

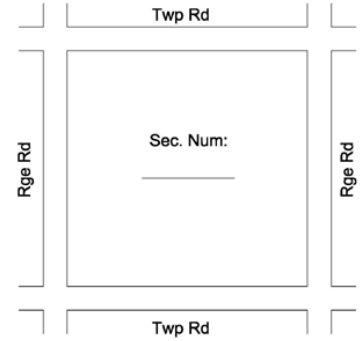


Application For Access Approach Construction

Sturgeon County
9613-100 Street
Morinville, AB T8R 1L9

Tel: 780-939-4321 or 1-866-939-9303

Applicant: Registered Owner: _____
Mailing Address: _____
City/Town: _____
Province: _____ Postal Code: _____
Phone: _____
Email Address: _____



Subject Parcel Information:

Rural Address (if applicable): _____ Subdivision: _____
Legal Description: _____ 1/4 Sec. _____ Twp. _____ Rge. _____ W 4 Meridian
Lot: _____ Block: _____ Plan: _____

Is this application in relation to a subdivision endorsement or a development permit condition? **YES** **NO**
If yes, subdivision file or permit #: _____

Category of Approach: (Gravel) (Asphalt)

- New Approach **\$2000 / \$8000 + \$200** (Inspection Fee): _____
- Improving Approach **\$2000 / \$8000 + \$200** (Inspection Fee): _____
- Relocating Approach **\$2000 / \$8000 + \$200** (Inspection Fee): _____
- Temporary Approach **\$2000 + \$200** (Inspection Fee) (Removal Date of Temporary Access): _____

Total \$ _____ **Receipt #** _____

**The above fees are subject to change without notice. For the updated fees, please download a copy of this form available on the Sturgeon County Website.*

Please Note:

The construction of this approach shall be completed in accordance with the Development Guidelines as stipulated within Sturgeon County General Municipal Servicing Standards. In addition, all cost associated with the construction of the proposed access approach shall be paid by the applicant.

Please be advised that if the approach construction is incomplete or rejected due to deficiencies at time of final inspection, additional subsequent inspection fees will be applicable, in accordance with the current Sturgeon County Fees and Charges Schedule.

Signature of Applicant: _____ **Date:** _____

For County Use Only	
Approach Application # _____	Date: _____
Roll # _____	
Site Inspection date (for approach location): _____	
Site Inspection date (for approach built): _____	
Additional Comments:	

Access Approach Guidelines:

1.0 Application:

- 1.1 These are the minimum standards and requirements for developing /constructing an access approach to service a parcel within Sturgeon County.
- 1.2 For any new approach (permanent or temporary), up-grading of an existing access approach, or re-location of an existing access approach within the public road right of way, an application form must be obtained from, completed, and delivered to:
Sturgeon County Planning & Development Services
Sturgeon County Center
9613 – 100 Street
Morinville, AB T8R 1L9
Phone: 780-939-8275
Email: PandD@sturgeoncounty.ca
Fax: 780-939-2076
- 1.3 Obtaining a Development Permit does not imply nor ensure approval of an application for an access approach.
- 1.4 Each parcel of land can have one approach for access as per General Municipal Servicing Standard G.17.3. Additional access approaches may be considered where warranted by natural geographic barriers, land use, scale and magnitude of the development, etc.
- 1.5 A refundable deposit as shown on the current Sturgeon County Fees and Charges Schedule must accompany the application and will be returned to the applicant only upon final acceptance through a formal inspection of the completed approach by County administration, Or in the event the applicant withdraws the application and has properly restored the land and otherwise complied with the terms of the application. A larger security deposit may be required as applicable under special circumstances. The Applicant is solely responsible for requesting a refund of the deposit, and no reminders will be sent by the County. If the Applicant has not requested and been granted a refund of the deposit pursuant to this section within five (5) years of the date of this Application, the deposit will be surrendered and forfeit to the County.
- 1.6 Approaches shall be constructed in accordance to Policy No. TRA-ENT-1 and Sturgeon County General Municipal Servicing Standard G.17.
- 1.7 All approach removals shall be completed at the owners cost and the ditch restored to original or better condition by the removal date specified on the application.
- 1.8 The approved application is valid for two (2) years from the date of approval. Approaches not constructed by this date will receive a refund of the total amount paid by the applicant at the time the applicant submits a new application.
- 1.9 Applicant to notify Sturgeon County Current Planning & Development Department when the approach is completed and ready for final inspection.
- 1.10 Please be advised that for all new or relocated approach(s), locations are to be reviewed and approved prior to construction.
- 1.11 Applicant to contact Alberta One Call **1-800-242-3447** to locate all utilities prior to construction.
- 1.12 It is the responsibility of the applicant to correctly identify property lines to ensure that the proposed access does not encroach onto a property owned by another party.

