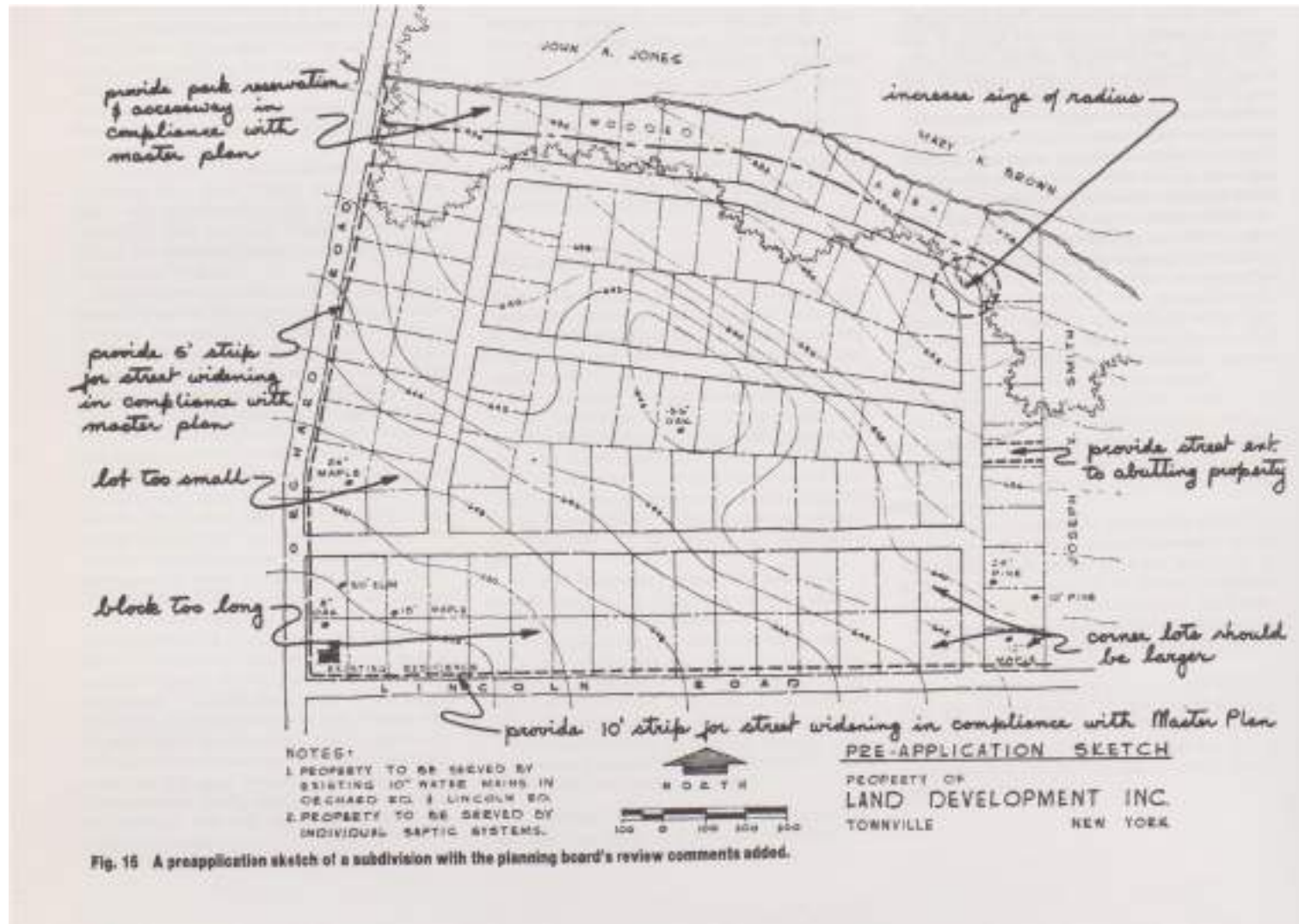


Fig. 15 A preapplication sketch of a subdivision with the planning board's review comments added.

