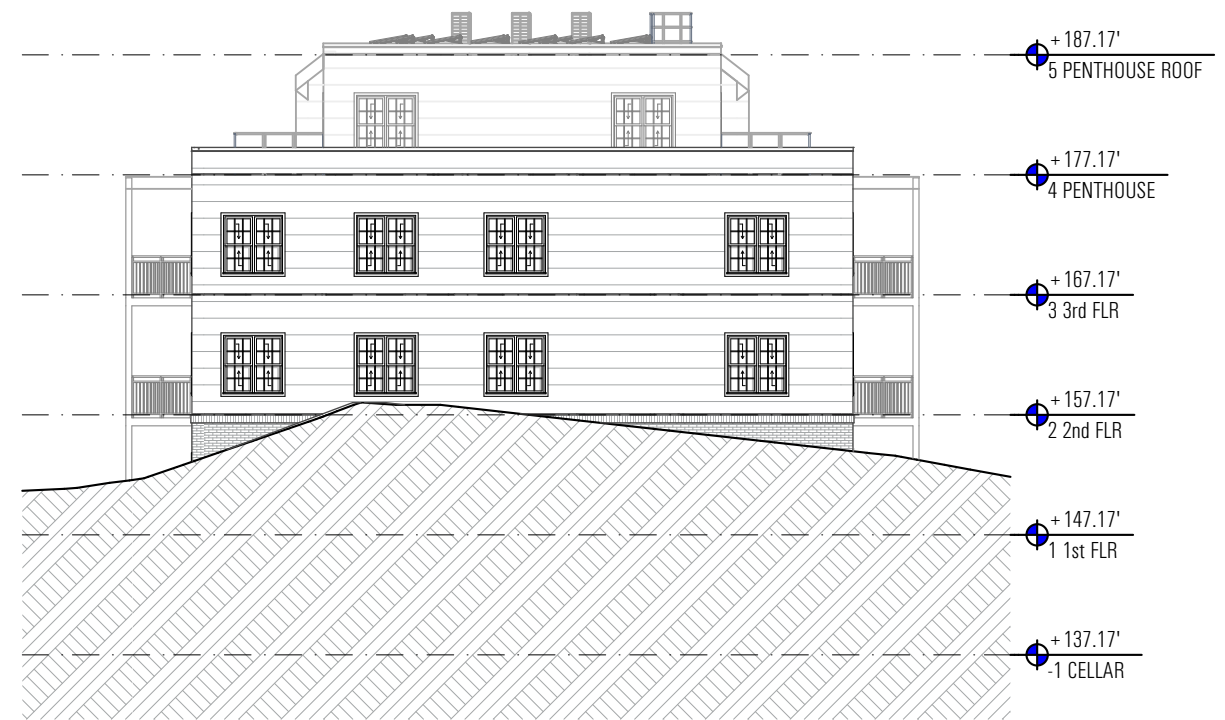


2 East Elevation
SCALE: 1/16" = 1'-0"



1 West Elevation
SCALE: 1/16" = 1'-0"





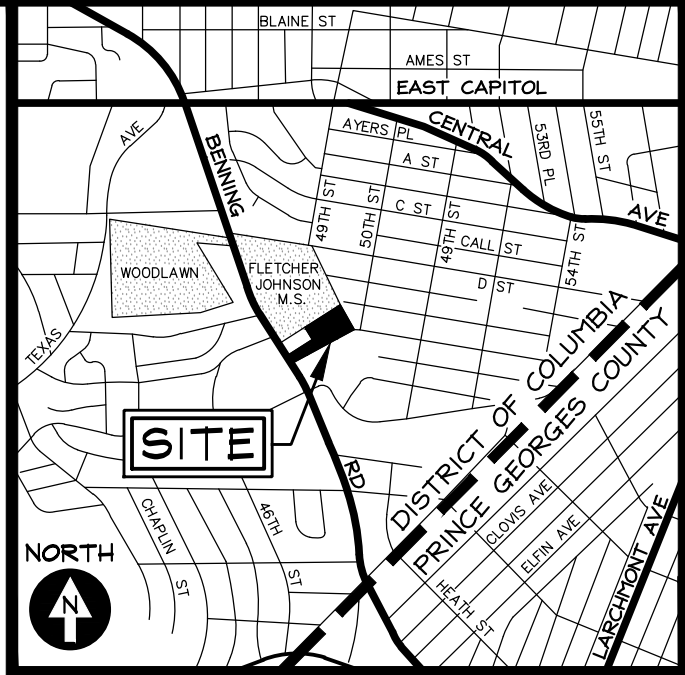
HAMPTON EAST 2 - FAR AND LOT OCCUPANCY CALCULATION			
AVAILABLE LOT		25782.5 SQ.FT	
FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)	
CELLAR	9271.94	0	
1ST FLOOR	9271.94	8128.71	
2ND FLOOR	9271.94	9271.94	
3RD FLOOR	9271.94	9271.94	
PENTHOUSE*	4834.68	0	
TOTAL FAR AREA		26672.59 SQ.FT	
FAR		1.03	
ALLOWABLE IZ FAR = LOT X1.08		27845.10	
LOT OCCUPANCY		9271.94/25782.5	35.96

*PENTHOUSE FAR IS ADDITIONAL FAR LIMITED TO 0.4

LOT 1			LOT 2		
EXISTING LOT AREA		32533.96	EXISTING LOT AREA		115975.52
FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)	FLOOR	GROSS AREA (SQ.FT)	FAR AREA (SQ.FT)
Cellar	8424.00	3924.00	Cellar	29741.00	14125.00
1st Floor	8424.00	8424.00	1st Floor	29741.00	29741.00
2nd Floor	8424.00	8424.00	2nd Floor	29741.00	29741.00
3rd Floor	8424.00	8424.00	3rd Floor	29741.00	29741.00
EXISTING TOTAL FAR AREA		29196.00	EXISTING TOTAL FAR AREA		103348.00
ALLOWABLE IZ FAR = LOT X1.08		35136.68	ALLOWABLE IZ FAR = LOT X1.08		125253.56
EXCESS IZ FAR AREA		5940.68	EXCESS IZ FAR AREA		21905.56
THEREFORE EXCESS LOT AVAILABLE		5500.63	THEREFORE EXCESS LOT AVAILAIBLE		20282.93
EXISTING LOT OCCUPANCY		25.9	EXISTING LOT OCCUPANCY		25.64
NEW LOT AREA		27033.33	NEW LOT AREA		95692.59
NEW LOT OCCUPANCY		31.2	NEW LOT OCCUPANCY		31.1
NEW FAR(IZ)		1.08	NEW FAR		1.08

GENERAL NOTES

- 1) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY GRS GROUP LLC, DATED AUGUST, 2023.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY GRS GROUP LLC, DATED AUGUST, 2023.
- 3) ZONING: RA-1
- 4) TOTAL LOT AREA: LOT 1 = 33,534 SQUARE FEET (0.747 ACRES)
LOT 2 = 115,928 SQUARE FEET (2.661 ACRES)
- 5) PROJECT IS WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 1100010043C.