1.13 Subject work will be within a road allowance and is not considered an area suitable for habitat retention or desirable for wildlife. Re-establish vegetation as soon as possible using Certified Seed with Sturgeon County specific seed mix for rural ditches and roadsides:

- Creeping Red Fescue 30%
- Kentucky Blue Grass 30%
- Crested Wheat Grass 30%
- Annual Rye 10%
- Seeding Rate: 35kg/hectare

1.14 All surface soils must be salvaged, stockpiled and replaced on the site according to the original soil horizons. Strip and stockpile each horizon separately to minimize admixing of soils during stripping handling.

1.15 Work areas and soil stockpiles must be kept maintained free of weeds during the construction and operation period.

1.16 Please be advised that no approach inspections will take place from November 1st to May 1st due to winter conditions.

2.0 All Access Approaches Shall Meet The Following Requirements:

(Reference drawings located at the end of this section.)

2.1 Approaches shall be situated such that they do not access directly onto a roadway with an estimated Annual Average Daily Traffic (AADT) greater than 4000.

2.2 Approaches shall have a minimum clearance of 1.5m from any surface feature such as hydrants, power poles, curb cocks, property lines, etc.

2.3 For corner lots, wherever possible, the approach should access the road with the lesser traffic volume and approaches should not be located within 100m of an intersection on a local road. The exception being a multi-lot subdivision, where they shall not be situated within 5.0m of an intersection radius. Any variation to the spacing requirements must be approved by the municipal engineer.

2.4 Access approaches on 80 km/hr. grid roads are to be spaced at 90m centerline to centerline from or directly opposite to any other roadway or access approach, or 45m centerline to centerline spacing from an approach on the opposite side of the road.