Preliminary Subdivision Plat

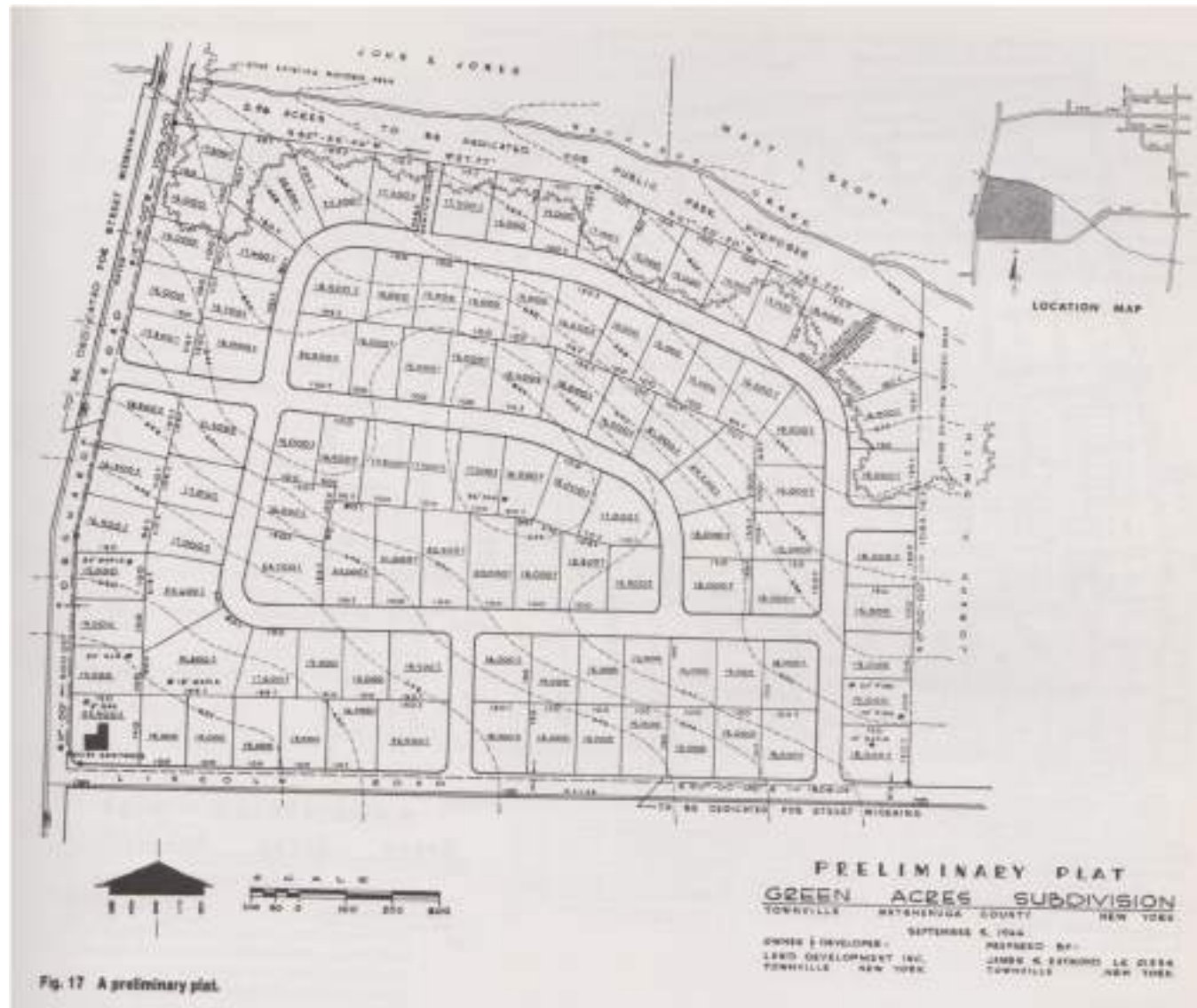


