

TREE#600
5" SOUTHERN MAGNOLIA
IN EXCELLENT CONDITION.

TREE#638
5' HT. DEODAR CEDAR
IN GOOD CONDITION. IN
PATH OF PROPOSED
SIDEWALK. TREE TO BE
REMOVED.

TREE#636
5" RED MAPLE
IN GOOD CONDITION. FAR
ENOUGH BACK FROM
PROPOSED SIDEWALK; NO
IMPACTS LIKELY.

TREE#635
13" CRAPE MYRTLE
IN GOOD CONDITION. TREE
IS MULTI-STEM AND IN
PATH OF PROPOSED
SIDEWALK. TREE TO BE
REMOVED.

TREE#634
10" CHERRY
IN FAIR CONDITION.
PROPOSED SIDEWALK MAY
IMPACT THE CRITICAL
ROOT ZONE.

TREE#632
10' HT HOLLY SHRUB
HEALTHY AND TRIMMED;
ROUND SHAPE

TREE#629
12" KWANZAN CHERRY
IN EXCELLENT CONDITION.

TREE#625
6" RED MAPLE
IN EXCELLENT CONDITION.

TREE#624
10" CRAPE MYRTLE
IN GOOD CONDITION. TREE
IS MULTI-STEM.

TREE#622
7" CRAPE MYRTLE
IN EXCELLENT CONDITION.
TREE IS MULTI-STEM.

TREE#623
9" CRAPE MYRTLE
IN EXCELLENT CONDITION.
TREE IS MULTI-STEM.

TREE#633
5" SOUTHERN MAGNOLIA
IN GOOD CONDITION.

TREE#631
15" RED MAPLE
IN FAIR CONDITION.
INCLUDES BARK. PROPOSED
SIDEWALK MAY IMPACT THE
STRUCTURAL ROOT ZONE.

EX. UTILITY POLE TO
REMAIN. PROPOSE
SIDEWALK AT THE BACK
OF THE POLE. ADJUST
SIDEWALK AS NEEDED.

TREE#630
20" RED MAPLE
IN FAIR CONDITION.
CO-DOMINANT; SOME BARK
DECAY. PROPOSED
SIDEWALK MAY IMPACT THE
CRITICAL ROOT ZONE.

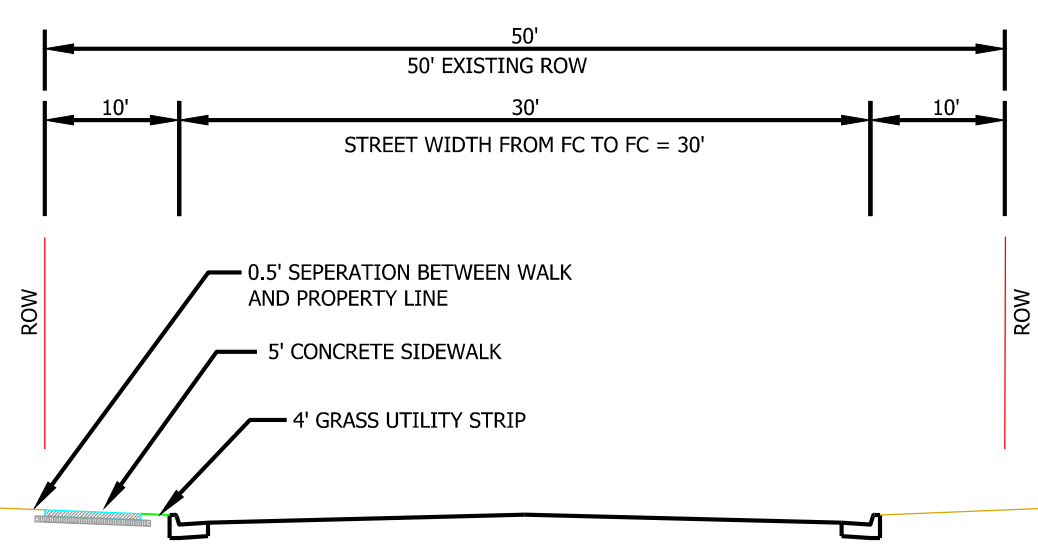
EX. UTILITY POLE TO
REMAIN. PROPOSE
SIDEWALK AT THE BACK
OF THE POLE. ADJUST
SIDEWALK AS NEEDED.

