

York Gulch HOA 2017 Road Base Project

The York Gulch Home Owners association (aka Gilpin-Clear Creek Home and Landowners Association, Inc) covers approximately 4 square miles and over 10 miles of class 4 non- maintained roads. We welcome the County Commissioners program to provide road base to some of these non-maintained roads. The plan appears to be a good compromise and we would like to see it continue in the future. To that end we have answered the following questions.

1. The road base can be delivered and stored in a manner that does not impede traffic movement.

The Association has agreed to a plan including delivery points as shown on the map on Attachment #1.

2. The homeowners have a plan for the acceptable and timely application of the material.

The Association membership owns the following equipment that can be used apply the material: Backhoes, Front-end loaders, Tractors, Box scrapppers, Dump trucks, Skid steers, Bull dozers and a road grader. In all we have about 20 pieces of equipment. Depending on delivery date and temperature and snow cover conditions we expect to apply the material within 60 days of delivery.

3. The spread of material cannot negatively impact drainage in the area.

We plan to grade the material to a depth of 2" or less over the plane of the existing road surface in order to maximize coverage. This will in no way impact the overall drainage of the road. We have no plans to change the orientation of any of our roads.

4. The plan must be in writing and contain drawing (need not be engineer grade) that clearly address the above concern.

The plan is covered in this document and Attachment #1. The Association further acknowledges that the road base proposed for this project will only be applied in those portions of the York Gulch HOA contained within Clear Creek County.

5. The applicant must clearly acknowledge that this does not represent an addition of the road to the County maintenance plan.

The York Gulch HOA acknowledges that the County designated Class 4 roads are not maintained and are not an addition to the County maintenance plan. However, the York Gulch HOA responds that acceptance of the road base from this pilot project does in no way exclude these roads from future consideration from the County maintenance program.

6. Applicant must provide a list of homeowners affected by the proposed work with their acknowledgement and acceptance of the plan.

The email signature list is Attachment #2.

Plan for material delivery and application

Over the past summer the York Gulch Association spent considerable time and labor hours trying to repair the worst of our roads. While this effort did improve some of the roads considerably, most of our roads are in bad shape due to normal wear and tear often due to outsiders accessing the roads for recreational purposes. Road base continues to be our most critical need. The days of simply scraping material off the side of the road is long gone. Many of our roads are down to bedrock. While this pilot project will not address the needs of all the roads in the Association, it will help quite a bit.

The York Gulch HOA contains the following non-maintained roads that are all or partially contained within Clear Creek County:

Upper York Gulch

Chinook

Redtail Ridge

Mule Deer

Saddle

Thistle Trail

Old Stage

Overlooked

Big Meadow Drive

Consolidated Ditch

Forget Me Not

Pisgah Lake

Alpine Way

Fireweed Ln.

Bald Mountain

As well as several unnamed roads

Our plan for the application and grading of roads to be completed using our member' equipment. Each road is divided into segments or zone that the membership within that zone is responsible for that road maintenance. We have found this zoned approach works best and insures community involvement.

The road base should be delivered to the designated locations as shown on Attachment #1. Each delivery of road base is assumed to be about 15 yards or 20 tons. We would like at least 20 deliveries from contractors like Little Guy Trucking who has experience in this area. We are hoping for reasonable quality road base not simply raw dirt or fines. If the material offered consists of only dirt or fines we will need to change our application plans. Over the course of (60 days after delivery) of the next few weeks the membership in each zone will apply the material or contract a 3rd parties to apply it for their zone. We would like to complete grading before the roads freeze solid for the winter. The Association will post signage to indicate road maintenance activities during the application process. The application of the material will be done with front end loaders or skid steers. Final grading will be completed with box scrappers or road graders. Large stones will be removed by hand. We plan to grade the material to a depth of 2" or less over the plane of the existing road surface in order to maximize coverage. This will in no way impact the overall drainage of the road. Primarily, we will be filling in ruts and/or covering rock where the need is highest. We have no plans to change the orientation of any of our roads. This project will be a continuation of our road patch job this summer. We are ready to start the project immediately.

Please contact us if the project needs to change due to fiscal constraints so we can reprioritize the work.

See the attached maps for the locations of the drop points. The York Gulch HOA understands and acknowledges that an association member must be present for each drop. Any further questions please contact John Bottomley, York Gulch HOA president at 917-686-7575.



