

OPAL Community Land Trust
Wild Rose Meadow
Rosehip Road and Parking Lots Maintenance Guidelines
March 2010, Rev. May 2011

- Maintenance of the Wild Rose Meadow Rosehip Road and parking lots is required on an annual basis. Weather, traffic, and erosion can damage a road and if left unchecked, can lead to costly repairs and upgrades.
- One of the key reasons for keeping Rosehip Road maintained is for purposes of fire safety and emergency vehicle access. Rosehip Road and its parking lots are designed for emergency vehicle access.
- In addition, the fire hydrant located along the north boundary line serves all Wild Rose Meadow homes; road access to this hydrant is critical.
- Last, there is a gate along Twigs Lane that will serve as the Wild Rose Meadow emergency entrance; ensuring the upkeep of the road leading up to this entrance is imperative, and assuring that vehicles do not park in front of the gate will enable emergency vehicle access, if needed.
- The gravel parking areas are likely to need annual maintenance to fill pot holes. The pervious asphalt parking areas will need to be vacuumed on a periodic basis (perhaps annually or semi-annually). The asphalt surface of Rosehip Road will need occasional patching resulting from frost heaves, and will likely need to be resurfaced every ten to fifteen years, depending on wear and weather.
- It is advised that you establish a relationship with a contractor to become your partner in the annual maintenance.
- Throughout the year, road ditches, drainage channels, and culverts should be periodically inspected and cleared of debris and obstructions.
- All private roads may be inspected for compliance with the San Juan County Uniform Development Code (Section 18.16.100). Parking Lot Standards (Section 18.60.120) and Bicycle Parking Standards (Section 18.60.130) are also located in the San Juan County Uniform Development Code.