

Subdivision Design

SUR 4463 (3 credits) Spring, 2012

Course Description: Design a medium-sized subdivision, master plan development, physical development considerations, legal requirements, comprehensive project, mock presentation and platting.

Instructor: Dr. Bon A. Dewitt
Room 305 Reed Laboratory
352-392-6010
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Office Hours: Period 4 - Monday, Wednesday, Friday

Course Objectives/Outcomes

At the end of this course, each student will be able to:

- Determine storm water runoff for an area using the Rational Method
- Design the layout of lots, streets, storm water retention areas, and open space for a residential land development
- Interpret state and local government regulations relating to subdivision design
- Create a plat and set of plans for a residential subdivision development
- Work in multi-disciplinary teams

Course Meeting Times: Period 3 (9:35 – 10:25AM) Monday, Wednesday, Friday

Required Text:

Dewberry, 2008. "Land Development Handbook: Planning, Engineering, and Surveying," 3rd ed. Sidney O. Dewberry – Editor-in-Chief, Lisa N. Rauenzahn – Coordinating Editor. McGraw-Hill, New York. ISBN 978-0-07-149437-5

Class Format, Make-up and Attendance Policies

The class meetings will consist of normal lecture days, two exam days, and "Project Days" which will occur on all Fridays after the second week. (See calendar at the end of the syllabus). On normal lecture days, the instructor will present concepts related to subdivision design and students are encouraged to ask questions whenever clarification is needed. Exams will be 50 minutes long and will be held at the regular time and place. During "Project Days" no new material will be presented. Instead, students will have the opportunity to discuss their project work and get feedback from the instructor. In most cases, project work will continue in the computer lab.

Students are expected to attend *all* class meetings. If the student is not in class by the time the instructor takes roll, he or she will not be counted for that day. Students taking the class via distance education must contact the instructor to make alternate arrangements. Exceptions to the above rule may be made, but only for cases of (in the instructor's opinion) extreme hardship.

All late assignments and project phases will be assessed a penalty of 25% per day. No late final projects will be accepted, i.e. they must be presented and handed in at the designated time.

Assignments

- Local government meeting attendance and two page written summary
- Main class project: working in teams of three or four, students will complete six distinct phases of a residential subdivision design. Each phase will be due at on a specific date and will be graded separately.

Evaluation of Student Learning

Meeting assignment	5 %
Attendance	10%
In-class exams	35 % (17.5% each)
Project	50 % (total of 6 phases)

Grading Scale

Course grades will **approximately** follow the standard scale (90% = A, 80% = B, 70% = C, 60% = D). However, in order to avoid cases where a student misses a higher grade by a small fraction of a percent, the grade cutoff percentages will be adjusted (up or down) so that distinct percentage gaps will separate the letter grades. In addition, plus (+) or minus (-) grades will also be used as a further refinement of the grading scale. For an explanation of the UF letter grade scale, see:
<http://www.registrar.ufl.edu/catalog/policies/regulationgrades.html>

Lecture Topics and Readings

Lec.	Topic	Reading assignment
1	Course Introduction	Dewberry – Part I Overview, pp. 1-2
2	Overview of Land Development, Comprehensive Plan	Dewberry – Ch. 1, pp. 3-20; Ch. 7, pp. 119-128; Browse Chap 163 - FLA statutes (part II) www.leg.state.fl.us
3	Zoning	Dewberry – Ch. 7, pp. 128-145; Browse Alachua Cty. Code, Title 40, Ch. 403 “Zoning Districts” www.municode.com
4-5	General project overview	
6	Review of route geometry	Browse Dewberry – Ch. 20, pp. 409-454
7-8	Subdivision Regulations	Dewberry – Ch. 8, pp. 147-156; Alachua Cty. Code, Title 40, Ch. 407, Article VIII www.municode.com
9-11	Conceptual Plan	Dewberry – Ch. 11, pp. 185-199; “Coving” (Article posted on Sakai site); Browse Alachua Co. Corridor Design Manual (Sakai site)
12	Earthwork fundamentals	Browse Dewberry – Ch. 23, pp. 543-588
13-15	Storm Drainage	Dewberry – Ch. 19, pp. 357-378,396,397; Browse Dewberry – Ch. 21, pp. 455-481; Browse Dewberry – Ch. 22, pp. 497-517; Alachua Cty. Code, Title 40, Ch. 407, Article IX, “Stormwater Management” www.municode.com ; Browse www.dep.state.fl.us/water/nonpoint/ero_man.htm - Chapter 3
16	Sanitary Sewer Design	Browse Dewberry – Ch. 24, pp. 589-640
17	Water Supply Design	Browse Dewberry – Ch. 25, pp. 641-675
	Exam I	
18	Site Analysis, Spatial Information, Maps, and Plans	Dewberry – Part II, pp. 23-33; Browse Dewberry – Ch. 5, pp. 65-98
19	Boundary Location	Browse Dewberry – Ch. 6, pp. 99-118; Dewberry – Ch. 13, pp. 259-276
20-21	Platting Regulations	Chap 177 - FLA statutes (part I) www.leg.state.fl.us ; Alachua Cty. Code, Title 40, Ch. 407, Article VIII, Sec. 407.83, “Plat document requirements” www.municode.com ;
22	Utilities / Easements	
23-24	Street Layout - Horizontal, Vertical, Cross section	Dewberry – Ch. 20, pp. 418-430, 451, 452
25-26	Plans, Cost Estimate, Construction	Browse Dewberry – Ch. 28, pp. 759-766; Browse Dewberry – Ch. 29, pp. 767-791
27	Environmental Preservation	Dewberry – Ch. 15, pp. 295-310
28	Permitting	Dewberry – Ch. 31, pp. 813-821; Browse Dewberry – Ch. 2, pp. 35-46
	Exam II	

Other Information

Academic Honesty, Software Use, UF Counseling Services, Services for Students with Disabilities

In 1995 the UF student body enacted an [honor code](#) and voluntarily committed itself to the highest standards of honesty and integrity. When students enroll at the university, they commit themselves to the standard drafted and enacted by students.