VICINITY MAP
ADC MAP 5530, GRID A-1
SCALE: 1" = 2000'



ENGINEERING-DC, LLC
Experience you can build on.

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 353-7200 Phone
www.cas-dc.com
info@cas-dc.com

OWNER/CLIENT
HAMPTON EAST OWNER LLC
CO-MENTIS CAPITAL PARTNERS
3140 WINTERPLACE PARKWAY, SUITE 300
SALISBURY, MD 21804
(410) 627-4592 (PHONE)
hoo@mentispc.com

ARCHITECT
EMOTIVE ARCHITECT, PLLC
ATTN: ALBNEY JASON GRANT, AIA, NCARB
(202) 470-5075 (PHONE)
grant@emovearch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA

LEGEND

EXISTING FEATURES

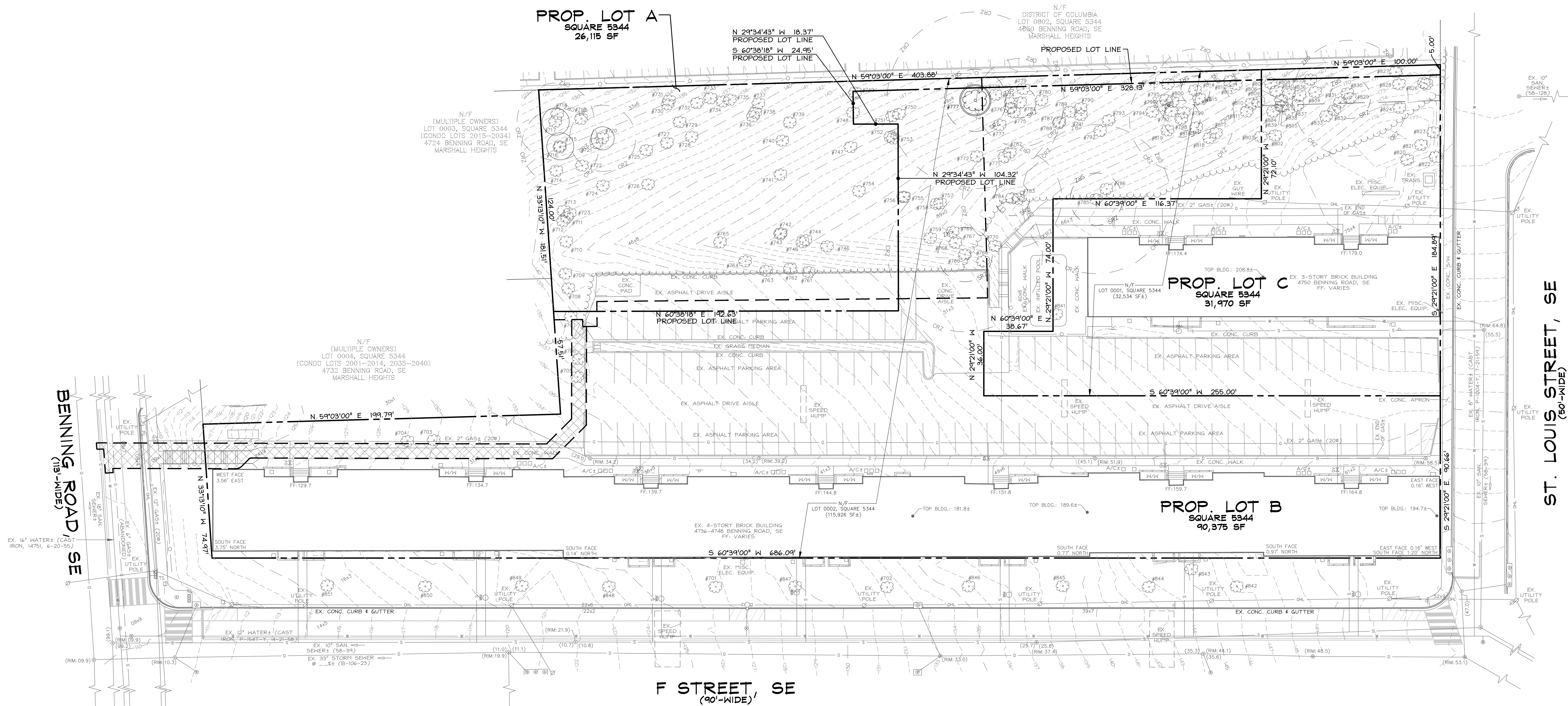
- PROPERTY LINE
- EX. SANITARY MANHOLE AND INVERT
- EX. STORM MANHOLE AND INVERT
- EX. WATER LINE WITH MANHOLE
- EX. GAS LINE WITH VALVE
- EX. UNDERGROUND ELECTRIC LINE
- EX. OVERHEAD UTILITY WITH POLE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. FIRE HYDRANT
- EX. SPOT ELEVATION
- EX. METAL FENCE
- EX. BOLLARD
- EX. TRAFFIC SIGNAL
- EX. LIGHT POLE
- EX. SIGN
- EX. PIPED DOWNSPOUT
- EX. SPILLED DOWNSPOUT
- EX. TREE
- EX. HERITAGE TREE (>100' CBH), MAY NOT BE REMOVED UNLESS HAZARDOUS (EVALUATED BY ISA CERTIFIED ARBORIST AND DDOT UFA/PSD) OR PERMIT IS ISSUED BY MAYOR PER THE TREE CANOPY PROTECTION AMENDMENT ACT OF 2016 (REF. DC ACT 21-386)
- EX. WALL

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.



EXISTING
CONDITIONS PLAN

CIV100

SEE DEMOLITION SEDIMENT CONTROL RELATED
NOTES ON SHEETS CIV001 AND CIV002.

SEE DEMOLITION SEDIMENT CONTROL RELATED
NOTES ON SHEETS CIV001 AND CIV002.



