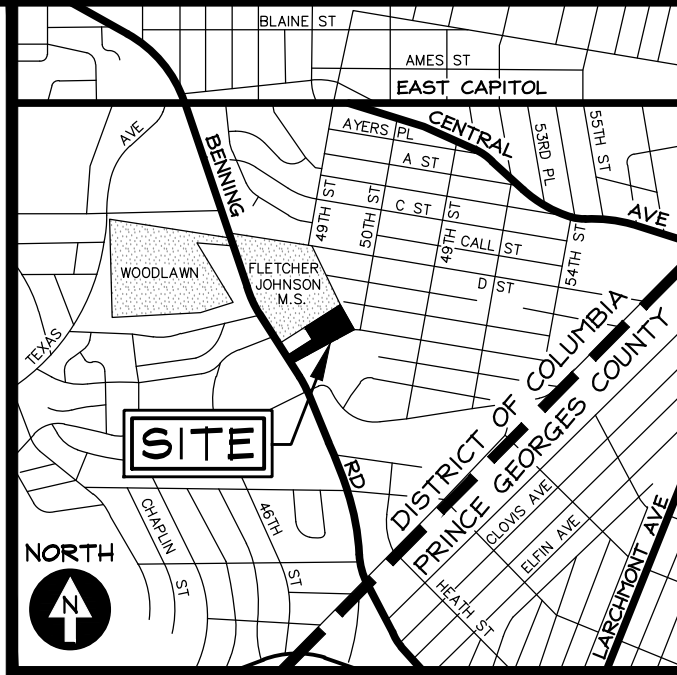


GENERAL NOTES

- 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'



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

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EMPTOR ARCHITECT, PLLC
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(202) 470-5075 (PHONE)
grant@emtovarch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING
ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA

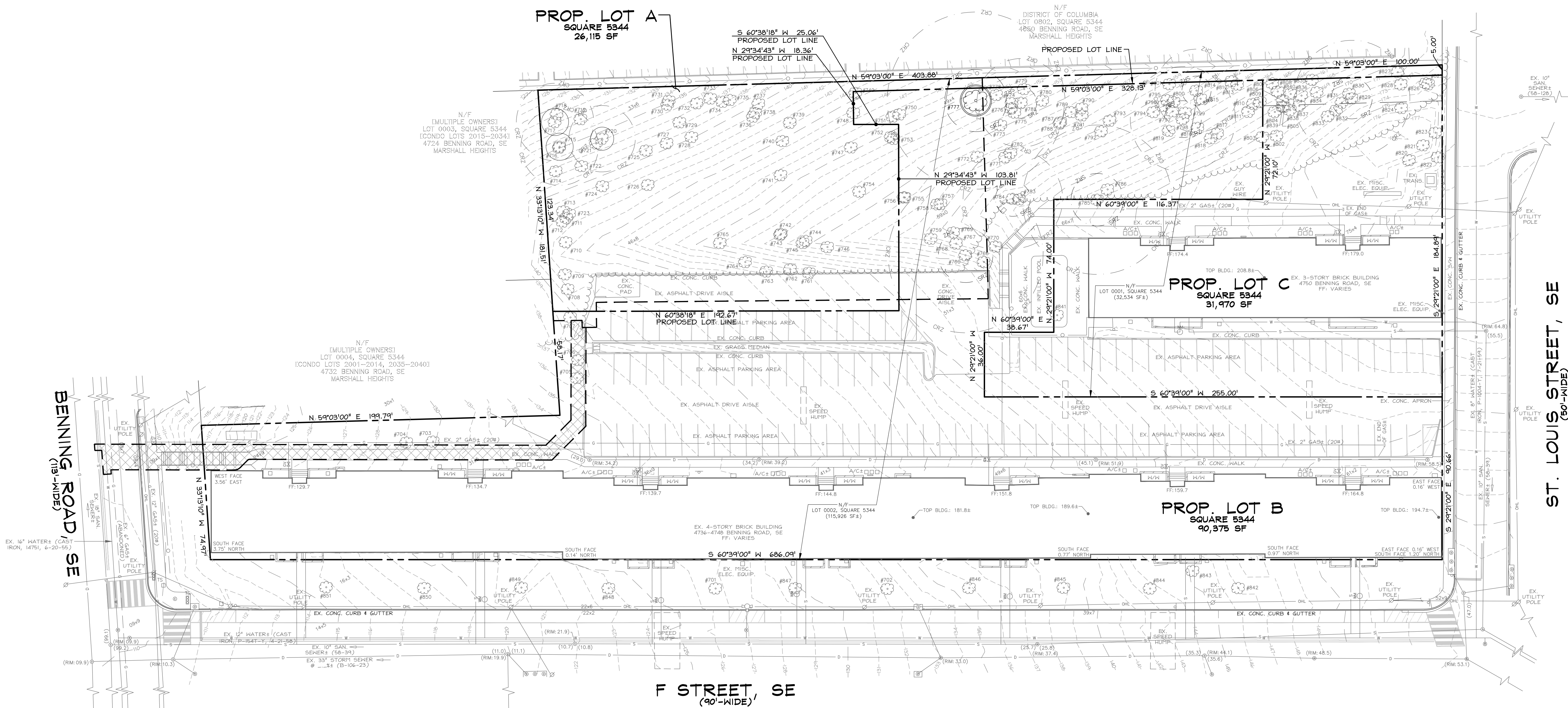
LEGEND

EXISTING FEATURES	
—	PROPERTY LINE
— S (62.7)	EX. SANITARY MANHOLE AND INVERT
— D (62.7)	EX. STORM MANHOLE AND INVERT
— W	EX. WATER LINE WITH MANHOLE
— G (62.7)	EX. GAS LINE WITH VALVE
— E	EX. UNDERGROUND ELECTRIC LINE
— O (62.7)	EX. OVERHEAD UTILITY WITH POLE
— F (62.7)	EX. TWO- AND TEN-FOOT CONTOURS
— H (62.7)	EX. FIRE HYDRANT
— S (62.7)	EX. SPOT ELEVATION
— F (62.7)	EX. METAL FENCE
— B (62.7)	EX. BOLLARD
— T (62.7)	EX. TRAFFIC SIGNAL
— L (62.7)	EX. LIGHT POLE
— S (62.7)	EX. SIGN
— P (62.7)	EX. PIPED DOWNSPOUT
— S (62.7)	EX. SPILLED DOWNSPOUT
— T (62.7)	EX. TREE
— H (62.7)	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)
— W	EX. WALL

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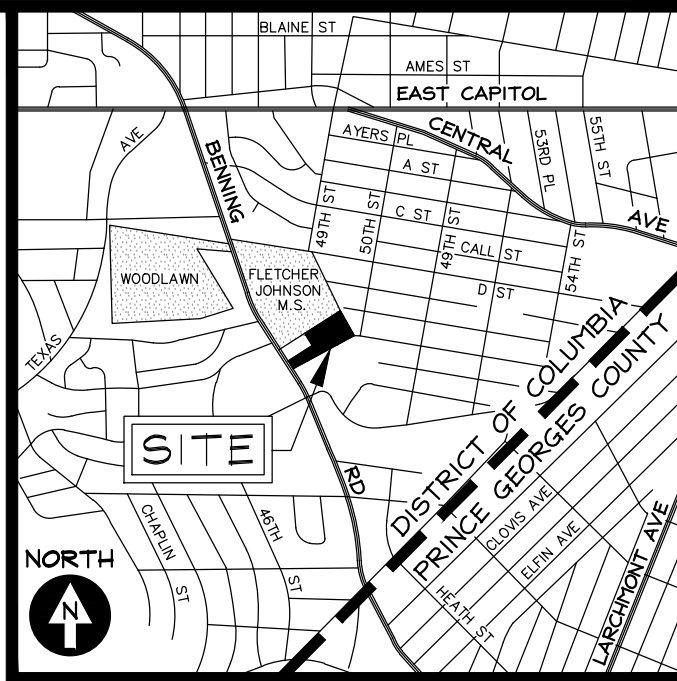


EXISTING
CONDITIONS PLAN

CIV100

GENERAL NOTES

SEE DEMOLITION SEDIMENT CONTROL RELATED NOTES ON SHEETS 05001 AND 05002.