TREE#628
28" ASH
IN POOR CONDITION.
MULTISTEM; BUSH
HONEYSUCKLE GROWING
OUT OF ROOT COLLAR. IN
PATH OF PROPOSED
SIDEWALK. TREE TO BE
REMOVED.

TREE#627
15' HT BUSH
HONEYSUCKLE

TREE#626
18" RED MAPLE
IN GOOD CONDITION.
CO-DOMINANT TRUNK.

EX. UTILITY POLE TO
REMAIN. PROPOSE
SIDEWALK AT THE BACK
OF THE POLE. ADJUST
SIDEWALK AS NEEDED.



TYPICAL SECTION

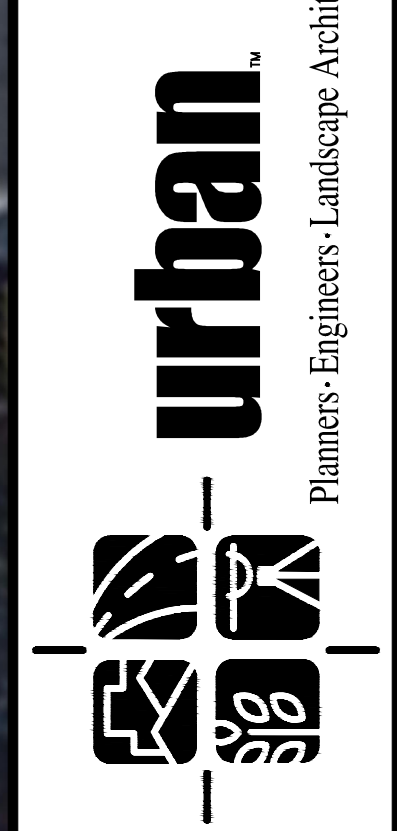
50' RIGHT OF WAY (ROW)
30' WIDE STREET FACE OF CURB TO FACE OF CURB
*SOUTH OF HILLSIDE CIR THE STREET WIDTH
IS 26' FACE OF CURB TO FACE OF CURB

CONCEPT 1
SIDEWALK ALONG NORTH SIDE OF JOHNSON
STREET SW. THE SIDEWALK WILL EXTEND FROM
THE GLEN AVE SW INTERSECTION.

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE	12/06/2023
	01/22/2024

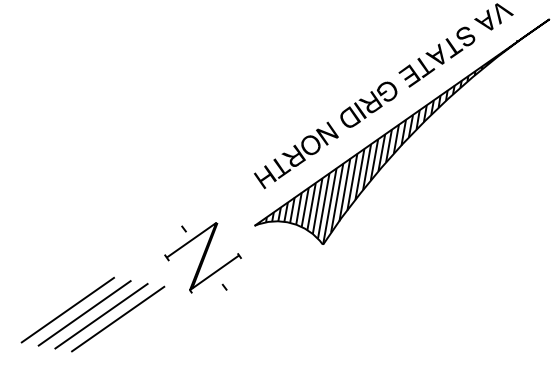
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CONCEPT 1
JOHNSON STREET SW
CONCEPT STUDY
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30'
DATE: DECEMBER, 2023

SHEET
1
OF
4

FILE No.
PP-2593



TREE#601
28" AMERICAN ELM
IN FAIR CONDITION.
SCAFFOLD AND
SECONDARY BRANCH
DECAY; CODOMINANT;
LEANING. PROPOSED
SIDEWALK GRADING MAY
IMPACT CRITICAL ROOT
ZONE.



TREE#602
8" JAPANESE MAPLE
IN GOOD CONDITION.
PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.



TREE#607
30" AMERICAN CHESTNUT
IN FAIR CONDITION.
CODOMINANT TRUNK.
PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.



