

# **SUBDIVISION**

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Lecture 12

Part 2

# Design considerations of subdivision

- 1) Discourage heavy through traffic
- 2) Plan for extension of major streets
- 3) Traffic should flow toward thoroughfares
- 4) Minor streets should enter major streets at right angles
- 5) Streets should fit contours of irregular land
- 6) Short blocks are not economical
- 7) Long blocks requires crosswalk near center

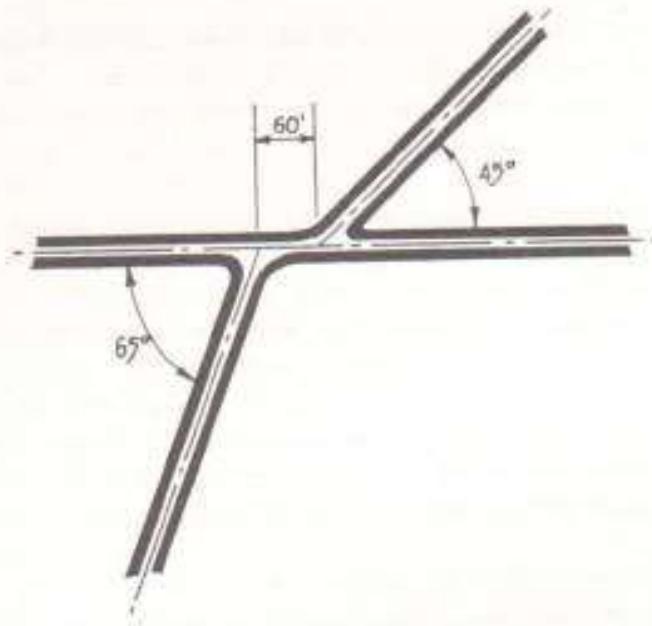
# Design considerations of subdivision

- 8) Plan commercial site where needed
- 9) Provide school and other social facilities on urban pattern
- 10) Parks are a definite community asset
- 11) Preserve natural features of site for improved appearance
- 12) Deep lots are wasteful
- 13) Plan lots of adequate width

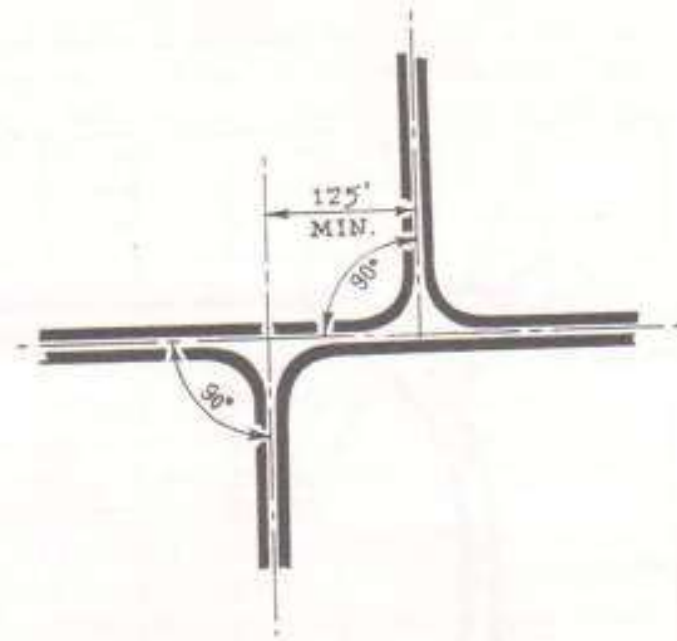
# Design considerations of subdivision

- 14) Avoid sharp angled lots
- 15) Plan wider corner lots
- 16) Make lot lines perpendicular to street
- 17) Plan lots to face desirable views
- 18) Protect lots against adjacent nonconforming uses
- 19) Protect residential lots against major street traffic
- 20) Avoid planning of dead end streets

# Intersection



**Fig. 7** Undesirable offset street intersection.



**Fig. 8** More desirable street intersection.

# Lots Layout

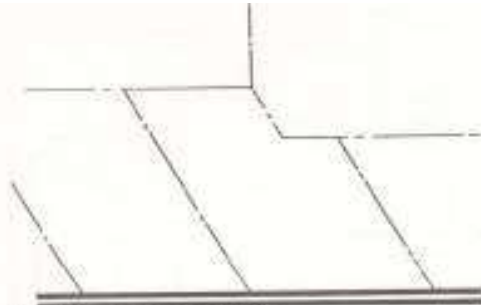


Fig. 9 Undesirable lot layout.

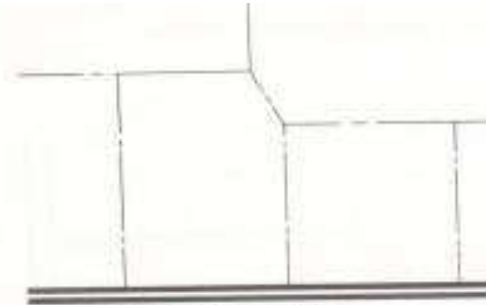


Fig. 10 More desirable lot layout.

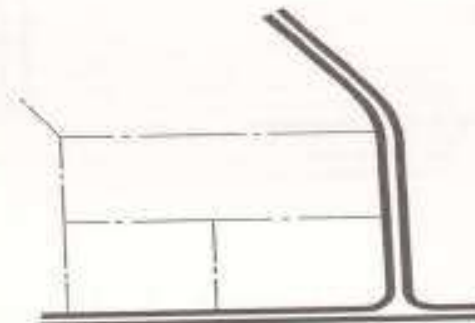


Fig. 11 Undesirable corner lot arrangement.

