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CONSULTANTS:

CIVIL:

STRUCTURAL:

MEP:

New Driveway
54165 US Hwy. 290
Hempstead, Texas 77445

Issued For:

Revisions:

FIRM # F-15826



Sheet Title:

SITE PLAN

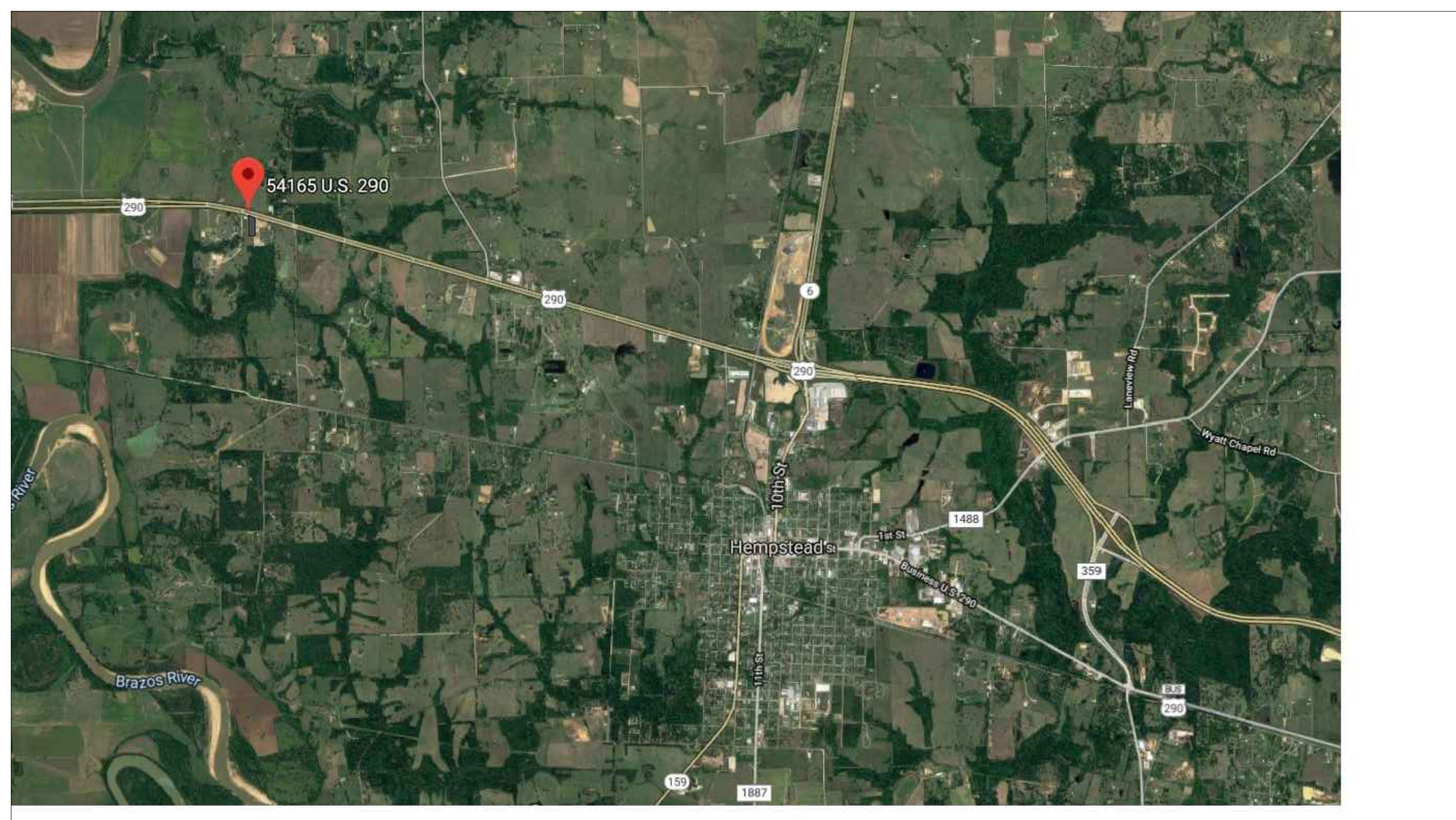
Scale:

Rev. Date:

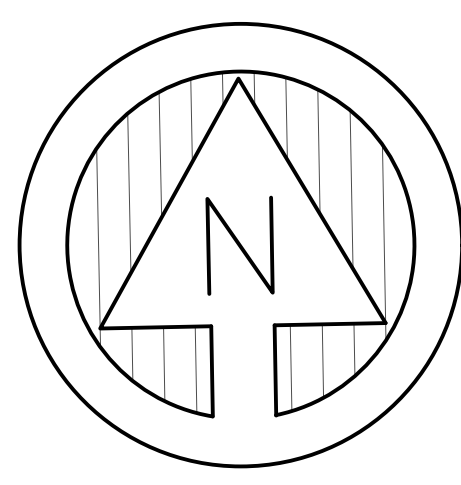
Job No.:

Sheet No.:

A1
 Sheet of 1



VICINITY MAP



SITE PLAN

1/16" = 1'-0" 1

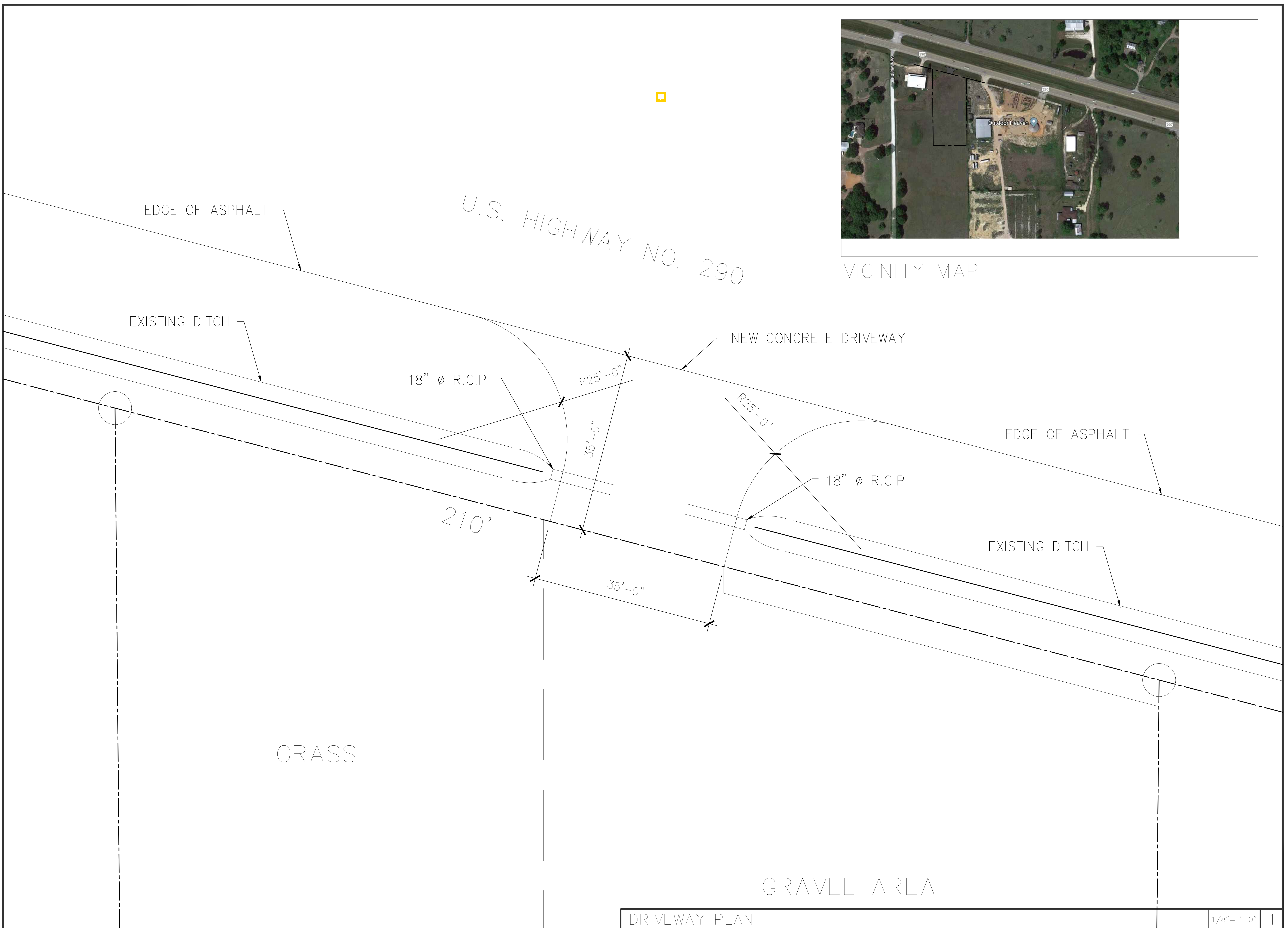
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 STRUCTURAL:
 MEP:



VICINITY MAP



New Driveway
 54165 US Hwy. 290
 Hempstead, Texas 77445

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Sheet Title:
 DRIVEWAY LAYOUT PLAN
 Scale:
 Rev. Date:
 Job No.:
 Sheet No.:

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 Sheet of

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Sheet Title:

DRIVEWAY DETAILS

Scale:

