

Subdivision Information

The table at right refers to the application materials required for submission, unless otherwise noted. The number of copies to submit is also noted. Please submit application forms only if required by the table at right or by the forms themselves.

NOTE: Prior to formal application for approval of a Major Subdivision Preliminary Plat, the Developer and/or Developer's Agent and the OMPC Staff shall hold a pre-application conference to discuss the requirements of the OMPC and of other public agencies.

Date received by Planning Office

Subdivision

Subdivision
Name

Section
Number

Total Number of Lots Proposed

Acreage

Zoning: Existing Proposed

O'boro City Limits? Inside Outside Plan to Annex

Previous approval date, if revised

Developer / Subdivider

Name, Address

Day Telephone

Engineer / Surveyor

Name, Address

Day Telephone

Property Owner, if other than Developer

Name, Address

Day Telephone

Application Materials to Submit

ITEMS	COPIES	FORM
Subdivision Information	1 completed form	132 p. 1
Filing Fee		
Preliminary Plat Drawing, with Review Certifications signed before submittal to OMPC	4 copies for Review Cycle +	Information from 132 pp. 2, 3
Vicinity Map		
Public Improvement Details		
<i>IF relevant:</i>		
Landscaping easements	On plat drawing	Information from L1, T1
Street Access Limits		
If Article 17 of the Zoning Ordinance requires property perimeter landscape easements, they must be shown on the plat, including materials to be used. Landscaping Form L1 (attached) should be reviewed to determine if and where landscape easements will be required. Materials must be properly installed or surety posted with the OMPC prior to the issuance of building construction permits on affected lots. To maintain design consistency along any series of affected lots, the OMPC encourages the developer to install the required landscape materials during development or post surety for same, prior to seeking building construction permits.		
Proposed Deed Restrictions	Attach 1 copy	
Private restrictions upon use or type of construction, which the developer intends to place on the land		
+ Review Cycle: Copies initially submitted; copies reviewed, marked up and returned to preparer, who then revises drawings and resubmits copies. Cycle may repeat. When in final order, preparer is notified to submit 10 additional copies of Plat, at least one with signed Surveyor and Professional Engineer certifications, along with the Original Plat Drawing.		

PLEASE TYPE OR PRINT

Filing Fee *PLEASE CHECK PROPOSED ZONE*

<input type="checkbox"/>	A-R Rural Agriculture		
<input type="checkbox"/>	A-U Urban Agriculture		
<input type="checkbox"/>	MHP Manufactured Housing Park		Minor amend
<input type="checkbox"/>	R-1A Single-Family Residential	\$180 +	\$180
<input type="checkbox"/>	R-1B Single-Family Residential	\$3 / lot	
<input type="checkbox"/>	R-1C Single-Family Residential		
<input type="checkbox"/>	R-1T Townhouse		
<input type="checkbox"/>	R-2MF Multi-Family Residential	\$265 +	Minor amend
<input type="checkbox"/>	R-3MF Multi-Family Residential	\$5 / lot	\$265
<input type="checkbox"/>	R-4DT Inner-City Residential		
<input type="checkbox"/>	P-1 Professional/Service		
<input type="checkbox"/>	B-1 Neighborhood Business Center		
<input type="checkbox"/>	B-2 Central Business		Minor amend
<input type="checkbox"/>	B-3 Highway Business Center	\$355 +\$10 / lot	\$355
<input type="checkbox"/>	B-4 General Business		
<input type="checkbox"/>	I-1 Light Industrial		
<input type="checkbox"/>	I-2 Heavy Industrial		
NUMBER OF LOTS PROPOSED		#	
TOTAL FILING FEE		\$	

Preliminary Subdivision Plat Drawing

Scale: 100 feet or less to the inch

For number of copies to submit and when to submit original drawing, see "Application Materials to Submit" on page 1.

Contents of Drawing

The plat drawing must show all applicable items that follow below and on the next page:

