

ELECTRIC POLE WITH GUY WIRE. INSTALL SIDEWALK AT THE BACK OF POLE AND REDUCE WIDTH TO MINIMUM 4'.

4" SWEETGUM IN EXCELLENT CONDITION.



36" SOUTHERN MAGNOLIA IN GOOD CONDITION. TREE IS ON SLOPE. GRADING MAY AFFECT CRITICAL ROOT ZONE.



18" MULTI-TRUNK AMERICAN HOLLY IN GOOD CONDITION. CRITICAL ROOT ZONE MAY BE AFFECTED BY GRADING.



28" SOUTHERN MAGNOLIA IN GOOD CONDITION. CRITICAL ROOT ZONE MAY BE AFFECTED.



26" YOSHINO CHERRY AT EXCELLENT CONDITION. LOW BRANCHES OVERHANG STREET. TREE WOULD HAVE TO LIMBED UP. CRITICAL ROOT ZONE OF TREE WOULD BE AFFECTED.



20" BRADFORD PEAR IN GOOD CONDITION. TREE EXHIBITS STRESS GROWTH. CRITICAL ROOT ZONE OF TREE WOULD BE AFFECTED.



SIDEWALK WILL BE ON SLOPE AND GRADING HAS TO BE MAINTAINED PROPOSING RETAINING WALL AS NEEDED.



4" WEeping JAPANESE MAPLE IN EXCELLENT CONDITION. IN PATH OF SIDEWALK. TREE WOULD HAVE TO BE REMOVED.