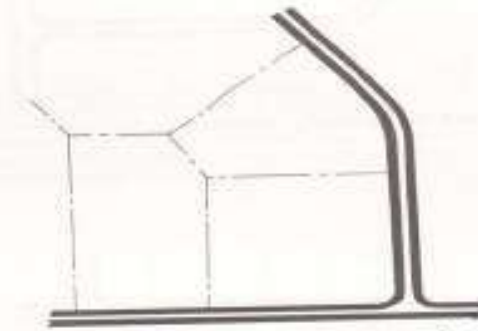
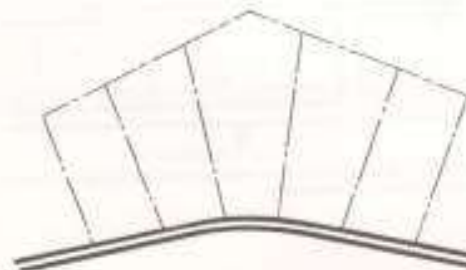


Fig. 12 More desirable corner lot arrangement.



136 Fig. 13 Excessively deep lots.

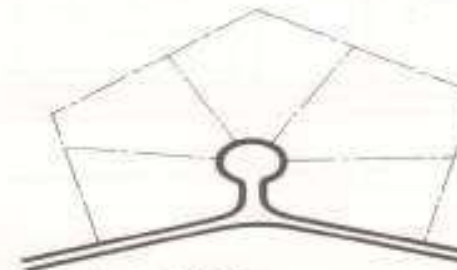


Fig. 14 More desirable lots.

# Building site

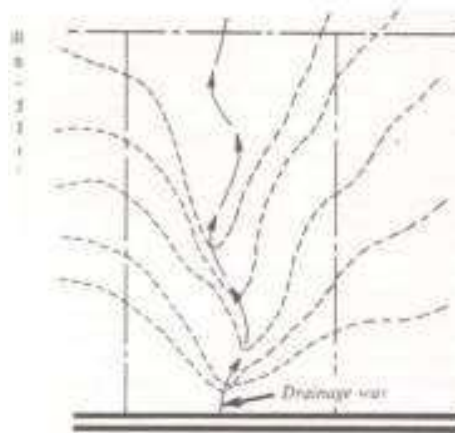


Fig. 15a Undesirable building site.

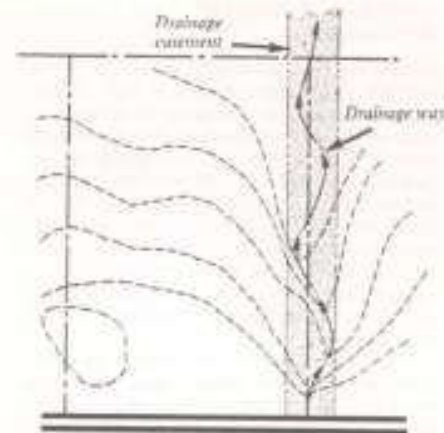


Fig. 15b More desirable building site.

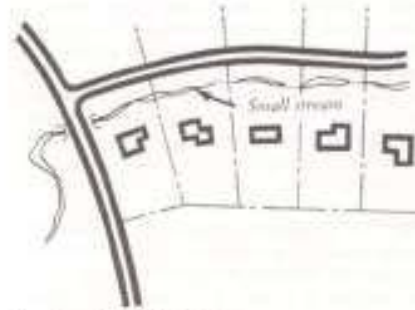


Fig. 15c Undesirable design.

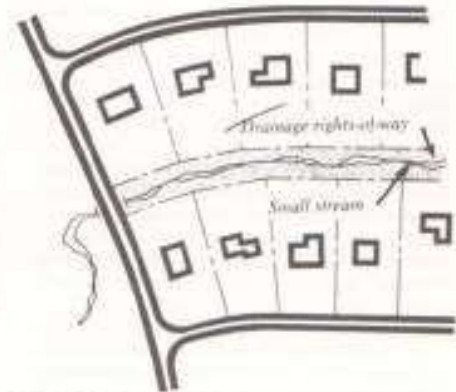


Fig. 15d More desirable design.