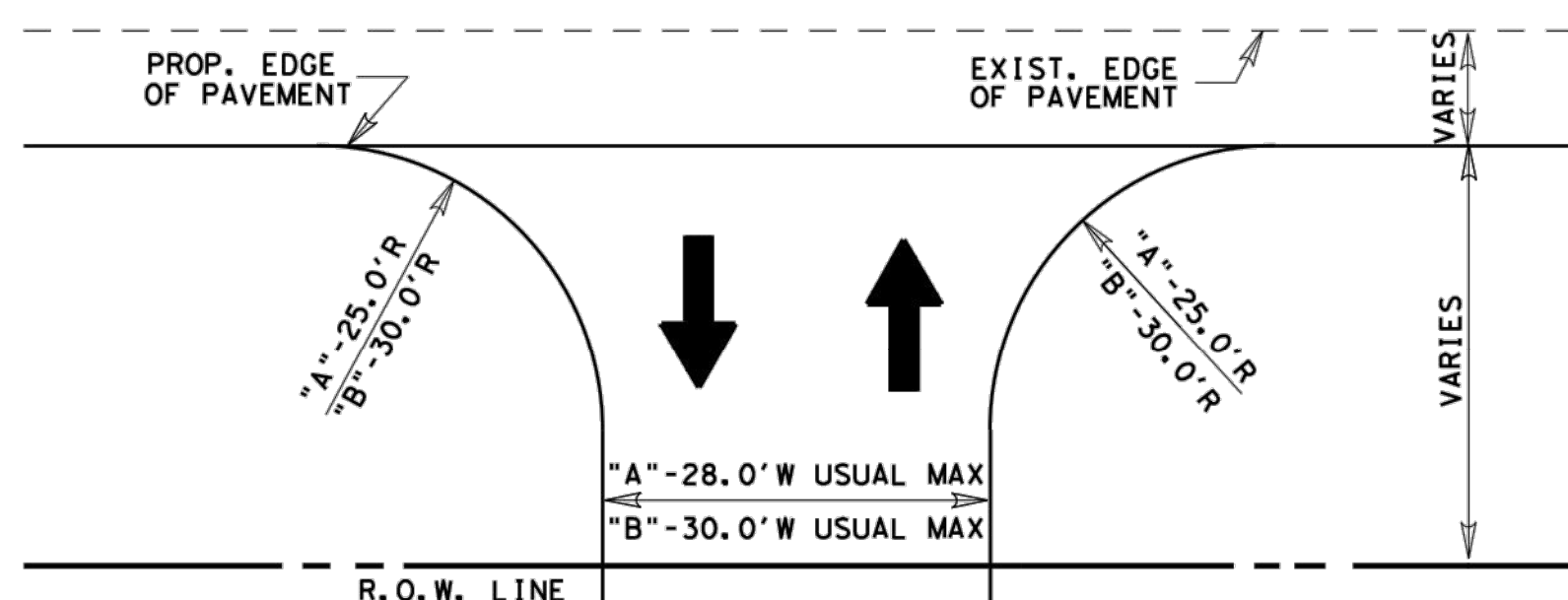
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Job No.:

Sheet No.:

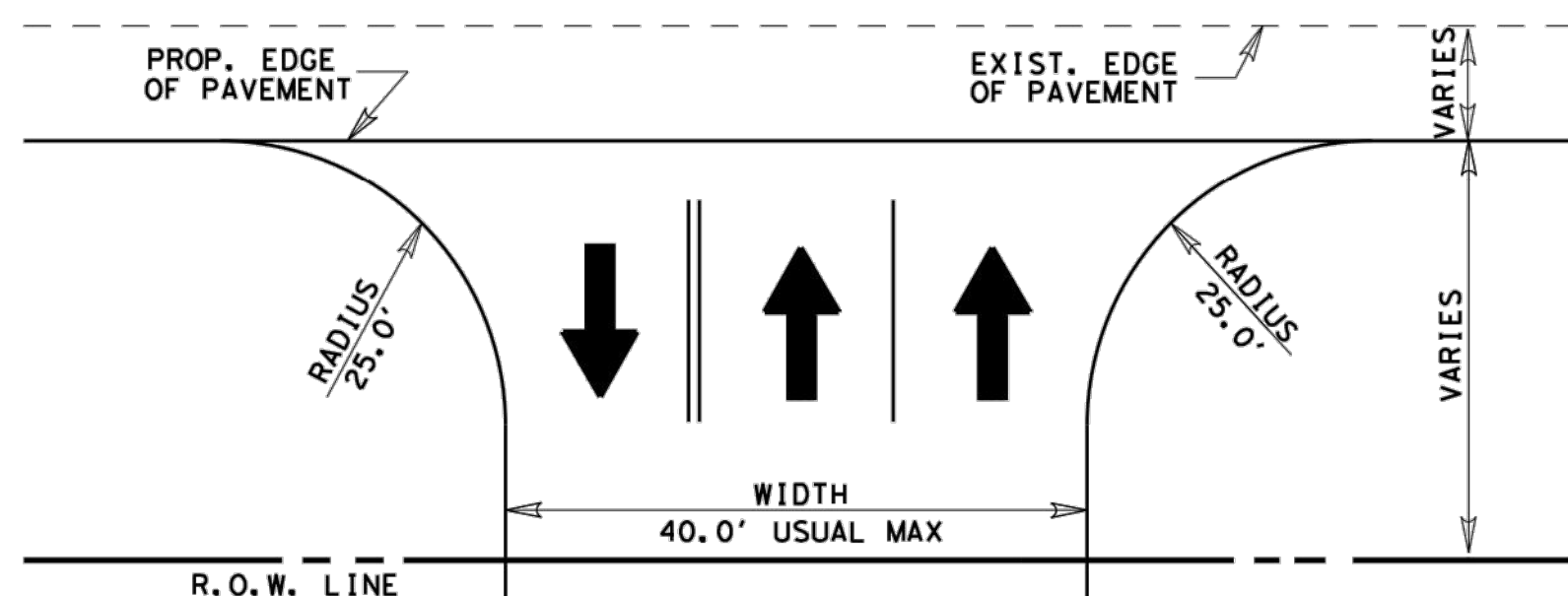
A3
 Sheet of

DESIGNS FOR TWO-WAY COMMERCIAL DRIVEWAYS



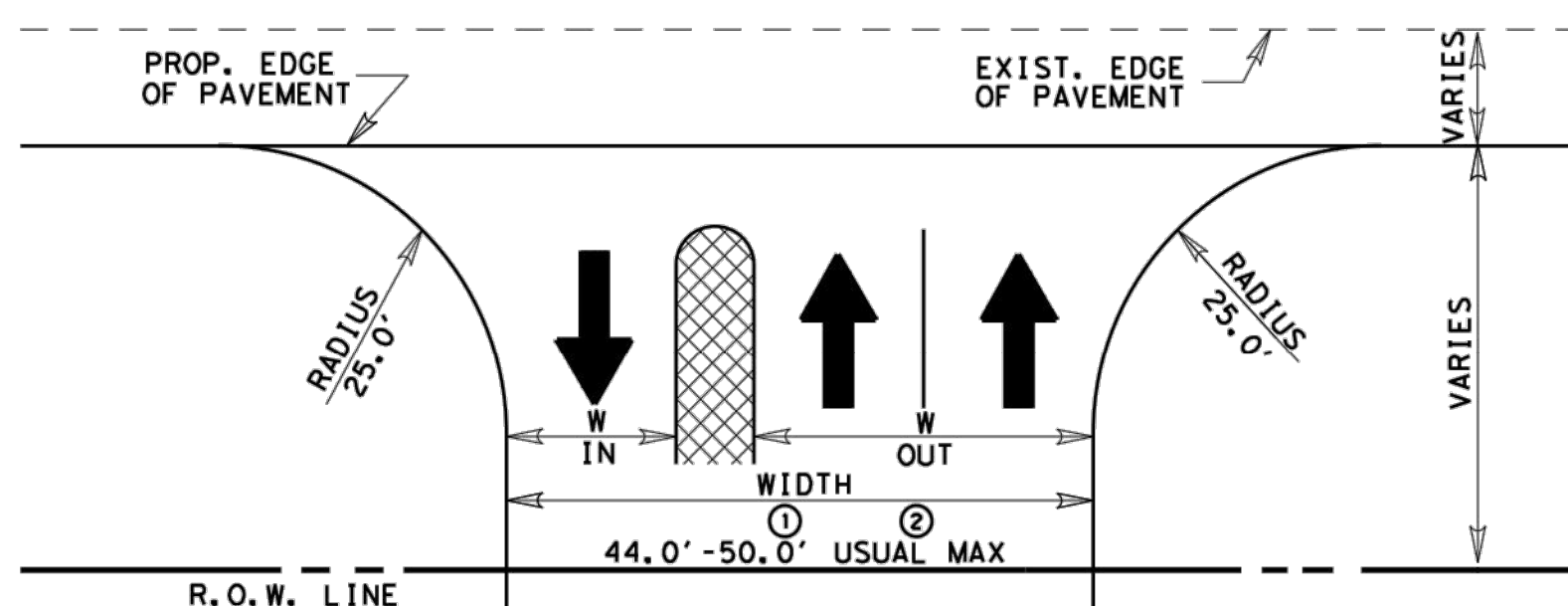
"A" - ONE ENTRY LANE AND ONE EXIT LANE, FEWER THAN 4 LARGE VEHICLES PER HOUR
 "B" - ONE ENTRY LANE AND ONE EXIT LANE, 4 OR MORE SINGLE UNIT VEHICLES PER HOUR

