

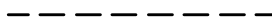
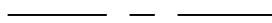



SPRING 2026



### LEGEND

-  GRAVEL ROAD RE-GRADING, INCLUDES ROAD SHAPING & DITCH ESTABLISHMENT  
2" BASE GRAVEL, AND MAGNESIUM CHLORIDE APPLICATION
-  PROPERTY LINE (APPROXIMATE)
-  EASMENT LINE
-  CENTER LINE
-  SUBDIVISION BOUNDARY

**GASTON ENGINEERING & SURVEYING, PC**

PROFESSIONAL PROGRESSIVE PERSONAL

NO.	REVISION DATE	DESCRIPTION

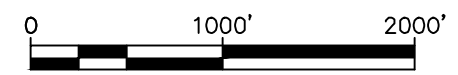
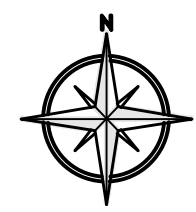
DRAWING: 09-517-10\_LAYOUT 2026 IMPROVEMENTS.DWG



DRAWN BY: DS  
 CHECKED BY: JO  
 NO#: 09-517-10  
 DATE: 10/20/25  
 REV. DATE:

**VC RANCHES RID  
 3-YEAR ROAD IMPROVEMENTS  
 SPRING 2026  
 ENNIS, MT**

PLANNING



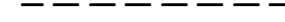
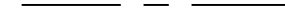



C1.0

FALL 2026



### LEGEND

-  GRAVEL ROAD RE-GRADING, WATER & COMPACTION ONLY
-  PROPERTY LINE (APPROXIMATE)
-  EASEMENT LINE
-  CENTER LINE
-  SUBDIVISION BOUNDARY

**GASTON ENGINEERING & SURVEYING, PC**  
PROFESSIONAL PROGRESSIVE PERSONAL

NO.	REVISION DATE	DESCRIPTION

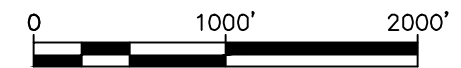
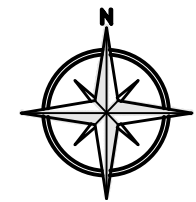
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DRAWN BY: DS  
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 NO#: 09-517-10  
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 REV. DATE:

**VC RANCHES RID  
 3-YEAR ROAD IMPROVEMENTS  
 FALL 2026  
 ENNIS, MT**

PLANNING



Annual Revenue (\$293 x 250 Lots) - \$ 73,250.00

**SPRING 2026**

*TWO BUMPS ROAD (0+00 - 69+60)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
101	Gravel Road Re-grading (22' width w ditches)	LF	7,000	\$1.45	\$10,150.00
102	Magnesium Chloride Application	SY	17,100	\$0.63	\$10,773.00
103	1-1/2" Minus Crushed Base Gravel (2" Thickness)	CY	950	\$26.00	\$24,700.00
<b>Spring Total -</b>					<b>\$45,623.00</b>

