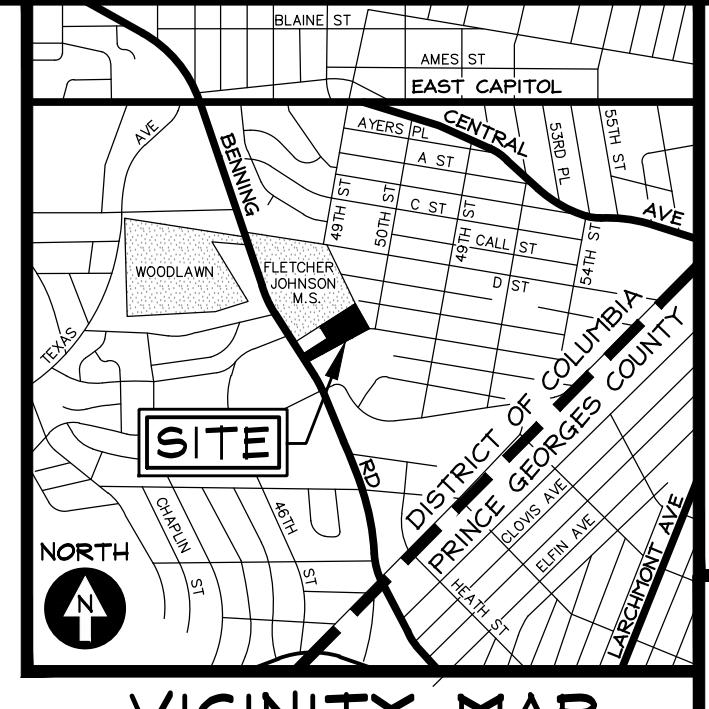




## GENERAL NOTES

- 1) ONE-FOOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY GRS GROUP LLC, AUGUST 2022.
- 2) BOUNDARY INFORMATION BASED ON A SURVEY PERFORMED BY GRS GROUP LLC, AUGUST 2022.
- 3) ZONING: RA-1
- 4) TOTAL LOT AREA: LOT 1 = 32,334 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. T10001045C



VICINITY MAP

ADC MAP 5530, GRID A-9

SCALE: 1" = 2000'

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CIVIL SURVEYING • LAND PLANNING

OWNER/CLIENT  
HAMPTON EAST OWNER LLC  
CLOUDS & PARTNERS  
31400 WINTERPLACE PARKWAY, SUITE 300  
SALEM, VA 24153  
(434) 627-4592 (PHONE)  
hdc@cas-dc.com

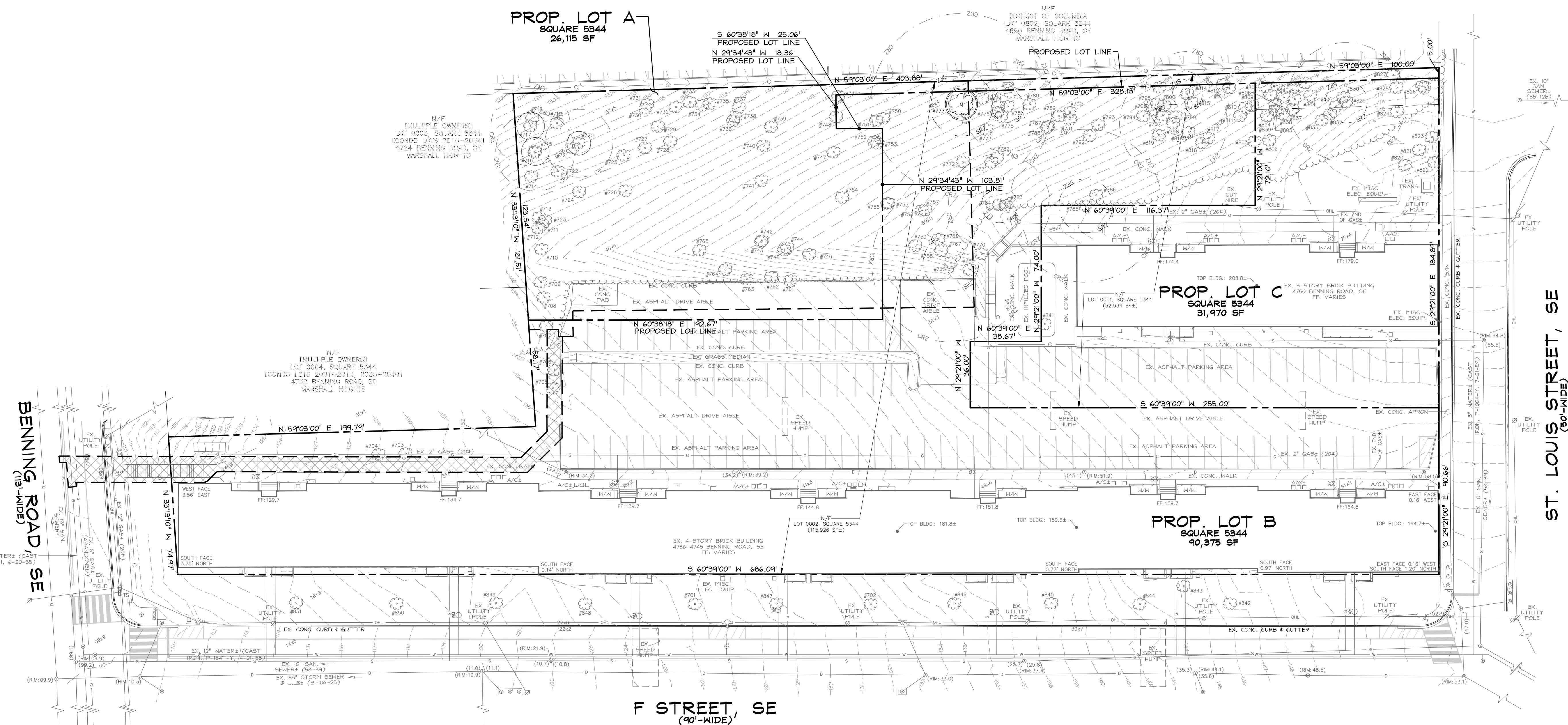
ARCHITECT  
EMOTIVE ARCHITECT, PLLC  
ATTN: AUBREY GRANT, AIA, NCARB  
(202) 393-7200 (PHONE)  
grant@emotivearch.com

