

## **EXHIBIT A: PARTIAL EXISTING CONDITIONS PLAN**



Curt A. Schreffler  
04/23/2012

N/F  
SETH OSTER  
2335 46TH STREET, NW  
LOT 17, SQUARE 1394  
BERKLEY  
INS. 65468

N/F 28<sup>th</sup>  
JOHN H. GROVER  
2339 40TH STREET, NW  
LOT 18, SQUARE 1394  
BERKLEY

N/F  
SETH OSTER  
2335 49TH STREET, NW  
LOT 17, SQUARE 1394  
BERKLEY  
INSTRUMENT NO. 65469

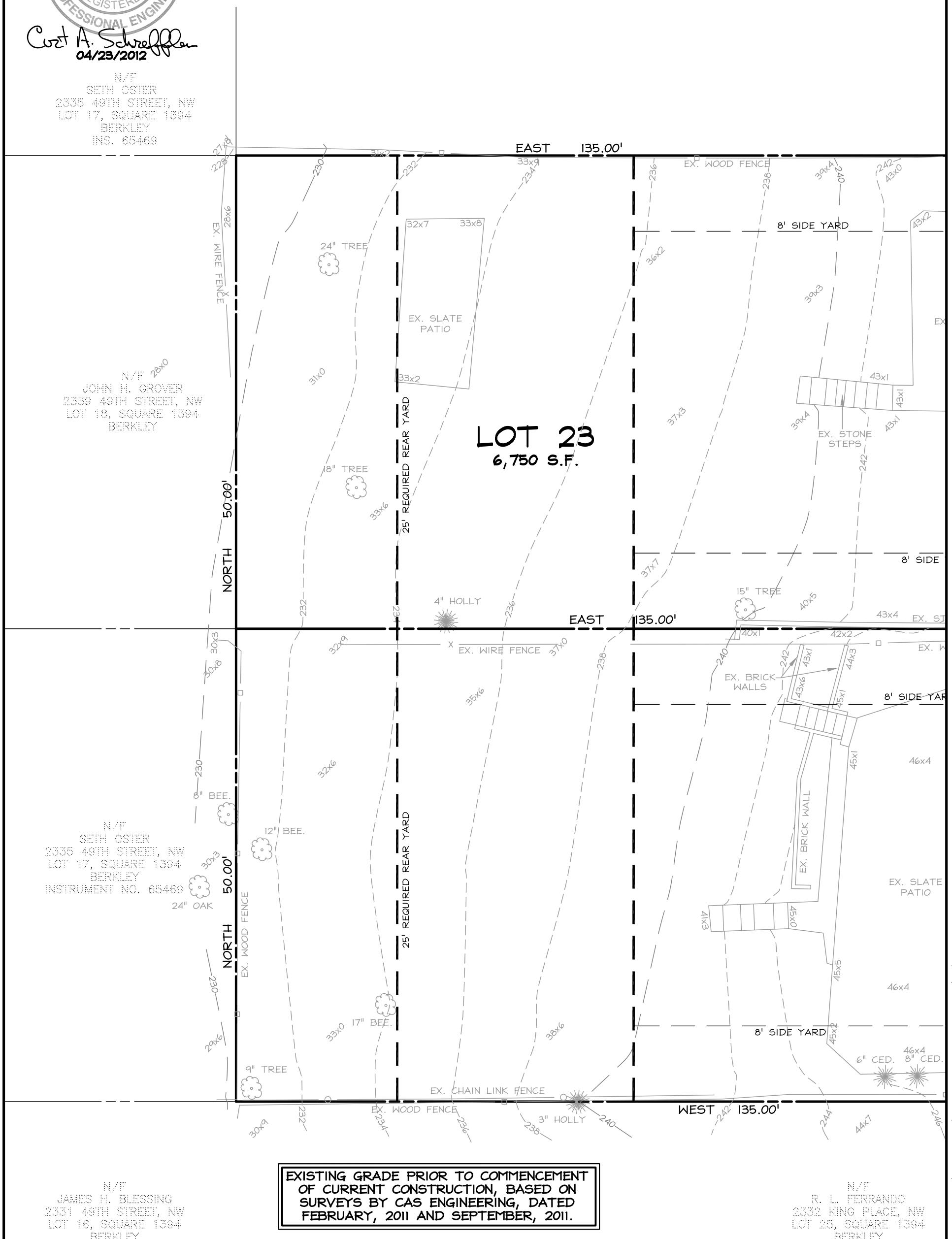
N/F  
JAMES H. BLESSING  
2331 46TH STREET, NW  
LOT 16, SQUARE 1384  
BERKLEY

**LEGEND:**

EXISTING CONTOUR (2-FT.) - - - - - 232 - - - - -  
EXISTING CONTOUR (10-FT.) - - - - - 230 - - - - -  
REQUIRED REAR YARD - - - - -

### GENERAL NOTES:

- 1) TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON SURVEYS BY CAS ENGINEERING, DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.
- 2) ZONING: R-1-B



EXISTING GRADE PRIOR TO COMMENCEMENT OF CURRENT CONSTRUCTION, BASED ON SURVEYS BY CAS ENGINEERING, DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.