TREE#608
5" AMERICAN HOLLY
IN GOOD CONDITION.



TREE#611
26" RED MAPLE
IN POOR CONDITION. CODOMINANT
TRUNK; TRUNK AND BRANCH
DECAY. PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.



TREE#613
17" RED MAPLE
IN POOR CONDITION.
HEAVY IVY ON TRUNK;
CODOMINANT TRUNK;
BRANCH DECAY.
PROPOSED SIDEWALK
GRADING MAY IMPACT
CRITICAL ROOT ZONE.



TREE#616
15' HT. BUSH
HONEYSUCKLE. PROPOSED
SIDEWALK GRADING MAY
IMPACT STRUCTURAL ROOT
ZONE. TREE TO BE
REMOVED



TREE#617
15' HT. BUSH
HONEYSUCKLE.
PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.
TREE TO BE REMOVED



TREE#618
15' HT. BUSH HONEYSUCKLE.
PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.
TREE TO BE REMOVED



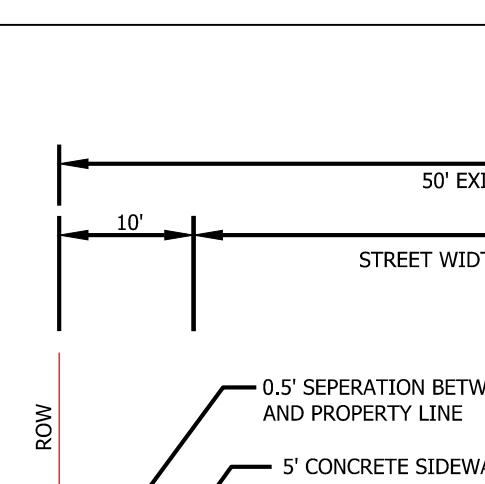
TREE#620
1" WILLOW OAK
IN EXCELLENT CONDITION.
NURSERY STOCK.



TREE#621
36" RED MAPLE
IN EXCELLENT CONDITION.
PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.



TREE#603
33" SILVER MAPLE
IN FAIR CONDITION.
SCAFFOLD AND
SECONDARY BRANCH
DECAY. PROPOSED
SIDEWALK GRADING MAY
IMPACT CRITICAL ROOT
ZONE.



EX. UTILITY POLE TO
REMAIN. PROPOSE
SIDEWALK AT THE BACK
OF THE POLE. ADJUST
SIDEWALK AS NEEDED.

TREE#604
49" SOUTHERN RED OAK
IN POOR CONDITION.
INCLUDED BARK; BRANCH
DECAY. PROPOSED
SIDEWALK GRADING MAY
IMPACT STRUCTURAL ROOT
ZONE.

TREE#605
17" AMERICAN HOLLY
IN GOOD CONDITION.
CODOMINANT TRUNK.
PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.

TREE#606
15" HICKORY
IN FAIR CONDITION.
BRANCH DECAY.
PROPOSED SIDEWALK
GRADING MAY IMPACT
CRITICAL ROOT ZONE.

TREE#609 & 609-1
13" PIN OAK &
7" BLACK CHERRY
RESPECTIVELY
BOTH IN GOOD
CONDITION. TREE#609-1
GROWING OUT OF
TRUNK BASE.

TREE#610
8" RED MAPLE
IN GOOD CONDITION.

TREE#612
4" EASTERN RED CEDAR
IN GOOD CONDITION.