LOTS 0001 AND 0002  
SQUARE 5344  
MARSHALL HEIGHTS

4744-4750  
BENNING  
ROAD, SE

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

S.E. WASHINGTON  
DISTRICT OF COLUMBIA



## LEGEND

EXISTING FEATURES	
— — — PROPERTY LINE	S (0.00')
— — — EX. SANITARY MANHOLE AND INVERT	
— — — EX. STORM MANHOLE AND INVERT	
— — — EX. HATER 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	
— (POS)	
— (SS)	
— EX. SPILLED DOWNSPOUT	
— EX. TREE	
— EX. HERITAGE TREE (N=100' CBH), MAY NOT BE REMOVED UNLESS HAZARDOUS (EVALUATED BY ISA CERTIFIED ARBORIST AND DOEE (PA/PSD) CERTIFIED) IS ISSUED BY DOEE UNDER THE TREE CANOPY PROTECTION AMENDMENT ACT OF 2016 (REF. DC ACT 21-386)	
— EX. HALL	

## UTILITY INFORMATION

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

## MISS UTILITY

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DOEE PLAN 7956 REVISION 09-15-2025  
7956 - REVISION TO DOEE COMMENTS 09-25-2025  
7956 - REVISION TO DOEE FOR APPROVAL 10-16-2025  
B2A FILING SET 12-31-2025  
REVISED PER DOEE COMMENTS 01-16-2026  
REVISED PER DOEE COMMENTS 01-22-2026

REVISION DATE

CAS PROJECT 22-0683-DC

DATE 01/2026

DRAWN BY MSL

CHECKED BY DCL

APPROVAL DCL

SCALE 1"=30'

SCALE 1 INCH = 30 FEET

NORTH DIRECTION

DC SURVEYOR'S OFFICE

BOOK 144 PAGE 72

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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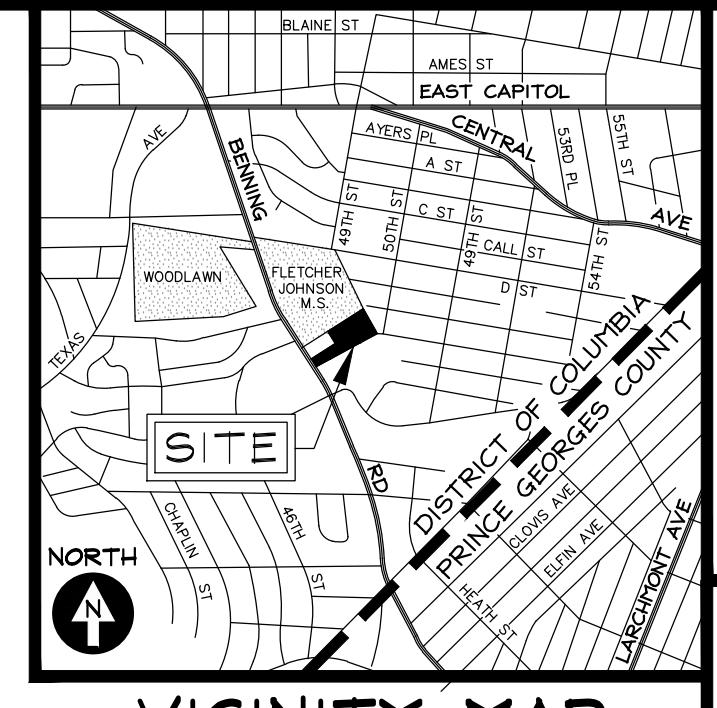
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

