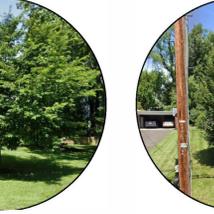
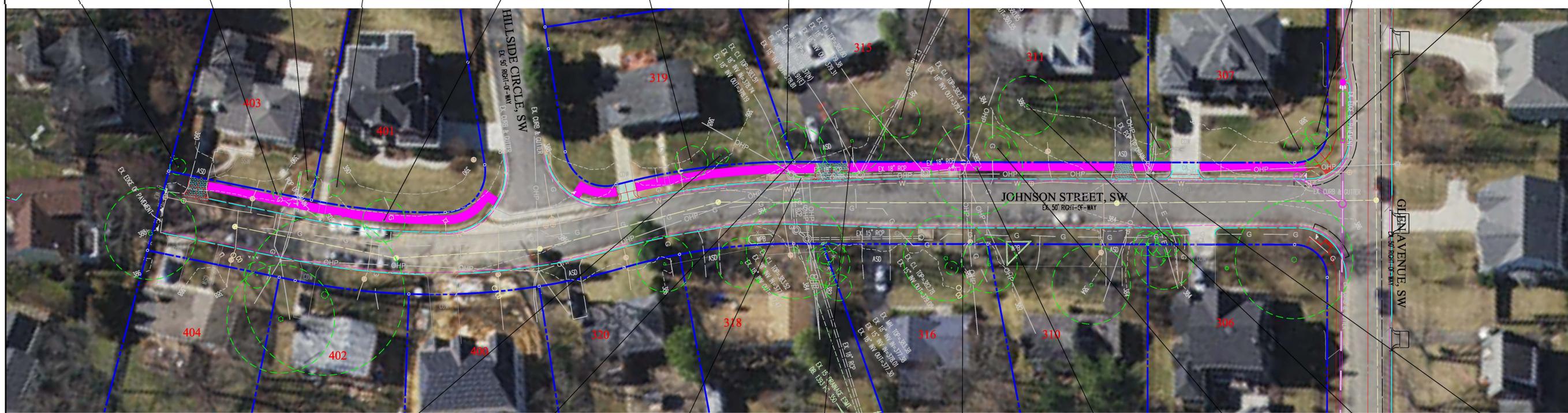
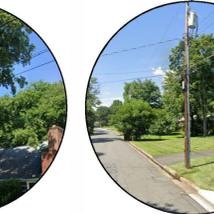
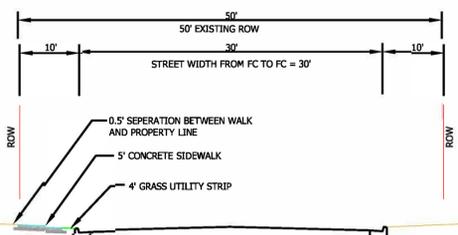


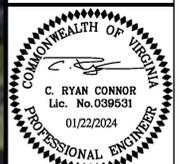
 <p>TREE#600 5" SOUTHERN MAGNOLIA IN EXCELLENT CONDITION.</p>	 <p>TREE#638 5' HT. DEODAR CEDAR IN GOOD CONDITION. IN PATH OF PROPOSED SIDEWALK. TREE TO BE REMOVED.</p>	 <p>TREE#637 6" CRAPE MYRTLE IN GOOD CONDITION. MULTI-STEM; FAR ENOUGH BACK FROM PROPOSED SIDEWALK; NO IMPACTS LIKELY.</p>	 <p>TREE#636 5" RED MAPLE IN GOOD CONDITION. FAR ENOUGH BACK FROM PROPOSED SIDEWALK; NO IMPACTS LIKELY.</p>	 <p>TREE#635 13" CRAPE MYRTLE IN GOOD CONDITION. TREE IS MULTI-STEM AND IN PATH OF PROPOSED SIDEWALK. TREE TO BE REMOVED.</p>	 <p>TREE#634 10" CHERRY IN FAIR CONDITION. PROPOSED SIDEWALK MAY IMPACT THE CRITICAL ROOT ZONE.</p>	 <p>TREE#632 10' HT HOLLY SHRUB HEALTHY AND TRIMMED; ROUND SHAPE</p>	 <p>TREE#629 12" KWANZAN CHERRY IN EXCELLENT CONDITION.</p>	 <p>TREE#625 6" RED MAPLE IN EXCELLENT CONDITION.</p>	 <p>TREE#624 10" CRAPE MYRTLE IN GOOD CONDITION. TREE IS MULTI-STEM.</p>	 <p>TREE#622 7" CRAPE MYRTLE IN EXCELLENT CONDITION. TREE IS MULTI-STEM.</p>	 <p>TREE#623 9" CRAPE MYRTLE IN EXCELLENT CONDITION. TREE IS MULTI-STEM.</p>
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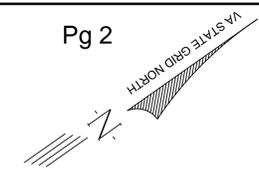