**FALL 2026**

*NORTH BLUEBIRD LANE, COTTONTAIL RUN, & TENDOY WAY*

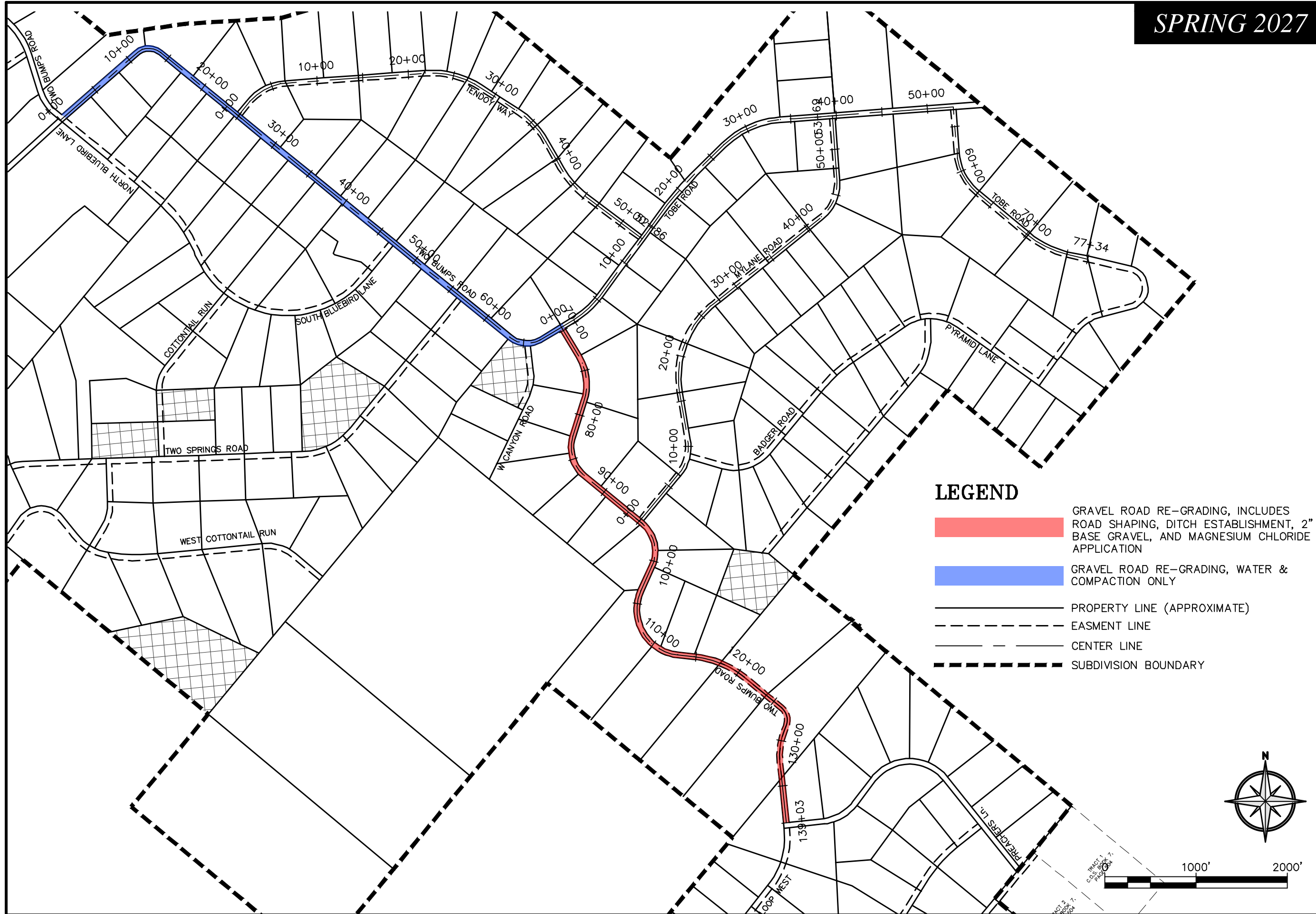
ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
104	Gravel Road Re-grading (16' width - minor grading)	LF	9,916	\$0.57	\$5,652.12

*TWO BUMPS ROAD (0+00 - 69+60)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (22' width - minor grading)	LF	7,000	\$0.57	\$3,990.00
<b>Fall Total -</b>					<b>\$9,642.12</b>

<b>Annual Snow Plowing-</b>	<b>\$ 10,000.00</b>
<b>Subtotal (2026) -</b>	<b>\$65,265.12</b>
<b>Engineering/Administration (15%)-</b>	<b>\$9,789.77</b>
<b>Balance -</b>	<b>\$ (1,804.89)</b>

SPRING 2027



**GASTON ENGINEERING & SURVEYING, PC**  
 PROFESSIONAL PROGRESSIVE PERSONAL

NO.	REVISION DATE	DESCRIPTION

DRAWING: 09-517-10\_LAYOUT 2027 IMPROVEMENTS.DWG  
 REV. DATE:



DRAWN BY: DS  
 CHECKED BY: JO  
 NO#: 09-517-10  
 DATE: 10/20/25  
 REV. DATE:






**VC RANCHES RID  
 3-YEAR ROAD IMPROVEMENTS  
 SPRING 2027  
 ENNIS, MT**

PLANNING

FALL 2027



### LEGEND

-  GRAVEL ROAD RE-GRADING, WATER & COMPACTION ONLY
-  PROPERTY LINE (APPROXIMATE)
-  EASMENT LINE
-  CENTER LINE
-  SUBDIVISION BOUNDARY

**GASTON ENGINEERING & SURVEYING, PC**  
 PROFESSIONAL PROGRESSIVE PERSONAL

NO.	REVISION DATE	DESCRIPTION

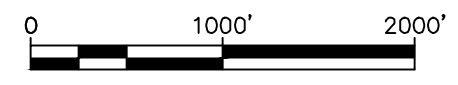
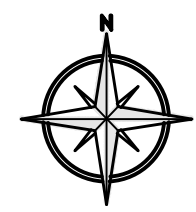
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DRAWN BY: DS  
 CHECKED BY: JO  
 NO#: 09-517-10  
 DATE: 10/20/25  
 REV. DATE:

