

THIS STANDARD REPLACES EMA STANDARD 101-0-0C

VALUES OF "X"			MINIMUM "W"	MIN.
SIDEWALK	CURB	HEIGHT	RESIDENTIAL	12'
	A2-6 (6")	A2-8 (8")		
ADJACENT TO R/W	2'	3'	COMMERCIAL & INDUSTRIAL ONE WAY TWO WAY	14' 28'
ADJACENT TO CURB	3'	4'		
FULL PARKWAY	3'	4'		

NOTES:

1. In certain situations if all of the following minimums are provided, the result may not be workable. Notwithstanding the minimums, the intent is to produce a driveway that provides reasonable access to the garage.
2. Sidewalk and ramp thickness "T" shall be 6" P.C.C.
3. A.C. section may be constructed between back of sidewalk and R/W for residential driveways if the onsite driveway is A.C.
4. One (1) foot minimum of full height curb shall be maintained between PL and top of "X" unless a common driveway is warranted per Note 11.
5. No less than 22' of full height curb shall be maintained between two driveways on the same property.
6. Commercial, industrial and residential driveways having an anticipated Average Daily Traffic volume (ADT) greater than 100 vehicles will be designed as Flared Depressed Curb Driveway Approaches per Std. Plan 1210. Residential driveways serving more than 25 units and commercial and industrial driveways having anticipated ADT in excess of 1000 vehicles will be designed as local streets with curb, spandrel and cross gutter, subject to approval of engineer.
7. Color additives or pattern stamped concrete shall not be used.
8. When garage door opening and right-of-way line are parallel and distance between garage door opening and right-of-way is 20' or less, "W" shall be a minimum width equal to the garage door opening and shall be centered on the total garage door opening.
9. When garage door opening and right-of-way line are not parallel, "W" shall be determined in accordance with detail on sheet 4 of 5.
10. When the closest setback distance between the garage door opening and right-of-way is greater than 20', "W" may be reduced and the driveway on site may be curved or angled as necessary providing a minimum distance of 20' is maintained adjacent and perpendicular to the garage door in order to provide room for a car to back out of the garage and maneuver. Refer to Detail "B" on sheet 3 of 5, and Detail "C" on sheet 5 of 5.
11. When the "X" of one driveway conflicts with the "X" of an adjacent driveway in a knuckle or cul-de-sac, a common driveway shall be used.
12. It is permissible for the projection of the edges of two adjacent onsite driveways to cross providing they do so within the R/W as shown on sheet 5 of 5.
13. Driveways for Panhandle and Flag Lots must meet applicable minimum width requirements as well as allow for maneuvering room as called for by note 10.

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY

Approved *W.L. Zaur*
W.L. Zaur, Director of Public Works

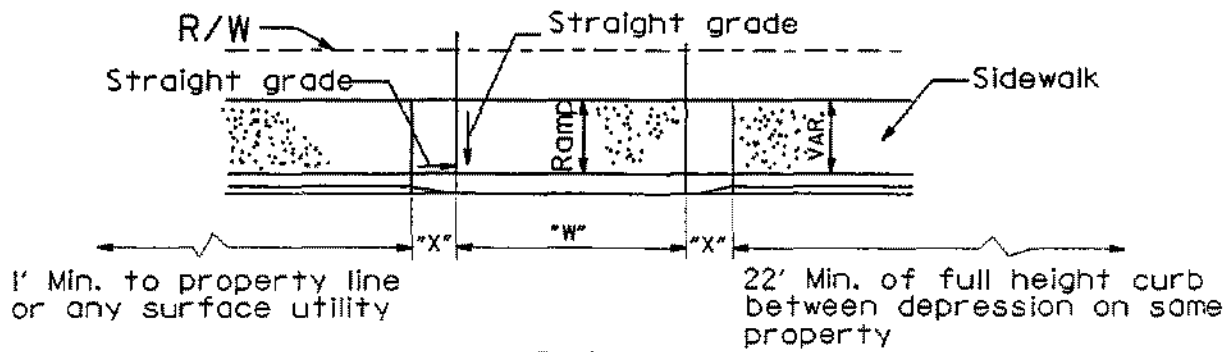
Adopted: Res. 91-1481 Revised: Res. 96-546