# Pre-application sketch of subdivision

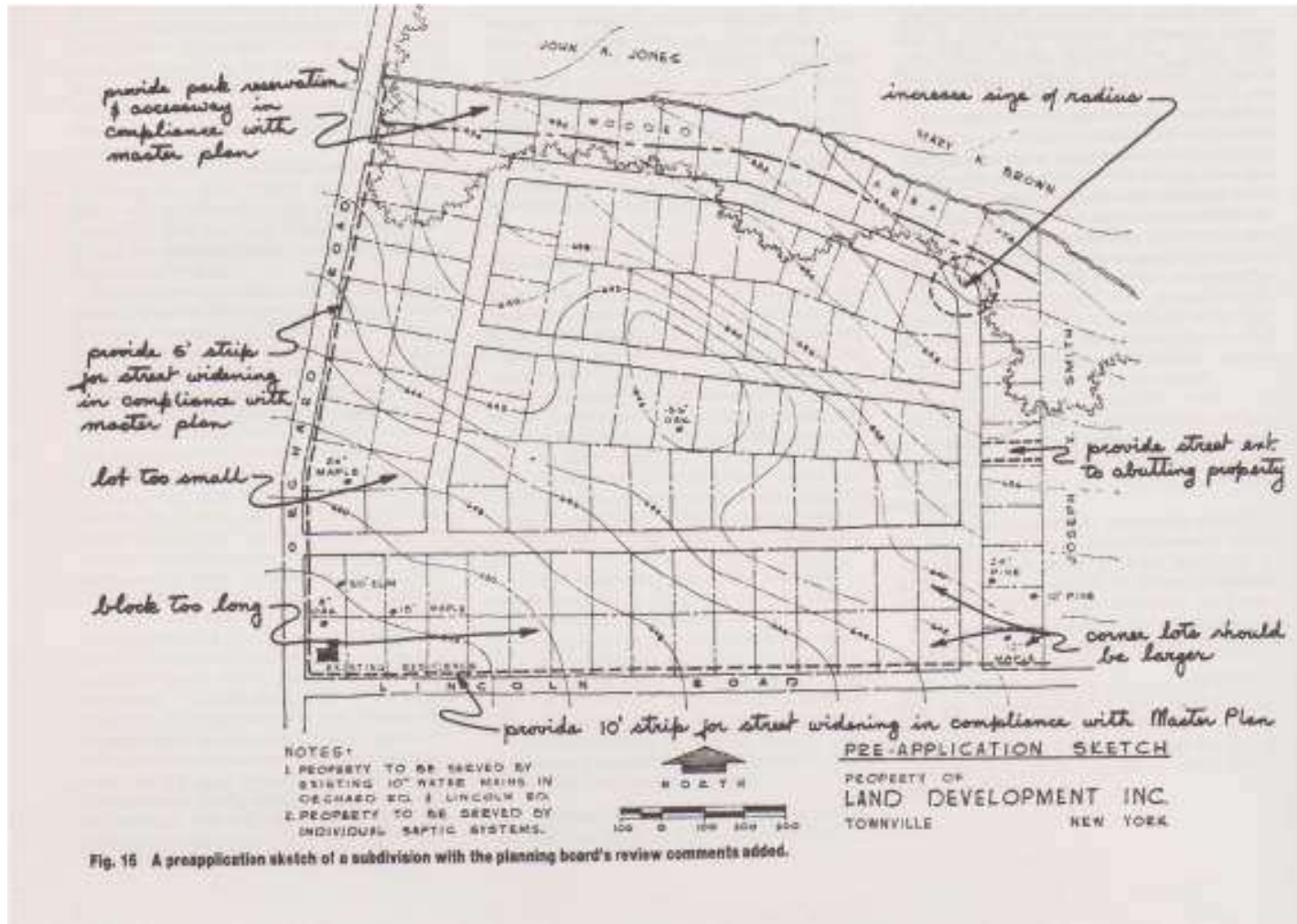


Fig. 15 A preapplication sketch of a subdivision with the planning board's review comments added.



