

Road Committee Report

Cameron Estates CSD

Joshua Clark, director

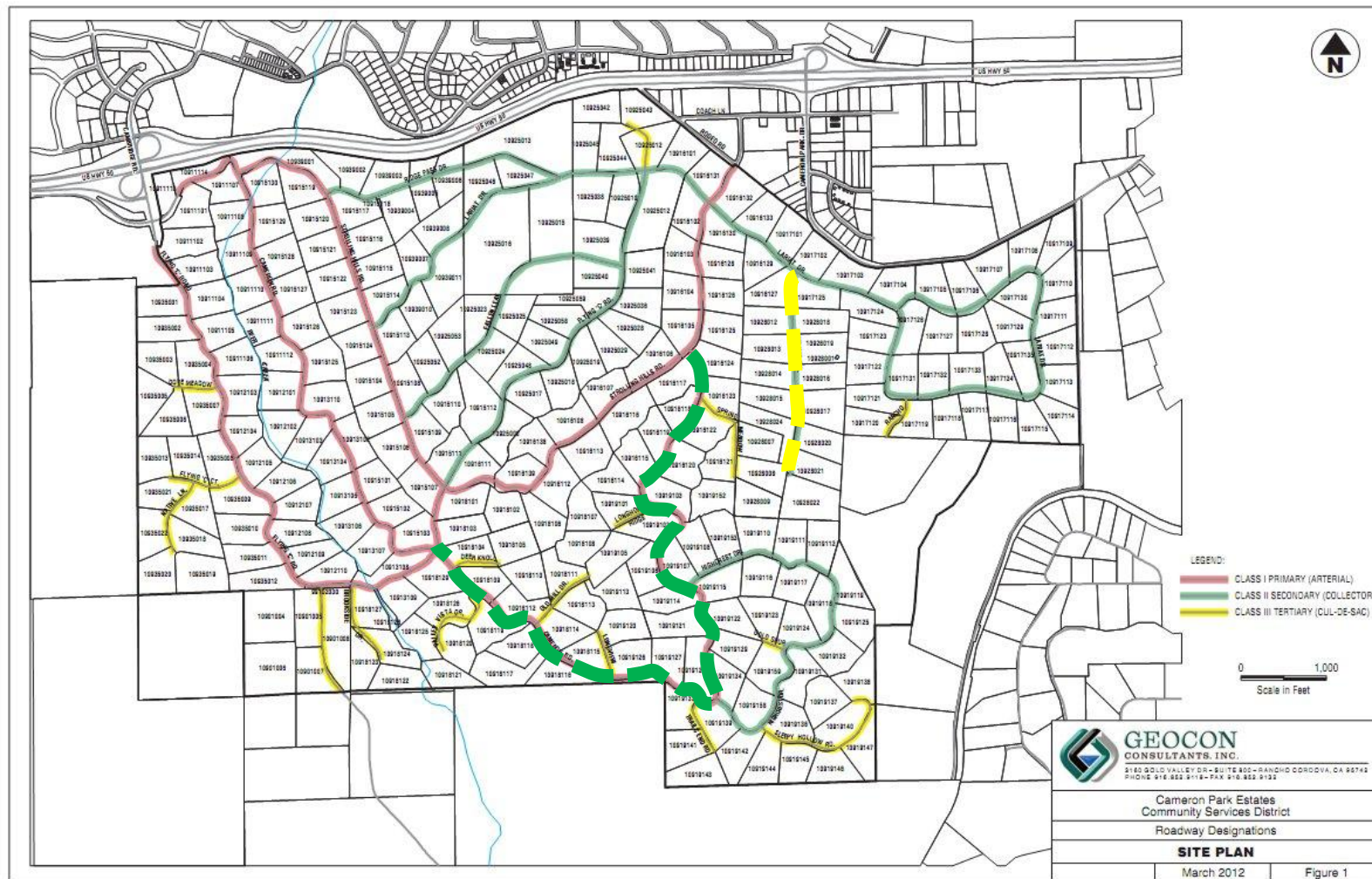
Lynn Kissel, director

March 13, 2022

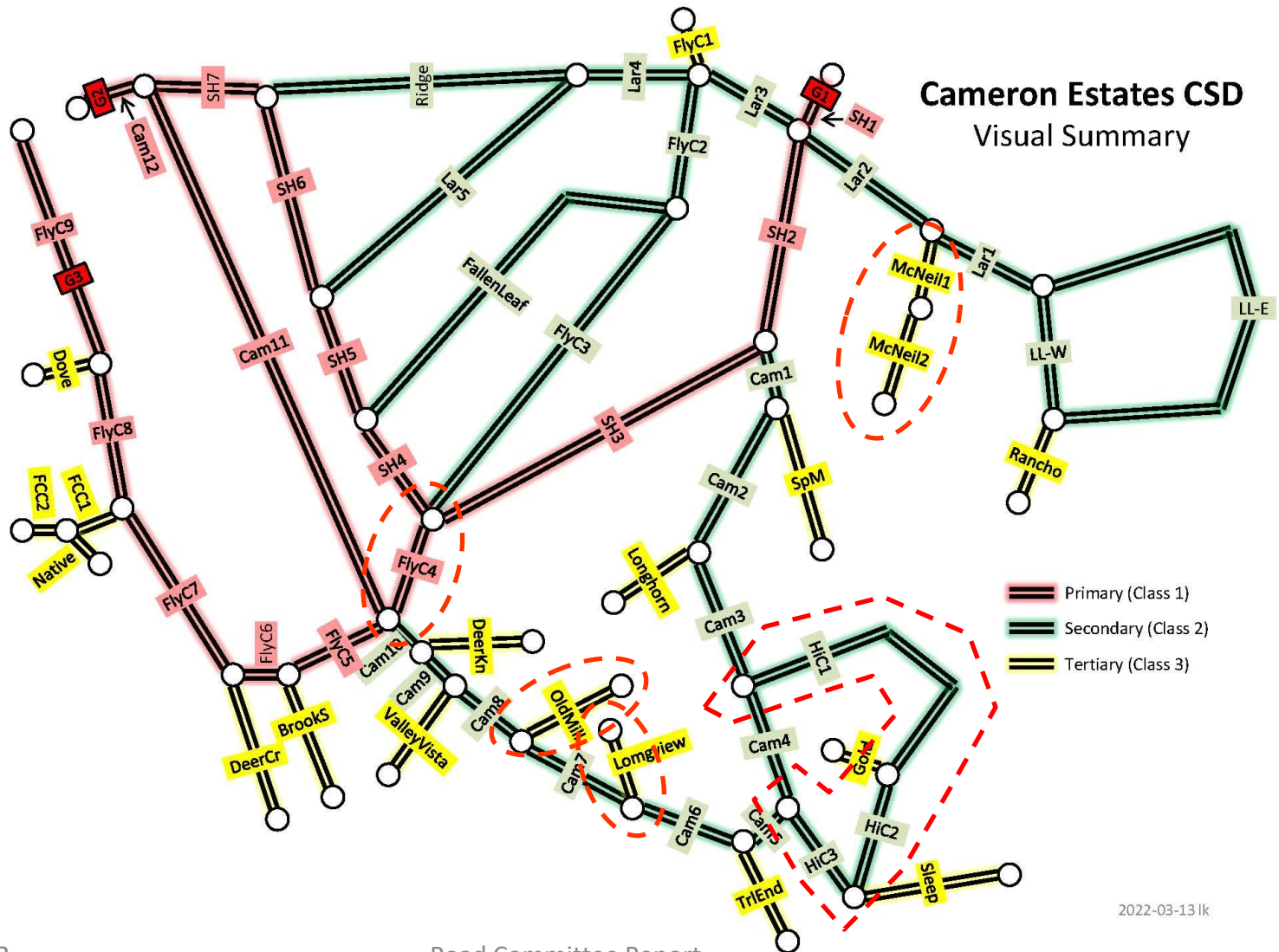
References and proposed updates

1. “Cameron Estates Community Services District Recommended Roadway Upgrades and Maintenance Guidelines,” undated – no designation for bulk of Strolling Hills (SH3-7) – LK copy 2018-08
2. “Summary of District Roadways,” undated – extract from Ref 1?
3. “Roadway Designations (Geocon Consultants),” map, 2012-03 – **Cam1-10** (Class 1 here, Class 2 in Ref 1); **McNeil** (Class 2 here, Class 3 in Ref 1); **FlyC4** (Class 1 here, Class 2 in Ref 1)
4. “CECSD Road DB, Visual Summary,” 2020-01 – based on Ref 1, assumes SH3-7 is 1 – **HiC1-3 error** (Class 3 here, Class 2 in Ref 1)
5. “CECSD Road DB, Visual Summary, 2021,” 2021-11 – **corrected HiC1-3** (Class 2 here, as in Ref 1); **McNeil split**, McNeil1 (Lariat->bridge), McNeil2 (bridge->end)
6. Longhorn Ridge Rd width at 10’ (previously listed as 16’ wide)
7. Old Mill Rd width at 13’ (previously listed as 16’)
8. Segment FlyC4 to Primary/Class 1 (previously Secondary/Class2)
9. **Do we know of other roadway sections with outdated info?**

