

GENERAL NOTES

- EXISTING CONDITIONS WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY KRIS CONSULTANTS, LLC DATED APRIL, 14 2008 FOR KEA, LLC, 2 PIDGEON HILL DRIVE STERLING VA 703-444-0959
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- SEE STRUCTURAL PLANS FOR RETAINING WALLS PLANS AND DETAILS.
- VERIFY LOCATION OF EXISTING UTILITIES BEFORE PROCEEDING WITH WORK. NOTIFY MR. DYSON, D.C. WASA @ (202) 787-4299 AND MISS UTILITY @ 1-800-257-7777 AT LEAST 48 HRS. BEFORE PROCEEDING WITH ANY EXCAVATIONS. HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND DETERMINE EXACT CLEARANCES OF ALL PROPOSED INSTALLATIONS WELL IN ADVANCE OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CONFLICTS WITH PLAN ELEVATIONS.
- THE PROPERTY IS DESCRIBED AS LOTS 43, AND 44 SQUARE 5345, WASHINGTON, D.C.
- VALVES, MANHOLE TOPS AND COVERS AND OTHER STRUCTURES TO BE ADJUSTED TO NEW GRADES.

SITE PLAN NOTES:

- MEET EXISTING CURB & GUTTER IN LINE & ON GRADE.
- NEW CONCRETE DRIVEWAY ENTRANCE.
- 7" CONCRETE PAD.
- NEW CONCRETE SIDEWALK.
- NEW GUARD RAIL.
- NEW RETAINING WALL (SEE STRUCTURAL DWGS. FOR DETAILS)
- END OF RETAINING WALL.
- SEE ELEC. SITE PLAN FOR LOCATION AND CONFIGURATION OF CONDUITS FOR POWER AND GATE CONTROLS.
- NEW FENCE (SEE ARCH. PLANS FOR DETAILS)
- NEW GATE (SEE ARCH. PLANS FOR DETAILS)
- NEW PERMEABLE PAVER WALKWAY.
- STAMP 'NO DUMPING - CAUTION - LEADS TO THE ANACOSTIA RIVER' ON INLET TOP.



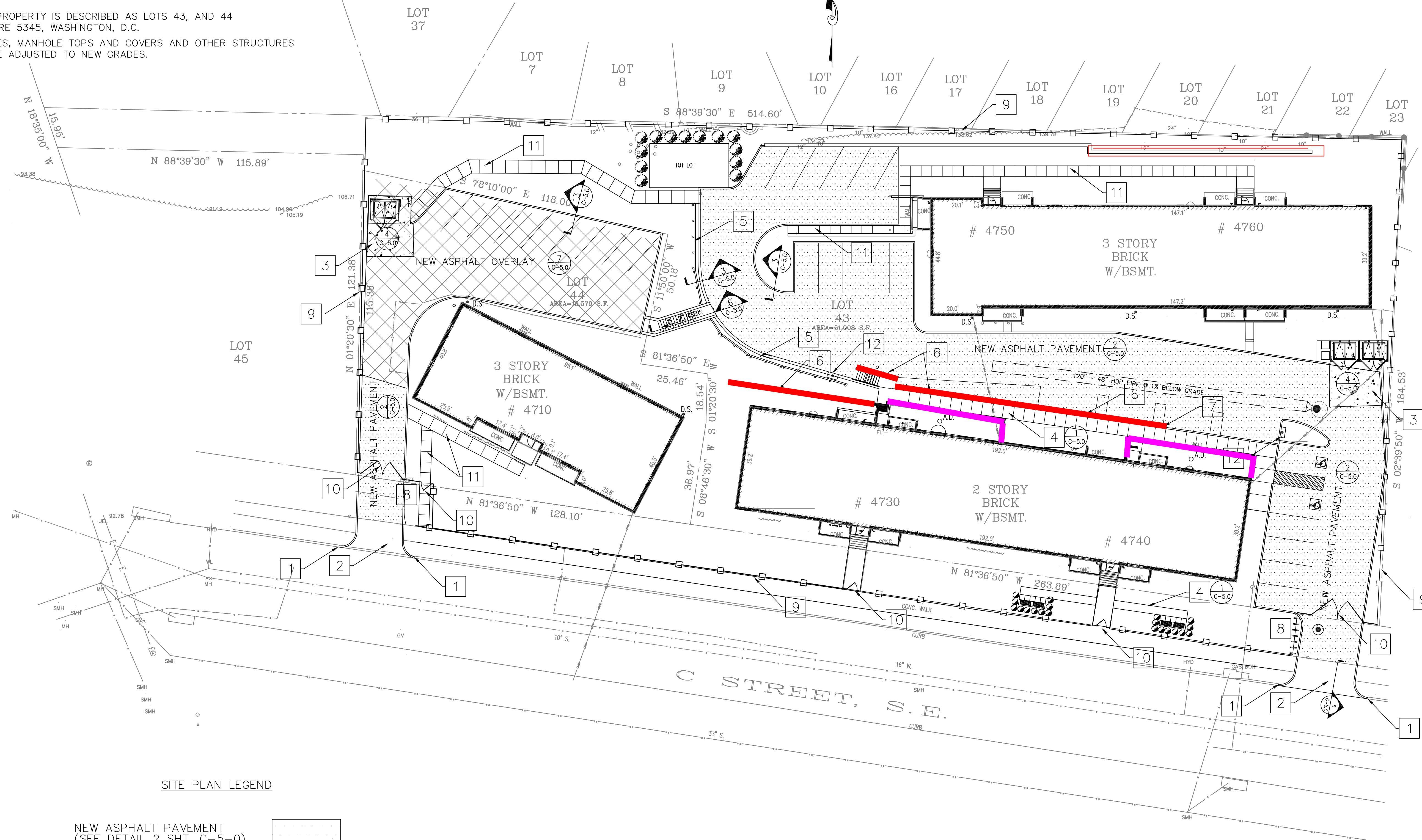
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CONSULTANTS

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2 Pidgeon Hill Drive, Suite 340
Sterling, VA 20165
703.444.0959 fax 703.444.6913

Copeland Manor

4710 C Street SE
Washington, DC 20019
Square 5345 Lot No: 0044 Zone: R-5-A



SITE PLAN LEGEND

- NEW ASPHALT PAVEMENT (SEE DETAIL 2 SHT. C-5-0) [Pattern]
- ASPHALT OVERLAY [Pattern]



LOTS 43 & 44 SQUARE 5345
4710 THRU 4760 C STREET, S.E.
WASHINGTON, D.C.

SEAL

SCALE: 1" = 20'
DRAWN BY: T.H. CHECKED BY: K.K.
PGN JOB NO.: 08-0002A
ISSUED: DATE:
PERMIT SET 10-07-08
PROGRESS SET 02-04-11
FINAL REV. 02-07-11
PERMIT SET 02-18-11

REVISIONS:

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SITE PLAN

C-3.0