

TREES					
PA	ACER ORSELUM	PAPERSKIN MAPLE	2" CAL @ 7" ABOVE GRADE MIN.	AS SHOWN	18
RE	ACER RUBRUM	RED MAPLE	2" CAL @ 7" ABOVE GRADE MIN.	AS SHOWN	9
SU	ACER SACCHARUM	SUGAR MAPLE	2" CAL @ 7" ABOVE GRADE MIN.	AS SHOWN	12
EG	THUJA OCCIDENTALIS EMERALD	AMERICAN ARBORVITAE	4" TALL MIN.	AS SHOWN	46

LANDSCAPE CALCULATIONS:

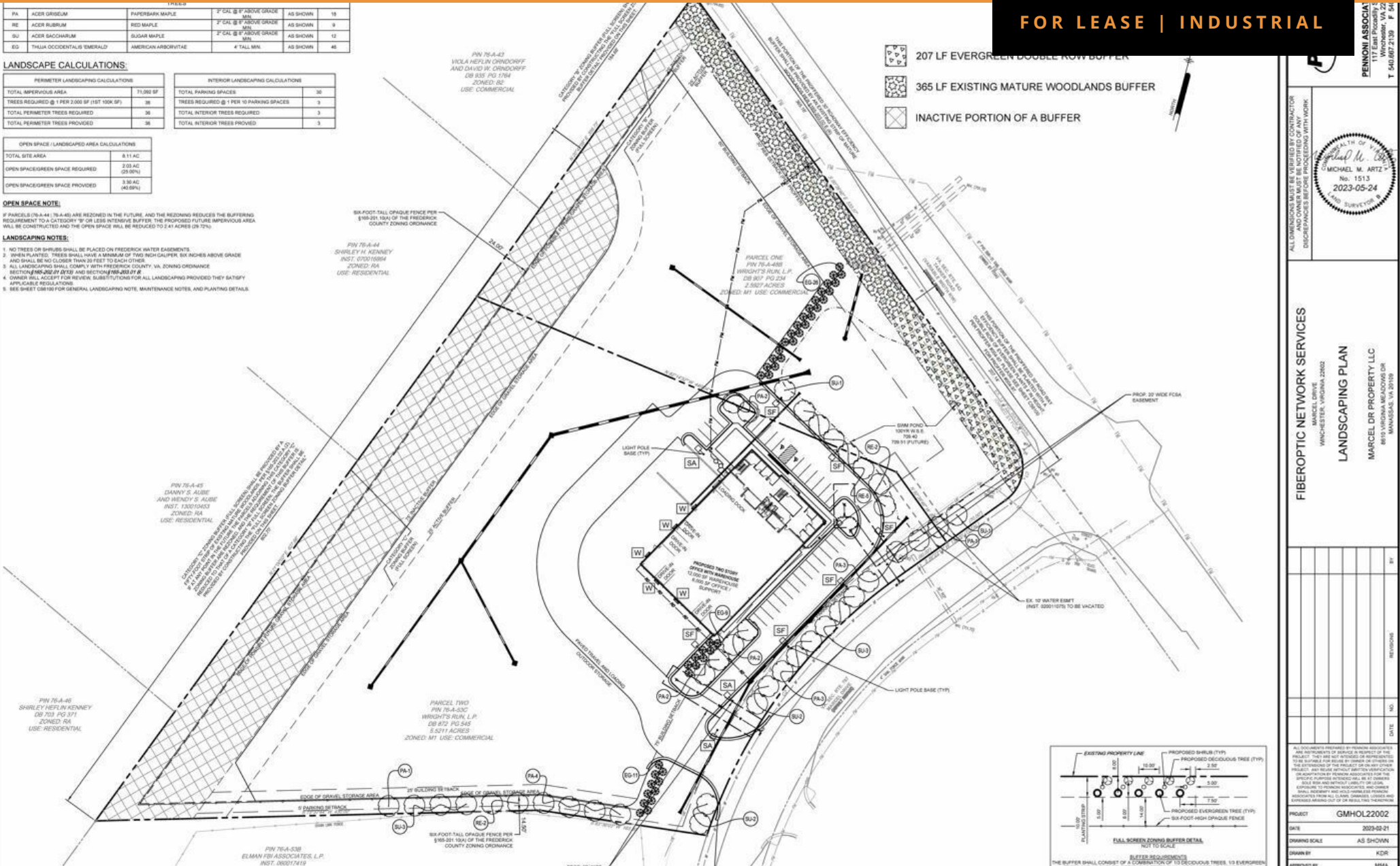
PERIMETER LANDSCAPING CALCULATIONS		INTERIOR LANDSCAPING CALCULATIONS	
TOTAL IMPERVIOUS AREA	71,880 SF	TOTAL PARKING SPACES	30
TREES REQUIRED @ 1 PER 2,000 SF (1ST 100K SF)	36	TREES REQUIRED @ 1 PER 10 PARKING SPACES	3
TOTAL PERIMETER TREES REQUIRED	36	TOTAL INTERIOR TREES REQUIRED	3
TOTAL PERIMETER TREES PROVIDED	36	TOTAL INTERIOR TREES PROVIDED	3

