

Landings Roads Details

The roads committee submitted a meticulous report to the LMA designed to make future planning of road repairs, and road resurfacing much easier. As published earlier the LMA has an overall plan to not do short segments of road each year but to periodically do up to half of the roads at one time to take advantage of economies of scale. To that end it was necessary to survey and catalog all of the Landings roads. Over the years the estimate has been about 7 miles of roads are included in The Landings community.

The new report was researched, walked, and measured by four intrepid hiker volunteers: Ron DeAnna, Henry Rhodes, Jack Jost, and Richard Ashwick.

Their ultimate calculation is Landings roads reveals there are 6.2364 total miles, or 89,374 yd.². The square yardage is important because it is the base for calculating the cost of repaving.

Estimates today for repaving that amount of roadway run between \$6.50 and \$8.50 per square yard. Average, the total cost at today's rates, and in today's dollars would be about \$674,000 to repave 100% of Landings roadways. Such an estimate does not include unusual items like curb way, drainage access, concrete drainage down the center of some roads and other unusual circumstances. The estimate also does not include any driveways, or parking areas attributed specifically to certain condominium associations. It is been suggested however that as an area is being done it might be to the financial advantage of a condominium Association to have the work done at the same time at its own expense.

When plans are in place for which portions to do which years it will of course be publicized well in advance so associations and property owners can plan appropriately.

The Earlier plan, detailing specific dates for specific short stretches of Landings roads has been dumped. When dates are established for a specific set of roads those dates will be posted here..

The entire report follows.

Landings Road Measurements

Roads...sept 2011.wdb - Report 2

<u>STREET</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>SQ. FEET</u>	<u>SQ. YARDS</u>	<u>MILES</u>	<u>NOTES</u>
Pine Harrier Cir.	2,473	22	54,406	6,045	0.4684	
Pine Harrier Dr.	1,513	22	40,851	4,539	0.2866	
Kestral Park Way N	1,466	39	57,174	6,353	0.2777	
Kestral Park Cir.	1,498	30	29,960	3,329	0.2837	
Peregrine Pt. Dr.	2,028	22	44,616	4,957	0.3841	
Peregrine Pt. Ct.	247	22	5,434	604	0.0468	
Peregrine Pt. Cir. E	416	22	9,152	1,017	0.0788	
Peregrine Pt. Cir. N	969	22	21,318	2,369	0.1835	
Peregrine Pt. Cir. W	865	22	19,030	2,114	0.1638	
Peregrine Pt. Way	530	23	12,190	1,354	0.1004	
Landings Ct.	703	22	15,466	1,718	0.1331	
Landings Pl.	107	21	2,247	250	0.0203	
Landings Dr.	264	22	5,808	645	0.0500	Add 170 to Length for garage area
Landings Blvd	4,557	32	145,824	16,203	0.8631	#6
Landings Way	195	22	4,290	477	0.0369	
Landings Ln.	376	21	7,896	877	0.0712	
Landings Ter.	375	23	8,625	958	0.0710	
Landings Cir.	1,078	13	14,014	1,557	0.2042	#3
Landings Pl.	280	13	3,640	404	0.0530	#3
Landings Lake Dr.	461	13	5,993	666	0.0873	#3
Cedar Bay Ln.	775	21	16,275	1,808	0.1468	Includes both lanes + #5
Kestral Pk. Dr.	1,415	20	28,300	3,144	0.2680	#4
Kestral Pk. Way S	1,964	30	58,920	6,547	0.3720	
Kestral Pk. Pl.	375	22	8,250	917	0.0710	
Kestral Pk. Ln.	356	22	7,832	870	0.0674	
Kestral Pk. Ter.	312	22	6,864	763	0.0591	
Flicker Field Cir.	1,655	24	39,720	4,413	0.3134	
Heron Way	1,225	22	26,950	2,994	0.2320	
Pintail Way	995	22	21,890	2,432	0.1884	
Starling Dr.	2,397	23	55,131	6,126	0.4540	#1
Eagles Pt. Cir.	816	26	21,216	2,357	0.1545	
South gate-east	242	21	5,082	565	0.0458	#2
TOTAL SQ. YARDS:			89,374			
TOTAL MILES:					6.2364	

Length and width in feet

Rev. 9/30/11

Landings Road Measurements

Notes

Rev 9/30/11

- #1 Starling Drive has center concrete road drain/swale
Length includes 216 linear feet from road at gate to condo 1643
- #2 Measurement from the South Gate east to Philippi Shore Drive
- #3 Sprinkling system, heads, trees and ect to consider
- #4 Kestral Park Drive has center concrete drain/swale
- #5 Cedar Bay has approximately 1,600 linear feet of gutter curbs
- #6 Landings Blvd has center concrete drain/swale from Pintail Ln. to south entrance of Starling Dr.

From Kestral gate to US41 = 0.212 miles

From Main gate to US41 = 0.106 miles

Total miles = 6.236+0.212+0.106 =6.554

Measurements taken on 9/24/11 and 9/26/11 by:

Ron DeAnna

Henry Rhodes

Jack Jost

Richard Ashwick