- ❑ **North Arrow.**
- ❑ **Title Block** including the proposed name of the subdivision, which should not duplicate nor closely approximate (phonetically or in spelling) the name of any other subdivision in Daviess County, unless the proposed subdivision is a logical extension of an existing subdivision; section number, date, written and graphic scales, names and addresses of the subdivider and of the engineer, surveyor and any other persons directly involved in the transaction.
- ❑ **Topography** of the land as shown by contour lines plotted at not more than two (2) foot intervals, including reference to sea level datum and the equation with the City of Owensboro datum.
- ❑ **Context.** The names of adjacent subdivisions and/or the names of recorded owners of adjacent unsubdivided land; the location of existing permanent buildings, political subdivisions, corporation lines, school district boundaries, etc. within or adjacent to the proposed subdivision.
- ❑ **Streets, Walks and Railroads.** The names and graphic depiction of rights-of-way, and the improvement widths therein, for all existing, previously planned and currently proposed streets, sidewalks, mid-block walks, railroads, and other public ways within or adjacent to the proposed subdivision.
- ❑ **Utilities.** Existing utility easements within or adjacent to the proposed subdivision; public utilities coming within five hundred (500) feet of any portion of the proposed subdivision showing the location and size of all public water lines; the location, size and invert elevation at nearest point of any storm, sanitary or combined sewer; the location and width of any paved bottom surface drainage ways; the location, size and pressure of any pipe line for gas or petroleum products; the location, voltage and capacity of any electrical distribution line and/or transformer station.
- ❑ **Proposed Utility Easements** within the tract to be subdivided.
- ❑ **Water Distribution System**, graphically depicting existing and proposed water main locations, pipe sizes, and the location of valves and fire hydrants.
- ❑ **Sanitary Sewers and Storm Drainage System.** Graphically depict existing and proposed pipe locations and sizes, manhole locations, location and widths of surface drainage channels and paved-bottom segments, and location of retention basins if required.
- ❑ **Lots.** The bearings and distances of the tract boundaries; the location and approximate dimensions of proposed lot lines.
- ❑ **Lot Numbers** proposed for future final plat deed reference.
- ❑ **Street Address Numbers.** Include any existing addresses on the plat for initial submission. After submission, during staff review, OMPC staff will assign new addresses as necessary. Prior to approval, all addresses must be included on original plat drawing.
- ❑ **Building Setback Lines** along all existing and proposed streets, except alleys.
- ❑ **Parking/Landscaping Setback Lines (Roadway Buffers)** along all existing and planned arterial and major collector streets.
- ❑ **Street Access Point Notes, Proposed Easements, etc.,** clearly depicting and/or stating any limitations on the location, number, function, or size of future vehicular access to lots fronting on arterial or major collector streets. *See Form T1, attached.*
- ❑ **Public and Non-Public Sites.** The name, acreage and proposed use of any parcels to be conveyed or held for public use, or for joint use of property owners, and an explanation of the provisions of reservation and arrangement for maintenance; the name, acreage and proposed use of any non-public uses (other than single-family dwellings) such as duplexes, multi-family dwellings, business centers, churches, etc.
- ❑ **Property Perimeter Landscape Easements**, if required by Article 17 of the Zoning Ordinance, showing location, dimensions, and materials to be used. *See Form L1, attached.*
- ❑ **Flood Hazard Areas.** If property is located in an official flood hazard area or flood plain district, indicate flood hazard boundaries and base flood elevation data on the plat and give reference to community-panel number of Flood Insurance Rate Map (FIRM). If property is not located in an official flood hazard area or flood plain district, indicate by note that "PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA" and the FIRM community-panel number.
- ❑ **Site Statistics** including the total acreage, gross and net acreage in each land use, zoning classification, and streets; residential gross and net densities, linear feet of streets, etc.
- ❑ **Certifications for SIGNATURES ON DRAWING**
See page 3

Please do not submit this page.

Certifications for SIGNATURES ON DRAWING:

REVIEW CERTIFICATIONS signed before initial submittal	
OWNER'S CERTIFICATION WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID-OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. ALL STREETS AND ALLEYS (, AND OTHER LANDS INTENDED FOR PUBLIC USE,) SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.	
_____ Owner's Signature	_____ Date
_____ Witnessed by	_____ Date
<i>If plat includes any lots less than one (1) acre in size and sanitary sewers are not provided, the following certification must be placed on the plat and certified by an inspector at the district health department.</i>	
DISTRICT HEALTH DEPARTMENT CERTIFICATION THIS SUBDIVISION PLAT HAS RECEIVED TENTATIVE APPROVAL BY THE DISTRICT HEALTH DEPARTMENT FOR THE USE OF SEPTIC SYSTEMS. A SITE EVALUATION MUST BE CONDUCTED ON EACH INDIVIDUAL LOT BEFORE A SEPTIC SYSTEM MAY BE INSTALLED, AND INSTALLATION OF A SEPTIC SYSTEM MAY REQUIRE SITE MODIFICATION OR AN ALTERNATIVE/MODIFIED SEPTIC SYSTEM AS PRESCRIBED BY 902 KAR 10:085.	
_____ Certified Inspector	_____ Date
WATER DISTRIBUTION SYSTEM APPROVAL	
_____ City or County Fire Chief	_____ Date
_____ (Appropriate Water District)	_____ Date
SANITARY SEWER SYSTEM APPROVAL & ACCEPTANCE OF SEWAGE (IF APPLICABLE)	
_____ Regional Water Resource Agency	_____ Date
ELECTRICAL EASEMENTS APPROVAL	
_____ OMU / Kenergy Representative	_____ Date
TELEPHONE EASEMENTS APPROVAL	
_____ BellSouth Representative	_____ Date
NATURAL GAS EASEMENTS APPROVAL	
_____ Atmos Energy Representative	_____ Date