**GENERAL NOTES**  
SEE DEMOLITION SEDIMENT CONTROL RELATED NOTES ON SHEETS CNDOT AND CNDCC.



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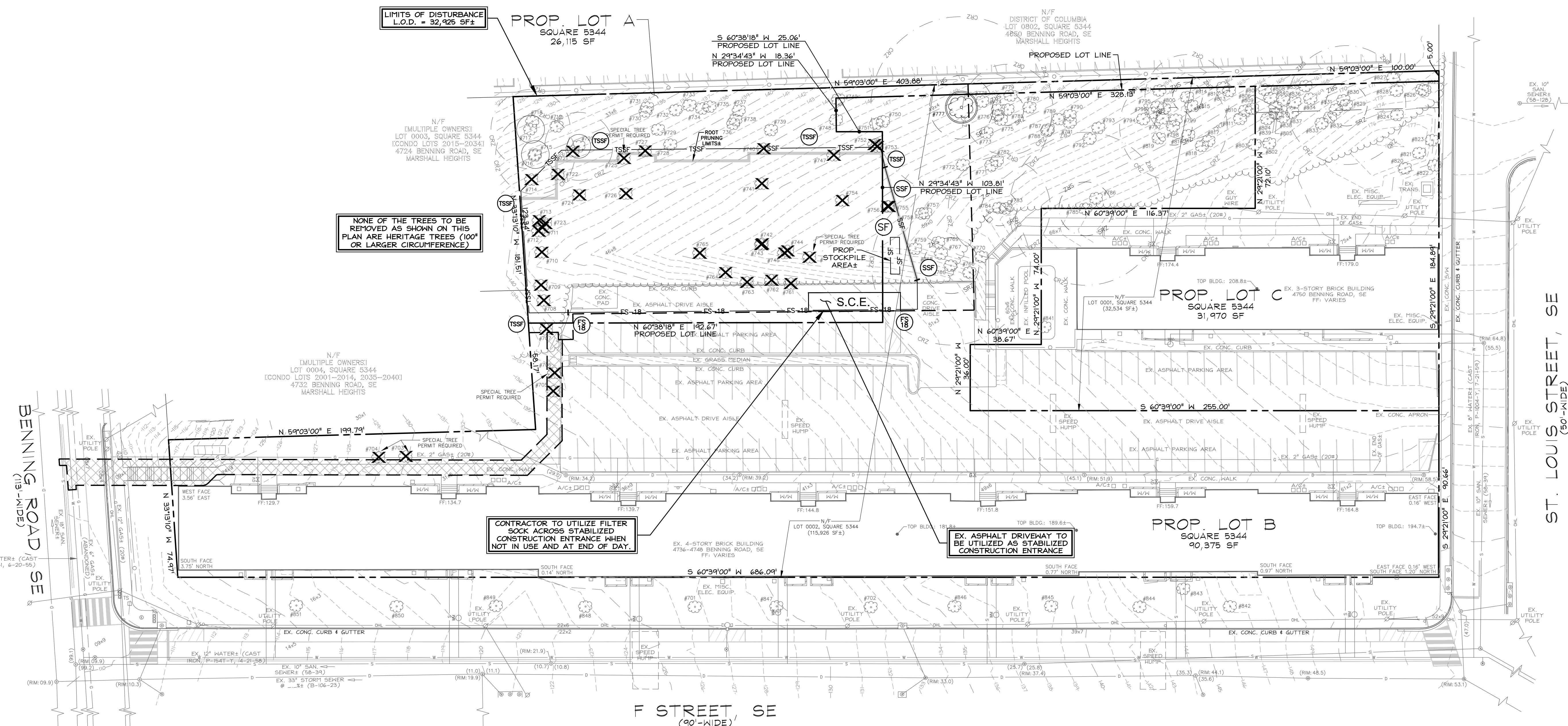
OWNER/CLIENT  
HAMPTON EAST OWNER LLC  
CONDO OWNERS PARTNERS  
31400 WINTERPLACE PARKWAY, SUITE 300  
SALEM, VA 24153  
(434) 627-4592 (PHONE)  
hdb@emotivsearch.com

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EMOTIV ARCHITECT, PLLC  
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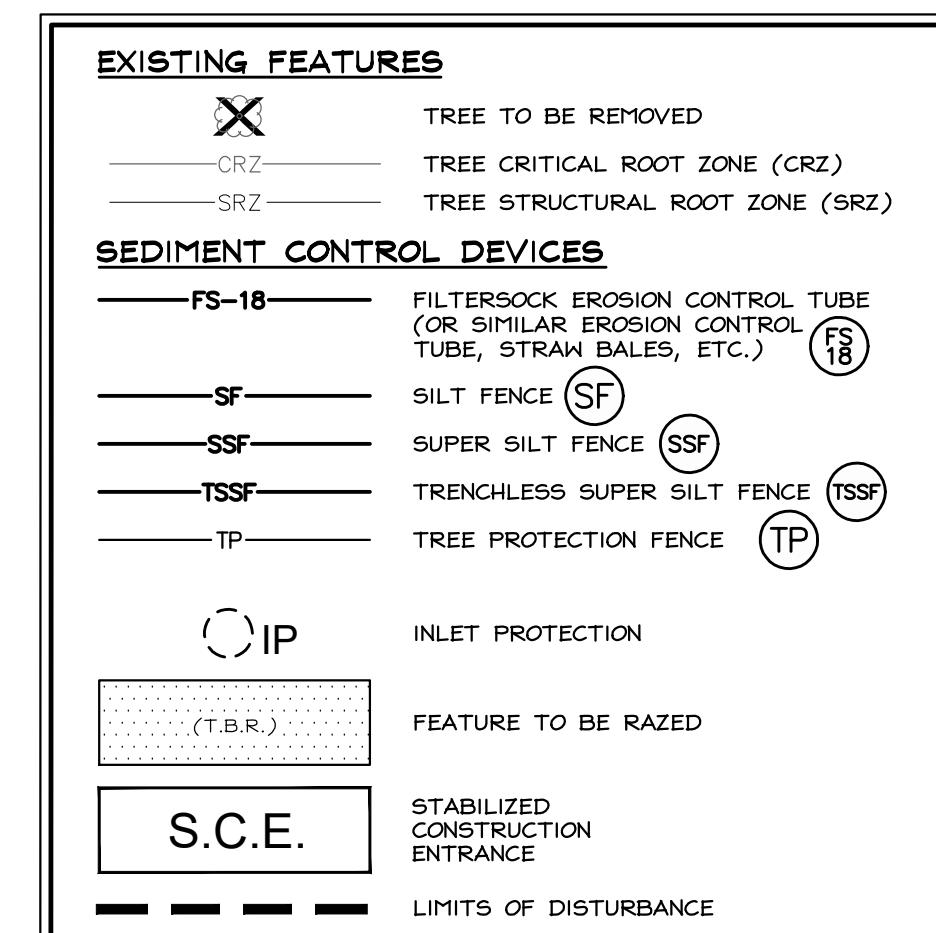
LOTS 0001 AND 0002  
SQUARE 5344  
MARSHALL HEIGHTS

4744-4750  
BENNING  
ROAD, SE

S.E. WASHINGTON  
DISTRICT OF COLUMBIA



**LEGEND**



**UTILITY INFORMATION**

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MISS UTILITY  
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CONTRACTOR TO MAINTAIN 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 PEP SURVEY DATA ARE SHOWN. ADDITIONAL BUILDING UTILITY CONNECTIONS MAY EXIST. CONTRACTOR TO CONNECT ABANDONED 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.

