TYPICAL SITE PLAN EXAMPLE

2116 Example Drive
Nice Place Subdivision
Lot 56

Scale 1" = 20'

North

Zoning Setbacks:
Front Setback  25’
Side Setback   5’
Rear Setback  20’

Proposed Setbacks:
Front Setback  26’
Side Setback  8’-6”
Side Setback  16’-6”
Rear Setback  39’-6 5/8”

Revision Date 2/6/2015
TYPICAL DRIVEWAY DETAILS

NOTES:
1. FULL DEPTH EXPANSION JOINTS (SIX INCHES) SHALL BE PROVIDED AT THE EDGE OF THE SIDEWALK OPPOSITE THE STREET AND AT THE EDGE OF DRIVEWAY AS SHOWN ABOVE. EXPANSION MATERIAL SHALL BE ASPHALT IMMERSED FIREBOARD OR APPROVED EQUAL. (NO WOOD)
2. CONCRETE TO BE SAW CUT OR PLACE A TOOL JOINT AT THE CENTER OF DRIVE AND SEAL. IF POSSIBLE CONTRACTOR SHALL TRY TO ALIGN THE JOINT AT THE CENTER OF THE DRIVE WITH THE A JOINT IN THE ADJACENT SIDEWALK.
3. ALL CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF A PORTLAND CEMENT CONCRETE MIXTURE WHICH WILL PRODUCE A CONCRETE OF A COMpressive STRENGTH OF 3500 PSI. AFTER 28 DAYS SET UNDER STANDARD LABORATORY METHODS.
4. ALL SIDEWALKS REQUIRE A CONCRETE CURING COMPOUND, SUCH AS SEAL BRIGHT, W.R. MEADOWS, OR AN APPROVED EQUAL.
5. ALL SIDEWALKS AND CURB JOINTS SHALL BE CONSTRUCTED WITH A BROOM FINISH, TEXTURED, STAMPED, OR EXPOSED AGGREGATE CONCRETE.
6. ALL SIDEWALKS AND CURB JOINTS FOR DRIVEWAY APPROACHES REQUIRE AN INSPECTION PRIOR TO AND AFTER CONCRETE PLACEMENT.
7. IF THE EXISTING GUTTER PAN IS DAMAGED OR DAMAGED DURING CURB REMOVAL, REFER TO DETAIL DWG. AND REMOVE FROM JOINT TO JOINT WITHIN THE LIMITS OF SAWCUT.

Revision Date 2/6/2015
TYPICAL SIDEWALK DETAILS

SIDEWALK CONSTRUCTION NOTES:
1. EXPANSION MATERIAL SHALL BE REQUIRED AT 50 FT. MAXIMUM SPACING.
2. SIDEWALK SHALL HAVE TOOLED OR SAW-CUT TRANSVERSE JOINTS AT INTERVALS EQUAL TO THE WIDTH OF SIDEWALK (5' TYP.). THESE WEAKENED PLANE (CONTRACTION) JOINTS SHALL BE CONSTRUCTED TO 1/4 DEPTH OF THE SIDEWALK THICKNESS AND SHALL BE 1/2" TO 3/4" WIDE.
3. CONCRETE SHALL HAVE A MINIMUM COMpressive STRENGTH OF 3000 p.s.i.
4. CONCRETE SHALL HAVE A MINIMUM CEMENT CONTENT OF 2 1/2 BAGS PER CUB. YD. WITH 5 1/2% ± 1 1/2% AIR ENTRAINMENT.
5. EXPANSION JOINT MATERIAL SHALL BE PREFORMED ASPHALT IMPREGNATED FIBERBOARD CONFORMING TO AASHTO M-213. EXPANSION JOINT MATERIAL SHALL BE LEFT 1/2" LOWER THAN GRADE OR TRIMMED 1/2" LOWER, AND FILLED WITH SILICONE SEALER TO FINISHED GRADE.
6. ALL COLD JOINTS AND SAW-CUT JOINTS SHALL BE FILLED TO FINISHED GRADE WITH JOINT SEALANT.
7. CONCRETE CURING COMPOUND SHALL BE SEALIGHT 1000-WHITE MANUFACTURED BY P.R. MEADOWS, OR AN APPROVED EQUAL.
8. CONCRETE JOINT SEALANT SHALL BE SONOBORN "S" OR AND APPROVED EQUAL. CLOSED CELL BACKER ROD SHALL BE USED IN DEEP JOINTS, AS NEEDED, ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
9. ALL SIDEWALKS SHALL HAVE ONE-HALF INCH ROLLED EDGES AND A BROOMED FINISH.

* CONFIRM ALL DIMENSIONS FOR GREENSPACE, SIDEWALK, AND RIGHT-OF-WAY WITH THE APPROVED PLAT.

ALL SIDEWALKS REQUIRE INSPECTION BEFORE AND AFTER CONCRETE PLACEMENT. CONTACT CHUCK RUTHERFORD AT 575-8291 TO SCHEDULE AN INSPECTION. SIDEWALK WILL BE CHECKED FOR ADA REQUIREMENTS & WORKMANSHIP.

JOINT SEALANT DETAIL

Revision Date 2/6/2015