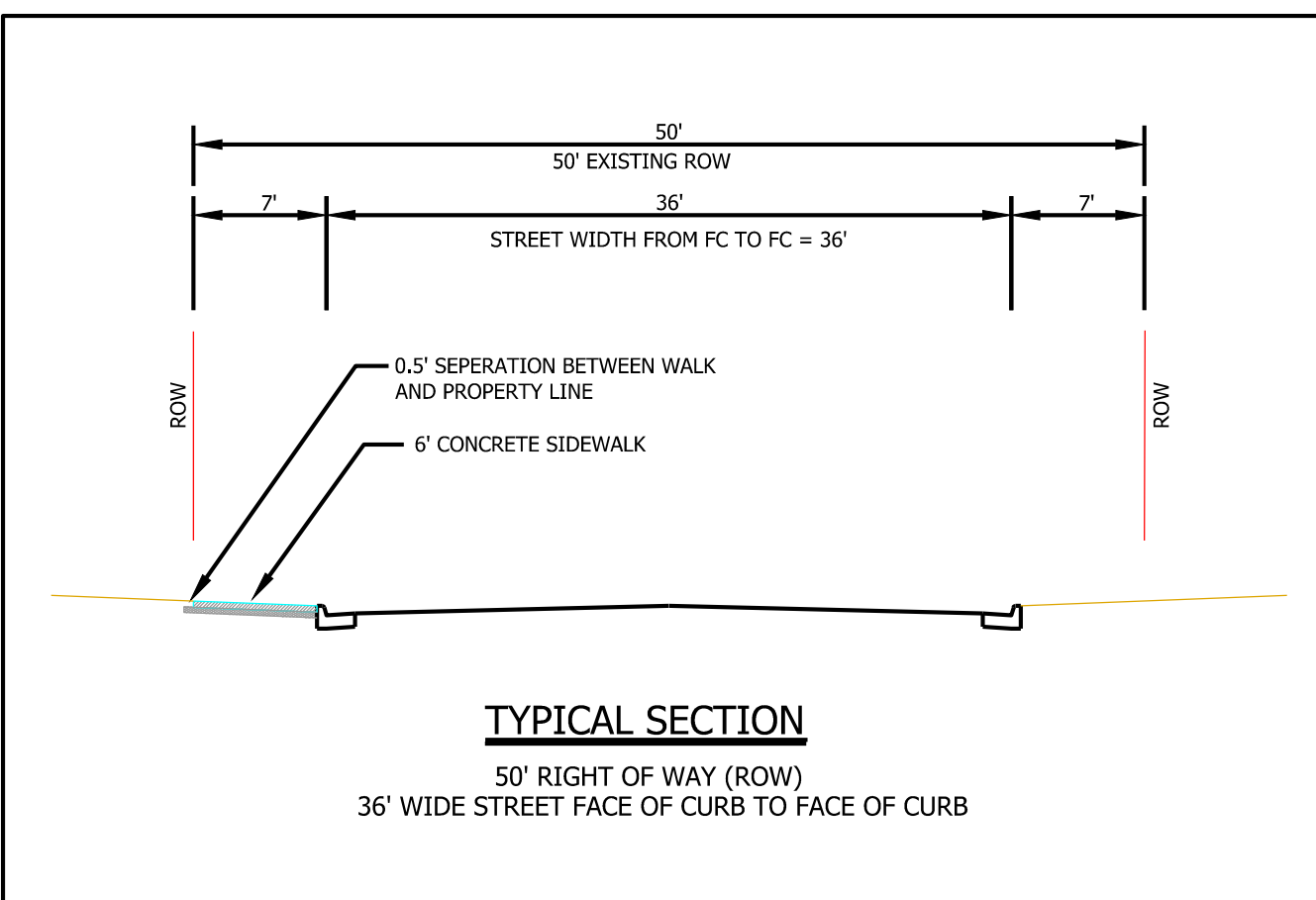
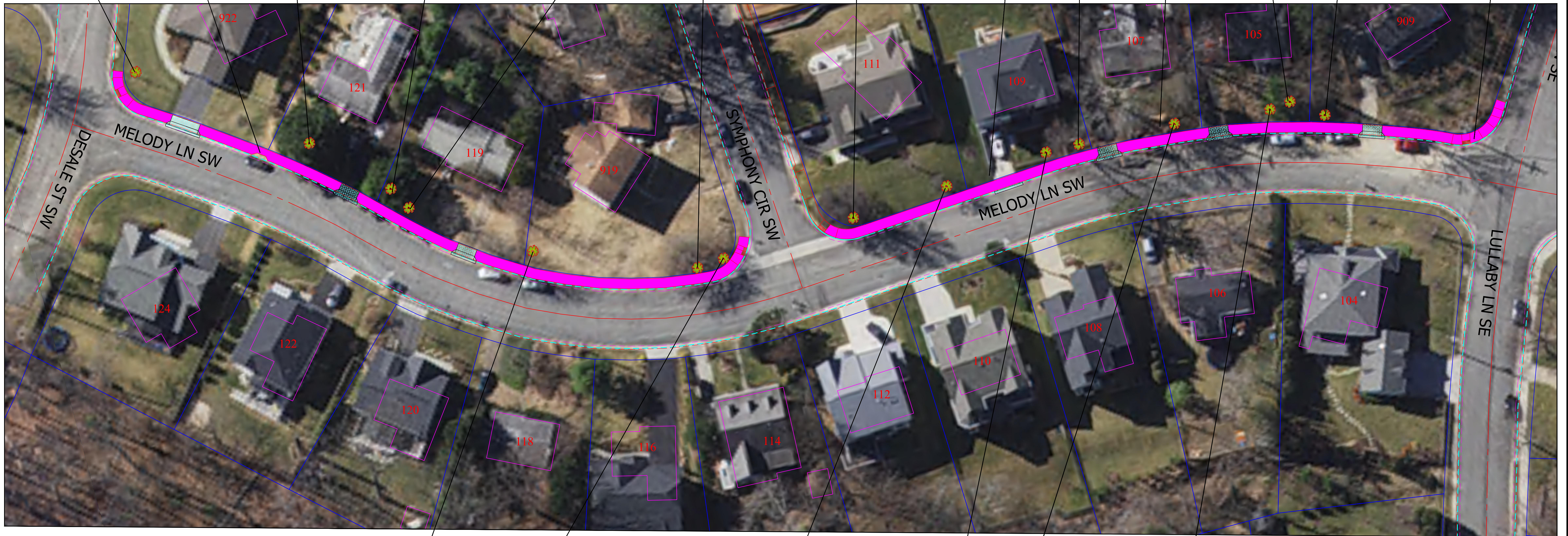
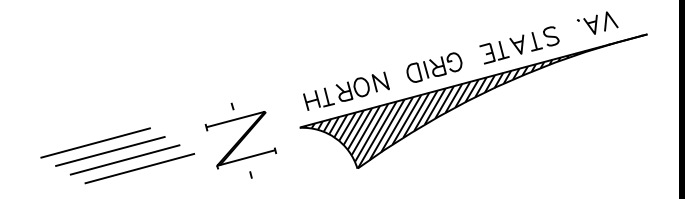
24" TULIP POPLAR IN GOOD CONDITION ON SLOPE. GRADING MAY IMPACT CRITICAL AND STRUCTURAL ROOT ZONE OF TREE.

STEEP SLOPE. RETAINING WALL AT THE BACK OF THE SIDE WALK WOULD BE NEEDED MAINTAIN SLOPE AND GRADING.

8" UNKNOWN DWARF TREE IN FAIR CONDITION. CRACKED BARK. HEAVY PRUNING. IMPACT TO CRITICAL ROOT ZONE OF TREE. TREE TO BE REMOVED.



EX. ELECTRIC POLE ON THE WAY OF SIDEWALK. POLE LIKELY NEEDS TO BE RELOCATED.