FINAL CERTIFICATIONS signed when drawing in order
SURVEYOR CERTIFICATION A statement as to the method used to perform the survey; the unadjusted mathematical error-of-closure ratio of the survey traverse; a statement as to whether or not the directions and distances as shown on the plat have been adjusted for closure; a statement as to the basis of the reference meridian used to determine the directions of survey lines; and the signature and registration number of the surveyor responsible for the survey.
PROFESSIONAL ENGINEER CERTIFICATION Include the signature and registration number of the professional engineer responsible for the public improvement plans.

Vicinity Map

SHOW the area within one-quarter (¼) mile in all directions at a scale of no more than six hundred (600) feet to the inch, including the information below. Any part of the Vicinity Map information may be included on the plat drawing or on a separate drawing. Number of copies: See "Application Materials to Submit," page 1.

- EXISTING ADJACENT SUBDIVISIONS** including lot and block lines.
- ADJACENT STREETS**, platted and/or planned, showing street and roadway widths, and the connections, present or proposed, between streets of the proposed subdivision and collector and arterial streets serving the entire area.
- ADJACENT PEDESTRIAN WALKWAYS**, platted and/or planned, showing right-of-way width, and the connections, present or proposed, between the walkway system of the proposed subdivision and the walkway system of adjacent subdivisions, developments, or public sites.
- TRACT BOUNDARIES** of adjacent unplatted lands together with the names of owners of record.

Public Improvement Details

INCLUDE profiles, cross-sections and other details for any required public improvements for the proposed subdivision as listed below. Such details are typically included on separate sheets attached to the preliminary plat drawing. However, any part of the requirements below may be made part of the preliminary plat drawing if legibility and clarity are maintained. Number of copies: See "Application Materials to Submit," page 1.

- STREET PROFILES** of each street showing the existing grade of the land and proposed grade of finished street centerlines, curbs and sidewalks.
- STREET CROSS-SECTIONS** showing the type of roadways, curbs and sidewalks, and showing in detail the width and depth of the improved roadways, curbs and sidewalks, with specifications for the materials for the construction thereof, at a scale, both horizontal and vertical, of one (1) inch equals five (5) feet.
- OTHER PROFILES AND CROSS-SECTIONS** for sanitary sewers, storm sewers, drainage channels, retention basins, and combined sanitary/storm sewers, showing grades, pipe sizes, paved-bottom channels segments, special structures, material specifications, etc.

PROPERTY PERIMETER REQUIREMENTS (Zoning Ordinance Article 17.311 illustrated)

	A	B	C	D
	WHEN...	ADJOINS...	LANDSCAPE EASEMENT of this average width required, with 3' min. width	CONTAINING this material, to achieve opacity required
1	MHP zoned property	Residential zoned property, including across intervening streets or alleys	10' adjacent to all common boundaries, including street or alley frontage	1 tree per 40' of linear boundary plus continuous 6' high planting, hedge, fence, wall, or earth mound
2	Residential or MHP zoned property	Freeway, expressway, or railroad	10' adjacent to freeway, expressway, or railroad right-of-way	Same as 1D above
3	Business or industrial zoned property, other than items 5, 5a or 6 below	Residential or MHP zoned property, except across intervening streets or alleys and lots in Agricultural zones containing less than 10 acres with an existing residential use	10' adjacent to all common boundaries, except street or alley frontage	Same as 1D above
4	Building in B-2 zone	Street right-of-way, except alleys	3' adjacent to all common boundaries of building and street frontage, except alleys	Any combination of decorative shrubs, trees, flowers; up to 25% of length may be paved for building entrance walks
5	Outdoor storage areas or yards	Residential or MHP zoned property, including across streets or alleys	10' adjacent to all common boundaries, including street or alley frontage	1 tree per 40' of linear boundary plus continuous 6' high solid wall or fence
5a	Outdoor storage areas or yards	Any zone	Not applicable	6' high continuous solid wall or fence
6	Utility substation, junk yard, landfill, sewage plant, or similar use	Any property boundary, including any street or alley right-of-way	10' adjacent to all common boundaries, except only 5' for utility substations measured adjacent to the enclosure	Same as 1D above, except that junk yards, salvage/ scrap iron yards shall require a continuous solid wall or fence 8' high

