

POLICY AND PROCEDURES FOR REVIEW OF CULVERT INSTALLATIONS

PURPOSE: To provide specifications for culvert installation to private property from South T Bar Ranch roads that will ensure efficient flow of water to protect the POA's ditches and road surfaces from water damage.

AUTHORITY: The Declaration of Protective Covenants

DISCUSSION: The POA has witnessed the need to create a policy to define generalized specifications for culvert installation. Given that South T Bar Ranch is a private community with privately contracted road maintenance, we are exempt from Fremont County requirements and inspection process. However, some of the specifications listed below are derived from those requirements.

1. Fremont County is not responsible for the construction or maintenance of any road, driveway and culvert on STB Ranch or inspection thereof before or after.
2. The Contractor responsible for STB road maintenance is not required to be responsible for the culvert(s) installation but must be contacted for a pre- and post-inspection of culvert(s) installation if construction services are provided by another entity or the property owner themselves.
The STB road contractor shall determine:
 - A) whether a culvert is necessary and
 - B) the minimum specifications (size, depth, etc) of any culvert needed.
3. Depending on the scope of work necessary to complete the culvert installation inspection, a small fee may be required for these services at the discretion of the STB Road Contractor in consultation with the POA Board,
4. Any damaged culvert(s) shall be required to be replaced or repaired in accordance with the requirements of the POA Guidelines listed below. If the property owner does not replace or repair any damaged culvert(s) within a time frame specified by the POA, the Road Maintenance Contractor reserves the right to contact the POA in order to request possible repercussions of the issue being unattended.
5. Existing culverts that are still functioning properly, even if they don't satisfy the specifications listed below, are still allowed and are not required to be replaced at the release of this policy. Each area of the ranch requires different needs for drainage mitigation and this policy is only in place to help as a proactive approach to road maintenance and as a service to the STB Road Contractor and all property owners of STB Ranch.

CULVERT SPECIFICATIONS:

1. A twelve inch (12") diameter culvert, unless a larger diameter is required by the POA Board and Road Contractor to accommodate the drainage flow.
2. The cover over the culvert shall be a minimum of one-half (1/2) the diameter of the culvert, unless waived by the STB Road Maintenance Contractor.
3. The minimum length of the culvert shall be no less than 3 feet greater than the width of the cover above the culvert.