Standards for Surfaces of Parking and Outdoor Storage Areas

Applicability
Standards apply to property outside of public rights-of-way used for parking, loading, vehicular access, display of merchandise for sale, or storage of equipment and/or materials. Standards are to be implemented in the event of new construction of buildings, parking, circulation, loading, and storage areas and intensified use of same.

Purpose and Intent

- To promote the health and general welfare of Topeka citizens and stakeholders.
- To promote economic development.
- To promote effective long term maintenance of private parking, loading, and outdoor storage surfaces.
- To prevent unsightly and harmful deterioration of private property.
- To control and prevent creation of dust and its negative effects on clean air and cleanliness.
- To provide for the effective management of storm water both on and off-site.
- To keep sediment out of public rights of way. Sediment in the public right-of-way can result in dust in the air, pollution and debris in storm water runoff.
- To establish standards that are:
  - effective in addressing their intent;
  - appropriate and efficient for a variety of circumstances regarding land use and physical development;
  - easy to understand and implement in a consistent manner; enforceable.

The costs of materials and installation of surfaces for parking, loading, and outdoor storage are substantial with costs that vary depending mainly on materials and thickness. Therefore, standards vary by the intensity of land use and described by category.
<table>
<thead>
<tr>
<th>Class / Standard Level</th>
<th>Intensity of Use</th>
<th>Example of Use and Level of Performance</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Highest. Shall withstand large loads and cyclic, dynamic loading.</td>
<td>Garbage trucks loading and dumping commercial dumpsters. Frequent use or semi-tractor trailers over 80,000 lbs.</td>
<td>Minimum 8-in Portland cement concrete pavement on compacted subgrade or approved equivalent. Minimum slope 1 % Area required is ten feet by thirty feet minimum in areas of trash dumpster loading/unloading.</td>
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<td>B</td>
<td>Heavy trucks and/or semi-tractor trailers.</td>
<td>Fire Trucks to a weight of 80,000 lbs. Semi-tractor trailers up to 80,000 lbs.</td>
<td>Minimum 8-inches Asphaltic Concrete Pavement or 6 inches concrete on prepared compacted subgrade, or 4 inches fly ash treated subgrade, or 4 inches aggregate base; or approved equivalent. Minimum slope of 1.5% and desired slope of 2%.</td>
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<tr>
<td>C</td>
<td>Passenger car and light trucks up to 10,000 pounds</td>
<td>Passenger car and light trucks up to 10,000 pounds Parking and circulation for employees and/or patrons</td>
<td>Minimum 4 inches asphaltic concrete pavement on 4 inches aggregate base or approved equivalent. Minimum slope of 1.5% and desired slope of 2%.</td>
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<tr>
<td>D</td>
<td>Designed for exterior storage with infrequent traffic and low speeds</td>
<td>Outdoor storage of equipment and materials Outdoor storage of towed vehicles awaiting repair or transfer to another location Parking and circulation for employees and patrons for a seasonal or temporary use with infrequent events, and generally not open to the general public.</td>
<td>Minimum 8 inches aggregate surface on compacted subgrade or approved equivalent. Minimum slope of 1.5% and desired slope of 2%</td>
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<td>E</td>
<td>Designed for low frequency special events (15 times per year)</td>
<td>Festivals, fairs, concerts, and other special events</td>
<td>Well-established turf (95% perennial vegetative coverage) Minimum slope 4% and maximum slope of 10%</td>
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</tbody>
</table>
General Standards:

1) Regardless of land use intensity, all areas of parking, loading or storage lots providing access to or from the public street right-of-way shall be surfaced to a minimum Class C level within 20 feet of that part of the property line adjoining public right-of-way at the point of access.

2) All surfaces within a 5 foot radius of a storm inlet shall be improved with concrete or asphaltic concrete. The surfaces of accessible spaces and accessible routes as required by the Americans with Disabilities Act (ADA) shall be improved to a Class C level or higher and shall meet the slope requirements of ADA.

3) All regulations for sediment and erosion control shall be met.

4) The City may approve an alternative to the standard when, as certified by a qualified design professional, the alternative meets the performance criteria for the intensity of land use.