

SECTION 8 – PARKING LOTS

CITY OF CARO

ENGINEERING DESIGN STANDARDS

A. Plans and Specifications – Submittal Procedure

1. Plans and specifications for Parking Lots shall be submitted as part of a site development package in accordance with “Section 1 - General Requirements & Submittals”.

B. Plans and Specifications – Design Criteria

1. Parking lots shall be grouped as follows:
 - a. Class “A” – Light duty driveways, school yards, playgrounds and small parking lots with less than forty (40) stalls. This cross-section is not suitable for heavy refuse truck pick-ups or delivery services. In areas where these services are used, the commercial/industrial cross-section should be used for routing to and from the service area.
 - b. Class “B” – Parking lots containing more than forty (40) stalls, medium to heavy truck traffic, some commercial lots.
 - c. Class “C” – Industrial lots, heavy truck uses, some commercial lots, bus routes.

Note: Cross-section for the above can be found in the provided figures at the end of this section.

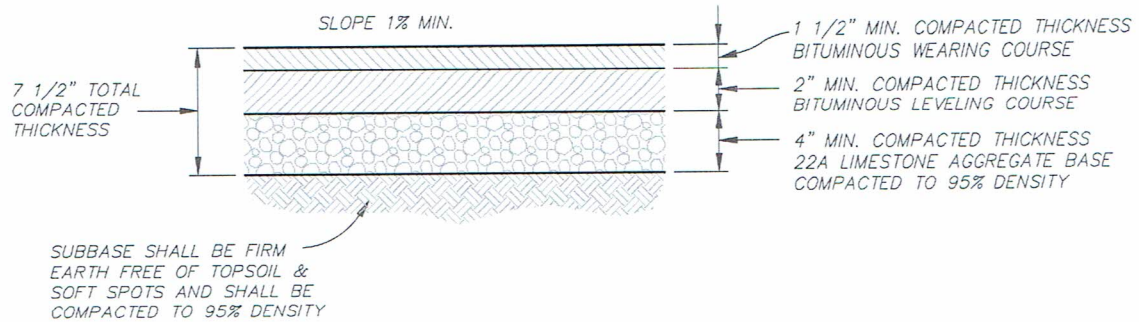
2. Alternate cross-sections designed by a qualified, licensed Professional Engineer and accompanied by supporting data will be considered.
3. Service drives shall utilize the Class “B” cross-section. Class “C” or design alternatives should be considered where extremely high volumes of truck traffic will be encountered.
4. Concrete curb shall be placed on drive entrances for the paved parking area. Concrete curbing shall be required in all locations where pavement meets landscaping areas or sidewalk. Concrete curb shall be MDOT C-4, unless approved otherwise. Bituminous curbing will not be permitted. Thickened edge sidewalks are acceptable when the pavement is sloped away from the sidewalk.
5. When sidewalks are provided adjacent to the parking area curbs where car overhangs occur, such walks shall be a minimum width of seven (7) feet, as measured from the face of the curb.
6. Parking bays shall be sixty-four (64) foot wide (20 foot stall plus 24 foot aisle plus 20 foot stall). However, for a single bay, a car overhang of two (2) feet can be assumed and the width between face of curbs may be reduced to sixty (60) feet. Moreover, on the curb side of a multiple bay parking area, the two (2) foot overhang may be assumed for the purposes of reducing the pavement width of the outside bay to sixty-two (62) feet. Where the parking area is adjacent to the project boundary line, the face of curb shall be located at least two (2) feet from such boundary line.

7. Individual parking spaces shall be marked by painted on yellow stripes a minimum of four (4) inches wide. The stripe shall extend from the front of the parking stall space to the end of the space. The distance center to center of stripes, as measured perpendicular to the stripes, shall be per zoning ordinance.
8. Barrier free parking spaces shall be striped in blue and signed meeting the latest ADA (Americans with Disabilities Act) requirements.

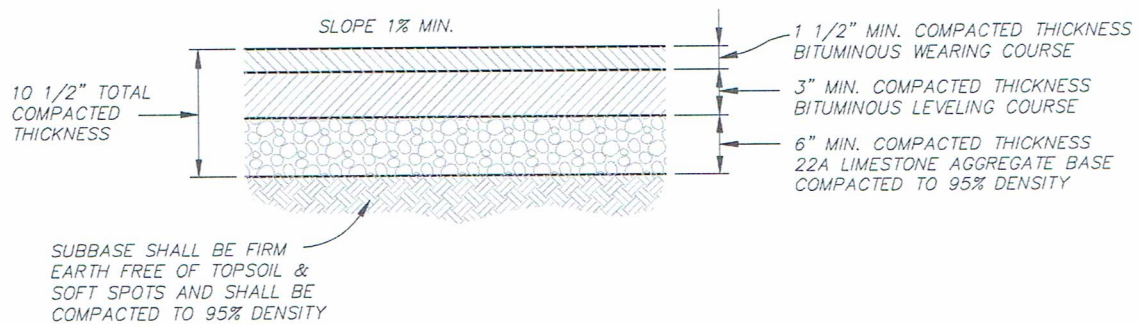
C. Parking Lot Lighting

1. All parking lots shall be illuminated. Lighting intensities shall average one (1) foot candle measured at the surface for parking areas. Service drives shall have a lower intensity averaging 0.5 foot candles. All outdoor lighting shall be shielded to reduce glare and be arranged to reflect light away from all residential districts, adjacent residences and public right of ways. At the property line, 0.1 foot candles shall be the maximum amount of light.
2. A photometric plan (lighting grid) is required to determine the appropriateness of the proposed lighting layout and intensity.
3. Light poles shall have a maximum height of twenty (25) feet, unless approved by the City.
4. All fixtures shall be LED unless otherwise approved by the City. Photocells or other approved equipment are required on all fixtures.
5. All wiring shall be UL listed for wet locations. No wiring shall be exposed.

