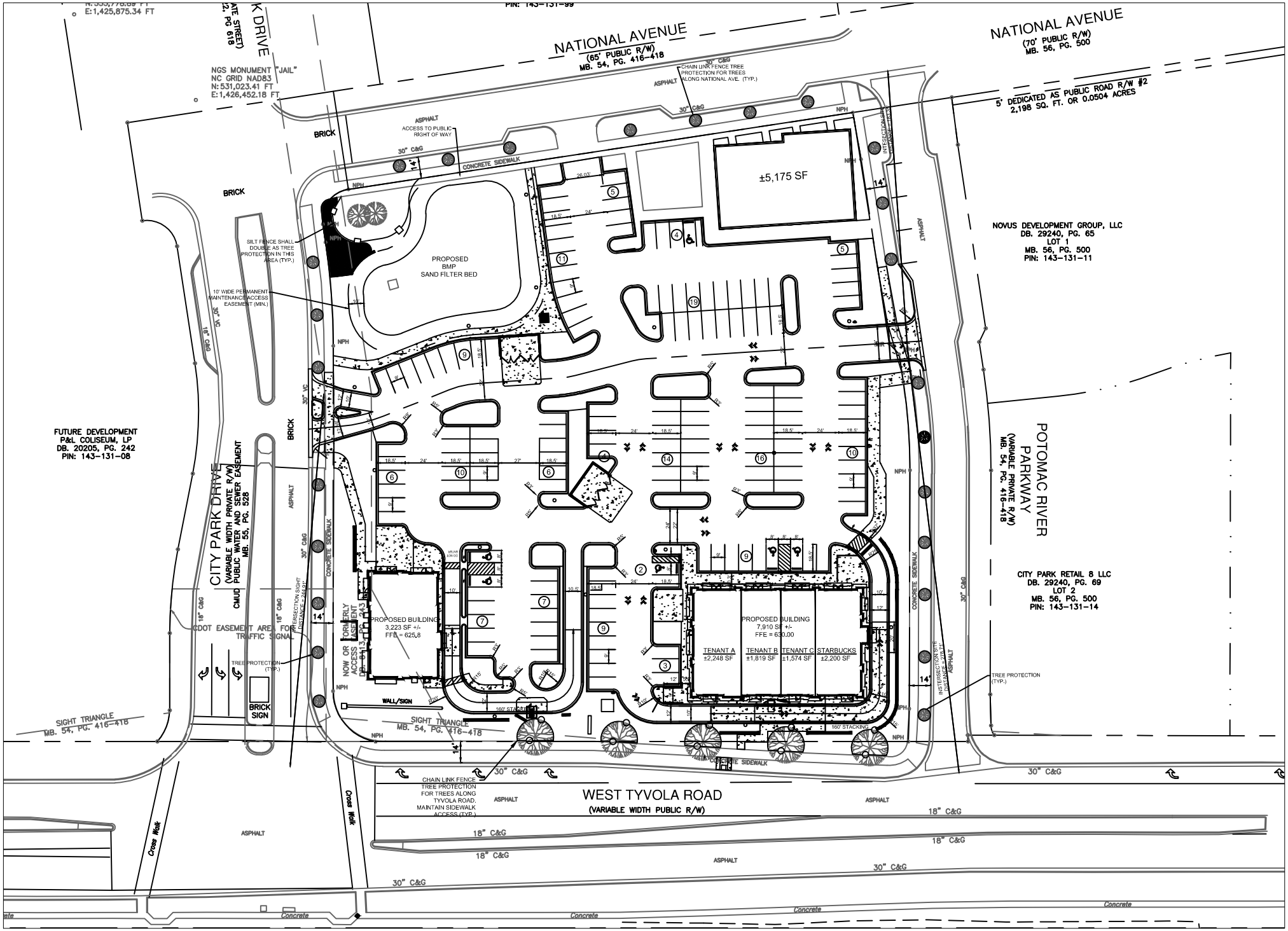
NATIONAL AVENUE
(65' PUBLIC R/W)
MB. 54, PG. 416-418
NATIONAL AVENUE
(70' PUBLIC R/W)
MB. 56, PG. 500
NGS MONUMENT "JAIL"
NC GRID NAD83
N:531,023.41 FT
E:1,426,452.18 FT
5' DEDICATED AS PUBLIC ROAD R/W #2
2,198 SQ. FT. OR 0.0504 ACRES
±5,175 SF
PROPOSED BMP SAND FILTER BED
NOVUS DEVELOPMENT GROUP, LLC
DB. 29240, PG. 65
LOT 1
MB. 56, PG. 500
PIN: 143-131-11
FUTURE DEVELOPMENT
P&L COLISEUM, LP
DB. 20205, PG. 242
PIN: 143-131-08
CITY PARK DRIVE
(VARIABLE WIDTH PRIVATE R/W)
PUBLIC WATER AND SEWER EASEMENT
MB. 55, PG. 528
POTOMAC RIVER PARKWAY
(VARIABLE PRIVATE R/W)
MB. 54, PG. 416-418
CITY PARK RETAIL 8 LLC
DB. 29240, PG. 69
LOT 2
MB. 56, PG. 500
PIN: 143-131-14
PROPOSED BUILDING
3,223 SF +/-
FFE = 625.8
PROPOSED BUILDING
7,910 SF +/-
FFE = 630.00
TENANT A ±2,248 SF
TENANT B ±1,819 SF
TENANT C ±1,574 SF
STARBUCKS ±2,200 SF
WEST TYVOLA ROAD
(VARIABLE WIDTH PUBLIC R/W)
SIGHT TRIANGLE
MB. 54, PG. 416-418
CDOT EASEMENT AREA FOR TRAFFIC SIGNAL
BRICK SIGN
TREE PROTECTION (TYP.)
CHAIN LINK FENCE TREE PROTECTION FOR TREES ALONG NATIONAL AVE. (TYP.)
SILT FENCE SHALL DOUBLE AS TREE PROTECTION IN THIS AREA (TYP.)
10' WIDE PERMANENT MAINTENANCE ACCESS EASEMENT (MIN.)
ACCESS TO PUBLIC RIGHT OF WAY
CONCRETE SIDEWALK
ASPHALT
BRICK
WALL/SIGN
160' STACKING
CHAIN LINK FENCE TREE PROTECTION FOR TREES ALONG TYVOLA ROAD. MAINTAIN SIDEWALK ACCESS (TYP.)
Cross Walk
Concrete
18" C&G
30" C&G
NPH