REVISION DATE  
CAS PROJECT 22-0683-DC  
DATE 01/2026  
DRAWN BY MSL  
CHECKED BY DCL  
APPROVAL DCL  
SCALE 1"=30'

CONTRACTOR TO PROTECT TREES (BRANCHES, TRUNK, ROOTS) ON NEIGHBORING LOTS THAT OVERLAP THE SITE AND HERITAGE TREES ON SITE, COORDINATE WITH DDOT UPA HARD 7 ARBORIST AS APPLICABLE. CONTRACTOR TO USE A TRENCHLESS SILT FENCE METHOD AND TENSILE TRENCHLESS BORE OR AIR SPACER EXCAVATE UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES ON ADJACENT PROPERTIES). COORDINATE WITH DDOT UPA HARD 7 ARBORIST AS APPLICABLE. HARD 7 ARBORIST AND ARBORIST 19 RUDY DELSACK, [rudy.delsack@dc.gov](mailto:rudy.delsack@dc.gov) (202) 675-3625.

DEMOLITION SEDIMENT CONTROL PLAN  
DISTURBED AREA: 32,925 SQUARE FEET±  
CUT: 10 CUBIC YARDS  
FILL: 10 CUBIC YARDS

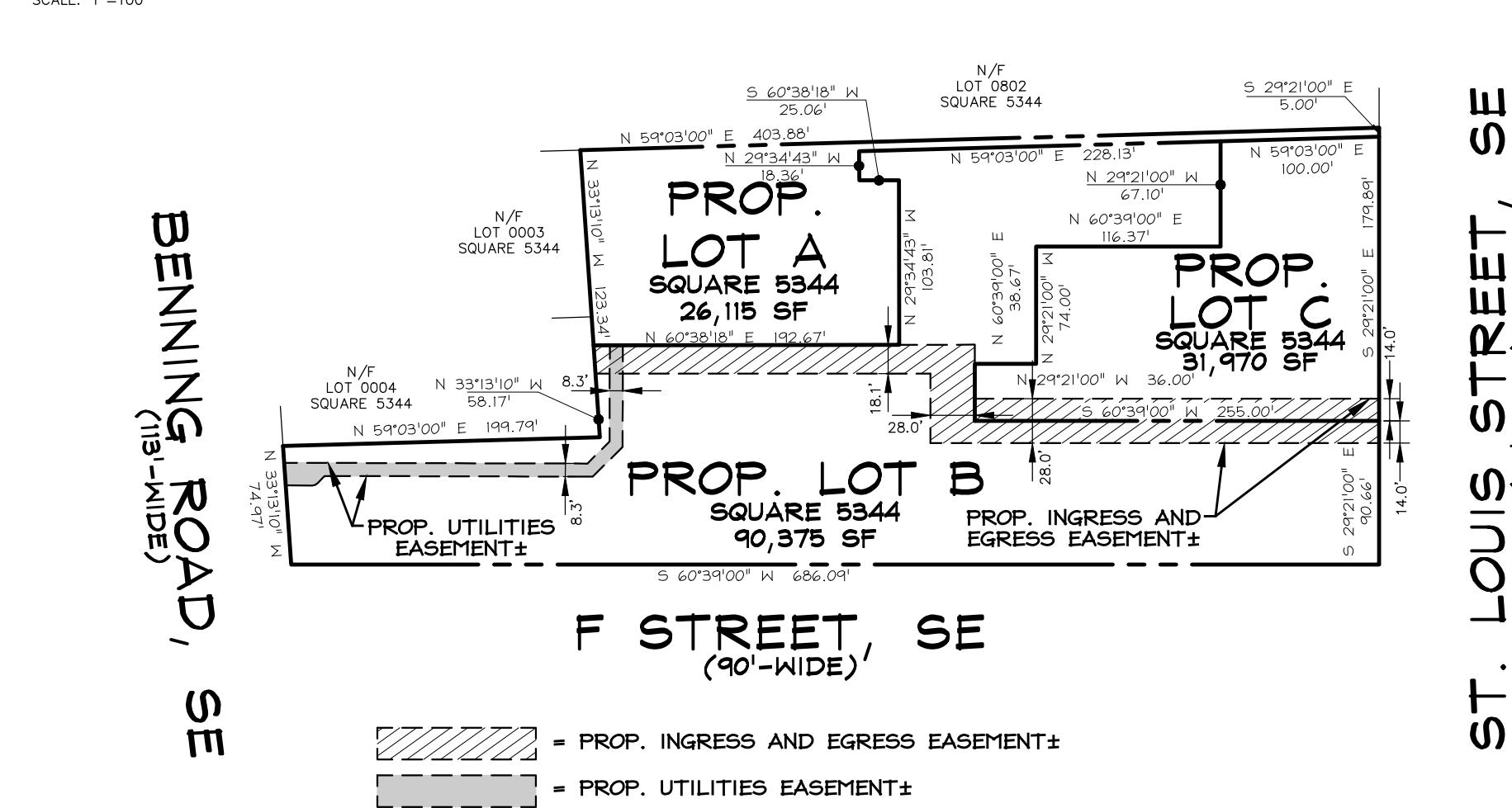
SHEET TITLE  
**DEMOLITION  
SEDIMENT  
CONTROL PLAN**