STD. PLAN

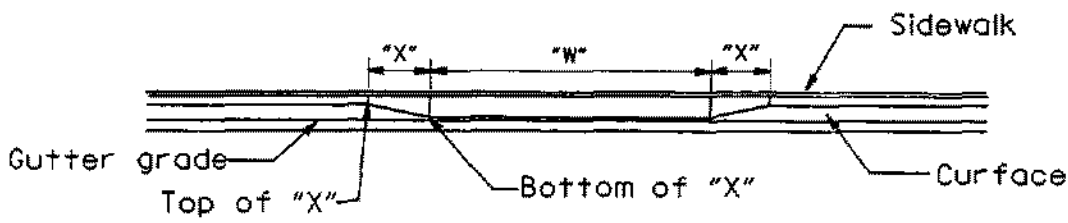
1209

DEPRESSED CURB DRIVEWAY APPROACH

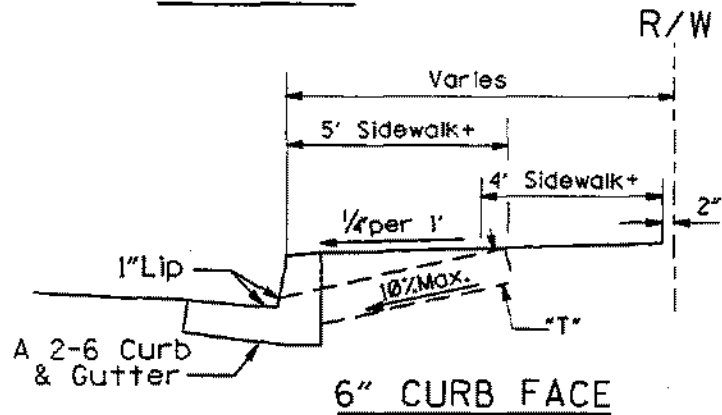
SHT. 1 OF 5



PLAN

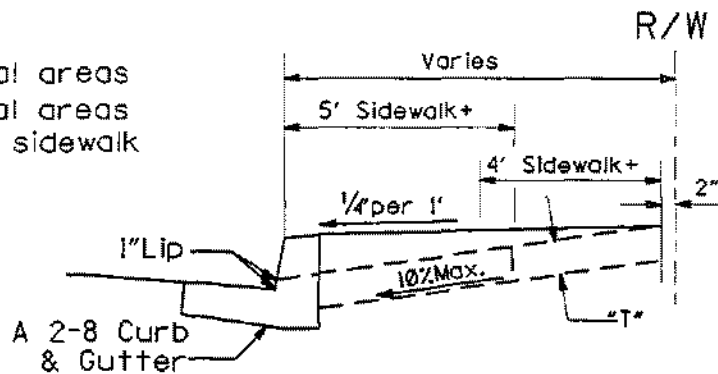


ELEVATION



6" CURB FACE

+Alternates in residential areas commercial and industrial areas shall have full parkway sidewalk



8" CURB FACE

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Approved *W.L. Zaun*
W.L. Zaun, Director of Public Works

