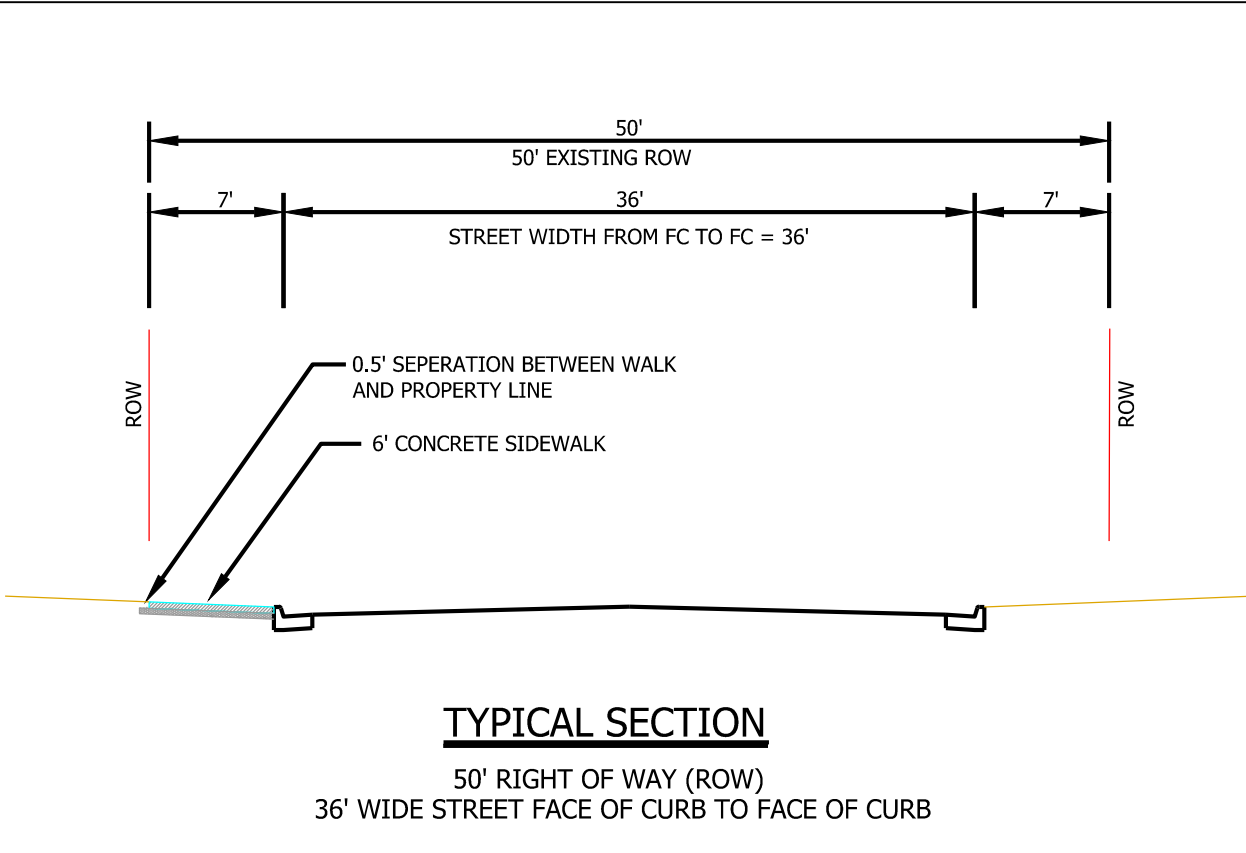


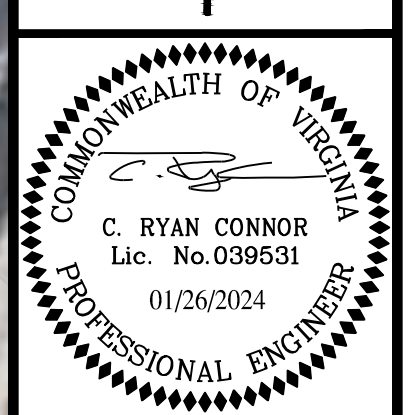
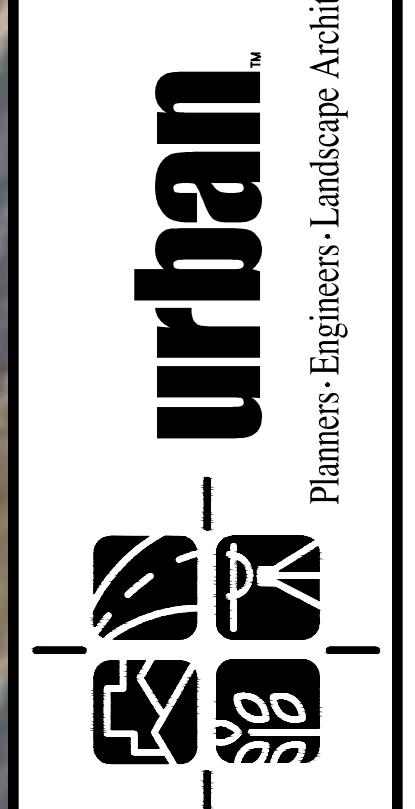
<p>UTILITY POLE TO BE RELOCATED.</p>	<p>TREE# 663 51" SILVER MAPLE IN POOR CONDITION. CODOMINANT; DECAY; TRUNK CAVITIES; IMPROPERLY PRUNED. PROPOSED SIDEWALK WILL IMPACT STRUCTURAL ROOT ZONE. TREE LIKELY TO BE REMOVED. REQUIRES FURTHER STUDY AT FINAL ENGINEERING.</p>		<p>TREE# 665 39" CRAPE MYRTLE IN GOOD CONDITION. MULTISTEM. TREE TO BE REMOVED.</p>	<p>UTILITY POLE TO BE RELOCATED.</p>	<p>TREE# 670 15" RED MAPLE IN FAIR CONDITION. PROPOSED SIDEWALK MAY IMPACT THE CRITICAL ROOT ZONE</p>	<p>TREE# 680 1" EASTERN RED CEDAR IN FAIR CONDITION.</p>	<p>TREE# 681 7" WHITE MULBERRY IN FAIR CONDITION.</p>	<p>TREE# 673 24" WHITE PINE IN FAIR CONDITION. HALF-CANOPY TRIMMED DUE TO OVERHEAD ELECTRIC LINE. TO BE REMOVED.</p>	<p>TREE# 674 23" WHITE PINE IN POOR CONDITION. HALF-CANOPY TRIMMED DUE TO OVERHEAD ELECTRIC LINE. TO BE REMOVED</p>	<p>UTILITY POLE TO REMAIN. 4' WIDTH SIDEWALK IS PROPOSED AT BACK OF POLE.</p>