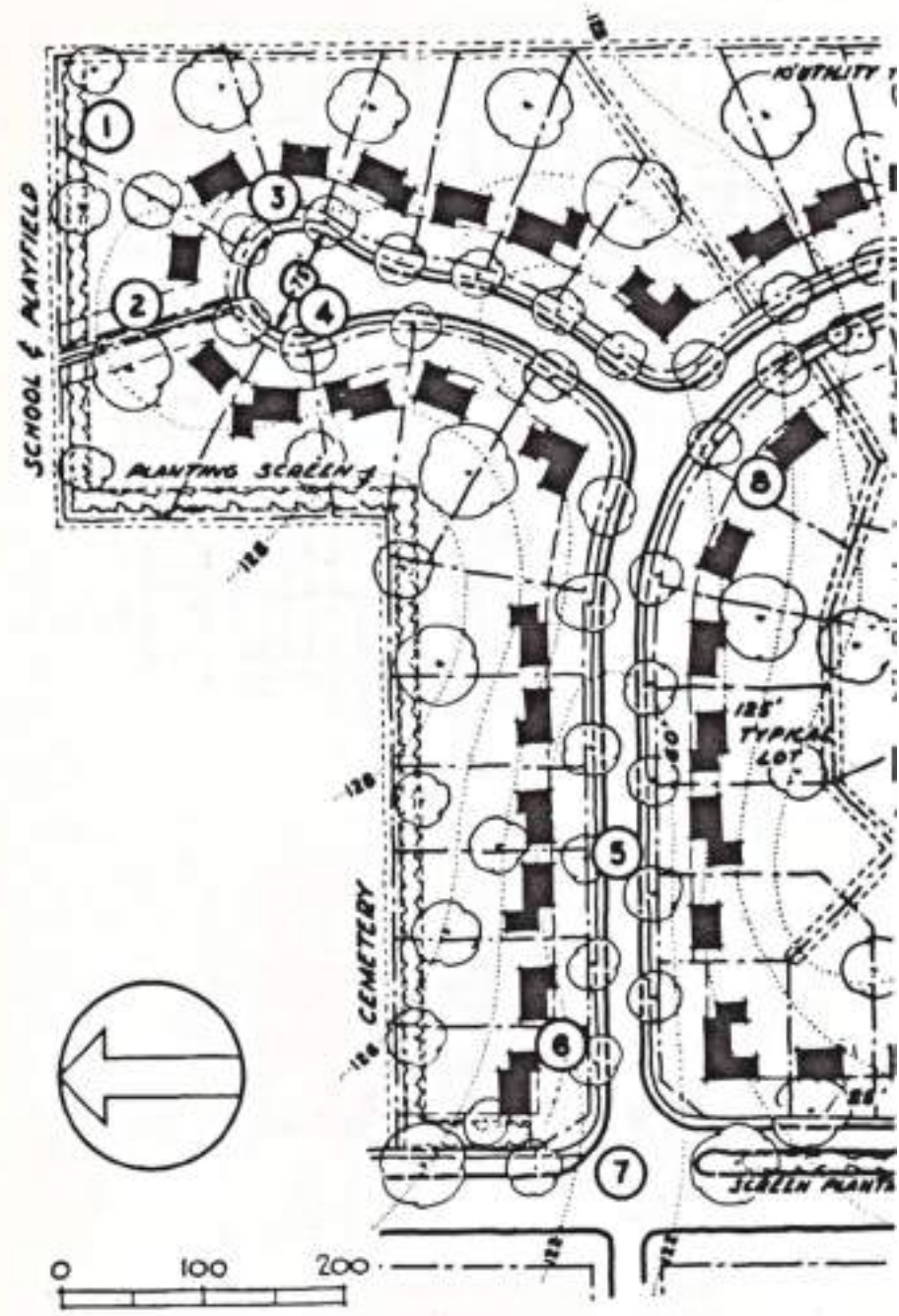
Fig. 17 A preliminary plat.

