

Property Access Approach Application for:

- first access approach on legal land parcel
- new access approach other than the first access approach on legal land parcel
- temporary access approach
- widening or improving an existing access approach on legal land parcel

Registered owner _____ Phone number _____

Preferred method for correspondence phone fax ► _____ e-mail ► _____

Property address _____ Subdivision _____

Legal description Lot _____ or Condo unit N/A Block _____ Plan _____
Quarter _____ Section _____ Township _____ Range _____ Meridian 4

Mailing address _____

City _____ Province _____ Postal code _____

Has the site access been staked yes no

Are the stakes within the property lines yes

Construction to be completed by applicant
 Strathcona County ► Developer Approach Agreement

Please Note:

A \$75.00 site inspection fee is required at the time of application. An inspection will occur within 5 business days from the receipt of complete application and payment.

All new access approaches other than the first access approach on legal land parcels are subject to an **additional fee of \$3,000+GST.**

Temporary access approaches (including all energy referrals/well site access approaches) require a **\$2,000 deposit** to be returned once the applicant removes the access approach and are **not** subject to the \$3,000 fee.

Signature of registered owner _____ Date _____

Collection and use of personal information

Personal information is collected in accordance with section 3 of the *Municipal Government Act* and section 33 (c) of the *Freedom of Information and Protection of Privacy Act* (FOIP) and is protected by FOIP. It will be used to process this application. If you have any questions about the collection and use of the information, contact Transportation and Agriculture Services at 780-417-7100.

Fees (For office use only)

Site inspection fee \$ 75.00 Received by _____ Date received _____

Temporary access approach deposit \$2,000.00 Received by _____ Date received _____

New access approach other than the first access approach on legal land parcel fee \$3,000.00+GST Received by _____ Date received _____

For staff use only

Application accepted Application not accepted Reason _____

Stakes inspected by _____ Date _____

Additional Comments _____

Property Access Approach – Installation Specification Information

Strathcona County Approach Guidelines

Property Access Approaches to County grid roads:

Normally, **one** access approach is allowed per legal land parcel. (Municipal Policy SER-009-016: Access to Roads Under the County's Jurisdiction). Additional access approaches may be considered where warranted by natural geographical barriers, land use, scale and magnitude of the development, etc.

Applications for additional access approaches (operational, emergency, water or railway separated) must be submitted to Transportation and Agriculture Services and will be reviewed on individual basis, subject to the current Design and Construction Standards with respect to the access approach location criteria and any applicable fees. Phone 780-417-7100 for information.

Property Access Approaches to country residential subdivision roads:

Up to two access approaches are allowed to local subdivision road per legal land parcel, subject to lot frontage and the current Design and Construction Standards with respect to the access approach location criteria and any applicable fees.

Property Access Approaches to Hamlet roads

One access approach only is allowed per legal land parcel.

Approach Installation

A "Property Access Approach - Application" form is to be completed and signed by the applicant, then approved by County personnel **prior** to installing or altering any access approach. A \$55.00 site inspection fee and any additional applicable fees and/or deposits are required at the time of application.

The construction of rural access approaches is the responsibility of the landowner.

Any access approach constructed or altered by the applicant must meet the standards as detailed in Strathcona County Drawings 51003, 51005, 51110 and 51204 (see attached).

Any property access approach shall have a gradient between +/-0.6% to +/-2.0% for a distance of minimum 10.0 metres from the edge of the road. Final recommended driveway grade on private property is minimum +/-0.6% to maximum +/-8.0%.

A vertical curve of 10.0 metres in length is recommended as a transition from the above specified grade requirements to the remainder of the private access road.

Strathcona County will no longer install any new access approaches, with the exception of those identified within the Developer Approach Agreement.