① - DRIVEWAY DESIGNS FOR LARGER VEHICLES WILL BE CONSIDERED ON A CASE BY CASE BASIS

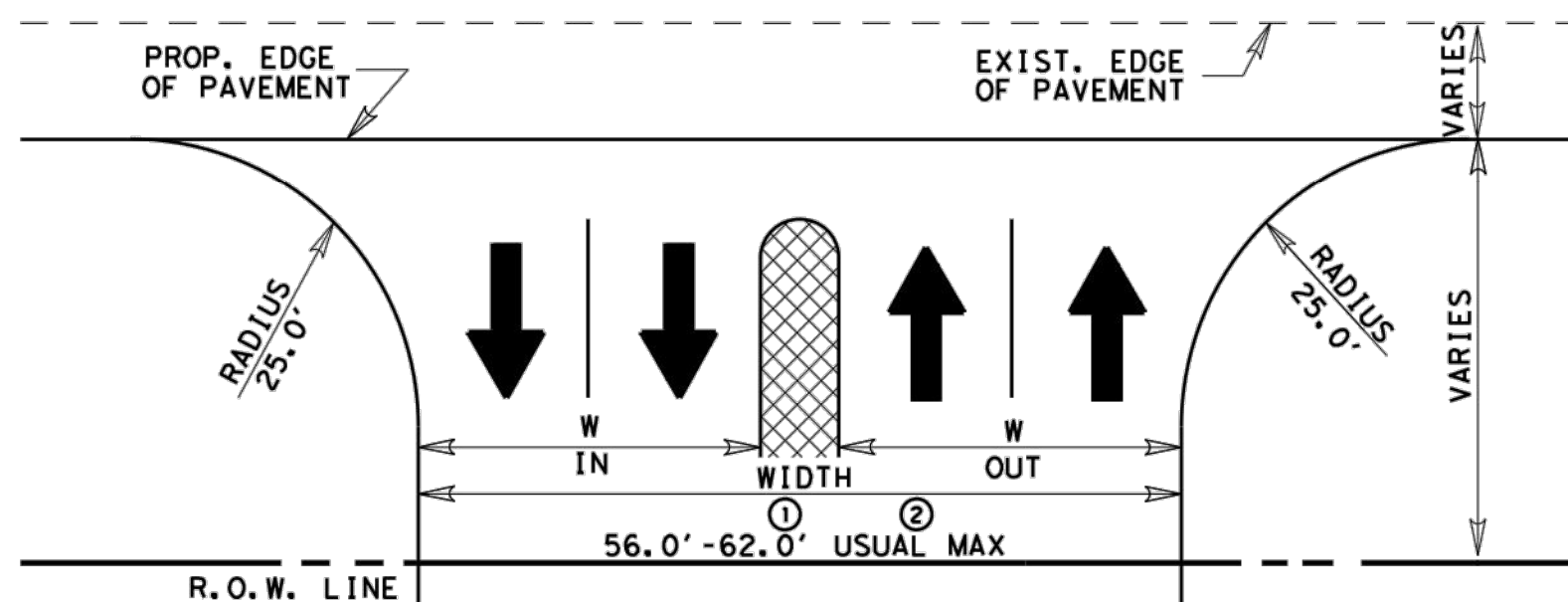


ONE ENTRY LANE AND TWO EXIT LANES (WITHOUT DIVIDERS)

