

Road Maintenance Principles

Approved 8-21-08

General Principles and Constraints

The purpose of this draft of Road Maintenance Principles is to document the guiding principles for such maintenance. It recognizes that funds for road maintenance are strictly limited and that the Committee must plan accordingly. The primary goal of the Committee is to do their best to maintain the roads according to the following standards while staying within limits imposed by fees available and minimizing requests for fee increases. That is, these standards represent reasonable goals for the Committee. Achieving all of them, however, will take years due to funding limits.

While all owners pay equal amounts per acre to maintain the roads and deserve to have the same quality of roads between their property and the entrance, the Committee also needs to prioritize road maintenance efforts so that the work benefits the most owners. The Committee will attempt to balance these frequently competing goals: equal quality for all while benefiting the greatest number of owners.

Target Technical Road Standards

The Committee will attempt to maintain our roads to meet the following standards. These standards were derived from the County Specifications (see attached) and the "Ditch in Time" article by Russ Lanoie. The Committee will maintain roads such that:

- High-traffic sections of roads will be maintained 20' wide.ⁱ The remaining sections will be maintained at widths between 12' and 16' depending on traffic volume. High-traffic sections include:
 - ✓ Mira Sol between the county road and the intersection with Roadrunner
 - ✓ Roadrunner from the intersection with Mira Sol to the intersection with Coyote.
- High-traffic sections of roads will have a minimum of 4" of road base.ⁱⁱ The remaining sections will have a minimum of 2.5" to 3" of based depending on traffic volume. High-traffic sections include:
 - ✓ Mira Sol between the county road and the intersection with Roadrunner
 - ✓ Roadrunner from the intersection with Mira Sol to the intersection with Coyote.
- All roads will have a minimum of 4" of road base. The base shall contain crushed gravel or crushed ledger and not round gravel, and will contain between 7% and 12% finesⁱⁱⁱ.
- Flat roads will have a minimum of 4% crown. Hills will have a minimum of a 6% crown.^{iv}
- Ditches will be at least 18" deep and will have a minimum slope of 1%.^v
- Any new culverts will be a minimum of 24" wide.^{vi}

References

The Committee also will use "A Ditch in Time" by Russ Lanoie (available at www.mrralhometech.com) as its basic road-maintenance manual supplemented occasionally by other documents. In addition, the Committee will use the San Miguel County as an addition reference.

Target Road Drivability Standards

The Committee will maintain roads that are passable using a standard, two-wheel drive automobile in a manner that will minimize the damage to such vehicles due to the road conditions, to the degree possible within its budget. This means the Committee will maintain the roads so that they have a minimum of wash boarding, ruts, and potholes and so that they have a minimum amount of mud during rains and snowmelts. In addition, the Committee will maintain roads that are passable during snowfall to such vehicles with snow tires. The Committee believes that owners should not be required to purchase four-wheel drive vehicles in order to have reliable access to their property at any time during the year.

ⁱ San Miguel County Minimum Road Standards, 3/5/01 specify minimum width of 20'.

ⁱⁱ San Miguel County Minimum Road Standards, 3/5/01 specify minimum of 6" of base for gravel roads

ⁱⁱⁱ "A Ditch in Time" by Russ Lanoie, <http://www.ruralhometech.com/RoadDrivewayMaintenance/ADitchinTime/tabid/79/Default.aspx>, downloaded 6/10/08.

^{iv} San Miguel County Minimum Road Standards, 3/5/01 specifies a 2% slope for crowns. "A Ditch in Time" by Russ Lanoie, <http://www.ruralhometech.com/RoadDrivewayMaintenance/ADitchinTime/tabid/79/Default.aspx>, downloaded 6/10/08 recommends between 4% and 6% for gravel roads.

^v San Miguel County Minimum Road Standards, 3/5/01 specify a minimum slope for ditches. A letter from Veryl A. Miller, PE recommends 1% slope.

^{vi} San Miguel County Minimum Road Standards, 3/5/01