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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DRAFT
SUBJECT TO VDOT APPROVAL

VDOT CRMP PLAN

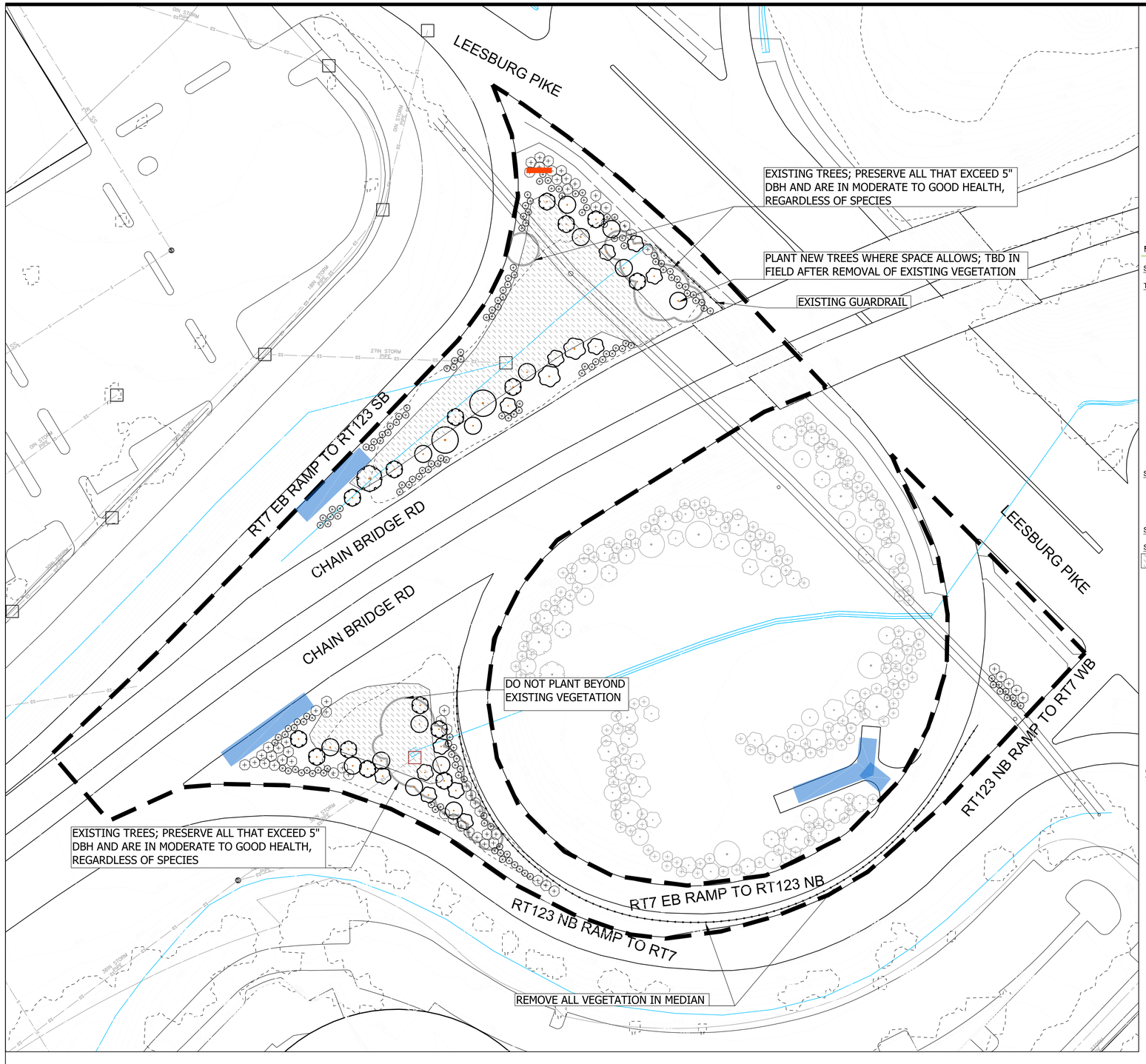
TYSONS
FAIRFAX COUNTY, VIRGINIA

KEY MAP

DRAWN BY:	NTL
DESIGNED BY:	NTL
DATE ISSUED:	3/21/2025
DWG. SCALE:	1" = 50'
VIKA NO.	8642A
SHEET NO.	L-00

FILE: Q:\Projects\8642\8642A\CADD\LAND\CAPE\DRAWINGS\PHASE 2\8642A_0 KEY MAP.dwg USER: Letteri DATE: December 3, 2025 TIME: 4:26:54 PM LAYOUT: 01