Roadway Designations Map (2012-03) with updated designations as fat-dash lines



CECSD Road Visual Summary with changes



2022-03-13 lk

CECSD Roadway Descriptions



Roadway	Description	Class{1}	Length* (ft)	W* (ft)	Area (sf)	Segments	Parcels with Frontage**	Segment Length{5} (ft)
Strolling Hills Rd	EDC (Rodeo Rd, outside G1) <-> Cameron Rd (Cam11/Cam12, near G2)	1	11,760	22	258,720			11,760
	EDC (Rodeo Rd, outside G1) <-> Lariat Dr (Lar2/Lar3)	1				SH1	2	233
	Lariat Dr (Lar2/Lar3) <-> Cameron Rd (Cam1)	1				SH2	9	2,096
	Cameron Rd (Cam1) <-> Flying C Rd (FlyC3/FlyC4)	1				SH3	13	3,959
	Flying C Rd (FlyC3/FlyC4) <-> Fallen Leaf Rd	1				SH4	4	1,106
	Fallen Leaf Rd <-> Lariat Rd (Lar5)	1				SH5	5	1,223
	Lariat Rd (Lar5) <-> Ridge Pass Rd	1				SH6	8	2,038
	Ridge Pass Rd <-> Cameron Rd (Cam11/Cam12, near G2)	1				SH7	3	1,106
Cameron Rd (A)	Strolling Hills Rd (SH1/SH2) <-> Flying C Rd (FlyC4/FlyC5)	2	9,969	20	199,380			9,969
	Strolling Hills Rd <-> Spring Meadow Rd	2				Cam1	3	612
	Spring Meadow Rd <-> Longhorn Ridge Rd	2				Cam2	8	1,835
	Longhorn Ridge Rd <-> High Crest Dr (N)	2				Cam3	5	1,529
	High Crest Dr (N) <-> High Crest Dr (S)	2				Cam4	6	1,529
	High Crest Dr (S) <-> Trails End Rd	2				Cam5	1	367
	Trails End Rd <-> Longview Rd	2				Cam6	3	1,101
	Longview Rd <-> Old Mill Rd	2				Cam7	4	1,284
	Old Mill Rd <-> Valley Vista Rd	2				Cam8	2	1,101
	Valley Vista Rd <-> Deer Knoll Rd	2				Cam9	2	306
	Deer Knoll Rd <-> Flying C Rd (FlyC4/FlyC5)	2				Cam10	2	306
Cameron Rd (B)	EDC (Flying C Rd, outside G2, near Cambridge Rd) <-> Flying C Rd (FlyC4/FlyC5)	1	7,290	22	160,380			7,290
	Flying C Rd (FlyC4/FlyC5) <-> Strolling Hills Rd	1				Cam11	25	6,672
	Strolling Hills Rd <-> EDC (Flying C Rd, outside G2, near Cambridge Rd)	1				Cam12	1	618
Flying C Rd, Cul de Sac	Lariat Dr <-> (dead end)	3	841	16	13,456	FlyC1	4	841
Flying C Rd (A)	Lariat Dr <-> Cameron Rd	2/1	5,948	20	118,960			5,948
	Lariat Dr <-> Fallen Leaf Rd	2				FlyC2	4	1,218
	Fallen Leaf Rd <-> Strolling Hills Rd	2				FlyC3	15	3,931
	Strolling Hills Rd <-> Cameron Rd	1			-	FlyC4	3	799
Flying C Rd (B)	Cameron Rd <-> EDC (Flying C Rd, outside G3, near Cambridge Rd)	1	6,780	22	149,160			6,780
	Cameron Rd <-> Brookside Rd	1				FlyC5	4	1,156
	Brookside Rd <-> Deer Creek Rd	1				FlyC6	2	450
	Deer Creek Rd <-> Flying C Ct	1				FlyC7	10	1,742
	Flying C Ct <-> Dove Meadow Ct	1				FlyC8	4	1,229
	Dove Meadow Ct <-> EDC (Flying C Rd, outside G3, near Cambridge Rd)	1				FlyC9	8	2,203
Lariat Dr	Lariat Loop <-> Strolling Hills Rd (2nd crossing, at SH5, SH6)	2	8,099	20	161,980			8,099
	Lariat Loop <-> McNeil Rd	2				Lar1	5	1,171
	McNeil Rd <-> Strolling Hills Rd (1st crossing, near G1)	2				Lar2	6	1,582
	Strolling Hills Rd (1st crossing, near G1) <-> Flying C Rd	2				Lar3	5	981
	Flying C Rd <-> Ridge Pass Dr	2				Lar4	6	1,109
	Ridge Pass Dr <-> Strolling Hills Rd (2nd crossing, at SH5, SH6)	2				Lar5	9	3,256
Lariat Loop	Lariat Dr (Lar1) <-> Lariat Dr (Lar1)	2	6,728	18	121,104			6,728
	Eastern side, Lariat Dr (Lar1) <-> Rancho Rd	2				LL-E	24	5,406
	Western side, Lariat Dr (Lar1) <-> Rancho Rd	2				LL-W	7	1,322
Highcrest Dr	Cameron Rd (at Cam3/Cam4) <-> Cameron Rd (at Cam4/Cam4)	2	5,328	18	95,904			5,328

