

Bus bay locations should be established in cooperation with BC Transit. Bus bay details should be in accordance with the Pullouts section of the TAC Geometric Design Guidelines. It is assumed that local residential roads shall be serviced by community shuttle vehicles, while collector and arterial roads shall be serviced by full-sized City buses.

Bus bays must be constructed as per the BC Transit Infrastructure Design Guidelines and include the following Portland cement pavement structure:

- Portland Cement Concrete: 225mm
- Base Course: 150mm
- Subbase: 300mm

Transit signs should be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

Additional guidelines are included in BC Transit, *Infrastructure Design Guidelines* and Canadian Urban Transit Association, *Canadian Transit Handbook*.

5.14.3 – Driveway Location and Width

Replace this section with the following:

Subject to providing adequate sight distance in accordance with TAC, driveway location and width shall conform to the following:

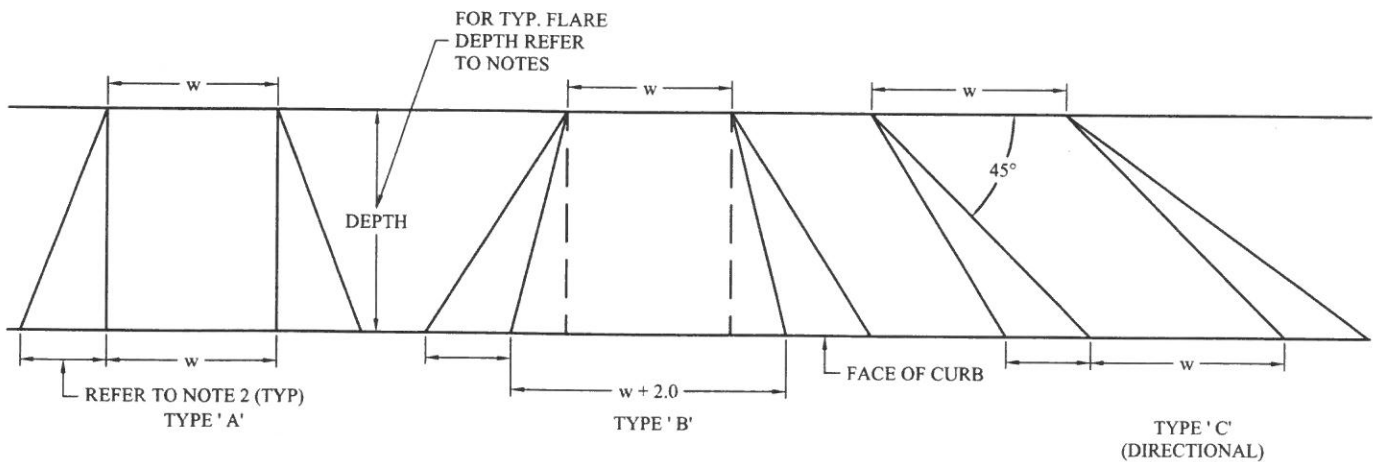
- a) The Driveway Crossing on any corner Parcel must be sited on the Street having the more minor street classification.
- b) The outer edge of a Driveway Crossing on any corner single-family residential Parcel cannot be located less than seven and one half (7.5) metres from the point of the Streets' intersection.
- c) The outer edge of a Driveway Crossing on any corner commercial or multi-family Parcel cannot be located less than twelve (12.0) metres from the point of the Streets' intersection.
- d) The outer edge of a Driveway Crossing shall not be closer than one and one half (1.5) metres to the extension of the adjoining lot boundary as if continued into the Town's Street.
- e) The outer edge of a Driveway Crossing must be a minimum of three (3.0) metres from any tree unless root barriers are installed as approved by the Director.
- f) The outer edge of a Driveway Crossing must be a minimum of one and one half (1.5) metres from any above-ground utility equipment or street light.
- g) The surface of a Driveway Crossing must be a minimum of one (1.0) metre above underground utility equipment.
- h) A Driveway Crossing may be permitted to be constructed at the Owner's cost over utility boxes if the casting of the utility box is of sufficient thickness to support the traffic that will be using the Driveway Crossing, and provided that the applicable utility company has provided written consent.
- i) The Director or Engineering may reduce the minimum clearances required in g) and h) above, if the applicable utility company has provided written consent.