CAS ENGINEERING-DC, LLC
4838 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com

CIVIL • SURVEYING • LAND PLANNING

NER/CLIENT
EMPTON EAST OWNER LLC
D MENTIS CAPITAL PARTNERS
400 WINTERPLACE PARKWAY, SUITE 300
LISBURY, MD 21804
(o) 627-4582 (PHONE)
k@mentisco.com

EMOTIVE ARCHITECT
EMOTIVE ARCHITECT, PLLC
ATTN: AUBREY JASON GRANT, AIA, NOMA, NCARB
(424) 470-5570 (PHONE)
ajgrant@emotivearch.com


LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA

EXISTING FEATURES

EXISTING FEATURES

	TREE TO BE REMOVED
_____ CRZ _____	TREE CRITICAL ROOT ZONE (CRZ)
_____ SRZ _____	TREE STRUCTURAL ROOT ZONE (SRZ)

SEDIMENT CONTROL DEVICES

—FS—18—	FILTERSOCK EROSION CONTROL TUBE (OR SIMILAR EROSION CONTROL TUBE, STRAW BALES, ETC.)	(FS 18)
—SF—	SILT FENCE	(SF)
—SSF—	SUPER SILT FENCE	(SSF)
—TSSF—	TRENCHSILT FENCE	(TSSF)
—TP—	TREE PROTECTION FENCE	(TP)

 INLET PROTECTION

(T.B.R.)	FEATURE TO BE RAZED
----------	---------------------

SCE STABILIZED
CONSTRUCTION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY

FOR LOCATION UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

CONTRACTOR TO MAINTAIN AN
EROSION AND SEDIMENT CONTR
MEASURES INSTALLED ON SITE

REFER TO PLANS AND/OR REPORTS BY OTHERS FOR SPECIFIC TREE PROTECTION MEASURES, AS APPLICABLE.

ALL BUILDING UTILITY CONNECTIONS OF RECORD AND PER SURVEY DATA ARE SHOWN. ADDITIONAL BUILDING UTILITY CONNECTIONS MAY EXIST. CONTRACTOR TO COORDINATE DISSEMINATION OF ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY AGENCY.

CONTRACTOR SHALL USE EROSION CONTROL TRENCHLESS SILT FENCE, OR OTHER TRENCHLESS ESC METHOD ADJACENT TO TREE SAVE AREA.

SEPARATE DDOT TREE REMOVAL PERMITS ARE REQUIRED FOR PUBLIC SPACE TREES AND FOR TREES GREATER THAN 44" CE (14" DBH). HERITAGE TREES (GREATER THAN 100" CBH; 31.8" DBH) CANNOT BE REMOVED WITHOUT MAYORAL APPROVAL.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE L.O.A. AND HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA HARBORIS 7 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BOR OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY C ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 7 ARBORIST AS APPLICABLE. THE DDOT WARD 7 LEAD ARBORIS IS RUDY DELSACK, rudy.delsack@dc.gov; (202) 873-3625.

DEMOLITION QUANTITIES
DISTURBED AREA: 32,925 SQUARE FEET±
CUT: 10 CUBIC YARDS
FILL: 10 CUBIC YARDS

DOEE PLAN 7956 REVISION	09.15.2025
7956 - REVISED PER DOEE COMMENTS	09.25.2025
7956 - REVISION TO DOEE FOR APPROVAL	10.18.2025
BZA FILING SET	12.31.2025

REVISION	DATE
----------	------

CAS PROJECT	22-0683-DC
-------------	------------

DATE 12/2025


DRAWN BY _____ MSL
CHECKED BY _____ DCI

APPROVAL	DCL
----------	-----

SCALE 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH DATE: _____



VERTICAL
DC WATER
HORIZONTAL

DC SURVEYOR'S OFFICE
BOOK 144 | PAGE 72

SHEET TITLE

DEMOLITION

SEDIMENT

CONTROL PLAN

CONTROL PLAN

CIV/101

CIVIL

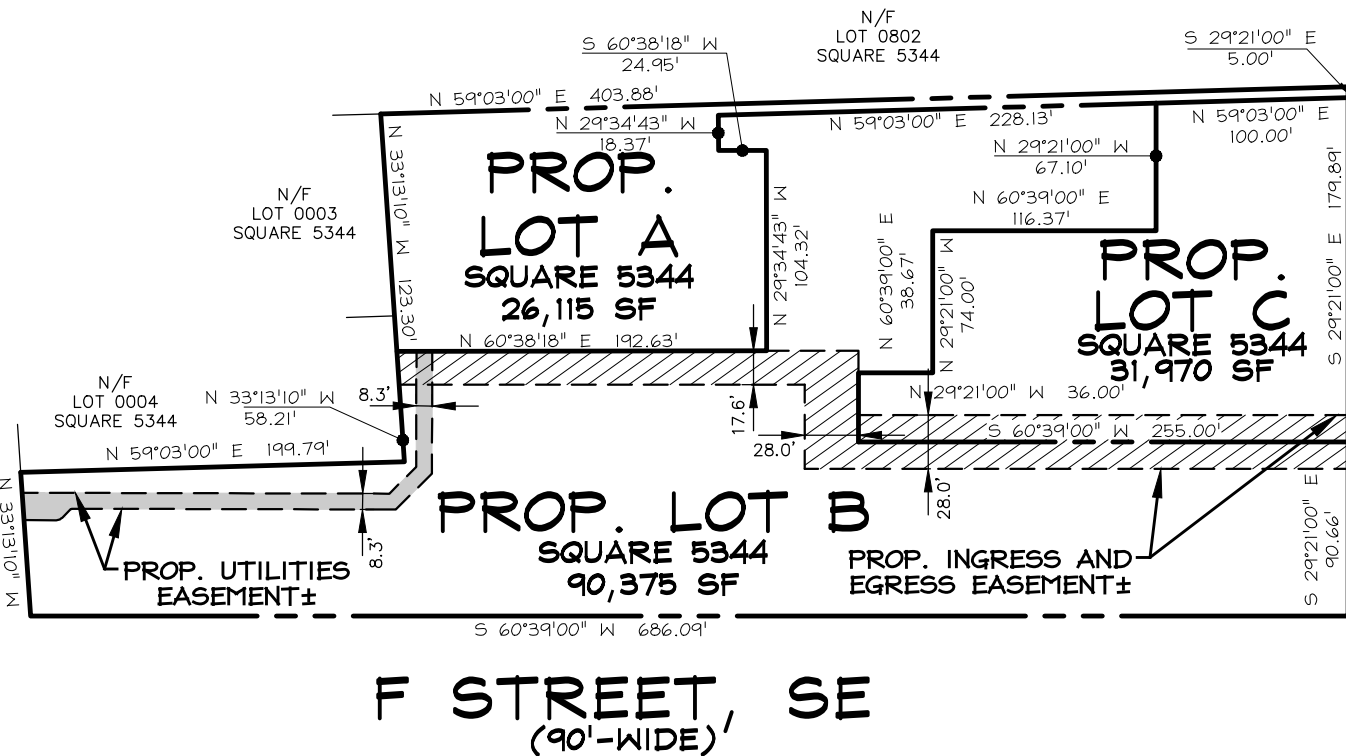
GENERAL NOTES

SEE BUILDING PERMIT SITE, DC WATER, GRADING, AND STORMWATER
MANAGEMENT RELATED NOTES ON SHEETS CIV001 AND CIV002.

