

40" RED MAPLE IN GOOD CONDITION. TREE IS IN THE PATH OF THE PROPOSED SIDEWALK. TREE MAY NEED TO BE REMOVED.



21" RED MAPLE IN POOR CONDITION. ONE THIRD OF TREE BROKEN AND SIGNIFICANT STRUCTURAL DECAY. TREE MAY NEED TO BE REMOVED.

SIDEWALK TO BE PROPOSED IN BETWEEN POLE AND EX. FIRE HYDRANT.



36" RED MAPLE IN GOOD CONDITION. SURFACE ROOTS EXPOSED. SOME OF THE CRITICAL ROOT ZONE WILL BE AFFECTED BY POTENTIAL WALK.



17" RED MAPLE IN GOOD CONDITION. TOP BROKEN OFF. GRADING FOR SIDE WALK MAY AFFECT THE CRITICAL ROTE ZONE.

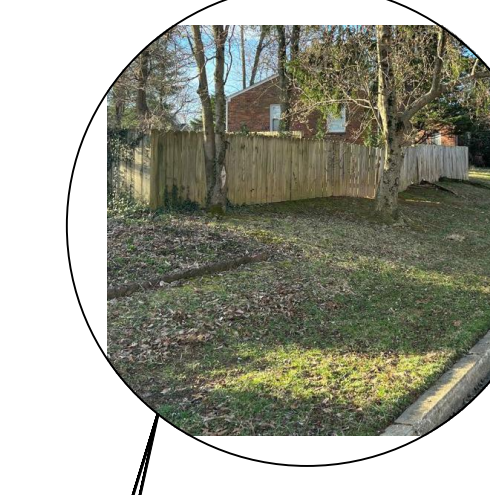


28" NORWAY SPRUCE IN GOOD CONDITION. SURFACE ROOTS EXPOSED. GRADING MAY IMPACT CRITICAL ROOT ZONE. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.



14" FLOWERING DOGWOOD IN FAIR CONDITION. CO-DOMINANT, DECAY/DAMAGE ON TRUNK.

14" SAUCER MAGNOLIA IN GOOD CONDITION. Y-CROTCH, GRADING MAY IMPACT CRITICAL ROOT ZONE. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.



TWO 5" CRAPE MYRTLE IN EXCELLENT CONDITION. MULTI-TRUNK, NEWLY PLANTED TREE IN PATH OF SIDEWALK. POSSIBLE TRANSPLANT.



TIE IN TO EX. SIDEWALK AT LAWYERS ROAD NW.



TIE IN TO EX. SIDEWALK AND EX. CG-12 RAMP AT HOLMES DR NW.



EX. 38" RED MAPLE IN FAIR CONDITION WITH SURROUNDED BY RETAINING WALL TOWARDS FRONT SIDE. TREE TRUNK DECAY, BRANCH DIEBACK. GRADING MAY IMPACT CRITICAL ROOT ZONE. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB AND RETAINING WALL TO BE PROPOSED AROUND THE TREE.



8" FLOWERING MULTI-STEM DOGWOOD IN FAIR CONDITION. TREE MAY BE AFFECTED BY THE GRADING FOR SIDEWALK.



EX. 40" RED MAPLE IN GOOD CONDITION. SOME BRANCHES ARE MISSING. GRADING FROM PROPOSED SIDEWALK WILL AFFECT THE CRITICAL ROOT ZONE.



EX. 38" RED MAPLE IN GOOD CONDITION. SOME DIEBACK, GRADING FROM PROPOSED SIDEWALK MAY AFFECT CRITICAL ROOT ZONE. ONE THIRD OF TRUNK MISSING.



EX. 12" SAUCER MAGNOLIA IN EXCELLENT CONDITION. GRADING FROM POTENTIAL WALK WILL AFFECT CRITICAL ROOT ZONE. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB TO MINIMIZE THE TREE IMPACT.



EX. UTILITY POLE AT THE BACK OF CURB.

30" RED MAPLE IN GOOD CONDITION. LARGE BROKEN BRANCHES, SURFACE ROOTS EXPOSED.



