

Revised 2013- 2014 Road Committee Report 1 April 2014

The road committee consisting of Tom Robbins and Paul Briggs have done several surveys of the Yellowstone River Ranch Roads both last summer and this winter. We have also reviewed the previously published 5 Year Road Plan and consulted with Dean of Central Excavating our prime contractor for road work on the ranch. During the surveys we focused on three major criteria and have based the following recommendations in the three categories.

Safety, roads with conditions that pose an immediate threat to the residence or conditions that threaten the viability the road long term. Another consideration under safety is egress to and from areas of the ranch both for residents and emergency equipment throughout the year.

Preventive Maintenance, work required to maintain previously completed roads and reduce the long term cost of maintenance. This includes the major high traffic roads like Winding River, Wild Horse Run and Owl Canyon RD that due to the volume of traffic require maintenance annually. Additionally all other minor roads that may need work on an as needed basis.

Major Project, roads on the ranch that have had minimal work or require major renovation. There are several roads that were constructed with a minimal amount of material and time. For example Balfour Loop, while some gravel was used in its construction with the increase in residents and scheduled construction some section of the road will require work be completed to insure it is passable at all times.

Last fall we identified one Safety issues during our survey and it was addressed. This was a section of Cougar Trail near lots 71 and 73 that had major tire ruts and no gravel. Dean placed some gravel and graded the section to insure we had an egress route in case of fire or blocked access from the front of the ranch. We also had preventive maintenance done on Winding River Road from the entrance to Owl Canyon and Owl Canyon to Cougar Trail.

Based on the results of our work we are submitting the following prioritized recommendations for work this spring and summer as well as for future road projects. Although this is not a complete list of all the road projects requiring completion given our current budget we felt additional bids could be obtained next year.

Preventive Maintenance

1. Spring Road damage repair. Winding River Road from lot 120 to southern most Balfour Loop, Clean Ditch Winding River Road from Owl Canyon to lot 120 and add culvert to Winding River Road at entrance and repair washout damage. \$13,300.00
2. Winding River Road from lot 170 – 179 clean ditches, add gravel in areas where washing of road surfaces has occurred and grade. \$1,340.00
3. Wild Horse Run Lot 43 replace culvert build up road with 60 Yards of 3” road base grade, vibratory roll and clean ditches for drainage purposes. \$2,414.00.
4. Winding River Road lot 1 – 113 grade. This work will be done after adequate amount of rainfall to aid in packing and reduce cost. \$1,680.00
5. Owl Canyon Rd Lot 113- 163 grade water and Vibratory roll existing material. \$3,020.00
6. Wild Horse Run Lot 105 – 26 grade water and Vibratory roll existing material. \$2,920.00

Major Projects

1. Balfour Loop lot 121 – 125 top dress road surface, 16' wide with 4" layer of ¾" road mix gravel, water and vibratory roll. \$12,570.00
2. Elkhorn existing material in some areas, and haul in 3" road mix in some areas to build up and crown. Creating 14' wide driving surface. Topdress with 4" of ¾" road mix gravel, water and vibratory roll both base and topdress gravel. \$27,380.00. This is recommended to reduce the amount of traffic on Winding River Road and supply another egress route from the property.