VICINITY MAP
ADC MAP 5530, GRID A-9
SCALE: 1" = 2000'



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6801 4700 SOUTH PHENIX
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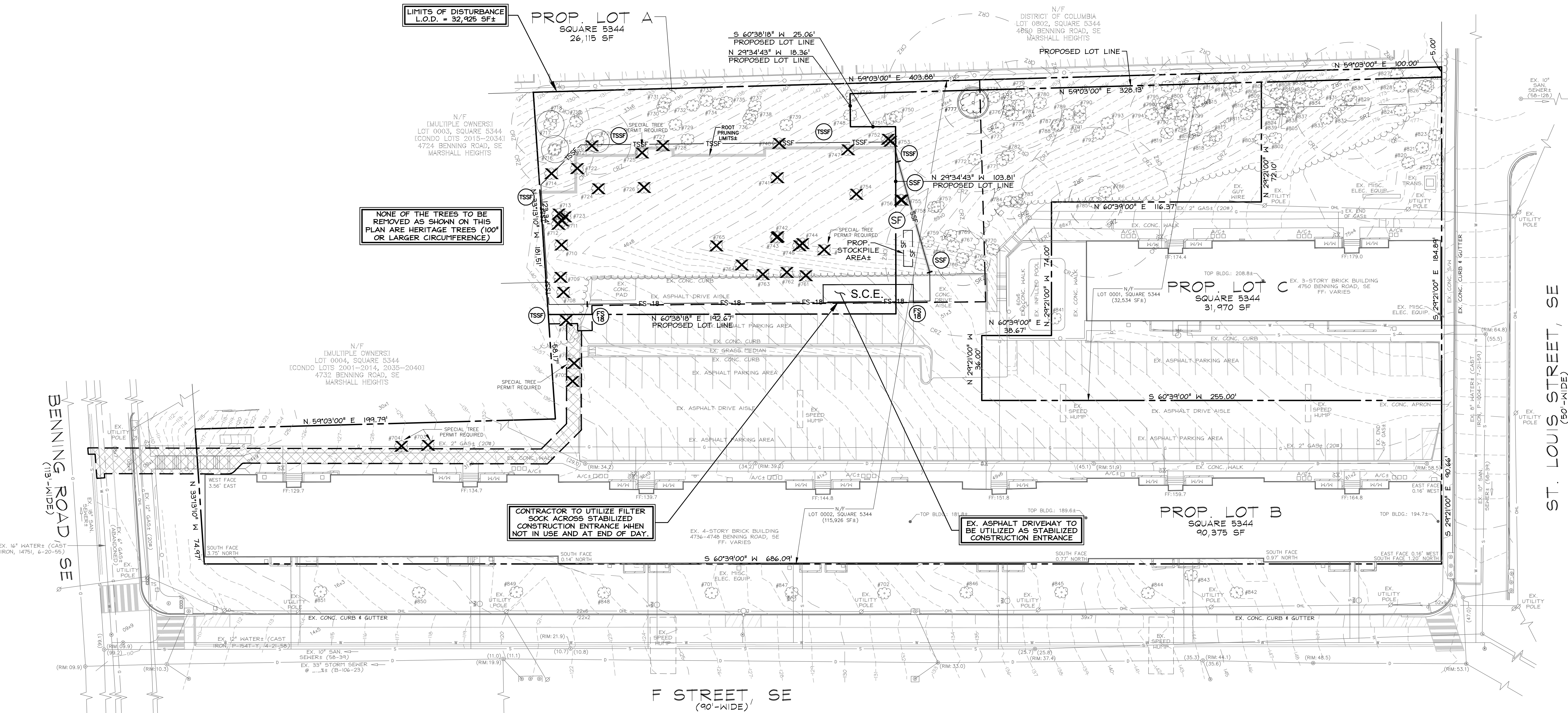
LEGEND

