

TREE# 660  
14" KWANZAN CHERRY  
IN FAIR CONDITION. MINOR  
BRANCH DECAY. PROPOSED  
SIDEWALK MAY IMPACT THE  
CRITICAL ROOT ZONE



TREE# 662  
27" CRAPE MYRTLE  
IN EXCELLENT CONDITION.  
MULTISTEM. PROPOSED  
SIDEWALK MAY IMPACT THE  
CRITICAL ROOT ZONE



TREE# 661  
26" CRAPE MYRTLE  
IN GOOD CONDITION.  
MULTISTEM.



TREE# 664  
48" SILVER MAPLE  
IN FAIR CONDITION.  
CODOMINANT; DECAY;  
IMPROPERLY PRUNED.  
PROPOSED SIDEWALK MAY  
IMPACT THE STRUCTURAL  
ROOT ZONE. TREE LIKELY TO  
BE PRESERVED. REQUIRES  
FURTHER STUDY AT FINAL  
ENGINEERING.



TREE# 666  
26" NORTHERN RED  
OAK  
IN GOOD CONDITION.  
PROPOSED SIDEWALK  
MAY IMPACT THE  
CRITICAL ROOT ZONE.



TREE# 667  
9" CRAPE MYRTLE  
IN GOOD CONDITION. SOME  
TRUNK DECAY. MULTISTEM



TREE# 668  
14" RED MAPLE  
IN GOOD CONDITION.  
CODOMINANT.



TREE# 678  
7" WHITE MULBERRY  
IN FAIR CONDITION.  
CODOMINANT; LEANING.



TREE# 677  
21" WHITE PINE  
IN FAIR CONDITION.



TREE# 683  
3" CHERRY  
IN FAIR CONDITION.



TREE# 675  
11" WHITE PINE  
IN POOR CONDITION.  
HALF-CANOPY TRIMMED  
DUE TO OVERHEAD  
ELECTRIC LINE. TO BE  
REMOVED



TREE# 676  
27" WHITE PINE  
IN FAIR CONDITION.  
HALF-CANOPY TRIMMED  
DUE TO OVERHEAD  
ELECTRIC LINES. TO BE  
REMOVED.



UTILITY POLE TO BE  
RELOCATED.

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.



TREE# 665  
39" CRAPE MYRTLE  
IN GOOD CONDITION.  
MULTISTEM. TREE TO BE  
REMOVED.



UTILITY POLE TO BE  
RELOCATED.



TREE# 670  
15" RED MAPLE  
IN FAIR CONDITION.  
PROPOSED SIDEWALK MAY  
IMPACT THE CRITICAL  
ROOT ZONE



TREE# 680  
1" EASTERN RED CEDAR  
IN FAIR CONDITION.



TREE# 681  
7" WHITE MULBERRY  
IN FAIR CONDITION.



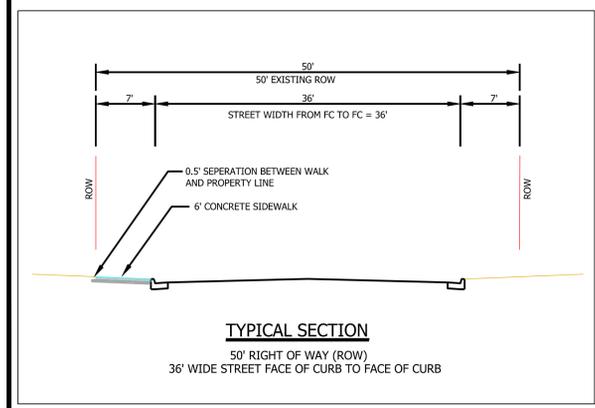
TREE# 673  
24" WHITE PINE  
IN FAIR CONDITION.  
HALF-CANOPY TRIMMED  
DUE TO OVERHEAD  
ELECTRIC LINE. TO BE  
REMOVED.