15" RED MAPLE IN GOOD CONDITION.



20" RED MAPLE IN GOOD CONDITION.

TIE IN TO EX. SIDEWALK AND EX. CG-12 RAMP AT HOLMES DR NW.

CONCEPT 1  
SIDEWALK ALONG ODD SIDE ADDRESS OF TAZEWELL RD NW. THE SIDEWALK WILL EXTEND FROM THE LAWYERS RD NW INTERSECTION TO THE HOLMES DR NW INTERSECTION AND WILL CONNECT WITH THE EXISTING SIDEWALK AT BOTH HOLMES DR NW & LAWYERS RD NW. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMPS AT INTERSECTION WITH LAWYERS RD NW. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE EX. SIDEWALK AT LAWYERS RD NW AND HOLMES DR NW WHICH PROVIDES ACCESS TO OTHER NEIGHBORING STREETS.

NO.	DATE	DESCRIPTION	REVISION	APPROVED	DATE

PLAN DATE  
03/23/2022

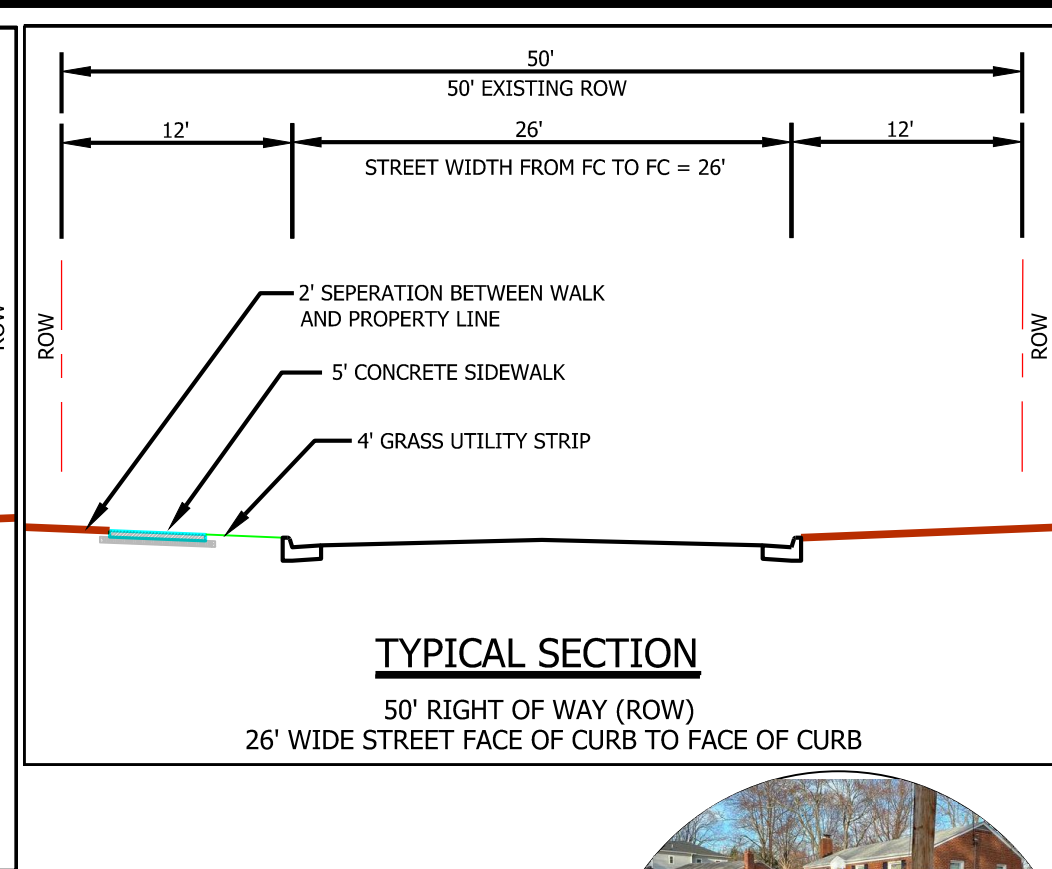
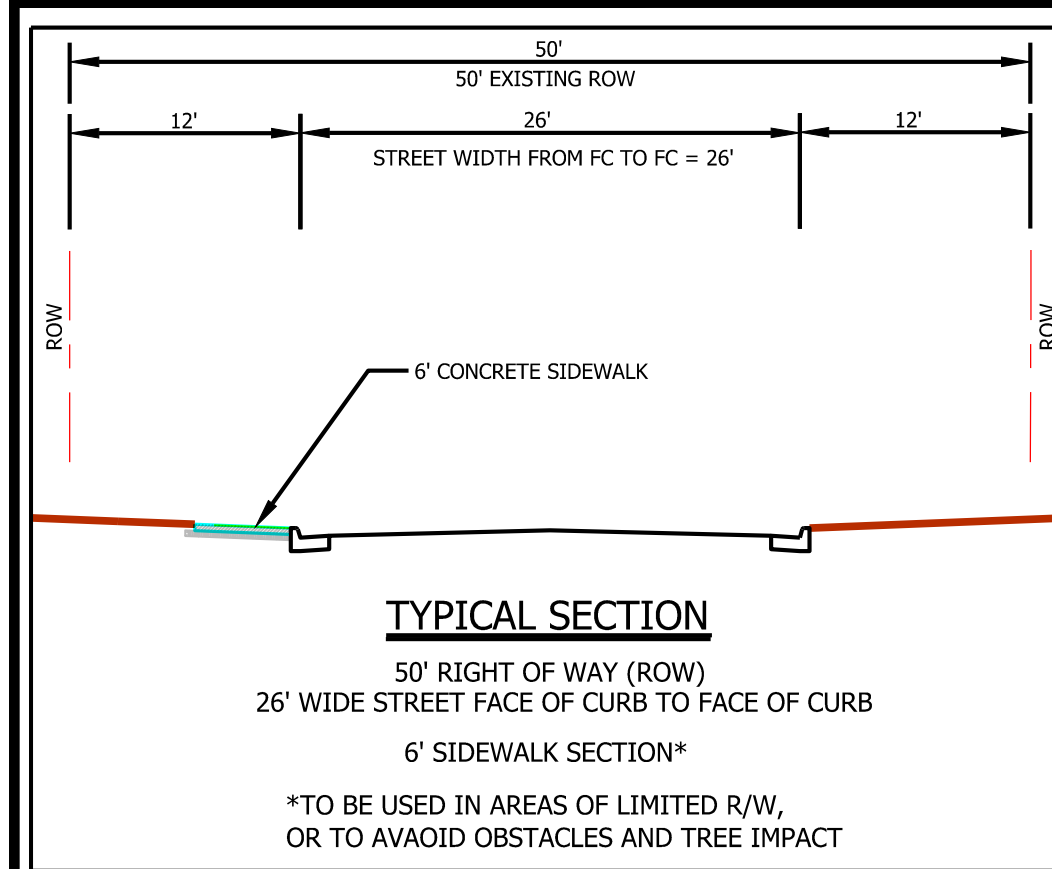
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CONCEPT 1  
TAZEWELL ROAD NW  
SIDEWALK STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2022  
SCALE: 1"=40'

SHEET 1 OF 4  
FILE No. RP-2532



7" FLOWERING DOGWOOD IN GOOD CONDITION. OVERHEAD WIRES IN CANOPY. CLOSE TO PROPOSED SIDEWALK. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.

20" RED MAPLE IN POOR CONDITION. BROKEN OFF AT 12'. SIGNIFICANT DECAY IN TRUNK. TRUNK IS SPLIT ON ONE SIDE. SIDEWALK GRADING MAY IMPACT CRITICAL ROOT ZONE. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.

9" AMERICAN HOLLY IN GOOD CONDITION. PROPOSE SIDEWALK AT THE BACK OF THE CURB. BRANCHES WILL NEED TO BE KEPT PRUNED.

2" KOUSA DOGWOOD IN GOOD CONDITION. NEW YOUNG TREE AT CLOSE TO THE PROPOSED SIDEWALK PATH. TREE MAY HAVE TO BE TRANSPLANTED.