VEHICULAR USE AREA PERIMETER REQUIREMENTS (17.312 illustrated)

	A	B	C	D
	WHEN...	ADJOINS...	LANDSCAPE EASEMENT of this average width required, with 3' min. width	CONTAINING this material, to achieve opacity required
7	Vehicular use area (VUA) on any property	Neighboring property in residential or MHP zone	3', where vehicles do not overhand, and 4' min. to all trees from VUA curbs or wheel stops, adjacent to buildings on neighboring property	1 tree per 40' of VUA boundary, plus continuous 3' high planting, hedge, fence or wall; or 3' high continuous earth mound in minimum 10' wide easement
8	Vehicular use area, except loading/ unloading areas in B-2 zone	Public or private street right-of-way	Same as 7C above	Same as 7D above, except for vehicular sales lots & service stations, continuous 3' high element may be replaced by 1 low shrub per 10' of boundary

Material Specifications

Walls and fences shall have a minimum opacity of 80%, and be no higher than 6' in front yards or 8' in all other yards in all zones except industrial.
Earth mounds shall be constructed with proper slopes and adequate plant material to prevent erosion.
Deciduous trees should be species having an average mature crown spread of at least 15' and a trunk diameter of 1-3/4" on planting. Willows, sycamores, box elders, silver maples and other trees whose roots are known to damage public works shall not be planted within 15' of such public works, unless the root system is completely contained in a barrier.
Evergreen trees shall be at least 5' high, 1-1/2" in trunk diameter and 3' in spread at planting.
Shrubs and hedges shall be at least 2' in average height or spread at planting for VUA perimeter easements, and at least 3' in average height or spread at planting for property perimeter easements. Within 4 years of planting, hedges shall achieve 50% winter opacity between 1' and 3' above grade for VUA boundaries, and between 1' and 6' above grade for property boundaries.

VEHICULAR USE AREA INTERIOR REQUIREMENTS (17.32 illustrated)
(Owensboro, Whitesville, and Urban Service Area)

Vehicular Use Areas containing at least 30,000 SF but less than 50,000 SF shall provide interior landscaping, except in industrial zones. The minimum total area shall be 3% of the area bounded by the perimeter of the paved area, not including access drives from the street. . **Vehicular use areas** containing 50,000 SF or greater shall provide interior landscaping, except in industrial zones. The minimum total area shall be 5% of the area bounded by the perimeter of the paved area, not including access drives from the street. The total may be divided among islands, peninsulas or medians within VUA boundaries, or may be achieved using the qualifying perimeter area (QPA) as defined below.

Qualifying Perimeter Area (QPA) outside of VUA boundaries may be used, but must be within 15' of the VUA boundary to satisfy distribution requirements below. QPA is counted at half value, therefore twice as much area is required to equal the value of islands, peninsulas or medians within the VUA boundary. Required VUA perimeter easements and materials cannot be counted as QPA.

Minimum Size. Each interior landscape area shall be a minimum of 64 SF with 4' minimum dimension to all trees from curbs or wheel stops where vehicle parking spaces overhang.

Distribution Requirements. Number, shape and maximum size of landscape areas is at owner's discretion, however, all portions of the VUA must be within at least 150' of a landscaped island, peninsula, median, or qualifying perimeter area.

Trees and other plant materials. One (1) tree is required for each 250 SF of total required interior landscape area. Remember that qualifying perimeter area has been doubled to equate with islands, peninsulas and medians. Required trees may be scattered among the landscape areas provided. The surface of these areas shall be landscaped with low shrubs, grass or other ground cover plants.

For additional details see text of Article 17.