Approved Subdivision Plat



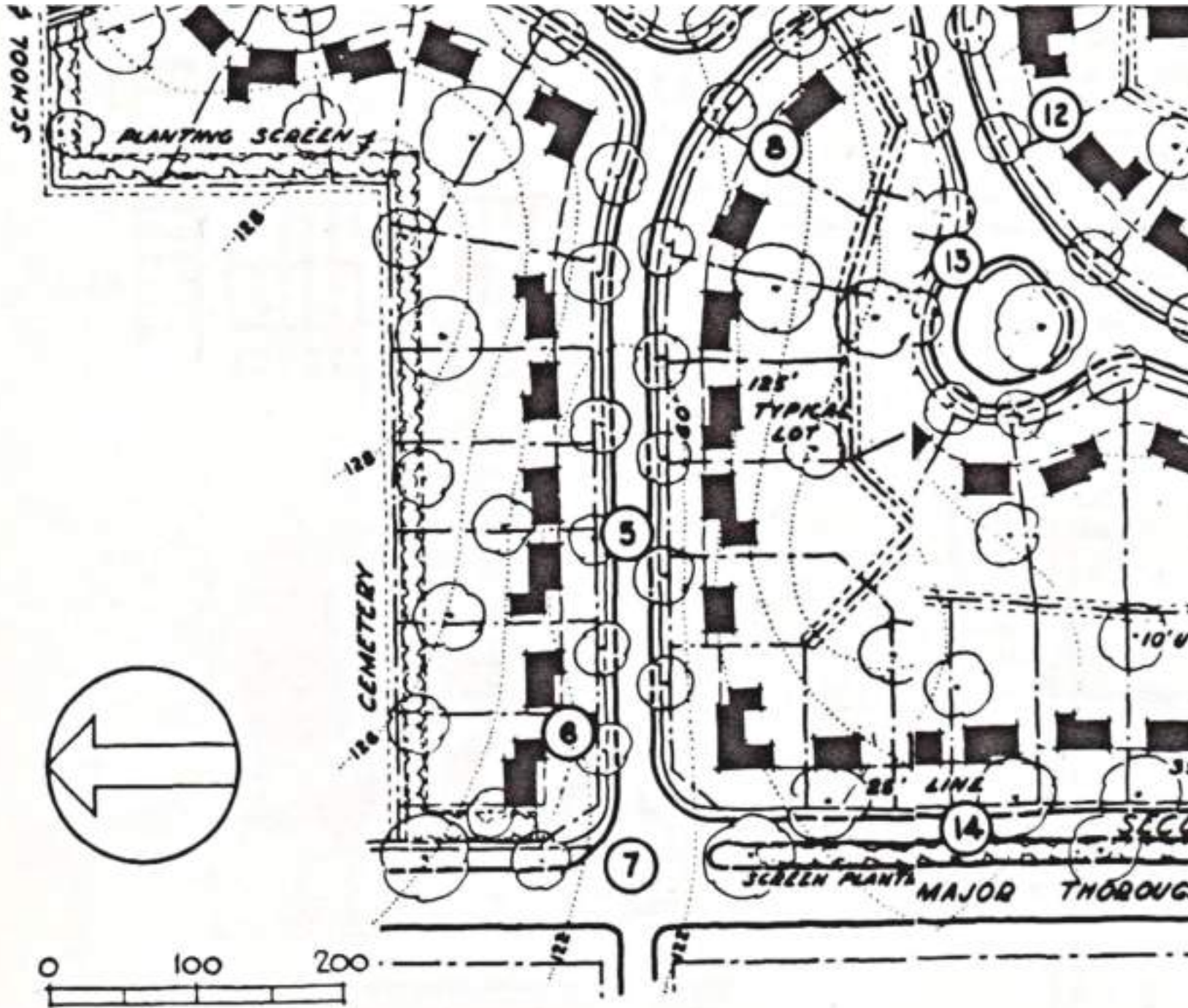
Design consideration of subdivision





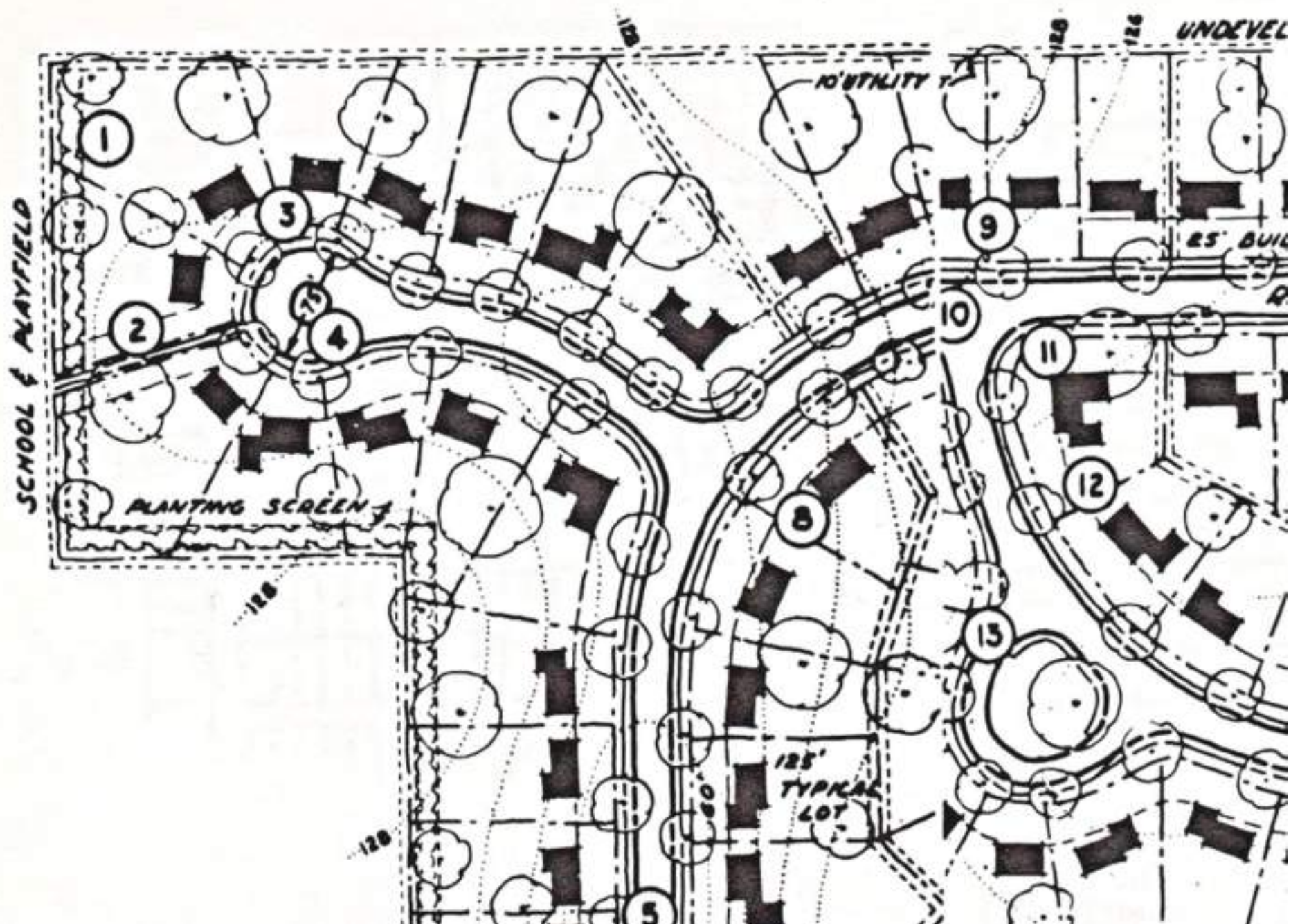
Design Consideration of Subdivision

- 1) 4.5-m easement for planting screen to provide protection from nonresidential use.
- 2) 3-m walk easement gives access to school.
- 3) Cul-de-sac utilizes odd parcel of land to advantage.