16" AMERICAN HOLLY IN GOOD CONDITION. UP SLOPE GRADING DUE TO SIDEWALK MAY AFFECT THE CRITICAL ROOT ZONE.

UTILITY POLE AT THE PATH OF SIDEWALK. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.

EX. DRIVEWAY APRON REMAINS IF MEETS STANDARD.

40" RED MAPLE IN FAIR CONDITION. ROCK RETAINING WALL WITH FILL AROUND BASE OF TREE, BROKEN BRANCHES. TREE HAS OVAL CANOPY AND GRADING INTO SLOPE WILL SIGNIFICANTLY AFFECT CRITICAL ROOT ZONE. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.



26" RED MAPLE IN GOOD CONDITION. CRITICAL ROOT ZONE WILL BE AFFECTED BY POTENTIAL WALK. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.

EX. UTILITY POLE AT THE PATH OF POTENTIAL SIDEWALK. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB.

20" RED MAPLE IN FAIR CONDITION. SURFACE ROOTS EXPOSED. HEAVY PRUNING FOR OVERHEAD WIRES ON STREET SIDE.

12" RED MAPLE. ONE-SIDED. LEANING FAR ENOUGH BACK FROM POTENTIAL WALK.

EX. UTILITY POLE ALONG THE POTENTIAL PATH. SIDEWALK TO BE PROPOSED AT THE BACK OF CURB. TO AVOID POLE.

34" RED MAPLE IN FAIR CONDITION. LARGE PORTION MISSING AND DECAY IN TREE.

EX. UTILITY POLE IN THE PATH OF SIDEWALK. SIDEWALK TO BE PROPOSED AT THE BACK OF THE CURB.

10" FLOWERING DOGWOOD IN FAIR CONDITION. OVERHEAD WIRES IN CANOPY. HEAVILY PRUNED. TREE IS CLOSE TO POTENTIAL SIDEWALK.

18" STAR MAGNOLIA IN GOOD CONDITION. MULTI-TRUNK TREE.

12" FLOWERING DOGWOOD IN FAIR CONDITION. TRUNK DECAY. GRADING MAY AFFECT CRITICAL ROOT ZONE.

TIE IN TO EX. SIDEWALK AND EX. CG-12 RAMP AT HOLMES DR NW.

**CONCEPT 2**

SIDEWALK ALONG EVEN SIDE ADDRESS OF TAZEWELL RD NW. THE SIDEWALK WILL EXTEND FROM THE LAWYERS RD NW INTERSECTION TO THE HOLMES DR NW INTERSECTION AND WILL CONNECT WITH THE EXISTING SIDEWALK AT BOTH HOLMES DR NW & LAWYERS RD NW. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMPS AT INTERSECTION WITH LAWYERS RD NW. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE EX. SIDEWALK AT LAWYERS RD NW AND HOLMES DR NW WHICH PROVIDES ACCESS TO OTHER NEIGHBORING STREETS.

