

**SUBDIVISION DESIGN REQUIREMENTS**  
(as per Sections 9 and 10 of the Subdivision Regulations)

Name of Subdivision \_\_\_\_\_  
Zone(s) \_\_\_\_\_

Variances to the Subdivision Design Requirements may be requested from the City Council. Complete an "Application for a Variance from the Subdivision Ordinance" itemizing all requested variances and submit with Preliminary Plat.

**A. AGREEMENT WITH ADOPTED PLANS**

1. Growth Plan Policies \_\_\_\_\_
2. Major Thoroughfare Plan  
     Streets designed as planned? \_\_\_\_\_  
     Streets designed differently? \_\_\_\_\_
3. Zoning Ordinance \_\_\_\_\_

**B. STREETS**

1. Access/Continuity
  - a. existing stub-outs continued \_\_\_\_\_
  - b. access provided to adjoining properties \_\_\_\_\_
  - c. half-streets completed \_\_\_\_\_
  - d. no new half streets \_\_\_\_\_

2. Widths (minimums)

a. <u>CLASS</u>	<u>R-O-W</u>	<u>PAVEMENT</u>
Major/Arterial	80' _____	TBA _____
Collector	60' _____	37' _____
Minor (for row houses & apartments)	60' _____	37' _____
Minor (other)	50' _____	31' _____
Marginal access	50' _____	31' _____
Access (PRD)	45' _____	28' _____

NOTE: Pavement widths measured curb back to curb \_\_\_\_\_ back.

NOTE: Board may require wider R-O-W's, pavement.

- b. Where new and old S/D's join and street widths vary, make transition in first block \_\_\_\_\_

3. Cul-de-Sacs (required on permanent dead-end streets)
  - a. R-O-W radius at least 50' \_\_\_\_\_
  - b. surface radius at least 40' \_\_\_\_\_
  - c. length 800' or less \_\_\_\_\_
  - d. length 250' or less in PRD \_\_\_\_\_
  
4. Dead-end Streets (temporary)
  - a. cul-de-sac at end...or \_\_\_\_\_
  - b. barricade at end (as per Sec 10(b)(4)) \_\_\_\_\_
  
5. Street names don't duplicate existing names \_\_\_\_\_
  
6. No street jogs (centerline offsets) of less than 150'  
\_\_\_\_\_

C. BLOCKS

1. Length
  - a. minimum: 240' \_\_\_\_\_
  - b. maximum: 1500' \_\_\_\_\_
2. Width: 2 lots \_\_\_\_\_

D. LOTS

1. Size as per zoning ordinance \_\_\_\_\_
2. Full frontage on public street \_\_\_\_\_
3. Side lot lines at approx. right angles to street \_\_\_\_\_
4. Uninhabitable lots labelled as to purpose \_\_\_\_\_

NOTE: THERE ARE ALSO SPECIFIC DESIGN REQUIREMENTS FOR STREET ALIGNMENT, GRADES, INTERSECTIONS, CONSTRUCTION STANDARDS, ETC., AND FOR ALLEYS, EASEMENTS, MONUMENT LOCATIONS, WATER SERVICE, SANITARY POWER SERVICE, STORM DRAINAGE, AND UTILITIES. SEE THE PUBLIC WORKS DEPARTMENT (CITY ENGINEER) FOR APPROPRIATE REQUIREMENTS AND FOR ANY QUESTIONS YOU HAVE ON THESE TOPICS. ALSO SEE THE FIRE DEPARTMENT REGARDING FIRE HYDRANT LOCATIONS.