CIV101

## GENERAL NOTES

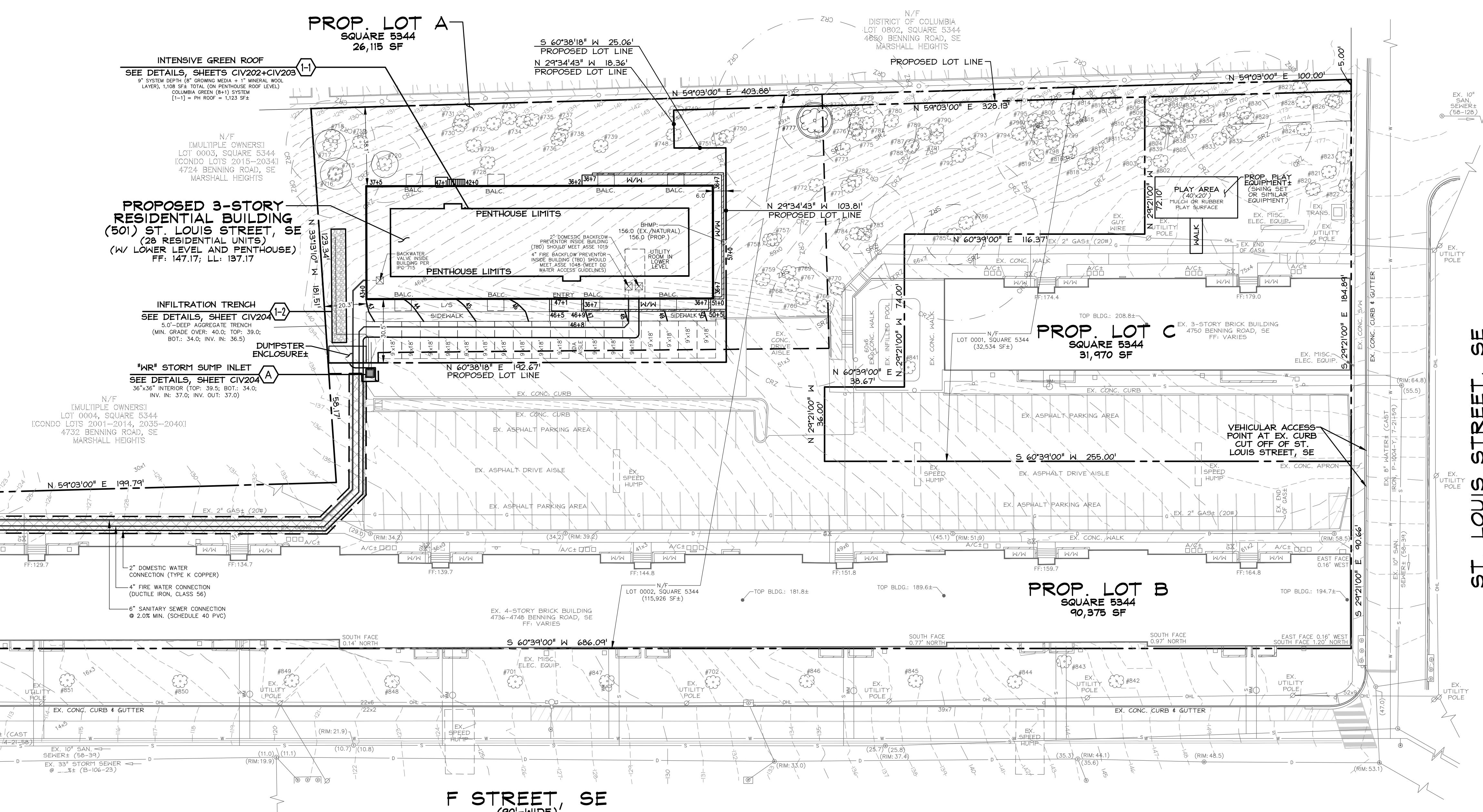
SEE BUILDING PERMIT SITE, DC WATER, GRADING, AND STORMWATER MANAGEMENT RELATED NOTES ON SHEETS CIV200 AND CIV202.

## PROPOSED EASEMENT EXHIBIT



BENNING ROAD, SE

ST. LOUIS STREET, SE (50'-WIDE)



ST. LOUIS STREET, SE (50'-WIDE)

4744-4750  
BENNING  
ROAD, SE

## 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	500'
PROP. RETAINING WALL	
PROP. 4" PVC	
PROP. 6" PVC	
PROP. 8" PVC	
PROP. 10" PVC	
PROP. 12" PVC	
PROP. SURFACE DRAINAGE	
PROP. LIMITS OF DISTURBANCE	
PROP. INFILTRATION TRENCH	

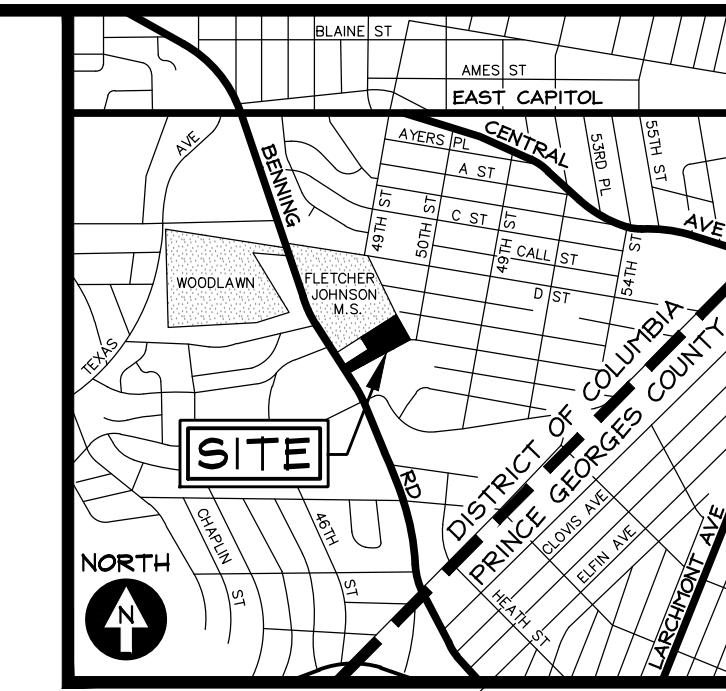
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## SAMPLE PLAY AREA CONTEXTUAL PHOTOGRAPHS



PLAY EQUIPMENT SAMPLE (WILLYGOAT 'ARCH SWING SET')



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

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ARCHITECT  
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(202) 293-7200 (PHONE)  
grant@emotivearch.com

LOTS 0001 AND 0002  
SQUARE 5344  
MARSHALL HEIGHTS

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

A SEPARATE DTREE REMOVAL PERMIT IS REQUIRED FOR PUBLIC SPACES THAT ARE DTREES THAT ARE GREATER THAN 44" DBH (14" DBH).

