1962

Subdivision Analysis, Deerfield Beach, Florida

George W. Simons Jr.
PROPOSED FOR ADOPTION

AN ORDINANCE FOR THE CITY OF DEERFIELD BEACH, FLORIDA REGULATING THE SUBDIVISION OF LAND IN OR ABOUT TO BE ANNEXED TO THE CITY OF DEERFIELD BEACH, FLORIDA

BE IT ORDAINED BY THE CITY OF DEERFIELD BEACH, FLORIDA:

ARTICLE I. DECLARATION OF PURPOSE, JURISDICTION, AND DEFINITIONS

SECTION 1. DECLARATION OF PURPOSE

The procedures and standards for the development and subdivision of real estate and for the surveying and platting thereof, adopted and prescribed by this ordinance and hereby found by the City of Deerfield Beach, Florida to be necessary and appropriate in order to provide for economical and sufficient streets with adequate widths and with proper alignment and grades designed to promote the public safety, health and general welfare, to provide for suitable residential neighborhoods with adequate streets and utilities and appropriate building sites, to save unnecessary expenditure of public funds by initial proper construction of streets and utilities and to provide proper land records for the convenience of the public and for better identification and permanent location of real estate boundaries.

SECTION 2. JURISDICTION

From and after the date of adoption, these regulations shall govern subdivisions of land within the City Limits and subdivisions about to be annexed to the City, and no subdivider may proceed with improvement or sale of lots in a subdivision until such subdivision plat shall have been approved and accepted herein:

SECTION 3. DEFINITIONS

For the purpose of these regulations certain words and terms used herein are defined as follows:

(1) BOARD: The word "Board" shall be construed to mean the Planning and Zoning Board of Deerfield Beach, Florida as now constituted.

(2) CITY. This means the City of Deerfield Beach, Florida

(3) COMPREHENSIVE PLAN. A plan, which may consist of several maps, data and other descriptive matter, for the physical development of the city or any portion thereto including any amendments, extensions or additions thereof adopted by the City of Deerfield Beach, Florida, indicating the general locations for major roads, parks or other public open spaces, public building sites, routes for public utilities, zoning districts or other similar information.
THE PROFESSIONAL CORPORATION

NOTICE TO MEMBERS

The Professional Corporation (P.C.) is pleased to announce the appointment of Mr. John Doe as the new CEO of the P.C.

The appointment becomes effective immediately and Mr. Doe will assume his new role on January 1, 2023.

We trust that Mr. Doe will bring a fresh perspective and innovative ideas to the P.C., helping us to continue our mission of excellence and innovation.

Thank you for your support and we look forward to working together towards a brighter future.

Sincerely,

[Signature]
CEO, The Professional Corporation
(4) CITY COMMISSION. The City Commission of the City of Deerfield Beach, Florida.

(5) CLERK—shall mean Clerk of Pry Z Board

(6) CUL-DE-SAC. A street having one open end and being permanently terminated by a vehicular turn-around.

(7) DEDICATION. The deliberate appropriation of land by its owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

(8) EASEMENT. A right-of-way granted for limited use of private property for a public or quasi-public purpose.

(9) LOT. A tract or parcel of land identified as a single unit in a subdivision and intended for transfer of ownership, use or improvement.

(10) RIGHT-OF-WAY. Land reserved, used or to be used for a street, alley, walkway, drainage facility or other public purpose.

(11) SETBACK LINE. The distance between the street right-of-way line and the front wall of the main structure. In the Zoning Ordinance this distance is defined as the Front Yard. (This should not be confused with setback lines sometimes established by ordinance for the purpose of ultimate street widening, measured from the center line of the right of way).

(12) SKETCH PLAN. An informal plan indicating the salient existing features of the site and its surroundings as described in Article II and the general layout of a proposed subdivision.

(13) SIGHT DISTANCE. The minimum extent of an unobstructed forward vision (in a horizontal plane) along a street from a vehicle located at any given point on a street.

(14) STREET. The term "Street" means a public way for vehicular traffic whether designated as a street, highway, thoroughfare, parkway, throughway, road, boulevard, land, place or however designated.

(a) ARTERIAL STREETS AND HIGHWAYS. Those which are used primarily for fast or heavy traffic.

(b) COLLECTOR OR FEEDER STREETS. Those which carry traffic from minor streets to the major system of arterial streets or highways, including the principal entrance streets of residential development and streets for circulation within such a development.

(c) EXPRESSWAY. A street or highway intended for fast moving and heavy traffic on which points of egress or ingress are limited and grade crossings are separated.
1. The Subdivider shall submit to the Clerk, at least two weeks prior to regular meeting of the Board, the original and 4 copies of a sketch plat of the proposed Subdivision for preliminary discussion, to examine the scope of development.

2. All streets and easements in proposed Subdivision shall be kept open to public use, and 10 feet of a street along each side of every lot shall be left unobstructed at all times.

3. The Subdivision shall be laid out in such manner that the streets and easements are accessible and usable by the public.

4. All streets and easements shall be kept open to public use and access at all times.

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SECTION 1.

Before any land will be divided, a copy of the plat shall be submitted to the Board for their consideration and approval. The Board may require such additional information as they may deem necessary for their decision.
(d) MARGINAL ACCESS STREETS. Minor streets which are parallel and adjacent to arterial streets and highways and which provide access to abutting properties and protection from traffic.

(e) MINOR STREETS. Those which are used primarily for access to abutting property.

(f) HALF-STREET. Generally parallel and adjacent to the boundary of a tract, having a lesser right-of-way width than required for a full width of the type involved.

(g) PARKWAY. Streets with limited access on an exceptional right-of-way permitting marginal parkways for landscaping.

(h) ALLEY. A minor roadway which is used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

15(14) SUBDIVIDER OR DEVELOPER. A person firm or corporation, who undertakes the activities covered by these regulations, particularly the drawing up of a subdivision plat showing the layout of the land and the public improvements involved therein. Inasmuch as the subdivision plat is merely a necessary means to the end of assuring a satisfactory development, the term "subdivider" is intended to include the term "developer" even though the persons involved in successive stages of the project may vary.

16(15) SUBDIVISIONS. The division of a parcel of land into two (2) or more lots or parcels either by plat into lots and blocks or by metes and bounds description for the purpose of transfer of ownership or development, when said division results in two or more lots or parcels of one (1) acre or less for either; or if a new street is involved, any division of a parcel of land; or resubdivisions of land heretofore divided or platted into lots, sites or parcels. However, the sale or exchange of small parcels of land to or between adjoining property owners where such sale or change does not create additional lots shall not be considered a subdivision of land.