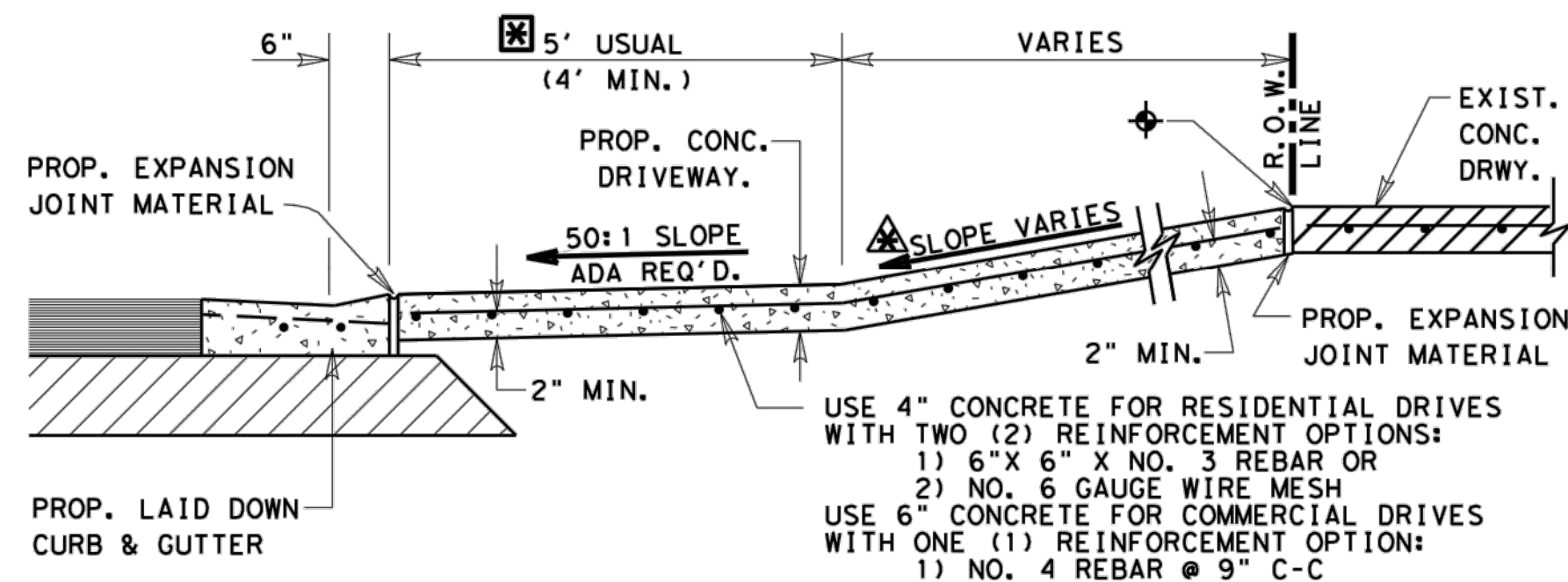
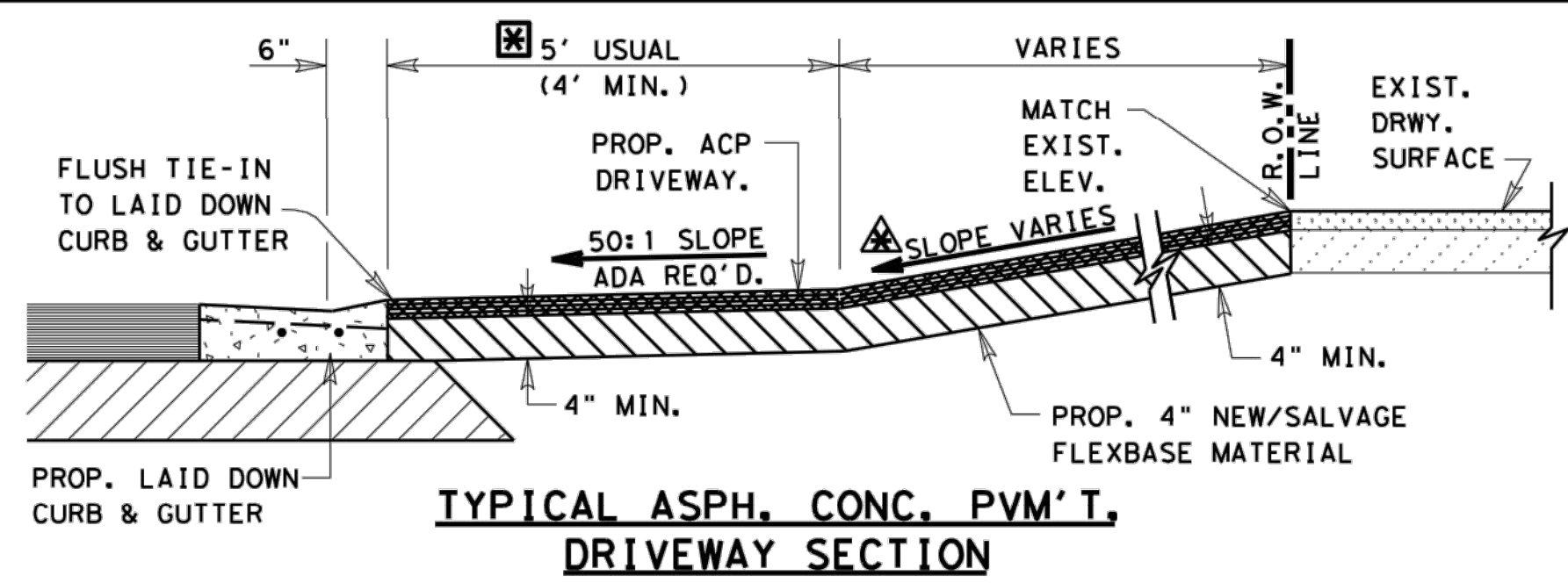
DESIGNS FOR TWO-WAY COMMERCIAL DRIVEWAYS



① - 4.0' WIDE DIVIDER, FACE-TO-FACE CURBS
 ② - 10.0' WIDE DIVIDER, FACE-TO-FACE CURBS
 ONE ENTRY LANE AND TWO EXIT LANES (WITH A DIVIDER)



① - 4.0' WIDE DIVIDER, FACE-TO-FACE CURBS
 ② - 10.0' WIDE DIVIDER, FACE-TO-FACE CURBS
 TWO ENTRY LANES AND TWO EXIT LANES (WITH A DIVIDER)



CONCRETE SHALL BE SAW CUT TO THE LIMITS OF REMOVAL WHERE APPLICABLE.

PROP. /FUTURE SIDEWALK CROSSING LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. SEE P&P SHEETS FOR PROP. SIDEWALK LOCATION IF SIDEWALKS ARE INCLUDED AS PART OF PROJECT. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

ENTRANCE'S BASE AND SURFACING MAY BE EXTENDED BEYOND R.O.W. LINE AS REQUIRED TO MEET EXISTING GRADE IN A SATISFACTORY MANNER OF WHICH NO STEEPER THAN 12:1 FOR COMMERCIAL DRIVEWAY AND 8:1 FOR RESIDENTIAL DRIVEWAY SLOPE WILL BE CONSTRUCTED.

