

	PHASE 2						PHASE 1			
	Segment 1 Route 100 to Topping Manor		Segment 2 Topping Manor Topping Acres		Segment 3 Topping Acres to Kent Manor Drive		Segment 4 Kent Manor Drive to Topping Meadows		Segment 5 Topping Meadows to Clayton	
	Recommended Alt.	East Concept	Recommended Alt.	East Concept	Recommended Alt.	East Concept	Recommended Alt.	East Concept	Recommended Alt.	East Concept
Properties Affected										
Total	7	5	5	5	11	8	4	5	9	6
Needing ROW Taking	0	0	0	0	0	0	0	0	1	1
Needing Easements	7	5	5	5	11	8	4	5	9	6
Vegetation / Impacts to landscaping	Will impact three trees on southern start of path; treeline directly behind guardrail approximately 10 feet from edge of road; treeline along edge of rocky slope directly north of Thornhill Drive; treeline across and south from Topping Woods Estate Drive approximately 8 feet from edge of road; and dense treeline just south of Topping Manor Drive.	Heavy vegetation behind guard cable on southern part of path; impacts to landscaping at Thornhill drive (around monuments); thick vegetation and rocks north of Thornhill drive along path running all the way until Topping Woods Estates Drive; impacts directly south of Topping Manor Drive at 12866 Topping Manor Dr.	Potential impacts to treeline at 1757 and 1801 Topping (across from Topping Manor Drive), and minor impacts at 1745 Topping (bushes).	Will impact landscaping near monuments at Topping Place Drive; runs through extensive landscaping and treeline at 1738 Topping Road; impact treeline along 12856 Topping Acres St.	Impacts to 1503 and 1515 Topping (landscaping on outer fence, mulch, plants and trees); some landscaping (bushes, mulch) on corner of 1501 Topping; and impacts to 1423 Topping to landscaping around stone driveway columns.	Will impact treeline directly behind guard cable at 12855 Topping Acres St. because of steep grade falling away from roadway and impacts to landscaping at 1440 and 1610 Topping Road (mulch, bushes, trees).	Will impact adjacent treeline behind guardrail at 12901 and 12902 Topping Estates Dr.; treeline along 1349 Topping Road.	Will impact treeline either with ditch behind trail (if poles remain in place) or with the relocation of the poles (tree trimming through easement)	Will impact vegetation (bushes) around mailbox at 1317 Topping; treeline north of driveway at 1305 Topping; mulch and trees on south edge of 12909 Taunton Court; treeline along edge of 12905 Timmor Ct. and treeline along 12902 and 12903 Tundra Ct.	Will impact treeline either with ditch behind trail (if poles remain in place) or with the relocation of the poles (tree trimming through easement)
Unusual conditions / mailboxes	Small stone retaining wall along ROW frontage at 1801 Topping Road.	Stone driveway lining around 1824 Topping Road; Stop sign relocation required at Topping Woods Estates Drive; Solar panel street name post at Topping Manor can be avoided.	May impact brick light post at entrance to driveway at #1745, approximately 14 feet from edge of road, will impact brick light post at northern entrance to this same driveway (both sides of drive), approximately 15 feet from edge of road. Proposed path borders ornamental light fixture at Lot 1, approximately 13 feet back from edge of road.	Impacts to Paver Stone Driveway at 1756 Topping Road.	Will impact stop sign at south end of Woodlark Lane, right on edge of roadway curve. Path will likely impact mailbox at second and third houses north of Woodlark lane due to fact path is coming inward towards road to avoid driveway and permanent fixtures. Will impact stop sign on south side of Topping Estates Drive (North). Will likely impact mailbox on Lot 5 just south of Topping Estates Drive (North) due to path running inward to avoid landscaping.	Will impact Topping Acres subdivision sign and landscaping; mailbox at #1519. Unpaved driveway directly across from Topping Estates Dr South.	Path runs through stop sign at Topping Estate N Drive	Path would impact mailboxes at 1338 Topping Road and 12867 Topping Meadows.	None	Path runs through 30 mph sign just north of Topping Meadows. Fencing and mailbox at entrance to drive at 1266 Topping Road will be impacted.