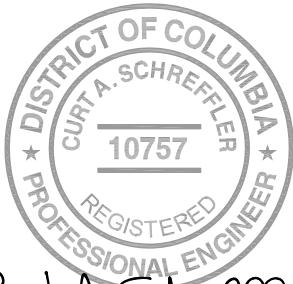
A horizontal scale with tick marks at 10, 0, 5, and 10. A red arrow points to the right, indicating the direction of increasing values.

The logo for CAS Engineering features the letters 'CAS' in a bold, sans-serif font. The 'C' is red, the 'A' is white with a black crosshair-like graphic in the center, and the 'S' is grey. Below 'CAS' is the word 'ENGINEERING' in a smaller, grey, all-caps sans-serif font.

CAS Engineering  
108 West Ridgeville Blvd., Ste. 101  
Mount Airy, Maryland 21771  
301-607-8031 office  
301-607-8045 fax

2334 & 2338 KING PLACE, NW  
LOTS 23 & 24, SQUARE 1394  
BERKLEY

# EXHIBIT B: PARTIAL CONCEPTUAL SITE/GRADING PLAN



Curt A. Schreffler  
04/23/2012

N/F  
SETH OSTER  
2335 49TH STREET, NW  
LOT 17, SQUARE 1394  
BERKLEY  
INS. 65469

N/F  
JOHN H. GROVER  
2339 49TH STREET, NW  
LOT 18, SQUARE 1394  
BERKLEY

N/F  
SETH OSTER  
2335 49TH STREET, NW  
LOT 17, SQUARE 1394  
BERKLEY  
INSTRUMENT NO. 65469

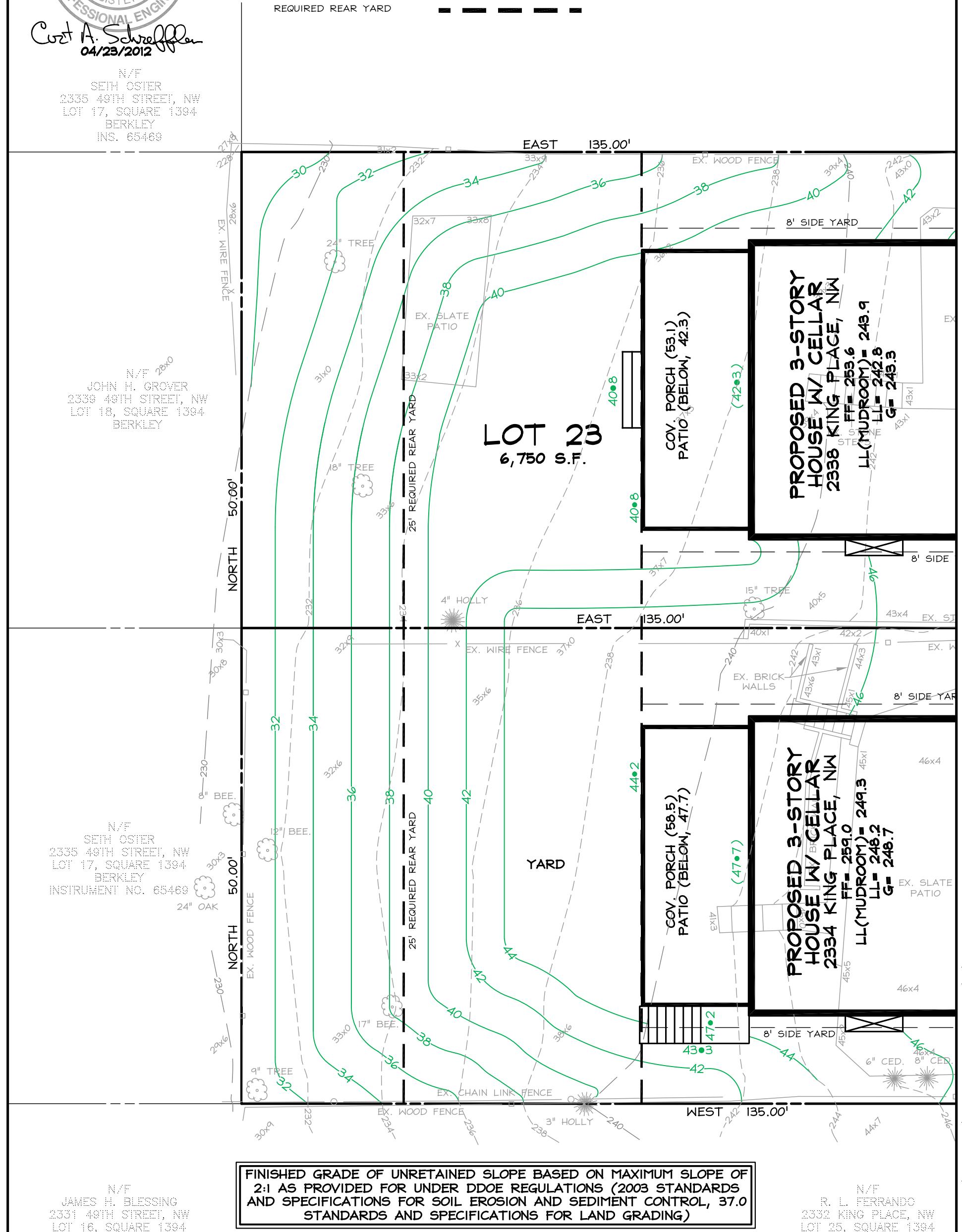
N/F  
JAMES H. BLESSING  
2331 49TH STREET, NW  
LOT 16, SQUARE 1394  
BERKLEY