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

FOR MORE INFORMATION, SEE APPENDIX A OF THE 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 EXISTING GRADE, TREE, AND UTILITIES.

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 HARD TRENCHLESS SILT FENCE (48" HIGH) AND TO THE HORIZONTAL BORE OR AIR SPADE EXCAVATE FOR UTILITIES WITHIN THE CANOPY OF ANY TREE TO BE PRESERVED (INCLUDING PROTECTING TREES FROM DDOT AIR SPADE EXCAVATION). CONTRACTOR TO HIRE ARBORIST AS APPLICABLE. THE DDOT HARD 7 LEAD ARBORIST IS RUDY DELSACK, rudy.delsack@dc.gov. (202) 673-3625.

DDOT PLAN 7956 REVISION 09-15-2025  
7956 - REVISION TO DOSE COMMENTS 09-25-2025  
7956 - REVISION TO DOSE APPROVAL 10-16-2025  
B2A FILING SET 12-31-2025  
REVISED PER DDOT COMMENTS 01-16-2026  
REVISED PER DDOT COMMENTS 01-22-2026

REVISION DATE  
CAS PROJECT 22-068-DC  
DATE 01/2026  
DRAWN BY MSL  
CHECKED BY DCL  
APPROVAL DCL  
SCALE 1"=30'