- 4) Turnaround right-of-way 30m in diameter.



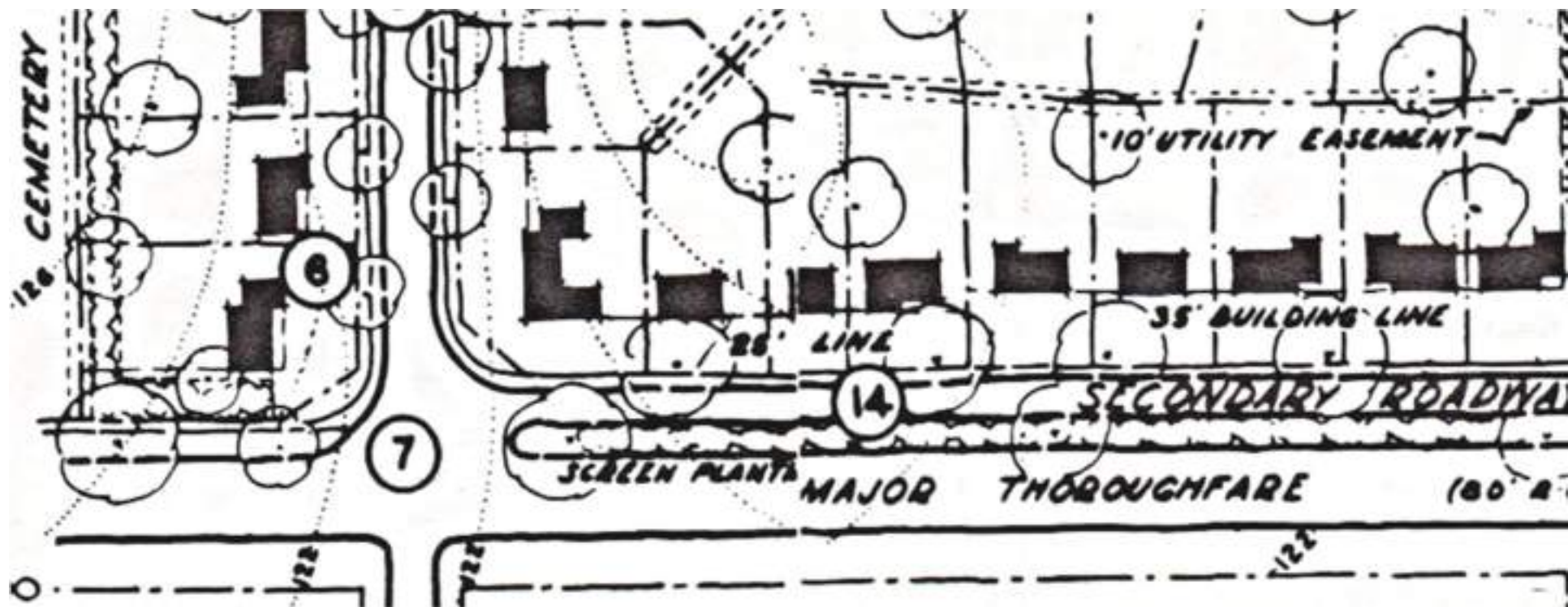
Design Consideration of Subdivision

- 5) Street trees planted approximately 15m apart where no trees exist.
- 6) Additional building setback improves subdivision entrance.
- 7) Street intersections at right angles reduce hazard.
- 8) Lot side lines centered on street end to avoid car lights shining into residences.