# Preliminary plat

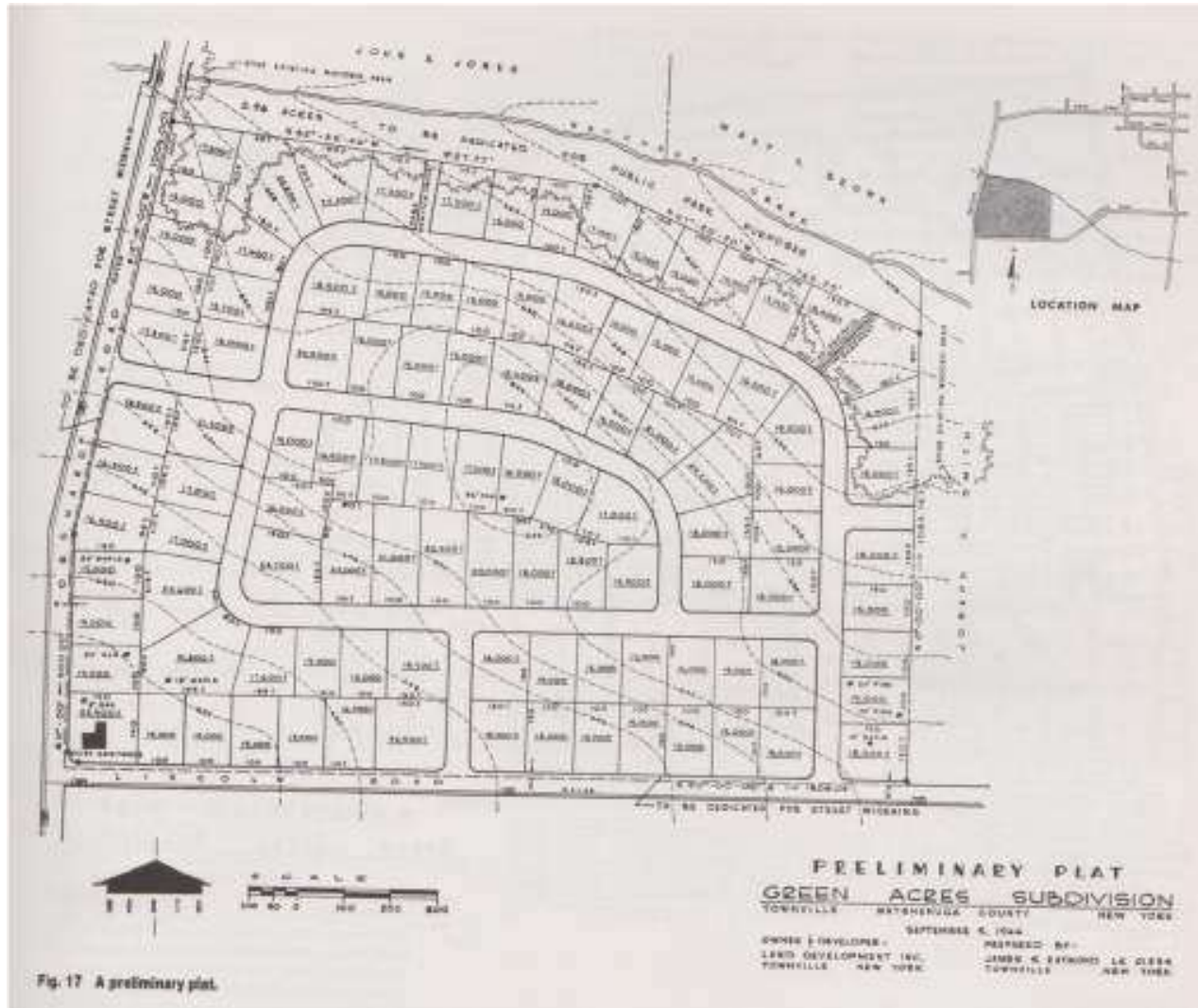


Fig. 17 A preliminary plat.

# Approved Subdivision Plat





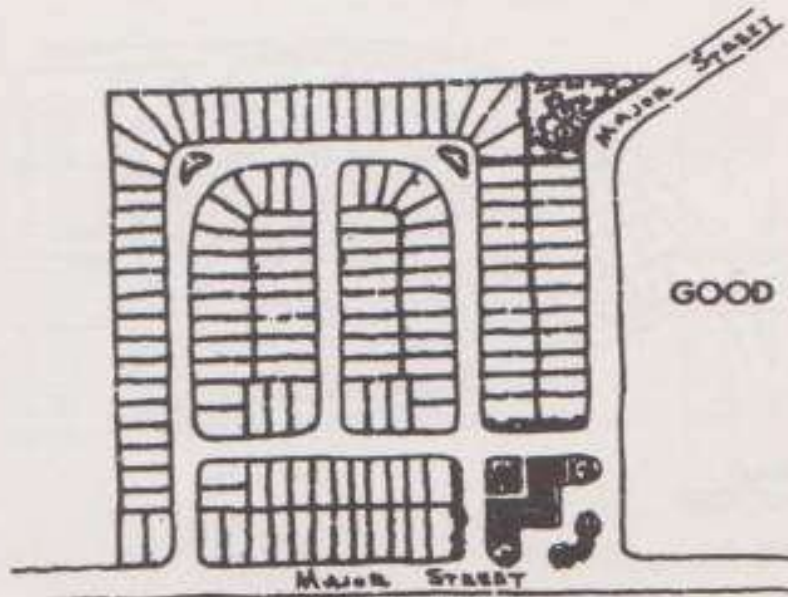
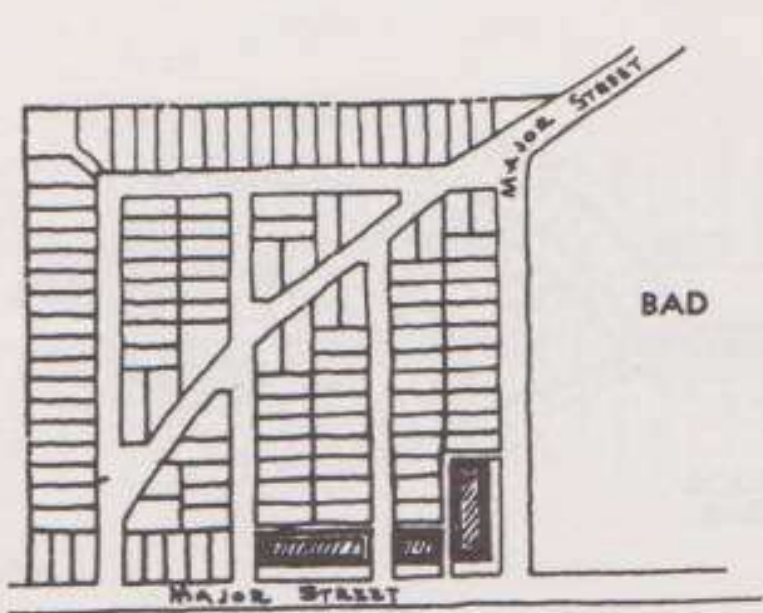


