

CHAPTER 1187
Design Standards

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1187.01 PHYSICAL CONSIDERATIONS

Natural Land Use: Subdivisions should be planned to take advantage of the topography of the land to economize in the construction of drainage facilities, to reduce the amount of grading, and to minimize destruction of trees and topsoil.

Flood Hazard: If any portion of the land within the subdivision is subject to flooding or other hazards, due consideration shall be given to such problems in the design of the subdivision. Land subject to flooding and land otherwise uninhabitable shall not be platted for residential occupancy nor for such other uses that may increase danger to health, life or property, or aggravate the flood hazard.

1187.02 STREETS

Arrangement: The arrangement, character, extent, width and location of all streets shall conform to the Land Use and Thoroughfare Plan. The design of proposed streets shall provide for both the continuation of existing streets and access to adjacent unplatted lands so that the entire area can be served with a coordinated street system.

Classification:

Major arterial thoroughfares shall be planned for continuation of movement of fast traffic between points of heavy traffic generation and from one section of the community to another. They shall contain as few intersections with minor streets as possible. Such thoroughfares should traverse the community and should be spaced approximately one mile apart.

Collector streets shall provide a traffic route from local streets to major arterial thoroughfares. These streets should be spaced at least one-fourth mile apart.

Local streets shall provide direct and full access to each lot and shall be laid out so that their use by through traffic will be discouraged.

Parallel streets may be required along an existing or proposed major arterial thoroughfare to provide access to lots along such major arterial thoroughfares.

Service drives shall be designed to provide only secondary access.

Right-of-way Widths and Grades:

| Classification | Minimum Right-of-Way Width (Feet) | | Grades by Percent |
|-----------------------------|-----------------------------------|---------|-------------------|
| | Maximum | Minimum | |
| Major Arterial Thoroughfare | 100 | 5 | .6 |
| Collector Streets | 80 | 7 | .5 |
| Local Streets | | | |
| Rural Residential | 60 | 8 | .5 |
| Urban Single-Family | 60 | 8 | .5 |
| Urban Multi-Family | 60 | 8 | .5 |
| Light Industrial | 60 | 5 | .5 |
| Parallel Streets | 60 | 8 | .5 |
| Service Drives | 20 | 8 | .5 |

Half Streets: Half streets shall be prohibited except where there is an existing half street adjacent to the subdivision in which case the remaining half of the street shall be platted.

Cul-de-Sacs and Dead-End Streets: Streets designed to be permanently dead-ended shall not be longer than 600 feet and shall be provided at the closed end with a turnaround having an outside pavement diameter of at least 100 feet and a street property line diameter of at least 120 feet. If the turning circle beyond the normal street width shall be in the nature of an easement over the premises included in the turning circle, but beyond the boundaries of the street proper. Such easements shall be automatically vacated to abutting property owners, when the dead-end street is legally extended into adjacent land. If such dead-end street extends only one lot depth past a street intersection, no turnaround will be required. The subdivider shall be required to reserve for public use a strip of land five feet in width at the end of all dead-end streets. No person or person shall have access across this property until an adjacent subdivision is developed and streets in such development are dedicated for public use. The cost of paving such five-foot strip shall be borne by the subdivider connecting into such street.

Corner Radii: Property lines at street intersections shall be rounded with a radius of not less than fifty feet for major arterial thoroughfares, thirty feet for collector and industrial streets, and twenty-five feet for local streets. Chords or cutoffs may be permitted in places of rounded corners.

Horizontal and Vertical Curves: Angles in the alignment of street lines shall be connected by a curve with a radius on the center line of not less than 200 feet for local streets, 300 feet for collector and industrial streets, and 500 feet for major arterial thoroughfares. Between reverse curves there shall be a tangent at least 100 feet long on major arterial thoroughfares. Every change in street grade shall be made with a vertical curve to provide distance suited to the location which in no case shall be less than 300 feet from a height of four and one-half feet.

Intersections: Streets shall be laid out to intersect as nearly as possible at right angles and no street shall intersect any other street at an angle of less than sixty degrees. In no event shall an intersection containing streets in excess of four be approved.

Street Jogs: Street jogs with center-line offsets of not less than 200 feet shall be prohibited. If deemed necessary by the Planning Commission, the minimum distance between center-line offsets may be increased.

1187.03 EASEMENTS

Utility Easements: Electric and telephone lines should be located along rear or side lot lines whenever possible unless buried in conduit. Easements along rear and side lot lines shall be provided for utilities and shall be at least twenty feet wide on the rear line and ten feet wide on the side line.

Drainage Easements: Where a subdivision is traversed by a drainage way, a storm water or drainage easement conforming substantially with the lines of such drainage way shall be provided. The easement shall be twenty feet wide or shall generally follow, but not be centered upon rear and side lot lines.

1187.04 BLOCKS

Residential Block Lengths: The long dimension of a residential block shall not exceed 1,500 feet or be less than 800 feet.

Pedestrian Walkways: Pedestrian walkways with not less than ten feet wide right-of-way, or of such greater width as deemed necessary by the Planning Commission, shall be required across blocks where the Planning Commission deems that pedestrian access to schools, playgrounds, shopping centers, transportations and other community facilities is necessary.

1187.05 LOTS

Zoning Conformance: The lot size, width, depth and the minimum building setback lines shall conform to the existing township or village zoning regulations.

Corner Lots: Corner lots shall have extra width to permit appropriate building setback from and orientation to both streets.

Access to Public Streets: The subdividing of land shall provide each lot with access to an existing public street.

Double-Frontage Lot: Lots shall not be laid out so that they have frontage on more than one street except:

Where the lots are adjacent to the intersection of two streets;

Where it is necessary to separate residential lots from major arterial thoroughfares.

Where double-frontage lots are created adjacent to major arterial thoroughfares, a reserve strip along the major arterial thoroughfare shall be deeded to the city.

The plat shall state that there shall be no right of access across such reserve strip.

The Planning Commission may require that a six foot high solid board fence or masonry wall be constructed or that a ten foot wide planting screen be provided.

Lot Lines: Lot lines shall be substantially at right angles or radial to street lines. Lot lines should follow municipal, township, village and county boundary lines rather than cross them insofar as possible.

1187.06 PUBLIC SITES AND OPEN SPACE

Natural Features: Due consideration shall be given to preserving outstanding natural features such as scenic spots, water bodies or exceptionally fine groves of trees. Dedication to and acceptance by a public agency is usually the best means of assuring their preservation.