

SECTION 10

DEAD END STREETS

Permanent

Cul-de-sacs must be incorporated in the design of all permanent dead end streets except those eligible to be constructed according to our Reduced Right-of-Way Policy (see Section 2). The minimum paving and right-of-way radii for cul-de-sacs are thirty-eight feet and fifty feet respectively. Base material for cul-de-sacs is to extend a minimum of two feet beyond the edge of paving when an open drainage design is utilized (no curbs).

The recommended maximum length for permanent dead end streets range from five hundred to one thousand feet, depending on the density of the development. Higher density developments should be designed with shorter dead end streets. A general rule of thumb for maximum length is that no more than twenty single family homes should be served by a dead end street.

Developers planning streets with reduced right-of-way may select one of the turn around designs shown on Figure X-1 in lieu of the standard cul-de-sac.

Temporary

Temporary dead end streets shall extend to the property line of the development for the purpose of providing for future development of adjacent lands. A temporary turn around must be provided when the length of a temporary dead end street exceeds two hundred feet.

Based on anticipated future development and flow patterns, those streets which will serve more than fifty units upon completion of the presently proposed development plus the future development must be designated as collector streets and therefore have sixty foot wide rights-of-way.