17(16) ZONING ORDINANCE. Where used in these regulations means the Zoning Ordinance of the City of Deerfield Beach, Florida, and amendments thereto.

ARTICLE II - PROCEDURE FOR PLAT APPROVAL

SECTION 1. GENERAL - PRE - APPLICATION PROCEDURE - SKETCH PLAN

Before any preliminary plat is prepared the subdivider or developer of any land within the corporate area of the City of Deerfield Beach shall obtain a copy of these regulations to become familiar with their various provisions and requirements. He should then arrange to meet with the Board to discuss the scope of development contemplated, its nature and explain how it
(2) After review by the Board, copies of the plat will be forwarded to the City Manager and City Engineer for consideration.

(1) If the sketch plat is approved as submitted, and without conditions, the Clerk shall retain four (4) copies and shall return one copy to the subdivider within one week. The Clerk shall present the signed sketch plat to the Board at the next regular meeting.

(2) If the sketch plat is disapproved, the Clerk shall retain one copy and shall return four copies to the subdivider, who shall not proceed with subdivision unless and until a plan has been approved by the Planning and Zoning Board.

(3) If the sketch plat received conditional approval, the Clerk shall retain one copy and return four copies to the subdivider. The subdivider shall not proceed with the subdivision unless and until the conditions are met, and the Planning and Zoning Board has certified on all copies of the sketch plat that the conditions are met.

6. Tentative lot and block lines.
7. Where a small or irregular tract of land will be created or may remain due to the development of a proposed subdivision, the Board may require that a practical plan for the development of said tract be submitted. Where a practical layout cannot be made the Board may require revision of the proposed subdivision layout.

3. Application in proper form must be filed with the Clerk by the land owner or his authorized agent ten days prior to the next regular meeting of the Board along with a filing fee of $50.00 with 10¢ for each lot.
will fit into the comprehensive plan of the city. At this meeting with the Board the subdivider shall present a SKETCH PLAN of the proposed development on which the following features are shown:

1. The location of the land or site to be subdivided and the approximate area thereof.

2. An indication of such natural features as unusual topography, low or swampy areas, streams or lakes.

3. An indication of the proximity of such utilities as water, sewerage, drainage, electric light and power and how the subdivision will be served by each.

4. The subdivision of existing lands, if any, surrounding or abutting the proposed site, notably the street pattern.

5. The relationship of the proposed subdivision to existing community facilities which serve or influence it such as main traffic arteries, railways, waterways, shopping or commercial centers, schools, parks and playgrounds or any other physical features that will enable the Board to determine how the subdivision will fit into the pattern of the community as a whole.

Following the approval of the sketch plan the subdivider may proceed to prepare a PRELIMINARY PLAN in accordance with the instructions hereinafter contained.

SECTION 2. PRELIMINARY PLAT PROCEDURE

(1) Any person desiring to subdivide land, who has fulfilled the requirements of Section 1, shall prepare a Preliminary Plat of the proposed subdivision in accordance with the specifications and requirements as set forth in Article III, Section 1 hereof.

(2) One (1) copy of the Preliminary Plat shall be filed with the City Clerk, one (1) copy with the Board, and one (1) copy with the City Engineer for examination at least five (5) days prior to the Board meeting at which it is to be considered.

(3) See opposite page.

(4) The City Engineer shall examine and check the Preliminary Plat for general engineering and the requirements of Section 3. The City Clerk shall check the Preliminary Plat for street numbering and naming and conformance with the Comprehensive Plan of the City. Both officials shall forward to the Board one print of said Plat with their approval or recommended changes.

(5) The Board shall review the recommendations of the City Engineer and the City Clerk. In its consideration of the Preliminary Plat the Board may call upon the City Engineer, representatives of the Power Company, Planning Consultants, the Board of Public Instruction and other interested agencies for information as to how the site of the proposed subdivision
The focus of the report is to provide a detailed analysis of the city's development and future needs. It aims to identify key areas that are currently underutilized or require expansion. The report emphasizes the importance of developing specific infrastructure and services to support the city's growth and enhance its quality of life.

In Section 3.1, the report highlights the necessity of improving the current financial structure to ensure sustainable development. It discusses the importance of establishing a comprehensive financial plan that considers both short-term and long-term goals.

The report concludes with recommendations for policy makers to consider in order to address the challenges faced by the city. It advocates for the implementation of innovative solutions to promote economic growth and social well-being.

Overall, the report serves as a comprehensive guide for stakeholders interested in understanding the city's current state and potential future developments.
can be served with utilities, drainage facilities, parks, and schools.

(5) Within fifteen (15) days from such review the Board shall forward to the City Commission its recommendation along with those of the City Engineer and City Clerk.

(6) If the City Commission approves the Plat conditional upon modifications, corrections, or changes, the Plat shall be altered by the subdivider to conform to said modifications before being signed by the aforementioned parties, after which one print of the signed Preliminary Plat shall be furnished by the developers to the Board, the City Engineer, and the City Clerk. The original copy of the Preliminary Plat shall be signed by the Mayor and City Manager and returned to the subdivider.

SECTION 3. PROCEDURE FOLLOWING APPROVAL OF THE PRELIMINARY PLAT

(1) Receipt of the signed copy of the approved Preliminary Plat is authorization for the Subdivider to proceed with the preparation of plans and specifications for the following minimum improvements and with the preparation of the final plat:

(a) Street grading and paving, curb and gutter, sidewalks.
(b) Drainage of the subdivision.
(c) Water Supply.
(d) Sanitary sewers.
(e) Street name signs.
(f) Monuments.

(2) Prior to the construction of any improvements, the Subdivider shall furnish the City Engineer a copy of all plans, information and data necessary to determine the character of the site improvements contemplated for compliance with the minimum standards and specifications of the City for said improvements. Street, drainage, sewerage and other utility plans shall be prepared by a professional engineer registered in the State of Florida.

(3) Upon approval of (2) above the Subdivider may proceed with surveys and initial construction in accordance with the minimum standards and specifications of the City.

SECTION 4. PROCEDURE FOR TENTATIVE APPROVAL OF THE FINAL PLAT

(1) Within six months after approval of the Preliminary Plat, three (3) copies of the final plat shall be submitted to the City Commission for their examination and approval. However, an extension of time may be granted by the City Commission upon written request. Of these three copies, one copy shall be transmitted to the Board, one copy to the City Engineer, and one copy to the City Clerk for their review and comments.

