



# Blackhawk Ranch

## Road Handbook

Blackhawk Ranch spans an area of more than 7,000 acres and is divided into 185 parcels, each consisting of 35.05 acres or more. Approx. 34 miles of private roads traverse the Ranch, providing access to each parcel. As you approach the Ranch from I25, Rouse Road (County Road 312) is intersected by Braden's Point Road to the west and Four mile Canyon Road to the east. Parcels 1 through 9 are outside the main entrance to the Ranch and are accessed off Braden's Point Road. Turning east off of Rouse Road onto Four mile Canyon Road accesses the main entrance of the Ranch.

**Disclaimer: The following information is not intended to apply to all BHR roads in all situations. It is understood that deviations in the use of the following information may be necessary due the peculiarities in roads, weather, available materials, funding, and other extenuating situations. It is understood that the Blackhawk Ranch Board of Directors and/or Road Committee can add/edit this handbook as they deem necessary.**

## Policies and Procedures: (excerpts)

- Maintaining and improving the condition of the roads on the Ranch is the most important responsibility of the Board. (P&P section 500)
- Since the maintenance of the roads is the most demanding job the Board has, the Road Committee Chair should be a Board Member and resident of the Ranch. The Road Chair shall manage the Road Contractor in accordance with the Road Chair Notebook and the current Road Contract (if a Road Contract exists). (P&P 3.2.2)
- The Road Chair may, at his/her discretion and within the constraints of the budget, creates work orders for Road Maintenance and Improvements and schedule snow removal. All completed work orders must be inspected and approved by the Road Chair prior to the contractor's invoice being paid. (P&P 3.2.2)
- Most ranch roads shall be graded at least once a year. (P&P 5.1.1.1)
- Ditch and Culvert cleaning shall be cleaned as needed. (P&P 5.1.1.2-3)
- Emergency maintenance should be done as soon as possible. (P&P 5.1.2)
- BHR has a posted speed limit of 20 mph. (P&P 5.2)
- Snow removal (plowing) shall begin when the snow level reaches **FOUR** inches, however other conditions may be considered prior to snow removal. (P&P 5.3.2)
- It is the POAs responsibility to maintain the common road easements. (P&P 5.4.2) 40 feet from the center of the road, on either side of the road. (Covenants 2013, section VI)

The biggest contributor to the degradation of a gravel road is traffic. Two wheel drive vehicles have the greatest impact, followed closely by speed. Combined, they take a toll on gravel roads. Weather, delivery vehicles and construction traffic are also contributors.

It should be noted that outside residents should NOT be allowed to routinely use Blackhawk ranch roads to enter/exit their adjoining properties.

## General Information:

- Minimum width of BHR roads should be 20 feet.
- The best available road base material (Class 6) should be used whenever possible.
- Road base thickness should be a minimum of 2-4 inches (compressed). (County roads 6-12 inches)
- Road crown should be 4% or ½” inch per foot. Measured from the center to the edge of the road.
- Road grade should be 10% or less whenever possible.
- Road gravel (if used) should be ¾” crushed.
- Sections of BHR roads may be used to test different roadway materials.
- Main Arteries: 4 Mile Canyon, Wapiti, Timber, Rugby Mines, Lower mines, & Rolling Hills
- The only County Road on BHR is Howard’s Draw to Ruby Mines road to North Mountain Dr. This is a Los Animus County road designated as RR 66.1.
- All “not through” roads should have a cul-de-sac (90 feet) or a “T” (Pistol) turnaround at the end of the road capable of allowing large emergency vehicles to turn around.
- All roads (at all intersections) should have a reflective green road sign (as per County Standards) identifying the name of the street(s).
- All “not through” roads should have a “No Outlet” designation on the Road Sign.
- All emergency safety zones and emergency exits should be identified and maintained.

### There are four roads that exit/enter Blackhawk Ranch:

- The (north) main entrance at County road 312 (Rouse Road) and 4 Mile Canyon Road
- The Braden’s Point Road entrance, north from County road 312 (Rouse Road) for parcels 1-9.
- The east entrance at County Road 66.1 (Howard’s Draw) off of Rugby Mines Road.
- The south exit at Brodmore (emergency only).

### 5 safety zones identified in the Blackhawk Ranch Community Wildfire Protection Plan

- On Rugby Mines Road just north of Howard’s Draw. (Lot #91)
- On Wapiti Drive near Aspen Spur. (Lot #68)
- On 4 Mile Canyon Road south of Meadow Spur (Lot #102)
- On Rugby Mines Road and Fisher’s Peak view (Lot #138)
- On 4 mile Canyon Road and West End Spur (Lot #179)

## Labor and Material Costs: (March 3, 2020)

Estimated Road Base Application of Material and Labor costs					
Distance (Feet)	Road base	Material \$	Labor hrs	Labor \$	Total \$
5.0	1 ton	\$ 20.50	n/a	\$ 5.00	\$ 25.50
500.0	100 tons *	\$ 2,050.00	4.0	\$ 500.00	\$ 2,550.00
5,000.0	1,000 tons **	\$ 20,500.00	40.0	\$ 5,000.00	\$25,500.00
* Labor cost is based on 4 hours of labor per 100 tons at \$125.00 per hour.					
** Actual amount of road base for one mile is 1,056 tons.					

- The cost to plow snow on all ranch roads is approx. **\$1,100** per incident. (Cost may be dependent on depth, type, and water content.)
- Estimated Grading costs are **\$500/mile**.
- Estimated MgCl costs are **unknown**.

