



Access approach Construction application

Engineering
101-1101 5 St., Nisku, AB T9E 2X3
p: 780-979-6185 f: 780-955-7814
pwe@leduc-county.com

Date _____

Office use only

Approach #		SD/D #		Security deposit	\$	Date deposit received	
------------	--	--------	--	------------------	----	-----------------------	--

Applicant information

Applicant name		Phone	
Mailing address		Fax	
Town/city		Postal code	
		Email	

Land location description

¼		Section		Township		Range		West of		Roll #	
Lot		Block		Plan		Municipal address					

Approach information

<input type="checkbox"/> New	<input type="checkbox"/> Relocating	<input type="checkbox"/> Temporary, proposed time frame _____ weeks									
<input type="checkbox"/> Additional	<input type="checkbox"/> Improving existing	<input type="checkbox"/> Inspect existing									
Purpose of approach:											
<p>Please submit a proposed site drawing (hand drawn or google map is fine) Indicate on that copy as much information as possible:</p> <table style="width: 100%;"> <tr> <td><input type="checkbox"/> Placement of driveway</td> <td><input type="checkbox"/> Location of property line</td> <td><input type="checkbox"/> Location of sewer inspection port</td> </tr> <tr> <td><input type="checkbox"/> Location of road</td> <td><input type="checkbox"/> Location of water valve</td> <td><input type="checkbox"/> Distance of driveway to intersection</td> </tr> <tr> <td colspan="3"><input type="checkbox"/> Distance of driveway to hydrants, street lights, trees, pedestals (1.5 m clearance)</td> </tr> </table>			<input type="checkbox"/> Placement of driveway	<input type="checkbox"/> Location of property line	<input type="checkbox"/> Location of sewer inspection port	<input type="checkbox"/> Location of road	<input type="checkbox"/> Location of water valve	<input type="checkbox"/> Distance of driveway to intersection	<input type="checkbox"/> Distance of driveway to hydrants, street lights, trees, pedestals (1.5 m clearance)		
<input type="checkbox"/> Placement of driveway	<input type="checkbox"/> Location of property line	<input type="checkbox"/> Location of sewer inspection port									
<input type="checkbox"/> Location of road	<input type="checkbox"/> Location of water valve	<input type="checkbox"/> Distance of driveway to intersection									
<input type="checkbox"/> Distance of driveway to hydrants, street lights, trees, pedestals (1.5 m clearance)											

The construction of this access approach shall be undertaken in accordance with the Development Guidelines set out by Leduc County, Engineering. In addition, all costs associated with the construction of the proposed access approach are to be borne by the applicant. Construction is to be undertaken by:

Name of contractor		Commencement date	
--------------------	--	-------------------	--

Signature of applicant

Name of registered owner (if different from applicant)

Signature of registered owner

Office use only

Authorization to construct _____ Date of approval Print name Signature	Notes:
Approved final construction _____ Date of approval Print name Signature	



ACCESS APPROACH GUIDELINES

1. APPLICATION

1.1 These are the minimum standards and requirements for developing / constructing an access approach to service a parcel within Leduc 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:

Leduc County, Engineering
Suite 101, 1101 5th Street
Nisku, AB

T9E 2X3

Phone: (780) 955-7226

Fax: (780) 955-7814

1.3 All access approach installations require written authorization from the Leduc County Engineering prior to any construction.

1.4 Obtaining a Development Permit does not imply nor ensure approval of an application for an access approach.

2. INSPECTION

2.1 Engineering will inspect and approve proposed location. **Please stake/flag the approach before inspection.** Applicant will be advised of requirements for construction. Following construction, applicant will be required to advise Engineering for a final inspection and Planning and Development will be advised that inspection has been completed.

3. ACCESS APPROACH LOCATION

3.1 For **ALL** applications, an access approach will **NOT** be permitted where it would be:

3.1.1 Less than 30 m (100 ft) from an existing approach on the same side of the road right-of-way;

3.1.2 Less than 30 m (100 ft) from any bridge;

3.1.3 Less than 30 m (100 ft) from any at-grade railway crossing;

3.1.4 Less than 30 m (100 ft) from the intersection of two municipal roadways;

3.1.5 Less than 6 m (20 ft) from a utility pole;

3.1.6 Less than 6 m (20 ft) from a fire hydrant.

NOTE: Variances may be considered for development within an Industrial Park or a Residential Subdivision

3.2 Parcels of land less than 10 ac (4 ha) that fall within the following developing districts:

- Agriculture
- Agriculture / Country Residential
- Country Residential / Mobile Homes
- Public Institutional
- Hamlet
- Recreation / Open Space
- Wildlife Habitat
- Lake Shore

will be limited to one (1) access approach, unless written authorization to have additional access approaches is granted by Leduc County Engineering.

Parcels of land greater than 10 ac (4 ha) within the previous mentioned developing districts will be limited to two (2) access approaches, unless written authorization to have additional access approaches is granted by Leduc County Engineering.

3.3 Parcels of land within the following Developing Districts:

- General Industrial
- Restricted Industrial
- Direct Control / Industrial

will be limited to two (2) access approaches, unless written authorization to have additional access approaches is granted by Leduc County Engineering.