EXISTING FEATURES	
X	TREE TO BE REMOVED
SRZ	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, STRAIN BALES, ETC.)
SF	SILT FENCE
SSF	SUPER SILT FENCE
TSSF	TRENCHLESS SUPER SILT FENCE
TP	TREE PROTECTION FENCE
IP	INLET PROTECTION
(T.B.R.)	FEATURE TO BE RAZED
S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
---	LIMITS OF DISTURBANCE

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CONTRACTOR TO MAINTAIN ANY EROSION AND SEDIMENT CONTROL 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 ABANDONMENT OF ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY AGENCY.

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

A SEPARATE DDOT TREE REMOVAL PERMIT IS REQUIRED FOR PUBLIC SPACE TREES AND FOR TREES GREATER THAN 4" CBH (4" DBH). HERITAGE TREES (GREATER THAN 100" CBH; 31.8" DBH) CANNOT BE REMOVED WITHOUT NATURAL APPROVAL.

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 GRADE 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) 673-3626.

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

CODE PLAN 7956 REVISION	09/15/2026
7956 - REVISION PER DORE COMMENTS	09/25/2026
7956 - REVISION TO DORE FOR APPROVAL	10/16/2026
REAL PLING SET	12/31/2026
REVISION PER OP COMMENTS	01/16/2026
REVISION PER OP COMMENTS	01/22/2026

REVISION DATE

CAS PROJECT 22-0883-DC

DATE 01/22/26

DRAWN BY MS

CHECKED BY DC

APPROVAL DC

SCALE 1"=30'