2.5 Access approaches are to have no less than 170m sight distance in both directions on an 80 km/hr. grid road.

SITE DISTANCE CRITERIA

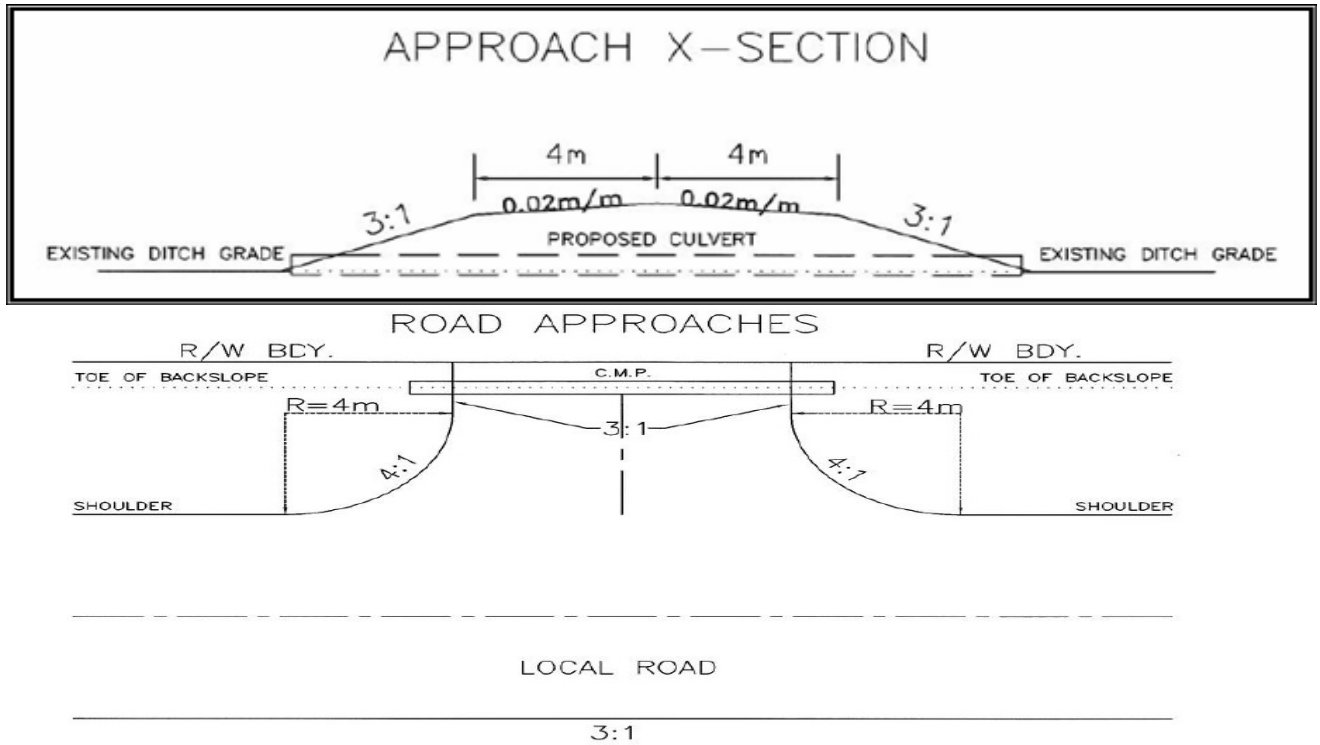


Speed Limit (Km/h)	Stopping Sight Distance (m)
50	85
60	110
70	140
80	170
90	200
100	235

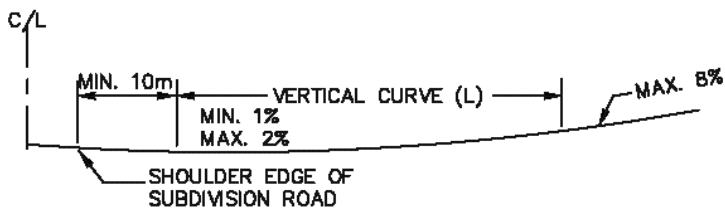
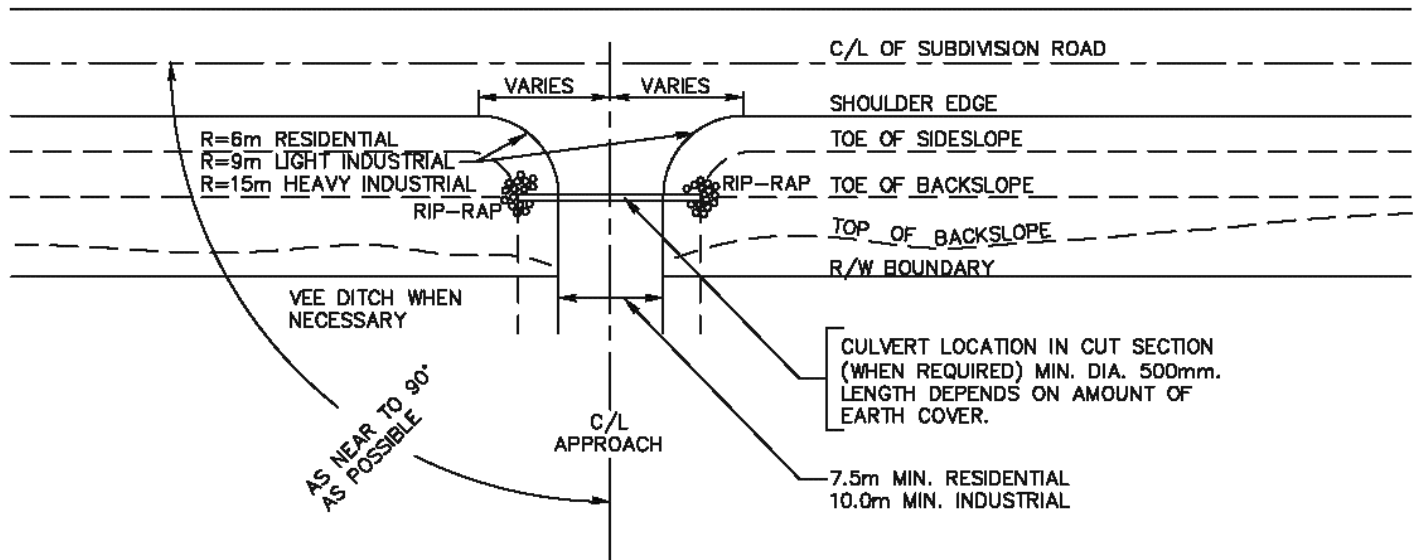
2.6 For industrial lots, the selection of the approach location may be delayed until parking lot configuration is determined.