<p>UTILITY POLE TO BE RELOCATED.</p>	<p>UTILITY POLE TO BE RELOCATED.</p>	<p>UTILITY POLE TO BE POSSIBLY RELOCATED.</p>	<p>TREE# 671 23" WHITE PINE IN FAIR CONDITION. HALF-CANOPY TRIMMED DUE TO OVERHEAD ELECTRIC LINE. TO BE REMOVED.</p>	<p>TREE# 672 11" WHITE PINE IN VERY POORR CONDITION. HALF-CANOPY TRIMMED DUE TO OVERHEAD ELECTRIC LIN; NEARLY DEAD. TO BE REMOVED.</p>	<p>TREE# 682 1" EASTERN RED CEDAR IN FAIR CONDITION.</p>	<p>CONCEPT 1 SIDEWALK ALONG NORTH SIDE OF SAINT ANDREWS DRIVE NE. THE SIDEWALK WILL EXTEND FROM THE MAPLE AVE E INTERSECTION TO THE WESTBRIAR DRIVE NE INTERSECTION.</p>				



NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

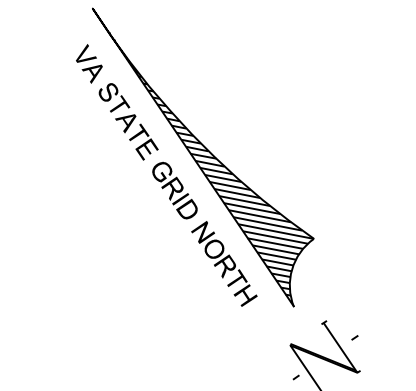
PLAN DATE  
12/19/2023  
01/26/2024

Urban Ltd.  
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Amanda, Virginia 23003  
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CONCEPT 1  
ST. ANDREWS DRIVE NE  
CONCEPT STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
DATE: DECEMBER, 2023  
SCALE: 1"=30'  
SHEET  
1  
OF  
4  
FILE No.  
PP-2593





- TREE# 703  
14" CHERRY  
IN POOR CONDITION. TRUNK  
DECAY.