SCALE 1 INCH = 30 FEET

NORTH

DATA: MEDIAN, SUBSIGNAL, EX. SPECTRUM'S OFFICE, BOOK 144, PAGE 72

SHEET TITLE

DEMOLITION
SEDIMENT
CONTROL PLAN

CIV101

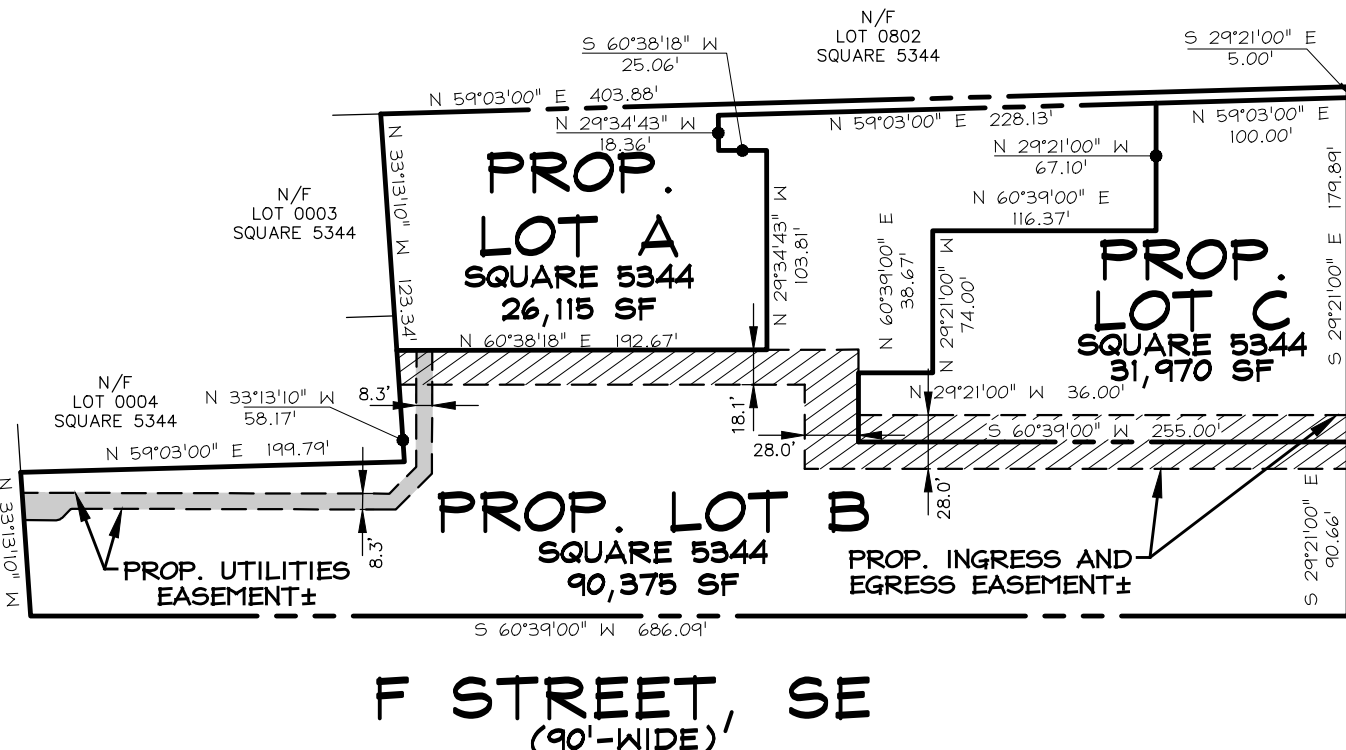
GENERAL NOTES

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)

SAMPLE PLAY AREA CONTEXTUAL PHOTOGRAPHS

MULCH PLAY SURFACE COURSE



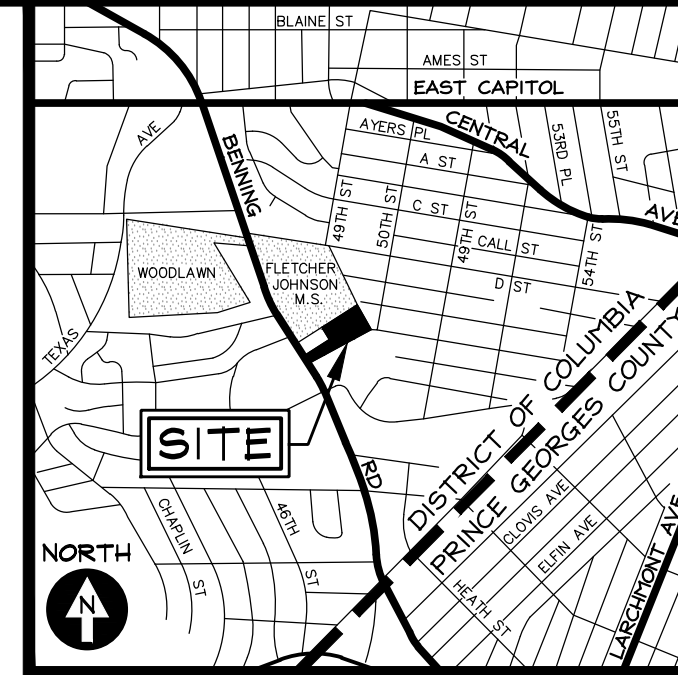
RUBBER PLAY SURFACE COURSE



PLAY EQUIPMENT SAMPLE (WILLYGAT 'GRAND COVE' PLAYGROUND)



PLAY EQUIPMENT SAMPLE (WILLYGAT 'ARCH SWING SET')



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

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MARSHALL HEIGHTS

4744-4750
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LEGEND

PROPOSED FEATURES	
	PROP. 2" DOMESTIC WATER CONNECTION
	PROP. 4" FIRE WATER CONNECTION
	PROP. 6" SANITARY SEWER CONNECTION
	PROP. ELECTRIC CONNECTION
	PROP. CONTOUR WITH ELEVATION
	PROP. SPOT ELEVATION
	PROP. RETAINING WALL
	PROP. 4" PVC
	PROP. 6" PVC
	PROP. 8" PVC
	PROP. 10" PVC
	PROP. 12" PVC
	PROP. SURFACE DRAINAGE FLOWPATH
	LIMITS OF DISTURBANCE
	PROP. INFILTRATION TRENCH

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F STREET, SE
(90'-WIDE)