LAYOUT: 01, Plotted By: Letteri



LEGEND

- PROJECT BOUNDARY
- EXISTING TREES; NOT SURVEYED PRESERVE 5"+ DBH
- MAINTENANCE PARKING AREA; INSTALL 4" GRAVEL SURFACE ON COMPACTED SUBBASE, IF NECESSARY
- CRMP SPONSOR SIGN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	LT2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1" CAL.	B&B	15
	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" - 2.5" CAL.	B&B	1
	NS2	NYSSA SYLVATICA	TUPELO	1" CAL.	B&B	12
	NS	NYSSA SYLVATICA	TUPELO	2" - 2.5" CAL.	B&B	2
	QB2	QUERCUS BICOLOR	SWAMP WHITE OAK	1" CAL.	B&B	15
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" - 2.5" CAL.	B&B	2
SHRUBS						
	MC	MYRICA CERIFERA	WAX MYRTLE	3'-4' HT.	B&B	152
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	7 GAL.	POT	59

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SEED							
	SEED		ROADWAY SEED MIX	---	SEED		18,263 SF

ALTERNATE SPECIES:

CANOPY:
- RED MAPLE
- WILLOW OAK
- PIGNUT HICKORY

UNDERSTORY:
- SWEETBAY MAGNOLIA
- SASSAFRAS
- AMERICAN PERSIMMON
- AMERICAN HOLLY

GENERAL NOTES:

1. CLEAR PROJECT AREA OF INVASIVE SPECIES AND DEAD OR DYING PLANT MATERIAL WITH THE EXCEPTION OF INVASIVE TREES THAT ARE 5" DBH OR GREATER AND IN GOOD HEALTH E.G. PYRUS CALLERYANA
2. EVERY EFFORT SHALL BE MADE TO PRESERVE ALL NATIVE TREE SPECIES THAT ARE IN MODERATE TO GOOD HEALTH, NO MATTER THEIR SIZE.
3. PLANTING IS CONCEPTUAL. FINAL PLANT LOCATIONS WILL BE DETERMINED IN THE FIELD.
4. THIS EXHIBIT IS A COMPILATION OF RECORD INFORMATION AND GIS INFORMATION. THIS EXHIBIT DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY AND THE IMPROVEMENTS SHOWN HEREON MAY NOT BE FIELD VERIFIED. THIS EXHIBIT SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES AND IS FOR ILLUSTRATIVE PURPOSES ONLY. AREAS SHOWN HEREON ARE BASED ON THE ASSESSMENT INFORMATION ONLY AND HAVE NOT BEEN VERIFIED.
5. CREWS PERFORMING WORK WILL NOT OBSTRUCT ROADWAYS. VEHICLES AND MACHINERY WILL BE PARKED WITHIN PER TRAFFIC MOT PLANS.
6. WORK SHALL NOT DISRUPT EXISTING STORMWATER FACILITIES OR OVERLAND RELIEF.
7. ALL STORM INLETS TO BE PROTECTED PER DEQ EROSION & SEDIMENT CONTROL MANUAL
8. INVASIVE SPECIES MANAGEMENT PLAN TO BE PROVIDED BY OTHERS, IN COORDINATION WITH VIKA ARBORISTS IF NECESSARY.
9. SEED MIX TO BE CREATED AND PROVIDED BY ERNST SEED, OR SIMILAR SEED RETAILER.
10. SIGHT DISTANCE ANGLES ARE NOT SHOWN AS PLANTINGS ARE NOT PROPOSED WHERE SIGHT DISTANCES COULD BE OBSTRUCTED. EXISTING VEGETATION WITHIN REQUIRED HORIZONTAL SITE OFFSETS OF RAMPS AND CURVES WILL BE REMOVED.

SCHEMATIC PLANS SUBJECT TO CHANGE DURING VDOT PERMITTING AND APPROVALS PROCESS

GRAPHIC SCALE

0 20 40 80

(IN FEET)
1 inch = 40 ft.