 <p>TREE#633 5" SOUTHERN MAGNOLIA IN GOOD CONDITION.</p>	 <p>TREE#631 15" RED MAPLE IN FAIR CONDITION. INCLUDES BARK. PROPOSED SIDEWALK MAY IMPACT THE STRUCTURAL ROOT ZONE.</p>	 <p>EX. UTILITY POLE TO REMAIN. PROPOSE SIDEWALK AT THE BACK OF THE POLE. ADJUST SIDEWALK AS NEEDED.</p>	 <p>TREE#630 20" RED MAPLE IN FAIR CONDITION. CO-DOMINANT; SOME BARK DECAY. PROPOSED SIDEWALK MAY IMPACT THE CRITICAL ROOT ZONE.</p>	 <p>EX. UTILITY POLE TO REMAIN. PROPOSE SIDEWALK AT THE BACK OF THE POLE. ADJUST SIDEWALK AS NEEDED.</p>	 <p>TREE#628 28" ASH IN POOR CONDITION. MULTISTEM; BUSH HONEYSUCKLE GROWING OUT OF ROOT COLLAR. IN PATH OF PROPOSED SIDEWALK. TREE TO BE REMOVED.</p>	 <p>TREE#627 15' HT BUSH HONEYSUCKLE</p>	 <p>TREE#626 18" RED MAPLE IN GOOD CONDITION. CO-DOMINANT TRUNK.</p>	 <p>EX. UTILITY POLE TO REMAIN. PROPOSE SIDEWALK AT THE BACK OF THE POLE. ADJUST SIDEWALK AS NEEDED.</p>
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CONCEPT 1
SIDEWALK ALONG NORTH SIDE OF JOHNSON STREET SW. THE SIDEWALK WILL EXTEND FROM THE GLEN AVE SW INTERSECTION.

PLAN DATE 12/06/2023 01/22/2024	REVISIONS	DATE
Urban Ltd. 7120 Falls Church Turnpike Annandale, Virginia 22003 Tel. 703.642.8080 Fax. 703.642.8251 www.urban-llc.com	Planners - Engineers - Landscape Architects - Land Surveyors	
 Planners - Engineers - Landscape Architects - Land Surveyors		
		
CONCEPT 1 JOHNSON STREET SW CONCEPT STUDY TOWN OF VIENNA FAIRFAX COUNTY, VIRGINIA C.I. N/A		
DATE: DECEMBER, 2023		
SCALE: 1"=30'		
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