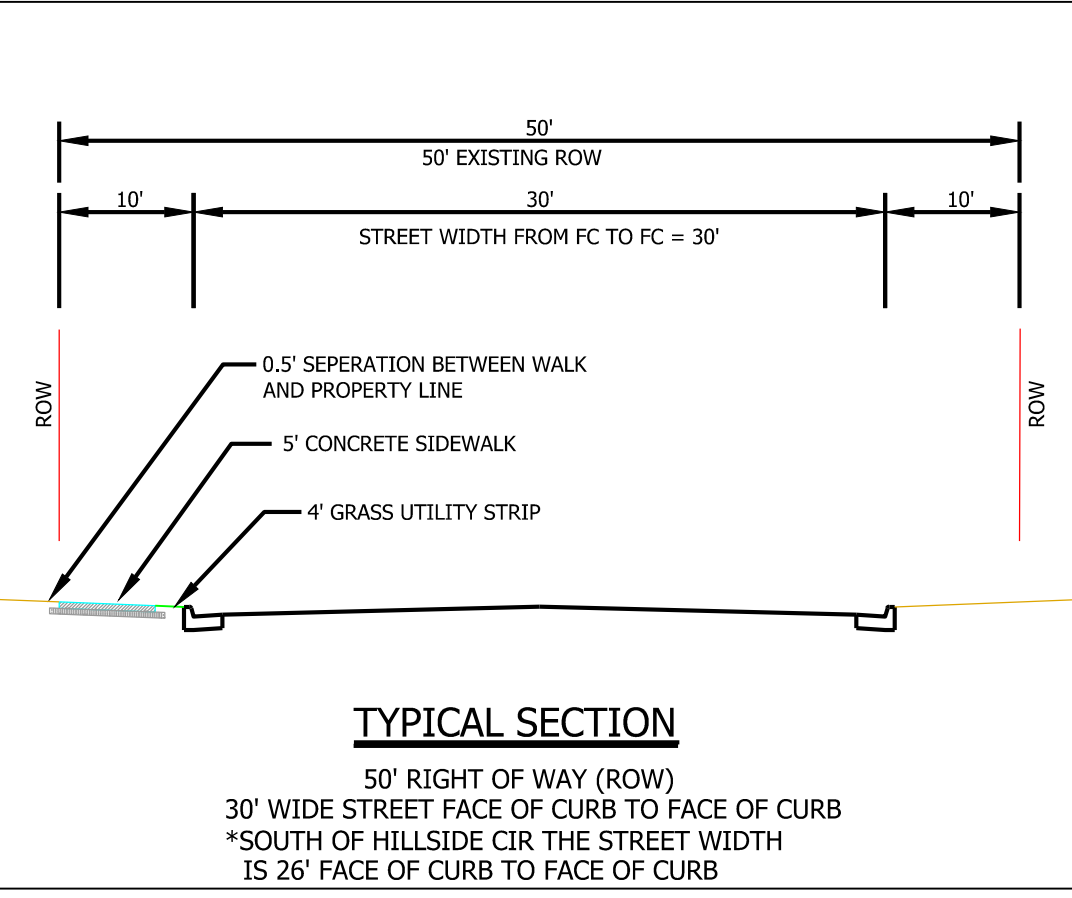
TREE#614
24" AMERICAN CHESTNUT
IN FAIR CONDITION.
CO-DOMINANT TRUNK.

TREE#615
15' HT. BUSH
HONEYSUCKLE.
PROPOSED SIDEWALK
GRADING MAY IMPACT
CRITICAL ROOT ZONE.

TREE#619
18" RED MAPLE
IN FAIR CONDITION.
CODOMINANT TRUNK;
TRUNK AND BRANCH
DECAY. PROPOSED
SIDEWALK GRADING MAY
IMPACT CRITICAL ROOT
ZONE.



EX. UTILITY POLE TO
REMAIN. PROPOSE
SIDEWALK AT THE BACK
OF THE POLE. ADJUST
SIDEWALK AS NEEDED.