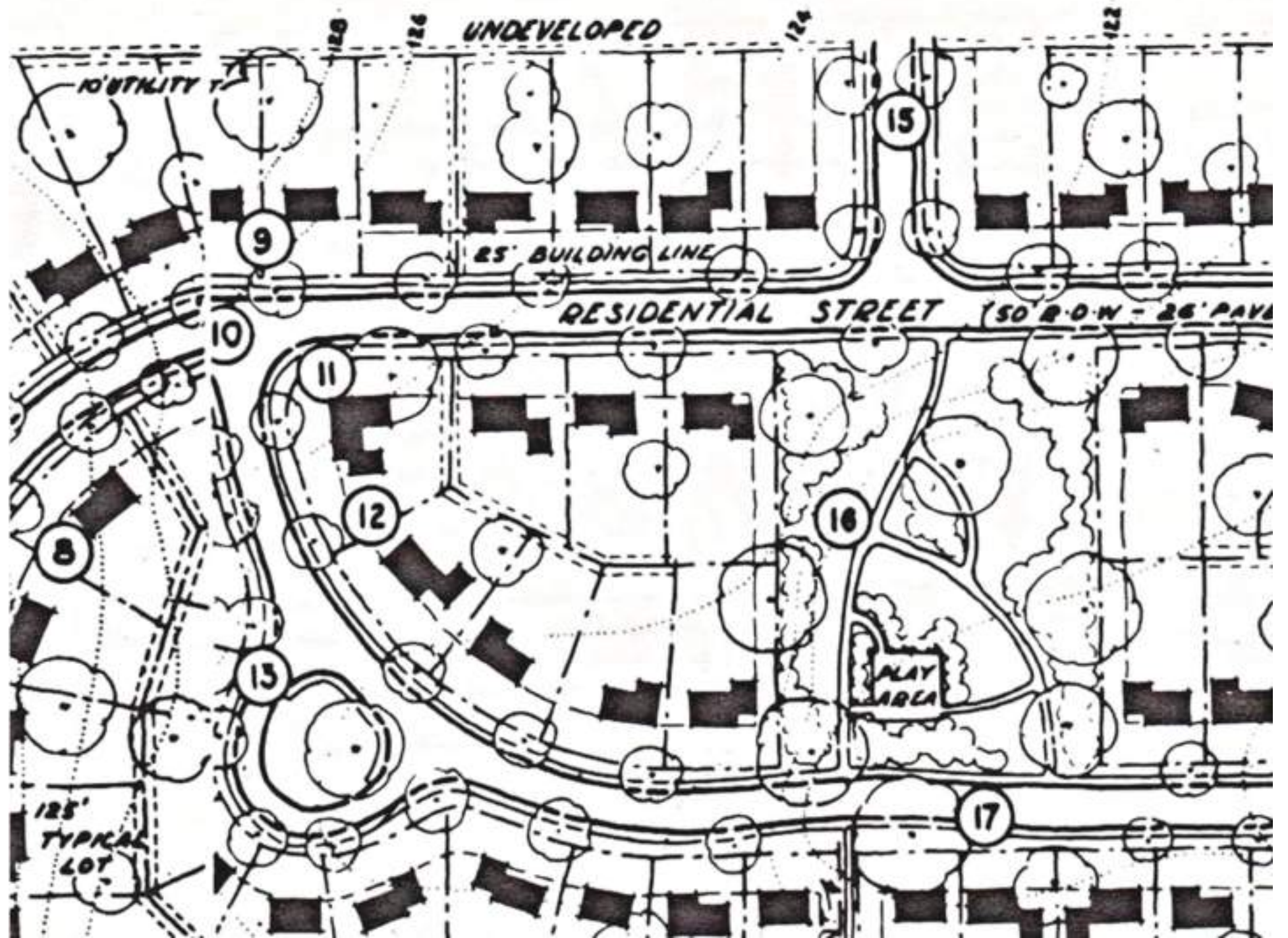
Design Consideration of Subdivision

- 9) Residences opposite street and set back farther to reduce glare from car lights
- 10) Three-way intersections reduce hazard.
- 11) Property lines at 9m radius at corners.
- 12) Lots lines perpendicular to street right-of-way lines.
- 13) “Eyebrows” provides frontage for additional lots in deeper portion of block.