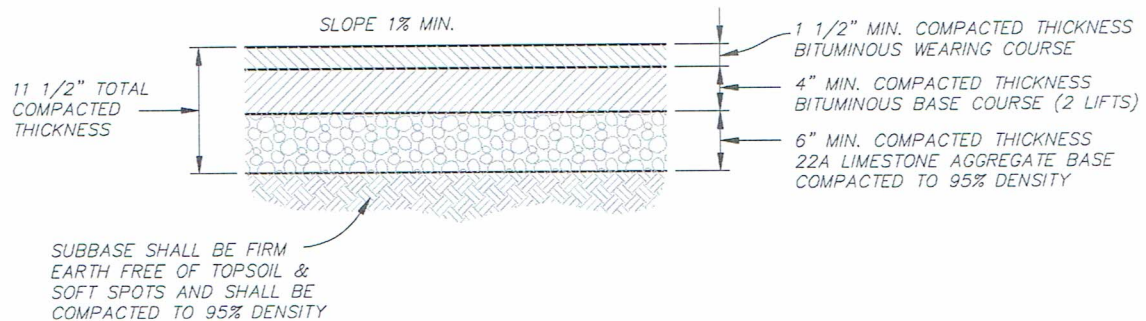
CLASS 'A'



CLASS 'B'



CLASS 'C'



DATE: FEB 2015

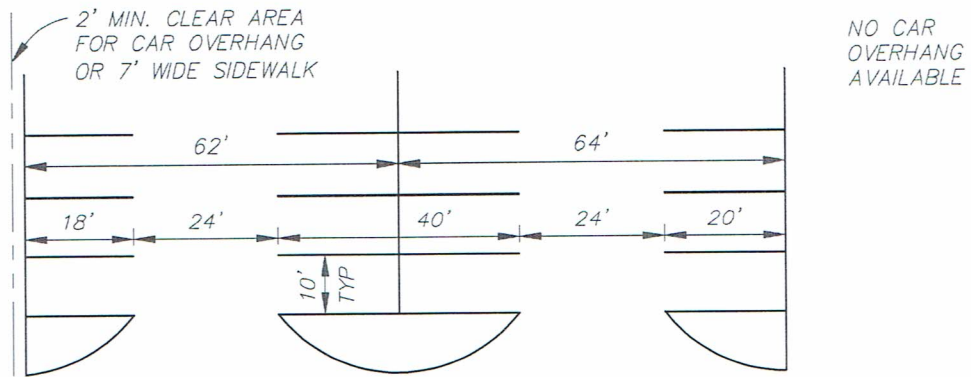
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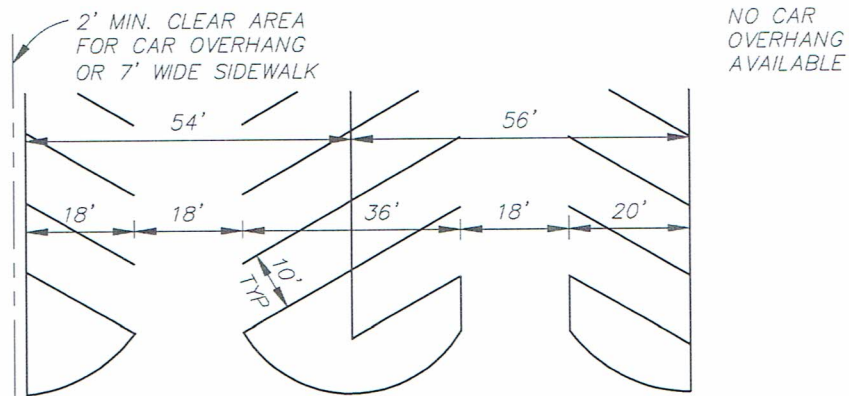
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SERVICES COMPANY**

128 N. Saginaw St. Lapeer, MI (810)-664-9411

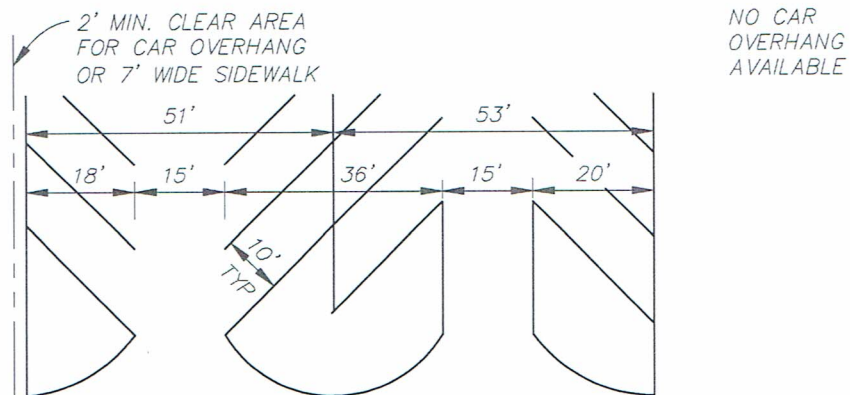
CITY OF CARO
SECTION 8 - FIGURE 1



90° PARKING



60° PARKING



45° PARKING

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SECTION 8 - FIGURE 2