## LEGEND:

- EXISTING CONTOUR (2-FT.)
- EXISTING CONTOUR (10-FT.)
- FINISHED CONTOUR (2/10-FT.) (CONCEPT, WITHOUT WALLS)
- REQUIRED REAR YARD

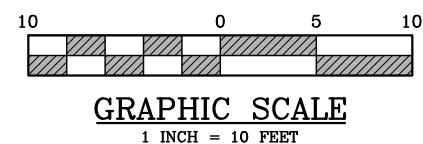
## GENERAL NOTES:

- TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON SURVEYS BY CAS ENGINEERING, DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.
- ZONING: R-1-B



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info@casengineering.com

2334 & 2338 KING PLACE, NW  
LOTS 23 & 24, SQUARE 1394  
BERKLEY



N/F  
R. L. FERRANDO  
2332 KING PLACE, NW  
LOT 25, SQUARE 1394  
BERKLEY

# EXHIBIT C: PARTIAL PREVIOUSLY APPROVED SITE PLAN



Curt A. Schreffler  
04/23/2012

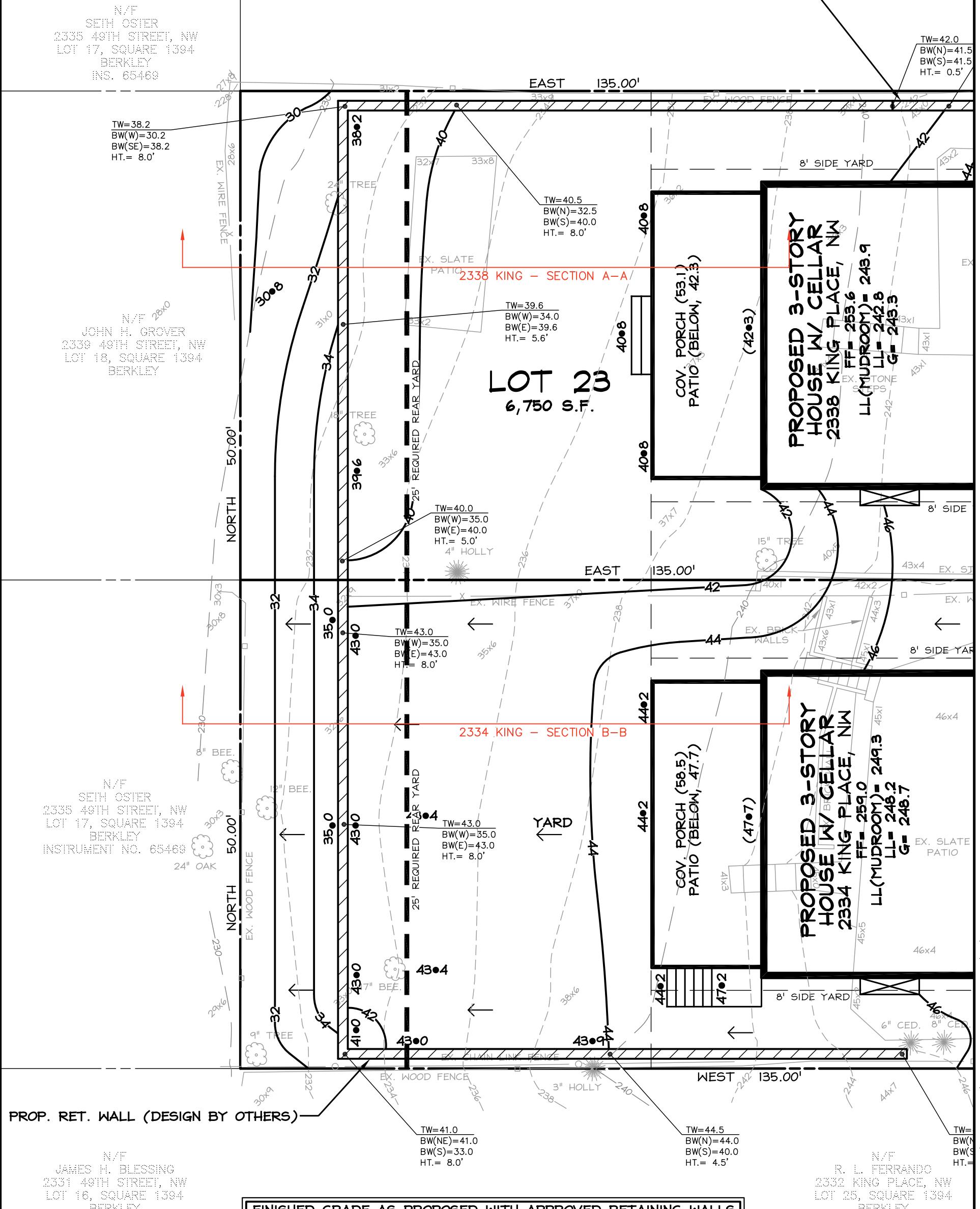
## LEGEND:

EXISTING CONTOUR (2-FT.)	-----	232
EXISTING CONTOUR (10-FT.)	-----	230
FINISHED CONTOUR (2/10-FT.) (APPROVED, CURRENT)	---	30
REQUIRED REAR YARD	----	
RETAINING WALL		

## GENERAL NOTES:

- 1) TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON SURVEYS BY CAS ENGINEERING, DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.
- 2) ZONING: R-1-B

PROP. RET. WALL  
(DESIGN BY OTHERS)



# EXHIBIT F: REVISED PROPOSED GRADING/SITE PLAN



Curt A. Schreffler  
04/23/2012

N/F  
SETH OSTER  
2335 49TH STREET, NW  
LOT 17, SQUARE 1394  
BERKLEY  
INS. 65469

N/F  
JOHN H. GROVER  
2339 49TH STREET, NW  
LOT 18, SQUARE 1394  
BERKLEY

N/F  
SETH OSTER  
2335 49TH STREET, NW  
LOT 17, SQUARE 1394  
BERKLEY  
INSTRUMENT NO. 65469

N/F  
JAMES H. BLESSING  
2331 49TH STREET, NW  
LOT 16, SQUARE 1394  
BERKLEY

## LEGEND:

EXISTING CONTOUR (2-FT.)	----- 232 -----
EXISTING CONTOUR (10-FT.)	----- 230 -----
FINISHED CONTOUR (2/10-FT.) (PROPOSED, CURRENT)	30
REQUIRED REAR YARD	-----
RETAINING WALL	
GEOGRID LIMITS	-----

TW=36.5  
BW(N)=32.0  
BW(S)=36.0  
HT.= 4.5'  
TOP 0.5' OF WALL  
IS CURB (NOT  
RETAINING EARTH)

TW=37.5  
BW(N)=33.0  
BW(S)=37.0  
HT.= 4.5'  
TOP 0.5' OF WALL IS CURB  
(NOT RETAINING EARTH)

TW=35.9  
BW(W)=30.2  
BW(SE)=35.9  
HT.= 5.7'

TW=39.6  
BW(W)=34.0  
BW(E)=39.6  
HT.= 5.6'

TW=40.0  
BW(W)=35.0  
BW(E)=40.0  
HT.= 5.0'

TW=42.6  
BW(W)=35.0  
BW(E)=42.6  
HT.= 7.6'

TW=42.6  
BW(W)=35.0  
BW(E)=42.6  
HT.= 7.6'

TW=39.4  
BW(NE)=39.4  
BW(S)=33.0  
HT.= 6.4'

TW=39.5  
BW(N)=39.0  
BW(S)=35.0  
HT.= 4.5'

TOP 0.5' OF WALL IS CURB  
(NOT RETAINING EARTH)

TW=43.0  
BW(N)=42.5  
BW(S)=40.0  
HT.= 3.0'

## GENERAL NOTES:

1) TOPOGRAPHIC AND BOUNDARY INFORMATION  
BASED ON SURVEYS BY CAS ENGINEERING,  
DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.