20" RED MAPLE IN GOOD CONDITION. BRANCHES OVERHANGING STREET WOULD NEED TO BE LIMBED UP. TREE CRITICAL ROOT ZONE WOULD BE SIGNIFICANTLY AFFECTED.



6" FLOWERING DOGWOOD IN GOOD CONDITION. GRADING WILL IMPACT.



10" FLOWERING DOGWOOD IN FAIR CONDITION. ON SLOPE, CRITICAL AND STRUCTURAL ROOT ZONE WILL BE IMPACTED BY GRADING. LOW BRANCHES WOULD NEED TO BE LIMBED UP.



16" RIVER BIRCH IN GOOD CONDITION. CO-DOMINANT. ON SLOPE, GRADING MAY IMPACT CRITICAL ROOT ZONE AND STRUCTURAL ROOT ZONE. TREE NEEDS TO BE REMOVED.



12" JAPANESE MAPLE IN GOOD CONDITION. IN PATH OF SIDEWALK. TREE NEEDS TO BE REMOVED.

RETAINING WALL NEEDS TO BE REMOVED AND ADJUSTED AT THE BACK OF PROPOSED SIDE WALK. EX. ELECTRIC POLE NEEDS TO BE RELOCATED.



24" MULTI-TRUNK AMERICAN HOLLY IN FAIR CONDITION. DAMAGE, DECAY AT BASE. ON SLOPE. GRADING MAY IMPACT CRITICAL ROOT ZONE.

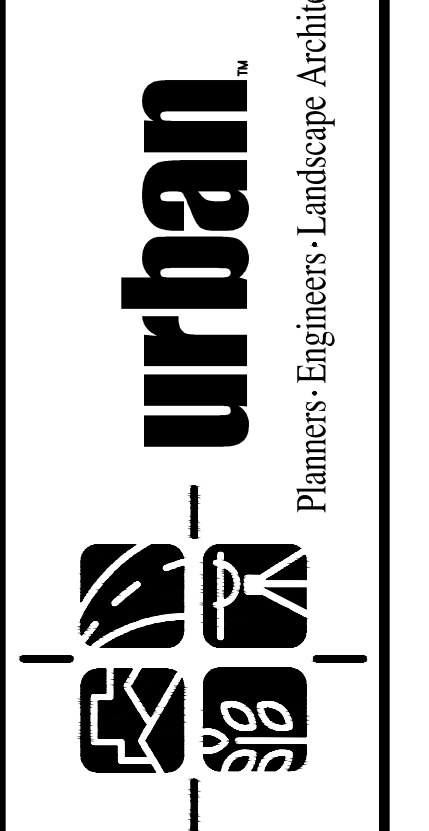
**CONCEPT 1**

SIDEWALK ALONG ODD SIDE ADDRESS OF MELODY LANE SW. THE SIDEWALK WILL EXTEND FROM THE DESALE ST. SW INTERSECTION TO THE INTERSECTION WITH LULLABY LN SE. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMP AT EACH INTERSECTION AND PROVIDE CONNECTION WITH ONGOING SIDEWALK IMPROVEMENT PROJECT AT SYMPHONY CIRCLE SW. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE DESALE ST SW, SYMPHONY CIRCLE SW AND LULLABY LANE SE AND TO TAPAWINGO RD SW VIA LULLABY LANE SE.

NO.	DATE	DESCRIPTION	REV/BY	APPROVED	DATE

PLAN DATE  
03-16-2022  
03-23-2022

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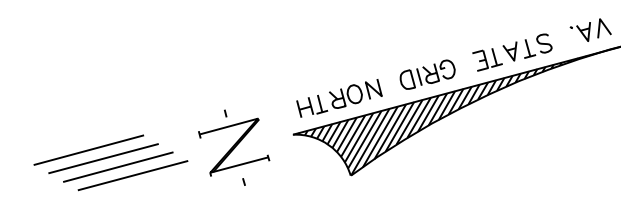
**CONCEPT 1**

**MELODY LANE SW**  
**SIDEWALK STUDY**  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA

DATE: FEB, 2022  
SCALE: 1"=30'  
C.I. N/A

SHEET  
1  
OF  
4

FILE No.  
RP-2530



18" MULTI-STEM CRAPE MYRTLE WITH LOW BRANCHES WHICH WILL NEED TO BE PRUNED. GRADING IN CRITICAL ROOT ZONE WILL SIGNIFICANTLY IMPACT TREE.



ELECTRIC POLE WITH GUY WIRE, ADJUST SIDEWALK WIDTH AS NECESSARY.



EX. MAILBOX TO BE RELOCATED

16" YOSHINO CHERRY IN EXCELLENT CONDITION. GRADING IN CRITICAL ROOT ZONE MAY IMPACT TREE.