Drainage Impacts										
Challenging terrain	Steep and wooded slope (both toward and away from road) adjacent slope adjacent to road	Steep and wooded slope (away from road) adjacent slope adjacent to road	None	Minimal to none	Steeply sloping ground away from roadway at 12900 and 12901 Woodlark Ln; steeply sloping ground towards roadway at 1533 and 1609 Topping	Minimal to none	Minimal to none	See below	None	See below
Ditch concerns / ditch not possible	Rocky ditch/ slope directly north of Thornhill Drive along edge of road. Slight ditch approximately 10 feet from edge of road two lots north of Thornbridge Drive. Adding ditch because of conditions above will be challenging.	Multiple steep slopes and lines of heavy vegetation pose potential concerns.	None	Slight ditch directly north of Topping Manor Drive, approximately 10 feet from edge of road.	Slight ditch at 1501 Topping Road, approximately 12 feet back from edge of road.	Slight ditch along edge of road (approximately 8 feet from edge of road) for extent of segment.	Roadway falls off into ditch leading into treeline approximately 10 feet from edge of roadway just north of Topping Estates North Drive.	Ditch running north from Kent Manor to Dubon approximately 6 feet from edge of road.	None	Ditch running north from Topping Meadows to second lot, approximately 6 feet from edge of road. Ditch running north from lot directly north of Taunton Ct (opposite side of street), approximately 8 feet from edge of road. Ditch directly across from Timmor Ct. (opposite side of the street), approximately 8 feet from edge of road

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Culvert impacts	Some driveway culverts.	Some driveway culverts.	Some driveway culverts.	Some driveway culverts.	Several culverts running under roadway north of Topping Acres, in addition to driveway culverts.	Several culverts running under roadway north of Topping Acres, in addition to driveway culverts.	Culvert running under roadway just south of Dubon Ln, in addition to driveway culverts.	Culvert running under roadway just south of Dubon Ln, in addition to driveway culverts.	Some driveway culverts.	Some driveway culverts.
Utilities										
Overhead power / telephone / cable	None	Poles consistently located approx. 7 feet from east ROW line and 11 feet from edge of road. Pole just south of driveway at Lot 17 falls within proposed path, approximately 10 feet from edge of road.	Proposed path will impact above ground pole (two occurrences) on lot of #1745 located approximately 10 feet from edge of road.	Same as previous with the exception of poles being located slightly further from the road, approximately 13 feet.	Path will impact overhead pole on lot of third house north of woodlark lane (both sides of driveway).	Poles located approximately 13 feet from edge of road.	On other side of street, does not impact	Poles consistently located approx. 7 feet from east ROW line and 11 feet from edge of road. Pole just south of driveway at Lot 17 falls within proposed path, approximately 10 feet from edge of road.	None	Poles consistently located approx. 7 feet from east ROW line and 11 feet from edge of road.
Underground telephone / gas / water	Underground 8-inch water main runs along road side.	Underground 6-inch gas main runs along edge of pavement.	Underground 8-inch water main runs along road side. Impacts to fire hydrant at 1157 Topping Road and 11 Old Colony Ln.	Underground 6-inch gas main runs along edge of pavement.	Underground 8-inch water main runs along road side.	Underground 6-inch gas main runs along edge of pavement.	Underground 8-inch water main running along west side. Impacts to fire hydrant at 12901 Topping Estates Dr. and 1349 Topping Road.	Underground 6-inch gas main running along edge of pavement. Add'l 8" PVC storm sewer from Kent Manor to Huntbridge Lane.	Underground 8-inch water main running along west side. Impacts to fire hydrant at 12910 Taunton Court and 12905 Timmor Court.	Underground 6-inch gas main running along edge of pavement.
Stormwater	Path crosses storm sewer at initial start to path, no other issues	Manhole in ditch just south of Thornhill Drive will be impacted by path. Runs directly adjacent to storm sewer north of Thornhill drive on Lot 1.	Storm sewer structures directly across from Topping Acres will be impacted.	Storm sewer structure just south of Topping Acres will be impacted.	Storm sewer structure avoided on driveway just south of Woodlark lane and north of private road both present and potentially impacted.	Storm sewer structure directly north of Huntbridge Ln.	None	Storm sewer structure at 1414 Topping Road and just north of Dubon both impacted.	None	Storm sewer structure at 1230 Topping Road impacted.
Side streets										
Monuments impacted	Will impact landscaping and stone monument outside Thornhill Drive, approximately 10 feet from edge of road on both sides of intersection.	Will impact monuments on both ends of Thornhill drive	No impact to monuments at Old Colony Road.	May impact stone pillars on entrance to topping Place Drive, landscaping will definitely be impacted.	Avoids impacting monument on north side of topping Estates South Drive, approximately 20-25 feet back from edge of road.	Will impact Topping Acres street post on north side of intersection along with stacked bricks alongside. Will impact Post Oak Road (Private) road sign at intersection.	Does not impact monument at Topping Estates N Drive.	None impacted including stone monument on south side of Topping Meadows	None	None
Impacts to islands / medians	None	None	None	None	None	None	None	None	None	None
Streetlighting	None	None	Potential impact to ornamental light pole at 1738 Topping Road	None	None	None	None	None	None	None
Other notables										
Presence of guard cable / rail	Guard cable running directly along edge of road directly north of Fiddle Creek Ln.	Guard cable running directly along edge of road on southern part of path	None	None	None	Guardrail runs north starting at Topping Acres to edge of property across from Woodlark Lane	Guard cable on 12901 and 12902 Topping Estates Dr.	N/A	None	N/A
Magnitude of Cost	\$\$\$	\$\$\$	\$	\$\$\$	\$\$\$	\$\$\$	\$	\$\$\$	\$\$	\$\$\$