Reminder to Applicants Installing Their Own Approaches

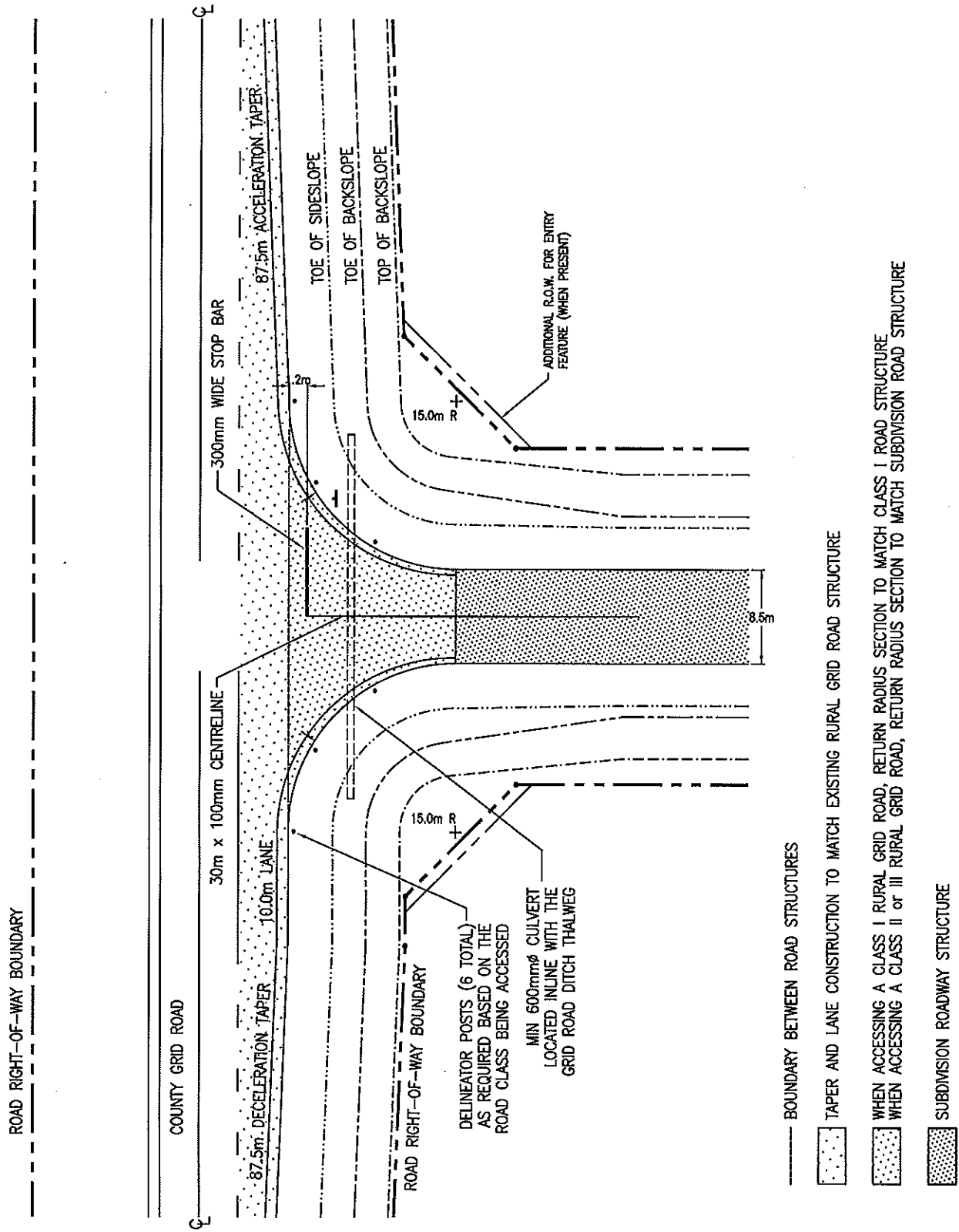
All existing underground gas and/or telephone lines (if any) must be located by the appropriate utility company prior to construction. Utility locates are the responsibility of the applicant unless the access approach is installed by Strathcona County. To contact Alberta One Call, telephone **1-800-242-3447**. Alberta One Call does not locate all utilities, only those of member companies. Other utilities may exist.