EX. ELECTRIC POLE IN THE WAY OF SIDEWALK. GUY WIRE NEEDS TO BE ADJUSTED. REDUCE SIDEWALK WIDTH BEHIND THE POLE TO 4'.



22" AMERICAN HOLLY IN GOOD CONDITION. CO-DOMINANT BEHIND POWER POLE. TREE MAY BE IMPACTED.



EX. ELECTRIC POLE IN THE WAY OF SIDEWALK. ADJUST SIDEWALK TO BE BEHIND THE POLE WITH MINIMUM SIDEWALK WIDTH OF 4'.



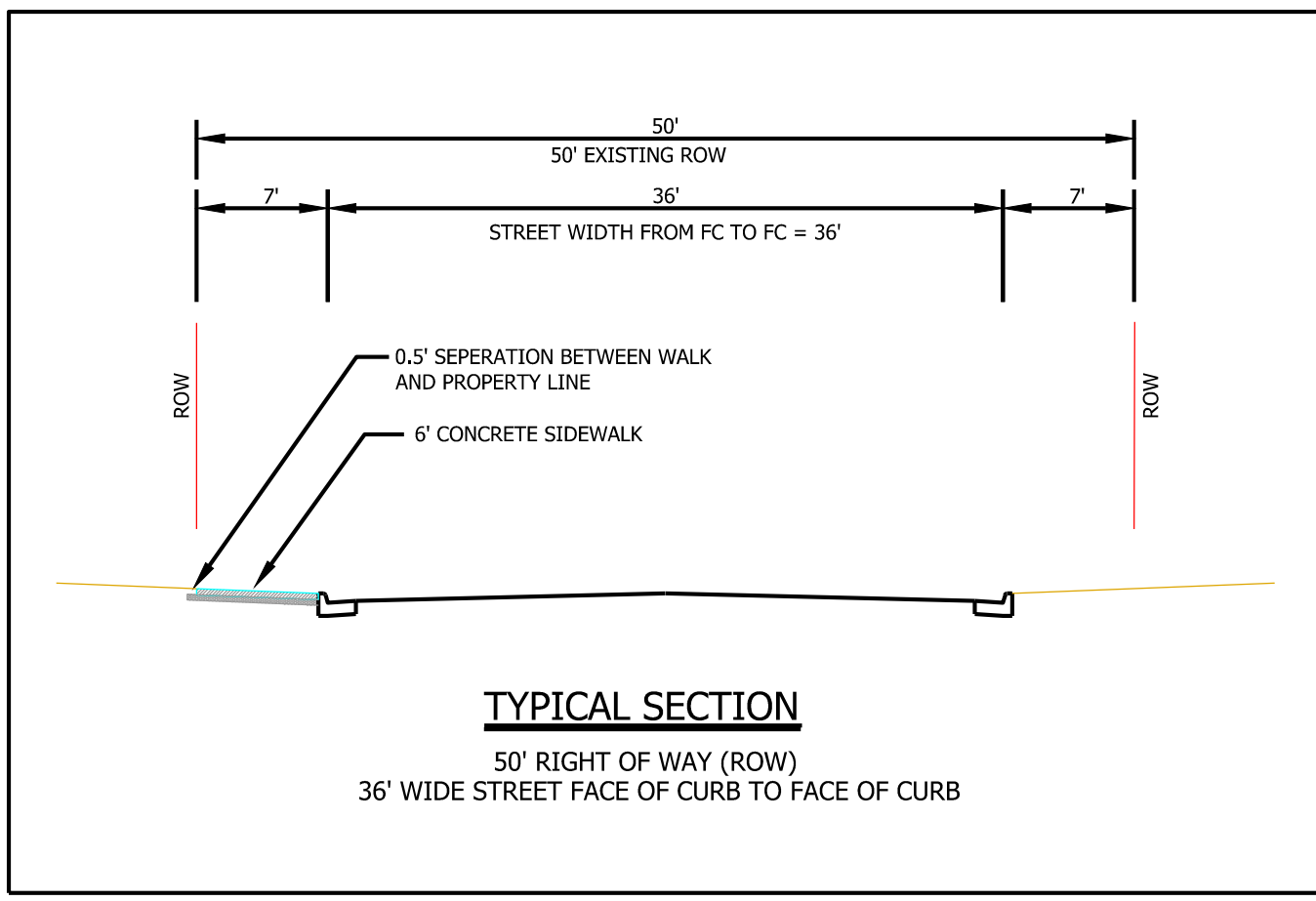
EX. ELECTRIC POLE IN THE WAY OF SIDEWALK. ADJUST SIDEWALK TO BE BEHIND THE POLE WITH MINIMUM SIDEWALK WIDTH OF 4'.



16" NORWAY SPRUCE IN FAIR CONDITION WITH THIN CANOPY AND DECLINING HEALTH. SEVERE IMPACT CRITICAL AND STRUCTURAL ROOT ZONE. TREE WOULD HAVE TO BE REMOVED.