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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DRAFT
SUBJECT TO VDOT APPROVAL

SITE 1
ROUTE 123 / 7 SOUTH
VDOT CRMP PLAN

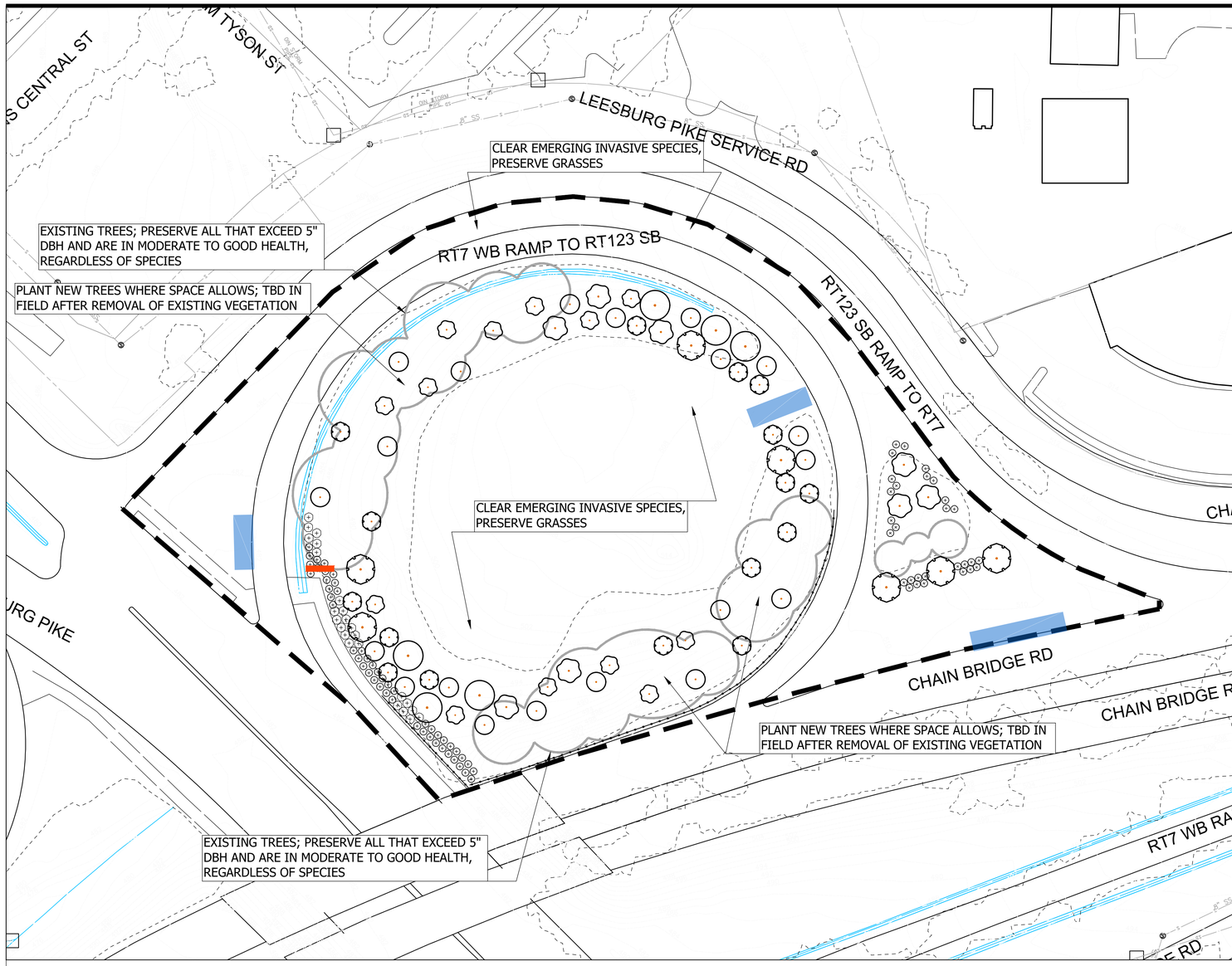
TYSONS
FAIRFAX COUNTY, VIRGINIA

SCHEMATIC PLANTING PLAN

DRAWN BY:	NTL
DESIGNED BY:	NTL
DATE ISSUED:	07/10/2025
DWG. SCALE:	1" = 40'
VIKA NO.	8642A
SHEET NO.	L-01

FILE: Q:\Projects\8642\8642A\CAD\LANDSCAPE\DRAWINGS\PHASE 2\PLANTING PLANS\03\8642A_03 123-7 PLANTING PLAN.dwg USER: Letteri DATE: December 2, 2025 TIME: 2:27:51 PM LAYOUT: 01

LAYOUT: 01, Plotted By: Letteri



LEGEND

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- EXISTING TREES; NOT SURVEYED PRESERVE 5"+ DBH
- MAINTENANCE PARKING AREA; INSTALL 4" GRAVEL SURFACE ON COMPACTED SUBBASE, IF NECESSARY
- CRMP SPONSOR SIGN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	LT2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1" CAL.	B&B	16
	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" - 2.5" CAL.	B&B	7
	NS2	NYSSA SYLVATICA	TUPELO	1" CAL.	B&B	13
	NS	NYSSA SYLVATICA	TUPELO	2" - 2.5" CAL.	B&B	8
	QB2	QUERCUS BICOLOR	SWAMP WHITE OAK	1" CAL.	B&B	20
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" - 2.5" CAL.	B&B	6
SHRUBS						
	MC	MYRICA CERIFERA	WAX MYRTLE	3'-4' HT.	B&B	78
	RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	24