Fig. 1

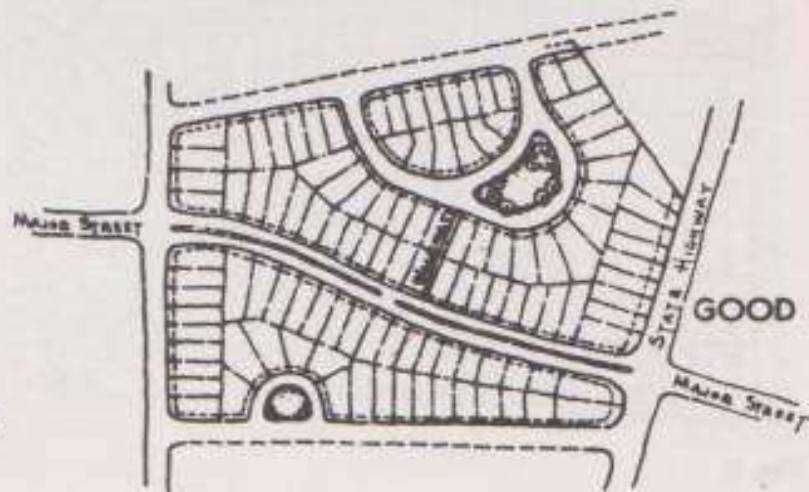


Fig. 2

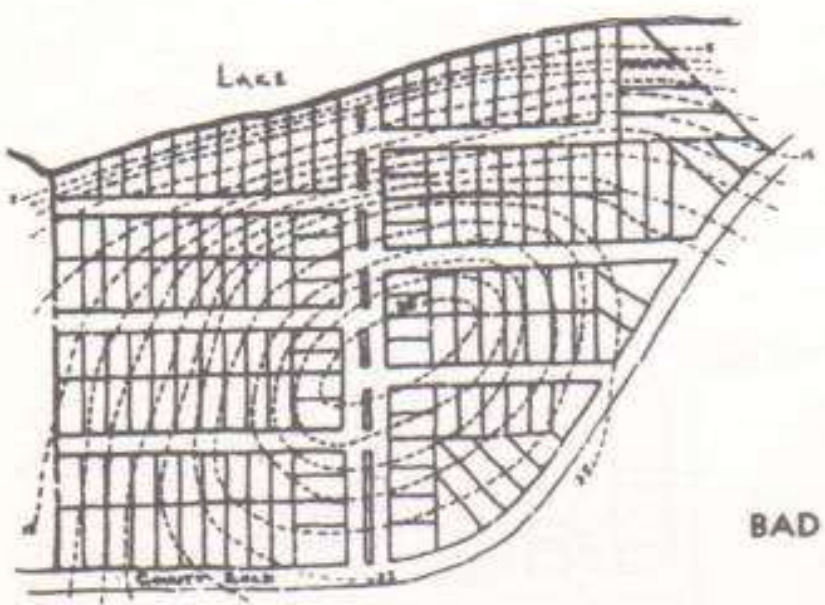


BAD

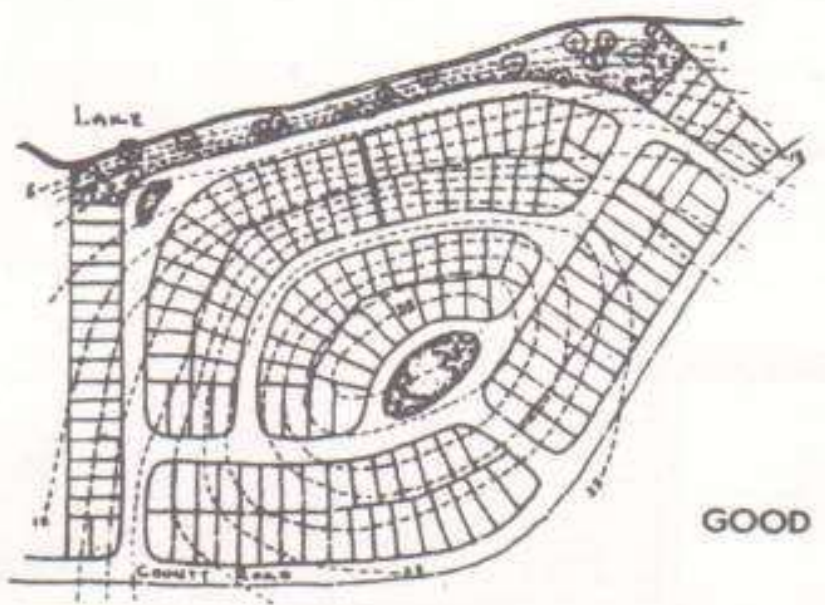


GOOD

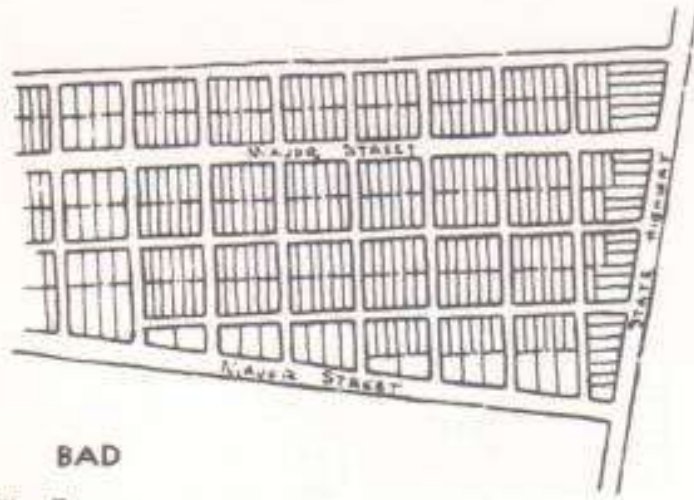
Fig. 5



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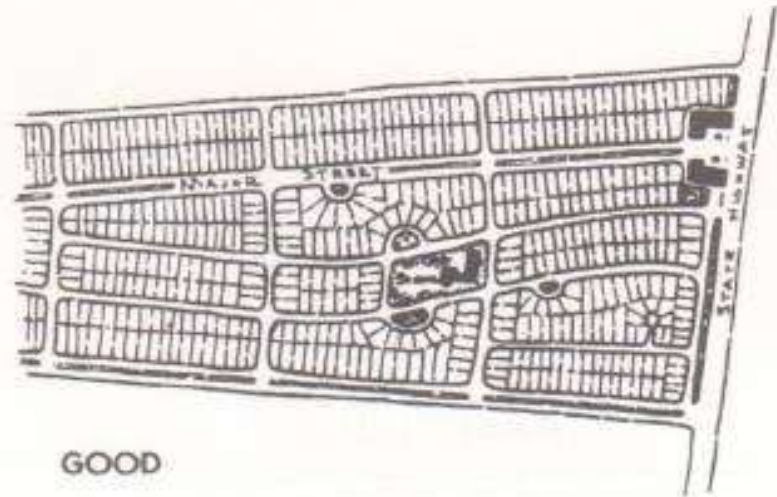