(2) The final plat shall conform substantially to the Preliminary Plat as approved, and if desired by the subdivider it may constitute only that Preliminary plat shall terminate after 6 mos.
portion of the approved Preliminary Plat which he proposes to develop and record at the time, however, that such portion conforms to all the requirements of those regulations.

(3) Application for approval of the final plat shall be submitted in writing to the City Commission at least ten (10) days prior to the meeting at which it is to be considered, with copy to the Board, the City Engineer, and the City Clerk.

(4) The City Engineer and the City Clerk shall examine the final plat for conformance with the preliminary plat with regard to their individual responsibilities, and within ten (30) days they shall notify the Board of their findings in writing. After review the Board shall notify the City Commission of their findings. However, the Board's certification will not include anything as to such structures as sidewalks, streets, sewers, drainage or other engineering components that comprise the ultimate development. Such physical components must conform to specified engineering standards prescribed by the City Engineer and City Commission. Failure of the Board to act within thirty (30) days after submission of said plat shall be deemed an approval and the final plat will be forwarded to the City Commission for tentative approval.

(5) After certification of the Final Plat by the Board, the City Engineer and the City Clerk, the City Commission may give tentative approval of the Final Plat. Final approval shall be withheld until all the required improvements are installed to the satisfaction and final approval of the City Commission or in lieu thereof, the deposit of cash equal to the construction costs estimated by the City Engineer or the filing of a surety bond conditioned to secure the construction of required improvements.

(6) The certification of the Board and the tentative approval of the City Commission shall be each stamped or imprinted on the Final Plat. The original copy shall be returned to the subdivider, one (1) copy to the City Engineer, and one (1) copy to the Board and one copy to be retained in the files of the City Clerk.

SECTION 5. PROCEDURE FOLLOWING TENTATIVE APPROVAL OF THE FINAL PLAT BY THE CITY COMMISSION

(1) Upon the finding by the City Commission that the subdivider has complied with the applicable State, County, and City laws and the provisions of these regulations, and said Commission has given tentative approval to the final plat, the subdivider shall install all required improvements immediately or deposit either of the following surety alternatives.

   (a) File with the City Commission a surety bond conditioned to secure the construction of the improvements listed in Article IV in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed one (1) year. Said bond shall be executed by a surety company authorized to do business in the State of Florida and having a resident agent in Broward County.
No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to the cost of constructing the improvements as estimated by the City Engineer and in form with the surety and conditions approved by the City Attorney, or,

(b) Deposit with the City or place in escrow cash, cashier's check or a certified check in an amount equal to the cost of construction of the improvements as estimated by the City Engineer. The City Clerk may release portions of this security deposit as the work progresses.

(c) Estimates for the costs of said improvements shall be provided by the subdivider, to be made by an engineer registered in the State of Florida. Such information as necessary shall be made available to the City Engineer for his determination of costs.

(2) Following receipt of the surety deposit or notification by the City Engineer that all improvements have been installed, whichever, occurs first, the City Commission may give final approval to the Final Plat and cause said plat to be properly executed.

(3) After final approval by the City Commission, the subdivider shall file a true copy of the plat as approved, within sixty (60) days from the date of such approval with the Clerk of the Circuit Court of Broward County. And shall so notify the City Commission of his action in writing.

(4) When the plat has been recorded, four (4) copies thereof shall be filed with the City Clerk, who shall distribute one each to the Planning Board, the City Engineer and the Building and Planning Official and shall retain one for the City Commission.

(5) No building permit shall be issued until the final plat has been recorded in the office of the Clerk of the Circuit Court of Broward County. No temporary or final Certificate of Occupancy shall be issued until all physical improvements serving the property have been installed in accordance with Article V.

**ARTICLE III**

**SECTION 1. REQUIREMENTS OF THE PRELIMINARY PLAT**

(1) The Preliminary Plat shall be drawn to a scale of not more than 100 feet to the inch, provided, however, that a scale of 200 feet to the inch may be used for large areas and shall show the following:

(a) Proposed subdivision name or identifying title which shall not duplicate or closely approximate the name of any other subdivision in the county.

(b) Location sketch related to the city limits.

(c) North point, graphic scale and date.

(d) Name of the owner of property or his authorized agent, also name of mortgages.
(e) Name of the registered professional engineer or surveyor responsible for the plat.

(f) Locations and names of adjacent subdivisions.

(g) Boundary line of the tract to be subdivided drawn accurately to scale and with accurate linear and angular dimensions.

(h) All existing water courses, drainage ditches, canals and bodies of water on or adjacent to proposed subdivision.

(i) All existing buildings on the proposed subdivision and all existing sewers, water mains, culverts, fire hydrants, underground or above ground utilities on or adjacent to the proposed subdivision.

(j) All existing streets and alleys on or adjacent to the tract including name, right-of-way width and pavement width. Existing streets shall be dimensioned to tract boundaries.

(k) All existing property lines, easements and rights-of-way and the purpose for which the easements or rights-of-way have been established.

(I) Location and width of all proposed streets, alleys, rights-of-way easements, purpose of easements, proposed lot lines for each street.

(m) Setback lines shall be shown when required by Bder-Eng

(n) Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses.

(o) Sites, if any, for multiple family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single family dwellings.

(p) Locations and size of proposed water, sewer, drainage facilities, fire hydrants and other utilities on the land to be subdivided and on land within one hundred (100) feet thereof.

(q) Site data, in tabular form, including number of residential lots, typical lot sizes and areas in parks, etc.

(r) Space and forms for the following signatures indicating approval.

1. Developer.
2. Mayor (attested by City Clerk).
3. Chairman of the Board.
4. The City Engineer.
5. City Clerk.

(2) Where the proposed plat covers only a portion of the subdivider's entire holding, sketch shall be submitted showing the prospective street layout.
and proposed use for the remainder.

(3) The extent and boundaries of the platted area shall be graphically indicated in a clear and understandable manner.

(4) A draft of the deed restrictions or protective covenants, whereby the subdivider intends to regulate the land use other than through the zoning ordinance, shall be attached to the preliminary plat. The proposed land to be subdivided does not lie within the corporate limits but is proposed for annexation to the City, the preliminary plat shall show a plan indicating the proposed use of the lots and the County zoning.

SECTION 3. REQUIREMENTS OF THE FINAL PLAT

(1) The final plat shall be clearly and legibly drawn in ink or tracing cloth to a scale of not more than 200 feet to one inch. Individual sheets shall not be larger than ___ inches by ___ inches overall, as approved by Broward County for purposes of recording. Where the Final Plat of a proposed subdivision requires more than one sheet, each sheet shall be keyed to a master map with appropriate marks of identification.