**VC RANCHES RID  
 3-YEAR ROAD IMPROVEMENTS  
 FALL 2027  
 ENNIS, MT**

PLANNING



Annual Revenue (\$293 x 250 Lots) - \$ 73,250.00

**SPRING 2027**

*TWO BUMPS ROAD (0+00 - 69+60)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (22' width - minor grading)	LF	7,000	\$0.57	\$3,990.00

*TWO BUMPS ROAD (69+60 - 139+00)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
101	Gravel Road Re-grading (16' width w ditches)	LF	6,940	\$1.45	\$10,063.00
102	Magnesium Chloride Application	SY	12,340	\$0.63	\$7,774.20
103	1-1/2" Minus Crushed Base Gravel (2" Thickness)	CY	690	\$26.00	\$17,940.00

**Spring Total - \$39,767.20**

**FALL 2027**

*TWO BUMPS ROAD (0+00 - 95+35)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (minor grading)	LF	9,535	\$0.57	\$5,434.95

*TOBE ROAD (0+00 - 39+83)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (16' width - minor grading)	LF	3,983	\$0.57	\$2,270.31

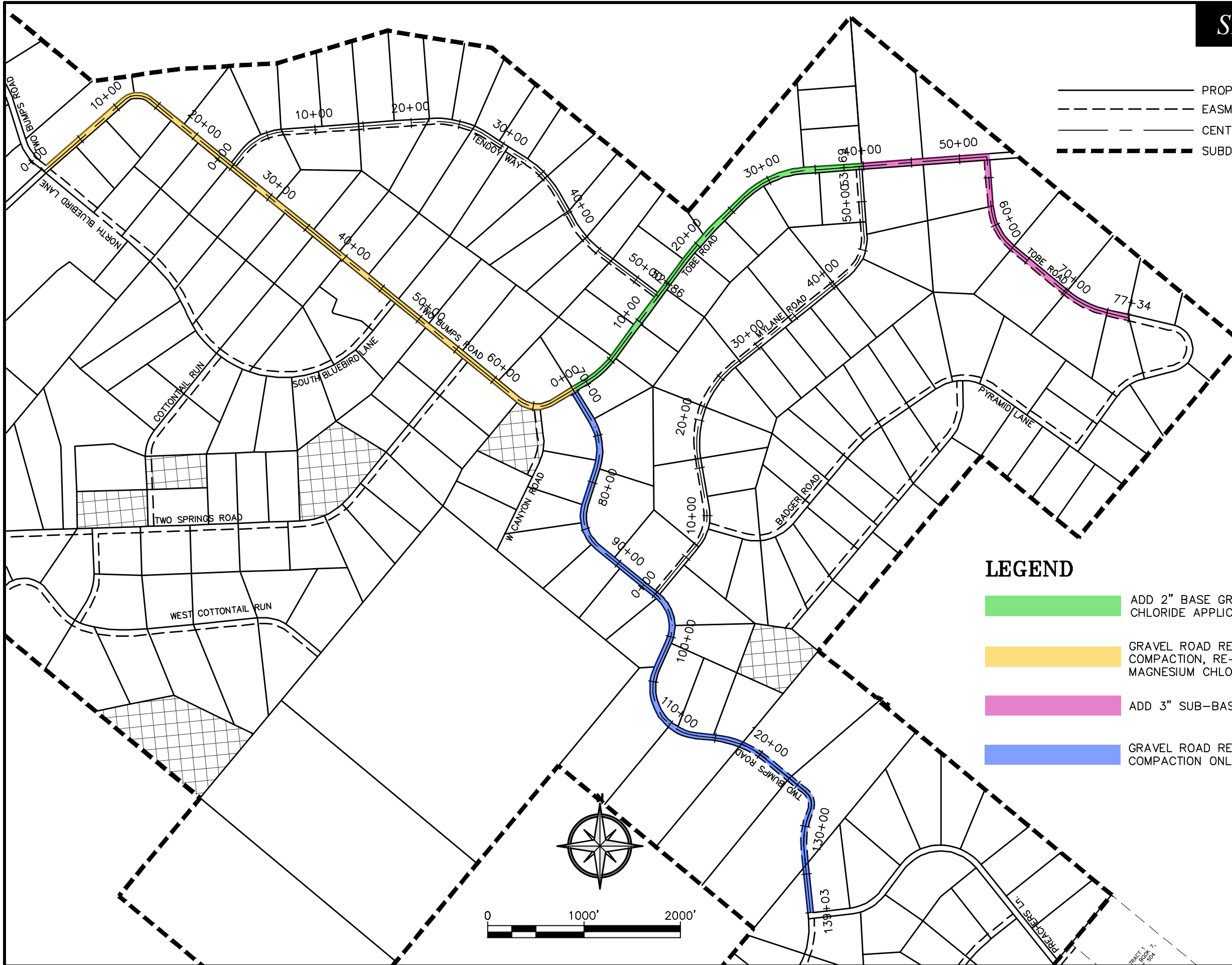
*MYLANE ROAD (0+00 - 53+38)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (16' width - minor grading)	LF	5,338	\$0.57	\$3,042.66

