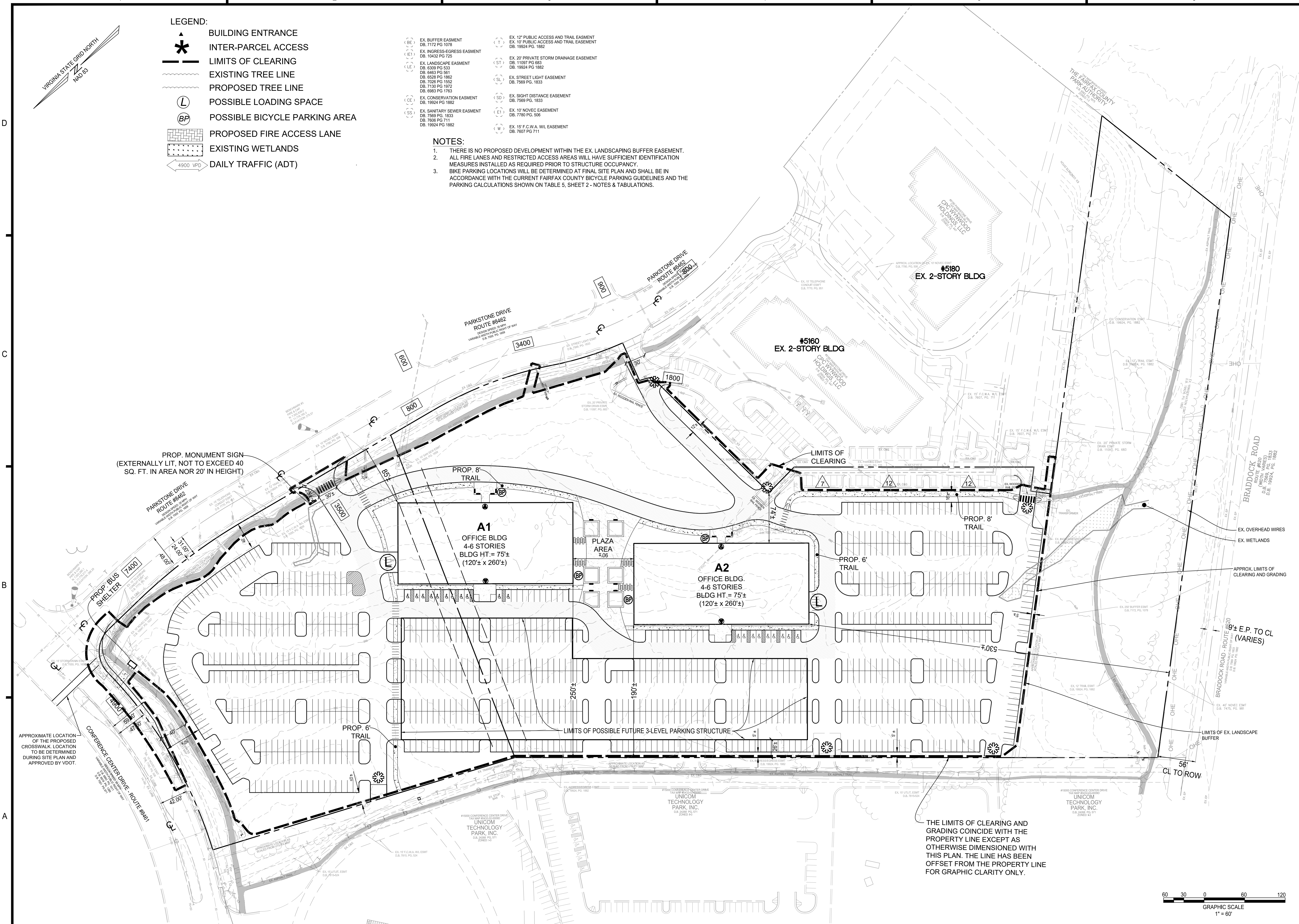


- LEGEND:**
- BUILDING ENTRANCE
  - INTER-PARCEL ACCESS
  - LIMITS OF CLEARING
  - EXISTING TREE LINE
  - PROPOSED TREE LINE
  - POSSIBLE LOADING SPACE
  - POSSIBLE BICYCLE PARKING AREA
  - PROPOSED FIRE ACCESS LANE
  - EXISTING WETLANDS
  - 4900 VPD
  - 4900 VPD