16" MULTI STEM RIVER BIRCH IN FAIR CONDITION. SEVERELY TOPPED.



14" BLUE SPRUCE IN FAIR CONDITION. NEEDLE LOSS, TREE IS DECLINING. IN THE PATH OF SIDEWALK. TREE HAVE TO BE REMOVED.



18" LEYLAND CYPRESS IN FAIR CONDITION. CO-DOMINANT, SEVERELY TOPPED FROM PRUNING FOR OVERHEAD WIRES. IN PATH OF THE SIDEWALK. TREE NEEDS TO BE REMOVED.



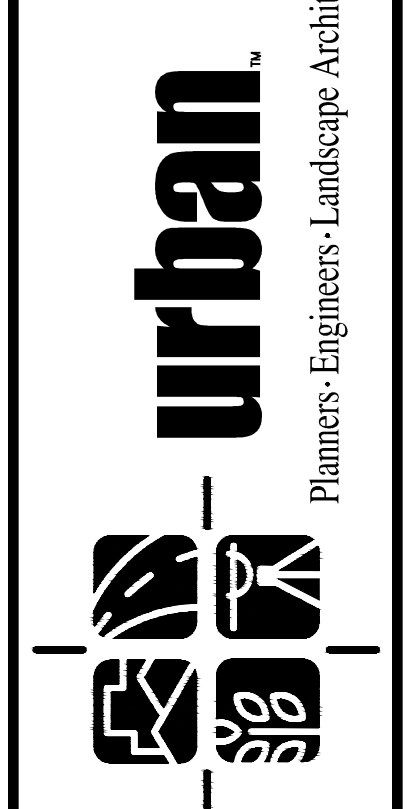
18" RED MAPLE IN POOR CONDITION WITH GIRDLING BRANCHES. MANY DEAD BRANCHES. SIGNIFICANT IMPACT TO STRUCTURAL AND CRITICAL ROOT ZONE. TREE PROBABLY WOULD NOT SURVIVE. TREE TO BE REMOVED.

CONCEPT 2  
SIDEWALK ALONG EVEN SIDE ADDRESS OF MELODY LANE SW. THE SIDEWALK WILL EXTEND FROM THE DESALE ST. SW INTERSECTION TO THE INTERSECTION WITH LULLABY LN SE. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMPS AT EACH INTERSECTION. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE DESALE ST SW, SYMPHONY CIRCLE SW AND LULLABY LANE SE AND TO TAPAWINGO RD SW VIA LULLABY LANE SE.

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CONCEPT 2  
MELODY LANE SW  
SIDEWALK STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
DATE: FEB, 2022  
SCALE: 1"=30'  
C.I. N/A

SHEET  
2  
OF  
4  
FILE No.  
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**ANALYSIS OF CONCEPT 1- MELODY LANE SW**

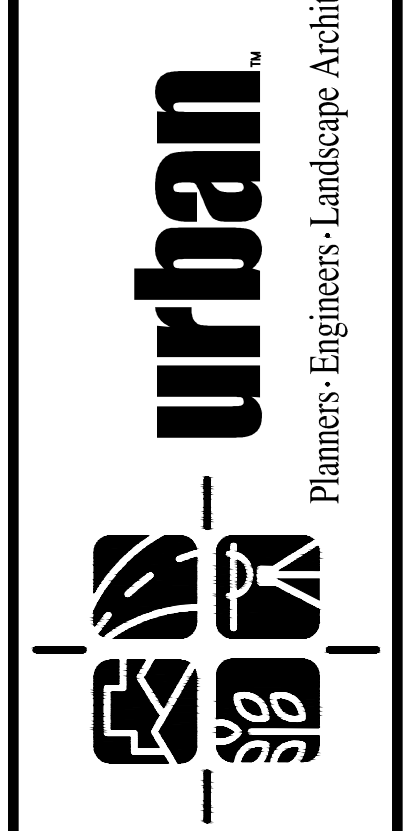
**ANALYSIS OF CONCEPT 2- MELODY LANE SW**