GOOD



BAD

Fig. 7



GOOD



BAD



GOOD

Wider Lots

Fig. 8

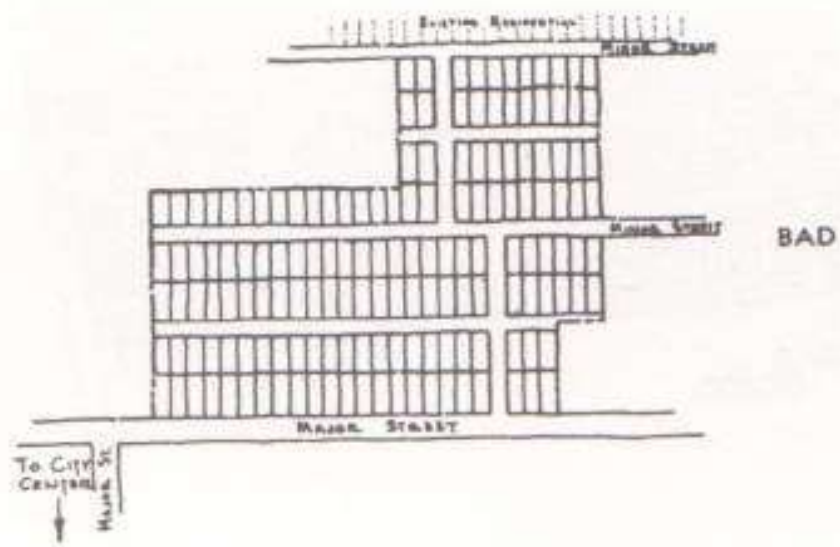


Fig. 3

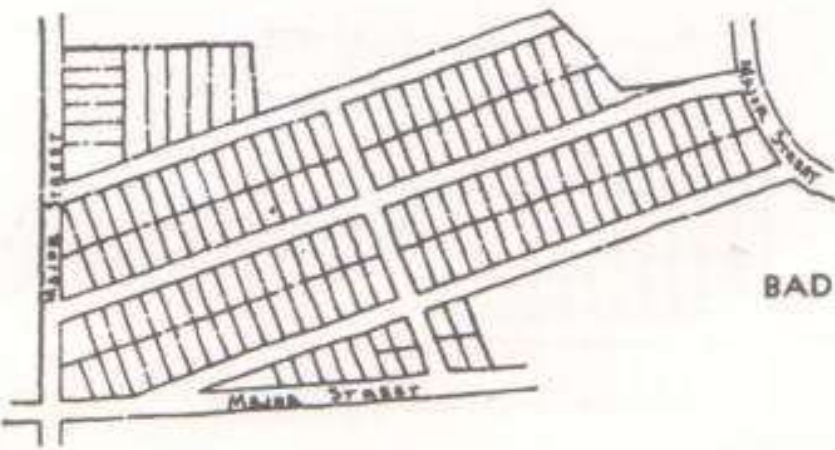
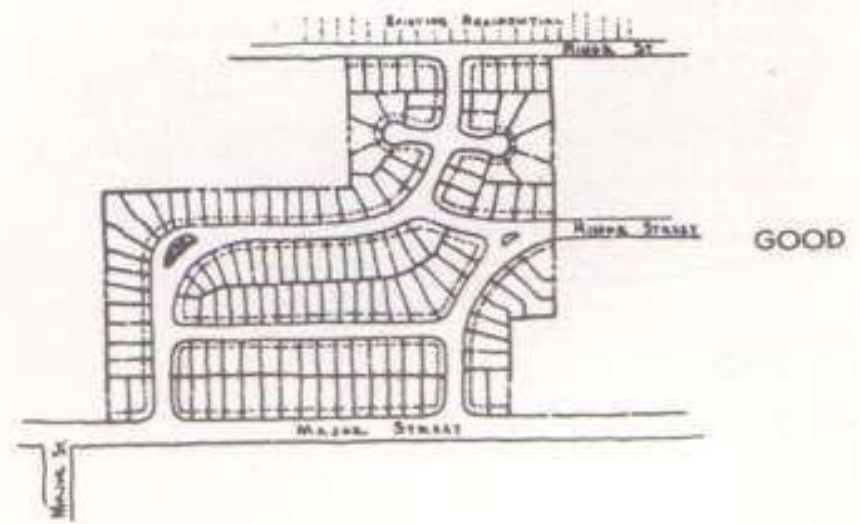
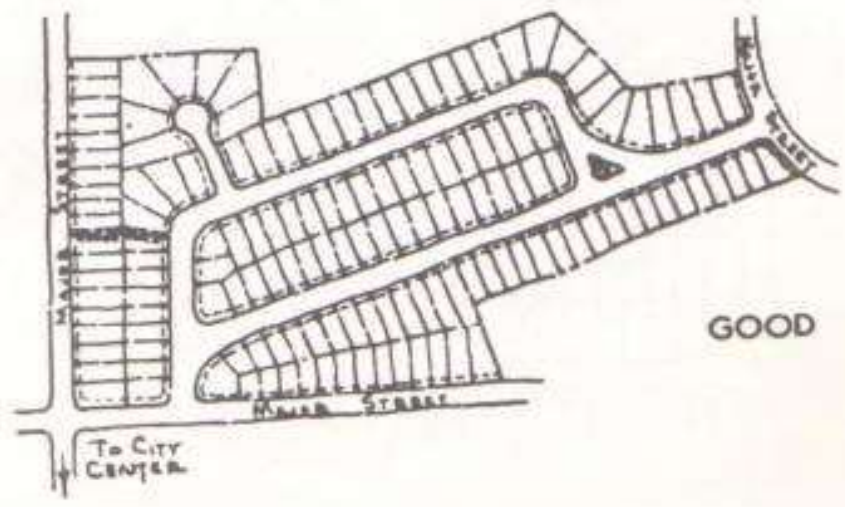
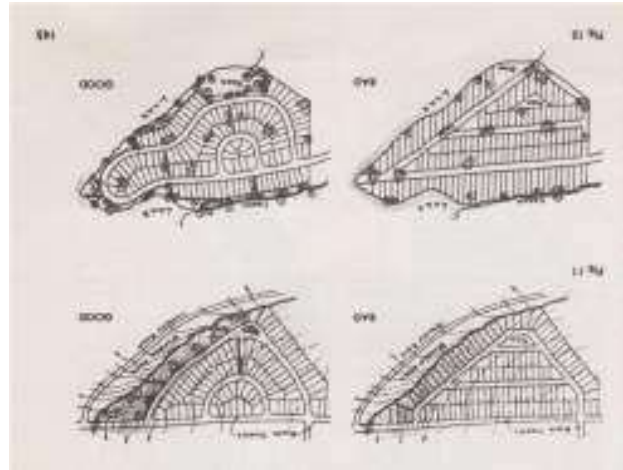
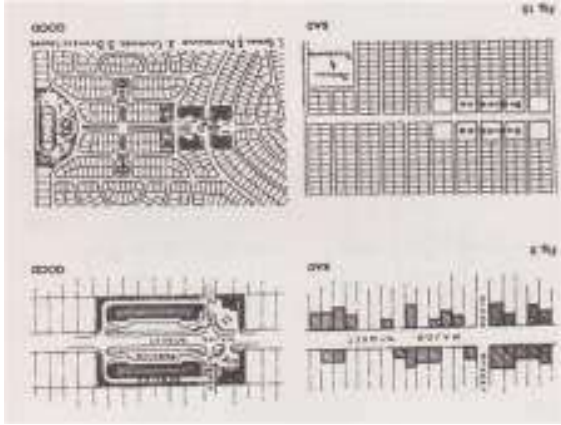