- TREE# 705  
4" AMERICAN HOLLY  
IN GOOD CONDITION. IN  
THE PATH OF SIDEWALK.  
TREE TO BE REMOVED.


- TREE# 704  
27" NORWAY SPRUCE  
IN FAIR CONDITION. 1  
CANOPY TRIMMED DUE TO  
OVERHEAD ELECTRIC LINES.  
IN THE PATH OF SIDEWALK.  
TREE TO BE REMOVED.


- TREE# 701  
5" KOUSA DOGWOOD  
IN EXCELLENT CONDITION.


- TREE# 700  
24" RIVER BIRCH  
IN GOOD CONDITION.  
CODOMINANT. PROPOSED  
SIDEWALK MAY IMPACT  
THE CRITICAL ROOT ZONE.


- TREE# 696  
25" SILVER MAPLE  
IN FAIR CONDITION.  
MULTISTEM. TREE TO BE  
REMOVED. PROPOSED  
SIDEWALK WILL IMPACT  
STRUCTURAL ROOT ZONE.  
TREE TO BE REMOVED.


- TREE# 694  
27" SOUTHERN MAGNOLIA  
IN GOOD CONDITION.  
CODOMINANT TRUNK.  
PROPOSED SIDEWALK WILL  
IMPACT STRUCTURAL ROOT  
ZONE. TREE LIKELY TO BE  
REMOVED. REQUIRES  
FURTHER STUDY AT FINAL  
ENGINEERING.


- TREE# 692  
11" AMERICAN HOLLY  
IN FAIR CONDITION.  
CODOMINANT. IN THE PATH  
OF SIDEWALK. TREE TO BE  
REMOVED.


- TREE# 691  
7" BLACK GUM  
IN POOR CONDITION.  
HEAVY IVY. IN THE  
PATH OF SIDEWALK.  
TREE TO BE REMOVED.


- TREE# 690  
5" CALLERY PEAR  
IN POOR CONDITION.  
OVERPRUNED; TWINE TIED  
TO TRUNK. IN THE PATH  
OF SIDEWALK. TREE TO BE  
REMOVED.


- TREE# 687  
3" CHERRY  
IN POOR CONDITION.  
TRUNK; GIRDLING;  
OVERPRUNING. IN THE  
PATH OF SIDEWALK. TREE  
TO BE REMOVED.


- TREE# 686  
3" CHERRY  
IN POOR CONDITION.  
DECAY; LEANING. IN THE  
PATH OF SIDEWALK. TREE  
TO BE REMOVED.





- TREE# 706  
22" SIBERIAN ELM  
IN POOR CONDITION.  
CODOMINANT TRUNK;  
DECAY; IMPROPERLY  
PRUNED; TOPPED OFF.  
PROPOSED SIDEWALK  
MAY IMPACT THE  
CRITICAL ROOT ZONE.


  - TREE# 702  
9" CHERRY  
IN FAIR CONDITION.  
CODOMINANT; ONE  
TRUNK PRUNED OFF.


  - UTILITY POLE TO REMAIN.  
4' WIDTH SIDEWALK IS  
PROPOSED AT BACK OF  
POLE.


  - TREE# 697  
17" RED MAPLE  
IN FAIR CONDITION.


  - TREE# 699  
37" GRAPE MYRTLE  
IN GOOD CONDITION.  
MULTISTEM. PROPOSED  
SIDEWALK MAY IMPACT  
STRUCTURAL ROOT ZONE.  
TREE LIKELY TO BE  
PRESERVED. REQUIRES  
FURTHER STUDY AT FINAL  
ENGINEERING.