It is the responsibility of the applicant to correctly identify property lines to ensure that the proposed access approach does not encroach onto a property owned by another party.

Property Access Approach – Installation Specification Information

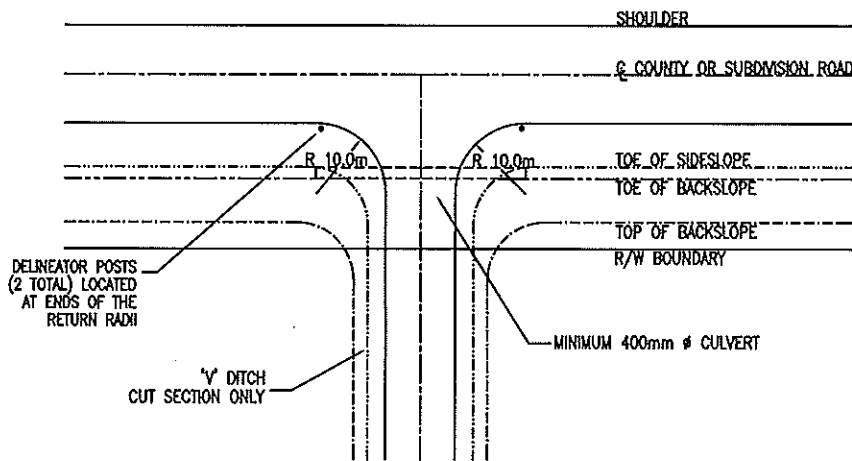
All access approaches shall meet the following requirements:

1. All access approach installations require **new** culvert material and accessories (as per Drawing 51110 and 51204).
2. Single lot access approach, 6.0 metres (21'4") wide [as per Drawings 51005 and 51003]
 - 4:1 sideslopes, 14.5 metres (48'7") long culvert
 - The above culvert length is based on a 1.0 metre deep ditch. Greater ditch depths will require increased culvert lengths in the amount of twice the sideslope.
3. Dual lot access, 10.0 metres (32'10") wide [as per Drawing 51005 and 51003]
 - 4:1 sideslopes, 18.0 metres (59'0") long culvert
 - The above culvert length is based on a 1.0 metre deep ditch. Greater ditch depths will require increased culvert lengths in the amount of twice the sideslope.
4. All culverts shall have 3:1 sloped end treatments (as per Drawings 51110).
5. Minimum wall thickness - 1.6 mm gauge galvanized steel, unless otherwise specified.
6. Minimum diameter of an access approach culvert is 400 mm (16"). Upon inspection by County personnel, a culvert design may be recommended in some locations that may result in larger diameter culverts being required.
7. All culverts are to be sunk one-quarter of the diameter below the invert of the road ditch.
8. All access approaches must have a minimum of 50 mm (2") thick gravel surface between the property line and road surface, with the exception of access approaches to Class I rural grid roads. All access approaches to Class I rural grid roads shall be hard-surfaced along first 6.0 metres from the edge of road pavement and have minimum 50mm gravel surface thereafter to property line.
9. Embankment material to be clay and/or granular and compacted to 97% minimum SPD.
10. Access approaches on 80 km/hr grid roads are to be spaced 90.0 metres centreline to centreline from or directly opposite to any other roadway or access approach. Installation of delineator posts is required.
11. Access approaches are to have no less than 170.0 metres sight distance in both directions on 80 km/hr grid roads.
12. Access approaches on 50 km/hr rural roads are to be spaced 75.0 metres centreline to centreline from the grid road and 60.0 metres centreline to centreline from or directly opposite to any internal roadway and 45.0 metres centreline to centreline from or directly opposite to any other access approach. Installation of delineator posts is recommended.
13. Access approaches in Country Residential Subdivisions must have 85.0 metres stopping sight distance.
14. Access approaches to provincial highways require approval from Alberta Transportation as the governing road authority at 780-963-5711.
15. Access approaches to County roads which are located within 300 metres of the provincial highway right-of-way boundary, or within 800 metres of the centre point of an intersection of the provincial highway with another public road, require approval of Alberta Transportation.
16. The applicant is responsible for staking the approach location and the property lines on site. The applicant **must** contact Transportation and Agriculture Services at 780-417-7100 to request a location inspection **prior** to construction of the approach.