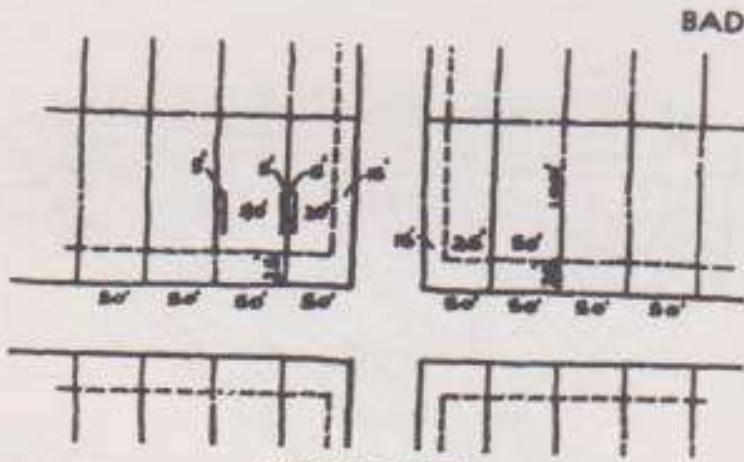
Fig. 4





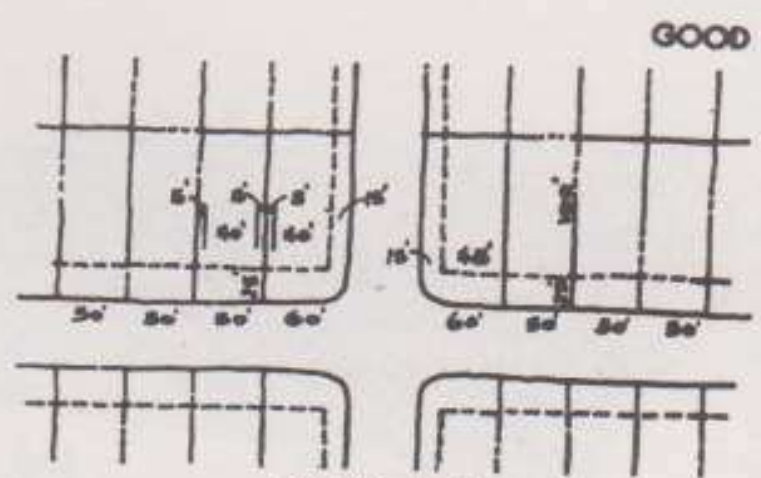






Corner Lot—35' x 100' = 3,500 sq. ft.: Building Frontage 30'  
 Interior Lot—50' x 100' = 5,000 sq. ft.: Building Frontage 40'

Fig. 16



Corner Lot—45' x 100' = 4,500 sq. ft.: Building Frontage 40'  
 Interior Lot—50' x 100' = 5,000 sq. ft.: Building Frontage 40'