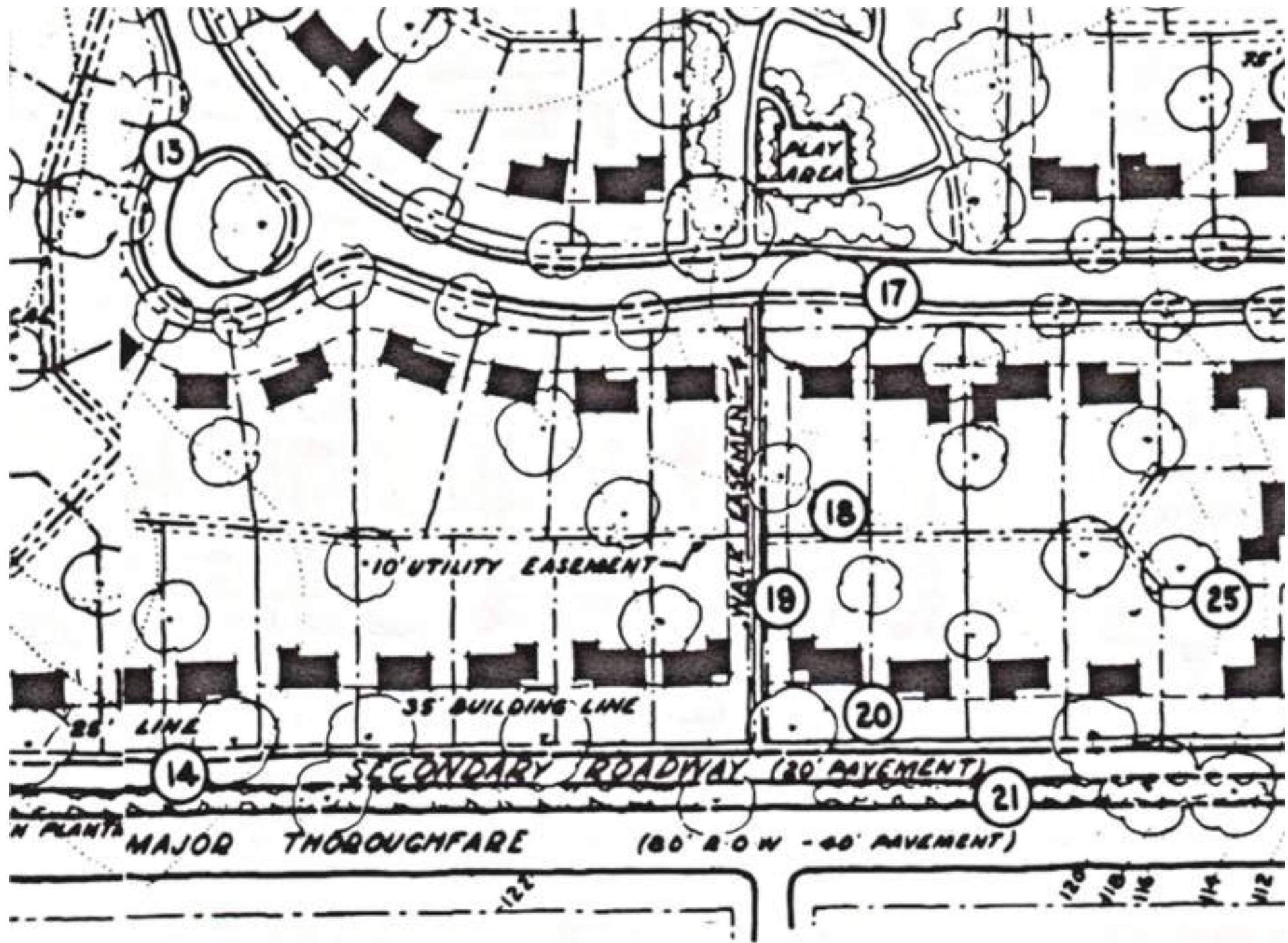
Design Consideration of Subdivision

14) Secondary roadway eliminates hazard of entering major thoroughfares from individual driveways.