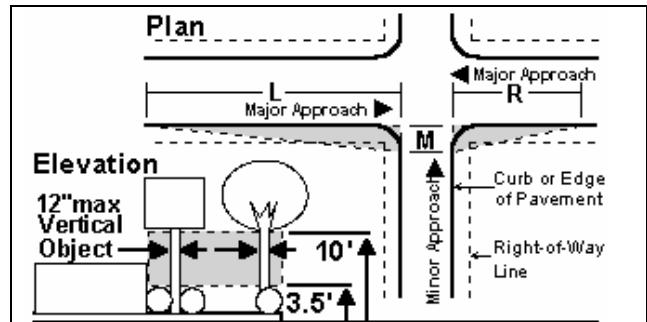
Plan Content

Type of Plan Drawing	Landscaping Information
Subdivision plat	Only property perimeter easements and materials must be illustrated on the plat.
Final development plan	All required landscape easements and materials must be illustrated on the plan.
Combined final development plan/ preliminary plat	
Construction permit landscape plan	
Preliminary development plan	Only required landscape easements must be shown on the plan, not the materials that will be placed in the easements.
<p>Whichever drawing type is applicable, it should be drawn to an easily readable scale, showing and labeling by name and dimensions, all existing and proposed property lines, easements, buildings (not for subdivision plats), VUAs including parking stalls (not for subdivision plats), water outlets, landscape material locations, typical elevations or cross-sections as may be required, title box with pertinent names and addresses, scale, date, north arrow and zoning classifications.</p>	
<p>If building permits will be sought prior to installation of materials, landscape surety must be posted in conformance with OMPC Form L2.</p>	

Sites affected by landscaping regulations. No new site development, building, structure or vehicular use area shall be created and used unless landscaping is provided as required by Article 17 of the Zoning Ordinance. No building, structure or vehicular use area may be altered or expanded unless landscaping is provided for the property to the extent of its alteration or expansion. The OMPC may require landscaping improvements for property when a change of zoning occurs.

Who provides landscape easements? Generally, landscape easements and materials are placed on the property where construction activity or zone change occurs, except for the following situations: 1. Adequate materials already exist on the activity property or adjoining property or street right-of-way that meet some or all requirements. 2. Easements and materials may be placed astride the boundary of adjoining properties having the same or different owners if a written agreement signed by involved parties is filed with the Zoning Administrator as a public record.

Easement conflicts. Whenever a parcel or activity falls under two or more of the categories listed on Page 1 of this form, the more stringent category will apply. Required landscape easements may be combined with utility or other easements as long as all landscape requirements can be fully met; otherwise, landscape easements must be separate from other easements.

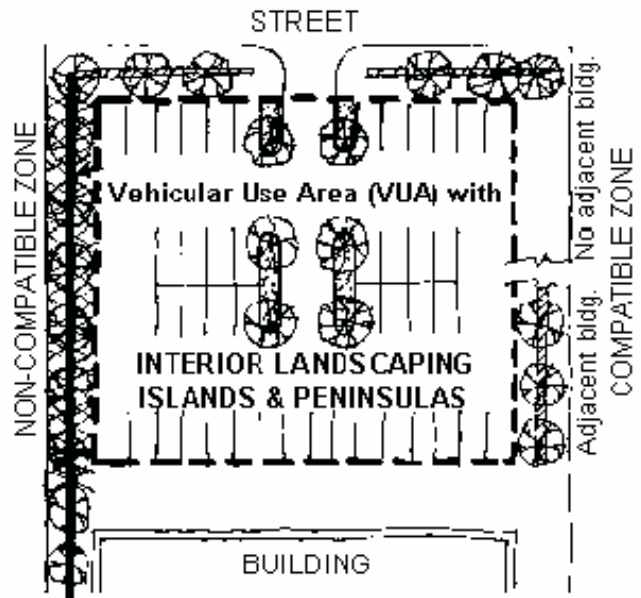
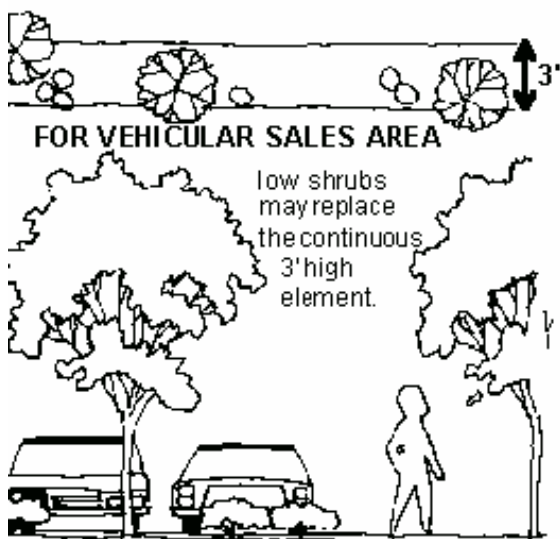
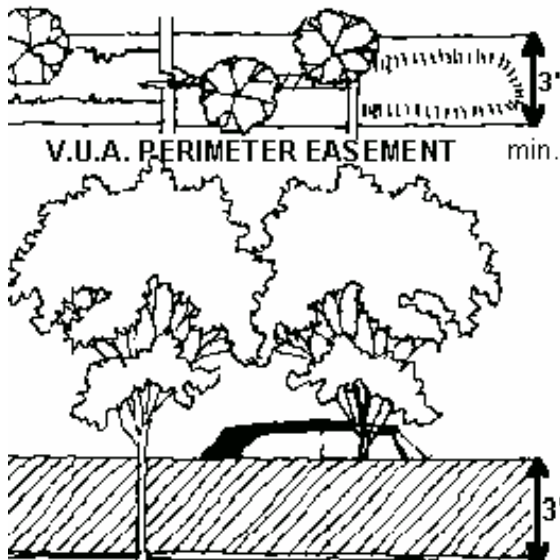
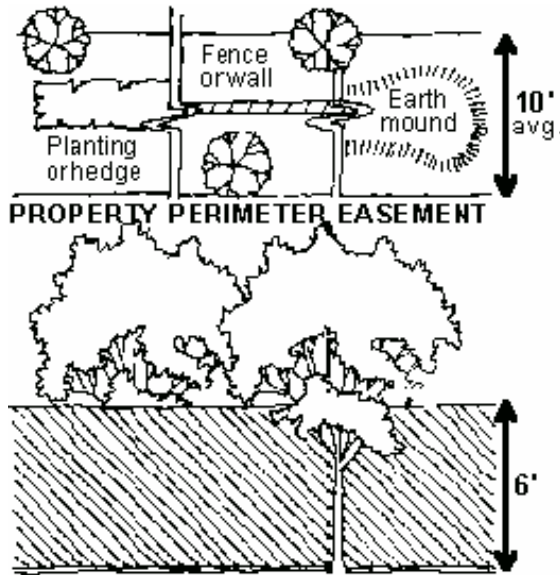


