

## **Sandy Cove Ranch Road Use Fee July 2020**

The 2020 Sandy Cove Ranch Road Use Fee is \$2.10/sq ft of New Construction Total Under Roof (TUR) plus \$0.70/sq ft for any miscellaneous projects requiring heavy truck loads of delivered concrete, stone, brick, asphalt, aggregate, paving, etc. These projects include, but not limited to; driveways, sidewalks, patios, retaining walls, swimming pools, pads, walls, etc. The fee annual inflation adjustment = 1.6%/year (average inflation rate during past 10 years).

The Road Use Fee was calculated based on actual road damage from the construction of the initial six (6) homes in Sandy Cove. While new construction damages are not anticipated to exceed the road use fee, the Owner is liable for the actual costs of repair in excess of the Road Use Fee for any visible damage to the road or other common property or structures caused by the use of the roads by the Owner, agent, employee, contractor, tenant, invitee, etc.

We anticipate new construction will result in road damage. However, we've taken several steps to minimize this damage.

1. We improved the severely damaged roads in the interior (residential) from chip & seal or patched asphalt to 2" asphalt & concrete. The damaged interior sections were milled out, Portland cement added to the road base, topped with 2" of rolled asphalt. The remaining chip & seal (1/2 to 3/4 inch thick asphalt) areas will remain very susceptible to new damage.
2. We have implemented new truck load and weight restrictions, limiting loads to 2/3 the truck load volume of the previous two (2) construction projects.
3. We have installed additional speed limit signs and will enforce the 15 mph speed limit. Speed & weight are primary causes of road damage.
4. We have road cones to direct truck traffic to the improved 2" asphalt surfaces and reduce traffic on susceptible chip & seal surfaces, primarily near the swimming pool area.
5. An SCR representative will be on-site to inspect weight tickets and monitor speed limits.