ALTERNATE SPECIES:

CANOPY:
- RED MAPLE
- WILLOW OAK
- PIGNUT HICKORY

UNDERSTORY:
- SWEETBAY MAGNOLIA
- SASSAFRAS
- AMERICAN PERSIMMON
- AMERICAN HOLLY

GENERAL NOTES:

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SCHEMATIC PLANS SUBJECT TO CHANGE DURING VDOT PERMITTING AND APPROVALS PROCESS

GRAPHIC SCALE

0 20 50 100

(IN FEET)
1 inch = ft40

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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DRAFT
SUBJECT TO VDOT APPROVAL

SITE 2
ROUTE 123 / 7 NORTH
VDOT CRMP PLAN
TYSONS
FAIRFAX COUNTY, VIRGINIA

SCHEMATIC PLANTING PLAN

DRAWN BY:	NTL
DESIGNED BY:	NTL
DATE ISSUED:	07/10/2025
DWG. SCALE:	1" = 40'
VIKA NO.	8642A
SHEET NO.	L-02

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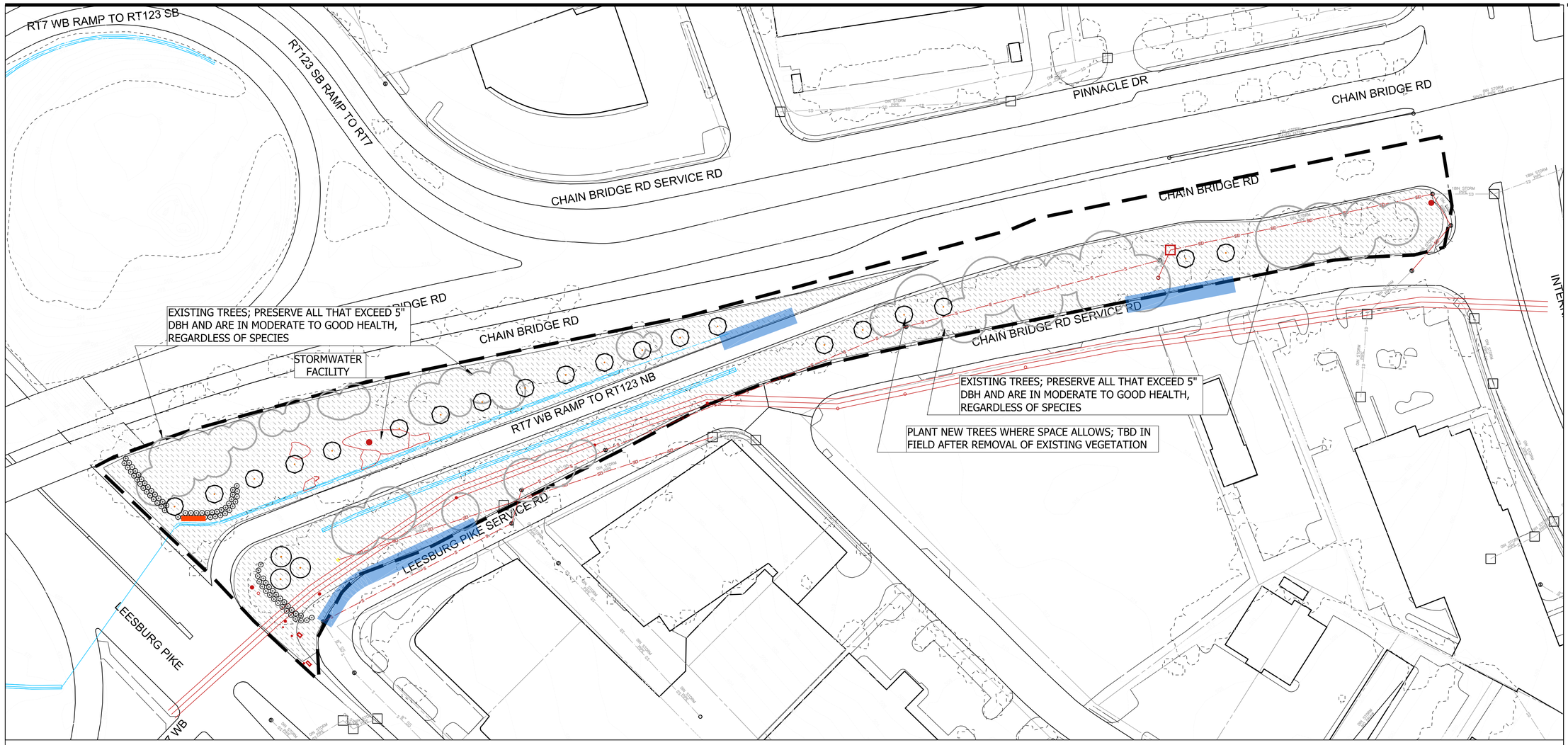
LAYOUT: 01, Plotted By: Letteri