In Sight Triangle: Only vertical objects 12" or less in diameter, from 3.5 to 10 feet above street grade.

Sight Triangles at Intersections

Major Approach >	Arterial Street		Any Other Street	
Minor Approach >	Street, not Alley	Alley or Driveway	Street, not Alley	Alley or Driveway
L =	300'	200'	150'	100'
R =	150'	100'	75'	50'
M =	15'	10'	15'	10'

Exceptions: One-Way Streets - On one-way streets, sight triangles do not apply at corners where traffic does not approach the intersection. On one-way streets, if the major approach traffic comes from the RIGHT, then the LEFT sight triangle dimensions shall be applied to the RIGHT corner. Principal Buildings - Sight triangles do not apply to principal buildings located in conformance with building setback requirements of the Zoning Ordinance. Utility Devices - Authorized utility devices -- poles, control boxes, traffic signs and signals, etc. -- are excepted from strict conformance with sight triangles. However, the location of these devices should adhere to limitations as closely as possible. Source: Article 3 of the Zoning Ordinance



Continuous element is 3' high



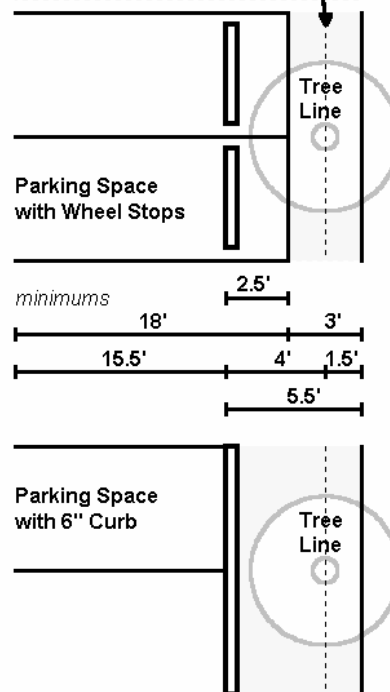
Continuous element is 6' high

Property perimeter easement
No additional V.U.A. easement required



Vehicular Use Area (V.U.A.) Boundary
for calculating interior landscaping

VUA Perimeter Easement or Interior Landscape Area
(Interior, Owensboro & Whitesville only)



This form describes the standards for vehicular access points to public streets and roads in Owensboro-Daviess County, Kentucky. Access points are either driveways or roadway intersections.

Within the Urban Service Area

Vehicular access is subject to the standards listed in the table below. Policies regarding specific application of the standards are included in the *Access Management Manual* and are summarized at right. **See map on page 2.**

Intersection & Driveway Spacing Standards

Spacing standards are measured from center-line to center-line of roadways and driveways. Minimum spacing between access points within different development categories below is the less restrictive standard indicated.

- INT** Roadway intersections
- PBI+** Driveways in professional, business or industrial zones, with traffic volumes of 1,000 vehicles-per-day or greater
- PBI-** Driveways in professional, business or industrial zones, with traffic volumes less than 1,000 vehicles-per-day
- RES** Driveways in residential or agricultural zones

"Existing roadways" means roadways already in existence.

"Existing lots" means individual lots fronting on existing roadways where such lots are not part of a development plan or subdivision plat with specific access limitation.