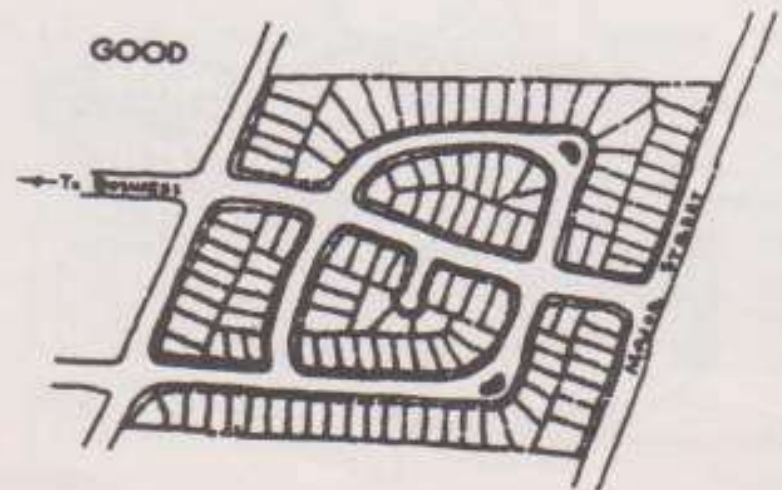
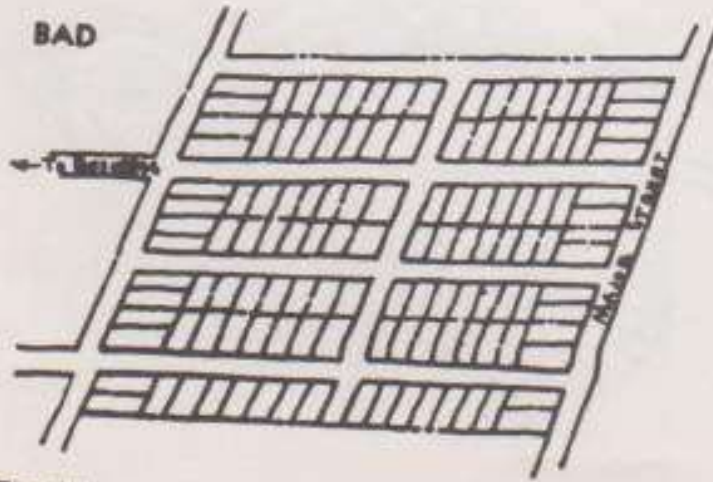


Fig. 17

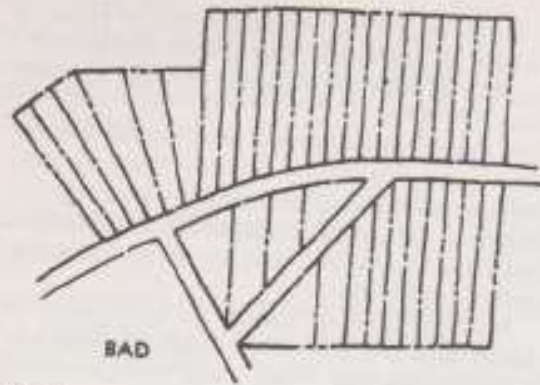


Fig. 13

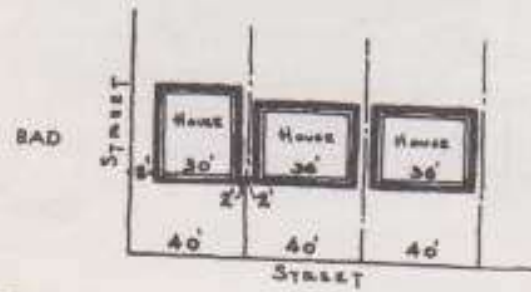


Fig. 14

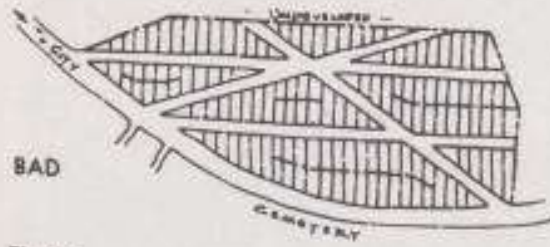
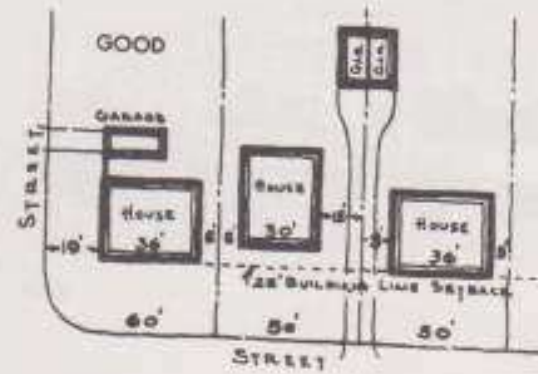
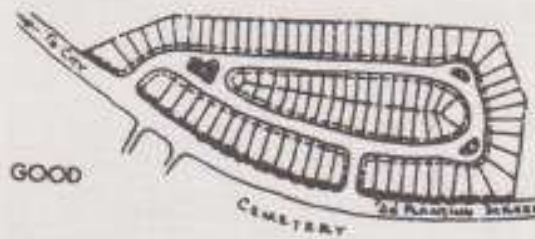


Fig. 15



# Design consideration of subdivision



# Design consideration of subdivision

- 1) 15-ft easement for planting screen to provide protection from nonresidential use.
- 2) 10-ft walk easement gives access to school.
- 3) Cul-de-sac utilizes odd parcel of land to advantage.
- 4) Turnaround right-of-way 100ft in diameter.
- 5) Street trees planted approximately 50 ft 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 30-ft radii at corners.
- 12) Lots lines perpendicular to street right-of-way lines.
- 13) “Eyebrows” provides frontage for additional lots in deeper portion of block.
- 14) Secondary roadway eliminates hazard of entering major thoroughfares from individual driveways.
- 15) Provision for access to land now undeveloped.
- 16) Neighborhood Park located near center of tract. Adjacent lots wider to allow for 15 ft protective side line setback.

# Design consideration of subdivision

- 17) Pavement shifted within right-of-way to preserve existing trees.
- 18) Above ground utilities in rear line easements.
- 19) 10-ft walk easement provides access to park. Adjacent lots wider to allow for 15-ft 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.
- 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.