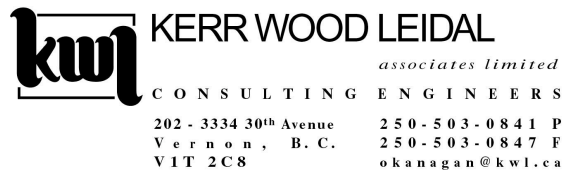


Appendix 4: Assessment of Roads



Memorandum

DATE: September 16, 2009

TO: Tom Reid, Sussex Consultants

CC: Mike Nolan, KWL

FROM: Ken Prentice

RE: **Sun Peaks Roads & Drainage Assessment**
Our File 285.023-300

The purpose of this memo is to provide a brief description on the condition and upgrading costs for the roads and drainage within the Sun Peaks Resort area.

A visual inspection was conducted on all roads and related drainage infrastructure within the study area. Following the inspection, discussions were conducted with the Ministry of Transportation and Infrastructure and Argo Road Maintenance to identify known problem areas and local road repair costs. 2009 findings were compared against an earlier assessment conducted by N.D. Lea Consultants. Table 1 attached provides a summary of observed conditions and projected costs to bring the roads up to a baseline 'good condition' for municipal roads.

1. ROADS ASSESSMENT

The following roads were assessed. Specific condition and repair works are noted in the text below, with the numbering within each road section noted in Table 1. The works noted are for specific repairs; costs related to routine annual operations and maintenance are addressed outside the scope of this memorandum.

Sun Peaks Road

1. the first 500 m from the cattleguard at the 'Welcome to Sun Peaks' sign is in average condition needing general repairs.
2. from the point above to Alpine Road the road is in average condition needing general repairs.
3. from Alpine Road to Sunburst Drive the road is in good condition with minimal cracking.
4. from Sunburst Drive to Fairways Drive the road is in average to good condition with sections requiring crack repairs.
5. from Valley Drive to Sundance Drive the road is in poor condition and will require resurfacing and potential reconstruction.
6. from Sundance Drive to Bella Vista Drive the road is newly constructed road in good condition.
7. from Valley Drive to wooden bridge (to golf course) the road is in relatively good condition with minor crack repairs required.

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Industrial Way

- gravel road to propane tanks (not included in rehabilitation and maintenance summary).

Alpine Road

- gravel road. The paved section from Sun Peaks Road to the Fire Hall is in poor shape and should be rebuilt. Only the paved section is covered in rehabilitation and maintenance summary.

Burfield Drive

1. from Sun Peaks Road to Fairways Drive the road is in average condition needing general repairs.
2. the remainder of to the cul-de-sac is in good shape with an overlay section between address 1320 to 1342.

Fairways Drive

1. the first 120 m of road from Burfield Drive has sections of overlay and patches and is in average condition needing general repairs.
2. remainder of the road to Sun Peaks Road is in good condition although there is evidence of settlement issues at the manholes, which should be regraded and patched.

Eagle Court

- the road is in average condition with the exception of the first 10 m off Fairways Drive, which is in poor shape (could be due to the culvert installation) and should be rebuilt.

Mountain View Drive

- good condition.

Sunburst Drive

1. from Sun Peaks Road to address 2212 the road is in average to poor condition with portions of the road needing to be rebuilt.
2. from address 2212 to Sunburst Place the road is in overall good condition with evidence of minor settlement cracking around the manholes and general cracking.

Sunburst Place

- the road is in good condition with evidence of minor settlement cracking around the manholes.

Creekside Way

1. from Fairways Drive to address 3140 the road is in fair to good condition, but has a section adjacent to the golf course with longitudinal cracking. This condition was also noted in the earlier assessment (N.D. Lea), and has been monitored by the local road maintenance contractor, who reports that the condition is not progressing but is stable.
2. from address 3140 to Village Way the road is in fair to poor condition with patched and overlay sections. Areas of pavement cracking are also evident and will require resurfacing

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and potential reconstruction.

Village Way

1. from Creekside Way to Sun Peaks Road the road is in good condition.
2. from Creekside Way to the Delta Lodge (3240) the road is in average condition needing general repairs with settlement evident around manholes. The area at the entrance to the Delta Lodge is in poor condition and will require resurfacing and potential reconstruction.

Village Place

- the road is in average to poor condition needing general repairs with evidence of settlement cracking around the manholes and shoulder cracking.

Sundance Drive

1. from Sun Peaks Road to Douglas Court the road has sections of overlay, with the road in average condition needing general repairs.
2. edge failure is evident from 4125 to 4129, which will require resurfacing and potential reconstruction.
3. from Douglas Court to cul-de-sac the road is relatively new with evidence of settlement cracking.

Douglas Court

- the road is relatively new, with evidence of settlement cracking especially around the manholes.

Bella Vista Drive

- newly constructed road in good condition.

Valley Drive

1. from Sun Peaks Road to Woodhaven (5035), just before the bend, the road is in good condition with very little cracking.
2. from Woodhaven (5035) to the cul-de-sac, the road has a cold joint down the centerline of the road that requires crack repair, otherwise in good condition.

Lookout Ridge Drive

- newly constructed road in good condition.

Lookout Ridge Place

- newly constructed road in good condition.

2. DRAINAGE

The major corrugated steel road culverts are in good condition as are the associated headwalls. There is no evidence of road settlement present due to culvert deterioration. Some culverts will require routine maintenance to clear rubble from the inlet or the outlet areas.

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In general, the road drainage infrastructure is adequate for the present level of development. Drainage needs related to future development may be assessed, and funded, by future development.

We trust this memorandum meets the requirements for the incorporation study.



Ken Prentice
Project Manager

KP/

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