TOWN OF VIEW ROYAL

SUPPLEMENTARY STANDARD DETAIL DRAWING

TABLE OF WIDTHS FOR DRIVEWAY CROSSINGS

LAND USE	STREET CLASSIFICATION	DRIVEWAY TYPE	CROSSING WIDTH (w)	
			* MIN	*MAX
COMMERCIAL / INDUSTRIAL or MULTI-FAMILY RESIDENTIAL	ALL	B	5.0m	10.0m
RESIDENTIAL	MAJOR	A	5.0m	7.0m
RESIDENTIAL	COLLECTOR / LOCAL	A	3.0m	7.0m
ALL	ALL	C	5.0m	10.0m



NOTES:

- 1 FLARE DEPTHS SHALL BE 3.0m UNLESS OTHERWISE APPROVED BY THE DIRECTOR
- 2 FLARE WIDTHS SHALL CONFORM TO VRSD C7a OR C7b UNLESS OTHERWISE APPROVED BY THE DIRECTOR
- 3 FOR CONSTRUCTION DETAILS REFER TO VRSD-C7c

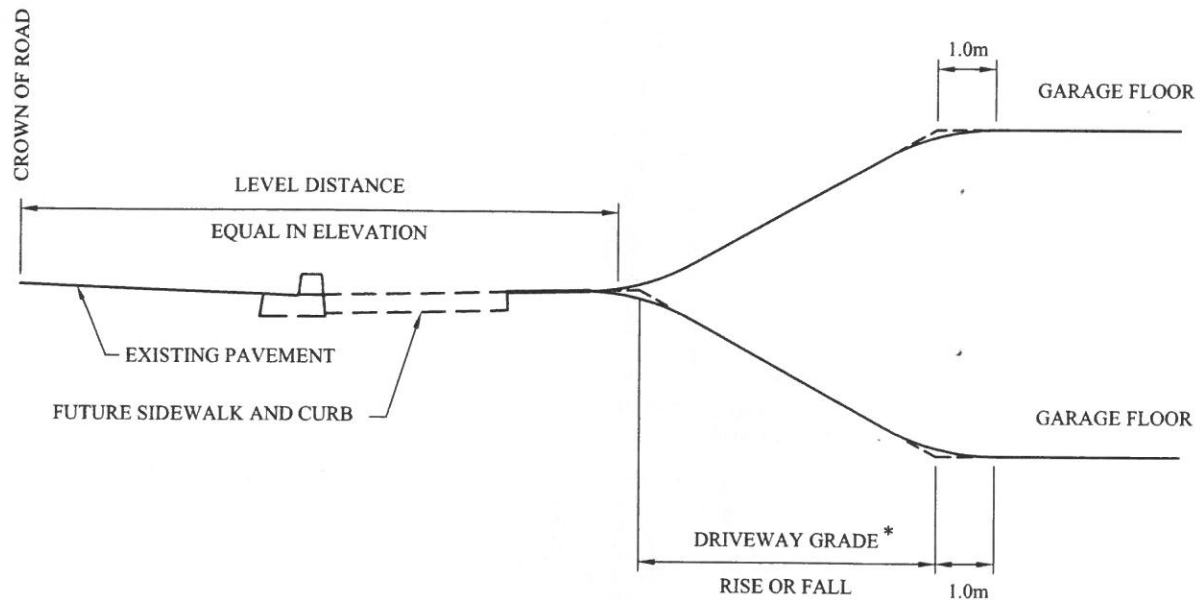


DRIVEWAY WIDTHS

DRAWING NUMBER
VRSD-R17
REVISION NUMBER
1
SCALE
NTS

TOWN OF VIEW ROYAL

SUPPLEMENTARY STANDARD DETAIL DRAWING



NOTES:

1. TO ALLOW FOR FUTURE ROAD WIDENING AND SIDEWALK CONSTRUCTION, THE DRIVEWAY AND FINISHED BOULEVARD GRADE MUST BE AT THE SAME ELEVATION AS THE CENTRE OF THE EXISTING ROAD SURFACE AT THE FOLLOWING LEVEL DISTANCE FROM THE PAVEMENT CENTRELINE AS PER THE TABLE BELOW.
2. MAXIMUM DRIVEWAY GRADES ARE AS NOTED BELOW OR AS REQUIRED UNDER THE BC FIRE CODE, WHICH EVER IS LESS.