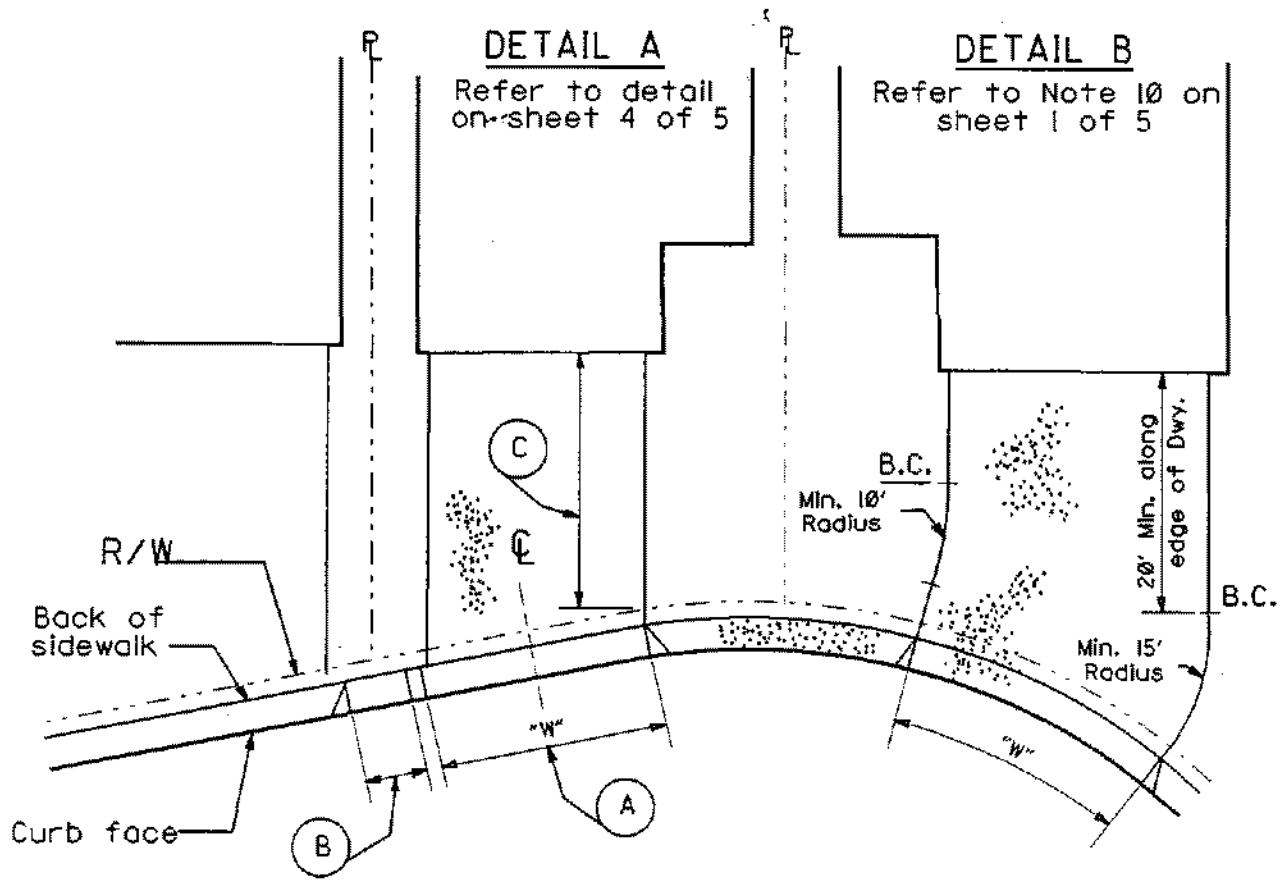
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SHT. 2 OF 5

DEPRESSED CURB DRIVEWAY APPROACH



NOTES:

- (A) Width of depression (W) shall be designed using projected Dwy. lines where they intersect back of sidewalk and/or curb face. The minimum dimension for W shall be the greatest obtainable length between the projection intersections, measured parallel to the curb face.
- (B) 2 feet Min. between top of "X". If 2 feet cannot be maintained using the criteria shown above, a continuous depression shall be used per Note 11 on sheet 1 of 5.
- (C) Dimension shall be a minimum of 20 feet unless otherwise provided by zoning.