(2) The Final Plat shall include the following information:

(a) Location sketch showing location of subdivision with respect to section or government lot lines.

(b) Boundary lines of the tract with accurate distances measured to hundredths of a foot and angles to half minutes. The boundaries shall be determined by accurate survey in the field, which shall be balanced and closed with error closures not to exceed one foot to 5,000 feet. Surveys shall be coordinated and tied into the nearest established section corner or quarter section corner by angle and distance.

(c) The exact names, locations and widths along the property lines of all existing or recorded streets intersecting or paralleling the boundaries of the tract.

(d) The exact layout including street and alley lines, building lines, street names, bearings, angles of intersection and widths (including widths along the lines of any obliquely intersecting streets), lengths of arcs and radii, points of curvature and tangent bearings; all easements or rights-of-way where provided for or owned by public services; all lot lines with dimensions in feet and hundredths and with bearings or angles of other than right angles to the street or alley lines.

(e) Lots numbered in numerical order beginning with number one in each block and blocks numbered in numerical order or lettered in alphabetical order.
(f) The accurate location and material of all permanent reference monuments.

(g) The accurate outline of all property which is to be dedicated or reserved for public use including open drainage courses and suitable easements and all property that may be reserved by covenants in deeds for the common use of the property owners in the subdivision, with the purposes indicated thereon.

(h) Names and locations of adjoining subdivisions, if any, the adjacent portions of which shall be shown in outline form.

(i) Acknowledgment of the owner or owners and all lien holders to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon and the granting of the required easements. Mortgage holders shall execute the following certificates on plats: The mortgagee (s) consents and agrees to the platting of the lands embraced in the plat and to the dedication shown thereon, and further, should it become necessary to foreclose the mortgage covering the said property that all pieces and parcels dedicated to the public will be excluded from said suit and the dedication remain in full force and effect.

(j) Private restrictions and/or trusteeships and their period of existence. Should these restrictions be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat.

(k) The certificate of the Registered Land Surveyor attesting to the accuracy of the survey and that the permanent reference monuments have been established according to law.

(l) Space and forms for the following necessary signatures indicating approval:

   Board Chairman
   Mayor (Attested by City Clerk)
   City Clerk
   County Commission
   County Engineer

(m) Subdivision name or identifying title.

(n) North point, scale and date.

(o) Name of record owner and subdivider.

(p) Such other features as may be required by Chapter 177, Florida Statutes.
SECTION 1. CONFORMITY TO THE COMPREHENSIVE PLAN

(1) No building permits shall be issued on lots or tracts of land until same have been platted in accordance with these regulations and properly recorded in the Public Records of Broward County, Florida.

SECTION 2.

(1) The streets shall be served by sidewalks.

SECTION 3.

(1) The streets shall be served by sidewalks.

(2) A separate showing of any element designated as a street or parkway shall be presented.

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(4) A separate showing of any element designated as a street or parkway shall be presented.

(5) A separate showing of any element designated as a street or parkway shall be presented.

(6) A separate showing of any element designated as a street or parkway shall be presented.

(7) A separate showing of any element designated as a street or parkway shall be presented.

(8) A separate showing of any element designated as a street or parkway shall be presented.
A separate instrument shall be attached to and made a part of all plats showing the grade of all roads, streets, alleys and other right-of-ways however designated, and the elevations of the several portions of the land departed on the plat, by contour lines at two foot intervals.

A letter from an abstract company certifying the following shall be presented with the final plat.

(a) Parties executing plats are owners of the land embraced in the plat.
(b) All mortgages, liens, or other encumbrances.
(c) Whether or not taxes and assessments are paid.
(d) Description shown of the property to be platted is correct.

ARTICLE IV.
GENERAL REQUIREMENTS AND DESIGN STANDARDS

SECTION 1. CONFORMITY TO THE COMPREHENSIVE PLAN

All proposed subdivisions shall conform to the City Zoning Ordinance and to any elements of the Comprehensive Plan that have been adopted by the City.

Whenever a tract to be subdivided embraces any part of a street that is designated as a highway, arterial or major street, collector or secondary street or parkway so designated on any City, County, or State plan, such part of such proposed public way shall be platted by the subdivider in the same location and at the same minimum width indicated on such City, State or County plan.

SECTION 2. LAND UNSUITABLE FOR SUBDIVISION

Land which the Board has found to be unsuitable for subdivision due to flooding, bad drainage, or other features likely to be harmful to the health, safety, and general welfare of future residents shall not be subdivided, unless adequate methods of correction are formulated by the City Engineer and the Board. Protective measures required must be referred to on the plat, including such features as drainage ponds, ditches, etc.

SECTION 3. STREETS

The arrangement, character, extent, width, grade and location of all streets shall conform to the Streets and Highway Plans of the State, County and City, respectively, and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, in their appropriate relation to the proposed uses of the land to be served by such streets and the most advantageous development of the surrounding neighborhood.
They expect the City to continue to pursue a policy of the valuation of the material and their value to the City. The City's valuation of the material shall be their value to the City.

No other values and assessments are being presented.
(2) Where such is not shown in any major street or highway plan, the arrangement of streets in a subdivision shall either:

(a) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas at the same or greater width, but in no case less than the minimum required width, or,

(b) Conform to a plan for the neighborhood, approved or adopted by the Board to meet a particular situation where natural conditions make continuance or conformance to existing streets impracticable.

(c) Provide for access streets to major, secondary, or collector streets indicated on the Major Street Plan adopted by the City, such access streets to be provided with minimum right-of-way width as collector streets, when considered necessary by the Board.

(3) Minor streets shall be so laid out and arranged as to discourage their use by through traffic. (See Figure 1).

(4) Where a subdivision abuts or contains an existing or proposed arterial street, the Board may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic. (See example A and C of Figure 2 and Examples A, B, C, and D of Figure 3).

(5) Where a subdivision borders on or contains a railroad right-of-way, expressway, drainage canal or waterway, the Board may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land. Such distances shall also be determined with due regard for the requirements of approach grades for future bridges or grade separations, as provided in const manual.

(6) Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the City under conditions approved by the Board.

(7) There shall be no private streets, lanes or ways, platted in any subdivision. Every subdivided lot or property shall be served from a publicly dedicated street.