"New development" means development plans or major subdivision plats that would provide for new building construction or substantial site redevelopment.

"New/reconstructed roadways" means newly constructed roadways where they previously did not exist or major roadway reconstruction within existing alignments.

FUNCTIONAL CLASS Features	SPACING STANDARDS (FEET)			
	INT	PBI+	PBI-	RES
PRINCIPAL ARTERIAL				
Existing roadways				
Existing lots	N/A	500	250	250
New development	1,500	500	500	500
New/reconstr. roadways	1,500	1,500	1,500	1,500
MINOR ARTERIAL				
Existing roadways				
Existing lots	N/A	500	250	250
New development	500	500	500	500
New/reconstr. roadways	1,000	1,000	1,000	1,000
MAJOR COLLECTOR				
Existing roadways				
Existing lots	N/A	250	150	150
New development	250	250	250	250
New/reconstr. roadways	250	250	250	250

OTHER STREETS

- Residential driveways shall be located at least 10 feet from the right-of-way line of an intersecting street. Non-residential driveways along streets or shared drives shall be located at least 50 feet from the right-of-way line of an intersecting street.
- The total width of all driveways shall not exceed 40% of street frontage, measured at the building setback line. Driveway widths shall not exceed the standards in the table at right.
- For uses other than detached single-family and duplex dwellings, vehicles should not back directly onto streets.
- Where lots are narrow, alleys should be used for vehicular access to lots.

Outside the Urban Service Area

Vehicular access is generally subject to the standards for **"OTHER STREETS"** in the table at lower left. However, on continuing rural roads and highways, no vehicle should be required to back onto the roadway. In addition, to maintain safety on rural highways with traffic volumes exceeding 5,000 vehicles per day, direct access points should be shared or access should be provided via internal or frontage streets.

Application of the Spacing Standards

For major streets in the Urban Service Area, access points must be noted on the plat or plan in compliance with the following:

Sufficient Frontage Available

Whenever new development or redevelopment is proposed for a property or assembled properties, and sufficient frontage is available, **access points will be designated based on the spacing standards table**, according to the following procedures:

- The developer will designate access points to be retained, relocated, added or closed to assure conformance with spacing standards.
- No additional access points will be permitted, regardless of future subdivision, so frontage roads or other forms of marginal access should be provided in areas with an anticipated high level of development.
- Major driveways should be located opposite from each other or opposite a three-leg intersection, where a traffic signal exists or may be warranted.
- Driveway widths will be in accordance with the design standards listed in the table below.