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY

Approved *W.L. Zaund*
 W.L. Zaund, Director of Public Works

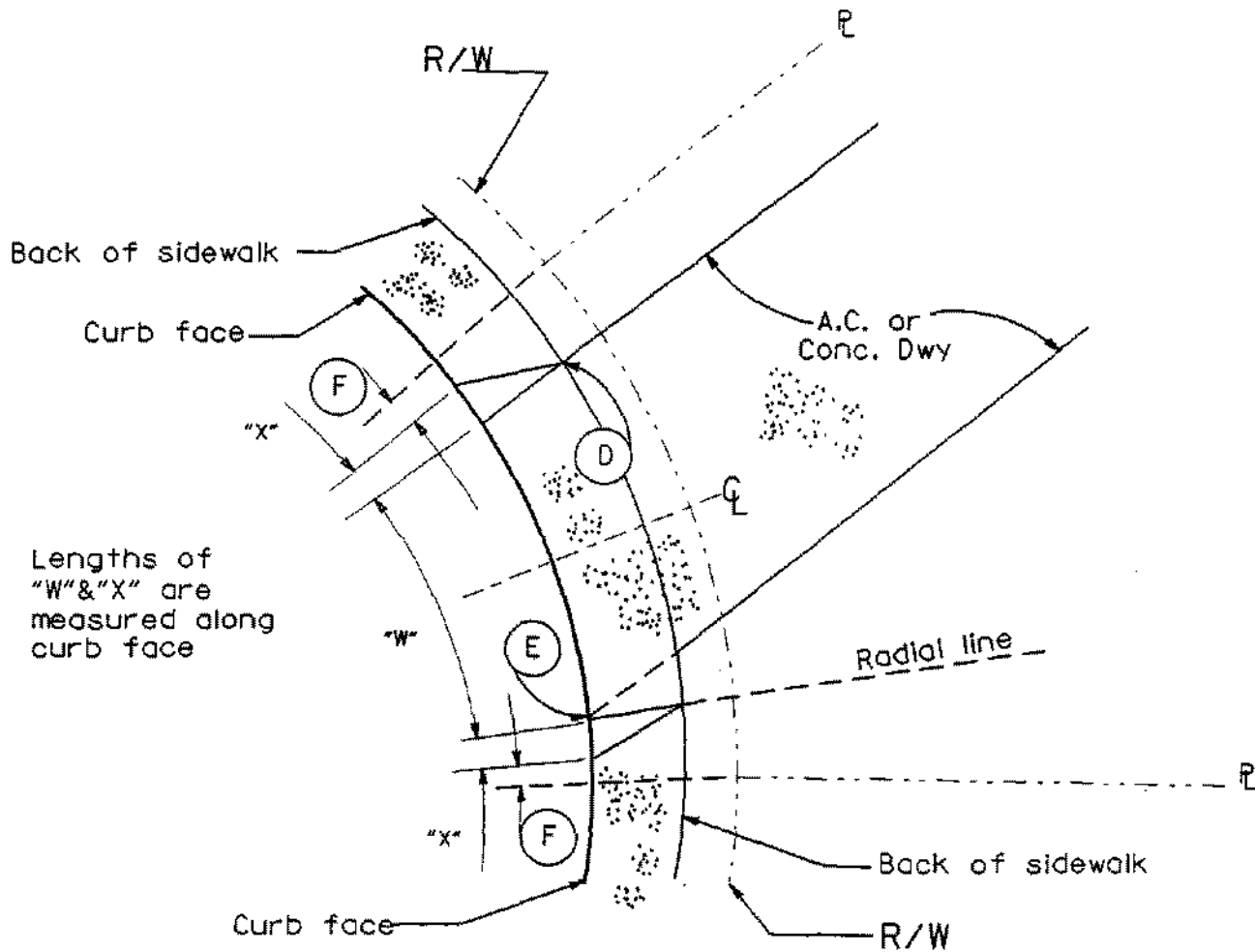
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SHT. 3 OF 5

DEPRESSED CURB DRIVEWAY APPROACH



•Refer to Note 9 on sheet 1 of 5

NOTES:

- (D) Bottom of "X" is radial to intersection of Dwy. and back of sidewalk. If no sidewalk, intersection to occur at R/W.
- (E) Bottom of "X" at intersection of Dwy. projection and curb face.
- (F) 1 foot minimum at curb face from top of "X" to radial projection of property line.