(8) Half or partial streets shall not be permitted except where essential to reasonable subdivision of a tract in conformance with these regulations and where, in addition, satisfactory assurance for dedication of the remaining part of the street is provided. Wherever a tract to be subdivided borders on an existing half or partial street the other part of the street shall be dedicated within such tract.

(9) Dead end streets shall be prohibited except where appropriate as stubs to permit future street extensions into adjoining unsubdivided tracts.
when designated as cul-de-sac. If a deadend street is of a temporary nature a similar turn around may be required and provision made for future extension of street into adjoining property, as may be required by the City Engineer, 

(11) Street jogs...

Because of unusual conditions the City Engineer determines that a lesser center line off-set is justified.

(b) To ensure... as follows, or in accordance with the specifications prescribed by the Manual of Uniform Construction Standards.

(d) Property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. A greater radius may be prescribed by the City Engineer where the angle of intersection is less than sixty degrees and in other special cases in accordance with uniform standards prescribed by the Manual of Uniform Construction Standards of the Engineer. The City Engineer may permit comparable cut-offs or chords in place of rounded corners.
(10) Cul-de-sacs, permanently designed as such, shall not exceed four hundred (400) feet in length and be provided at the closed end (cul-de-sac) with a turn around having an outside roadway diameter of at least eighty (80) feet and a property line diameter of at least one hundred (100) feet. (See example B of Figure 3).

(11) Street jogs with center line off-sets of less than one hundred twenty-five (125) feet shall be avoided. (See Figure 4).

(12) Curvilinear streets are recommended for residential, minor and collector streets in order to discourage excessive vehicular speeds and to provide attractive vistas. (See Figure 5 and 6).

(a) Whenever a street changes direction or connecting street lines deflect from each other by more than ten degrees there shall be a horizontal curve. (See Example B Figure 4).

(b) To ensure adequate sight distance, minimum center line radii for horizontal curves shall be as follows:  

<table>
<thead>
<tr>
<th>Type of Street</th>
<th>Minimum Radius</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Streets</td>
<td>150 feet</td>
</tr>
<tr>
<td>Collector Streets</td>
<td>300 feet</td>
</tr>
<tr>
<td>Secondary arterial streets and section lines roads</td>
<td>500 feet</td>
</tr>
<tr>
<td>Major arterial streets</td>
<td>750 feet</td>
</tr>
</tbody>
</table>

(See Example B, Figure 4)

(c) A tangent at least 100 feet long shall be provided between reverse curves on collector streets and at least 250 feet long on major and secondary arterial streets and section line roads.

STREET INTERSECTIONS:

(a) Streets shall be laid out to intersect as nearly as possible at right angles. No street shall intersect another at an angle of less than 60 degrees, except at a "Y" intersection of two minor streets. (Example A Figure 4)

(b) Multiple intersections involving junction of more than two streets shall be prohibited except where found to be unavoidable by the Board.

(c) As far as possible, intersections on arterial streets shall be located not less than 800 feet apart, measured from center line to center line.

(d) Property line radii at street intersections shall be twenty-five (25) feet for minor streets and where the angle of intersection is less than sixty degrees a greater radii may be required by the City Engineer.

(13) Unless otherwise indicated or required by a Major Street Plan, street rights-of-way shall not be less than the following:

---

[Additional content not transcribed]
Marginal access street, where required in residential areas

40 feet

Marginal access street, where limited by highway, or canal

70 feet

Industrial Subdivision

Marginal access street, where required in residential areas

40 feet

Marginal access street, where limited by highway, or canal

70 feet
STREET TYPE

<table>
<thead>
<tr>
<th>STREET TYPE</th>
<th>RIGHT-OF-WAY - FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major arterial street</td>
<td>100</td>
</tr>
<tr>
<td>Secondary arterial or section line road</td>
<td>80</td>
</tr>
<tr>
<td>Collector street and business streets</td>
<td>80</td>
</tr>
<tr>
<td>Minor street, for apartments</td>
<td>70</td>
</tr>
<tr>
<td>Minor street for one and two families</td>
<td>60</td>
</tr>
<tr>
<td>Marginal access street</td>
<td>50 ± 10</td>
</tr>
</tbody>
</table>

(a) Additional right-of-way width may be required to promote public safety and convenience, or to assure adequate access, circulation and parking in high density residential areas, commercial areas and industrial areas.

(b) Where a subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of-way in conformance with the above standards may be required.

A proposed new street which is in alignment with or a continuation of an existing street shall have the same name as the existing street. In no case shall new streets have names or numbers which duplicate or which are phonetically similar to existing street names, regardless of the prefix or suffix used as "Avenue" "Boulevard", "Court", "Crescent", "Drive", "Place", "Street" or "Terrace". All street names shall be subject to approval of the Board, which may require names easily recognizable.

SECTION 4. ALLEYS

(1) Alleys shall be provided to serve multiple dwellings, business, commercial and industrial areas, except that the Board may waive this requirement where other definite and assured provision is made for service access, off-street loading, unloading and parking consistent with and adequate for the uses permissible on the property.

(2) The width of an alley shall be twenty (20) feet or more.

(3) Changes in alignment of alleys shall be made on a center-line radius of not less than 50 feet.

(4) Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities for service trucks at the dead end, with a minimum external diameter of 100 feet.

SECTION 5. EASEMENTS

(1) Easements across lots or centered on rear or side lot lines shall be provided for public utilities where necessary and shall be at least 14 feet in width.

(2) Where a subdivision is traversed by a water course, drainage way, canal or stream, there shall be provided a storm water easement or drainage
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right-of-way conforming substantially with the lines of such water course, and such further width of construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith where necessary for service or maintenance.

(3) Easements may be required for drainage purposes of such size and location as may be determined by the City Engineer.

SECTION 6. BLOCKS

(Refer to Figure 1)

(1) The length, widths and shapes of blocks shall be determined with due regard to:

(a) Provision of adequate building sites, suitable to the special needs of the types of use contemplated. (See Figure 7.)

(b) Zoning requirements as to lot sizes and dimensions.

(c) Needs for convenience and safe access, circulation, control of pedestrian and vehicular traffic.

(d) Limitations and opportunities of topographic features.

(2) Block lengths shall not exceed 1,320 feet nor be less than 500 feet, unless found unavoidable by the Board. (See Figure 6)

(3) Pedestrian crosswalks, not less than 10 feet in width may be required through blocks over 1,660 feet in length where necessary in the judgment of the Board to provide safe and convenient access to schools, playgrounds, shopping centers, transportation or other community facilities.