OPEN SPACE / LANDSCAPED AREA CALCULATIONS	
TOTAL SITE AREA	8.11 AC.
OPEN SPACE/GREEN SPACE REQUIRED	2.03 AC (25.0%)
OPEN SPACE/GREEN SPACE PROVIDED	3.38 AC (41.6%)

OPEN SPACE NOTE:
IF PARCELS (78-A-44, 78-A-45) ARE REZONED IN THE FUTURE, AND THE ZONING REDUCES THE BUFFERING REQUIREMENT TO A CATEGORY "B" OR LESS INTENSIVE BUFFER, THE PROPOSED FUTURE IMPERVIOUS AREA WILL BE CONSTRUCTED AND THE OPEN SPACE WILL BE REDUCED TO 2.41 ACRES (29.7%).

LANDSCAPING NOTES:
1. NO TREES OR SHRUBS SHALL BE PLACED ON FREDERICK WATER EASEMENTS.
2. TREES PLANTED: TREES SHALL HAVE A MINIMUM OF TWO INCH CALIPER, SIX INCHES ABOVE GRADE AND SHALL BE NO CLOSER THAN 25 FEET TO EACH OTHER.
3. ALL LANDSCAPING SHALL COMPLY WITH FREDERICK COUNTY, VA, ZONING ORDINANCE SECTION 86-202 AND 87-203 AND SECTION 86-202 AND 87-203.
4. OWNER WILL ACCEPT FOR REVIEW, SUBSTITUTIONS FOR ALL LANDSCAPING PROVIDED THEY SATISFY APPLICABLE REGULATIONS.
5. SEE SHEET 08100 FOR GENERAL LANDSCAPING NOTE, MAINTENANCE NOTES, AND PLANTING DETAILS.

- 207 LF EVERGREEN DOUBLE ROW BUFFER
- 365 LF EXISTING MATURE WOODLANDS BUFFER
- INACTIVE PORTION OF A BUFFER



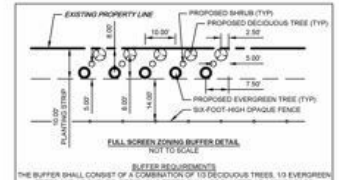
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR DISCREPANCIES BEFORE PROCEEDING WITH WORK

PROF. MICHAEL M. ARTZ
No. 1513
2023-05-24
LAND SURVEYOR

FIBEROPTIC NETWORK SERVICES
MARCEL DRIVE
WINCHESTER, VIRGINIA 22602
LANDSCAPING PLAN
MARCEL DR PROPERTY LLC
8875 VIRGINIA MEADOWS DR
MANASSAS, VA 20109

NO.	DATE	REVISIONS	BY

PROJECT: GMHOL22002
DATE: 2023-02-21
DRAWING SCALE: AS SHOWN
DRAWN BY: KDR
APPROVED BY: MMA



0 MARCEL DRIVE

WINCHESTER, VA 22603



J. CARTER WILEY
703.753.9600
carter@thewileycompanies.com

0 MARCEL DRIVE

Winchester, VA 22603

FOR LEASE | INDUSTRIAL



LEASE RATE

\$20,000.00 PER MONTH

OFFERING SUMMARY

Property Type:	Industrial
Zoning:	M1
Building Size:	18,500 SF
Lot Size:	8.11 Acres
Available Space:	9,000 SF
Outdoor Storage:	1.25 Acres

PROPERTY OVERVIEW

Proposed 18,500 SF building, approx. 6500 sf office and 12,000 sf warehouse, featuring loading docks and drive in doors. Property also include a gravel outdoor storage area.

LOCATION OVERVIEW

Located on the SW corner of Tasker Road and Marcel Drive.

PROPERTY HIGHLIGHTS

- Ideal contractor facility with office, warehouse, and outdoor storage
- Leasing 1/2 of building: 3000 sf office, 6,000 sf warehouse w/ 1 drive in, and 1.25 ac outdoor storage



J. CARTER WILEY

703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

0 MARCEL DRIVE

Winchester, VA 22603

FOR LEASE | INDUSTRIAL



NEW WORK PLAN LEGEND:

- NEW INTERIOR PARTITION; SEE A001 FOR PARTITION TYPES
- NEW DOOR, FRAME AND HARDWARE; SEE A011 FOR DOOR SCHEDULE
- NEW WINDOW; SEE A011 FOR WINDOW SCHEDULE
- NEW MILLWORK; SEE AS SERIES FOR ADDITIONAL INFORMATION
- DOOR TAG; SEE A011 FOR DOOR SCHEDULE
- NEW WORK PLAN KEY NOTE
- SECTION MARK
- DETAIL MARK
- EXTERIOR ELEVATION MARK
- INTERIOR ELEVATION MARK
- FINISH FLOOR ELEVATION
- ROOM NAME
- ROOM TAG

NEW WORK PLAN KEYNOTES

- NF** NEW WORK KEY NOTES
- N1** 30"D LOADING DOCK
- N2** 8" CONCRETE BOLLARD, TYP.