NO.	DATE	DESCRIPTION	REVIEWED	DATE

PLAN DATE: 03/23/2022

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**CONCEPT 2**

**TAZEWELL ROAD NW**  
**SIDEWALK STUDY**  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2022  
SCALE: 1"=40'

SHEET 2 OF 4  
FILE No. RP-2532

**ANALYSIS OF CONCEPT 1- TAZEWELL RD NW**

**ANALYSIS OF CONCEPT 2- TAZEWELL RD NW**

DESCRIPTION	SIDEWALK ALONG ODD SIDE ADDRESS OF TAZEWELL RD NW. THE SIDEWALK WILL EXTEND FROM THE LAWYERS RD NW INTERSECTION TO THE HOLMES DR NW INTERSECTION AND WILL CONNECT WITH THE EXISTING SIDEWALK AT BOTH HOLMES DR NW & LAWYERS RD NW. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMPS AT INTERSECTION WITH LAWYERS RD NW. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE EX. SIDEWALK AT LAWYERS RD NW AND HOLMES DR NW WHICH PROVIDES ACCESS TO OTHER NEIGHBORING STREETS.	SIDEWALK ALONG EVEN SIDE ADDRESS OF TAZEWELL RD NW. THE SIDEWALK WILL EXTEND FROM THE LAWYERS RD NW INTERSECTION TO THE HOLMES DR NW INTERSECTION AND WILL CONNECT WITH THE EXISTING SIDEWALK AT BOTH HOLMES DR NW & LAWYERS RD NW. THE CONCEPT INCLUDES THE SIDEWALK AND ADA RAMPS AT INTERSECTION WITH LAWYERS RD NW. THIS WILL ALLOW THE PEDESTRIAN ACCESS TO THE EX. SIDEWALK AT LAWYERS RD NW AND HOLMES DR NW WHICH PROVIDES ACCESS TO OTHER NEIGHBORING STREETS.
TREE IMPACT	OVERALL, TREES ALONG THIS SIDE OF THE STREET ARE IN FAIR TO EXCELLENT CONDITION. WITH CONCEPT ONE, AT LEAST TWO TREES WILL NEED TO BE REMOVED AND TWO TREES CAN BE TRANSPLANTED. THIRTEEN ADDITIONAL TREES MAY BE AFFECTED TO VARYING DEGREES BY GRADING INTO THEIR CRITICAL ROOT ZONES DUE TO THEIR UPSLOPE POSITION RELATIVE TO THE PROPOSED SIDEWALK LOCATION. IN SOME CASES THE WALK IS POSITIONED AT THE BACK OF THE CURB TO MITIGATE THE EFFECTS FROM THE GRADING.	FOUR TREES WILL NEED TO BE REMOVED INCLUDING THE TWO LARGE RED MAPLES AT EITHER END OF THE STREET TO IMPLEMENT THE CONCEPT 2 SIDEWALK. AN ADDITIONAL TWO TREES WILL BE AFFECTED BY GRADING INTO THEIR CRITICAL ROOT ZONES. OVERALL, THE TREES ALONG THIS SIDE OF THE STREET ARE IN POOR TO FAIR CONDITION, WITH MANY OF THEM HAVING SIGNIFICANT HEALTH AND STRUCTURAL ISSUES.
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	THE AREA WHERE SIDEWALK WOULD BE BUILT IS RELATIVELY FLAT. IN COMPARISON, EXISTING SLOPE IS STEEPER THAN CONCEPT 2. THE GRADING APPEARS TO BE MINIMAL. THE CONSTRUCTION LIMITS WILL BE DETERMINED DURING LATER STAGES OF DESIGN IF THIS CONCEPT IS PURSUED.	THE GRADING IMPACTS ON THIS CONCEPT IS MINIMAL AS BEING THE FLAT TOPOGRAPHY WITHIN THE PROPOSED SIDEWALK LOCATIONS. THE CONSTRUCTION LIMITS WILL BE DETERMINED DURING LATER STAGES OF DESIGN IF THIS CONCEPT IS PURSUED.
CONSTRUCTABILITY ISSUE	THERE DO NOT APPEAR TO BE SIGNIFICANT CONSTRUCTABILITY ISSUES WITH THIS CONCEPT. THE GRADING IS STEEPER ON THIS SIDE COMPARED TO CONCEPT 2. THIS CONCEPT HAS 3 UTILITY POLES. AT 623 TAZEWELL RD THE SIDEWALK WIDTH NEEDS TO BE ADJUSTED IN BETWEEN POLE AND FIRE HYDRANT. AT OTHER POLES SIDEWALK WIDTH MAY HAVE TO BE ADJUSTED TO MAKE CLEARANCE WITH POLES.	THERE DO NOT APPEAR TO BE SIGNIFICANT CONSTRUCTABILITY ISSUES WITH THIS CONCEPT. THE GRADING IS FLATER THIS SIDE COMPARED TO CONCEPT 1. THIS CONCEPT HAS 5 UTILITY POLES. SIDEWALK WIDTH MAY HAVE TO BE ADJUSTED TO MAKE CLEARANCE WITH POLES.
COST	THE COST OF THIS CONCEPT IS COMPARABLE TO OTHER ROBINSON SIDEWALK PROJECTS. BOTH THE CONCEPTS WILL HAVE SIMILAR COSTS COMPARED TO EACH OTHER.	THE COST OF THIS CONCEPT IS COMPARABLE TO OTHER ROBINSON SIDEWALK PROJECTS. BOTH THE CONCEPTS WILL HAVE SIMILAR COSTS COMPARED TO EACH OTHER.
CONNECTIVITY	BOTH THE CONCEPT HAS SIMILAR CONNECTIVITY TO NEIGHBORING STREET HAVING DIRECT CONNECTION TO LAWYERS RD NW AND HOLMES DR NW.	BOTH THE CONCEPTS HAVE SIMILAR CONNECTIVITY TO NEIGHBORING STREET HAVING DIRECT CONNECTION TO LAWYERS RD NW AND HOLMES DR NW. THIS CONCEPT PROVIDES ACCESS TO MORE HOMEOWNERS COMPARED TO CONCEPT 1
RECOMMENDATION	CONCEPT 2 HAS MINIMUM GRADING IMPACTS AND LESSER NUMBER OF TREES IMPACTS AND SOME OF THE TREES ARE UNHEALTHY AS WELL. CONCEPT 2 PROVIDES PEDESTRIAN ACCESS TO MORE HOMEOWNERS. HENCE, CONCEPT 2 IS RECOMMENDED.	