ROAD CLASSIFICATION	MINIMUM LEVEL DISTANCE	* MAXIMUM DRIVEWAY GRADE
RESIDENTIAL ROADS	7.5m	12%
COLLECTOR ROADS	8.5m	12%
MAJOR ROADS	TO BE DETERMINED BY THE DIRECTOR	10%

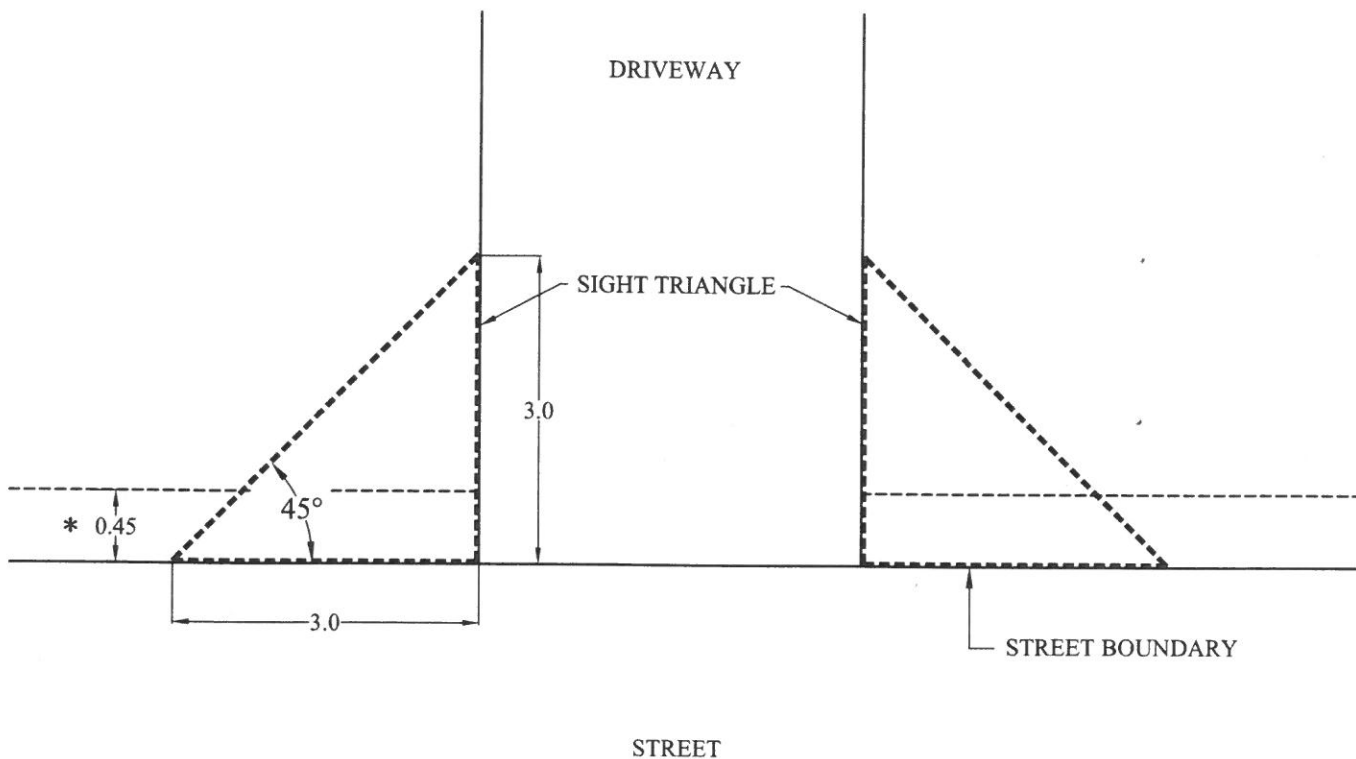
3. WHERE THE CENTRE OF THE EXISTING ROAD SURFACE IS MORE THAN 1.5m OFF OF THE CENTRE OF THE ROAD ALLOWANCE, MEASURE THE LEVEL DISTANCE FROM THE CENTRE OF THE ROAD ALLOWANCE
4. EXCEPTIONS TO THESE STANDARDS MAY BE ALLOWED ONLY AT THE DISCRETION OF THE DIRECTOR.



DRIVEWAY GRADES

DRAWING NUMBER
VRSD-R18
REVISION NUMBER
1
SCALE
NTS

TOWN OF VIEW ROYAL
SUPPLEMENTARY STANDARD DETAIL DRAWING



- * A PERSON SHALL NOT PLANT ANY TREE, SHRUB, BUSH OR HEDGE CLOSER THAN 0.45m TO THE STREET BOUNDARY
- * STRUCTURES, SUCH AS A FENCES OR SIGNS, SHALL NOT BE HIGHER THAN 1.2m HIGH WHEN PLACED IN THE SIGHT TRIANGLE.

