

DC8 – PRIVATE IMPROVEMENT DESIGN CRITERIA

DC8-001 GENERAL. Private improvement construction in the City of Gardner shall conform to all applicable codes, regulations and ordinances as established by the City of Gardner. The design and construction of private improvements including streets, storm sewers, sanitary sewers, waterlines, streetlights and related construction shall conform to the City of Gardner *Technical Specifications and Design Criteria for Public Improvement Projects*.

Plans for private improvements associated with building construction shall be submitted to the Fire Department, Building Codes Division. Plans for private improvements not associated with new building construction or an addition to an existing building shall be submitted for review and approval to the Infrastructure Department, Engineering Division.

DC8-002 PARKING LOT CONSTRUCTION. Parking lot construction shall conform to the following design criteria and all City of Gardner ordinances:

A. Materials for Construction

The acceptable materials and thicknesses for parking lot pavement sections are outlined in Table DC8-002-1.

Table DC8-002-1 -Parking Lot Pavement Material and Minimum Thickness

Material	Minimum Thickness
Full Depth Asphaltic Concrete Section	
Asphalt Surface (BM-2)	2
Asphalt Base (BM-2B)	4
Asphaltic Concrete with Aggregate Base	
Asphalt Surface (BM-2)	4
Aggregate Base (AB-3 OP Modified)	6
Portland Cement Concrete Pavement	
Portland Cement Concrete Pavement ¹	5

¹ Portland Cement Concrete Pavement shall be air-entrained KCMMB with 10 gauge welded wire mesh on six (6) inch centers each way and embedded two (2) inches from the bottom of the slab

² Subgrade shall be compacted to 95% of the maximum density

Driveway entrances and concrete curbs within the right-of-way shall meet the requirements of the City of Gardner *Technical Specifications and Design Criteria for Public Improvement Projects*. Parking lot curbs shall be air-entrained with a minimum 28-day compressive strength of 4,000 psi.

B. Curb and Gutter

Concrete curbing shall be provided along the perimeter of parking areas and along drives connecting parking areas with public streets. Curbing shall have a six-inch vertical face above the surface of the pavement and be in accordance with the Standard Details, unless otherwise approved by the City Engineer.

All work within public right-of-way shall conform to applicable City of Gardner *Technical Specifications for Public Improvement Projects* and applicable Standard Details. Transitions to existing curb and gutter shall be made at saw joints in existing curb or at existing expansion joints. Expansion joints shall be placed where new curbing abuts existing curbing.

C. Drainage Facilities

All parking areas shall be provided with adequate drainage facilities as approved by the City Engineer. Enclosed storm sewers shall be used to collect and convey drainage to the public storm sewer system. Stormwater runoff exiting through driveway entrances shall not be allowed unless otherwise approved by the City Engineer. If the flow exceeds the capacity of the gutter, it shall be collected by a curb inlet prior to entering public right-of-way.

A Stormwater Management Plan shall be submitted to the City Engineer for review and approval in accordance with the City of Gardner Design Criteria for Storm Drainage Facilities.

D. Driveway Entrances

All driveway entrances within the public right-of-way shall be constructed in accordance with the Standard Details and the City of Gardner Access Management Code. In addition to the above design criteria, Table DC8-007-2 outlines geometric design criteria for commercial driveways. Private driveways shall adhere to the City of Gardner Access Management Code and applicable Technical Specifications.

Table DC8-002-2 -Driveway Widths and Radii per Driveway Type

Driveway Type	Maximum Width¹ (ft)	Minimum Width¹ (ft)	Minimum Radii² (ft)
Commercial			
2-Way without median	35	28	25
2-Way with median ³	52	32	25
1-Way In-bound	20	16	25
1-Way Out-bound	24	20	25

¹ Width shall be measured at the property line, parallel to the roadway

² As requested by the City Engineer, the Design Engineer shall provide turning movement diagrams to verify the adequacy of the curb radii

³ Minimum width of median shall be 4 feet

ADA detectable warning devices shall be installed at all traffic signal controlled commercial drives in accordance with the Standard Details.

Driveways which are shared by adjacent property owners require an access easement be recorded at the Johnson County Records and Tax Administration office.

All construction within right-of-way under the control or jurisdiction of the State of Kansas shall be reviewed and approved by the appropriate state agency prior to submitting plans to the City of Gardner. Plans submitted to the City of Gardner for review shall reflect all changes or corrections as required by that state agency as outlined on the approved state permit.

DC8-003 PRIVATE DRAINAGE FACILITIES. When a public storm sewer system is located adjacent to the lot, the private drainage facility shall be extended to the public system by the property owner. All other private drainage facilities, including inlets, sump pumps, outfalls, end sections, pop-up drains or other discharge devices, shall be located a minimum of four (4) feet from all property lines, including the Right-of-Way (ROW). If the private drainage facilities cause a hazardous condition to surrounding lawns, sidewalks or other improvements, the line shall be relocated to a location designated by the City Engineer, at the private drainage facility owner’s expense.

DC8-004 CONVERTING PRIVATELY OWNED INFRASTRUCTURE TO PUBLICLY OWNED INFRASTRUCTURE. Requests for converting privately owned infrastructure to public owned infrastructure shall be made in writing to the City Engineer. Privately owned infrastructure must comply with the City of Gardner *Technical Specifications and Design Criteria for Public Improvement Projects*. All costs associated with evaluating the suitability of privately owned infrastructure shall be the responsibility of the requestor.