PHONE 703.543.4179
FAX 703.361.8071
WWW.BELTZEL-USA.COM

Marcel Drive Property, LLC
OFFICE & WAREHOUSE
TM 76-A-53C
FREDERICK COUNTY, VA

Project: GMJ WINCHESTER

SCHEMATIC DESIGN
DATE: 01/19/2023
REVISIONS

PG-2023

M:\AN\PLUPT\AN_PC - Proj\GMJ\Winchester\22040 Plans\GMJ_FREDEICKY_PERMIT.rvt



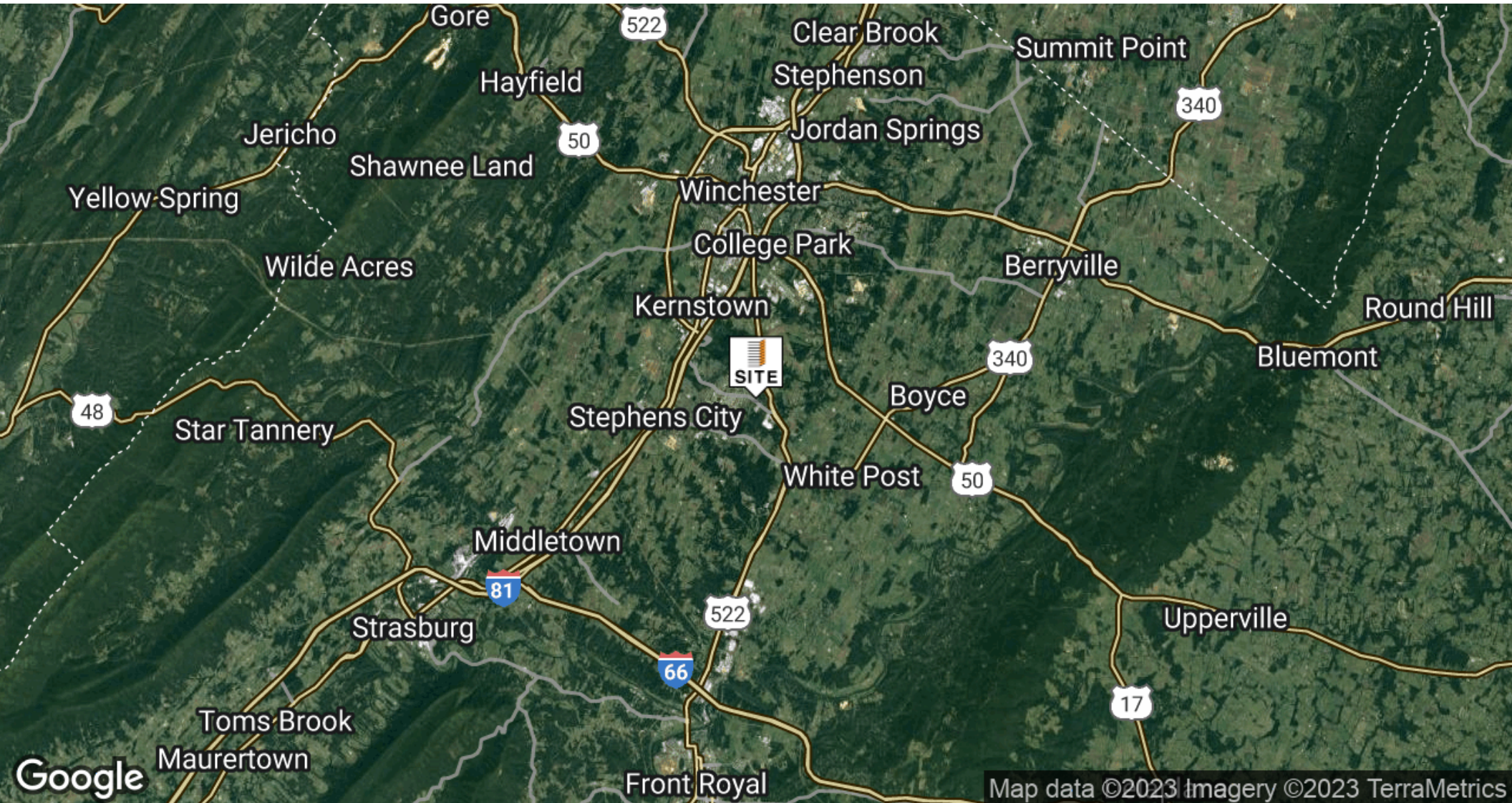
J. CARTER WILEY
703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

0 MARCEL DRIVE

Winchester, VA 22603

FOR LEASE | INDUSTRIAL



Google

Map data ©2023 Imagery ©2023 TerraMetrics



J. CARTER WILEY

703.753.9600
carter@thewileycompanies.com

The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.