- (BE) EX. BUFFER EASEMENT DB. 7172 PG. 1076
- (ET) EX. INGRESS/EGRESS EASEMENT DB. 10432 PG. 725
- (LE) EX. LANDSCAPE EASEMENT DB. 6309 PG. 533 DB. 8463 PG. 1611 DB. 5528 PG. 1862 DB. 7026 PG. 1552 DB. 7130 PG. 1972 DB. 6963 PG. 1763
- (CE) EX. CONSERVATION EASEMENT DB. 1924 PG. 1882
- (SE) EX. SANITARY SEWER EASEMENT DB. 7569 PG. 1833 DB. 7606 PG. 7111 DB. 1924 PG. 1882
- (T) EX. 12' PUBLIC ACCESS AND TRAIL EASEMENT DB. 19924 PG. 1882
- (ST) EX. 20' PRIVATE STORM DRAINAGE EASEMENT DB. 11097 PG. 683 DB. 19924 PG. 1882
- (SL) EX. STREET LIGHT EASEMENT DB. 7569 PG. 1833
- (SD) EX. SIGHT DISTANCE EASEMENT DB. 7569 PG. 1833
- (E) EX. 10' NOVEC EASEMENT DB. 7780 PG. 506
- (W) EX. 15' F.C.W.A. WIL EASEMENT DB. 7607 PG. 711

**NOTES:**

- THERE IS NO PROPOSED DEVELOPMENT WITHIN THE EX. LANDSCAPING BUFFER EASEMENT. ALL FIRE LANES AND RESTRICTED ACCESS AREAS WILL HAVE SUFFICIENT IDENTIFICATION MEASURES INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
- BIKE PARKING LOCATIONS WILL BE DETERMINED AT FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH THE CURRENT FAIRFAX COUNTY BICYCLE PARKING GUIDELINES AND THE PARKING CALCULATIONS SHOWN ON TABLE 5, SHEET 2 - NOTES & TABULATIONS.



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COMMONWEALTH OF VIRGINIA  
 GREGORY S. DREW  
 Lic. No. 38892  
 5/14/2021  
 PROFESSIONAL ENGINEER

**PARKSTONE TECH PARK SECTION PARCEL**  
 SULLY DISTRICT, FAIRFAX COUNTY, VA

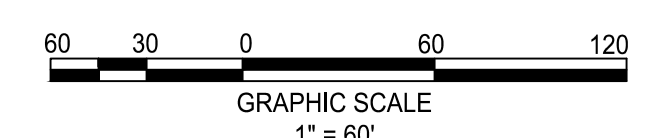
REVISION	DATE	DESCRIPTION
1	05/14/2021	

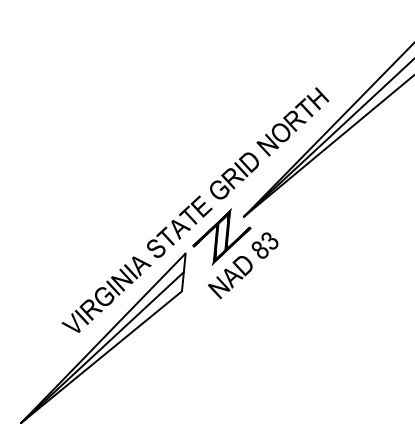
PROJECT No.: 20117.001.00  
 DRAWING No.: 110256  
 DATE: 11/20/2020  
 SCALE: 1" = 60'  
 DESIGN: DL  
 DRAWN: DL  
 CHECKED: GD

**DEVELOPABLE OPTION 1**

SHEET No. **C400**

THE LIMITS OF CLEARING AND GRADING COINCIDE WITH THE PROPERTY LINE EXCEPT AS OTHERWISE DIMENSIONED WITH THIS PLAN. THE LINE HAS BEEN OFFSET FROM THE PROPERTY LINE FOR GRAPHIC CLARITY ONLY.