SCALE 1"=30 FEET

NORTH

DATUM: DC WATER  
SODA  
DC SURVEYOR'S OFFICE  
BOOK 144 PAGE 72

SHEET TITLE

BUILDING PERMIT SITE,

DC WATER, GRADING,

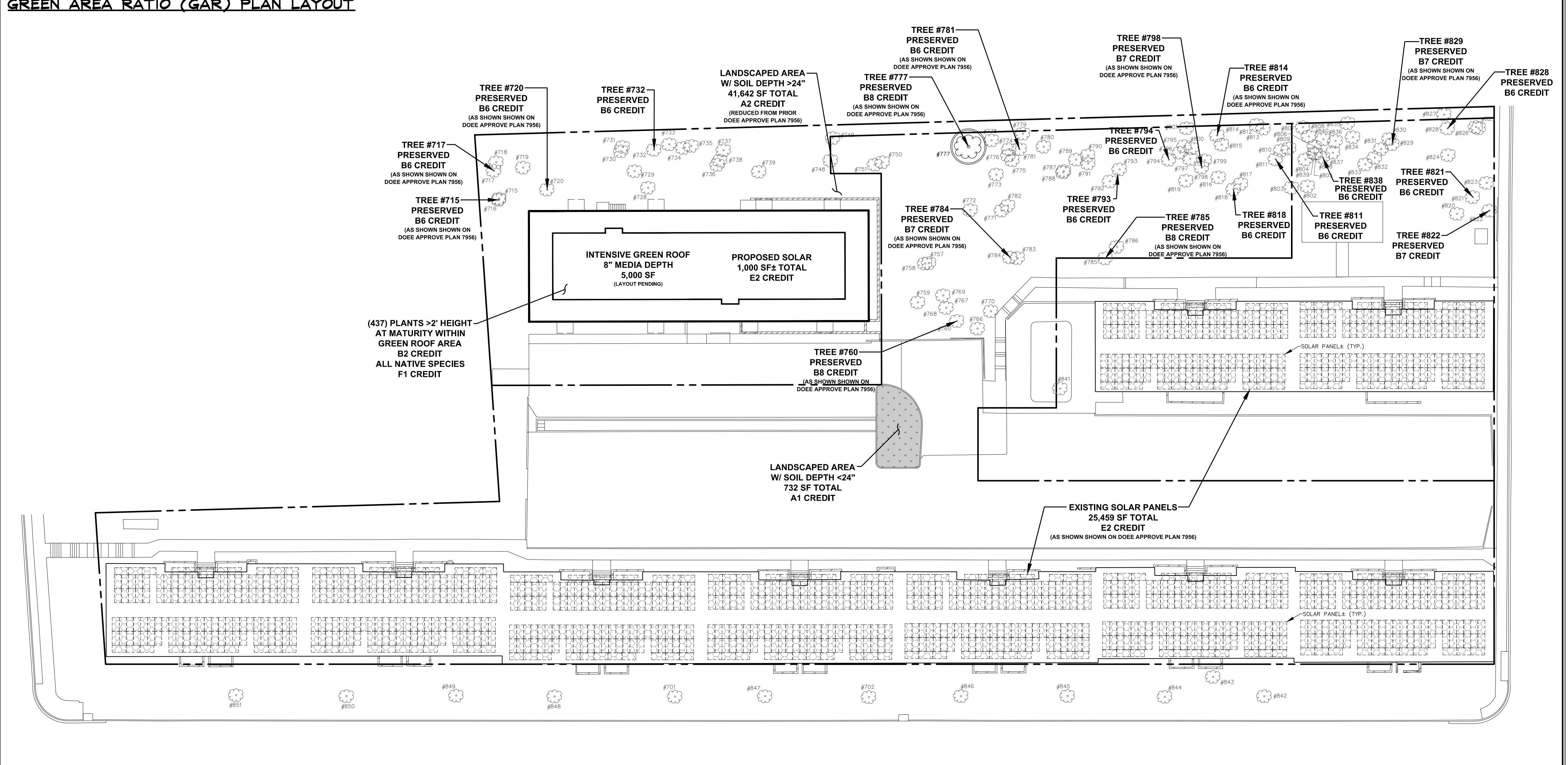
AND STORMWATER

MANAGEMENT PLAN

CIV200



## GREEN AREA RATIO (GAR) PLAN LAYOUT

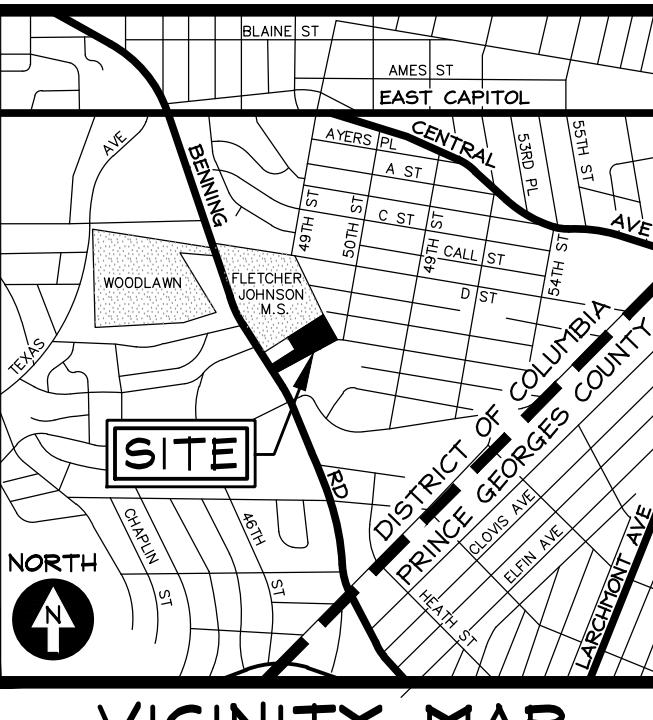


## STATEMENT BY THE CERTIFIED LANDSCAPE EXPERT

THIS IS TO CERTIFY THAT I HAVE EXAMINED ALL REQUIRED GAR PLAN SUBMISSIONS AND THAT THE GREEN AREA ELEMENTS AND IMPACTS OF THE SUBMITTAL, INCLUDING LANDSCAPE ELEMENTS WITHIN THE LOT AND THE LISTED GAR SCORE, MEET THE SPECIFICATIONS REQUIRED UNDER CHAPTER 34 OF TITLE II OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS.

DAVID C. LANDSHAN  
NAME AND TITLE  
CAS ENGINEERING-DC, LLC  
4836 MARSHALL BOULEVARD, NH; 2ND FLOOR  
WASHINGTON, DC 20007  
ADDRESS  
DATE (202) 598-7200 PHONE  
PHONE NUMBER

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



**CAS**  
ENGINEERING-DC, LLC

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info@cas-dc.com  
CIVIL SURVEYING + LAND PLANNING

OWNER/CLIENT  
HAMPTON EAST OWNER LLC  
CLOUDS OVER THE PARTNERS  
3140 WINTERPLACE PARKWAY, SUITE 300  
SALEM, VA 24153  
(410) 627-4550 (PHONE)  
hok@hamptoneast.com

ARCHITECT  
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ATTN: AUBREY L. GRANT, AIA, NCARB  
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LOTS 0001 AND 0002  
SQUARE 5344  
MARSHALL HEIGHTS

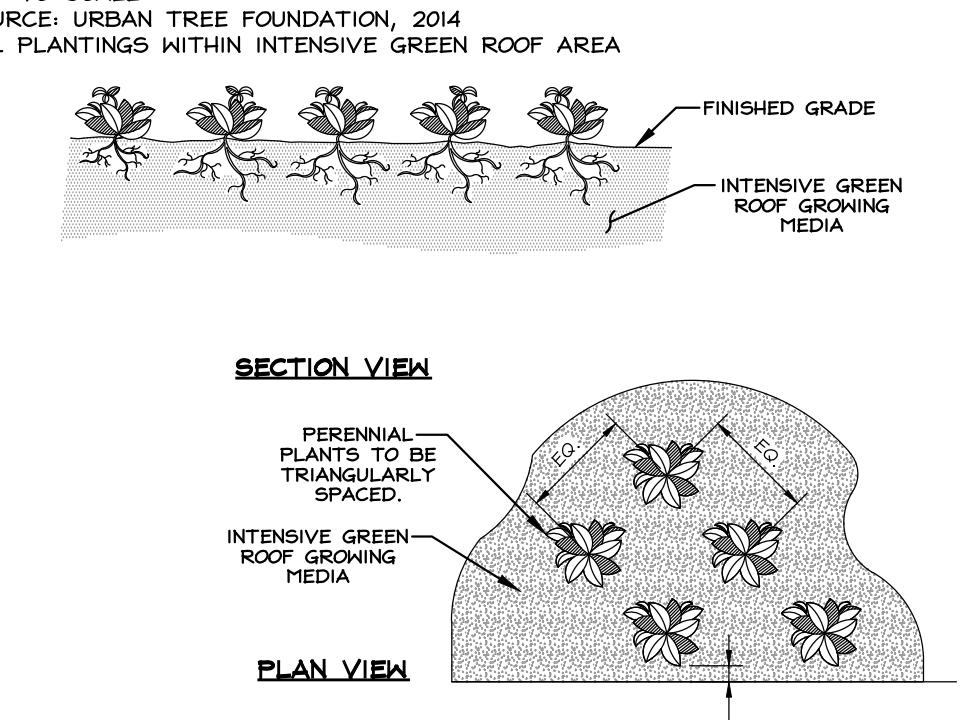
## GREEN AREA RATIO (GAR) SCORE SHEET

ENTIRE PROPERTY

Prop. Lot A Only		Green Area Ratio Scoresheet		
		Proposed	Score	Score
Address	4744 Benning Road, SE	5344	5344	5344
Other				
Lot area (sq ft)	348,460	0.4	0.400	0.400
Land area (sq ft)	26,113	0.4	0.400	0.400
Score				
Landscaped Elements				
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	437	0.30	1,179.9	
2 Plants 2' height at maturity - calculated at 9 sf per plant		0.50		
3 New trees with less than 40-foot canopy spread - calculated at 50 sq ft per tree		0.60		
4 New trees with 40-foot or greater canopy spread - calculated at 100 sq ft per tree		0.70		
5 Preservation of existing tree 6" to 12" DBH - calculated at 600 sq ft per tree	11	0.70	4,620.0	
6 Preservation of existing tree 12" to 18" DBH - calculated at 600 sq ft per tree		0.70		
7 Preservation of existing tree 18" to 24" DBH - calculated at 1300 sq ft per tree	1	0.70	4,550.0	
8 Preservation of existing tree 24" DBH or greater - calculated at 2000 sq ft per tree	1	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		
F Bonuses				
1 Native plant species	18,366	0.10	1,873.3	
2 Landscaping in food cultivation		0.10		
3 Harvested stormwater irrigation		0.10	53.49	
NOTES: *** Permeable paving and structural soil together may not qualify for more than one of the Green Area Ratio score. Total square footage of all permeable paving and enhanced tree growth.				