- BOUNDARY BETWEEN ROAD STRUCTURES
- [Pattern 1] TAPER AND LANE CONSTRUCTION TO MATCH EXISTING RURAL GRID ROAD STRUCTURE
- [Pattern 2] WHEN ACCESSING A CLASS I RURAL GRID ROAD, RETURN RADIUS SECTION TO MATCH CLASS I ROAD STRUCTURE
- [Pattern 3] WHEN ACCESSING A CLASS II or III RURAL GRID ROAD, RETURN RADIUS SECTION TO MATCH SUBDIVISION ROAD STRUCTURE
- [Pattern 4] SUBDIVISION ROADWAY STRUCTURE

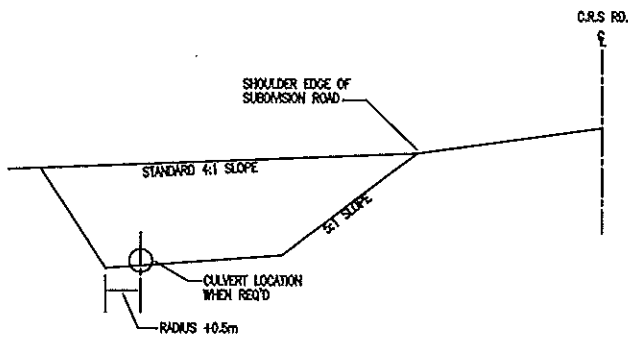
REVISIONS			Strathcona County		2001 Sherwood Drive, Sherwood Park Alberta, T8A 3W7, CANADA		© 2007	
Date	Details	Drawn	Country Residential Subdivision Access Detail Structure, Line Painting, Culvert Location, and Ditch Layout			Approved: M. MacGarva, P.Eng.		
			Checked: C.E. Batty, P.Eng. <td colspan="3">Drawing Number:</td>			Drawing Number:		
			Date: 1994/06/23			Scale: 1:50		
2006/01/19	Final Revisions for Approval	R. Dekker	Date: 1994/06/23			Scale: 1:50		
			Drawn: Richard Dekker, R.E.T.			B-9 Rural		
						Engineering & Environmental Planning Department		



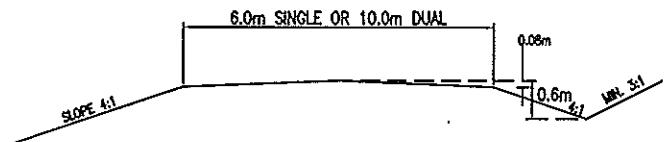
(FIG. 1)

ALGEBRAIC DIFF. IN GRADIENT (%)	MINIMUM LENGTH OF VERTICAL CURVE	
	LENGTH (L) METRES	
	CREST	SAG
1	6 m	8 m
2	12 m	15 m
3	14 m	23 m
4	25 m	31 m
5	30 m	38 m
6	37 m	46 m
7		46 m
8		46 m
9		46 m

(FIG. 2)