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 W.L. Zaun, Director of Public Works

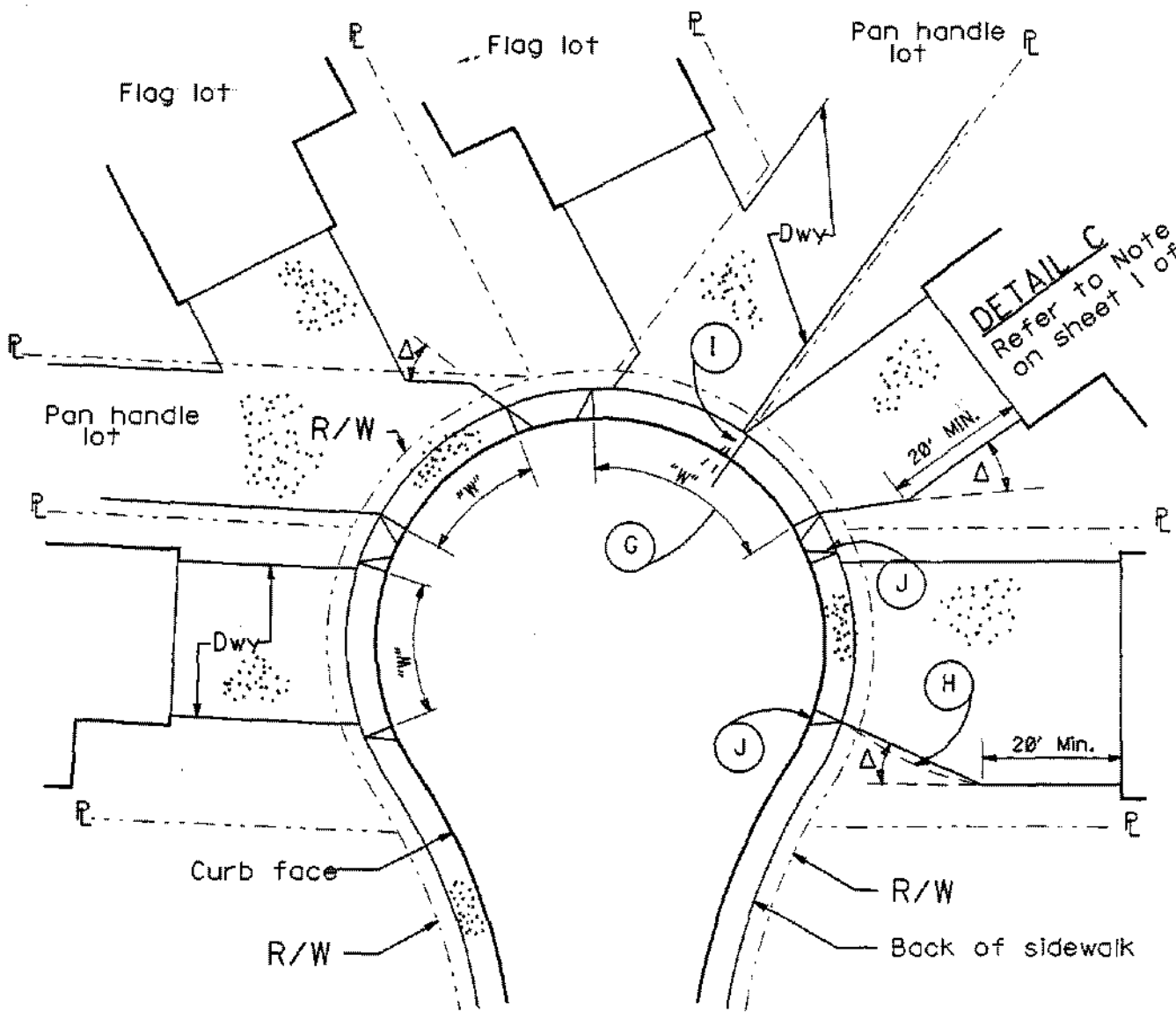
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SHT. 4 OF 5

DEPRESSED CURB DRIVEWAY APPROACH



NOTES:

Δ = Maximum 30°

- (G) Common driveway, refer to Note II on sheet 1 of 5.
- (H) Optional curved edge of Dwy. See detail "B" on sheet 3 of 5.
- (I) It is permissible to cross Dwy projections as long as point of intersection is within road R/W.
- (J) Placement of "X" per criteria on sheet 4 of 5.

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY

Approved *W.L. Zaud*
 W.L. Zaud, Director of Public Works

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DEPRESSED CURB DRIVEWAY APPROACH

SHT. 5 OF 5