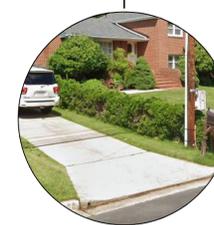
TREE# 674  
23" WHITE PINE  
IN POOR CONDITION.  
HALF-CANOPY TRIMMED  
DUE TO OVERHEAD  
ELECTRIC LINE. TO BE  
REMOVED



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



UTILITY POLE TO BE  
RELOCATED.



HEDGEROW OF ARBOVITAE  
SHRUBS (4'-5' TALL)



UTILITY POLE TO  
BE POSSIBLY  
RELOCATED.



TREE# 671  
23" WHITE PINE  
IN FAIR CONDITION.  
HALF-CANOPY TRIMMED  
DUE TO OVERHEAD  
ELECTRIC LIN; NEARLY  
DEAD. TO BE  
REMOVED.



TREE# 672  
11" WHITE PINE  
IN VERY POORR CONDITION.  
HALF-CANOPY TRIMMED  
DUE TO OVERHEAD  
ELECTRIC LIN; NEARLY  
DEAD. TO BE  
REMOVED.



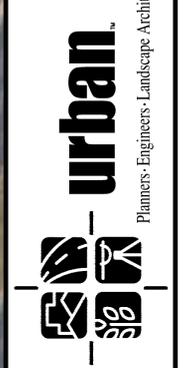
TREE# 682  
1" EASTERN RED CEDAR  
IN FAIR CONDITION.

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.

NO.	DATE	DESCRIPTION	REVIEWED	DATE

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

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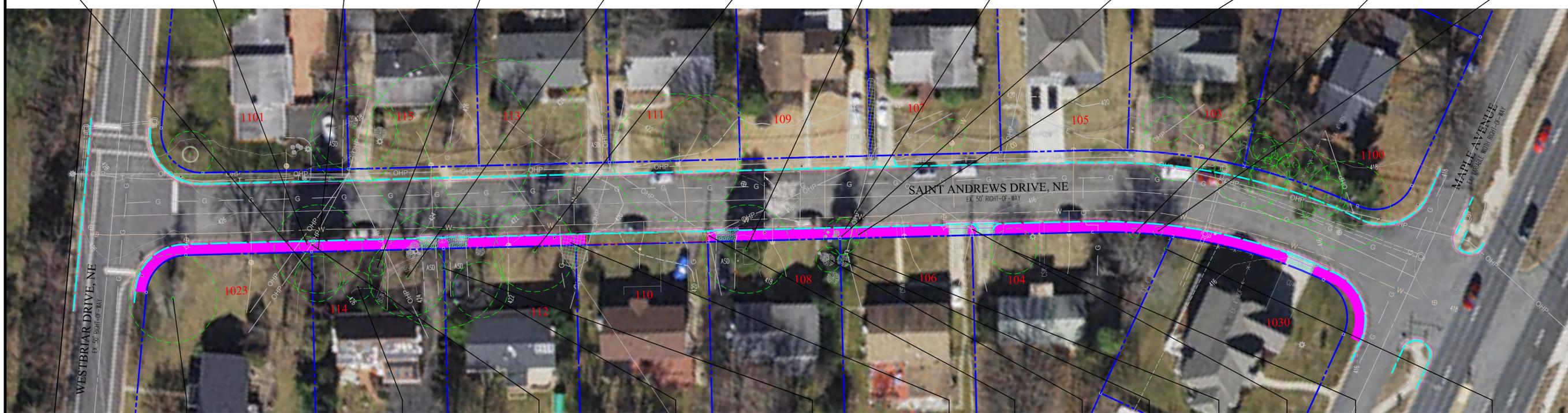


CONCEPT 1  
ST. ANDREWS DRIVE NE  
CONCEPT STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
DATE: DECEMBER, 2023  
SCALE: 1"=30'  
C.I. N/A