DESCRIPTION	SIDEWALK ALONG ODD SIDE ADDRESS OF MELODY LANE SW. THE SIDEWALK WILL EXTEND FROM THE DESALE ST. SW INTERSECTION TO THE INTERSECTION WITH LULLABY LN SE. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMPS AT EACH INTERSECTION AND PROVIDE CONNECTION WITH ONGOING SIDEWALK IMPROVEMENT PROJECT AT SYMPHONY CIRCLE SW. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE DESALE ST SW, SYMPHONY CIRCLE SW AND LULLABY LANE SE AND TO TAPAWINGO RD SW VIA LULLABY LANE SE.	SIDEWALK ALONG EVEN SIDE ADDRESS OF MELODY LANE SW. THE SIDEWALK WILL EXTEND FROM THE DESALE ST. SW INTERSECTION TO THE INTERSECTION WITH LULLABY LN SE. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMPS AT EACH INTERSECTION. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE DESALE ST SW, SYMPHONY CIRCLE SW AND LULLABY LANE SE AND TO TAPAWINGO RD SW VIA LULLABY LANE SE.
TREE IMPACT	CONCEPT 1 WILL REQUIRE THE REMOVAL OF AT LEAST THREE TREES WHICH ARE IN THE PATH OF THE PROPOSED WALK. IN ADDITION, MANY OF THE REMAINING THIRTEEN TREES WHICH ARE ADJACENT TO THE PROPOSED WALK ARE LARGER AND SIT UPHILL FROM THE PROPOSED WALK AND MAY HAVE SIGNIFICANT IMPACTS TO THEIR CRITICAL ROOT ZONES FROM GRADING ASSOCIATED WITH THE CONSTRUCTION OF THE SIDEWALK. AS THESE TREES ARE LARGER AND MORE ESTABLISHED, THEY MAY NOT SURVIVE SIGNIFICANT INTRUSION INTO THEIR CRITICAL ROOT ZONES RESULTING FROM GRADING FOR THE PROPOSED SIDEWALK, EVEN THOUGH THEY ARE AT A GOOD DISTANCE FROM THE STREET.	SIX TREES WILL NEED TO BE REMOVED THAT ARE IN THE PATH OF THE PROPOSED SIDEWALK. FOUR OF THE SIX TREES THAT WOULD BE REMOVED HOWEVER ARE ALREADY IN FAIR TO POOR CONDITION WITH SIGNIFICANT DEFECTS. THE REMAINING THREE TREES ADJOINING THE PROPOSED WALK ARE ALSO IN FAIR TO POOR CONDITION, EXCEPT FOR TREE #2, A YOSHINO CHERRY, WHICH IS IN EXCELLENT CONDITION. ROUTING THE WALK AT THE BACK OF THE CURB ADJACENT TO TREE #2 IS RECOMMENDED TO MINIMIZE IMPACTS TO ITS CRITICAL ROOT ZONE.
IMPACTS ON VEGETATION (OTHER THAN TREES)	THERE ARE MINIMAL IMPACTS TO OTHER VEGETATION BY THIS CONSTRUCTION. THIS ANALYSIS IS FOCUSED MORE ON THE POTENTIAL CONSTRUCTION IMPACTS TO LARGER TREES. IF THIS CONCEPT IS PURSUED REPLACEMENT VEGETATION AND POSSIBLY TRANSPLANTATION OF PLANTS/ SHRUBS WILL BE CONSIDERED.	THERE ARE MINIMAL IMPACTS TO OTHER VEGETATION BY THIS CONSTRUCTION. THIS ANALYSIS IS FOCUSED MORE ON THE POTENTIAL CONSTRUCTION IMPACTS TO LARGER TREES. IF THIS CONCEPT IS PURSUED REPLACEMENT VEGETATION AND POSSIBLY TRANSPLANTATION OF PLANTS/ SHRUBS WILL BE CONSIDERED.
GRADING IMPACTS	MOST OF THE LOTS HAVE STEEPER SLOPE COMPARED TO THE CONCEPT 2. GRADING WOULD REQUIRE INSTALLATION OF RETAINING WALLS ON MULTIPLE LOTS. THE CONSTRUCTION LIMITS WILL BE DETERMINED DURING LATER STAGE OF DESIGN IF THIS CONCEPT IS PURSUED.	THE AREA WHERE SIDEWALK WOULD BE BUILT IS RELATIVELY FLAT COMPARED TO CONCEPT 1. THE GRADING APPEARS TO BE MINIMAL. THE CONSTRUCTION LIMITS WILL BE DETERMINED DURING LATER STAGES OF DESIGN IF THIS CONCEPT IS PURSUED.
CONSTRUCTABILITY ISSUE	THIS CONCEPT HAS THREE UTILITY POLES COMPARED TO CONCEPT 2 WHICH HAS FOUR UTILITY POLES. AT THE LOCATION OF TWO OF THE POLES THE SIDEWALK WIDTH COULD BE REDUCED TO PROVIDE CLEARANCE. THE THIRD POLE NEAR THE CURB RETURN AT LULLABY LANE MAY NEED TO BE RELOCATED.	THERE DO NOT APPEAR TO BE SIGNIFICANT CONSTRUCTABILITY ISSUES WITH THIS CONCEPT. IN THE AREA OF UTILITY POLES, THERE IS SUFFICIENT CLEARANCE FOR SIDEWALK BETWEEN THE POLE AND THE GUY WIRES AND SIDEWALK WIDTH HAS TO BE REDUCED TO MINIMUM FOUR FEET. CONCEPT 2 HAS MORE DRIVEWAY APRONS TO BE CONSTRUCTED; HOWEVER THE CONCEPT 1 APRONS WILL REQUIRED MORE TRANSITION DUE TO THE STEEPER GRADES.
COST	THE COST OF THIS CONCEPT IS COMPARABLE TO OTHER ROBINSON SIDEWALK PROJECTS. THIS CONCEPT HAVE LESSER NUMBER OF DRIVEWAY APRON INSTALLATION, BUT HAS MORE TREE REMOVAL, RETAINING WALL INSTALLATION AND RAMP INSTALLATION COMPARED TO CONCEPT 2. BOTH THE CONCEPTS WOULD HAVE SIMILAR COST, WITH CONCEPT 1 BEING MORE DUE TO RETAINING WALLS.	THE COST OF THIS CONCEPT SHOULD BE COMPARABLE TO OTHER ROBINSON SIDEWALK PROJECTS. THIS CONCEPT HAS MORE NUMBER OF DRIVEWAY APRON INSTALLATIONS THAN CONCEPT 1. BOTH THE CONCEPTS WOULD HAVE ABOUT SIMILAR COST, HOWEVER IT IS EXPECTED CONCEPT 2 MAY BE LESSER THAN CONCEPT 1.
CONNECTIVITY	BOTH THE SIDEWALK CONCEPTS HAVE SIMILAR CONNECTIVITY.	BOTH THE SIDEWALK CONCEPTS HAVE SIMILAR CONNECTIVITY.
RECOMMENDATION	CONCEPT 2 HAS LESS CONFLICTS, FLATTER SLOPES, LESS TREE IMPACTS. GIVEN THIS, CONCEPT 2 IS THE RECOMMENDED OPTION.	