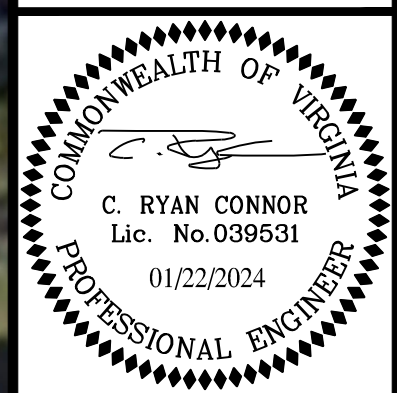
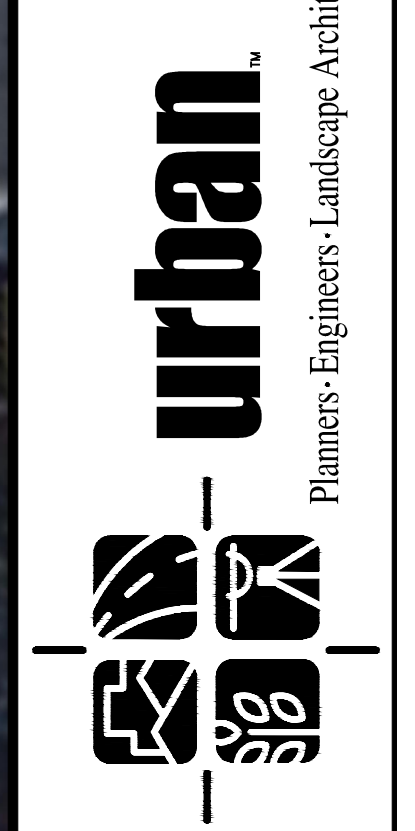


CONCEPT 2
SIDEWALK ALONG SOUTH SIDE OF JOHNSON
ST SW. THE SIDEWALK WILL EXTEND FROM THE
GLEN AVE SW INTERSECTION.

NO.	DATE	DESCRIPTION	REVIEWER	DATE

PLAN DATE
12/06/2023
01/22/2024

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CONCEPT 2
JOHNSON STREET SW
CONCEPT STUDY
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA
DATE: DECEMBER, 2023
SCALE: 1"=30'
SHEET
2
OF
4
FILE No.
PP-2593