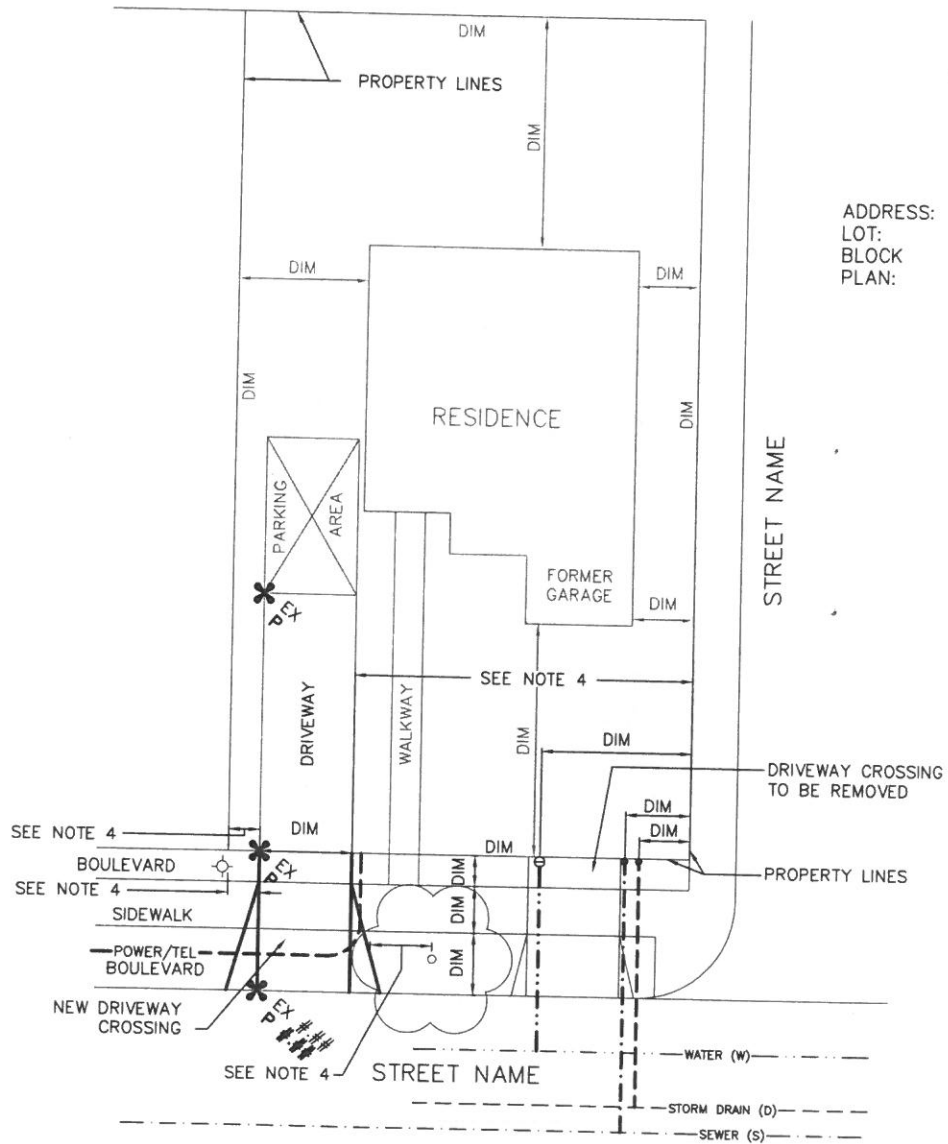


SIGHT LINE SETBACKS

DRAWING NUMBER
VRSD-R19
REVISION NUMBER
1
SCALE
NTS

TOWN OF VIEW ROYAL

SUPPLEMENTARY STANDARD DETAIL DRAWING



SITE SERVICING PLAN
SCALE: 1:100

NOTES:

1. DIMENSIONS (DIM) TO BE SHOWN IN METRES.
2. ON SITE PARKING LOCATION AND DIMENSIONS TO CONFORM TO THE ZONING BYLAW.
3. SITE SERVICING PLAN MAY BE COMBINED WITH THE SITE PLAN PROVIDED ALL INFORMATION FOR BOTH PLANS IS SHOWN.
4. REFER TO SCHEDULE B
5. STORMWATER MANAGEMENT TO BE DESIGNED, SIZED, AND LOCATED BY A CONSULTING ENGINEER.

LEGEND:

- ✕ SPOT ELEVATION
- INSPECTION CHAMBER
- ⊖ WATER METER



ADDRESS:
LOT:
BLOCK
PLAN:



SAMPLE SERVICING SITE PLAN

DRAWING NUMBER
VRSD-R20
REVISION NUMBER
1
SCALE
NTS