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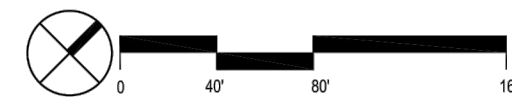
ANALYSIS OF CONCEPT 1 AND CONCEPT 2  
MELODY LANE SW  
SIDEWALK STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
SCALE: N/A  
C.I. N/A  
DATE: FEB, 2022

SHEET  
3  
OF  
4  
FILE No.  
RP-2530



TREE LOCATIONS FOR INVENTORY  
BY URBAN - LTD 12/22/2021

MELODY LN SE



Melody Ln. Vienna, VA										Tree Inventory and Condition Analysis Completed: 12/22/2021 Kevin J. Tankersley, ISA Certified Arborist #MA-5871A	
TREE INVENTORY & CONDITION ANALYSIS											
TREE NO.	SPECIES		SIZE	DRIP-LINE	CRITICAL ROOT ZONE	STRUCTURAL ROOT ZONE	CONDITION	CONDITION RATING	STATUS	COMMENTS	
	Botanical Name	Common Name	DBH (in)	R (ft.)	R (ft.)	R (ft.)		%	(Remove or Preserve)		
1	<i>Lagerstroemia indica</i>	Crape Myrtle	18"	8'	18'	9'	Good	75.00		Multi-stem; low branches which will need to be pruned. Grading in critical root zone will significantly impact tree.	
2	<i>Prunus yedoensis</i>	Yoshino Cherry	16"	12'	16'	8'	Excellent	81.25		Grading in critical root zone may impact tree.	
3	<i>Ilex opaca</i>	American Holly	22"	10'	22'	11'	Good	71.88		Co-dominant; behind power pole. May be kept if walk runs in front of pole towards curb.	
4	<i>Picea pungens</i>	Blue Spruce	14"	5'	14'	7'	Fair	56.25		Needle loss, tree is declining. In path of walk, tree would have to be removed.	
5	<i>Cupressus leylandii</i>	Leyland Cypress	18"	8'	18'	9'	Fair	59.38		Co-dominant; severely topped from pruning for overhead wires. In path of walk; tree would have to be removed.	
6	<i>Picea abies</i>	Norway Spruce	16"	8'	16'	8'	Fair	43.75		Thin canopy, declining health. Severe impact to critical and structural root zone; tree would have to be removed.	
7	<i>Acer rubrum</i>	Red Maple	18"	8'	18'	9'	Poor	37.50		Girdling roots; many dead branches. Significant impact to critical root zone, tree probably would not survive.	
8	<i>Acer rubrum</i>	Red Maple	38"	22'	38'	19'	Dead	0.00		Multi-trunk	
9	<i>Betula nigra</i>	River Birch	16"	8'	16'	8'	Fair	56.25		Severely topped; Multi-stem	
10	Unknown Dwarf Tree	Unknown Dwarf Tree	8"	4'	8'	4'	Fair	46.88		Cracked bark; heavy pruning. Impact to critical root zone of tree.	
11	<i>Liriodendron tulipifera</i>	Tulip Poplar	24"	16'	24'	12'	Good	71.88		On slope; grading may impact critical and structural root zone of tree.	
12	<i>Ilex opaca</i>	American Holly	24"	10'	24'	12'	Fair	56.25		Multi-trunk; damage; decay at base. On slope; grading may impact critical root zone of tree.	
13	<i>Acer palmatum</i>	Japanese Maple	12"	10'	12'	6'	Good	75.00		In path of walk; tree would have to be removed.	
14	<i>Acer palmatum var. dissectum</i>	Weeping Japanese Maple	4"	4'	4'	2'	Excellent	84.38		In path of walk; tree would have to be removed.	
15	<i>Betula nigra</i>	River Birch	16"	12'	16'	8'	Good	75.00		Co-dominant. On slope, grading may impact critical and structural root zone.	
16	<i>Cornus florida</i>	Flowering Dogwood	10"	7'	10'	5'	Fair	56.25		On slope, critical and structural root zone will be impacted by grading. Low branches would need to be limbed up.	
17	<i>Pyrus calleryana</i>	Bradford Pear	20"	16'	20'	10'	Good	62.50		Tree exhibits stress growth. Critical root zone of tree would be affected.	
18	<i>Cornus florida</i>	Flowering Dogwood	6"	5'	6'	3'	Good	68.75		One-sided; Grading will impact	