Preamble: In adopting this honor code, the students of the University of Florida recognize that academic honesty and integrity are fundamental values of the university community. Students who enroll at the university commit to holding themselves and their peers to the high standard of honor required by the honor code. Any individual who becomes aware of a violation of the honor code is bound by honor to take corrective action. The quality of a University of Florida education is dependent upon community acceptance and enforcement of the honor code.

The Honor Pledge: We, the members of the University of Florida community, pledge to hold ourselves and our peers to the highest standards of honesty and integrity.

On all work submitted for credit by students at the university, the following pledge is either required or implied: **"On my honor, I have neither given nor received unauthorized aid in doing this assignment."**

The university requires all members of its community to be honest in all endeavors. A fundamental principle is that the whole process of learning and pursuit of knowledge is diminished by cheating, plagiarism and other acts of academic dishonesty. In addition, every dishonest act in the academic environment affects other students adversely, from the skewing of the grading curve to giving unfair advantage for honors or for professional or graduate school admission. Therefore, the university will take severe action against dishonest students. Similarly, measures will be taken against faculty, staff and administrators who practice dishonest or demeaning behavior.

Student Responsibility. Students should report any condition that facilitates dishonesty to the instructor, department chair, college dean, Student Honor Council or Student Conduct and Conflict Resolution in the Dean of Students Office.

Faculty Responsibility. Faculty members have a duty to promote honest behavior and to avoid practices and environments that foster cheating in their classes. Teachers should encourage students to bring negative conditions or incidents of dishonesty to their attention. In their own work, teachers should practice the same high standards they expect from their students.

Administration Responsibility. As highly visible members of our academic community, administrators should be ever vigilant to promote academic honesty and conduct their lives in an ethically exemplary manner.

(Source: 2011-2012 Undergraduate Catalog)

It is assumed all work will be completed independently unless the assignment is defined as a group project, in writing by the instructor.

This policy will be vigorously upheld at all times in this course.

Software Use:

All faculty, staff and students of the university are required and expected to obey the laws and legal agreements governing software use. Failure to do so can lead to monetary damages and/or criminal penalties for the individual violator. Because such violations are also against university policies and rules, disciplinary action will be taken as appropriate.

Campus Helping Resources

Students experiencing crises or personal problems that interfere with their general well-being are encouraged to utilize the university's counseling resources. The Counseling & Wellness Center provides confidential counseling services at no cost for currently enrolled students. Resources are available on campus for students having personal problems or lacking clear career or academic goals, which interfere with their academic performance.

- *University Counseling & Wellness Center, 3190 Radio Road, 352-392-1575, www.counseling.ufl.edu/cwc/*

Counseling Services

Groups and Workshops

Outreach and Consultation

Self-Help Library

Training Programs

Community Provider Database

- *Career Resource Center, First Floor JWRU, 392-1601, www.crc.ufl.edu/*

Students with Disabilities

The Disability Resource Center coordinates the needed accommodations of students with disabilities. This includes registering disabilities, recommending academic accommodations within the classroom, accessing special adaptive computer equipment, providing interpretation services and mediating faculty-student disability related issues.

0001 Reid Hall, 352-392-8565, www.dso.ufl.edu/drc/

Spring 2012

Monday	Tuesday	Wednesday	Thursday	Friday
1/9 Lec. 1	1/10	1/11 Lec. 2	1/12	1/13 Lec. 3
1/16 NO CLASS M.L. King Jr's Birthday	1/17	1/18 Lec. 4	1/19	1/20 Lec. 5
1/23 Lec. 6	1/24	1/25 Lec. 7	1/26	1/27 Project Day
1/30 Lec. 8	1/31	2/1 Lec. 9	2/2	2/3 Project Day
2/6 Lec. 10	2/7	2/8 Lec. 11	2/9	2/10 NO CLASS
2/13 Lec. 12	2/14	2/15 Lec. 13	2/16	2/17 Project Day (Phase 1 due)
2/20 Lec. 14	2/21	2/22 Lec. 15	2/23	2/24 Project Day
2/27 Exam I	2/28	2/29 Lec. 16	3/1	3/2 Project Day (Phase 2 due)
3/5 SPRING BREAK	3/6 SPRING BREAK	3/7 SPRING BREAK	3/8 SPRING BREAK	3/9 SPRING BREAK
3/12 Lec. 17	3/13	3/14 Lec. 18	3/15	3/16 Project Day
3/19 Lec. 19	3/20	3/21 Lec. 20	3/22	3/23 Project Day (Phase 3 due)
3/26 Lec. 21	3/27	3/28 Lec. 22	3/29	3/30 Project Day
4/2 Lec. 23	4/3	4/4 Lec. 24	4/5	4/6 Project Day (Phase 4 due)
4/9 Lec. 25	4/10	4/11 Lec. 26	4/12	4/13 Project Day
4/16 Lec. 27	4/17	4/18 Lec. 28	4/19	4/20 Project Day (Phase 5 due)
4/23 Exam II	4/24	4/25 Project Day	4/26 READING DAY	4/27 READING DAY
4/30	5/1	5/2	5/3 7:30-9:30AM (Phase 6 due) Project presentation	5/4