



City of Meadville Pennsylvania

Parking lots

Submission requirements:

1. Two copies of a site plan showing, as applicable, landscaping/screening, setbacks, lot access, size and location of spaces and travel lanes and lighting. Parking shall comply with accessibility provisions of the Pennsylvania Uniform Construction Code as applicable, including but not limited to accessible parking spaces and routes.
2. Stormwater management/drainage plan and surfacing materials, with the plan prepared by a professional engineer.
3. Estimated costs.
4. Proof of workers compensation insurance.

Size and design of spaces

- In the case of dwellings, industrial and manufacturing establishments, warehouses, wholesale and truck terminals, and institutional uses, each space shall be not less than 162 square feet, being at least nine feet wide and 18 feet long. For all other uses, each space shall have an area of 180 square feet, being at least 10 feet wide and 18 feet long.
- No portion of a parking space shall include a portion of an access drive, sidewalk, lawful service drive, or public right-of-way of a street or alley.

Location

- Required parking spaces shall be located on the same lot with the principal use unless the zoning administrator determines that it is impractical to provide parking on the same lot with the principal use, in which case the zoning administrator may permit off-lot parking spaces within 500 feet of the lot of the principal use to be counted toward the parking requirement under certain circumstances.
- Off-street parking areas for more than five vehicles shall be placed in such locations as may be permitted by the zoning administrator under certain circumstances.



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Access

- All parking areas and spaces shall include a turnaround area so that vehicles are not required to back onto public streets.
- Access to off-street parking areas shall be limited to defined areas. Single-lane driveways shall be at least 10 feet wide but shall not exceed 12 feet. Double lane drives (for ingress and egress) may be up to 24 feet wide.

Landscaping (Applies only to lots for more than 5 vehicles)

- Shall be effectively screened on any side which adjoins a residential district or use. Such screening means a fence, screen planting or wall, provided in such a way that it will block a line of sight between two or more uses or structures. Screening shall be at least six feet in height unless the position of the screening would block a line of sight for a public street intersection or intersection of a lawful service drive and public street intersection. Fences or walls used as screening are subject to all fence height restrictions.
- There shall be a planting strip of at least five feet in width between all lot lines and the parking lot. Such planting strip shall be suitably landscaped and maintained in accord with a written landscape and maintenance plan filed with and approved by the zoning administrator.
- At a minimum, the required planting shall consist of one deciduous or coniferous tree per each four parking spaces, and one shrub per each four spaces. The balance of the planting strip may be maintained in annual plants or perennial grasses.
- At the time of planting, all shrubbery shall be a minimum of 18 inches in height as measured from the ground after proper planting and all coniferous trees shall be a minimum of 72 inches in height and all deciduous trees shall be a minimum of 96 inches in height as measured from the ground after proper planting.
- Parking lots containing more than 20,000 square feet of impervious parking surface shall devote an additional eight percent of surface area (exclusive of required border planting strips) to interior planting strips at locations and in designs approved by the zoning administrator.

Fees

- \$250 fee for review of compliance with zoning and stormwater management.
- \$75 for street occupancy permit for each curb cut, if applicable.



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Setbacks (Applies only to lots with more than five vehicles)

· No off-street loading or parking area for more than five vehicles shall be closer than 10 feet to any adjoining lot line containing a dwelling, or to any adjoining lot line within a residential zoning district, school, hospital, or similar institution.

Lighting

· Any lighting used to illuminate off-street parking or loading areas shall be arranged so as to reflect the light away from the adjoining premises of any residential district or use and away from roads or highways.

Surfacing/drainage

With the exception of single-family and two-family dwellings or conversion apartments, all parking and loading areas and access drives shall conform to the following regulations.

· Except as provided for in the following paragraph, drainage shall be designed to contain all surface water within or under the parking area until reaching a catch basin or other approved outlet area in accordance with city specifications and standards. A plan, stamped by a professional engineer, for such parking areas shall be submitted, including drainage provisions, to the City Engineer for approval.

· In addition to asphalt, concrete and other traditional surfacing, paving may include permeable pavers, pavers interlocked to allow storm water to flow through, or grill surfacing, per the following outline and as approved by the City Engineer:

1. Approaches in the right-of-way must be paved with asphalt or concrete.
2. Sidewalks crossing the drives must be concrete and in accordance with the current Americans With Disabilities Act Accessibility Guidelines.
3. Parking areas may pave the following surfaces:
 - a. Paved with asphalt or concrete. Such surface must be mitigated through appropriate stormwater management controls designed by a professional engineer.
 - b. Interlocking pavers. Such surface must be designed per the attached design or mitigated through appropriate stormwater management controls designed by a professional engineer.
 - c. Gravel surface. Must be confined by a geogrid-type system. Unconfined, compacted gravel surfaces are not permitted.