(FIG. 3)
DETAIL OF DITCH AND CULVERT LOCATION



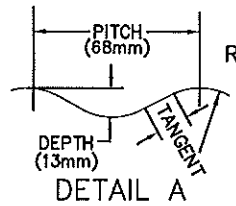
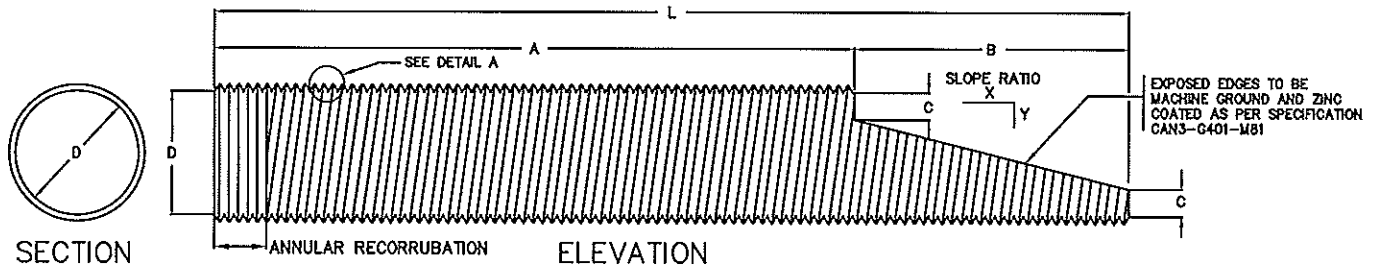
(FIG. 4)
MINIMUM PRIVATE APPROACH CROSS SECTION

NOTES:

1. EACH RESIDENTIAL LOT WILL ONLY BE GRANTED ONE ACCESS. PROVISION FOR A SECOND AGRICULTURAL ACCESS MAY BE GIVEN.
2. THE USE OF 10.0m WIDE DUAL-LOT vs. 6.0m WIDE SINGLE-LOT ACCESSSES IS ENCOURAGED.
3. IF RURAL WATER SERVICE IS UTILIZED, RETURN RADII MAY BE REDUCED FROM 10.0m TO 7.5m.
4. ACCESS TO A CLASS I GRID ROAD MUST BE PAVED FROM ROAD EDGE FOR A MINIMUM OF 6.0m.
5. ACCESS WITHIN A COUNTRY RESIDENTIAL SUBDIVISION MUST BE ASPHALT FROM ROAD EDGE TO PROPERTY LINE.
6. LOTS ACCESSING OFF A COUNTY GRID ROAD ARE TO HAVE THEIR ACCESS SPACED:
 - 90.0m CENTRELINE TO CENTRELINE FROM OR DIRECTLY OPPOSITE TO ANY OTHER ROADWAY OR ACCESS
7. LOTS WITHIN A COUNTRY RESIDENTIAL SUBDIVISION SHALL HAVE THEIR ACCESS LOCATED ON THE INTERNAL SUBDIVISION ROADWAY.
8. LOTS WITHIN A COUNTRY RESIDENTIAL SUBDIVISION SHALL HAVE THEIR ACCESS SPACED:
 - 75.0m CENTRELINE TO CENTRELINE FROM THE GRID ROAD
 - 60.0m CENTRELINE TO CENTRELINE FROM OR DIRECTLY OPPOSITE TO ANY INTERNAL ROADWAY
 - 45.0m CENTRELINE TO CENTRELINE FROM OR DIRECTLY OPPOSITE TO ANY OTHER LOT ACCESS
9. ACCESS FOR CORNER LOTS SHALL BE TO THE ROAD OF LESSER DESIGNATION AND/OR TRAFFIC VOLUME.
10. ALL RESIDENTIAL ACCESSSES REQUIRE TWO DELINEATOR POSTS, SEE DRAWING B-19 RURAL.