- 2.7 Residential approaches shall be between 7.5m and 9.0m in driving surface width at the property line. Joint approaches within multi-lot subdivisions will be considered and shall be between 10.0m and 12m in width. Industrial approaches shall be between 10m and 12m in width. Under no circumstance can the lot frontage used for an approach exceed 70%.
- 2.8 All approaches shall have the same structure as the adjoining roadway, and be constructed up to the property line in accordance with Drawing G-15.
- 2.9 All culverts are to be new galvanized Corrugated Steel Pipe (C.S.P.) with a minimum wall thickness of 1.6mm.
- 2.10 C.S.P. Inverts are to be installed a minimum 100mm (4") below the existing ditch grade to mitigate undermining caused by water.
- 2.11 Minimum depth of cover over C.S.P. shall be 300mm, or $\frac{1}{2}$ the culvert diameter if the diameter exceeds 600mm.
- 2.12 Surface treatment for gravel approaches shall be 20mm (3/4") crushed gravel at a minimum depth of 50mm (2"). Embankment material to be clay and / or granular compacted to 97% minimum Standard Proctor Density.
- 2.13 Culverts are to be a minimum of 500mm in Diameter, or greater to match any existing up stream Culverts in the drainage course.
- 2.14 A minimum culvert length of 12m (40') is required. The culvert length is dependent on the depth of the ditch and the width of the approach, while considering the 3:1 side slopes.
Example: Culvert Length
Ditch Depth = 1.0m
Approach Width = 8.0m with 3:1 side slopes
Culvert Length = 8.0m + (3 meters of run X 2 for each end) = 14.0m
*3.0m of run for every 1m of rise.
- 2.15 If the existing ditch cannot support a 500mm culvert, please contact Engineering Services for further recommendation.
- 2.16 New approaches off a paved roadway, if approved, shall be paved with a minimum of 100mm of Asphalt Concrete Pavement (ACP), from road shoulder to property line.
- 2.17 Subdivided parcels, within a subdivision having an internal road system, shall have access approaches directly off the internal local road only.
- 2.18 If an applicant wishes to construct a shared access approach, servicing two parcels of land owned by separate individuals, or two parcels owned by the same individual will be required to have a written agreement between the two owners or potential land owners, registered on each title. Sturgeon County will also require a copy of this agreement for the land files.
- 2.19 Access approaches located on provincial highways require approval from Alberta Transportation as the governing road authority at 780-963-5711.
- 2.20 Access approaches to County roads which are located within 300m of a Provincial Highway right of way boundary, or within 800m of the center point of an intersection of the Provincial Highway with another Public road, require approval from Alberta Transportation.
- 2.21 A Temporary Utility Access should be removed upon the reclamation and remediation of the site. Failure to remove the approach will involve the County removing the approach and charging the facility's operator for the full cost of removal determined by County staff.
- 2.22 Any damage to road surface, road ditch, road grade, culverts or road appurtenances must be restored to its original or better condition.
- 2.23 All costs of repairs are to be borne by the contractor and or land owner constructing the approach.

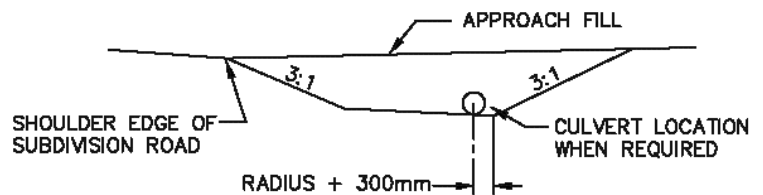
- 2.24 The Applicant shall be solely responsible for ensuring the approach is constructed to in compliance with all applicable laws and safety and GMSS standards, and with the correct geometric shape and correct location. Notwithstanding any final inspection or approval by the County, the County shall have no responsibility or liability for any errors or failure to comply with the foregoing in the construction of the approach. Without limitation to anything else herein or in any applicable permit or agreement, the Applicant as a condition of this Application shall indemnify and hold harmless the County, its employees and elected officials from any claims, actions, losses, costs, or damages of any kind relating to or arising from the approach or any work carried out pursuant to this application.
- 2.25 Upon final acceptance of the approach construction, the Applicant is responsible for all Access surface maintenance including snow clearing and driving surface condition.