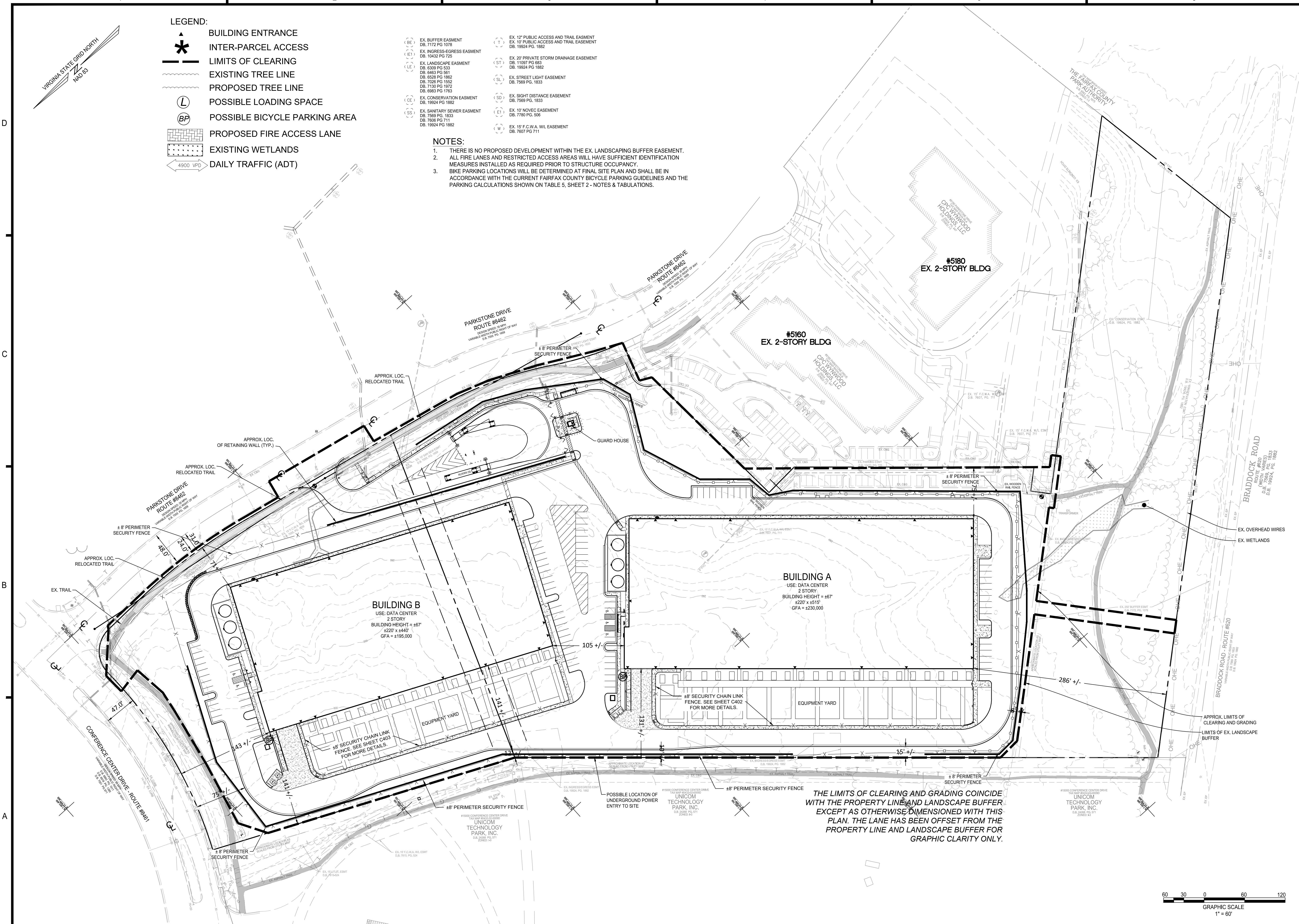


- LEGEND:**
- BUILDING ENTRANCE
  - INTER-PARCEL ACCESS
  - LIMITS OF CLEARING
  - EXISTING TREE LINE
  - PROPOSED TREE LINE
  - POSSIBLE LOADING SPACE
  - POSSIBLE BICYCLE PARKING AREA
  - PROPOSED FIRE ACCESS LANE
  - EXISTING WETLANDS
  - 4900 VPD DAILY TRAFFIC (ADT)

- (BE) EX. BUFFER EASEMENT DB. 7172 PG 1076
- (E) EX. EGRESS EASEMENT DB. 10432 PG 725
- (LE) EX. LANDSCAPE EASEMENT DB. 6309 PG 533
- (L) EX. LANDSCAPE EASEMENT DB. 4463 PG 161
- (L) EX. LANDSCAPE EASEMENT DB. 5528 PG 1862
- (L) EX. LANDSCAPE EASEMENT DB. 7026 PG 1552
- (L) EX. LANDSCAPE EASEMENT DB. 7130 PG 1972
- (L) EX. LANDSCAPE EASEMENT DB. 6963 PG 1763
- (CE) EX. CONSERVATION EASEMENT DB. 1924 PG 1882
- (SE) EX. SANITARY SEWER EASEMENT DB. 7569 PG. 1833
- (SE) EX. SANITARY SEWER EASEMENT DB. 7606 PG 7111
- (SE) EX. SANITARY SEWER EASEMENT DB. 1924 PG 1882
- (T) EX. 12' PUBLIC ACCESS AND TRAIL EASEMENT DB. 19924 PG. 1882
- (ST) EX. 20' PRIVATE STORM DRAINAGE EASEMENT DB. 11097 PG 683
- (ST) EX. 20' PRIVATE STORM DRAINAGE EASEMENT DB. 19924 PG 1882
- (SL) EX. STREET LIGHT EASEMENT DB. 7569 PG. 1833