REVISIONS			Strathcona County	2001 Sherwood Drive, Sherwood Park Alberta, T8A 3W7, CANADA	© 2007
Date	Details	Drawn			
			Private Approaches		
			Approved: M. MacGarra, P.Eng.		Drawing Number:
			Checked: C.E. Batty, P.Eng.		B-11 Rural
2008/01/19	Final Revisions for Approval	R. Dekker	Date: 1995/01/16	Scale: N.T.S.	Drawn: Richard Dekker, R.E.T. Highway & Environmental Planning Department

DETAILS OF STANDARD SLOPED END SECTIONS FOR C.S.P. ROUND CULVERTS



NOTES:
THE HELICALLY CORRUGATED PIPE IS TO HAVE THE PIPE ENDS RECORRUBATED TO PROVIDE ANNULAR CORRUGATIONS FOR COUPLING PURPOSES (AS SHOWN). THE MINIMUM LENGTH WITH ANNULAR CORRUGATIONS SHALL BE 300mm FOR DIAMETERS OF 900mm OR LESS AND 600mm FOR A DIAMETER OF GREATER THAN 900mm. THE COUPLER SHALL BE AN ANNULAR CORRUGATED BAND TYPE. THERE SHALL BE A MINIMUM OF 3 BOLTS PER COUPLER FOR DIAMETERS OF 800mm OR GREATER.

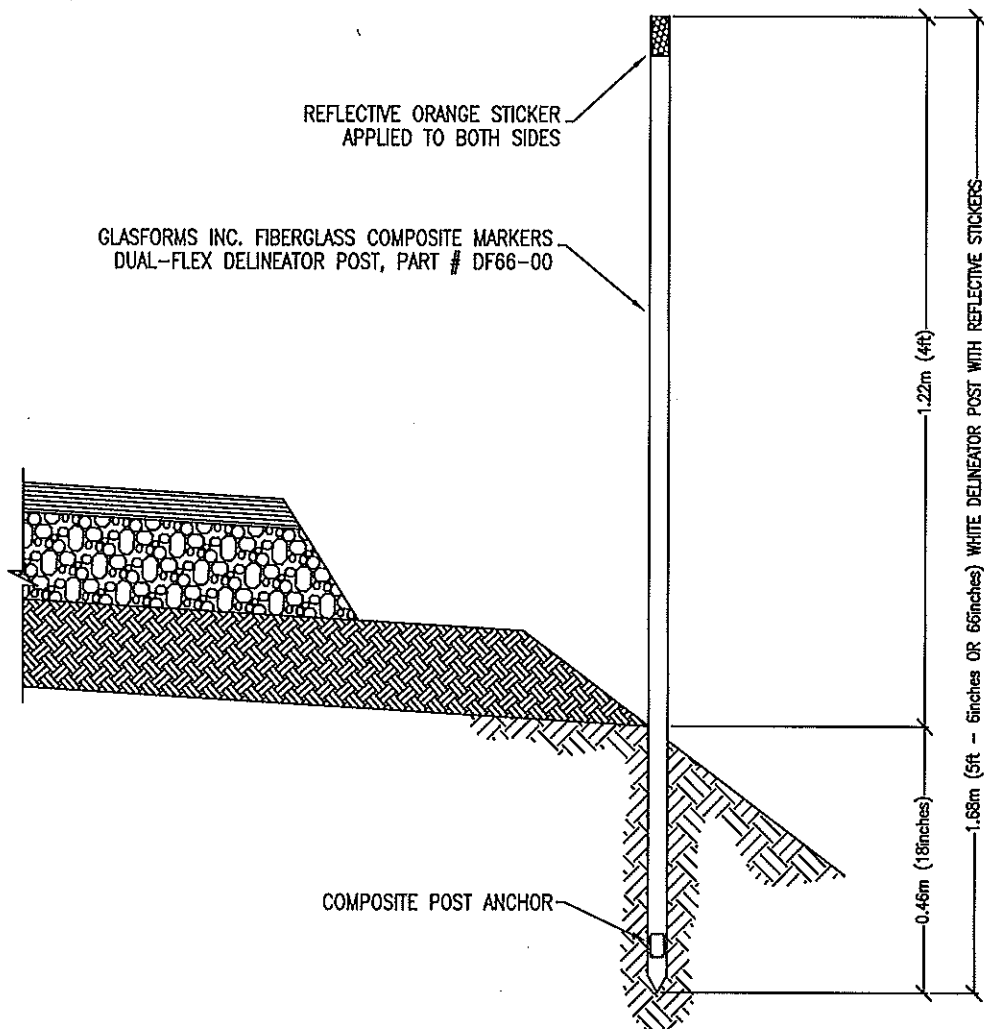
INSIDE DIAMETER "D" mm	SLOPE RATIO X:Y	"C" mm	"A" m	"B" m	INVERT LENGTH OF SLOPED END SECTION "L" m
400	3:1	100	5.40	0.60	6.0
500	3:1	125	5.25	0.75	6.0
600	3:1	125	4.95	1.05	6.0
700	3:1	150	4.80	1.20	6.0
800	3:1	175	4.65	1.35	6.0
900	3:1	200	4.50	1.50	6.0
1000	3:1	225	4.35	1.65	6.0
1200	3:1 4:1	225 275	3.75 3.40	2.25 2.60	6.0 6.0
1400	3:1 4:1	250 300	3.30 2.80	2.70 3.20	6.0 6.0