ANALYSIS OF CONCEPT 1 NORTH - JOHNSON STREET SW

ANALYSIS OF CONCEPT 2 SOUTH - JOHNSON STREET SW

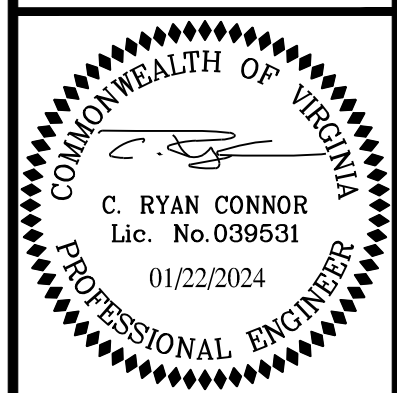
DESCRIPTION	SIDEWALK ALONG NORTH SIDE OF JOHNSON ST SW. THE SIDEWALK WILL EXTEND FROM THE GLEN AVE SW INTERSECTION TO THE END OF JOHNSON ST SW. THE CONCEPT INCLUDES SIDEWALK AND ADA RAMPS AT INTERSECTION WITH HILLSIDE CIR SW.	SIDEWALK ALONG SOUTH SIDE OF JOHNSON ST SW. THE SIDEWALK WILL EXTEND FROM THE GLEN AVE SW INTERSECTION TO THE END OF JOHNSON ST SW. PROPOSED SIDEWALK WILL CONNECT WITH THE FUTURE SIDEWALK ALONG GLEN AVENUE.
TREE IMPACT	TREES ALONG THIS SIDE OF JOHNSON STREET SW VARY IN SIZE AND AGE ACROSS A RANGE FROM NEWLY PLANTED TREES TO ESTABLISHED, MATURE CANOPY TREES. THERE ARE VERY FEW TREES AFFECTED BY THIS CONCEPT AND THREE TREES ARE ANTICIPATED TO NEED TO BE REMOVED. SEVERAL OF THESE TREES MAY BE TRANSPLANTED. ADDITIONAL TREES MAY BE AFFECTED DEPENDING ON THE EXTENT OF GRADING FOR THE WALK TO THE CRITICAL ROOT ZONES OF THE TREES. THE TREES IN CONFLICT WITH THE SIDEWALK ALIGNMENT OF CONCEPT 1 ARE TREE #638 (5 FT TALL DEODAR CEDAR), #635 (13"CREPE MYRTLE), AND #628 (28" ASH). NOTE THAT TREE #628 IS IN POOR CONDITION AND SHOULD BE CONSIDERED FOR REMOVAL REGARDLESS OF THE SIDEWALK PROJECT. THIS TREE IS LOCATED IN THE TOWN'S RIGHT-OF-WAY (R/W).	TREES ALONG THIS SIDE OF JOHNSON STREET SW VARY IN SIZE AND AGE ACROSS A RANGE FROM NEWLY PLANTED TREES TO ESTABLISHED, MATURE CANOPY TREES. THERE ARE A MODERATE NUMBER OF TREES AFFECTED BY THIS CONCEPT AND THREE TREES ARE ANTICIPATED TO NEED TO BE REMOVED. SEVERAL OF THESE TREES MAY BE TRANSPLANTED. ADDITIONAL TREES MAY BE AFFECTED DEPENDING ON THE EXTENT OF GRADING FOR THE WALK TO THE CRITICAL ROOT ZONES OF THE TREES. THE TREES IN CONFLICT WITH THE SIDEWALK ALIGNMENT OF CONCEPT 2 ARE TREES #616, #617, AND #618 (3- 15 FEET TALL HONEYSUCKLE). ADDITIONALLY THERE ARE TREES THAT WOULD HAVE A SIGNIFICANT IMPACT TO THEIR CRITICAL ROOT ZONE (CRZ) TO THE EXTENT THAT THESE TREES SHOULD BE CONSIDERED FOR REMOVAL. THESE TREES ARE #604 (49"RED OAK), #607 (30" AMERICAN CHESTNUT), AND POSSIBLY #611 (26"RED MAPLE).