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

PROP. LOT B
SQUARE 5344
90,375 SF

PROP. LOT C
SQUARE 5344
31,970 SF

PROPOSED 3-STORY
RESIDENTIAL BUILDING
(501) ST. LOUIS STREET, SE
(28 RESIDENTIAL UNITS)
(W/ LOWER LEVEL AND PENTHOUSE)
FF: 147.17; LL: 137.17

PROP. LOT A
SQUARE 5344
26,115 SF

ST. LOUIS STREET, SE
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FF: 147.17; LL: 137.17

PROP. LOT A
SQUARE 5344
26,115 SF

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

PROP. LOT B
SQUARE 5344
90,375 SF

PROP. LOT C
SQUARE 5344
31,970 SF

PROPOSED 3-STORY
RESIDENTIAL BUILDING
(501) ST. LOUIS STREET, SE
(28 RESIDENTIAL UNITS)
(W/ LOWER LEVEL AND PENTHOUSE)
FF: 147.17; LL: 137.17

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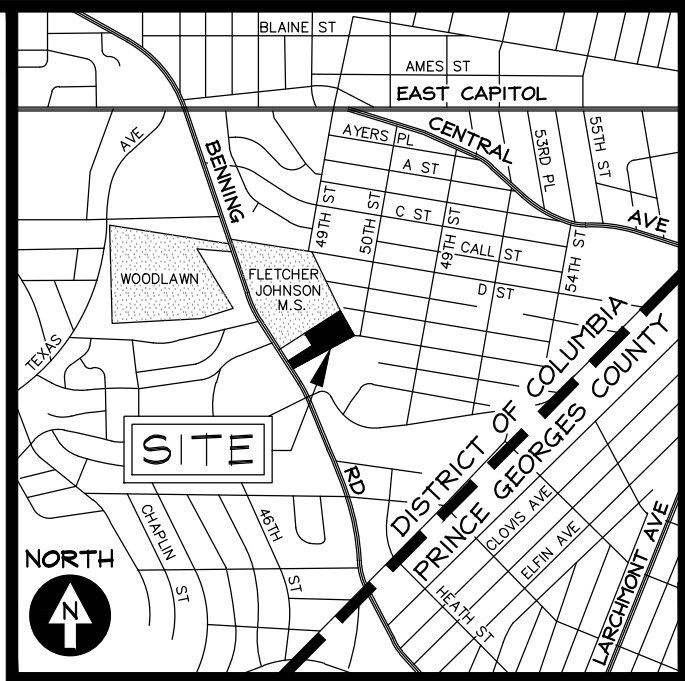
PROP. LOT C
SQUARE 5344
31,970 SF

PROPOSED 3-STORY
RESIDENTIAL BUILDING
(501) ST. LOUIS STREET, SE
(28 RESIDENTIAL UNITS)
(W/ LOWER LEVEL AND PENTHOUSE)
FF: 147.17; LL: 137.17

PROP. LOT A
SQUARE 5344
26,115 SF

GENERAL NOTES

SEE SEDIMENT CONTROL RELATED NOTES ON SHEETS CIV001 AND CIV002.



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



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info@cas-dc.com

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OWNER/CLIENT
HAMPTON EAST OWNER LLC
CO-MENTIS CAPITAL PARTNERS
31400 WINTERPLACE PARKWAY, SUITE 300
SALISBURY, MD 21864
(410) 627-4502 (PHONE)
hso@hempco.com

ARCHITECT
EMTROS ARCHITECT PLLC
ATTN: ABBEY JASON GRANT, AIA, NCARB
6831 470505 (PHONE)
grant@emtrosearch.com