- (SD) EX. SIGHT DISTANCE EASEMENT DB. 7569 PG. 1833
- (E) EX. 10' NOVEC EASEMENT DB. 7780 PG. 506
- (W) EX. 15' F.C.W.A. WIL EASEMENT DB. 7607 PG 711

**NOTES:**

- THERE IS NO PROPOSED DEVELOPMENT WITHIN THE EX. LANDSCAPING BUFFER EASEMENT. ALL FIRE LANES AND RESTRICTED ACCESS AREAS WILL HAVE SUFFICIENT IDENTIFICATION MEASURES INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.
- BIKE PARKING LOCATIONS WILL BE DETERMINED AT FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH THE CURRENT FAIRFAX COUNTY BICYCLE PARKING GUIDELINES AND THE PARKING CALCULATIONS SHOWN ON TABLE 5, SHEET 2 - NOTES & TABULATIONS.



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COMMONWEALTH OF VIRGINIA  
 GREGORY S. DREW  
 Lic. No. 38892  
 5/14/2021  
 PROFESSIONAL ENGINEER

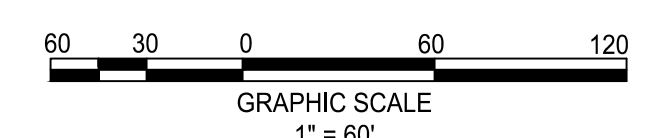
**PARKSTONE TECH PARK SECTION PARCEL**  
 SULLY DISTRICT, FAIRFAX COUNTY, VA

REVISION PER COUNTY COMMENTS	MARK	DATE	DESCRIPTION
1	05/14/2021		

PROJECT No.: 20117.001.00  
 DRAWING No.: 110256  
 DATE: 11/20/2020  
 SCALE: 1" = 60'  
 DESIGN: DL  
 DRAWN: DL  
 CHECKED: GD

