

AM HOA 5 Yr Road Plan

MARK #	ROAD NAME	NEIGHBORH		DIMENSIONS				REPAIR	Pave vs	COMMENTS/NOTES	PRIORITY	FISCAL YEAR			
		Lower	Upper	W	L	Tons	Sq Yds	CODE	Berm/ Ditch			Remaining 2021-2022	2022-2023	2023-2024	2024-2025
1	Lady Slipper	X		12	307		410	O	P	Feather edge where possible; clean; place 2" leveling course & 2" over-lav w/ hot mix asphalt	1		\$ 18,110		
2a	Lady Slipper	X		4	63	7		PD	B	Reshape ditch mountain side, then fill with road bond <i>Complete before paving in 2b</i>	1		\$ 990		
2b	Lady Slipper	X		12	64		86	O	P	Feather edge where possible after ditch reshape & road bond added above; clean; place 2" leveling course & 2" over-lav w/ hot mix asphalt	1		\$ 4,721		
3	Lady Slipper	X		10	209		233	O	P	Feather edge where possible; clean; place 3" over-lav w/ hot mix asphalt	1		\$ 8,186		
4	Lady Slipper	X		4	120	14		RB	B	Creek side	2			\$ 1,150	
5	Lady Slipper	X		4	100	10		RB	B		2			\$ 875	
6	Lady Slipper	X		10	125		139	O	P	Clean; place 3" overlay w/ hot mix asphalt	1		\$ 5,075		
7	Lady Slipper	X			100	25		PD MS/RB	B	Use smaller rock base under road bond; better curve is needed here, including appropriate drainage	2			\$ 2,000	
8	Lady Slipper		X	3-4	65	7		RB	B		2			\$ 750	
9	Lady Slipper		X	12	78		104	O	P	Feather edges where possible utilizing both sides; clean; place 3" over-lav w/ hot mix asphalt	1		\$ 4,092		
10	Lady Slipper		X	12	90		120	O	P	Feather edges where possible utilizing both sides; clean; place 3" over-lav w/ hot mix asphalt	1		\$ 4,803		
11	Lady Slipper		X					O	P	Note the "sink hole" within #10 above; address as needed	1		\$ -	\$ -	\$ -
12a	Lady Slipper		X	12	230		307	O	P	Feather edge where possible; clean; place 3" over-lav w/ hot mix asphalt	2		\$ 10,660		
12b	Lady Slipper		X	2	220	15		PD MS/RB	B	Mountain side: Use smaller rock base under road bond <i>Complete before 12a paving</i>	1		\$ 1,950		
13	Lady Slipper		X	10	260		376	O	P	Clean; place 3" overlay w/ hot mix asphalt	2		\$ 12,985		
14	Lady Slipper		X					PD/RR	B	<i>Completed already</i>	1				
15	Mountain Creek		X	12	255		340	O	P	Feather edge where possible; clean; place 3" over-lav w/ hot mix asphalt	1		\$ 11,913		
16	Mountain Creek		X						B	Add and/or replace culvert in advance of overlay # 15	2			\$ 1,350	
NONE	Mountain Creek								B	NEW ITEM: Length of very narrow road with little shoulder downhill side, and insufficient ditch on mountain side. Water runs over road eroding shoulder. Work will attempt to widen road into the mountain side & creating more of a ditch. Quote will be time & mat'ls.	1		\$ 4,000	\$ 10,000	
17	Mountain Creek		X	3-4	200			RR	B	Above #118, add rip rap to existing; continue RR above to top	2			\$ 950	
18	Wildflower Cove	X		3	64	7		RB	B		2			\$ 750	
19	Wildflower Cove	X		1	158	6		MS/RB	B	Build up to road edge	1		\$ 650		
20	Wildflower Cove	X		3	125	10		MS	B	Re-shape ditch first	2			\$ 900	
21	Wildflower Cove	X		3-4	190			RR	B		3			\$ 1,550	
22	Wildflower Cove	X		3-4	258	35		MS/RB	B	Build up to road edge	2			\$ 2,400	
23	Wildflower Cove	X							B	Add appropriate size rock to overlay catch basin (may already be included after install)	1		\$ 80		