PROPOSED EASEMENT EXHIBIT

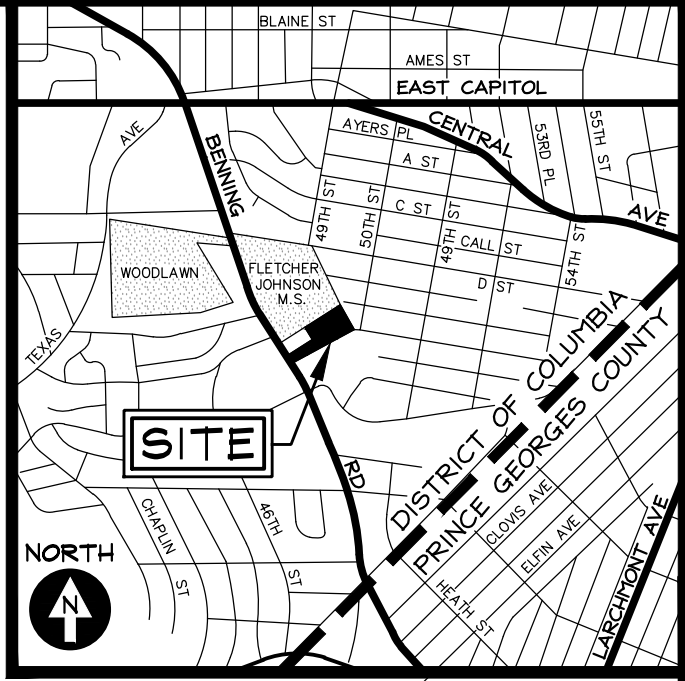
SCALE: 1"=100'

BENNING ROAD, SE
(118'-WIDE)



■ PROP. INGRESS AND EGRESS EASEMENT:
■ PROP. UTILITIES EASEMENT:

ST. LOUIS STREET, SE
(90'-WIDE)



VICINITY MAP
ADC MAP 5530, GRID A-1
SCALE: 1" = 2000'



ENGINEERING-DC, LLC
Experience you can build on.

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 353-7200 Phone
www.cas-dc.com
info@cas-dc.com
CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT
HAMPTON EAST OWNER LLC
CO-MENTIS CAPITAL PARTNERS
3140 WINTERPLACE PARKWAY, SUITE 300
SALISBURY, MD 21804
(410) 627-4502 (PHONE)
hso@hmetec.com

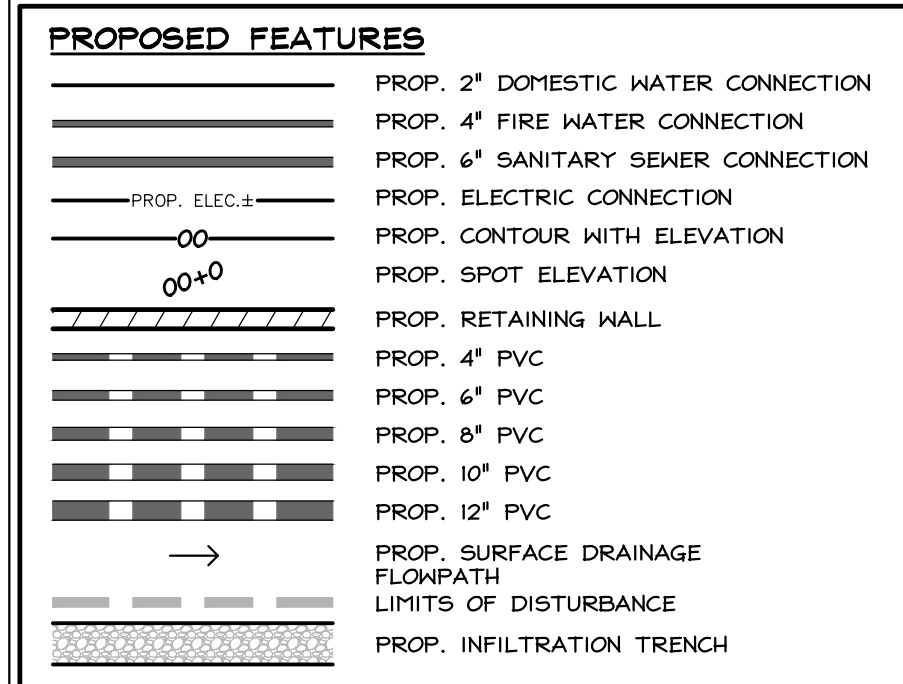
ARCHITECT
EMITTO ARCHITECT PLLC
ATTN: ABBEY JASON GRANT AIA, NCARB
6031 4700 30TH PHENIX
grant@emittowarch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA

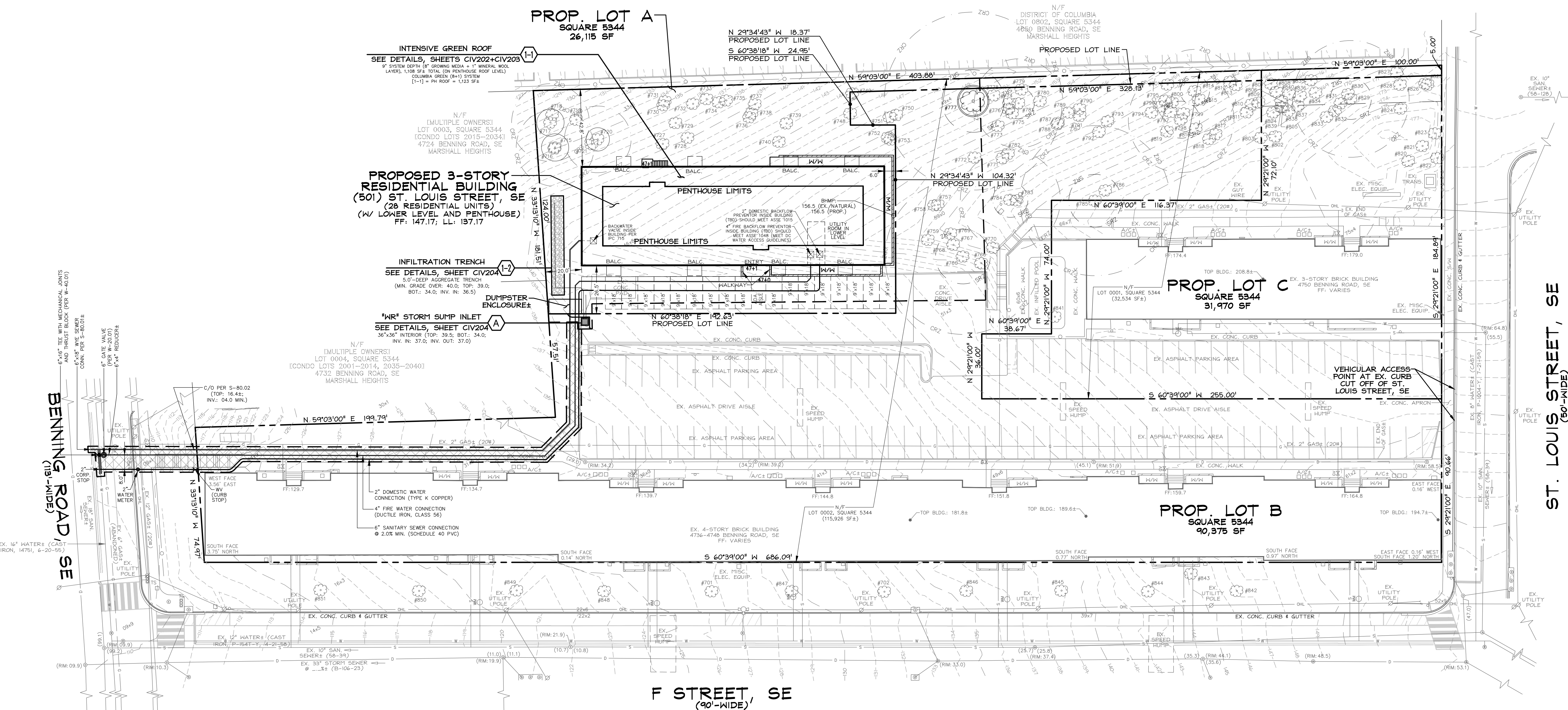
LEGEND



UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND
MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON
AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777,
OR LOG ON TO WWW.MISSUTILITY.NET/DC 48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY
COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED
EXCAVATION HAVE THOSE FACILITIES LOCATED BY THE UTILITY
COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS
RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.



TOP, INVERT, PROFILE, AND SPOT
ELEVATIONS HAVE BEEN SHORTENED
TO DROP THE LEADING HUNDREDS
DENOTATION FOR SIMPLICITY.

A SEPARATE DDOT TREE REMOVAL
PERMIT IS REQUIRED FOR PUBLIC
SPACE TREES AND FOR TREES
GREATER THAN 44" CBH (14" DBH).

PUBLIC SPACE RESTORATION
TO BE DONE AS NECESSARY
PER DDOT PERMIT OR
APPLICABLE DETAILS.

FOR MORE INFORMATION, SEE
ADDITIONAL PROFILES, NOTES,
COMPUTATIONS, AND DETAILS
ON CIV200-SERIES SHEETS.

CONTRACTOR TO COORDINATE
ABANDONMENT OF ALL EXISTING
UTILITIES AS NECESSARY.

GAS CONNECTIONS AND METERS TO BE
INSTALLED BY WASHINGTON GAS,
SUBJECT TO FIELD MODIFICATION.

REFER TO COMPACTION PROTECTION NOTES FOR
ADDITIONAL INFORMATION ON PROTECTING THE
SUB-GRADE AND ITS INFILTRATION
CAPABILITY/CAPACITY DURING CONSTRUCTION.

PROVIDE SEWER C/O FOR PROP. 6"
SAN. PER DC WATER DETAIL S-80.02
(TOP: 16.45; INV.: 04.0, MIN.).

PROPOSED WATER METER TO BE
INSTALLED AS PER DC WATER
DETAILS W-80.01 AND W-85.02

DC WATER MET UTILITY MATERIAL SCHEDULE
WATER CONNECTIONS (2" AND SMALLER), TYPE K COPPER
WATER CONNECTIONS (3" AND LARGER), CLASS 56 DUCTILE IRON W/ MECH. JOINTS
SANITARY/STORM SEWER CONNECTIONS: SCHEDULE 40 PVC

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS)
ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND
HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD
7 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A
TRENCHLESS SPLIT FENCE METHOD AND TO HORIZONTALLY BORE
OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF
ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES
ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 7
ARBORIST AS APPLICABLE. THE DDOT WARD 7 LEAD ARBORIST
IS RUDY DELSACK, rudy.delsack@dc.gov. (202) 873-3626.

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

DATE: 09/15/2025
DATE: 09/25/2025
DATE: 10/16/2025
DATE: 12/31/2025

REVISION DATE

CAS PROJECT 22-0883-DC

DATE: 12/2025

DRAWN BY: MSB

CHECKED BY: DCL

APPROVAL: DCL

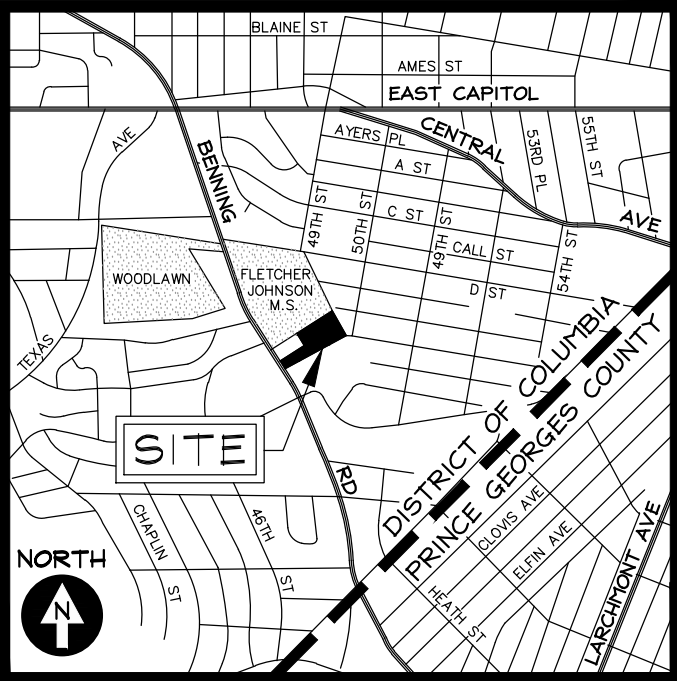
SCALE: 1"=30'

SCALE: 1 INCH = 30 FEET

NORTH

GENERAL NOTES

SEE SEDIMENT CONTROL RELATED NOTES ON SHEETS CIV001 AND CIV002.