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE  
03/23/2022

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ANALYSIS OF CONCEPT 1 AND CONCEPT 2  
TAZEWELL ROAD NW  
SIDEWALK STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A  
C.I. N/A  
DATE: MARCH, 2022



TREE LOCATIONS FOR INVENTORY BY URBAN - LTD 01/19/2022

TAZEWELL RD NW

Tazewell Rd. NW  
Vienna, VA

Tree Inventory and Condition Analysis  
Completed: 01/19/2022  
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	5"	3'	5'	2'	Excellent	90.63		Multi-trunk; newly planted. In path of walk; Possible transplant
2	<i>Lagerstroemia indica</i>	Crape Myrtle	5"	3'	5'	2'	Excellent	90.63		Multi-trunk; newly planted. In path of walk; Possible transplant
3	<i>Cornus florida</i>	Flowering Dogwood	14"	8'	14'	7'	Fair	46.88		Co-dominant; Decay/damage on trunk
4	<i>Magnolia soulangeana</i>	Saucer Magnolia	14"	11'	14'	7'	Good	75.00		Y-crotch; grading may impact critical root zone. Recommend walk at back of curb.
5	<i>Picea abies</i>	Norway Spruce	28"	14'	28'	14'	Good	68.75		Surface roots exposed; grading may impact critical root zone. Recommend walk at back of curb.
6	<i>Acer rubrum</i>	Red Maple	38"	16'	38'	19'	Fair	59.38		Co-dominant; Surface roots exposed; Some trunk decay
7	<i>Cornus florida</i>	Flowering Dogwood	8"	6'	8'	4'	Fair	53.13		Co-dominant
8	<i>Acer rubrum</i>	Red Maple	20"	18'	20'	10'	Good	71.88		
9	<i>Acer rubrum</i>	Red Maple	16"	12'	16'	8'	Good	71.88		Grading for walk will affect critical root zone of tree.
10	<i>Acer rubrum</i>	Red Maple	15"	14'	15'	8'	Good	65.63		
11	<i>Acer rubrum</i>	Red Maple	17"	14'	17'	9'	Good	68.75		Top broken off; Grading for walk will affect critical root zone of tree.
12	<i>Acer rubrum</i>	Red Maple	36"	26'	36'	18'	Good	75.00		Surface roots exposed; Some of the critical root zone will be affected by potential walk
13	<i>Acer rubrum</i>	Red Maple	21"	18'	21'	11'	Poor	37.50		1/3 of tree broken off; significant structural decay
14	<i>Acer rubrum</i>	Red Maple	30"	26'	30'	15'	Good	65.63		Large broken branches; Surface roots exposed
15	<i>Acer rubrum</i>	Red Maple	40"	24'	40'	20'	Good	62.50		Tree is close to curb; in path of potential walk
16	<i>Magnolia soulangeana</i>	Saucer Magnolia	12"	12'	12'	6'	Excellent	81.25		Grading from potential walk will affect critical root zone.
17	<i>Acer rubrum</i>	Red Maple	38"	24'	38'	19'	Good	62.50		Some dieback; Grading from potential walk will affect critical root zone; 1/3 of trunk missing
18	<i>Acer rubrum</i>	Red Maple	40"	26'	40'	20'	Good	68.75		Some branches missing; Grading from potential walk will affect critical root zone.