SECTION 7. LOT REQUIREMENTS

(1) The lot size, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated, and shall conform to the requirements of the Zoning Ordinance and Plan of the City and amendments thereto. In no case shall any lots be platted less than sixty (60) feet in width, one hundred (100) feet in depth, and seven thousand five hundred (7,500) square feet in area.

(2) Corner lots for residential use shall have extra width to permit appropriate building setback from the orientation of both streets. (See example A, Figure 8).

(3) Insofar as practicable, side lot lines shall be at right angles to straight right-of-way lines or radial to curved right-of-way lines. (See example B, Figure 8).

(4) Double frontage and reverse frontage lots, shall be avoided except where desirable to provide separation of residential developments from traffic.
SECTION 8. ACCEPTANCE OF DEDICATION.

The dedication of public spaces shall not constitute an acceptance of the dedication by the City. The acceptance of the dedication shall be indicated by a resolution of the City Commission and by an indication on the plat.
arteries or to overcome specific disadvantages of orientation. A planting
screen easement of at least 10 feet and across which there shall be no right
of access, shall be provided along the line of lots abutting such a traffic
artery or other disadvantageous situation. (See Example D, Figure 3).

(5) Every lot shall abut upon and have permanent access to a public
street.

SECTION 8:7 — SITES FOR PUBLIC USE

(1) All sites designated in subdivision plats for public parks and re-
creation areas shall be dedicated in the plat and also deeded to the City for
this purpose. When a subdivision covers an area within which a park or re-
creation site is shown in the Comprehensive Plan of the City, provision shall
be made for the reservation of the site in the plat for a period of one year
to enable the City to purchase or make satisfactory arrangements for acquisi-
tion of said site. If the City fails to act within one year, the subdivider
may replat the reserved site.

(2) The subdividers or owners shall make outright dedication to the
City for park and recreation purposes at least four (4) per cent of the gross
area of said subdivision, said dedication to include parts or all of park areas
proposed in the Comprehensive Development Plan of the City that are located in
said subdivision. In the event the subdivision is too small for an acceptable
park dedication or does not include a park area as shown on the comprehensive
plan, the owner may elect to pay unto the City of Deerfield Beach such sum of
money equal in value to four (4) per cent of the gross area of the subdivision,
which sum shall be held in escrow and used by the City of Deerfield Beach for
the purpose of acquiring parks and playgrounds and shall be used for no other
purpose. The aforementioned value shall be the value of the land subdivided
without improvements and shall be determined jointly by the subdivider and the
City Commission. If agreement cannot be reached as to a land value, the value
shall be determined by arbitration. The City Commission shall appoint a pro-
fessional land appraiser, the subdivider shall appoint a professional land
appraiser, and these two shall appoint a third.

(3) When a subdivision applying for annexation covers an area within
which the Board of Public Instruction requires a school site, provision should
be made in the subdivision plat for such school site, properly integrated
into the plans of the subdivision. Standard minimum site requirements shall be
as follows:

<table>
<thead>
<tr>
<th>Type of School</th>
<th>Minimum Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary School</td>
<td>10 acres</td>
</tr>
<tr>
<td>Junior or Senior High School</td>
<td>25 acres</td>
</tr>
<tr>
<td>Combined Elementary and High School</td>
<td>40 acres</td>
</tr>
</tbody>
</table>

When a school site has been designated in a plat the site shall be re-
served for a period of one year from date of recording. If the Board of Public
Instruction fails to purchase the site, or to make arrangements satisfactory
to the subdivider for the acquisition of the site within the one year period,
the subdivider may replat the reserved school site.
Prior to the granting of approval of the final plat, the subdivider shall have installed, or shall have furnished bond as required in ARTICLE II, Section 5, for improvements for the ultimate installation of the following:

SECTION I. PERMANENT REFERENCE MONUMENTS

(1) Monuments shall be placed at the intersection of center line of all streets, angle points, points of curves in streets and at intermediate points as shall be required by the City Engineer. The monuments shall be of such material, size and length as may be approved by the City Engineer, and he may, if deemed advisable, waive installation in certain instances. Such installation shall be in accordance with the manual of public works construction of the Engineering Department. Such construction shall be subject to the inspection of the City Engineer, and subjected to issuance of permits.

Section 3

Required drainage shall be provided in accordance with standard specifications or in accordance with the manual of public works construction of the Engineering Department. Such construction shall be subject to the inspection of the City Engineer and subjected to issuance of permits.

Deerfield Beach, or in accordance with requirements indicated in the manual of public works construction of the Engineering Department. Such construction shall be subject to the inspection of the City Engineer and subjected to issuance of permits. Minimum widths of

......
ARTICLE V.
IMPROVEMENTS PRE-REQUISITE TO FINAL APPROVAL

The following tangible improvements, in accordance with the plans and specifications approved by the City Engineer, are required before final plat approval in order to assure the physical reality of a subdivision which approval and recordation will establish legally. All construction shall be subject to the supervision of the City Engineer.

SECTION 1. MONUMENTS

At intersection of center line all streets install a one inch pipe, three feet long embedded in concrete with the top flush with the finished pavement.

All other lot corners shall be marked with an iron pipe not less than one-half inch in diameter and twenty-four inches long and set so as to be flush with the finished grade.

2(3) Permanent reference monuments shall be as required by the State Plat Law.

SECTION 2. GRADING

All streets, cross-walks and alleys shall be graded to their full width by the subdivider in accordance with the city specifications. Due to special topographical conditions deviation to the above will be allowed only with special approval of the City Engineer.

SECTION 3. STORM DRAINAGE: CURBS, GUTTERS

An adequate drainage system including necessary open ditches, pipes, culverts, intersectional drains, inlets, bridges, etc., shall be provided for the proper drainage of all surface water, both within the subdivision and to ultimate outfall. Cross drains shall be provided to accommodate all natural water flow and shall be of sufficient length to permit full width roadway and required slopes.

SECTION 4. PAVING

All streets of the subdivision shall be paved by the subdivider in full accordance with the specifications for paving officially adopted by the City of Deerfield Beach. Minimum widths of all pavings shall be not less than the following:

(a) Minor Interior Streets - 26 feet
(b) Collector Streets - 40 feet.
(c) Arterial Streets - 40 feet or over. To be determined by the City Commission. Any pavement costs in excess of 40 feet will not be

(d) Ind. Streets - 40 feet
SECTION 5. SIDEWALKS

Sidewalks shall be required in all residential, multiple family and business areas and along all arterial highways. Sidewalks shall be five (5) feet in width or greater as provided in manual of public works construction of the Engineering Department.