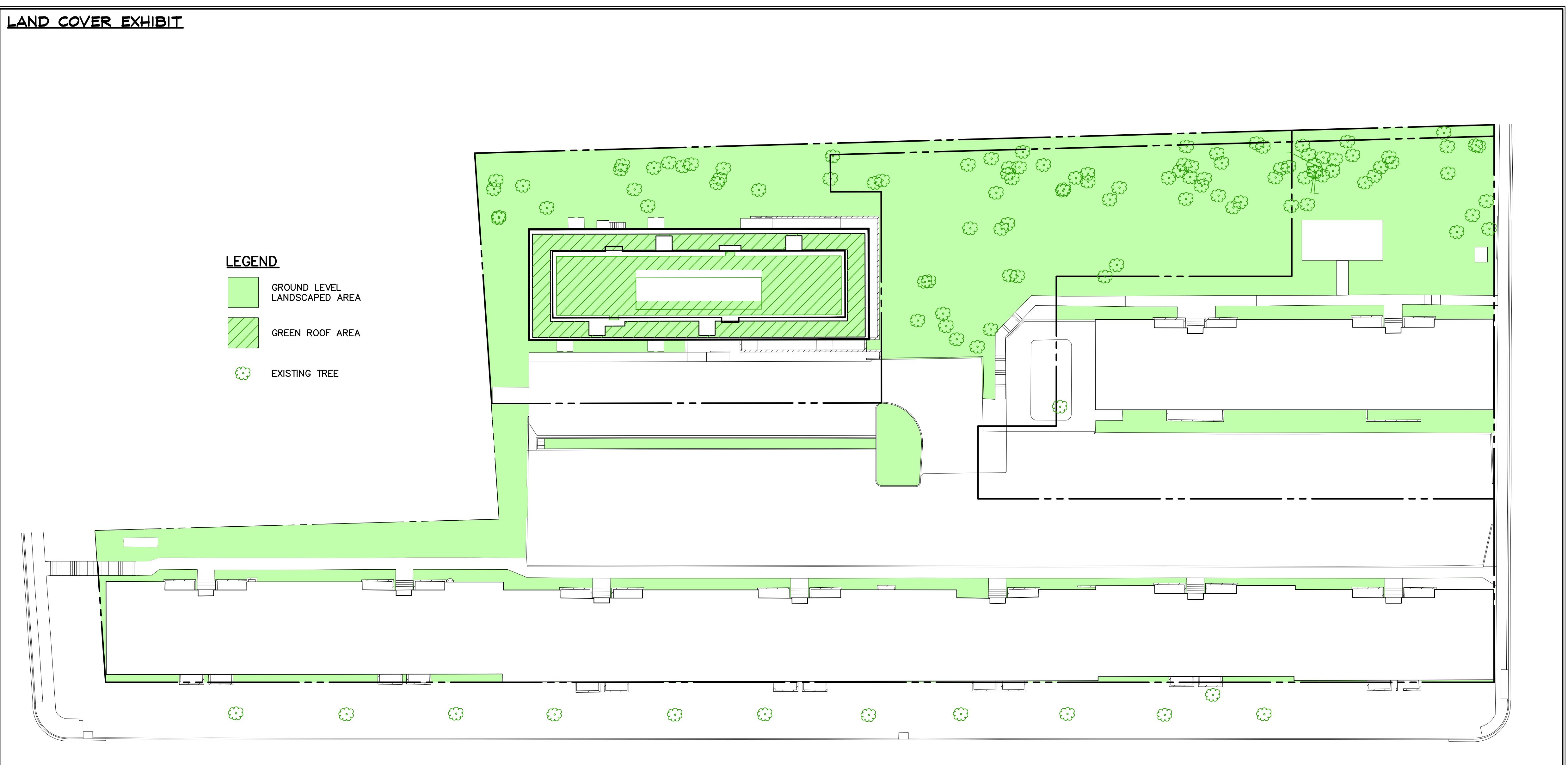
## PERENNIAL PLANTING DETAIL

NOT TO SCALE  
SOURCE: URBAN TREE FOUNDATION, 2014  
ALL PLANTING WITHIN INTENSIVE GREEN ROOF AREA



NOTES:  
1) SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.  
2) SMALL ROOTS (% OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE. PLANTERS SHOULD NOT BE PLANTED UNTIL THE PLANTING HOLE IS DUG AND THE PLANT IS PLANTED. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.  
3) SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO PULCHING.

## LAND COVER EXHIBIT



4744-4750  
BENNING  
ROAD, SE

S.E. WASHINGTON  
DISTRICT OF COLUMBIA

DOE PLAN 7956 REVISION 09-15-2025  
7956 - REVISED PER DOEE COMMENTS 09-25-2025  
7956 - REVISION TO DOEE FOR APPROVAL 10-16-2025  
B2A FILING SET 12-31-2025  
REVISED PER DOE COMMENTS 01-16-2026  
REVISED PER DOE COMMENTS 01-22-2026

REVISION DATE

CAS PROJECT 22-0683-DC

DATE 01/2026

DRAWN BY MSL

CHECKED BY DCL

APPROVAL DCL

SCALE 1"=30'0"

1 10 20 30 40 50 60

SCALE 1"=30 FEET

NORTH DIRECTION

DC SURVEYOR'S OFFICE  
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SHEET TITLE

GREEN AREA  
RATIO (GAR) PLAN

CIV500