CECSD Roadway Descriptions

Roadway	Description	Class{1}	Length* (ft)	W* (ft)	Area (sf)	Segments	Parcels with Frontage**	Segment Length{5} (ft)
	Cameron Rd (at Cam3/Cam4) <-> Gold Spur Rd	2				HiC1	14	3,357
	Gold Spur Rd <-> Sleepy Hollow Rd	2				HiC2	4	1,066
	Sleepy Hollow Rd <-> Cameron Rd (at Cam4/Cam4)	2				HiC3	3	906
Fallen Leaf Rd	Flying C Rd <-> Strolling Hills Rd	2	3,800	18	68,400	FallenLeaf	14	3,800
Ridge Pass Dr	Lariat Rd <-> Strolling Hills Rd	2	3,138	18	56,484	Ridge	12	3,138
Flying C Ct	Flying C Rd <-> (dead end)	3	997	16	15,952	FCC1	3	997
	Flying C Rd <-> Native Ln	3				FCC2	3	634
	Native Ln <-> (dead end)	3					3	363
McNeil	Flying C Rd (Lar1/Lar2) <-> (dead end)	3	2,790	18	50,220			2,790
	Flying C Rd (Lar1/Lar2) <-> (bridge)	3		18	16,740	McNeil1	4	930
	(bridge) <-> (dead end)	3		18	33,480	McNeil2	11	1,860
Gold Spur Rd	Highcrest Dr (HiC1/HiC2) <-> (dead end)	3	326	16	5,216	Gold	5	326
Deer Creek Rd	Flying C Rd (FlyC6/FlyC7) <-> (dead end)	3	1,466	18	26,388	DeerCr	5	1,466
Deer Knoll Rd	Cameron Rd (Cam9/Cam10) <-> (dead end)	3	661	16	10,576	DeerKn	4	661
Dove Meadow Ct	Flying C Rd (FlyC8/FlyC9) <-> (dead end)	3	649	16	10,384	Dove	5	649
Longhorn Ridge Rd	Cameron Rd (Cam2/Cam3) <-> (dead end)	3	576	10	5,760	Longhorn	5	576
Longview Rd	Cameron Rd (Cam6/Cam7) <-> (dead end)	3	715	18	12,870	Longview	5	715
Native Ln	Flying C Ct (FCC1/FCC2) <-> (dead end)	3	1,157	16	18,512	Native	6	1,157
Old Mill Rd	Cameron Rd (Cam7/Cam8) <-> (dead end)	3	935	13	12,155	OldMill	6	935
Rancho Rd	Lariat Lp (LL-E/LL-W) <-> (dead end)	3	601	16	9,616	Rancho	3	601
Sleepy Hollow Rd	Highcrest Dr (HiC2/HiC3) <-> (dead end)	3	2,120	18	38,160	Sleep	9	2,120
Spring Meadow Rd	Cameron Rd (Cam1/Cam2) <-> (dead end)	3	1,307	18	23,526	SpM	8	1,307
Brookside Rd	Flying C Rd (FlyC5/FlyC6) <-> (dead end)	3	1,124	18	20,232	Brooks	5	1,124
Trails End Rd	Cameron Rd (Cam5/Cam6) <-> (dead end)	3	808	16	12,928	TriEnd	5	808
Valley Vista Rd	Cameron Rd (Cam8/Cam9) <-> (dead end)	3	1,265	16	20,240	ValleyVista	5	1,265
Totals			87,178		1,746,883		366	152,867

291 = # parcels

Class	Length (ft)	Area (sf)	Normalized Frontage	Parcels with Frontage**	Length (ft)
1	25,830	568,260	28%	35%	52,459
2	37,062	703,252	45%	56%	72,335
3	18,338	356,411	28%	35%	22,125
Totals	81,230	1,627,923	100%	126%	146,919

* Classification of segments as: 1 (primary); 2 (secondary); 3 (tertiary)
 "CECSD Recommended Roadway Upgrades and Maintenance Guidelines" (undated)

** Many parcels have frontage on more than one roadway



CECSD PPI

Computing a CECSD PPI (Producer Price Index -- our effective inflation rate)

Work Type	Sub Type	Unit	2021 Rate	2020 Rate	PPI
Chip Seal		SY	\$ 5.00	\$ 3.00	67%
Crack Fill	low	LF	\$ 1.50	\$ 1.50	0%
	high	LF	\$ 2.00	\$ 2.00	0%
Culverts	cleanout	each	\$ 1,000.00	\$ 1,000.00	0%
	replacement	each	\$ 2,500.00	\$ 3,000.00	-17%
Ditch Repair		LF	\$ 36.00		
Overlay		SF	\$ 5.00	\$ 4.00	25%
Pothole Repair		SF	\$ 17.00	\$ 10.00	70%
Road Striping		FT	\$ 1.00	\$ 1.00	0%
		per STOP	\$ 500.00	\$ 500.00	0%
Remove & Replace		SF	\$ 10.00		
Re-grading	low	LF	\$ 1.00	\$ 1.00	0%
	high	LF	\$ 1.50	\$ 1.50	0%
Shoulder Backing		LF	\$ 3.00	\$ 2.00	50%
Seal Coating/Slurry #2		SF	\$ 0.50	\$ 0.50	0%