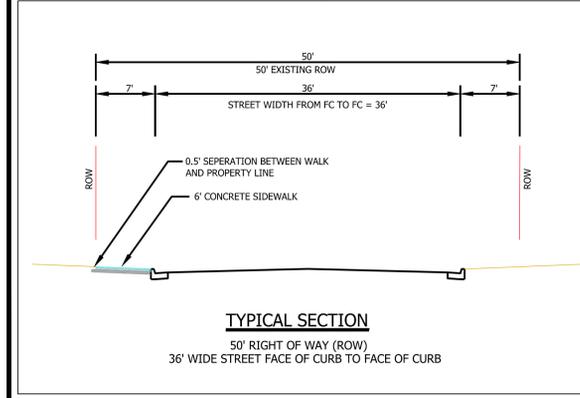
SHEET  
1  
OF  
4  
FILE No.  
PP-2593



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. 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.



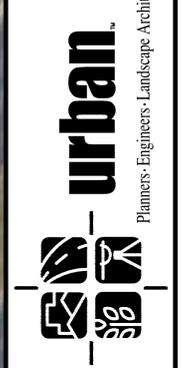
UTILITY POLE TO BE POSSIBLY RELOCATED.  
 TREE# 689 4" GRAPE MYRTLE IN FAIR CONDITION. MULTISTEM.  
 UTILITY POLE TO BE POSSIBLY RELOCATED.

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.

NO.	DATE	DESCRIPTION	REVIEWED	DATE

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

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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**

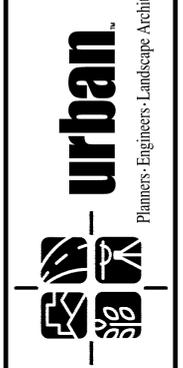
**ANALYSIS OF CONCEPT 2 NORTH- ST ANDREWS DRIVE NE**

<p><b>DESCRIPTION</b></p>	<p>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.</p>	<p>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.</p>
<p><b>TREE IMPACT</b></p>	<p>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.</p>	<p>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.</p>
<p><b>IMPACTS ON VEGETATION (OTHER THAN TREES)</b></p>	<p>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.</p>	<p>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.</p>
<p><b>GRADING IMPACTS</b></p>	<p>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.</p>	<p>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.</p>
<p><b>CONSTRUCTABILITY ISSUE</b></p>	<p>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'.</p>	<p>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'.</p>
<p><b>COST</b></p>	<p>THE COST OF THIS CONCEPT IS COMPARABLE TO OTHER ROBINSON SIDEWALK PROJECTS. BOTH THE CONCEPTS WILL HAVE SIMILAR COSTS COMPARED TO EACH OTHER.</p>	<p>THE COST OF THIS CONCEPT IS COMPARABLE TO OTHER ROBINSON SIDEWALK PROJECTS. BOTH THE CONCEPTS WILL HAVE SIMILAR COSTS COMPARED TO EACH OTHER.</p>
<p><b>CONNECTIVITY</b></p>	<p>BOTH THE SIDEWALK CONCEPTS HAVE SIMILAR CONNECTIVITY.</p>	<p>BOTH THE SIDEWALK CONCEPTS HAVE SIMILAR CONNECTIVITY.</p>
<p><b>RECOMMENDATION</b></p>	<p>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.</p>	