## Submitted Work Orders

Work Orders should include the following information when submitted to the Road Chair:

- Description of repairs/additions
- Location
- List of Material(s)
- Material costs
- Labor cost(s)
- Total Cost

## Definitions of Terms:

- Road Base Classification: Class 6 (3/4" road base).
- The "Mule shoe": the tight pin turn just south of Howard's Draw on Rugby Mines Road
- The "T": the intersection of 4 Mile Canyon Road and Lower Mines Road.
- The "Turkey foot": the intersection of 4 Mile Canyon, Bear Spur, and West End Roads

## Culvert Locations

(List is incomplete)

#	Location	D	L	M	Notes
1	Aspen Spur				
2	Wapiti Dr. (between Aspen Spur & Canyon View)				
3	Wapiti Dr. & Canyon View				
4	Canyon View (cul-de-sac)				
5	Mule Deer (cul-de-sac)				
6	Four Mile Canyon & Meadow Spur				
7	Meadow Spur				
8	Four Mile Canyon (from Meadow Spur to Rugby Mines Rd.)				
9	Four Mile Canyon & Rugby Mines Rd.				
10	Four Mile Canyon (from Rugby Mines to Brodmore)				
11	Four Mile Canyon & Brodmore Dr.				
12	Brodmore Dr. (cul-de-sac)				
13	Four Mile Canyon (from Brodmore to Twin Ridge Dr.)				
14	Four Mile Canyon & Twin Ridge (cul-de-sac)				
15	Twin Ridge Dr.				
16	Gonzales Canyon View (cul-de-sac)				
17	Four Mile Canyon (from Twin Ridge to Bear Paw Tr.)				
18	Bear Paw Trail (cul-de-sac)				
19	Four Mile Canyon (from Bear Paw to Cougar Tr.)				
20	Cougar Trail (cul-de-sac)				
21	Four Mile Canyon (from Cougar to Bear Spur)				
22	Bear Spur (cul-de-sac)				
23	West End Spur (cul-de-sac)				
24	Four Mile Canyon (from Bear Spur to end) (cul-de-sac)				
	<b>D - Diameter L - Length M - Material</b>				

<b>Road Measurements</b>				
<b>Road Name</b>	<b>Start</b>	<b>Finish</b>	<b>Miles</b>	<b>County</b>
Braden's Point	CR 312	Cul-de-sac	1.16	Huerfano
Four Mile Canyon	CR 312	Cul-de-sac	7.68	Huerfano
Spanish Peaks	Four Mile Canyon	Cul-de-sac	2.62	Huerfano
West View	Spanish Peaks	Cul-de-sac	0.25	Huerfano
North Spur	Spanish Peaks	Cul-de-sac	0.07	Huerfano
East View	Spanish Peaks	Cul-de-sac	0.76	Huerfano
Lower Mine	Four Mile Canyon	Spanish Peaks	1.4	Huerfano
West Ridge	Lower Mine	Cul-de-sac	0.83	Huerfano
Timber	Four Mile Canyon	Wapiti	0.91	Huerfano
Wapiti	Four Mile Canyon	Cul-de-sac	2.44	Huerfano
Mule Deer Drive	Wapiti	Cul-de-sac	0.44	Huerfano
Canyon View	Wapiti	Cul-de-sac	0.27	Huerfano
Aspen Spur	Wapiti	Cul-de-sac	0.22	Huerfano
South Spur	Wapiti	Cul-de-sac	0.16	Huerfano
Pinion Spur	Wapiti	Cul-de-sac	0.22	Huerfano
Cedar Spur	Wapiti	Cul-de-sac	0.22	Huerfano
Meadow Spur	Four Mile Canyon	Cul-de-sac	0.23	Huerfano
Rugby Mine Road	Four Mile Canyon	Spanish Peaks	4.99	Huerfano
Gene Spur	Rugby Mine Road	Cul-de-sac	0.18	Huerfano
Darby Spur	Rugby Mine Road	Cul-de-sac	0.16	Huerfano
Fisher's Peak View	Rugby Mine Road	Cul-de-sac	0.74	Huerfano
South Mountain	Rugby Mine Road	Cul-de-sac	0.79	Las Animas
Corey Spur	South Mountain	Cul-de-sac	0.13	Huerfano
Sunrise Drive	Rugby Mine Road	Cul-de-sac	0.59	Las Animas
Lower Spur	Rugby Mine Road	Cul-de-sac	0.24	Las Animas
Howard's Draw	Rugby Mine Road	Ranch Border (East Escape Route)	0.52	Las Animas
Upper Spur	Rugby Mine Road	Cul-de-sac	0.34	Las Animas
North Mountain	Rugby Mine Road	Cul-de-sac	1.25	Las Animas
Brodmore Spur	Four Mile Canyon	Cul-de-sac	1.04	Huerfano
Lost Spur	Brodmore Spur	Cul-de-sac	0.23	Las Animas
Twin Ridge	Four Mile Canyon	Cul-de-sac	0.28	Huerfano
Gonzales Canyon View	Twin Ridge	Cul-de-sac	0.4	Las Animas
South Emergency Exit	Brodmore Spur	Gate	0.26	Las Animas
Bear Paw Trail	Four Mile Canyon	Cul-de-sac	0.52	Huerfano
Cougar Trail	Four Mile Canyon	Cul-de-sac	0.48	Las Animas
Bear Spur	Four Mile Canyon	Cul-de-sac	0.42	Huerfano
West End Spur	Four Mile Canyon	Cul-de-sac	0.27	Huerfano
		Total Miles	<b>33.71</b>	