SHEET TITLE:  
**DEVELOPABLE OPTION 2**

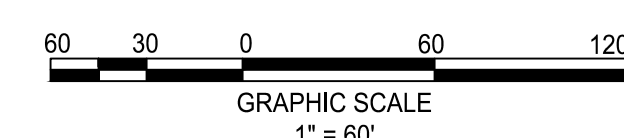
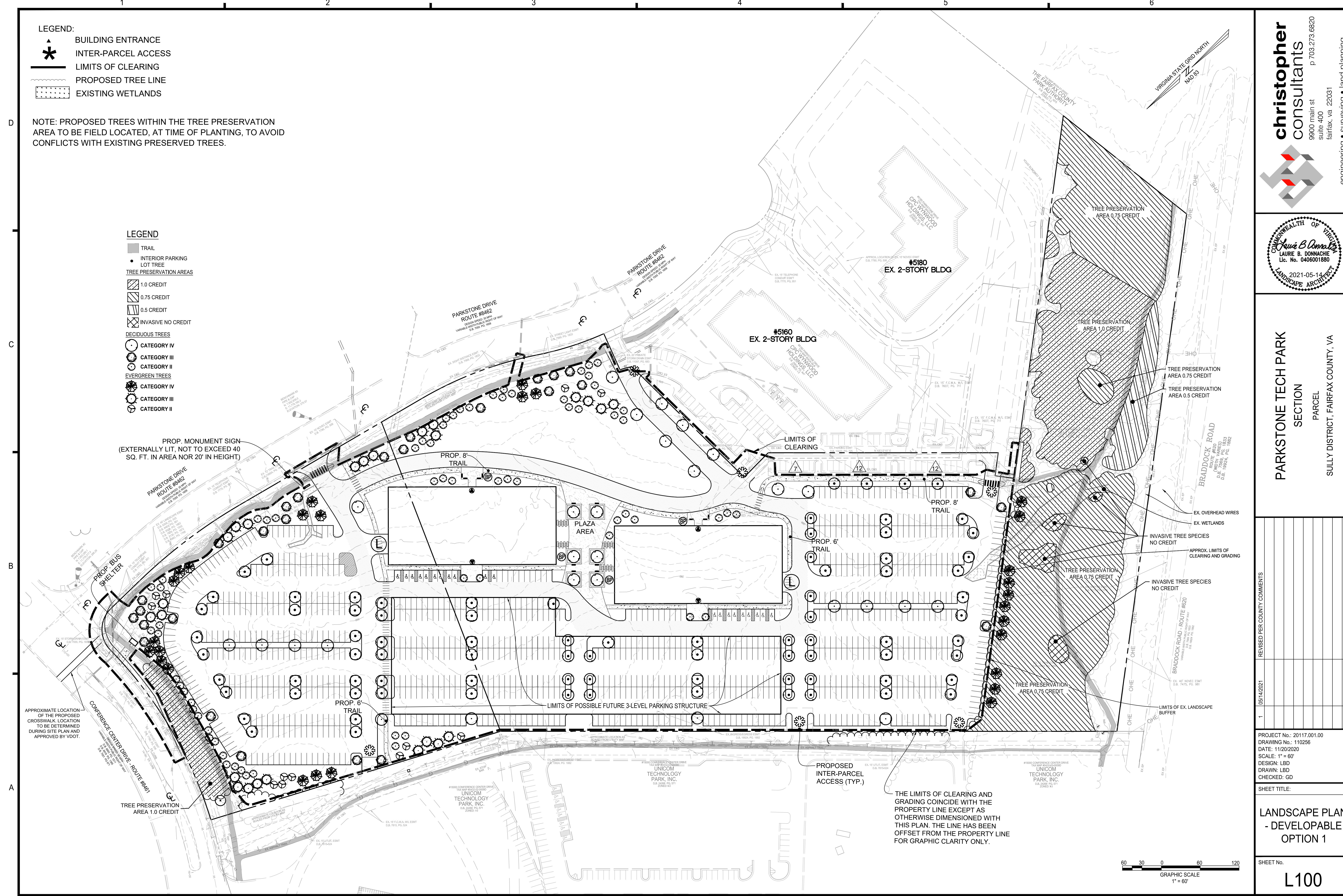
SHEET No.  
**C401**