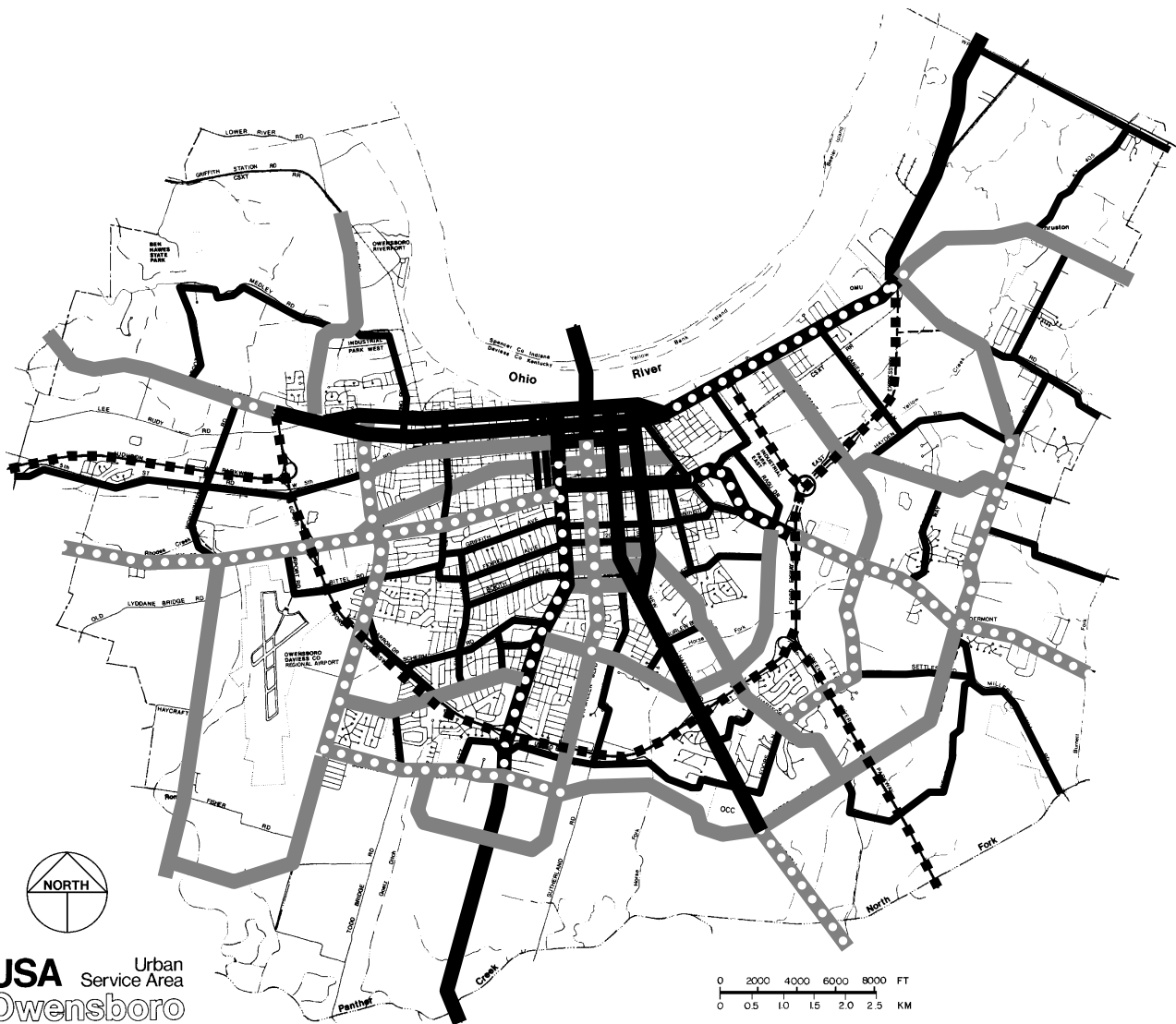
Sufficient Frontage NOT Available

Whenever new development or redevelopment is proposed for a property or assembled properties, and sufficient frontage is NOT available to allow application of the spacing standards in the table at left, **not more than one access point will be permitted**. The following requirements must also be met:

- Existing access points may remain in use, with no alteration or relocation if spacing is sufficient.
- The developer will locate new or relocated access points, maximizing the spacing between adjacent driveways along the street.
- No additional access points will be permitted, regardless of future subdivision, so joint-use driveways that straddle the property line or other connections between adjoining properties are encouraged.
- For corner lots, access will be limited to the intersecting side street with the lower functional classification.
- Driveway widths will be in accordance with the design standards listed in the table below.

Driveway Width Standards along All Streets

TYPE OF DRIVEWAY	Width at the property line	
	MINIMUM	MAXIMUM
Two-way driveway		
Residential	18 ft	30 ft
Non-residential		
Commercial	24 ft	40 ft
Industrial	24 ft	50 ft
With median		60 ft
One-way driveway		
Residential	10 ft	16 ft
Non-residential	12 ft	26 ft



J R Miller Blvd Access (10/24/1985)

Transportation Policy Committee adopted special access control policies for J. R. Miller Boulevard between 3rd Street and Southtown Boulevard: 1. **DRIVEWAY ACCESS:** No lot of record or newly created lot will be permitted direct access to the boulevard where there was no street improvement in existence in January, 1985; or where marginal access may be provided by a frontage street along the boulevard. 2. **STREET INTERSECTIONS:** A public side street may intersect with the boulevard if the following specifications are met: a. The new street leg must complete an existing three-leg street intersection to create a four-leg intersection; or be at least 500 feet from an existing or planned street intersection. Street intersection spacing is measured from centerline to centerline. b. The new street leg must connect with the public street system serving the adjoining neighborhood.

Martin Luther King Jr. Loop Access (9/9/2002)

The loop's design designates local street access points at 1,000 ft+ spacing. Property driveways shall be prohibited along the loop and shall be restricted to the local streets that intersect the loop.

Map of Major Streets

Functional Classification from Transportation Plan

	Segment Miles
■ ■ ■ ■ ■ Freeway/ Expressway	32.1
● ● ● ● ● Principal Arterial	
Over 20,000 vpd	7.2
Under 20,000 vpd	43.0
● ● ● ● ● Minor Arterial	
Over 10,000 vpd	27.9
Under 10,000 vpd	95.6
———— Major Collector	57.1

Existing/ planned one-way arterial streets:

- 2nd St (west) / 4th St (east)
- 5th St (west – Breckenridge to Walnut)
- Breckenridge St (north) / Triplett, New Hartford (south – to intersection with Breckenridge)
- 24th St (west) / 25th St (east – Frederica to Breckenridge)