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- See the following requirements for general guidelines and more information on stormwater management design.

Stormwater Management Design Requirements

The City of Meadville has been designated an MS4 (Municipal Separate Storm Sewer System) municipality by EPA and DEP. As such we are required to regulate the storm water generated within the corporate boundaries of the City. The following guidelines are presented to help the developer and his engineer determine the necessary storm water controls.

Watershed Areas:

Developments which discharge storm water into a watershed of the City of Meadville not listed below shall incorporate Best Management Practices (BMP's) into the design of the facility. Examples of structural and non-structural BMP's are included in chapters 5 and 6 of "Pennsylvania Stormwater Best Management Practices Manual". This manual is available from the Pennsylvania Department of Environmental Protection. Storm water retention, storage, or infiltration shall be provided so that the post-development flows do not exceed the pre-development storm water discharge.

Neason Run

Any development which discharges storm water into this watershed shall incorporate Best Management Practices (BMP's) into the design of the facility. Storm water retention, storage, or infiltration shall be provided so that the post-development flows do not exceed the pre-development storm water discharge

UNT of French Creek Crossing Baldwin, Lord, and Terrace Streets.

Any development which discharges storm water into this watershed shall incorporate Best Management Practices (BMP's) into the design of the facility. Storm water retention, storage, or infiltration shall be provided so that the post-development flows do not exceed the pre-development storm water discharge.

French Creek

Any development which discharges storm water directly into French Creek shall incorporate Best Management Practices (BMP's) into the design of the facility.



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Watershed Standards/Calculation Methods

For the purpose of computing peak flow rates and runoff hydrographs from development sites, calculations shall be performed using one of the following: Soil Cover Complex (SCC) Method, Technical Release (TR) 55 or 20, or the HEC 1 or Penn State Runoff Model (PSRM). Under special circumstances the City Engineer may approve the use of other computation methods.

Predevelopment Conditions: Predevelopment conditions shall be assumed to be those which existed on any site at the time prior to the commencement of any development activities. Where a site has been developed previously and is proposed to be redeveloped, the predevelopment coefficient for the developed portion of the site shall be based upon an assumed fifty percent (50%) native land cover (i.e. grass, trees, etc) and fifty percent (50%) developed land cover (e.g., buildings, pavement, etc.). SCS runoff curve numbers selected for use in the calculations shall accurately reflect existing conditions subject to the approval of the City Engineer.

Watershed Standards/Release Rates/Procedures for Use

Storm Frequencies: Storm water management facilities for all development sites shall control the peak storm water discharge for the 2-, 10-, 25-, and 100-year storm frequencies. The Soil Conservation Service (SCS) 24-hour, Type II Rainfall Distribution shall be used for analyzing storm water runoff for both pre- and post-development conditions. The 24-hour total rainfall for these storm frequencies are as follows:

<u>Storm Frequency</u>	<u>Rainfall Depth (inches)</u>
2-year	2.50 inches
10-year	3.60 inches
25-year	4.10 inches
100-year	4.80 inches

1. Release Rate Percentage: The release rate percentage defines the amount of pre-development peak rate of runoff that can be discharged from the outfall on a site after development under the 2-, 10-, and 25-year storm conditions. Under all circumstances, a 100% release rate percentage shall be applied to the 100-year frequency storm whether or not reduced release rates are specified for other return rates.



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Procedure: Compute the pre- and post-development runoff hydrographs for each storm water outfall on the development site using an approved method for the required storm frequencies. Apply no on-site detention for storm water management, but include any techniques to minimize impervious surfaces and/or increase the time of concentration for storm water runoff flowing from the development site. If the post-development runoff rate and the runoff volume are less than or equal to the pre-development peak runoff rate and volume, then additional storm water control shall not be required for that outfall.

If the post-development peak runoff rate and/or volume are greater than the predevelopment peak runoff rate and/or volume, then storm water detention shall be required. The capacity of the detention facility shall be calculated by multiplying the pre-development rate of runoff from the 2-, 10-, and 25-year frequency storm by the subarea release rate percentage and the predevelopment runoff rate from the 100 year storm event by 100% to determine the maximum allowable releases from any detention facility.

Parking:

Parking lots serving five (5) spaces or less shall provide storm water controls for both quantity and quality. The developer may utilize the City of Meadville's standard design for storm water control. In lieu of using this standard, the developer may install a system of his choosing which meets the standards established by the City Engineer. Alternative designs must be prepared by an engineer licensed to practice in the Commonwealth of Pennsylvania.

Parking lots serving more than five (5) spaces shall provide storm water controls for both quantity and quality. The system shall be designed to meet the standards established by the City Engineer as previously described. Alternative designs must be prepared by an engineer licensed to practice in the Commonwealth of Pennsylvania.