VICINITY MAP
ADC MAP 5530, GRID A-1
SCALE: 1" = 2000'



ENGINEERING-DC, LLC
Experience you can build on.

CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 353-7200 Phone
www.cas-dc.com
info@cas-dc.com

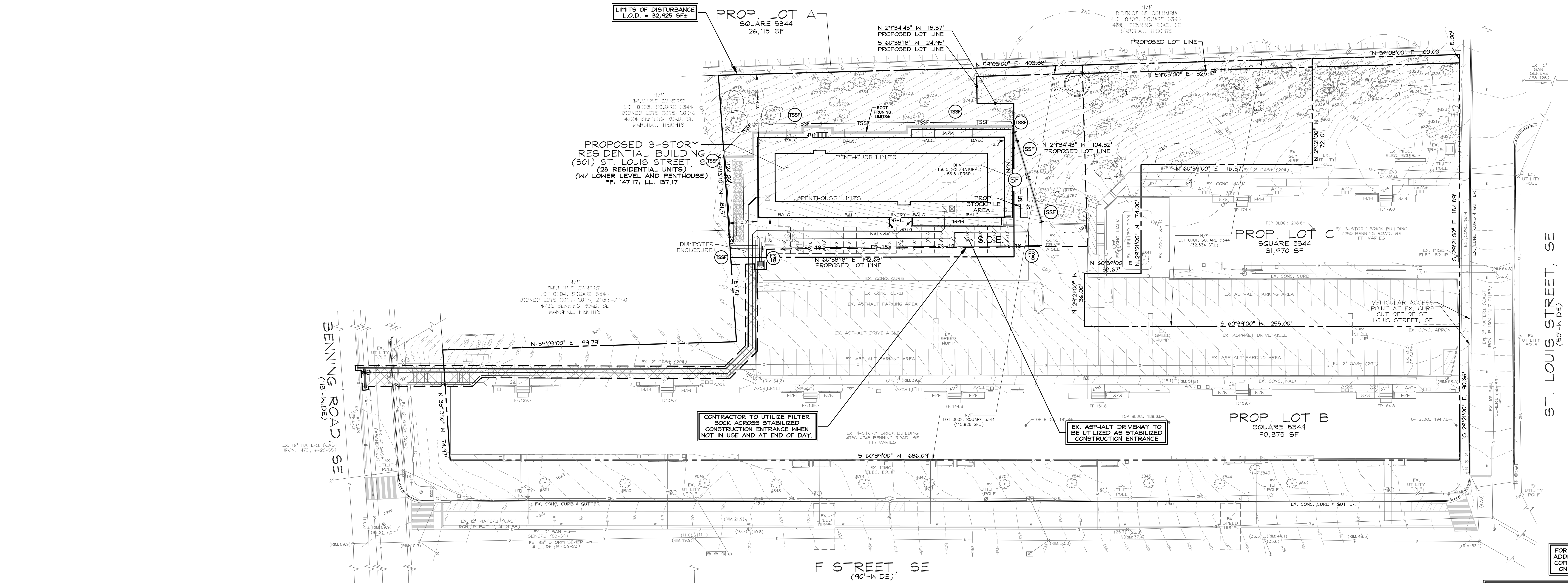
OWNER/CLIENT
HAMPTON EAST OWNER LLC
CO-MENETES CAPITAL PARTNERS
31400 WINTERPLACE PARKWAY, SUITE 300
SALISBURY, MD 21064
(410) 627-4502 (PHONE)
hoo@hometop.com

ARCHITECT
EMTOTO ARCHITECT PLLC
ATTN: ABBEY JASON GRANT AIA, NCARB
(202) 470-5075 (PHONE)
grant@emotowarch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA



LEGEND

EXISTING FEATURES	
CRZ	TREE CRITICAL ROOT ZONE (CRZ)
SRZ	TREE STRUCTURAL ROOT ZONE (SRZ)
SEDIMENT CONTROL DEVICES	
FS-18	FILTER SOCK EROSION CONTROL TUBE (OR SIMILAR EROSION CONTROL TUBE, STRAW BALES, ETC.)
SF	SILT FENCE (SF)
SSF	SUPER SILT FENCE (SSF)
TSSF	TRENCHLESS SUPER SILT FENCE (TSSF)
TP	TREE PROTECTION FENCE (TP)
IP	INLET PROTECTION
S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
---	LIMITS OF DISTURBANCE
---	EXEMPT UTILITY DISTURBANCE AREA

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

MISS UTILITY
FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/DC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

FOR MORE INFORMATION, SEE
ADDITIONAL PROFILES, NOTES,
COMPUTATIONS, AND DETAILS
ON CIV200-SERIES SHEETS.

CONTRACTOR SHALL USE EROSION CONTROL TUBE,
TRENCHLESS SILT FENCE, OR OTHER TRENCHLESS
ESC METHOD ADJACENT TO TREE SAVE AREAS

CONTRACTOR TO MAINTAIN ANY
EROSION AND SEDIMENT CONTROL
MEASURES INSTALLED ON SITE

A SEPARATE DDOT TREE REMOVAL
PERMIT IS REQUIRED FOR PUBLIC
SPACE TREES AND FOR TREES
GREATER THAN 4" DBH (4" DBH)

REFER TO PLANS AND/OR REPORTS BY
OTHERS FOR SPECIFIC TREE PROTECTION
MEASURES, AS APPLICABLE.

ALL EXCAVATED AREAS OF ROADWAY AND
UTILITY CUTS IN THE PUBLIC RIGHT-OF-WAY
MUST BE COVERED IMMEDIATELY.

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS)
ON NEIGHBORING LOTS THAT OVERLAP THE L.O.D. AND
HERITAGE TREES ON SITE. COORDINATE WITH DDOT UFA WARD
7 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A
TRENCHLESS SILT FENCE METHOD AND TO HORIZONTALLY BORE
OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF
ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES
ON ADJACENT PROPERTIES). COORDINATE WITH DDOT WARD 7
ARBORIST AS APPLICABLE. THE DDOT WARD 7 LEAD ARBORIST
IS RUDY DELSACKS, rudy.delsacks@dc.gov (202) 573-3625.