Tazewell Rd. NW  
Vienna, VA

Tree Inventory and Condition Analysis  
Completed: 01/19/2022  
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)	
18A	<i>Cornus Florida</i>	Flowering Dogwood	8"	5'	8'	4'	Fair	56.25		Multi-stem; Tree likely to be affected by grading for sidewalk
19	<i>Acer rubrum</i>	Red Maple	38"	25'	38'	19'	Fair	50.00		Trunk decay; Branch dieback; Grading from potential walk will affect critical root zone. Tree is surrounded by timber retaining wall
20	<i>Acer rubrum</i>	Red Maple	26"	20'	26'	13'	Good	65.63		Critical root zonewill be affected by potential walk; Recommend walk be located at back of curb
21	<i>Acer rubrum</i>	Red Maple	20"	16'	20'	10'	Fair	59.38		Surface roots exposed; Heavy pruning for overhead wires on streetside
22	<i>Acer rubrum</i>	Red Maple	12"	14'	12'	6'	Fair	59.38		One-sided; Leaning; Far enough back from potential walk
23	<i>Cornus florida</i>	Flowering Dogwood	7"	12'	7'	4'	Good	62.50		Overhead wires in canopy; Close to potential walk
24	<i>Acer rubrum</i>	Red Maple	34"	18'	34'	17'	Fair	46.88		Large portions missing; Decay
25	<i>Acer rubrum</i>	Red Maple	20"	10'	20'	10'	Poor	31.25		Broken off @ 12'; Significant decay in trunk; trunk is split on one side.
26	<i>Cornus florida</i>	Flowering Dogwood	10"	12'	10'	5'	Fair	53.13		Overhead wires in canopy; Heavily pruned; Close to potential walk location
27	<i>Magnolia stellata</i>	Star Magnolia	18"	10'	18'	9'	Good	68.75		Multi-trunk.
28	<i>Ilex opaca</i>	American Holly	9"	7'	9'	5'	Good	75.00		Recommend walk be located at back of curb; Branches will need to be kept pruned; conflict with utility pole
29	<i>Cornus kousa</i>	Kousa Dogwood	2"	4'	2'	1'	Good	78.13		New young tree; Possible transplant
30	<i>Cornus florida</i>	Flowering Dogwood	12"	12'	12'	6'	Fair	59.38		Trunk decay; Grading will affect critical root zone of tree.
31	<i>Ilex opaca</i>	American Holly	16"	12'	16'	8'	Good	71.88		Up slope grading for walk will affect critical root zone of the tree.
32	<i>Acer rubrum</i>	Red Maple	40"	30'/15'	40'	20'	Fair	53.13		Rock retaining wall with fill around base of tree; Broken off branches. Tree has oval canopy. Grading into slope will significantly affect critical root zone.

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.

PLAN DATE	01/23/2022	REVISIONS					
Urban, Ltd. 7712 Little River Turnpike Amanatale, Virginia 22003 Tel: 703.642.8080 Fax: 703.642.8251 www.urban-ltd.com		<b>urban</b> Planners - Engineers - Landscape Architects - Land Surveyors				<p>TREE INVENTORY AND CONDITION ANALYSIS</p> <p>TAZEWELL ROAD NW</p> <p>SIDEWALK STUDY</p> <p>TOWN OF VIENNA</p> <p>FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: NTS</p> <p>DATE: MARCH, 2022</p> <p>C.I. N/A</p>	
SHEET 4 OF 4		FILE No. RP-2532					