  - TREE# 695  
6" NORTHERN RED OAK  
IN FAIR CONDITION.  
CODOMINANT TRUNK. IN  
THE PATH OF SIDEWALK.  
TREE TO BE REMOVED.


  - TREE# 693  
15' HT PRIVET SHRUB.


  - UTILITY POLE TO  
REMAIN.


  - TREE# 688  
14" CALLERY PEAR  
IN FAIR CONDITION.  
MULTISTEM. PROPOSED  
SIDEWALK MAY IMPACT  
CRITICAL ROOT ZONE.


  - TREE# 685  
1" NORTHERN RED OAK  
IN GOOD CONDITION.


- TYPICAL SECTION**  
50' RIGHT OF WAY (ROW)  
36' WIDE STREET FACE OF CURB TO FACE OF CURB


- CONCEPT 2**  
SIDEWALK ALONG SOUTH SIDE OF  
SAINT ANDREWS DRIVE NE. THE  
SIDEWALK WILL EXTEND FROM THE  
MAPLE AVE E INTERSECTION TO THE  
WESTBRIAR DRIVE NE INTERSECTION.



UTILITY POLE TO BE  
POSSIBLY  
RELOCATED.



TREE# 689  
4" GRAPE MYRTLE  
IN FAIR CONDITION.  
MULTISTEM.

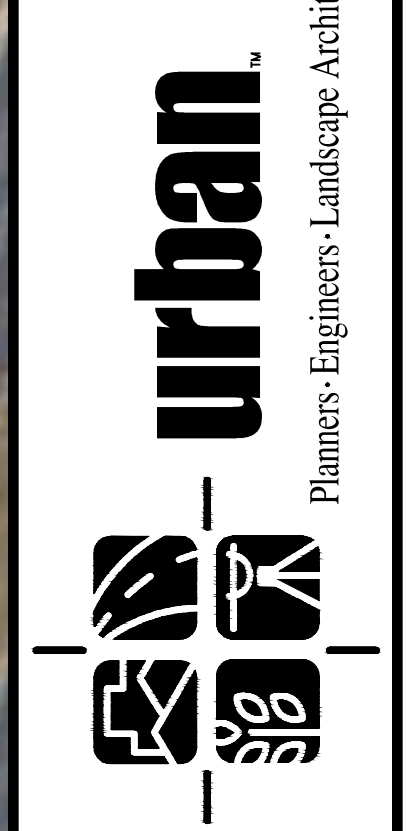


UTILITY POLE TO  
BE POSSIBLY  
RELOCATED.

No.	DATE	DESCRIPTION	REVIEWED	DATE

PLAN DATE  
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CONCEPT 2  
ST. ANDREWS DRIVE NE  
CONCEPT STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
C.I. N/A  
DATE: DECEMBER, 2023  
SCALE: 1"=30'

SHEET  
2  
OF  
4

FILE No.  
PP-2593



**ANALYSIS OF CONCEPT 1 NORTH- ST ANDREWS DRIVE NE**

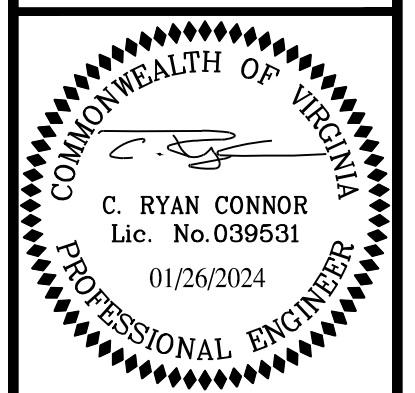
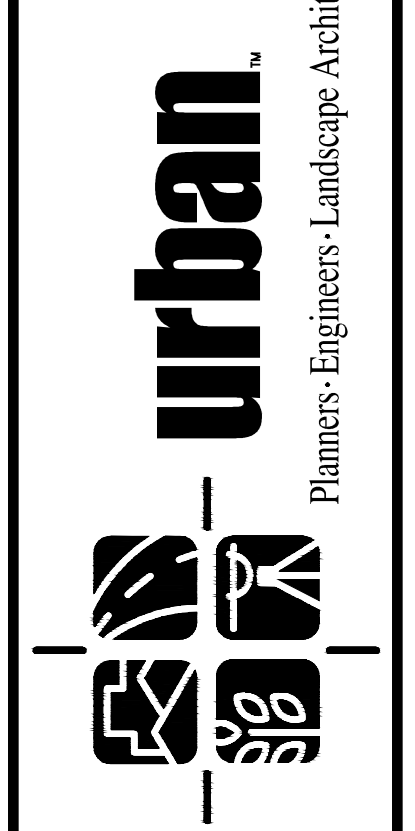
**ANALYSIS OF CONCEPT 2 NORTH- ST ANDREWS DRIVE NE**