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	AR	ACER RUBRUM	RED MAPLE	3" CAL.	B&B	20
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2" - 2.5" CAL.	B&B	3
SHRUBS						
	MC	MYRICA CERIFERA	WAX MYRTLE	3'-4' HT.	B&B	82

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SEED							
	SEED		ROADWAY SEED MIX	---	SEED		111,775 SF

SOW SEED MIX WHERE LAND HAS BEEN DISTURBED AND SOIL EXPOSED. WHERE NON-INVASIVE TURFGRASS EXISTS, LEAVE IN PLACE AND DO NOT SOW SEED MIX.

ALTERNATE SPECIES:

CANOPY:
- WILLOW OAK
- PIGNUT HICKORY

UNDERSTORY:
- SWEETBAY MAGNOLIA
- SASSAFRAS
- AMERICAN PERSIMMON
- AMERICAN HOLLY

LEGEND

- PROJECT BOUNDARY
- EXISTING TREES; NOT SURVEYED PRESERVE 5"+ DBH
- MAINTENANCE PARKING AREA; INSTALL 4" GRAVEL SURFACE ON COMPACTED SUBBASE, IF NECESSARY
- CRMP SPONSOR SIGN

SCHEMATIC PLANS SUBJECT TO CHANGE DURING VDOT PERMITTING AND APPROVALS PROCESS

GENERAL NOTES:

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GRAPHIC SCALE

0 25 50 100

(IN FEET)
1 inch = 50 ft.

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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DRAFT
SUBJECT TO VDOT APPROVAL