IMPACTS ON VEGETATION (OTHER THAN TREES)	THERE ARE MINIMAL IMPACTS TO OTHER VEGETATION IN A FEW AREAS BY THIS CONSTRUCTION. THIS ANALYSIS IS FOCUSED MORE ON THE POTENTIAL CONSTRUCTION IMPACTS TO LARGER TREES. IF THIS CONCEPT IS PURSUED, HOMEOWNERS MAY WISH TO CONSIDER TRANSPLANTING PLANTS/SHRUBS OUT OF THE PATH OF THE SIDEWALK CONSTRUCTION TO AREAS ON THEIR LOTS.	THERE ARE MINIMAL IMPACTS TO OTHER VEGETATION IN A FEW AREAS BY THIS CONSTRUCTION. THIS ANALYSIS IS FOCUSED MORE ON THE POTENTIAL CONSTRUCTION IMPACTS TO LARGER TREES. IF THIS CONCEPT IS PURSUED, HOMEOWNERS MAY WISH TO CONSIDER TRANSPLANTING PLANTS/SHRUBS OUT OF THE PATH OF THE SIDEWALK CONSTRUCTION TO AREAS ON THEIR LOTS.
GRADING IMPACTS	THE AREA ALONG JOHNSON ST SW WHERE SIDEWALK WOULD BE BUILT IS STEEPER COMPARED TO CONCEPT 2. THE GRADING IMPACT ON THIS CONCEPT WILL BE MORE COMPARED TO CONCEPT 2. THE CONSTRUCTION LIMITS WILL BE DETERMINED DURING LATER STAGES OF DESIGN IF THIS CONCEPT IS PURSUED. THE GRADING ALONG FRONTAGES OF #403, #401, AND #319 IS STEEPER THAN THE OTHER FRONTAGES. THE DESIGN OF CONCEPT 1 COULD CONSIDER MOVING THE SIDEWALK TO THE BACK OF THE CURB (SIDEWALK DIRECTLY BEHIND THE CURB WITHOUT A UTILITY STRIP). THIS WOULD REDUCE THE GRADING ON THESE FRONTAGES AS WELL AS REDUCE IMPACTS TO TREES.	THE AREA WHERE SIDEWALK WOULD BE BUILT IS FLATTER COMPARED TO CONCEPT 1. THE GRADING IMPACT APPEARS TO BE MINIMAL. THE CONSTRUCTION LIMITS WILL BE DETERMINED DURING LATER STAGES OF DESIGN IF THIS CONCEPT IS PURSUED.
CONSTRUCTABILITY ISSUE	THERE DO NOT APPEAR TO BE ANY CONSTRUCTABILITY ISSUES WITH THIS CONCEPT. THE 3 POLES ARE LOCATED NEAR TO THE EXISTING CURB ALLOWING SUFFICIENT WIDTH IN THE R/W TO CONSTRUCT THE STANDARD 5' WIDE SIDEWALK.	THERE DO NOT APPEAR TO BE ANY CONSTRUCTABILITY ISSUES WITH THIS CONCEPT. TWO POLES THAT ARE LOCATED NEAR TO THE EXISTING CURB ALLOW SUFFICIENT WIDTH IN THE R/W TO CONSTRUCT THE STANDARD 5' WIDE SIDEWALK.
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. CONCEPT 2 WILL COST MORE THAN CONCEPT 1 BECAUSE OF MORE DRIVEWAY APRONS.
CONNECTIVITY	THIS CONCEPT HAS MORE CONNECTIVITY TO NEIGHBORING STREETS COMPARED TO CONCEPT 2, DUE TO CONNECTION WITH HILLSIDE CIRCLE SW.	THIS CONCEPT PROVIDES SLIGHTLY MORE DIRECT ACCESS TO HOMEOWNERS COMPARED TO CONCEPT 1.
RECOMMENDATION	CONCEPT 2 WOULD HAVE MORE IMPACT TO EXISTING TREES. THERE ARE SEVERAL LARGE TREES THAT WILL HAVE THEIR CRZ SIGNIFICANTLY AFFECTED. CONCEPT 1 HAS MORE GRADING; HOWEVER, DESIGNING THE CONCEPT 1 SIDEWALK AGAINST THE CURB WILL MITIGATE THE GRADING OF CONCEPT 1. CONCEPT 1 HAS THE ADVANTAGE OF CONNECTING DIRECTLY WITH HILLSIDE CIRCLE. HILLSIDE CIRCLE RESIDENTS WILL BE ABLE TO ACCESS THE NEW SIDEWALK WITHOUT CROSSING JOHNSON STREET. FOR THESE REASONS CONCEPT 1 IS RECOMMENDED.	