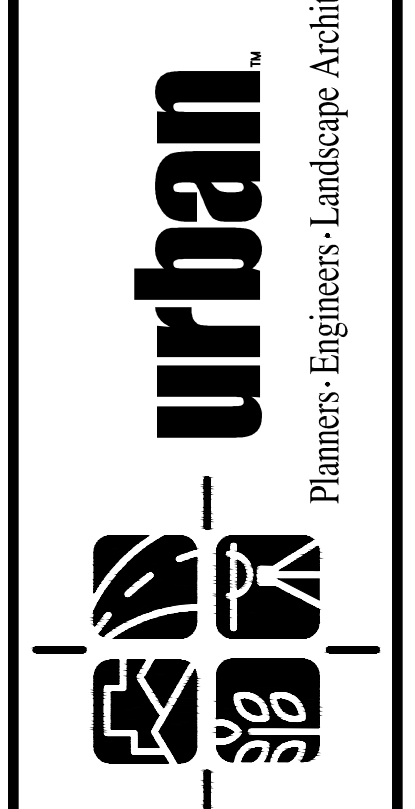
Melody Ln. Vienna, VA										Tree Inventory and Condition Analysis Completed: 12/22/2021 Kevin J. Tankersley, ISA Certified Arborist #MA-5871A	
TREE INVENTORY & CONDITION ANALYSIS											
TREE NO.	SPECIES		SIZE	DRIP-LINE	CRITICAL ROOT ZONE	STRUCTURAL ROOT ZONE	CONDITION	CONDITION RATING	STATUS	COMMENTS	
	Botanical Name	Common Name	DBH (in)	R (ft.)	R (ft.)	R (ft.)		%	(Remove or Preserve)		
19	<i>Prunus yedoensis</i>	Yoshino Cherry	26"	24'	26'	13'	Excellent	0.00		Low branches overhang street; would have to be limbed up. Critical root zone of tree would be affected.	
20	<i>Acer rubrum</i>	Red Maple	20"	26'	20'	10'	Good	62.50		Co-dominant; Branches overhanging street would need to be limbed up. Tree critical root zone would be significantly affected.	
21	<i>Magnolia grandiflora</i>	Southern Magnolia	28"	14'	28'	14'	Good	71.88		Co-dominant. Critical root zone affected, recommend walk at curb if possible.	
22	<i>Ilex opaca</i>	American Holly	18"	10'	18'	9'	Good	68.75		Multi-trunk. Critical root zone affected; recommend walk at curb if possible.	
23	<i>Magnolia grandiflora</i>	Southern Magnolia	36"	20'	36'	18'	Good	68.75		Co-dominant. Tree is on slope; grading will affect critical root zone. Recommend walk at curb if possible to minimize impact.	
24	<i>Liquidambar styraciflua</i>	Sweetgum	4"	6'	4'	2'	Excellent	84.38		Young tree.	

Note: Tree sizes are by visual estimate as most trees are located on private property and were not measured; Tree locations are approximate and not surveyed.

NO.	DATE	DESCRIPTION	REVIEWED	DATE

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02-16-2022  
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TREE INVENTORY AND CONDITION ANALYSIS  
MELODY LANE SW  
SIDEWALK STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
C.I. N/A

SCALE: NTS  
DATE: FEB, 2022