

Ammeter View Road Maintenance Association - 2023 Road Maintenance Standards - DRAFT

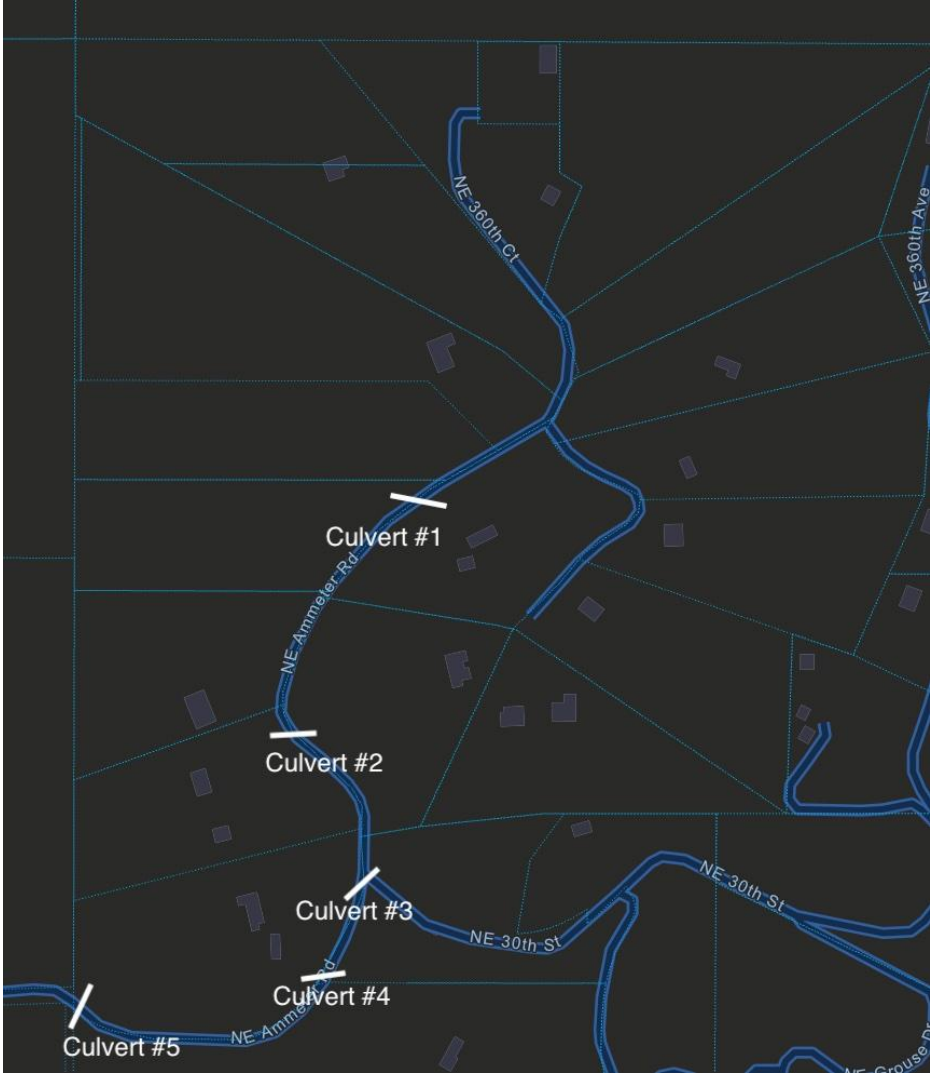
The following document outlines proposed road maintenance standards for the Ammeter View and common roads. It lays out proposed projects for owner review and approval. Approved work will be scheduled contingent upon adequate funding prior to work starting. The standards and proposed projects were gathered from owner meeting discussions on December 17, 2022 and January 7, 2023.

The goal of maintenance standards for Ammeter View roads is to ensure long term integrity and safe travel conditions for emergency vehicles and road users. This document outlines three road maintenance aspects: gravel road maintenance, vegetation control, and snow removal. Once approved by a majority of owners, this working document can be used to estimate annual road maintenance assessments and proposed road project costs.

Gravel Road Maintenance

- Standard crowning of gravel roads is 4 to-8 degrees per side on flat sections.
- Sloped sections are sloped towards a well maintained drainage swale without any crowning.
- Six or more inches of compacted gravel above the road base layer is a goal of long-term maintenance.
- The road surface should be free from potholes and rivulets of running water.
- Drainage ditches should remain free from obstruction with a target depth of twelve inches from the peak of road crown where practical.
- Culvert inlets and outlets are permanently marked with steel T posts.
- Culverts are to be cleared quarterly to ensure road drainage.

Culvert locations for the Ammeter View and common roads:



Road sections referenced in maintenance projects:



1. Make permanent repairs of persistent potholes along the straight section of road illustrated in **Section 1**. This repair could be accomplished by landowners using rented compactor, hand tools, and purchased gravel. Estimated cost +/- \$ 750. Post meeting note: contractor quote will be solicited for this section of road work.
2. Repair drainage **Section 2** roads. This section of road has drainage issues and damage from winter/spring rains. This repair requires gravel, compacting, drainage swale work, and sloping gravel towards drainage. Post meeting note: contractor quote will be solicited for this section of work.

3. A resurfacing project is proposed for 2023 or 2024 to address ongoing wear and tear to the Ammeter View roads. The proposed scope would be to purchase enough gravel to cover the approved extent to 3" depth and contract with a professional equipment operator to dig and repair ditches, re-grade the road, and compact the newly graded surface. Depending on the cost savings, compaction may be accomplished with a rental machine and volunteer operator. The funds required for this project will be estimated for both projects during Spring of 2023 and Ammeter View landowners will be asked to vote to approve costs, extents, and timelines. The extent of this project would be either:
 - 3.1. **Section 1:** The road section from the "T" to the Ammeter Road/30th Ave intersection "Y".
OR
 - 3.2. The extent of the Ammeter View road system.

4. Repair **Section 5** (common road) washboard conditions and incomplete drainage swale work. Coordination with the Ammeter Heights HOA will be needed as both neighborhoods share in the cost of this road maintenance.

Vegetation control:

Continue to maintain vegetation along the road edges with the purpose of maintaining clearance for emergency vehicles and driver/vehicle line of sight. Specific vegetation work proposed for 2023 is to complete the select vegetation removal on Ammeter Road above the "Y" and as needed on 357th Ct. Coordination with and approval by any affected property owner is specifically required prior to any cutting activities.

Snow removal:

Post meeting note: Peter Graham's services have been approved for Ammeter View roads snow removal for 2022-2023 at a rate of \$75 per hour. The estimated budget for snow plowing is \$500, based on the prior year's budget. Cory Schruth and John Bullwinkel offered to support plowing activities if Peter is not available.