

837 - PRIVATE DRIVES AND PARKING AREAS OUTSIDE OF PUBLIC RIGHT-OF-WAY (PRIVATE DEVELOPMENT)

837.1 DESCRIPTION

This work shall consist of the construction requirements of all privately-funded private drives and parking areas constructed outside of public right-of-way, except for single family driveways.

These specifications shall apply to new construction and reconstruction of all private drives and parking areas outside of public right-of-way, except for residential developments located in the A, R-1, R-1A, RE, RP-OE and RP-OS zoning districts.

837.2 MATERIALS

The materials shall comply with the design engineer's specifications and the approved geotechnical report. If a geotechnical report is not provided, the minimum design standards included in Table IV of the Design and Construction Standards may be used in lieu of a pavement design.

837.3 CONSTRUCTION REQUIREMENTS

Earthwork operations shall be performed in compliance with the construction documents and recommendation provided within the geotechnical report when provided. Materials and operations shall meet industry standards with regards to suitable material, moisture content, and density.

Construction of all private drives and parking areas under the jurisdiction of this section are subject to inspection and acceptance by the City.

The area designated for private drive and parking areas shall be free of mud, ruts, standing water and other adverse conditions prior to commencement of paving operations.

The contractor shall notify the City a minimum of 24 hours prior to the placement of any concrete curb and gutter or commencement of any paving operation.

At the completion of subgrade preparation and prior to the placement of aggregate, curb or pavement, the Contractor shall demonstrate that the subgrade is adequately compacted by providing to the City inspector, a special inspection certification from a certified geotechnical testing company.

- a. A City inspection shall be performed at final completion of the project prior to a certificate of completion being provided.

If asphalt is proposed, it shall be placed in maximum compacted lift thickness of no more than 4 inches.