<b>DESCRIPTION</b>	THIS CONCEPT PROPOSES SIDEWALK ALONG NORTH SIDE OF ST ANDREWS DR NE. THE SIDEWALK WILL EXTEND FROM THE MAPLE AVE E INTERSECTION TO THE INTERSECTION WITH WESTBRIAR DR NE. THE CONCEPT INCLUDES ADA RAMPS AT EACH INTERSECTION.	THIS CONCEPT PROPOSES SIDEWALK ALONG SOUTH SIDE OF ST ANDREWS DR NE. THE SIDEWALK WILL EXTEND FROM THE MAPLE AVE E INTERSECTION TO THE INTERSECTION WITH WESTBRIAR DR NE . THE CONCEPT INCLUDES ADA RAMPS AT EACH INTERSECTION.
<b>TREE IMPACT</b>	TREES ALONG THIS SIDE OF ST ANDREWS DR NE 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-NINE TREES WILL NEED TO BE REMOVED. ADDITIONAL TREES MAY BE AFFECTED DEPENDING ON THE EXTENT OF GRADING FOR THE WALK TO THE CRITICAL ROOT ZONES OF THE TREES.	TREES ALONG THIS SIDE OF ST ANDREWS DR NE 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-TEN TREES WILL NEED TO BE REMOVED. SOME 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.
<b>IMPACTS ON VEGETATION (OTHER THAN TREES)</b>	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.
<b>GRADING IMPACTS</b>	THE AREA BETWEEN MAPLE AVE E AND WESTBRIAR DR NE WHERE SIDEWALK WOULD BE BUILT HAS SIMILAR SLOPES 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.	TTHE AREA BETWEEN MAPLE AVE E AND WESTBRIAR DR NE WHERE SIDEWALK WOULD BE BUILT HAS SIMILAR SLOPES COMPARED TO CONCEPT 1. THE GRADING IMPACT ON THIS CONCEPT WILL BE LESS COMPARED TO CONCEPT 1. THE CONSTRUCTION LIMITS WILL BE DETERMINED DURING LATER STAGES OF DESIGN IF THIS CONCEPT IS PURSUED.
<b>CONSTRUCTABILITY ISSUE</b>	THIS CONCEPT HAS 5 UTILITY POLES WITHIN THE RIGHT-OF-WAY (R/W). THE EXISTING 5 POLES WITHIN THE NARROW R/W ALLOW A SIDEWALK WIDTH OF LESS THAN THE ADA RECOMMENDED WIDTH OF 4'.	THIS CONCEPT HAS 2 UTILITY POLES WITHIN THE RIGHT-OF-WAY (R/W). THE EXISTING 2 POLES WITHIN THE NARROW R/W ALLOW A SIDEWALK WIDTH OF LESS THAN THE ADA RECOMMENDED WIDTH OF 4'.
<b>COST</b>	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.
<b>CONNECTIVITY</b>	BOTH THE SIDEWALK CONCEPTS HAVE SIMILAR CONNECTIVITY.	BOTH THE SIDEWALK CONCEPTS HAVE SIMILAR CONNECTIVITY.
<b>RECOMMENDATION</b>	CONCEPT 1 HAS MORE CONSTRUCTABILITY ISSUES THAN CONCEPT 2 BECAUSE OF THE UTILITY POLES THAT REDUCE THE WIDTH OF SIDEWALK THAT CAN BE PROVIDED- 5 POLES VERSUS 2 POLES RESPECTIVELY. ADDITIONALLY CONCEPT 2 CONNECTS TO EXISTING SIDEWALK ALONG THE FRONTAGE OF #110. FOR THESE REASONS CONCEPT 2 IS RECOMMENDED.	