CONSTRUCTION QUANTITIES:
DISTURBED AREA: 32,925 SQUARE FEET±
LOD BREAKDOWN:
PRIVATE = 29,625 SF±
PRIVATE (EXEMPT, UTILITY) = 2,465 SF±
PUBLIC SPACE (NON-UTILITY) = 0 SF±
PUBLIC SPACE (EXEMPT, UTILITY) = 835 SF±
CUT: --- CUBIC YARDS
FILL: --- CUBIC YARDS

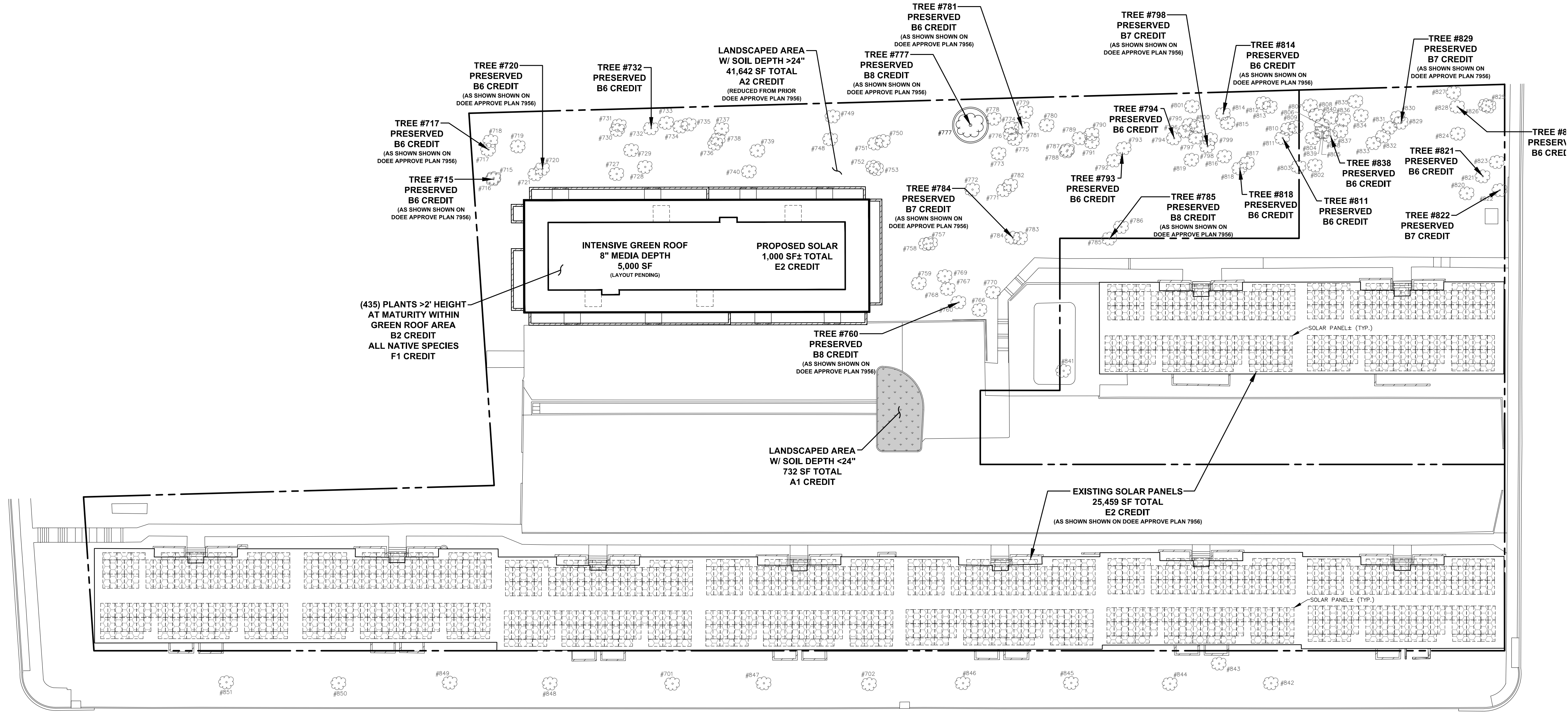
THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