- LEGEND:**
- BUILDING ENTRANCE
  - INTER-PARCEL ACCESS
  - LIMITS OF CLEARING
  - PROPOSED TREE LINE
  - EXISTING WETLANDS

NOTE: PROPOSED TREES WITHIN THE TREE PRESERVATION AREA TO BE FIELD LOCATED, AT TIME OF PLANTING, TO AVOID CONFLICTS WITH EXISTING PRESERVED TREES.

- LEGEND**
- TRAIL
  - INTERIOR PARKING LOT TREE
  - TREE PRESERVATION AREAS**
  - 1.0 CREDIT
  - 0.75 CREDIT
  - 0.5 CREDIT
  - INVASIVE NO CREDIT
  - DECIDUOUS TREES**
  - CATEGORY IV
  - CATEGORY III
  - CATEGORY II
  - EVERGREEN TREES**
  - CATEGORY IV
  - CATEGORY III
  - CATEGORY II



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**PARKSTONE TECH PARK**  
 SECTION  
 PARCEL  
 SULLY DISTRICT, FAIRFAX COUNTY, VA

REVISION PER COUNTY COMMENTS	MARK	DATE	DESCRIPTION
1	05/14/2021		

PROJECT No.: 20117.00.00  
 DRAWING No.: 110256  
 DATE: 11/20/2020  
 SCALE: 1" = 60'  
 DESIGN: LBD  
 DRAWN: LBD  
 CHECKED: GD

SHEET TITLE:  
**LANDSCAPE PLAN - DEVELOPABLE OPTION 1**

SHEET No.  
**L100**

THE LIMITS OF CLEARING AND GRADING COINCIDE WITH THE PROPERTY LINE EXCEPT AS OTHERWISE DIMENSIONED WITH THIS PLAN. THE LINE HAS BEEN OFFSET FROM THE PROPERTY LINE FOR GRAPHIC CLARITY ONLY.