SITE 3
ROUTE 123 / 7 EAST
VDOT CRMP PLAN

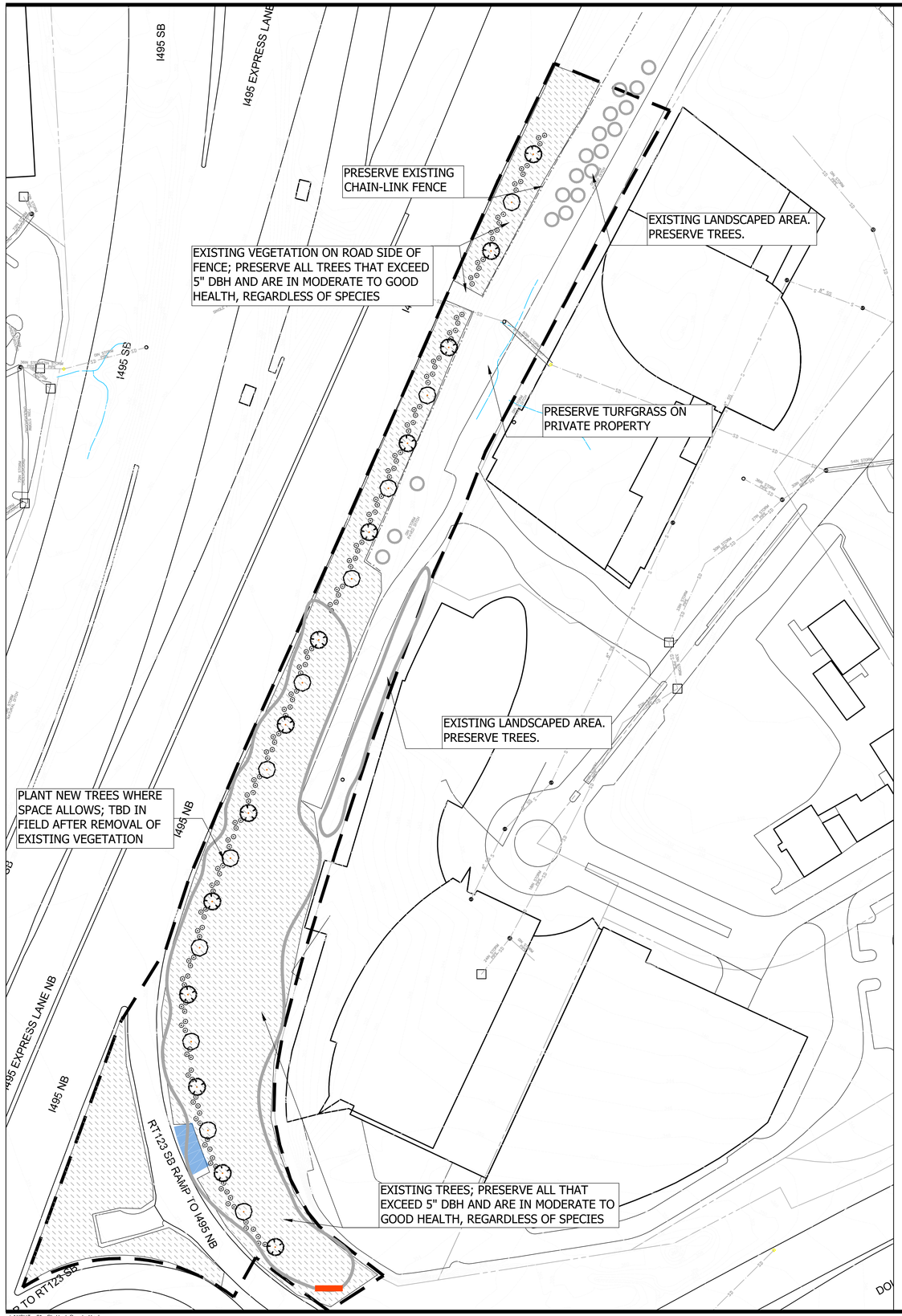
TYSONS
FAIRFAX COUNTY, VIRGINIA

SCHEMATIC PLANTING PLAN

DRAWN BY:	NTL
DESIGNED BY:	NTL
DATE ISSUED:	3/21/2025
DWG. SCALE:	1" = 50'
VIKA NO.	8642A
SHEET NO.	L-03

FILE: Q:\Projects\8642A\8642A\CADD\LANDSCAPE\DRAWINGS\PHASE 2\PLANTING PLANS\05\8642A_05 123-7 EAST PLANTING PLAN.dwg USER: Letteri DATE: December 2, 2025 TIME: 2:33:32 PM LAYOUT: 01

LAYOUT: 01, Plotted By: Letteri



LEGEND

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- CRMP SPONSOR SIGN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	AR	ACER RUBRUM	RED MAPLE	3" CAL.	B&B	11
	UV	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	3" CAL.	B&B	13
SHRUBS						
	MC	MYRICA CERIFERA	WAX MYRTLE	3'-4' HT.	B&B	147
SEED						
	SEED		ROADWAY SEED MIX	---	SEED	110,755 SF

SOW SEED MIX WHERE LAND HAS BEEN DISTURBED AND SOIL EXPOSED. WHERE NON-INVASIVE TURFGRASS EXISTS, LEAVE IN PLACE AND DO NOT SOW SEED MIX. QUANTITY TO BE DETERMINED AFTER INVASIVE REMOVAL.

ALTERNATE SPECIES:

CANOPY:
- WILLOW OAK
- SWEETGUM

UNDERSTORY:
- SWEETBAY MAGNOLIA
- SASSAFRAS
- AMERICAN PERSIMMON
- AMERICAN HOLLY

SCHEMATIC PLANS SUBJECT TO CHANGE DURING VDOT PERMITTING AND APPROVALS PROCESS

GRAPHIC SCALE

0 30 60 120

(IN FEET)
1 inch = 60 ft.

GENERAL NOTES:

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9. SEED MIX TO BE CREATED AND PROVIDED BY ERNST SEED, OR SIMILAR SEED RETAILER.
10. PREPARE SOIL FOR SEED AS SPECIFIED BY SEED PROVIDER.
11. SIGHT DISTANCE ANGLES ARE NOT SHOWN AS PLANTINGS ARE NOT PROPOSED WHERE SIGHT DISTANCES COULD BE OBSTRUCTED. EXISTING VEGETATION WITHIN REQUIRED HORIZONTAL SITE OFFSETS OF RAMPS AND CURVES WILL BE REMOVED.