SHEET TITLE

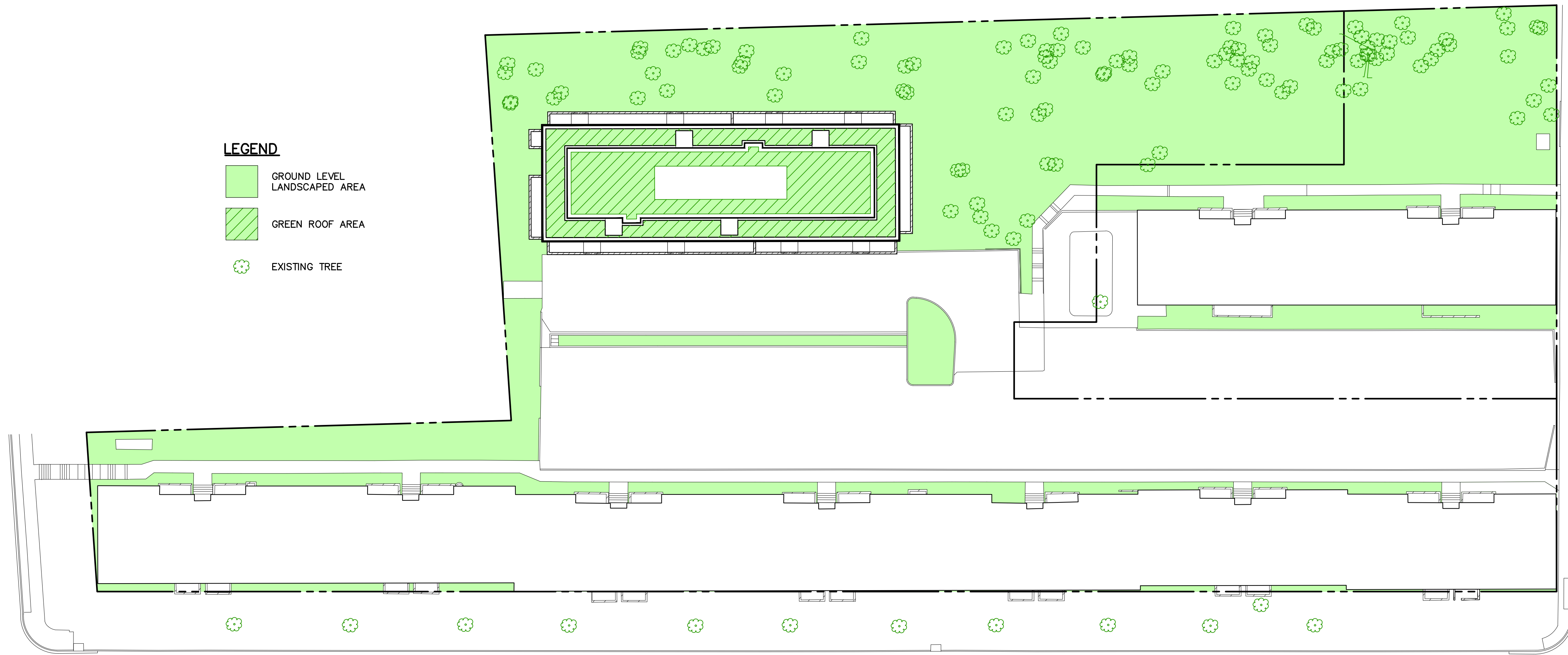
SEDIMENT
CONTROL PLAN

CIV300

GREEN AREA RATIO (GAR) PLAN LAYOUT



LAND COVER EXHIBIT



STATEMENT BY THE CERTIFIED LANDSCAPE EXPERT

THIS IS TO CERTIFY THAT I HAVE EXAMINED ALL REQUIRED GAR PLAN SUBMITTALS PRIOR TO SUBMISSION. I FURTHER CERTIFY THAT ALL ASPECTS OF THE SUBMITTAL INCLUDING LANDSCAPE ELEMENTS WITHIN THE LOT AND THE LISTED GAR SCORE MEET THE SPECIFICATIONS REQUIRED UNDER CHAPTER 34 OF TITLE 11 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS.

DAVID C. LANDSHAN
NAME AND TITLE
CAS ENGINEERING-DC, LLC
4836 MacArthur Boulevard, NW, 2ND FLOOR
WASHINGTON, DC 20007
ADDRESS
DATE 12/20/2025 PHONE 202-393-7200 PHONE NUMBER 202-393-7200

INTERNATIONAL LANDSCAPE EXPERT SIGNATURE
INTERNATIONAL SOCIETY OF ARBORICULTURE
CERTIFYING ORGANIZATION MA-6549A
CERTIFICATION NUMBER

GREEN AREA RATIO (GAR) SCORE SHEET

Green Area Ratio Scoresheet				
***	Address 4744 Benning Road, SE	Square	Lot	Zone District
***	Other	5344	Proposed	RA-2
***	Let size (enter this value first) *	Lot area (sf)	Minimum Score	Multiplier
***	148,460	0.4	SCORE: 0.400	
Landscape Elements				
		Square Feet	Factor	Total
A Landscaped areas (select one of the following for each area)				
1	Landscaped areas with a soil depth < 24"	732	0.30	219.6
2	Landscaped areas with a soil depth ≥ 24"	41,642	0.60	24,985.2
3	Bioretention facilities		0.40	-
B Plantings (credit for plants in landscaped areas from Section A)				
1	Groundcovers, or other plants < 2' height		0.20	-
2	Plants ≥ 2' height at maturity - calculated at 9-sf per plant	437	0.30	1,179.9
3	New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree	0	0.50	-
4	New trees with 40-foot or greater canopy spread - calculated at 250 sq ft per tree	0	0.60	-
5	Preservation of existing tree 6" to 12" DBH - calculated at 250 sq ft per tree	0	0.70	-
6	Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree	11	0.70	4,620.0
7	Preservation of existing trees 18" to 24" DBH - calculated at 1300 sq ft per tree	5	0.70	4,550.0
8	Preservation of existing trees 24" DBH or greater - calculated at 2000 sq ft per tree	3	0.80	4,800.0
9	Vegetated wall, plantings on a vertical surface		0.60	-
C Vegetated or "green" roofs				
1	Over at least 2" and less than 8" of growth medium		0.60	-
2	Over at least 8" of growth medium	5,000	0.80	4,000.0
D Permeable Paving***				
1	Permeable paving over 6" to 24" of soil or gravel		0.40	-
2	Permeable paving over at least 24" of soil or gravel		0.50	-
E Other				
1	Enhanced tree growth systems***		0.40	-
2	Renewable energy generation	26,459	0.50	13,229.5
3	Approved water features		0.20	-
Sub-total of sq ft =		96,806		
F Bonuses				
1	Native plant species	18,733	0.10	1,873.3
2	Landscaping in food cultivation		0.10	-
3	Harvested stormwater irrigation		0.10	-
Green Area Ratio numerator *				58,458
*** Permeable paving and structural soil together may not qualify for more than one-third of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.				

GREEN ROOF AREA ON PENTHOUSE ROOF INCLUDES AREA UP TO, BUT NOT UNDER, HVAC UNITS. HVAC UNITS TO BE SET ON PEDESTALS (OR OTHER SUPPORTS) AT OR ABOVE THE GREEN ROOF LEVEL.

100% OF NON-GREEN ROOF PROJECT SITE AREAS TO BE NATIVE LANDSCAPING PER DC GECS, ICC ELECTIVE A104.9.10.

THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE LOT'S MINIMUM GAR SCORE THROUGH APPROPRIATE STEWARDSHIP AND MAINTENANCE OF LANDSCAPE ELEMENTS AFTER THE PROPERTY IS GRANTED ITS CERTIFICATE OF OCCUPANCY.

TREES AND SHRUBS MUST HAVE A SPECIES IDENTIFICATION TAG FROM THE NURSERY TO REMAIN ON 2 OF EACH PLANTED SPECIES UNTIL THE LANDSCAPE CHECKLIST IS SIGNED. TAGS MAY BE REMOVED AFTER FINAL INSPECTION TO PREVENT GIRDING.

ALL NEW PLANT MATERIALS MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014).

ALL ROOF SLOPES ARE 1/4" PER 1'. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

NORTH
DATE: 12/20/2025
DRAWN BY: MSB
CHECKED BY: DCB
APPROVAL: DCB
SCALE: 1"=30'



CAS ENGINEERING-DC, LLC
Experience you can build on.
4836 MacArthur Boulevard, NW
2nd Floor
Washington, DC 20007
(202) 393-7200 Phone
www.cas-dc.com
info@cas-dc.com
CIVIL • SURVEYING • LAND PLANNING

OWNER/CLIENT
HARTFORD EAST OWNER LLC
CO-MENTIS CAPITAL PARTNERS
31400 WINTERPLACE PARKWAY, SUITE 300
SALISBURY, MD 21804
(410) 627-4002 (PHONE)
hso@hertecap.com

ARCHITECT
EMITTING ARCHITECT, PLLC
ATTN: ALBERT JASON GRANT, AIA, NCARB
(202) 470-5070 (PHONE)
grant@emittingarch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA

REVISION DATE
CAS PROJECT 22-0883-DC
DATE 12/20/2025
DRAWN BY MSB
CHECKED BY DCB
APPROVAL DCB
SCALE 1"=30'

NORTH
DATE: 12/20/2025
DRAWN BY: MSB
CHECKED BY: DCB
APPROVAL: DCB
SCALE: 1"=30'

SHEET TITLE
GREEN AREA
RATIO (GAR) PLAN

CIV500