**Fall Total - \$10,747.92**

<b>Annual Snow Plowing-</b>	<b>\$ 10,000.00</b>
<b>Annual Weed Spraying-</b>	<b>\$ 2,000.00</b>
<b>Subtotal (2026) -</b>	<b>\$62,515.12</b>
<b>3% Annual Increase-</b>	<b>\$1,875.45</b>
<b>Engineering/Administration (15%)-</b>	<b>\$9,377.27</b>
<b>Balance -</b>	<b>\$ (517.84)</b>

SPRING 2028



- PROPERTY LINE (APPROXIMATE)
- - - EASEMENT LINE
- CENTER LINE
- - - - SUBDIVISION BOUNDARY

**LEGEND**

- ADD 2" BASE GRAVEL AND MAGNESIUM CHLORIDE APPLICATION
- GRAVEL ROAD RE-GRADING, WATER & COMPACTION, RE-APPLICATION OF MAGNESIUM CHLORIDE
- ADD 3" SUB-BASE GRAVEL (OPTIONAL)
- GRAVEL ROAD RE-GRADING, WATER & COMPACTION ONLY

**GASTON ENGINEERING & SURVEYING, PC**  
 PROFESSIONAL PROGRESSIVE PERSONAL

NO.	REVISION DATE	DESCRIPTION

DRAWN BY: DS  
 CHECKED BY: JO  
 NO#: 09-517-70  
 DATE: 10/20/25  
 REV. DATE:

**VC RANCHES RID  
 3-YEAR ROAD IMPROVEMENTS  
 SPRING 2028  
 ENNIS, MT**

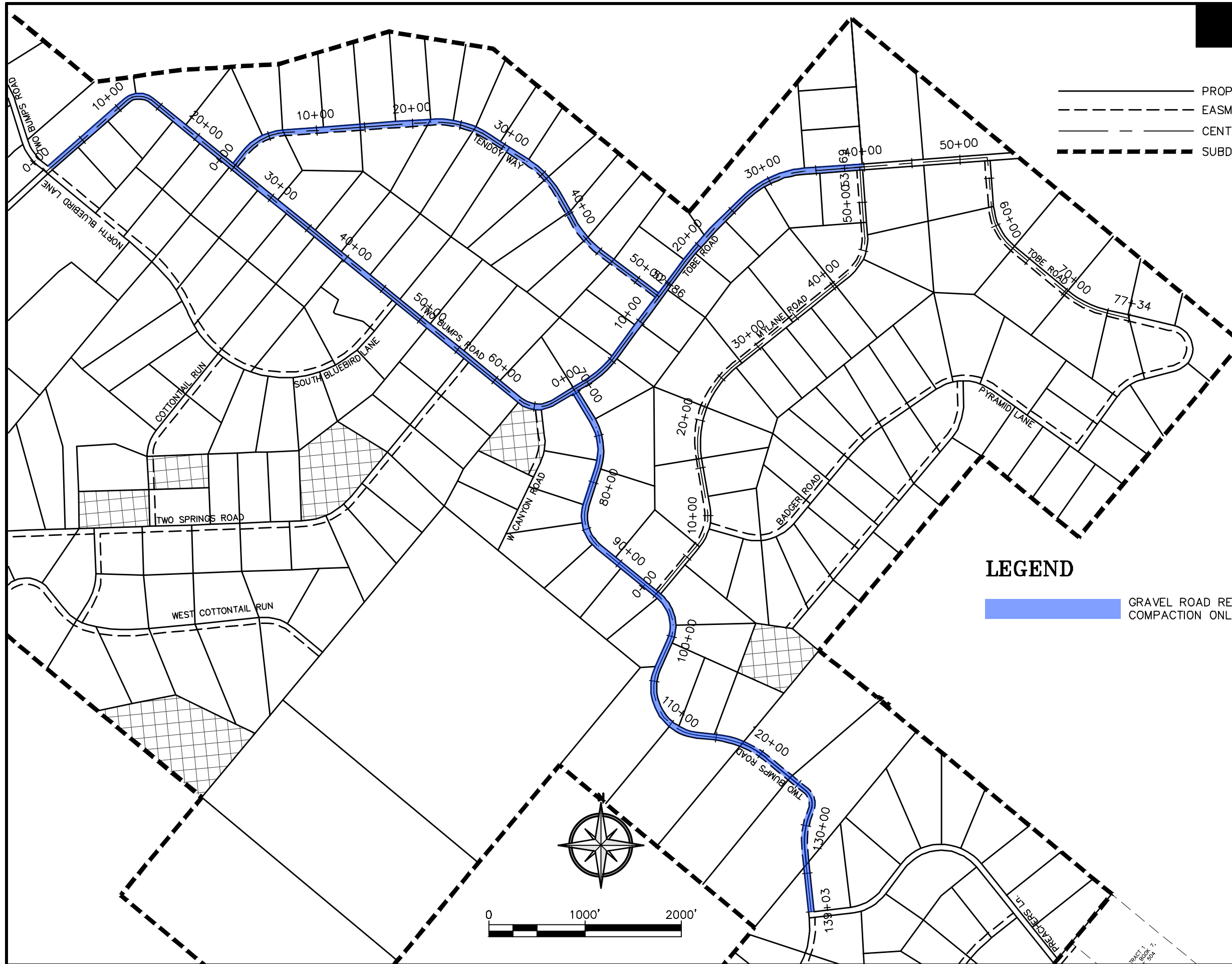
PLANNING



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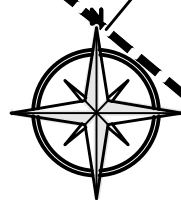
FALL 2028



- PROPERTY LINE (APPROXIMATE)
- - - EASEMENT LINE
- CENTER LINE
- - - - - SUBDIVISION BOUNDARY

**LEGEND**

- GRAVEL ROAD RE-GRADING, WATER & COMPACTION ONLY



**GASTON ENGINEERING & SURVEYING, PC**  
 PROFESSIONAL PROGRESSIVE PERSONAL

NO.	REVISION DATE	DESCRIPTION

DRAWING: 09-517-10\_LAYOUT 2028 IMPROVEMENTS.DWG



DRAWN BY: DS  
 CHECKED BY: JO  
 NO#: 09-517-10  
 DATE: 10/20/25  
 REV. DATE:

**VC RANCHES RID  
 3-YEAR ROAD IMPROVEMENTS  
 FALL 2028  
 ENNIS, MT**

PLANNING

Annual Revenue (\$293 x 250 Lots) - \$ 73,250.00

**SPRING 2028**

*TWO BUMPS ROAD (0+00 - 69+60)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (22' width - minor grading)	LF	7,000	\$0.57	\$3,990.00
102	Magnesium Chloride Application	SY	17,100	\$0.63	\$10,773.00

*TWO BUMPS ROAD (69+60 - 139+00)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
101	Gravel Road Re-grading (16' width - minor grading)	LF	6,940	\$0.57	\$3,955.80

*TOBE ROAD (0+00 - 39+83)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	1-1/2" Minus Crushed Base Gravel (2" Thickness)	CY	395	\$26.00	\$10,270.00
102	Magnesium Chloride Application	SY	7,080	\$0.63	\$4,460.40

*TOBE ROAD (39+83 - 77+34) \*\*OPTIONAL WITH ADDITIONAL FUNDING\*\**

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	3" Minus Crushed Sub-Base Course (3" Thickness)	CY	560	\$26.00	\$14,560.00

**Spring Total - \$33,449.20**

**FALL 2028**

*TWO BUMPS ROAD (0+00 - 139+00)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading ( minor grading)	LF	13,900	\$0.57	\$7,923.00

*TOBE ROAD (0+00 - 39+83)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (16' width - minor grading)	LF	3,983	\$0.57	\$2,270.31

*TENDROY WAY (0+00 - 52+58)*

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	Unit Price	Total Price
105	Gravel Road Re-grading (16' width - minor grading)	LF	5,258	\$0.57	\$2,997.06

**Fall Total - \$13,190.37**

Annual Snow Plowing-	\$ 10,000.00
Subtotal (2026) -	\$56,639.57
3% Annual Increase (x2) -	\$3,398.37
Engineering/Administration (15%) -	\$8,495.94
Balance -	\$ 4,716.12