

Roads Report for April 2025

On April 5th, 2025, Dean Floyd and I surveyed all of the roads in the Wedgefield HOA to verify and/or verify the results of the Roads Survey that was done by Withers-Ravenel in 2023. Dean is a resident of Wedgefield and a Paving Operations Manager for King Asphalt in Conway, SC.

We identified 5 sections that were in need of major resurfacing and 2 major roadways that will need major resurfacing in the near future. The five sections are all cul-de-sacs that branch off of the main roads in Wedgefield. They will need major resurfacing that involves stripping the top layer of asphalt down an average of two inches and then adding a new layer of asphalt to a depth of the two inches. We discussed whether there were any benefits to spot resurfacing and we agreed that it is better and more cost efficient to do a complete section rather than patch in the worst areas and have to come back in a few years to patch in the remainder of the road surface. We also looked at each cul-de-sac to determine whether some additional patching would allow for a better turning radius at the ends and if needed, these will be added to the description of work that will be issued to get quotes from the paving companies that will be contacted.

The five road sections needing repair are as follows:

1. Jericho Court- approximately 2,300 SY (square yards) of road surface- est. \$69K
2. Governor Boone Lane-approximately 915 SY of road surface-est. \$5.6K
3. King George Lane- approximately 2,600 SY of road surface-est. \$15.5K
4. Haig Court – approximately 933 SY of road surface-est. \$5.6K
5. John Waties Court- approximately 1,750 SY of road surface-est. \$10.5K

The square yard measurements were taken from the survey numbers are not necessarily entirely accurate but useful for rough estimates. The estimated costs are from Withers Revenel and do not reflect what the eventual cost may be as the survey was done two years ago and does not reflect current costs and further road deterioration that has occurred since the survey was completed. Their cost estimates may not be for total resurfacing and it should be understood that the projected costs could increase significantly for major resurfacing.

Based on the work that has been done in the last 7-10 years, we agreed that if the road repairs are done in the next 2-3 years, we will have good roads in Wedgefield for at least 15 years before a new round of resurfacing will be required.

The major roads that will need to be done are Wraggs Ferry and Wedgefield Roads and they are currently showing signs of major fatigue. Wraggs Ferry should be done before Wedgefield, but they both should be done within a 2-3 years period before major deterioration occurs.

Another important consideration is that with the influx of new homeowners and children using the roadways to walk, bike, and ride golfcarts alongside car traffic, widening of the major

roadways should be reviewed to ensure that adequate safety is provided. Adding six inches to the major roads (Wedgfield and Wraggs Ferry) could allow for adding a bike/walking lane on one side of the street.

My recommendation for a five year plan for Wedgfield Roads would be to proceed with the above resurfacing projects as described with the possible addition of widening the most heavily traveled areas to add walking/bike lanes.

My plan is to solicit quotations from the major paving companies (Palmetto, Coastal, and King) for the work as described above and present them to the board for review. I will also create a map of all the roadways and when they have been repaired so we have a better understanding going forward of when they will be need to be resurfaced (assuming a 15-20 year life span).