2) ZONING: R-1-B

3) GEOGRID LIMITS SHOWN ARE OUTER LIMITS OF  
LONGEST GEOGRID LAYER. SEE STRUCTURAL  
DETAILS FOR INDIVIDUAL GEOGRID LAYERING  
AND DETAILS.

PROP. RET. WALL  
(DESIGN BY OTHERS)

TW=42.0  
BW(N)=41.5  
BW(S)=41.5  
HT.= 0.5'

PROPOSED 3-STORY  
HOUSE W/ CELLAR, NW  
2338 KING PLACE, NW  
FF= 253.6  
LL= 242.8  
G= 243.3

PROPOSED 3-STORY  
HOUSE W/ CELLAR, NW  
2334 KING PLACE, NW  
FF= 259.0  
LL= 248.2  
G= 248.7

N/F  
R. L. FERRANDO  
2332 KING PLACE, NW  
LOT 25, SQUARE 1394  
BERKLEY

LOT 23  
6,750 S.F.

LIMITS OF FILL  
NECESSITATING  
RETAINING/WALL  
(ELEV. 40.3)

EAST  
135.00'

SECTION C-C ALONG 25' REQUIRED REAR YARD

25' REQUIRED REAR YARD

GEORET LAYER LIMITS

YARD

2334 KING - SECTION B-B

LIMITS OF FILL  
NECESSITATING  
RETAINING WALL  
(ELEV.: 43.0)

43.0

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## EXHIBIT G: PROPOSED GRADING CONCEPT WITH NON-WALL GRADING OVERLAY



Curt A. Schreffler  
04/23/2012

N/F  
SETH OSTER  
2335 48TH STREET, NW  
LOT 17, SQUARE 1384  
BERKLEY  
INS. 65463

**LEGEND:**

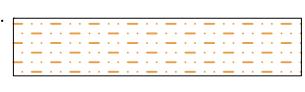
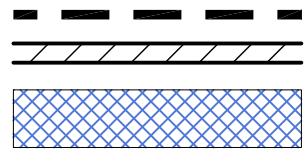
EXISTING CONTOUR (2-FT.)	-----232-----
EXISTING CONTOUR (10-FT.)	-----230-----
FINISHED CONTOUR (2/10-FT.) (PROPOSED, CURRENT)	<b>30</b> -----
FINISHED CONTOUR (2/10-FT.) (CONCEPT, WITHOUT WALLS)	30-----
GEOGRID LIMITS	-----

REQUIRED REAR YARD

## RETAINING WALL

AREAS WITH FILL OVER  
FINISHED GRADE OF SLOPE  
WITHOUT WALLS, OUTSIDE  
REQUIRED REAR YARD

AREAS WITH LESS THAN 4 FT.  
FILL OVER FINISHED GRADE  
OF SLOPE WITHOUT WALLS,  
INSIDE REQUIRED REAR YARD



PROP. RET. WALL  
(DESIGN BY OTHERS)

TW=42.0  
BW(N)=41.5  
BW(S)=41.5  
HT.= 0.5'

N/F 100  
JOHN H. GROVER  
2339 48TH STREET, NW  
LOT 18, SQUARE 1384  
BERKLEY

#### GENERAL NOTES:

- 1) TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON SURVEYS BY CAS ENGINEERING DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.
- 2) ZONING: R-1-B
- 3) GEOGRID LIMITS SHOWN ARE OUTER LIMITS OF LONGEST GEOGRID LAYER. SEE STRUCTURAL DETAILS FOR INDIVIDUAL GEOGRID LAYERING AND DETAILS.

N/F  
SETH OSTER  
2335 48TH STREET, NW  
LOT 17, SQUARE 1384  
BERKLEY  
INSTRUMENT NO. 65469

PROP. RET. WALL (DESIGN BY OTHERS) —

N/F  
JAMES H. BLESSING  
2331 46TH STREET, NW  
LOT 16, SQUARE 1384  
BERKLEY

The logo for CCS Engineering features the letters 'CCS' in a large, bold, sans-serif font. The 'C' is red, the 'C' is grey, and the 'S' is grey. A small, thin grey crosshair is positioned in the center of the 'C's. Below 'CCS', the word 'ENGINEERING' is written in a smaller, all-caps, sans-serif font.