NO.	DATE	DESCRIPTION	REVIEWED	DATE

PLAN DATE
12/06/2023
01/22/2024

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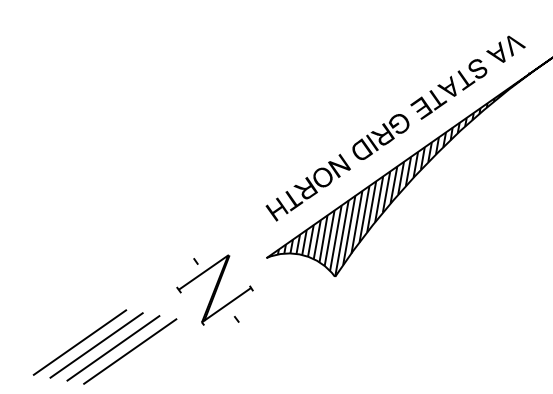


ANALYSIS OF CONCEPT 1 AND CONCEPT 2
JOHNSON STREET SW
CONCEPT STUDY
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A
DATE: DECEMBER, 2023
C.I. N/A

TREE INVENTORY & CONDITION ANALYSIS					
TREE NO.	SPECIES	SIZE	CRZ	CONDITION RATING	COMMENTS
	Common Name	DBH (in)	R (ft.)	%	
600	Southern Magnolia	5"	5'	81.25	
601	American Elm	28"	28'	46.88	Scaffold and secondary branch decay; codominant; leaning
602	Japanese Maple	8"	8'	68.75	
603	Silver Maple	33"	33'	40.63	Scaffold and secondary branch decay
604	Southern Red Oak	49"	49'	31.25	Included bark; branch decay
605	American Holly	17"	17'	71.88	Codominant trunk
606	Hickory	15"	15'	43.75	Branch decay
607	American Chestnut	30"	30'	56.25	Codominant trunk
608	American Holly	5"	5'	75.00	
609	Pin Oak	13"	13'	68.75	Black Cherry (609-1) growing out of trunk base
609-1	Black Cherry	7"	7'	62.50	
610	Red Maple	8"	8'	71.88	
611	Red Maple	26"	26'	37.50	Codominant trunk; trunk and branch decay
612	Eastern Red Cedar	4"	4'	62.50	
613	Red Maple	17"	17'	25.00	Heavy ivy on trunk; codominant trunk; branch decay
614	American Chestnut	24"	24'	46.88	Codominant trunk
615	Bush Honeysuckle	15' Ht.	7.5'	0.00	
616	Bush Honeysuckle	15' Ht.	7.5'	0.00	
617	Bush Honeysuckle	15' Ht.	7.5'	0.00	
618	Bush Honeysuckle	15' Ht.	7.5'	0.00	
619	Red Maple	18"	18'	43.75	Codominant trunk; trunk and branch decay
620	Willow Oak	1"	1'	84.38	Nurse stock

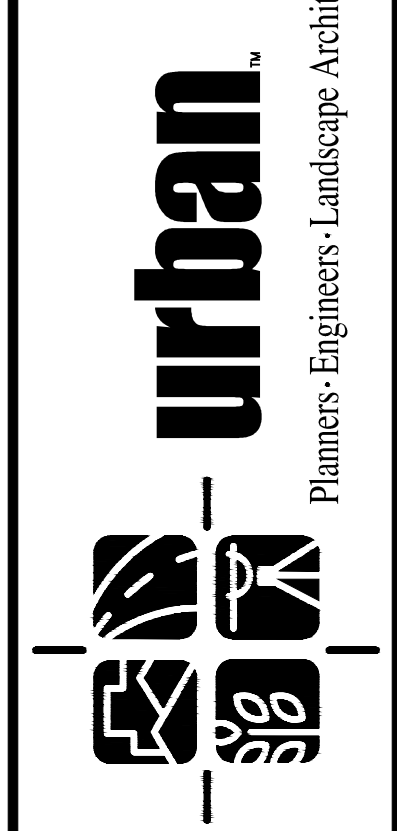
TREE INVENTORY & CONDITION ANALYSIS					
TREE NO.	SPECIES	SIZE	CRZ	CONDITION RATING	COMMENTS
	Common Name	DBH (in)	R (ft.)	%	
621	Red Maple	36"	36'	84.38	Multi-stem
622	Crape Myrtle	7"	7'	87.50	Multi-stem
623	Crape Myrtle	9"	9'	84.38	Multi-stem
624	Crape Myrtle	10"	10'	78.13	Multi-stem
625	Red Maple	6"	6'	93.75	
626	Red Maple	18"	18'	68.75	Co-dominant trunk
627	Bush Honeysuckle	15' Ht.	7.5'	0.00	
628	Ash	28"	28'	37.50	Multistem; bush Honeysuckle growing out of root collar
629	Kwanzan Cherry	12"	12'	84.38	
630	Red Maple	15"	15'	56.25	Co-dominant; some branch decay
631	Red Maple	15"	15'	59.38	Include bark
632	Holly shrub	10' Ht.	12' Wide	0.00	Healthy and trimmed; round shape.
633	Southern Magnolia	5"	5'	75.00	
634	Cherry	10"	10'	59.38	
635	Crape Myrtle	13"	13'	62.50	Multi-stem
636	Red Maple	5"	5'	71.88	
637	Crape Myrtle	6"	6'	65.63	Multi-stem
638	Decodar Cedar	5' Ht.	2.5' Wide	75.00	



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PLAN DATE: 12/06/2023
01/22/2024

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TREE INVENTORY AND CONDITION ANALYSIS
JOHNSON STREET SW
CONCEPT STUDY
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

SCALE: NTS
DATE: DECEMBER, 2023
C.I. N/A

SHEET 4 OF 4
FILE No. PP-2593