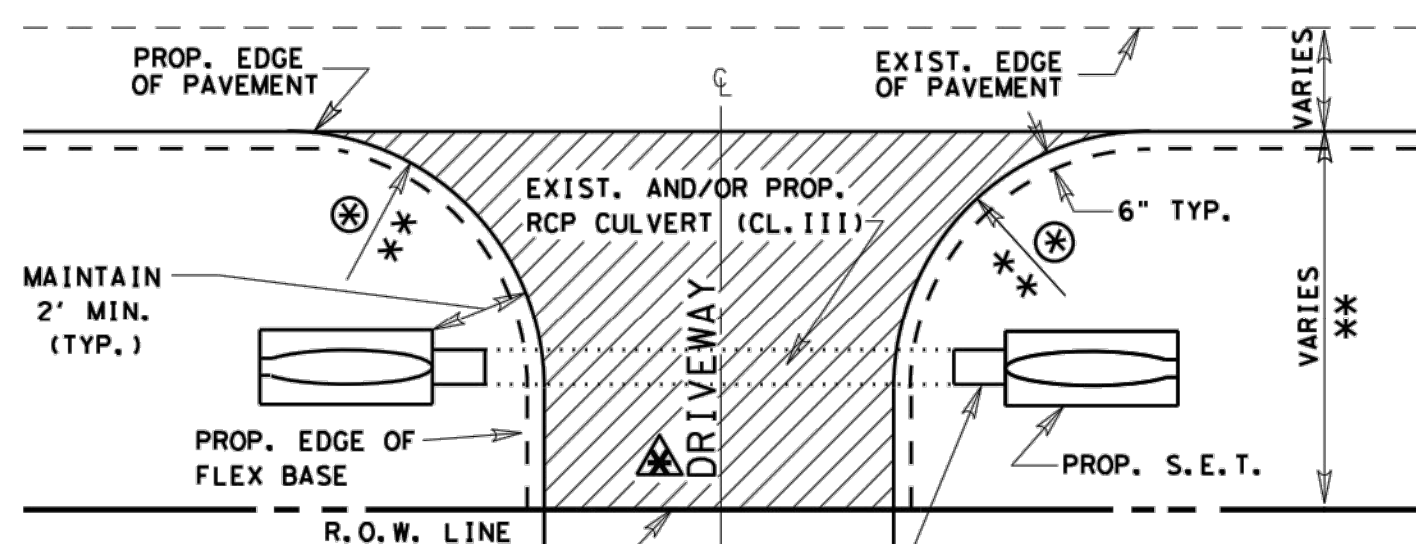
PROP. DWY ALGEBRAIC DIFFERENCE TABLE

COMMERCIAL DRIVEWAYS @ A = 6% MAX.
RESIDENTIAL DRIVEWAYS @ A = 8% MAX.

PROPOSED DRIVEWAY SLOPE TABLE

COMMERCIAL DRIVEWAYS @ 12:1 MAX.
RESIDENTIAL DRIVEWAYS @ 8:1 MAX.