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24	Wildflower Cove		X	2	220	12		RB	B	Mountain side below catch basin	2			\$ 900	
25a	Wildflower Cove		X	2	290	22			B	Above & Below J Taylor; add appropriate rock to mountain side to bring up to road surface & create stable shoulder <i>Complete before 25b paving; leave gap b/t rip rap & current pavement</i>	1		\$ 1,990		
NONE	Wildflower Cove				290				B	NEW ITEM: DITCH REPAIR - Mountain side ditch full of rip rap needs to be cleaned out and re-formed. ESTIMATED COST pending quote.	1	\$ 5,000			
25b	Wildflower Cove		X	12	290		387	O	P	Widen slightly if possible for safety; clean; place 3" over-lay using hot mix asphalt	2		\$ 13,376		
25c	Wildflower Cove		X					CB	B	Install catch basin	1		\$ 1,900		
26	Wildflower Cove		X	7	90	22		RR/RB	B		3				\$ 1,650
27	Wildflower Cove		X	3-5	80	12		RB or MS	B	Intersection Wildflower & Mtn Lily (street sign side)	3				\$ 900
28	Wildflower Cove		X	4-6	180	28		RR/MS & RB	B	Below blue house drive/across from Mtn Mint; include reshape of ditch	1		\$ 2,100		
29	Mtn Lily Ridge		X	12	65		87	O	P	Side to side; feather edge; clean; place 2" over-lay w/ hot mix asphalt	2		\$ 2,590		
30	Mtn Lily Ridge		X	12	65		87	O	P	Side to side; clean; place 2" over-lay w/ hot mix asphalt	1		\$ 2,590		
31a	Mtn Lily Ridge		X	4-5	90	13		MS	B	Right side going up <i>Complete before 31b; add road bond before paving surface</i>	1		\$ 1,275		
31b	Mtn Lily Ridge		X	16	86		153	O	P	Done after 31a; side to side; goal to move road further to right side to avoid log supported shoulder on the left <i>clean and place 2" over-lay using hot mix asphalt</i>	1		\$ 4,432		
32	Mtn Lily Ridge		X					GR	B	Left side to steer vehicles away from tenuous shoulder; may start with simple reflectors & wire	3				
NONE	Mtn Lily Ridge		X						B	NEW ITEM - Replace culvert near Ray's turn-out where road seems to be sinking more every month. ESTIMATED COST pending quote.	1	\$ 4,000			
33	Mtn Lily Ridge		X	14	38		60	O	P	Side to side; clean; place 2" over-lay w/ hot mix asphalt	2		\$ 2,268		
34	Mtn Lily Ridge		X	3	60	7		RB	B	Right side going up	2			\$ 560	
35	Mtn Lily Ridge		X	2	120	8		RB	B	Right side going up	3				\$ 620
36	Mtn Lily Ridge		X	3-4	10	1		RB	B	Left side going up	2			\$ 80	
37	Mtn Lily Ridge		X		160	40		MS	B	Right side going up	3				\$ 3,100
38	Mtn Lily Ridge		X	4-5	140	17		RD / RR	B	Add rock dams, then additional rip rap to bring shoulder up closer to road surface	1		\$ 1,275		
39	Mtn Lily Ridge		X	3	55	5		MS	B	Left side going up	2			\$ 400	
NONE	Mtn Lily Ridge		X						B	NEW ITEM: DITCH REPAIR - Above Paul's, the mountain side ditch full of rip rap needs to be cleaned out and re-formed to prevent further damage due to water undercutting the asphalt. ESTIMATED COST pending quote.	1	\$ 3,000			
40	Mtn Lily Ridge		X	4-6	100	16		RR / MS	B	Left side going up; need combination to bring shoulder up closer to road surface	1		\$ 1,500		
41	Mtn Lily Ridge		X	4-6	120	18		RR / MS	B	Left side going up; need combination to bring shoulder up closer to road surface	1		\$ 1,400		
42	Mtn Lily Ridge		X	4	145	18		RR	B	Right side going up	1		\$ 1,260		
43	Mtn Lily Ridge		X						B	Clean-out culvert - \$55/hour item complete with Ditch cleaning	1				
		X							B	Add mirror at curve <i>Varner curve</i>	1		\$ 175		

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			X						B	Add mirror at curve <i>Below Helok gate</i>	1		\$ 175		
		X							B	Add mirror at curve <i>Above Lollis</i>	2				\$ 175
		X							B	Add mirror at curve <i>Scroops curve below gate</i>	2				\$ 175
NONE	Various Roads								GR	NEW ITEM: REPLACE GUARDRAILS - During TS Fred work the lower "S" Curve guardrail (~100') had to be removed & was found to be badly decayed. Quote from Asheville Fence to replace all existing guardrail in the neighborhood (~420') was \$35k end of '21.			\$ 20,000	\$ 20,000	
NONE	Various Roads									NEW ITEM: UPGRADE ROADS FOR FIREFIGHTING EQUIP. - We plan to get fire dept experts to review our roads to ensure their equip can safely manage the curves etc.			TBD	TBD	TBD
NONE	Various Roads									NEW ITEM: IMPROVE SOME RIGHTS OF WAY FOR 2nd MEANS OF EGRESS DURING FIRES - Gates to the Cliffs are off upper Wildflower Cove, which leaves Lady Slipper and Mtn Lily Ridge possibly stranded if there's a fire coming up from the valley. We will work with Cliffs to improve existing forest type roads for 4WD vehicle use.			TBD	TBD	TBD
NONE	Various Roads								B	NEW ITEM: DITCH REPAIR - Several other areas where ditches are full of rip rap need to be cleaned out and re-formed prior to paving in the future. Cost will be estimated on a per linear foot basis after the high priority areas are cleaned up.			TBD	TBD	TBD
										PRIORITY TOTALS		\$ 12,000	\$146,521	\$ 43,415	\$ 7,820
										MULTI-YEAR PLAN TOTAL			\$		209,756
CODE REPAIR CODE DESCRIPTIONS															
CP	Cut out/remove asphalt, restore/compact sub-base. Replace with 2" asphalt														
O	Overlay berm to berm with 1 1/2" asphalt														
RR	Reshape ditch as required and line with rip rap ballast stone.														
RD	Create rock dams in areas of steep slope to slow water														
RB	Raise berm to level of existing paving using compacted road bond to create a shoulder of not less than 24" wide. Slope away from asphalt														
PD	Pull ditch/berm to raise shoulder to level of paving and slope to ditch														
MS	Add medium sized stone/gravel to aide in transition of ditch to road/road bond area														
RG	Regrade gravel road, add stone as required and compact														
GR	Install new guard rail														
NOTES															
1	Spreadsheet is based on previously approved 2020-2021 Road Committee spreadsheet, with new revisions. Green background & red text left for clarity for now.														
2	The 14 Paving ("P" in tan background) items are from Custom Paving. Dark red text prices have been updated per a 4-7-22 quote. Overall price increase is ~ 14%														
3	Items in dark red text and blue background are new line items.														