No.	DATE	DESCRIPTION	REVISIONS

PLAN DATE  
12/19/2023  
01/26/2024

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ANALYSIS OF CONCEPT 1 AND CONCEPT 2  
ST. ANDREWS DRIVE NE  
CONCEPT STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
SCALE: N/A  
C.I. N/A  
DATE: DECEMBER, 2023

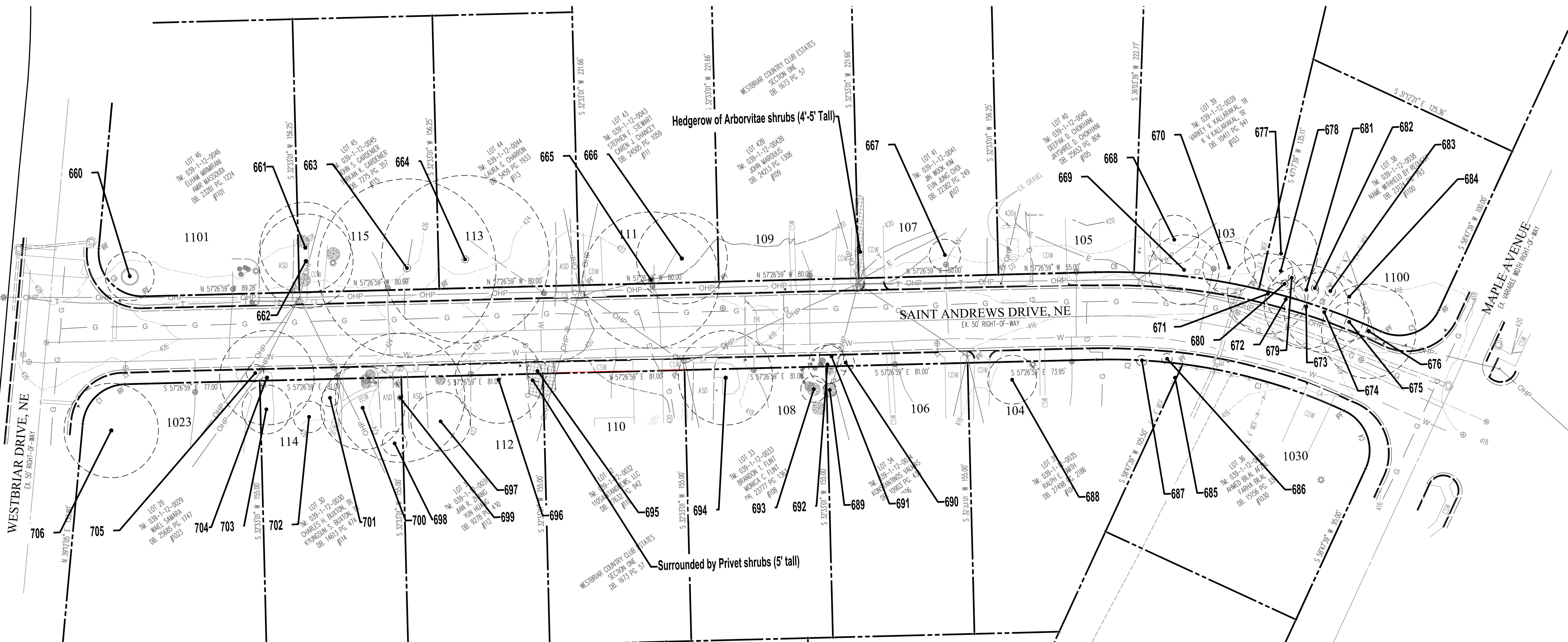
SHEET  
3  
OF  
4  
FILE No.  
PP-2593



TREE INVENTORY & CONDITION ANALYSIS					
TREE NO.	SPECIES	SIZE	CRZ	CONDITION RATING	COMMENTS
	Common Name	DBH (in)	R (ft.)	%	
660	Kwanzan Cherry	14"	14'	59.38	Minor branch decay
661	Crape Myrtle	26"	26'	78.13	Multistem
662	Crape Myrtle	27"	27'	81.25	Multistem
663	Silver Maple	51"	51'	37.50	Codominant; decay; trunk cavities; improperly pruned
664	Silver Maple	48"	48'	40.63	Dodominant; decay; improperly pruned
665	Crape Myrtle	39"	39'	68.75	Multistem
666	Northern Red Oak	26"	26'	71.88	
667	Crape Myrtle	9"	9'	68.75	Multistem
668	Red Maple	14"	14'	62.50	Codominant
669	Crape Myrtle	20"	20'	65.63	Multistem
670	Red Maple	15"	15'	50.00	
671	White Pine	23"	23'	43.75	Half-canopy - trimmed due to overhead electric lines
672	White Pine	11"	11'	12.50	Half-canopy - trimmed due to overhead electric lines, nearly dead
673	White Pine	24"	24'	46.88	Half-canopy trimmed due to overhead electric lines
674	White Pine	23"	23'	34.38	Half-canopy trimmed due to overhead electric lines
675	White Pine	11"	11'	37.50	Half-canopy trimmed due to overhead electric lines
676	White Pine	27"	27'	40.63	Half-canopy trimmed due to overhead electric lines
677	White Pine	21"	21'	50.00	
678	White Mulberry	7"	7'	46.88	Codominant; leaning
679	American Holly	2"	2'	65.63	
680	Eastern Red Cedar	1"	1'	46.88	

TREE INVENTORY & CONDITION ANALYSIS					