PRIVATE AND COMMERCIAL DRIVES WITHOUT CURB & GUTTER



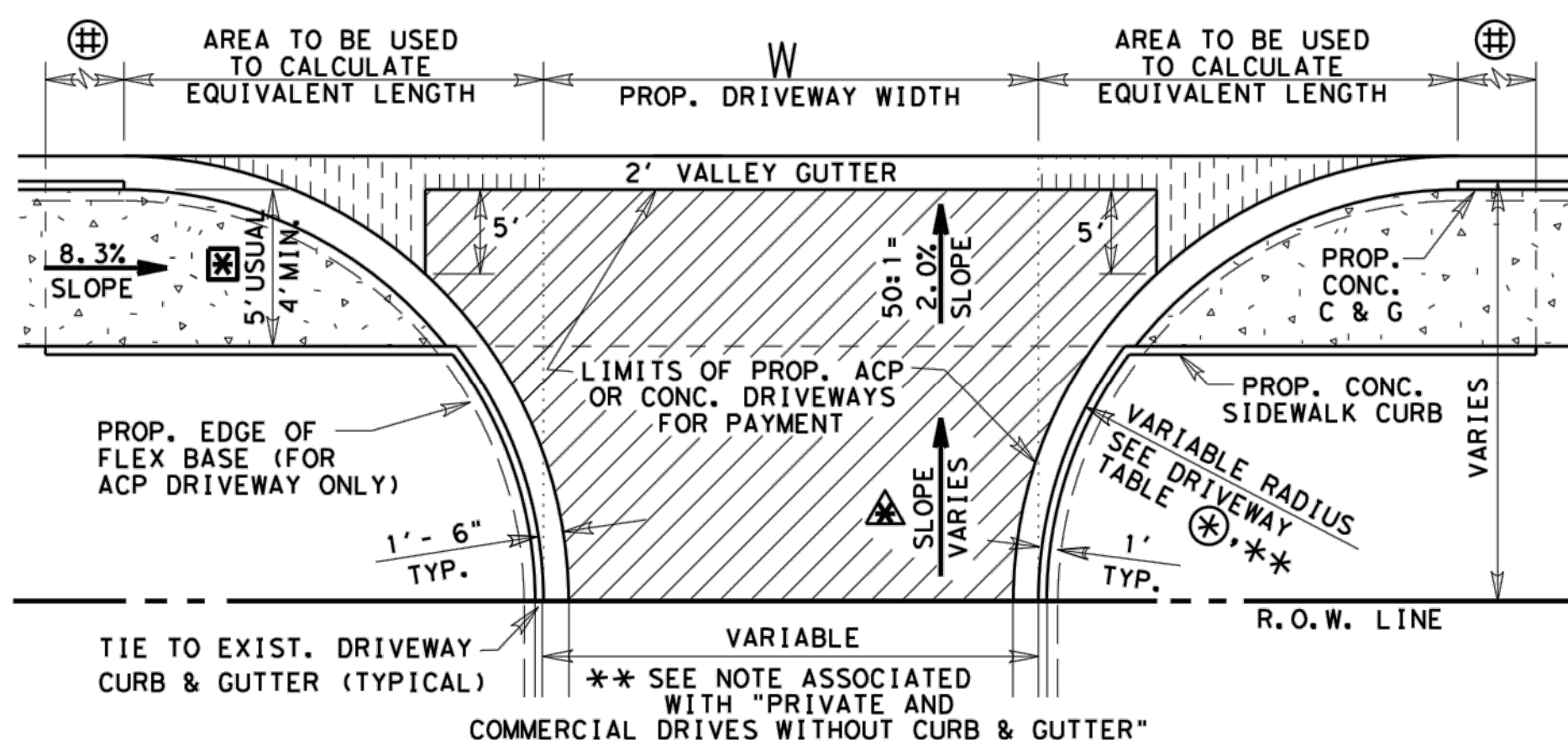
OR AS SHOWN ON PLAN LAYOUT, TURNING RADIUS MAY BE REDUCED AS APPROVED BY THE ENGINEER.

PLAN OF PRIVATE AND COMMERCIAL DRIVES

** FOR PRIVATE RESIDENTIAL DRIVES, TRY TO MATCH EXISTING WITH A MINIMUM WIDTH OF 12 FT. AND A MAXIMUM WIDTH OF 24 FT. WITH 15 FT. USUAL RADIUS. FOR COMMERCIAL DRIVES, USE ABOVE COMMERCIAL DRIVEWAY DETAILS.

SEE TYPICAL DRIVEWAY SECTIONS NOTES FOR DRIVEWAY SLOPE CRITERIA.

PRIVATE AND COMMERCIAL DRIVES WITH CURB & GUTTER



PLAN OF PRIVATE AND COMMERCIAL DRIVES

SEE P&P SHEETS FOR LOCATIONS OF DRIVES N.T.S.

PROP. /FUTURE CONC. SIDEWALK LOCATION UNLESS SHOWN ELSEWHERE ON P&P SHEETS. REFER TO STATE STANDARDS - PEDESTRIAN FACILITIES - FOR ADDITIONAL REQUIREMENTS.

LIMITS OF SLOPE FOR PROP. CONC. CURB BASED ON 8.3% SLOPE FOR SIDEWALK.

SEE TYPICAL DRIVEWAY SECTIONS NOTES FOR DRIVEWAY SLOPE CRITERIA.

LF EQUIVALENT TABLE FOR PAYMENT LIMITS OF 2' VALLEY GUTTER

LF OF VALLEY GUTTER = W * X1 + X2
 WHERE X1 AND X2 MAY VARY DEPENDING ON RADIUS

Prop. Driveway Radius	X1 or X2 (Sq Ft Area / 2')	Equivalent LF Length
5'	1	
8'	2	
10'	4	
12'	6	
15'	9	
18'	12	
20'	15	
22'	18	
25'	24	
28'	30	
30'	34	

SEE DRIVEWAY TABLE FOR LIMITS OF LAID DOWN CURB TO BE PAID FOR AS CURB AND GUTTER

DRIVEWAY TYPES

TY PB-1
 EXIST. PRIVATE OR COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" NEW AND/OR SALVAGE FLEX. BASE, PRIMED AND SURFACED WITH 114#/SY ACP.

CONCRETE (RESIDENTIAL)
 EXIST. PRIVATE DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

CONCRETE (COMMERCIAL)
 EXIST. BUSINESS DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 6" CONCRETE. TO BE PAID FOR BY THE SQ.YD.

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TEXAS DEPARTMENT OF TRANSPORTATION
DRIVEWAY DETAILS
PRIVATE
(RESIDENTIAL-COMMERCIAL)

REV. 01/17 DRIVEWAY2.DGN

STATE	COUNTY	CONT.	SECT.	JOB	HIGHWAY NO.
TEXAS	21				