SECTION 6. FILL

Fill shall be placed in the entire subdivision to the elevations, after settlement, prescribed by the City Engineer. The type of fill shall be satisfactory to and meet the approval of the City Engineer, who shall require soil tests of the fill and the underlying material, in areas in which streets or other public facilities are to be located. The fill for the balance of the subdivision may be certified by a registered engineer as to type and method of placement or the subdivider shall submit a statement as to type of fill and method of placement, the latter statement being for information not for certification purposes.

SECTION 10. ENGINEERING EXPENSES

The subdivider shall reimburse the City for Engineering expenses incurred by the City, directly related to the subdivision. Where the benefits derived from Engineering studies and designs are general in scope and encompass an area greater than that being platted, the costs shall be proportioned according to the benefits derived. The amounts or proportions of the costs to be borne by each area will be in accordance with formula provided by the City Manager.
imposed upon the subdivider, but will be the responsibility of the City, or County, or State.

SECTION 5. WATER SUPPLY + FIRE HYDRANTS

Water mains properly connected with the city water supply system shall be provided as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. All extensions shall be subject to the approval of the City Engineer and the Fla. State Board of Health. All extensions shall conform with the general water distribution plan for the City.

SECTION 6. SANITARY SEWERS

Where possible sanitary sewer mains properly connected with the city sewerage system shall be provided. In addition to sewer mains, laterals shall be installed to each platted lot and stubbed off at the property line for future connection.

The sanitary sewer system shall also be subject to the approval of the State Board of Health. The use of individual septic tanks, wherever a sewer system may be connected to the City sewerage system, shall not be permitted.

SECTION 7. STREET NAME SIGNS

Street name signs conforming to city specifications shall be installed at the intersection of all streets carrying the street names approved on the subdivision plat. Location of street name signs shall be subject to the approval of the City Engineer.

SECTION 10. ARTICLE V. VARIANCES, SEVERABILITY, PENALTY

SECTION 1. HARDSHIP

Where the Board finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the Comprehensive Development Plan, the Zoning Ordinance or these regulations, and such variance is issued by the City Commission only after public hearing.

SECTION 2. CONDITIONS

In granting variances and modifications, the Board may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

SECTION 3. SEVERABILITY CLAUSE

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, the validity of the remaining portions shall not be affected thereby.
SECTION 4.

Any person making use of the police force of the City of San Lorenzo shall be liable to the payment of a fine of not less than $1,000 or to imprisonment for a term not exceeding 6 months, at the discretion of the magistrate. Any person making use of the police force of the City of San Lorenzo shall be liable to the payment of a fine of not less than $1,000 or to imprisonment for a term not exceeding 6 months, at the discretion of the magistrate.

SECTION 5.

No owner of a property shall be required to pay a fine or penalty for any violation of any provision of the property laws, a property code, or a property ordinance, as long as the violation is corrected within 30 days of notice of violation.

ATTEST:
SECTION 4. PENALTY

Any person or persons, firm or corporation violating or failing to comply with the terms and provisions specified herein, shall be upon conviction and at the discretion of the Court, fined a sum not to exceed two hundred ($200.00) dollars or by imprisonment not exceeding sixty (60) days, or by both fine and imprisonment.

SECTION 5. SALE OF NON-PLATTED LOTS NOT PERMITTED

No owner of a tract of real property shall sell lots from said tract without first having said tract surveyed and recorded in accordance with these regulations.

This Ordinance shall take effect upon its adoption and publication as required by law. Authenticated this _____ day of __________, A.D., 19____.

________________________________________
MAYOR-COMMISSIONER

ATTEST:

________________________________________
CITY CLERK
The illustration that follows indicates many of the problems of poor environment that result when housing areas are not planned. The figure below indicates the idealized approach to subdividing land for residential use and its related services.

**Figure 1**

**DESIGNING GOOD NEIGHBORHOODS**

- **Use reverse frontage to avoid facing homes on major arterial streets.**
- **Use residential access street parallel to the major artery—alternative to reverse frontage.**
- **Street right-of-way reserved for later coordination of streets of neighboring subdivision.**
- **Use natural barriers as neighborhood boundaries.**
- **Neighborhood shopping center compact and convenient to several neighborhood areas.**
- **Front lots on residential street that intersect with secondary arteries in this manner avoid fronting homes on traffic arteries.**
- **Preserve some of natural features for parks and public open space, especially those topographically unsuited for development.**
- **Neighborhood center, a focal point of community life consisting of elementary school and playground church school neighborhood center building and park for activities of all age groups.**
Describing Good Neighborhoods
TYPICAL STREET CROSS-SECTIONS OF DEERFIELD BEACH FLORIDA

MAJOR ARTERIAL

SECONDARY ARTERIAL

MINOR STREETS

LEGEND

PKW PARKWAY
P PARKING
ML MOVING LANE
S SIDEWALK
SUGGESTED TREATMENT ALONG ARTERIAL STREETS
IN SUBDIVISIONS AND COMMERCIAL AREAS

EXAMPLE "A"—RESIDENTIAL AREAS WITH REVERSED FRONTAGE
Houses facing on the Minor Residential Street

EXAMPLE "B"—COMMERCIAL AREAS WITH PARALLEL SERVICE STREET

EXAMPLE "C"—RESIDENTIAL AREAS WITH RESIDENTIAL SERVICE STREETS
Parallel to Arterial Streets or Intersecting Arterial Streets

NOTE: SIDE YARD FACING ARTERIAL STREET
NOTE: SIDE YARD FACING ARTERIAL STREET
STREET DESIGNS FOR RESIDENTIAL AREAS

A
LOOP STREETS PROVIDE EXCELLENT BUILDING SITES FREE OF THE HAZARDS OF THROUGH TRAFFIC. WHEN COMBINED WITH SMALL DECORATIVE PARKS HIGHLY DESIRABLE LOTS ARE OBTAINED.

B
FOR SECLUDED LOTS FREE OF ANY UNNECESSARY TRAFFIC. AVOID CUL-DE-SACS OF EXCESSIVE LENGTHS; SHORTER LENGTHS PROVE MORE SUCCESSFUL.

C
WHERE HOMES MUST FACE MAJOR TRAFFIC ARTERIES ATTRACTIVE SITES CAN BE PROVIDED ON PRIVATE ACCESS STREETS.