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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DRAFT
SUBJECT TO VDOT APPROVAL

SITE 4 - ROUTE 495 / CHAIN BRIDGE EAST
VDOT CRMP PLAN

TYSONS
FAIRFAX COUNTY, VIRGINIA

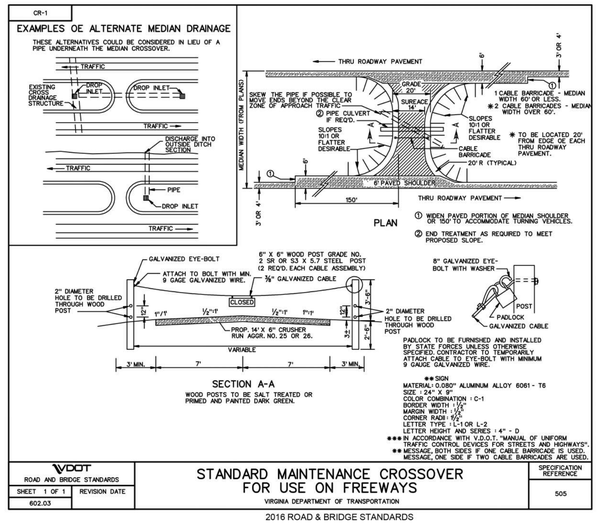
SCHEMATIC PLANTING PLAN

DRAWN BY:	NTL
DESIGNED BY:	NTL
DATE ISSUED:	3/21/2025
DWG. SCALE:	1" = 50'
VIKA NO.	8642A
SHEET NO.	L-04

FILE: Q:\Projects\8642\8642A\CADD\LANDSCAPE\DRAWINGS\PHASE 3\PLANTING PLANS\09\8642A_09 495-CHAIN EAST PLANTING PLAN.dwg USER: Letteri DATE: December 2, 2025 TIME: 2:34:59 PM LAYOUT: 01

LAYOUT: 01, Plotted By: Letteri

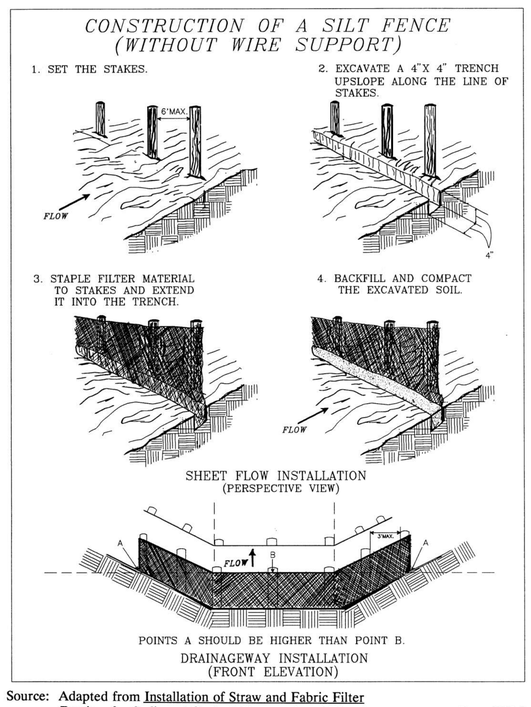
2016 ROAD & BRIDGE STANDARDS



2016 ROAD & BRIDGE STANDARDS

01 / MAINTENANCE DRIVE

1992 3.05



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant

Plate 3.05-2

III - 25

NOTE:
DETAILS ON THIS SHEET ARE PROVIDED FOR INFORMATION ONLY. THEIR INCLUSION DOES NOT NECESSARILY MEAN THEY WILL BE USED.

02 / SILT FENCE

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V 12.00

PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DRAFT
SUBJECT TO VDOT APPROVAL

VDOT CRMP PLAN
TYSONS
FAIRFAX COUNTY, VIRGINIA

SITE DETAILS

DRAWN BY:	NTL
DESIGNED BY:	NTL
DATE ISSUED:	3/21/2025
DWG. SCALE:	1" = 50'
VIKA NO.	8642A
SHEET NO.	L-06

FILE: Q:\Projects\8642\8642A\CADD\LANDSCAPE\DRAWINGS\PHASE 2\PLANTING PLANS\L\8642A_10 123-267 EAST PLANTING PLAN.dwg USER: Letteri DATE: August 6, 2025 TIME: 4:36:45 PM LAYOUT: 02

Landscape Maintenance Plan for Tysons CRMP Sites

1. Maintenance Objectives

- Ensure survival and establishment of native trees and shrubs.
- Establish a stable, vegetated groundcover meadow mix of native seed to control erosion and suppress weeds.
- Maintain clear sight distances along all roadways (minimum 15-foot buffer from edge of pavement).
- Preserve overland relief and drainage patterns.
- Preserve function of existing underground and overhead utilities.
- Prevent establishment and spread of invasive plant species through targeted foliar herbicide applications.