No.	DATE	DESCRIPTION	REVISIONS

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

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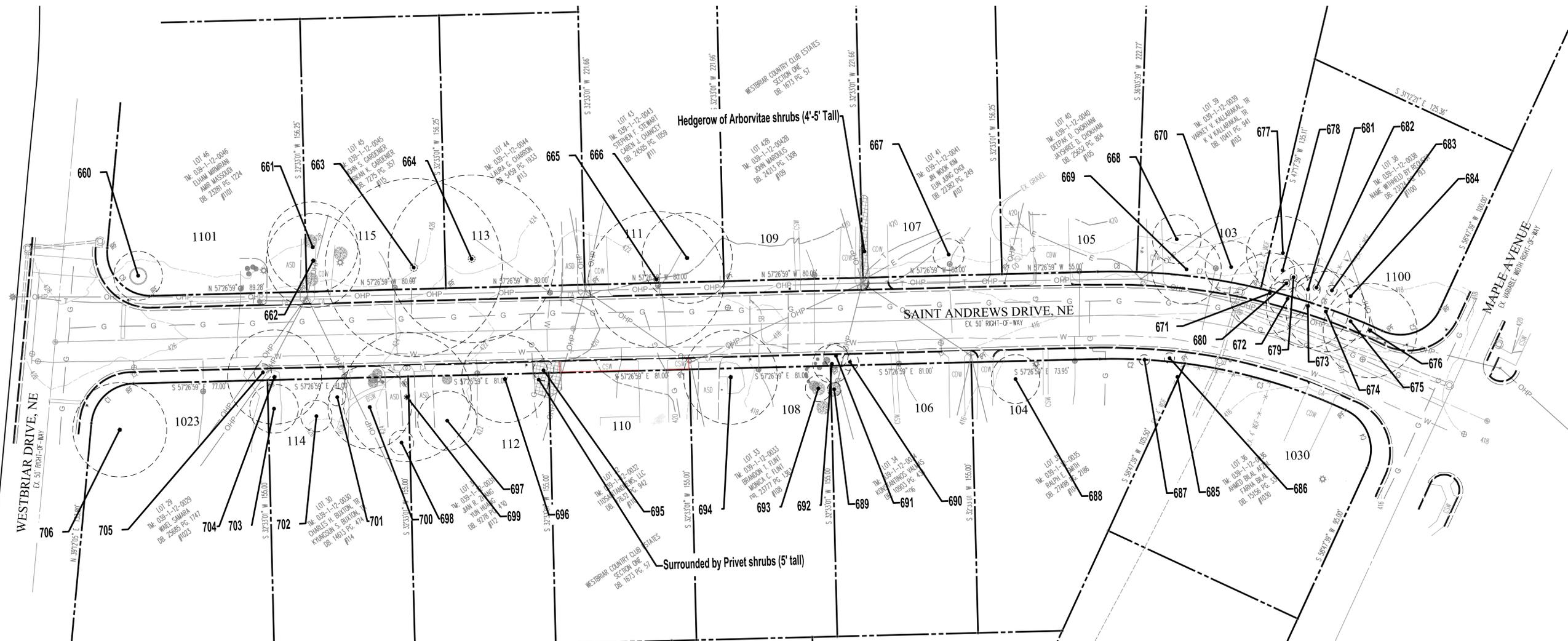
ANALYSIS OF CONCEPT 1 AND CONCEPT 2  
ST. ANDREWS DRIVE NE  
CONCEPT STUDY  
TOWN OF VIENNA  
FAIRFAX COUNTY, VIRGINIA  
SCALE: N/A  
C.I. N/A  
DATE: DECEMBER, 2023

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	

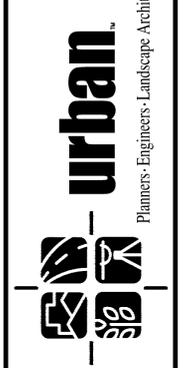
TREE INVENTORY & CONDITION ANALYSIS					
TREE NO.	SPECIES	SIZE	CRZ	CONDITION RATING	COMMENTS
	Common Name	DBH (in)	R (ft.)	%	
702	Cherry	9"	9'	40.63	Codominant; one trunk pruned off
703	Cherry	14"	14'	37.50	Trunk decay
704	Norway Spruce	27"	27'	43.75	1/4 canopy trimmed due to overhead electric lines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

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01/26/2024

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COMMONWEALTH OF VIRGINIA  
C. RYAN CONNOR  
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01/26/2024  
PROFESSIONAL ENGINEER

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

SHEET  
4  
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