ZONE: CDD#19
ZONE: CDD#10

0 20 40 80

(IN FEET)
1 INCH = 40'

VA STATE GRID NORTH

INGRESS-EGRESS, PUBLIC UTILITY, AND EMERGENCY VEHICLE ACCESS ESMT INST: 110021554

S83°21'10"W 16.33'

S83°21'10"W 116.39'

PUBLIC ACCESS ESMT INST: 110021554

N 6989817.2925
E 11896397.0935

PARCEL G-A-1
(19,890 SF. OR 0.4566 AC)

PARCEL: 025.05-08
OWNER: LBG PARCEL A LLC
ZONE: CDD#10
USE: VACANT LAND

PARCEL: 025.04-03-01
OWNER: CITY OF ALEXANDRIA
ZONE: CDD#10
USE: CITY PARK

POTOMAC AVENUE
PUBLIC RIGHT-OF-WAY WIDTH VARIES
INSTRUMENT NUMBER 060033375

DOGUE STREET
64' PUBLIC RIGHT-OF-WAY WIDTH
INSTRUMENT NUMBER 110021554
(CURRENTLY UNDER CONSTRUCTION)

PARCEL: 025.01-05-10
OWNER: LBG PARCEL D LLC
ZONE: CDD#10
USE: VACANT LAND

DVP VAULT ENCROACHMENT AREA = 1,018 SQ. FT.

17.34'

58.68'

N83°08'44"E 147.94'

N06°51'16"W 147.67'

TRASH AND RECYCLING ROOM

PROPOSED LOADING

PROPOSED GARAGE

PROPOSED OFFICE BUILDING
7 STORIES
110 FT BLDG HEIGHT

PARCEL G-A-2
(DEVELOPMENT SITE)
(19,143 SF. OR 0.4395 AC)

RETAIL ENTRANCE

OFFICE LOBBY ENTRANCE

RETAIL ENTRANCE

S83°08'44"W 149.70

EAST GLEBE ROAD
PUBLIC RIGHT-OF-WAY WIDTH VARIES
INSTRUMENT NUMBER 110021554

PARCEL: 025.01-05-07
OWNER: LBG PARCEL E LLC
ZONE: CDD#10
USE: VACANT LAND

N 6989467.8731
E 11896740.5599

PARCEL: 025.01-05-12
OWNER: LBG PARCEL B LLC
ZONE: CDD#10
USE: VACANT LAND

ASPHALT WALK

N 6989514.3237
E 11896650.7514

NOTES

1. THE SITE AREA AND ADJACENT INFRASTRUCTURE IS CURRENTLY UNDER CONSTRUCTION PER THE "LANDBAY G INFRASTRUCTURE PLAN" (DSP# 2007-0022) AT TIME OF FINAL SITE PLAN. IT IS ASSUMED THAT ALL PUBLIC IMPROVEMENTS SHOWN ON THIS PLAN WILL BE IN PLACE AT TIME OF CONSTRUCTION OF THIS PROPOSED DEVELOPMENT. PER THE APPROVED SITE PLAN CONDITIONS PORTIONS OF DOGUE STREET ADJACENT TO THE BUILDING WILL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

2. EXISTING SITE FEATURES DEPICTED ON THIS PLAN ARE A COMBINATION OF RECORD INFORMATION, CITY OF ALEXANDRIA GIS DATA, AND FIELD RUN SURVEY.

3. GAS, ELECTRIC, AND TELECOMMUNICATIONS UTILITIES TO BE DESIGNED AND SPECIFIED BY OTHERS. DRY UTILITIES ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY.

DVP VAULT ENCROACHMENT EXHIBIT

NATIONAL INDUSTRIES FOR THE BLIND
POTOMAC YARD LB G, BLK A

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
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Landscape Architects • Arborists
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