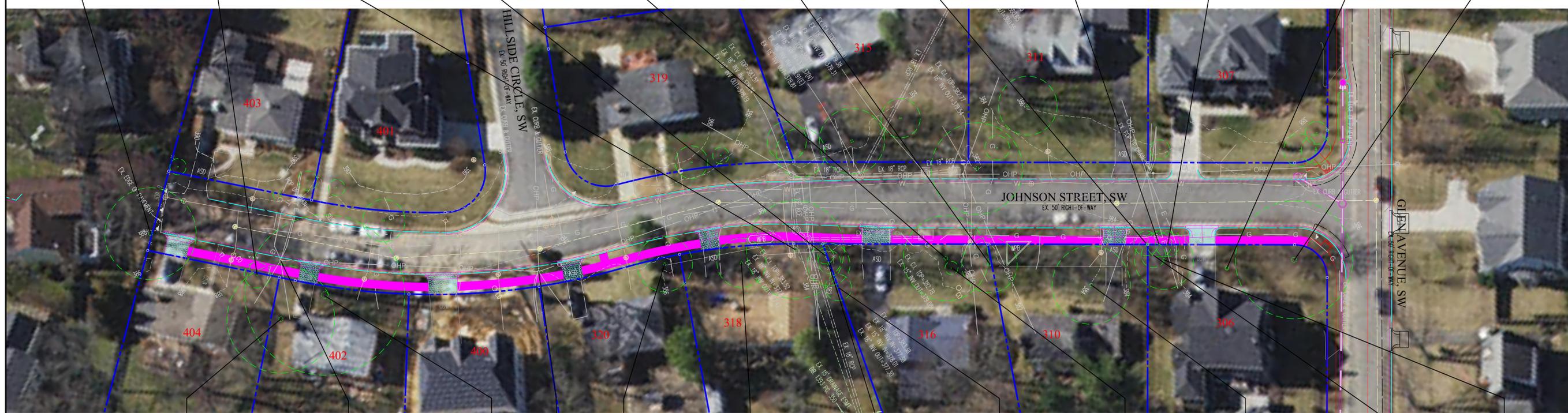
TREE#618
15' HT. BUSH HONEYSUCKLE.
PROPOSED SIDEWALK
GRADING MAY IMPACT
STRUCTURAL ROOT ZONE.
TREE TO BE REMOVED



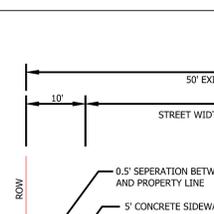
TREE#620
1" WILLOW OAK
IN EXCELLENT CONDITION.
NURSERY STOCK.



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.

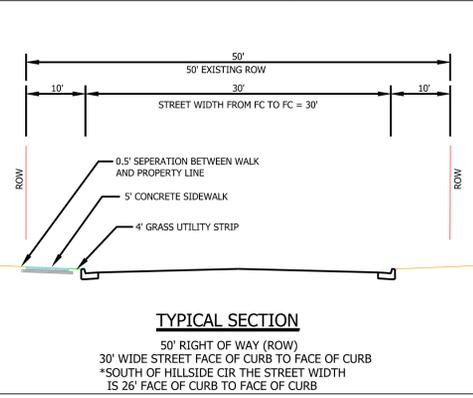
TREE#614
24" AMERICAN CHESTNUT
IN FAIR CONDITION.
CO-DOMINANT TRUNK.

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.

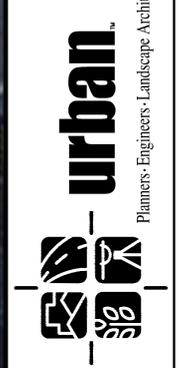


CONCEPT 2
SIDEWALK ALONG SOUTH SIDE OF JOHNSON
ST SW. THE SIDEWALK WILL EXTEND FROM THE
GLEN AVE SW INTERSECTION.

NO.	DATE	DESCRIPTION	REVISIONS

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

<p>DESCRIPTION</p>	<p>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.</p>	<p>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.</p>
<p>TREE IMPACT</p>	<p>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).</p>	<p>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).</p>
<p>IMPACTS ON VEGETATION (OTHER THAN TREES)</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>GRADING IMPACTS</p>	<p>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.</p>	<p>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.</p>
<p>CONSTRUCTABILITY ISSUE</p>	<p>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.</p>	<p>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.</p>
<p>COST</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. CONCEPT 2 WILL COST MORE THAN CONCEPT 1 BECAUSE OF MORE DRIVEWAY APRONS.</p>
<p>CONNECTIVITY</p>	<p>THIS CONCEPT HAS MORE CONNECTIVITY TO NEIGHBORING STREETS COMPARED TO CONCEPT 2, DUE TO CONNECTION WITH HILLSIDE CIRCLE SW.</p>	<p>THIS CONCEPT PROVIDES SLIGHTLY MORE DIRECT ACCESS TO HOMEOWNERS COMPARED TO CONCEPT 1.</p>
<p>RECOMMENDATION</p>	<p>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.</p>	

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	
SHEET 3 OF 4	
FILE No. PP-2593	