D
REVERSE FRONTAGE CREATES DESIRABLE BUILDING SITES AND ALSO PROTECTS THE MAXIMUM EFFICIENCY OF THE MAJOR TRAFFIC ARTERY.
STREET DESIGNS
FOR RESIDENTIAL AREAS

A

Loops provide excellent building sites free of
the hazards of through traffic
when combined with small parcels
resulting in highly desirable
lots and optimum

B

For enclosed Lots, place
of any unnecessary traffic
and design of access for
shorter length and more use

C

Where homes must face
major traffic arteries attention
should be given to provide for
access streets

D

In access frontage, care is
desirable building sites and also
protection the maximum efficiency
of the major traffic artery
A. INTERSECTION DESIGNS

STREETS SHOULD INTERSECT AT NEARLY RIGHT ANGLES. AVOID JOGS.

B. AVOID ANGULAR DEFLECTIONS OF MORE THAN 10° HORIZONTAL CURVES.

HORIZONTAL CURVES SHOULD HAVE A CENTER LINE RADII OF NOT LESS THAN 150 FEET ON MINOR STREETS, 300 FEET ON COLLECTOR STREETS, AND 500 FEET UP ON MAJOR STREETS.
A
Intersection Designs

Avoid shallow intersection at nearly right angles.

B
Avoid angular deflections of more than 10° horizontal curves.

Avoid horizontal curves should have a center line radius of not less than 150 feet on minor streets, 300 feet on collector streets, and 600 feet on major streets.

Better
Acceptable
Avoid

The planning of this proposed new town would make an unattractive development due to the monotonous rectangular street system. The plan does not consider the location of a shopping center, school, churches, and other features in relation to the rest of the community.

Public buildings, a shopping center, and a park area have been considered in the revised plan of the town as shown on this page. This plan would permit the development of various sections of the tract in a logical and orderly manner as the need might demand.
SHORT BLOCKS ARE NOT ECONOMICAL

These sketches contrast two types of local street design—one, an example of the rigid gridiron pattern, the other planned to meet the requirements of local access and circulation.

Short blocks increase initial construction costs because of the large number of cross streets, and also increase traffic hazards and travel time through such districts. In the lower plan, better shaped lots are secured and those facing the State highway are protected by a park strip. This plan also provides a local shopping center and a school site.

The plating of suburban residential blocks up to 1,300 feet in length by two lot-depths wide, bounded by streets that are adjusted to topographic and traffic requirements is recommended as being most economical.

TRAFFIC SHOULD FLOW TOWARD THOROUGHFARES

When traffic does not flow toward main thoroughfares, it causes an unnecessary use of local streets in order to reach the main traffic ways. This excessive use of residential streets causes an added expense of pavement construction and maintenance. Local streets that carry unnecessary traffic form definite hazards to pedestrians and children.

The street design of a subdivision should be carefully planned to provide for all traffic demands and at the same time create a street arrangement that will make an attractive neighborhood. This will generally produce fewer streets than one which cuts up the land into numerous rectangles without consideration of proper traffic routing. A monotonous street system of this type is generally extravagant, producing more streets than are needed.
PLAN LOTS TO FACE DESIRABLE VIEWS

In laying out a subdivision the planner should take advantage of any natural or created beauty spot. Whenever possible lots should be so faced that houses will look out over the park rather than face on side streets.

Developers should give consideration to the arrangement of lots so that the proposed dwellings will not overlook neighboring rear yards, face underdeveloped and unrestricted property, nor be exposed to the adverse effects of heavily traveled streets and adjacent nonconforming land uses.

Each lot within a new subdivision should not only constitute a good house site, but also be so planned as to size, shape, and orientation that it takes full advantage of such desirable natural features as views, the slope of the land, sunlight, prevailing winds, shade trees, and adjoining public spaces.

PROTECT RESIDENTIAL LOTS AGAINST MAJOR STREET TRAFFIC

When residential lots are located on a major thoroughfare, it is suggested that the through traffic be separated from local service by a planting strip about 20 feet wide.

An 18-foot local service roadway should be located inside of this planting protecting the residences against the noise and dust of traffic, and lessening the street dangers to children. Increase in the desirability of the lots will offset the cost of added street width and the planting of trees and shrubs will add to its attractiveness.

In the past it has been the custom of developers of subdivisions to set aside all property on main thoroughfares for business or apartments because of the belief that a major highway was not a suitable place for a private dwelling. The result has been spotted developments, with many vacant lots.
LOTTING PRACTICES

A

PLACE EACH HOUSE TO FACE THE FRONT OF ANOTHER HOUSE. PLAN EACH BLOCK IN RELATION TO ADJOINING BLOCKS. INCREASE THE WIDTH OF CORNER LOTS AND USE MUCH CARE IN THE ORIENTATION OF CORNER HOUSES.

DESIRABLE

UNDISIRABLE

B

METHODS OF LOTTING WHEN DIAGONAL STREETS CANNOT BE AVOIDED.
Lotting Practices

A

Place each house to face the front of another house. Plan each block in relation to your joining blocks. Increase the width of corner lots and use much care in the orientation of corner houses.

Ungirable

Girable

B

Methods of lotting when diagonal streets cannot be avoided.
PRELIMINARY PLAT

NAME, LOCATION, OWNER AND DESIGNER.

DATE, NORTH POINT AND GRAPHIC SCALE

LOCATION OF PROPERTY LINES, ROADS, EXISTING UTILITIES, ETC.

PRESENT ZONING CLASSIFICATION

NAMES OF ADJOINING PROPERTIES

PROPOSEDUTILITY SYSTEM

NAMES OF NEW STREETS

DIMENSIONS, LOT LINES AND BUILDING SET-BACKS

LOCATION OF PROPOSED CULVERTS.

CONTOURS AT 5' INTERVALS

ACREAGE OF LAND SUBDIVIDED

LOCATION SKETCH MAP.

GOLD BRANCH ADDITION

SECTION "A"

FIG. 9

DATE

EXISTING 8" SEWER

RIGHT OF WAY INCREASED TO 60'

ENTIRE PROPERTY IN R-2 ZONE

22 ACRES SUBDIVIDED
FINAL PLAT

STREETS, LOTS, SETBACK LINES, LOT NUMBER ETC.

SUFFICIENT ENGINEERING DATA TO REPRODUCE ANY LINE ON THE GROUND.

DIMENSIONS, ANGLES, AND bearings

MONUMENTS

NAMES OF ADJOINING PROPERTIES

DATE, TITLE, NAME AND LOCATION OF SUB-DIVISION

GRAPHIC SCALE AND TRUE NORTH POINT

LOCATION SKETCH MAP AND CERTIFICATES AS REQUIRED.