



CONCEPT 1 (East Side) IMPACTS	
Pedestrian Access and Safety	<ul style="list-style-type: none"> Connects to existing RA trail that serves South Lakes High School. Connects to four existing residential developments and the commercial center without crossing Soapstone Drive. Reduces random midblock crossing from residents parking on east side and crossing to west side.
Parking	<ul style="list-style-type: none"> Removes 64 spaces on the east side shoulder. Does not impact parking on the west side where there is greatest demand.
Constructability	<ul style="list-style-type: none"> No major issues found. Requires crossing over 2 culverts. Should be sufficient clearance between edge of pavement and guardrail. May require reconstruction of entrances to accommodate new drainage systems.
Drainage	<ul style="list-style-type: none"> New storm drain system to be installed under proposed curb and gutter. Re-use existing pipes when possible, especially 24" concrete pipe under commercial center parking lot and concrete headwall at Snakeden Branch. New outfall pipe to Snakeden Branch required for south side of project.
Property	<ul style="list-style-type: none"> Temporary construction easements required. Possible permanent slope or sidewalk easement required at Whitney Park Cluster and Colonial Oaks Cluster.
Trees	<ul style="list-style-type: none"> 20% deciduous / 80% evergreen Less tree impact than west side, but possibly more large trees impacted
Traffic	<ul style="list-style-type: none"> Improves site distance at six entrances by removing parked cars from shoulder. Eliminates hazard caused by parked cars (especially in northern section) trying to accelerate into traffic on an incline and over a large drop-off at the edge of pavement. Improve safety for northbound outside lane by removing parked cars from the shoulder.
Utilities	<ul style="list-style-type: none"> Evidence of Verizon fiber in the shoulder on the east side. Fairfax Water line under Soapstone Drive with connections to Woodhollow Ct, Hearthstone Ct, Commercial Center, and Underoak Ct. Line is located under the west shoulder in northern section. Potential for conflict with proposed storm drain system. Gas line present to neighborhoods. Potential conflict with proposed storm drain system.
Costs	<ul style="list-style-type: none"> Estimated implementation cost approximately \$1.4 million



SOAPSTONE DRIVE WALKWAY

CONCEPT 1 - EAST SIDE WALKWAY

