



DIVISION OF HOUSING AND BUILDING
12650 DETROIT AVENUE • LAKEWOOD, OHIO 44107

MAIN (216) 529-6270

FAX (216) 529-5930

housing.building@lakewoodoh.net

www.onelakewood.com

COMMERCIAL **ASPHALT PAVING GENERAL REQUIREMENTS** **(Only Fresh Hot Mix Asphalt Shall be Used)**

PARKING LOTS – NEW:

1. All vegetation shall be removed.
2. Areas to be paved shall be uniformly graded with clean fill to provide positive drainage. A bulkhead shall be provided at the public sidewalk and other existing pavements to provide a smooth transition.
3. The base course of asphalt shall be a minimum of 4 inches thick, spread, leveled, power rolled and compacted to at least of 90% of maximum density and tack coated prior to placing the surface course.
4. The surface course shall be power rolled and compacted to a minimum of 2 inches thick and the pavement shall have a minimum slope of 1% to storm basins. All areas inaccessible to a power roller shall be thoroughly tamped with hot iron tampers. No water shall flow on to adjoining properties, and the surface course shall not be placed during inclement weather.
5. The finished pavement shall display a close grained, uniform and smooth surface free of sharp changes in grade, ridges and valleys, hollows, and voids. No depressions will be permitted which will trap water to form a puddle more than ¼" deep or more than 6 feet across. The weight of the wearing surface after the final rolling will be at least 12 pounds per square foot per inch of compacted thickness.
6. Appropriate barricades and signs shall be erected to prevent the movement of traffic over the pavement until it has set for a minimum of 48 hours.
7. A seal coat shall be applied according to the manufacturer's specifications.
8. A striping plan shall be submitted to the Building Department for approval. Standard parking stall sizes, handicap accessible spaces and walkway striping should be indicated.

PARKING LOTS – RESURFACE:

1. Prior to laying the surface course, the existing pavement shall be thoroughly cleaned, and vegetation removed. All cracks, upheavals, and pot holes shall be repaired with full depth asphalt paving and compacted. All contact surfaces and cold pavement joints shall be tack coated with asphalt emulsion binder to bond the overlay to the existing surface. A bulkhead shall be provided at the sidewalk to provide a smooth transition.
2. The surface course shall be power rolled and compacted to a minimum of 2" thick and the pavement shall have a minimum slope of 1% to storm basins. All areas inaccessible to a power roller shall be thoroughly tamped with hot iron tampers. No water shall flow over adjoining properties, and the surface course shall not be placed during inclement weather.
3. The finished pavement shall display a close grained, uniform and smooth surface free of sharp changes in grade, ridges and valleys, hollows, and voids. No depressions will be permitted which will trap water to form a puddle more than ¼" deep or more than 6 feet across.
4. Appropriate barricades and signs shall be erected to prevent the movement of traffic over the pavement until it has set for a minimum of 48 hours.
5. A seal coat shall be applied according to the manufacturer's specifications.
6. A striping plan shall be submitted to the Building Department for approval. Standard parking stall sizes, handicap accessible spaces and walkway striping should be indicated.

(Note: See reverse for area drain requirements)

AREA/DRIVEWAY & GARAGE DRAIN INSTALLATION GUIDELINES

1. All drains installed, repaired, or replaced on private property require a dye test and a permit.

Adequate time MUST be allotted for the Public Works/Sewer Dept. to dye test and verify the connection of any storm water drain to a City of Lakewood sewer. (2 weeks minimum)

No permit will be issued for any storm water or garage drain without a dye test or proof of an approved sewer connection. This applies to area/driveway drains that need to be replaced, repaired or relocated. In non-combination sewer service areas, the area/driveway drain must be connected to the property's storm sewer lateral.

NOTE: It is recommended that the driveway drain be connected separately to the storm lateral and not connected to a less than 6" downspout piping system as the roof system is designed to handle roof water only. Driveway drains connected to a less than 6" downspout drainage system may cause basement seepage issues. The City Engineer can be consulted for assistance. The final decision rests with the property owner(s).

2. All storm drain piping must be a minimum of 4" diameter of an approved material (Typically ASTM 3034).
3. Receptors must be sized for the volume of water, rated for the vehicle load (H10 rating for garages and driveways), installed according to the manufacturer's instructions and provide a minimum 12" sump with no bottom outlet.
4. A water seal must be provided to keep debris from entering the city sewer. Typically this is achieved by installing an inverted 45 degree direction change at the immediate receptor discharge (a cleanout is required for any underground direction change greater than 45 degrees).
5. Garage drains must be trapped and connected to the sanitary sewer.
6. The height of the finished drain strainer should be at an elevation to allow for no more than a 4% grade for the area being drained (approximately 1/2" per foot).
7. Drain pipe must be bedded in compacted, clean #57 limestone or river wash and backfilled to a minimum of 12" above the top of the drain piping. Backfill to rough grade with clean fill.