LOTS 0001 AND 0002
SQUARE 5344
MARSHALL HEIGHTS

4744-4750
BENNING ROAD, SE

S.E. WASHINGTON,
DISTRICT OF COLUMBIA

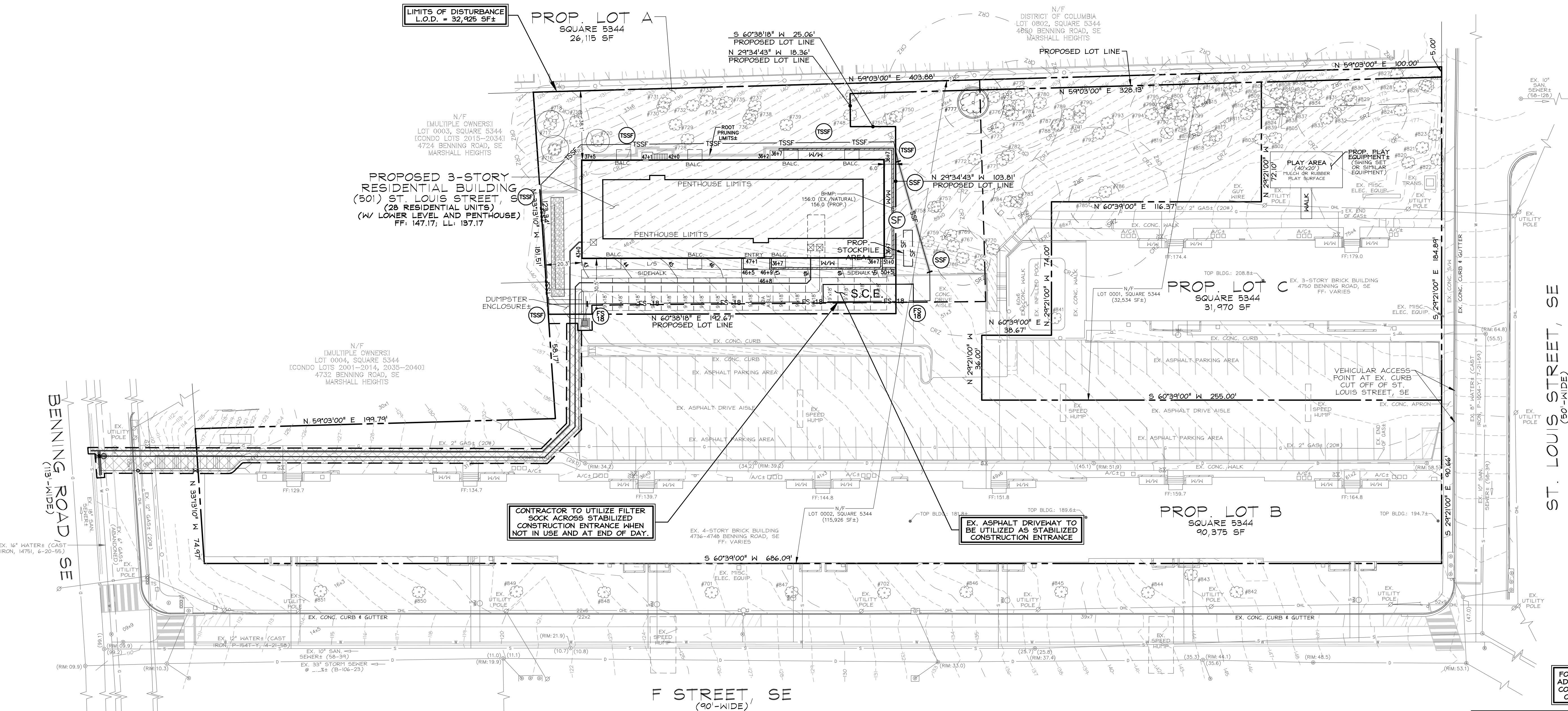
LEGEND

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

LAND COVER EXHIBIT

The map illustrates the land cover for a building and its surrounding area. The building footprint is shown in white with black outlines. The roof of the building is designated as a 'GREEN ROOF AREA', indicated by diagonal hatching. The surrounding ground level is designated as 'GROUND LEVEL LANDSCAPED AREA', shown in solid light green. Numerous 'EXISTING TREES' are marked with green circular symbols containing a cross. The map also shows a parking lot area to the right of the building, a road at the bottom, and a sidewalk along the left edge. A dashed line indicates a boundary or property line.

LEGEND

- GROUND LEVEL LANDSCAPED AREA
- GREEN ROOF AREA
- EXISTING TREE

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

CIV500