TREE NO.	SPECIES	SIZE	CRZ	CONDITION RATING	COMMENTS
	Common Name	DBH (in)	R (ft.)	%	
681	White Mulberry	7"	7'	53.13	
682	Eastern Red Cedar	1"	1'	53.13	
683	Cherry	3"	3'	46.88	
684	Eastern Red Cedar	1"	1'	50.00	
685	Northern Red Oak	1"	1'	71.88	
686	Cherry	3"	3'	31.25	Decay; leaning
687	Cherry	3"	3'	34.38	Trunk; girdling; over-pruned
688	Callery Pear	14"	14'	46.88	Multistem
689	Crape Myrtle	4"	4'	56.25	Multistem
690	Callery Pear	5"	5'	28.13	Over-pruned; twine tied to trunk
691	Black Gum	7"	7'	37.50	Heavy ivy
692	American Holly	11"	11'	56.25	Codominant
693	Privet shrub	15' Ht	7.5' Width	0.00	
694	Southern Magnolia	27"	27'	75.00	Codominant trunk
695	Northern Red Oak	6"	6'	43.75	Codominant trunk
696	Silver Maple	25"	25'	56.25	Multistem
697	Red Maple	17"	17'	50.00	
698	Black Gum	7"	7'	50.00	
699	Crape Myrtle	37"	37'	75.00	Multistem
700	River Birch	24"	24'	62.50	Codominant
701	Kousa Dogwood	5"	5'	90.63	

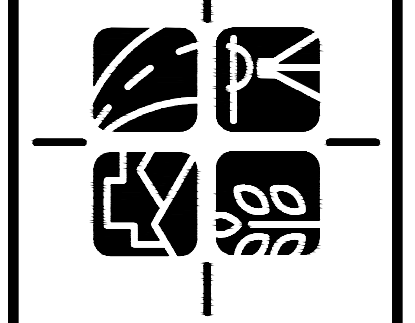
TREE INVENTORY & CONDITION ANALYSIS					
TREE NO.	SPECIES	SIZE	CRZ	CONDITION RATING	COMMENTS
	Common Name	DBH (in)	R (ft.)	%	
702	Cherry	9"	9'	40.63	Codominant; one trunk pruned off
703	Cherry	14"	14'	37.50	Trunk decay
704	Norway Spruce	27"	27'	43.75	1/4 canopy trimmed due to overhead electric lines
705	American Holly	4"	4'	68.75	
706	Siberian Elm	22"	22'	28.13	Codominant trunk; decay; improperly pruned; topped off



NO.	DATE	DESCRIPTION	REVIEWED	DATE

PLAN DATE  
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01/26/2024

Urban Ltd.  
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TREE INVENTORY AND CONDITION ANALYSIS  
ST. ANDREWS DRIVE NE  
CONCEPT STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA

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