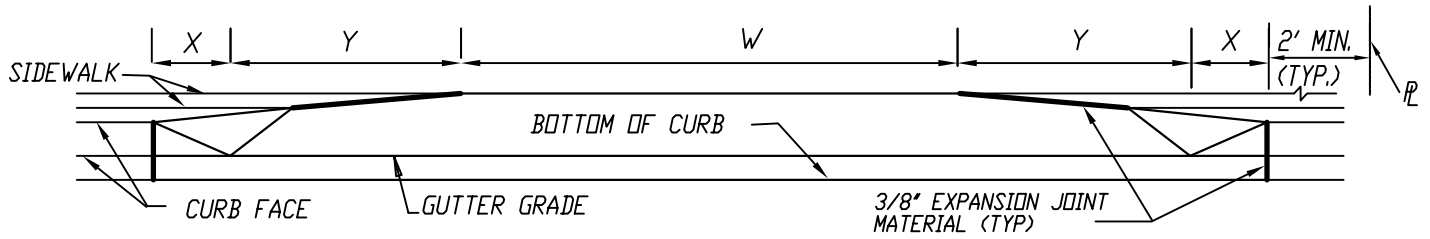


VALUES OF "X"		
SIDEWALK	CURB HEIGHT	
		6'
ADJACENT P	3'	4'
ADJACENT TO CURB	4'	5'
FULL PARKWAY	4'	5'

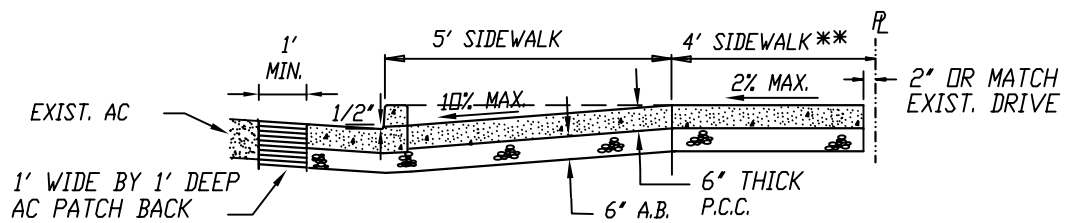
VALUES OF "W"		
RESIDENTIAL ****	MIN.	MAX.
		12'
COMMERCIAL/INDUSTRIAL		
	ONE-WAY	14'
TWO-WAY	24'	35'

**PLAN**



\*\* COMMON DRIVEWAYS SERVING 5 OR MORE DWELLING UNITS : "W" SHALL BE 28'

**ELEVATION**



\*\* ALTERNATES IN RESIDENTIAL AREAS. COMMERCIAL AND INDUSTRIAL AREAS SHALL HAVE FULL PARKWAY SIDEWALK.

**SECTION A-A**

NOTES:

1. A.C. SECTION MAY BE CONSTRUCTED BETWEEN BACK OF SIDEWALK AND R/W FOR RESIDENTIAL DRIVEWAYS.
2. TWO (2) FEET OF FULL HEIGHT CURB SHALL BE MAINTAINED BETWEEN P AND EDGE OF DRIVEWAY.
3. NO LESS THAN 22' OF FULL HEIGHT CURB SHALL BE MAINTAINED BETWEEN DRIVEWAYS ON SAME PROPERTY.
4. THE TOTAL WIDTH OF DEPRESSION ("W"+2"Y") IN CASE OF MULTIPLE DRIVEWAYS ON A SINGLE OWNERSHIP PARCEL FRONTAGE, SHALL NOT EXCEED 70% OF THE FRONTAGE WHERE FRONTAGE IS 100' OR LESS, OR 60% WHERE FRONTAGE IS GREATER THAN 100'.
5. CONCRETE SHALL BE 560-C-3250.
6. FRONTAGE LENGTH MINUS DEPRESSION WIDTH ("W"+2"Y") SHALL NOT BE LESS THAN 20'.
7. "Y" SHALL BE EQUAL TO THE PARKWAY WIDTH, BUT SHALL NOT EXCEED 10'. VALUES OF "Y" MAY BE REDUCED UNDER EXTENUATING CIRCUMSTANCES.

**CITY OF NEWPORT BEACH**  
PUBLIC WORKS DEPARTMENT

**COMMERCIAL DRIVEWAY  
APPROACH TYPE III**

APPROVED:

PUBLIC WORKS DIRECTOR

RCE NO. 36106

Drawn: M.Gracia

Date: 7 Sep, 1994

Scale: N.T.S.

F:\USERS\PBW\Shared\CAD\_STD\STD Details\2003\_Std

DRAWING NO.

**STD-166-L**