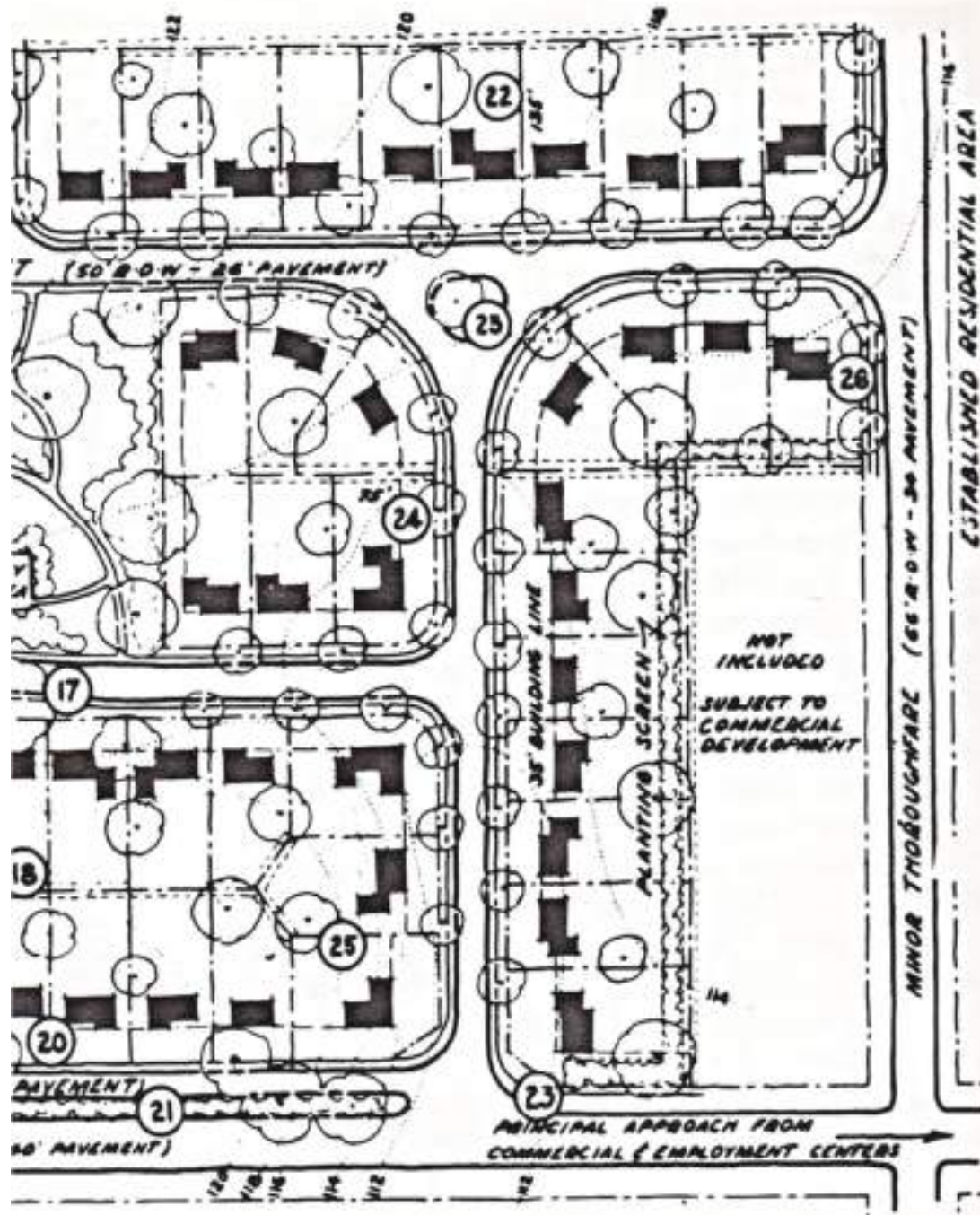
Design Consideration of Subdivision

- 15) Provision for access to land now undeveloped.
- 16) Neighborhood Park located near center of tract. Adjacent lots wider to allow for 4.5m protective side line setback.
- 17) Pavement shifted within right-of-way to preserve existing trees.



Design Consideration of Subdivision

- 18) Above ground utilities in rear line easements.
- 19) 3-m walk easement provides access to park. Adjacent lots wider to allow for 4.5-m protective side line setback.
- 20) Variation of building line along Straight Street creates interest.
- 21) Screen planting gives protection from noise and light on thoroughfare.



Design Consideration of Subdivision

- 22) Lots backing to uncontrolled lands given greater depth for additional protection.
- 23) Low planting at street intersections permits clear vision.
- 24) Wider corner lot permits equal building setbacks on each street.
- 25) Platting of block end to avoid siding properties to residence across street.
- 26) Lots sided to Boundary Street where land use across street is nonconforming.

Questions?

- What is a plan of subdivision?
- What is the difference between a neighborhood and a subdivision?
- What are subdivision rules called?
- What is subdivision of property?
- What is subdivision regulations?
- What is a subdivision variance?