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[info@casengineering.com](mailto:info@casengineering.com)

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BERKLEY



## EXHIBIT H: GRADING/FILL SECTIONS (1 OF 2)



Curt A. Schreffler  
04/23/2012

### LEGEND:

EXISTING GRADE



FINISHED GRADE (APPROVED, CURRENT)



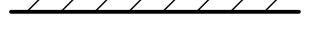
FINISHED GRADE (CONCEPT, WITHOUT WALLS)



REQUIRED REAR YARD



RETAINING WALL



GEOGRID LAYERS



AREAS WITH FILL OVER FINISHED GRADE OF SLOPE WITHOUT WALLS, OUTSIDE REQUIRED REAR YARD

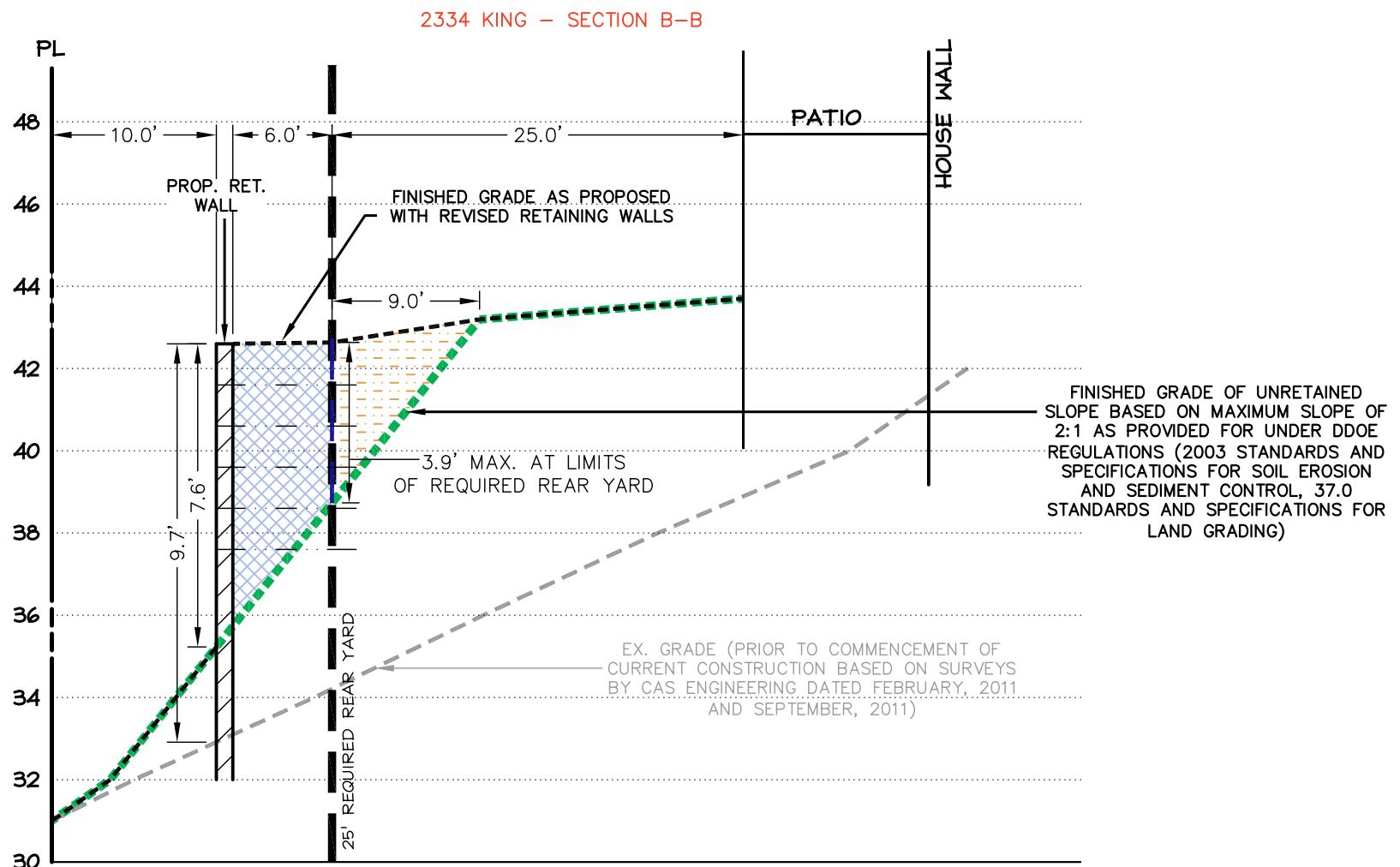
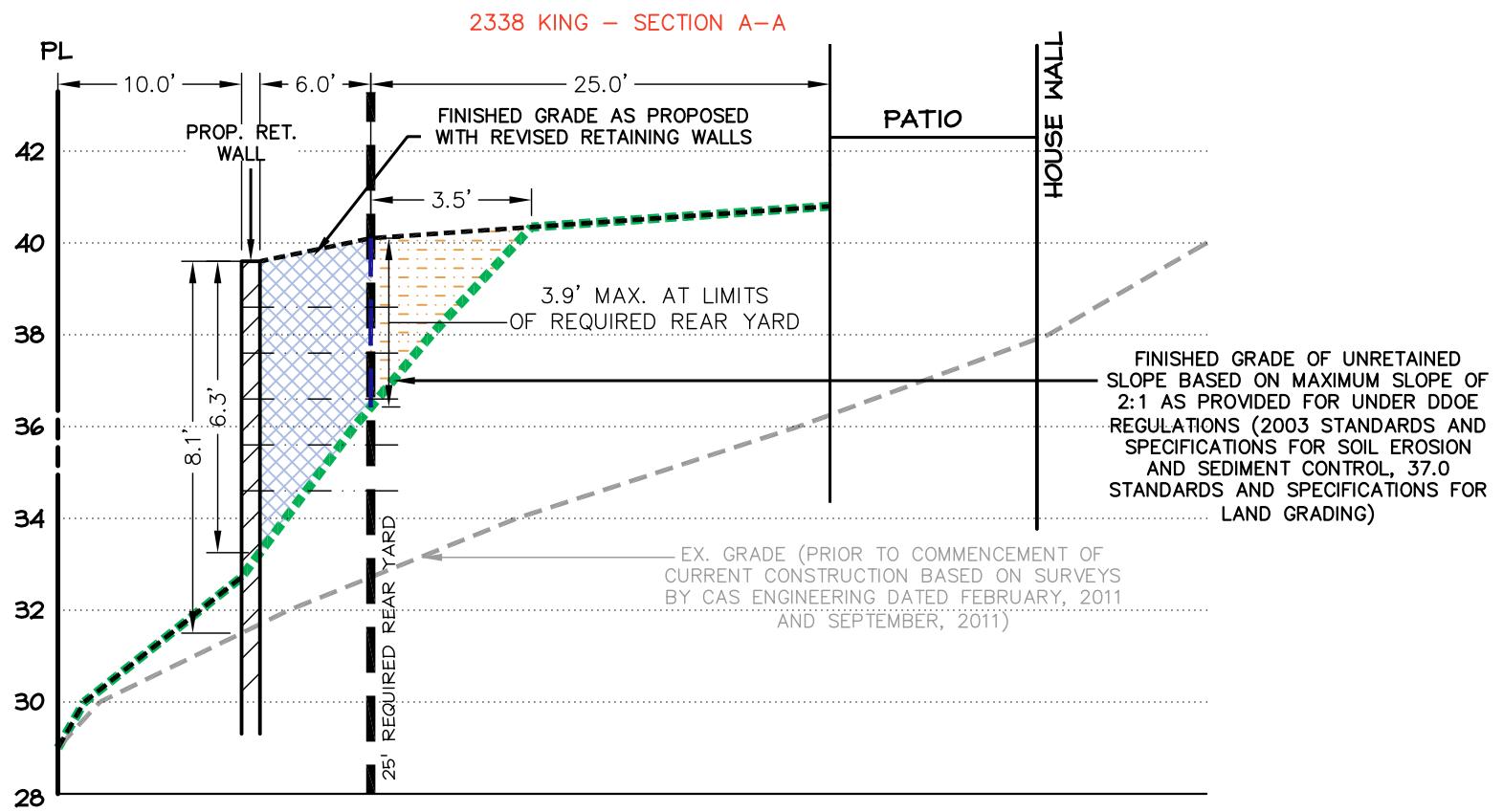