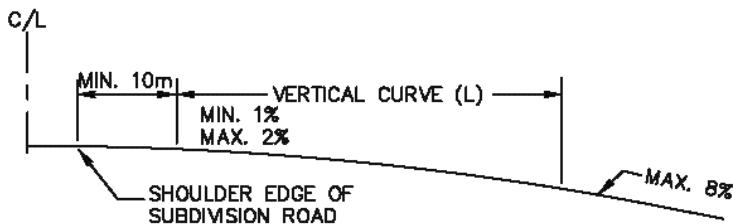
The details illustrated below are from Drawing G-15, Sturgeon County General Municipal Servicing Standards; Residential/Industrial Approach Standard.



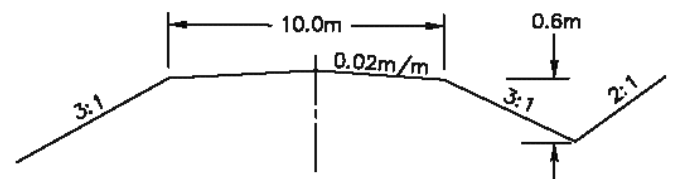
PROFILE – APPROACH IN CUT



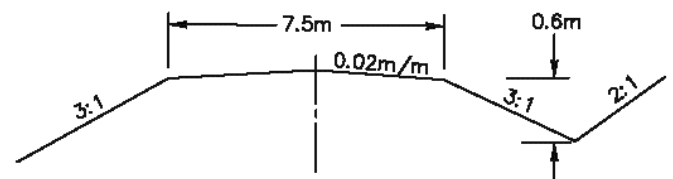
DETAIL OF DITCH & CULVERT LOCATION



PROFILE – APPROACH IN FILL



MINIMUM INDUSTRIAL APPROACH CROSS SECTION



MINIMUM RESIDENTIAL APPROACH CROSS SECTION

MINIMUM LENGTH OF VERTICAL CURVE		
ALGEBRAIC DIFFERENCE IN GRADIENT (%)	LENGTH L (METRES)	
	CREST	SAG
1	5	7.5
2	12	15
3	18	23
4	25	30
5	30	38
6	37	46
7		46
8		46
9		46

NOTE
ALL ENTRANCES ARE TO BE FROM THE INTERNAL ROAD SYSTEM AND ARE TO PROVIDE REASONABLE ACCESS TO THE LOTS, EACH LOT IS TO HAVE A PRIVATE APPROACH.

Frequently Asked Questions

Q: Are we allowed more than one approach onto our land?

A: Not as a rule as per GMSS; the exception to the rule would be if there is a natural separation of a body of water on the land that does not allow access, then a 2nd approach would be valid.

Q: Why do we have to pay a deposit?

A: To ensure installation is within compliance of GMSS standards, the Geometric Shape and Location specified by Sturgeon County.

Q: Can I extend my approach?

A: Yes if it meets the standard size as per the GMSS and for a fee as per current Fees & Charges schedule.

Q: What happens if I build my approach without leaving a deposit?

A: You risk having it removed and having to rebuild it at your own cost to ensure it meets specified standards.

Q: Can I buy a new or used culvert from Sturgeon County?

A: No, we are a public entity; our materials are not for re-sale.

Q: Can I put a used culvert in my driveway approach?

A: No, used culverts may be damaged or worn, thus the integrity of the culvert is compromised.

Q: Who do I call to inspect my approach once I am finished installing it?

A: Current Planning and Development (780) 939-8275

Q: Can I install a smaller or larger culvert than specifications outlined in my approach?

A: Culverts are to be a minimum of 500mm in diameter or greater to match any existing up stream culverts in the drainage course.

Q: Do I need to keep a copy of this approved application?

A: Yes, a copy of the approved application must be available upon demand from the contractor completing the work as described.

Q: Do I need a Road Use Agreement?

A: Yes, if any of the below scenarios are true contact Transportation Services at 780-939-8256:

- there will be trucks hauling more than 5 loads in a 24-hour period, or
- there will be trucks hauling more than 20 loads for the entire length of project, or
- the sole purpose of the approach is for trucking purposes to facilitate hauling into a location