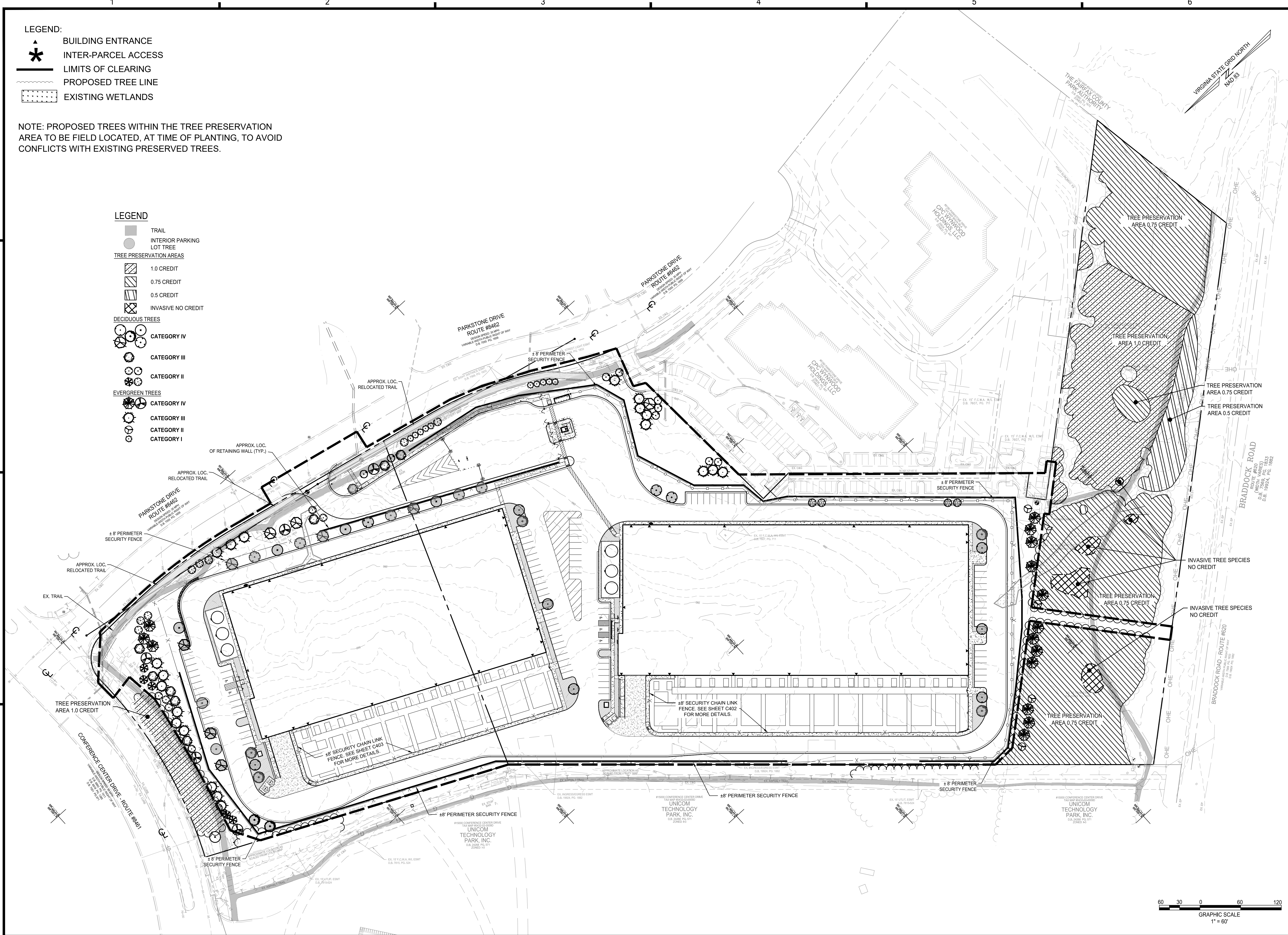
- LEGEND:**
- BUILDING ENTRANCE
  - INTER-PARCEL ACCESS
  - LIMITS OF CLEARING
  - PROPOSED TREE LINE
  - EXISTING WETLANDS

NOTE: PROPOSED TREES WITHIN THE TREE PRESERVATION AREA TO BE FIELD LOCATED, AT TIME OF PLANTING, TO AVOID CONFLICTS WITH EXISTING PRESERVED TREES.

**LEGEND**

- TRAIL
- INTERIOR PARKING LOT TREE
- TREE PRESERVATION AREAS**
  - 1.0 CREDIT
  - 0.75 CREDIT
  - 0.5 CREDIT
  - INVASIVE NO CREDIT
- DECIDUOUS TREES**
  - CATEGORY IV
  - CATEGORY III
  - CATEGORY II
- EVERGREEN TREES**
  - CATEGORY IV
  - CATEGORY III
  - CATEGORY II
  - CATEGORY I

D  
C  
B  
A



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COMMONWEALTH OF VIRGINIA  
 LAURIE B. DONNACHE  
 Lic. No. 0406001880  
 2021-05-14  
 LANDSCAPE ARCHITECT

**PARKSTONE TECH PARK SECTION**  
 PARCEL SULLY DISTRICT, FAIRFAX COUNTY, VA

REVISED PER COUNTY COMMENTS	MARK	DATE	DESCRIPTION
1	05/14/2021		

PROJECT No.: 20117.001.00  
 DRAWING No.: 110256  
 DATE: 11/20/2020  
 SCALE: 1" = 60'  
 DESIGN: LBD  
 DRAWN: LBD  
 CHECKED: GD

SHEET TITLE:  
**LANDSCAPE PLAN - DEVELOPABLE OPTION 2**

SHEET No.  
**L101**