

**CITY OF MODESTO
PARKING LOT REVIEW REQUIREMENTS**

TYPE	REQUIREMENTS
SLURRY SEAL (No drainage changes)	<ul style="list-style-type: none"> ✓ Water Pollution Control Plan with BMPs ✓ ADA compliance plan review. ✓ Scaled plans- no designer required
Change in circulation pattern	<ul style="list-style-type: none"> ➤ Review by Traffic
GRIND & OVERLAY (No drainage changes)	<ul style="list-style-type: none"> ✓ Storm Water Pollution Control Plan with BMPs ✓ ADA Compliance plan review. ✓ Verify slopes next to buildings do not change due to taper grinding. ✓ Scaled plans required with critical slopes and dig out areas shown and Fire Dept. access to equipment. ✓ If dig out areas are greater than 5000 sq. ft. see next category.
Change to circulation pattern	<ul style="list-style-type: none"> ➤ Circulation pattern revisions should be reviewed (Traffic Division)
REMOVE & REPLACE PAVEMENT- SAME GRADES	<ul style="list-style-type: none"> ✓ Storm Water Pollution Control Plan with BMPs. ✓ ADA compliance plan review. ✓ Scaled plans required with critical slopes and dig out areas shown. May require designer to determine if slopes meet minimum ADA compliance requirements and Fire Dept. access to equipment. ✓ Check for flooding in the streets- flooding requires reduction in Storm Drainage going off site.
Change in circulation pattern	<ul style="list-style-type: none"> ➤ Circulation pattern revisions should be reviewed(Traffic Division)
< 5,000 sq. ft. native soil disturbed	<ul style="list-style-type: none"> ➤ Storm Water Pollution Control Plan with BMPs required.
>5,000 sq. ft. native soil disturbed	<ul style="list-style-type: none"> ➤ Storm Water Pollution Control Plan with BMPs, plus storm water treatment, source control and (after 12/10) LID required.
Over 1 Acre	<ul style="list-style-type: none"> ➤ Obtain coverage under State General Construction Permit. ➤ Stormwater treatment, source control and (after 12/10) LID required. ➤ Submit Landscape & Irrigation (L&I) plans to show parking lot meets shade tree requirements.

REDESIGN - NEW GRADES	<ul style="list-style-type: none"> ✓ Storm Water Pollution Control Plan with BMPs. ✓ ADA compliance plan review. ✓ Scaled plans required with critical slopes and dig out areas shown. May require designer to determine if slopes meet minimum ADA compliance requirements and Fire Dept. access to equipment. ✓ Reduction in Storm drainage going off site is required. ✓ Submit L&I plans to show parking lot meets shade tree requirements.
<5,000 sq. ft. native soil disturbed	<ul style="list-style-type: none"> ➤ Storm Water Pollution Control Plan with BMPs. ➤ Submit L&I plans to show parking lot meets shade tree requirements.
>5,000 sq. ft. native soil disturbed	<ul style="list-style-type: none"> ➤ Obtain coverage under State General Construction Permit. ➤ Stormwater treatment, source control and (after 12/10) LID required.
Over 1 Acre	<ul style="list-style-type: none"> ➤ Obtain coverage under State General Construction Permit. ➤ Stormwater treatment, source control and (after 12/10) LID required.
ADDITIONS/EXPANSIONS	<ul style="list-style-type: none"> ✓ Circulation pattern review for traffic safety. ✓ ADA compliance plan review. ✓ Scaled plans, designer may be required to determine if slopes meet the minimum ADA compliance requirements and Fire Dept. access to equipment. ✓ Submit L&I plans to show parking lot meets shade tree requirements.
Expansion of less than 50%	<ul style="list-style-type: none"> ➤ Expanded area must meet all standards of Article 20 of Title 10 (paving, striping, aisle ways, landscaping, wheel stops, etc.)
Expansions of 50% or more	<ul style="list-style-type: none"> ➤ Entire parking lot must meet above standards.
> 25% additional floor space	<ul style="list-style-type: none"> ➤ Street dedication and improvements per MMC. ➤ Dimensioned Site Plan. ➤ Submit L&I plans to show parking lot meets shade tree requirements.
> 50% increase in value of the building	<ul style="list-style-type: none"> ➤ Curb, Gutter, Sidewalk provided and/or repaired. ➤ Submit L&I plans to show parking lot meets shade tree requirements.