AREAS WITH LESS THAN 4-FT. FILL OVER FINISHED GRADE OF SLOPE WITHOUT WALLS, INSIDE REQUIRED REAR YARD



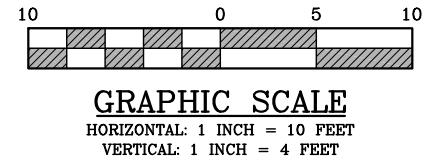
### GENERAL NOTES:

- 1) TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON SURVEYS BY CAS ENGINEERING, DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.
- 2) ZONING: R-1-B
- 3) GEOGRID LIMITS SHOWN ARE OUTER LIMITS OF LONGEST GEOGRID LAYER. SEE STRUCTURAL DETAILS FOR INDIVIDUAL GEOGRID LAYERING AND DETAILS.

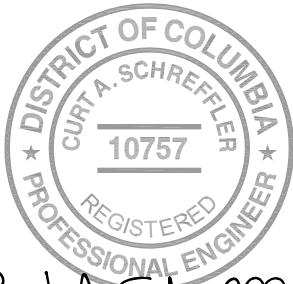


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2334 & 2338 KING PLACE, NW  
LOTS 23 & 24, SQUARE 1394  
BERKLEY



# EXHIBIT H: GRADING/FILL SECTIONS (2 OF 2)



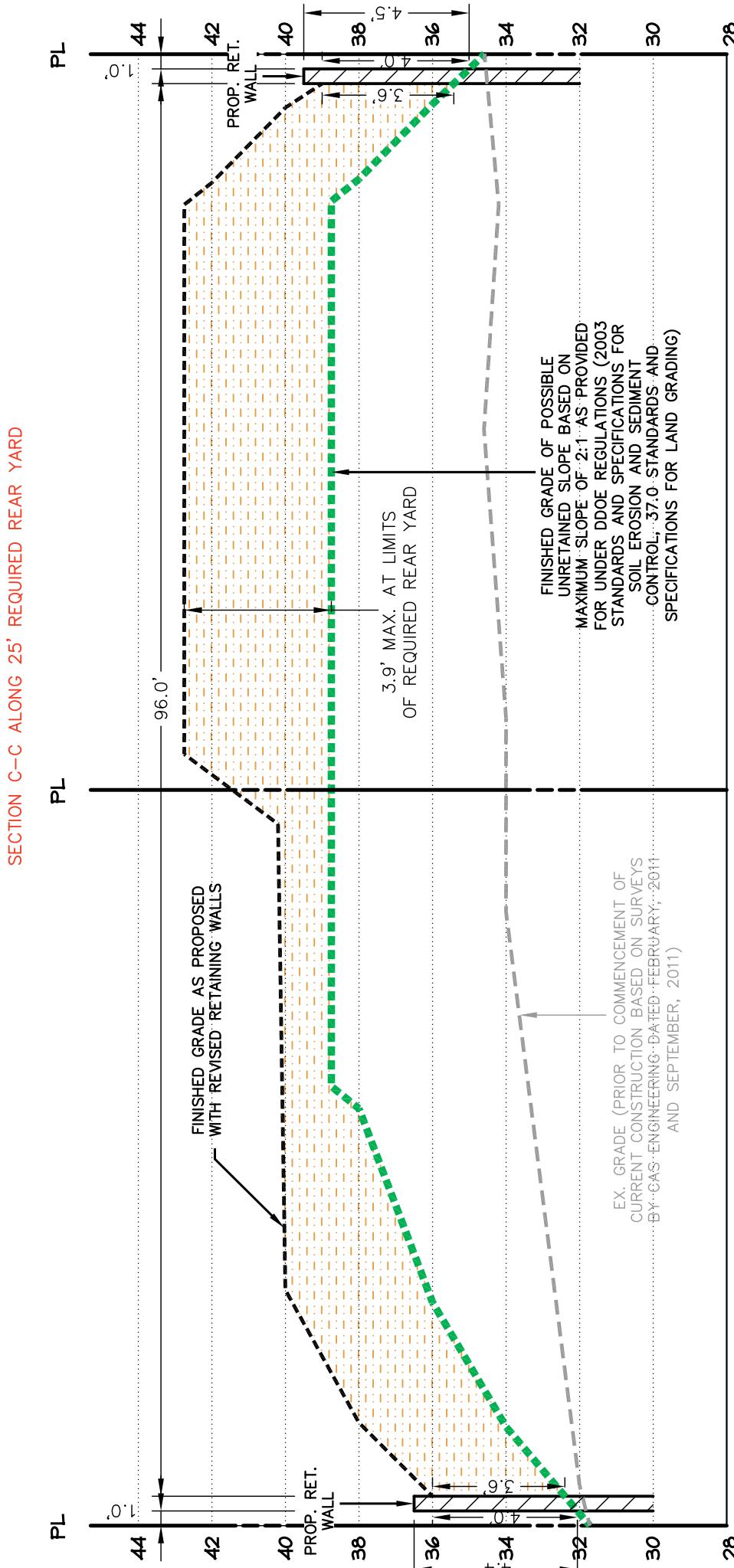
Curt A. Schreffler  
04/23/2012

## LEGEND:

- EXISTING GRADE: Dashed line
- FINISHED GRADE (APPROVED, CURRENT): Dashed line
- FINISHED GRADE (CONCEPT, WITHOUT WALLS): Dotted line
- REQUIRED REAR YARD: Solid line
- RETAINING WALL: Hatched line
- AREAS WITH LESS THAN 4-FT. FILL OVER FINISHED GRADE OF SLOPE WITHOUT WALLS, INSIDE REQUIRED REAR YARD: Orange dotted pattern

## GENERAL NOTES:

- 1) TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON SURVEYS BY CAS ENGINEERING, DATED FEBRUARY, 2011 AND SEPTEMBER, 2011.
- 2) ZONING: R-1-B
- 3) GEOGRID LIMITS SHOWN ARE OUTER LIMITS OF LONGEST GEOGRID LAYER. SEE STRUCTURAL DETAILS FOR INDIVIDUAL GEOGRID LAYERING AND DETAILS.



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BERKLEY