DIA. IN mm	AREA IN m ²	*HEIGHT OF COVER ABOVE TOP OF CULVERT IN m																											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
400	0.126	1.6														2.0		2.8											
500	0.196	1.6							2.0							2.8													
600	0.283	1.6			2.0						2.8						3.5												
700	0.385	2.0						2.8						3.5						4.2									
800	0.503	2.0				2.8				3.5				4.2															
900	0.636	2.0			2.8			3.5			4.2																		
1000	0.786	2.8					3.5					4.2																	
1200	1.131	2.8			3.5			4.2			FOR FILLS OVER 11m—USE TABLE B																		
1400	1.540	3.5			4.2			FOR FILLS OVER 9m—USE TABLE B																					

DIA. IN mm	AREA IN m ²	*HEIGHT OF COVER ABOVE TOP OF CULVERT IN m																													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1200	1.131	2.8						3.5						4.2																	
1400	1.540	3.5												4.2																	

*THE IMPERFECT TROUGH CONNECTION METHOD OF INSTALLATION IS TO BE USED WHEN HEIGHT OF COVER OVER AN 800mm DIA. C.S.P. EXCEEDS 21m AND WHEN HEIGHT OF COVER OVER A 900mm DIA. C.S.P. EXCEEDS 18m.

REVISIONS			Strathcona County	2001 Sherwood Drive, Sherwood Park Alberta, T8A 3W7, CANADA	© 2007
Date	Details	Drawn			
			Culverts		
			Approved: M. MacGarva, P.Eng.		Drawing Number:
			Checked: C.E. Batty, P.Eng.		B-14 Rural
2008/01/19	Final Revisions for Approval	R. Dekker	Date: 1994/11/29	Scale: N.T.S.	



NOTES:

1. POSTS TO BE INSTALLED AT EDGE OF SUBGRADE PREPARATION.
2. EACH POST TO INCLUDE ONE POST ANCHOR.
3. SIX POSTS REQUIRED PER SUBDMISION ACCESS (EXCEPT ON CLASS I GRID ROADS).
4. TWO POSTS REQUIRED PER RESIDENTIAL ACCESS.

REVISIONS			Strathcona County	2001 Sherwood Drive, Sherwood Park Alberta, T8A 3W7, CANADA	© 2007
Date	Details	Drawn			
			Flexible Delineator Posts		
			Approved: M. MacGarva, P.Eng.		Drawing Number:
			Checked: C.E. Batty, P.Eng.		B-19 Rural
2008/01/19	Final Revisions for Approval	R. Dekker	Date: 2002/03/20	Scale: N.T.S.	