2. Maintenance Phases

Phase 1 – Establishment Period (Years 1–2)

Performed by the maintenance contractor or landscape team:

- Watering: Provide supplemental water as needed during the first two growing seasons to maintain soil moisture for root establishment. Water approximately twice per week during dry periods and reduce frequency as plants establish. No permanent irrigation system will be installed.
- Weeding: Manually remove and treat weeds, especially around plant bases.
- Replacement: Replace dead or declining trees and shrubs during the next appropriate planting season.
- Mowing: For seeded areas, mow once at the end of the first growing season to 6–8", and remove cuttings if heavy. Avoid mowing native seed areas during establishment except for safety or weed control.
- Trash removal: Remove trash every one to two months.
- Invasive Species Management: Conduct monthly inspections during the growing season (April–October) for invasive species presence. Perform foliar herbicide applications up to four times per year (spring, early summer, late summer, and fall), depending on regrowth or reinfestation levels. Herbicide applications shall be selective, low-pressure foliar sprays applied only by a Virginia-certified pesticide applicator, using products registered for use in right-of-way or landscape settings. Avoid drift onto desirable vegetation and comply with all label restrictions.

Phase 2 – Transition and Long-Term Maintenance (Year 3 and Beyond)

After establishment, maintenance transitions to passive management with minimal intervention. Natural succession of native herbaceous and woody species is encouraged within the design intent.

- Continue biannual inspections (spring and late summer) to identify invasive species reemergence.
- Perform foliar herbicide treatments as needed, typically twice per year during spring and late summer, before seed set.
- Conduct spot re-treatments in localized patches as necessary.
- Perform periodic weeding, pruning, and mowing for visibility, safety, and drainage function.
- Replace failed plants only where critical to erosion control, screening, or intended visual character.
- Remove trash every one to two months.

3. Maintenance Schedule Summary

Task	Frequency	Notes
Watering (Years 1–2)	As needed (approx. 2× per week in dry periods)	Manual watering only; no irrigation system.
Weeding (Years 1–2)	Monthly during growing season	Hand removal around plant bases.
Trash Removal	Monthly in spring, summer, and fall. Every two months in winter.	
Replacement Planting	Each planting season	Replace dead plants to maintain 90% survival.
Mowing (Seed Areas)	End of Year 1, then annually or as needed	Cut to 6–8"; avoid during nesting or flowering.
Pruning (Trees/Shrubs)	As needed	Focus on safety, visibility, and plant form.
Invasive Species Management (Establishment)	Up to 4× per year (spring, early summer, late summer, fall)	Foliar spray by licensed applicator.
Invasive Species Management (Long-Term)	2× per year (spring and late summer)	Targeted foliar spray before seed set.
Routine Inspection	2x per year	No formal reporting required; maintain site condition.

4. Performance Standards

Plant Survival: Maintain ≥ 90% live trees and shrubs at end of establishment phase.

Vegetative Cover: Maintain ≥ 80% vegetative cover in seeded areas.

Invasive Plant Threshold: No more than 10% of area covered by invasive species.

Visibility and Drainage: Maintain 15-foot clear zone from road edge; preserve all drainage paths and utility access.

5. Safety and Access

Maintenance crews shall use proper safety equipment and traffic control when working near roadways. No heavy machinery shall be used for maintenance operations. Maintain clear access to all utilities, drainage structures, and overland relief paths.

6. Invasive Species Management Procedures

Invasive species management is an integral part of this Landscape Maintenance Plan.

- Inspect sites during the growing season for invasive growth.
- Apply foliar herbicide treatments only when wind conditions are below 5 mph and precipitation is not expected within 24 hours.
- Use only EPA-registered herbicide products labeled for foliar application on right-of-way vegetation.
- Avoid broadcast spraying; target only invasive species foliage.
- Collect and dispose of invasive plant debris off-site.
- Monitor treated areas within 4–6 weeks after application to assess control and schedule re-treatment if necessary.

Common target species include: Johnson grass (Sorghum halepense), Tree-of-Heaven (Ailanthus altissima), Japanese honeysuckle (Lonicera japonica), Mile-a-minute vine (Persicaria perfoliata), Japanese stiltgrass (Microstegium vimineum), and other species identified by the Virginia DCR Invasive Plant List.

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PLAN STATUS	DATE

POST-APPROVAL SHEET STATUS	DATE

PROFESSIONAL SEAL

DRAFT
SUBJECT TO VDOT APPROVAL

VDOT CRMP PLAN
TYSONS
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE MAINTENANCE SPECIFICATION

DRAWN BY:	NTL
DESIGNED BY:	NTL
DATE ISSUED:	3/21/2025
DWG. SCALE:	1" = 50'
VIKA NO.	8642A
SHEET NO.	L-07

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LAYOUT: 03, Plotted By: Letteri