4. SIGHT DISTANCE CRITERIA



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

NOTE: The applicable sight distance is required for both directions from the approach

5. CONSTRUCTION

5.1 An access approach servicing a single lot or parcel of land within the following developing districts:

- Agriculture
- Agriculture / Country Residential
- Country Residential / Mobile Homes
- Public Institutional
- Hamlet
- Recreation / Open Space
- Wildlife Habitat
- Lake Shore

shall have a minimum width of 8.0 m (26 ft) and a maximum width of 12.0 m (39 ft). A new corrugated metal culvert, minimum 500 mm in diameter **or** as determined by Leduc County's inspection, is required for an approach that requires drainage. This will be to the discretion of a Leduc County Engineering representative.

5.2 An access approach servicing a single lot or parcel of land within the following developing districts:

- General Industrial
- Restricted Industrial
- Direct Control / Industrial

shall have a minimum width of 8.0 m (26 ft) and a maximum width of 15.0 m (49 ft). A new corrugated metal culvert, minimum 500 mm in diameter **or** as determined by Leduc County's inspection, is required for an approach that requires drainage. This will be to the discretion of a Leduc County Engineering representative.

- 5.3 **ALL** access approaches must be constructed perpendicular (90° angle) to the roadway.
- 5.4 Access approaches must be constructed to the same engineering standard as the adjoining roadway, and must have a minimum of 3:1 side slopes.
- 5.5 Any approach, off of a graveled road, must be overlaid with a minimum of 8 m³ (10 yd³), of 37 mm to 50 mm diameter gravel.
- 5.6 New approaches off of a paved roadway, if approved, must be paved with a minimum of 100 mm of asphalt, from road shoulder to property line, within one year of completion.
- 5.7 The length of the culvert is dependent on the depth of the ditch and width of the approach; while considering the 3:1 side slopes, as per the following example:

EXAMPLE: Culvert Length

- Ditch depth = 1.0 metres
- Approach width = 8.0 metres with 3:1 side slopes

Culvert length = 8.0 metres + (3 metres of run x 2 for each end) = **14.0 metres**

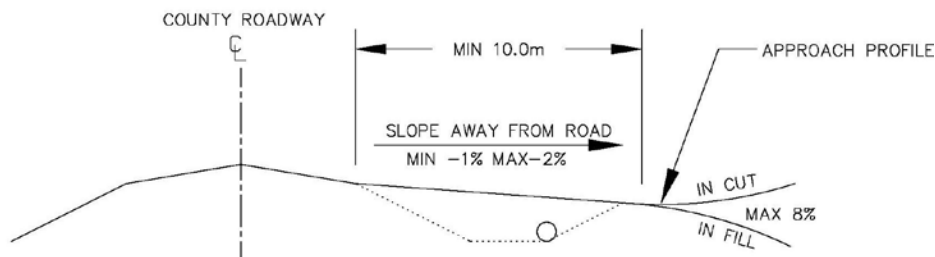
**3:1 side slopes = 3 metres of run for every 1 metre of rise*

SEE DWG'S 1 TO 3 BELOW FOR FURTHER CONSTRUCTION DETAILS

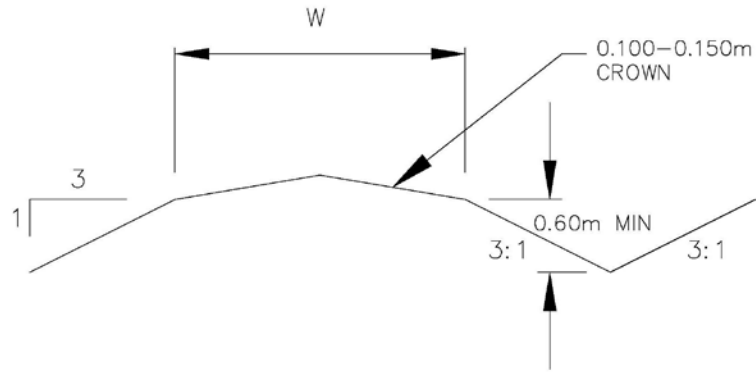
6. OTHER

- 6.1 All costs associated with constructing a new access approach is the responsibility of the landowner.
- 6.2 Subdivided parcels, within a subdivision having an internal road system, shall have access approaches from the internal road system only.
- 6.3 If an applicant wishes to construct a shared access approach, servicing two parcels of land (owned by different people or owned by the same person who is in the process of selling one or both parcels of land), they will be required to have a written agreement between the two landowners, or potential landowners, registered on each title. Leduc County will also require a copy of this agreement for their records.

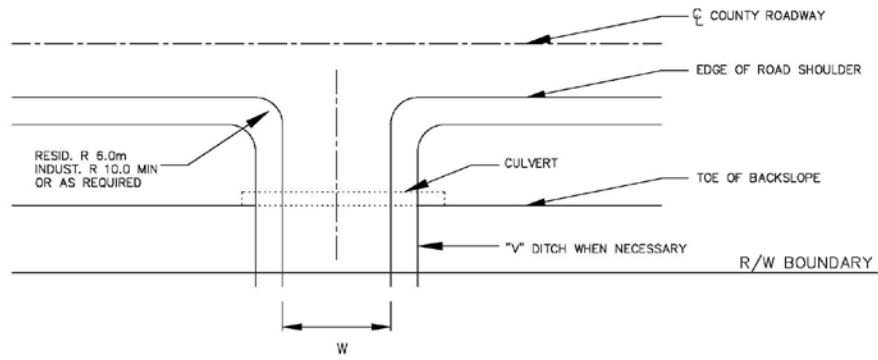
7. DRAWINGS



DWG #1 – DITCH AND CULVERT LOCATION



DWG #2 – APPROACH CROSS SECTION



DWG #3 – APPROACH PLAN