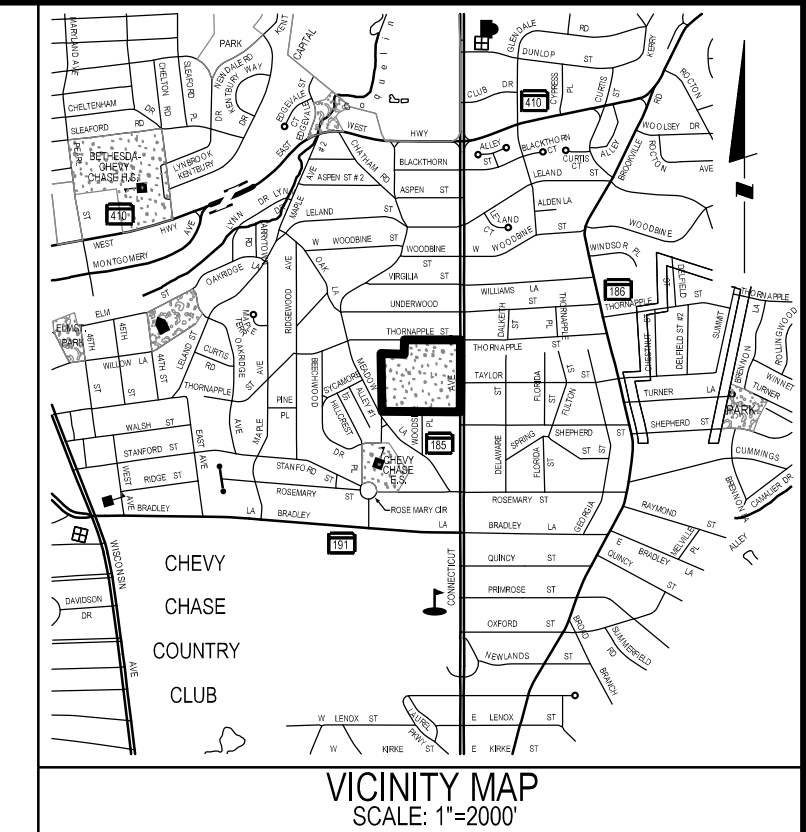


CORSO CHEVY CHASE PRELIMINARY PLAN 120240020

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

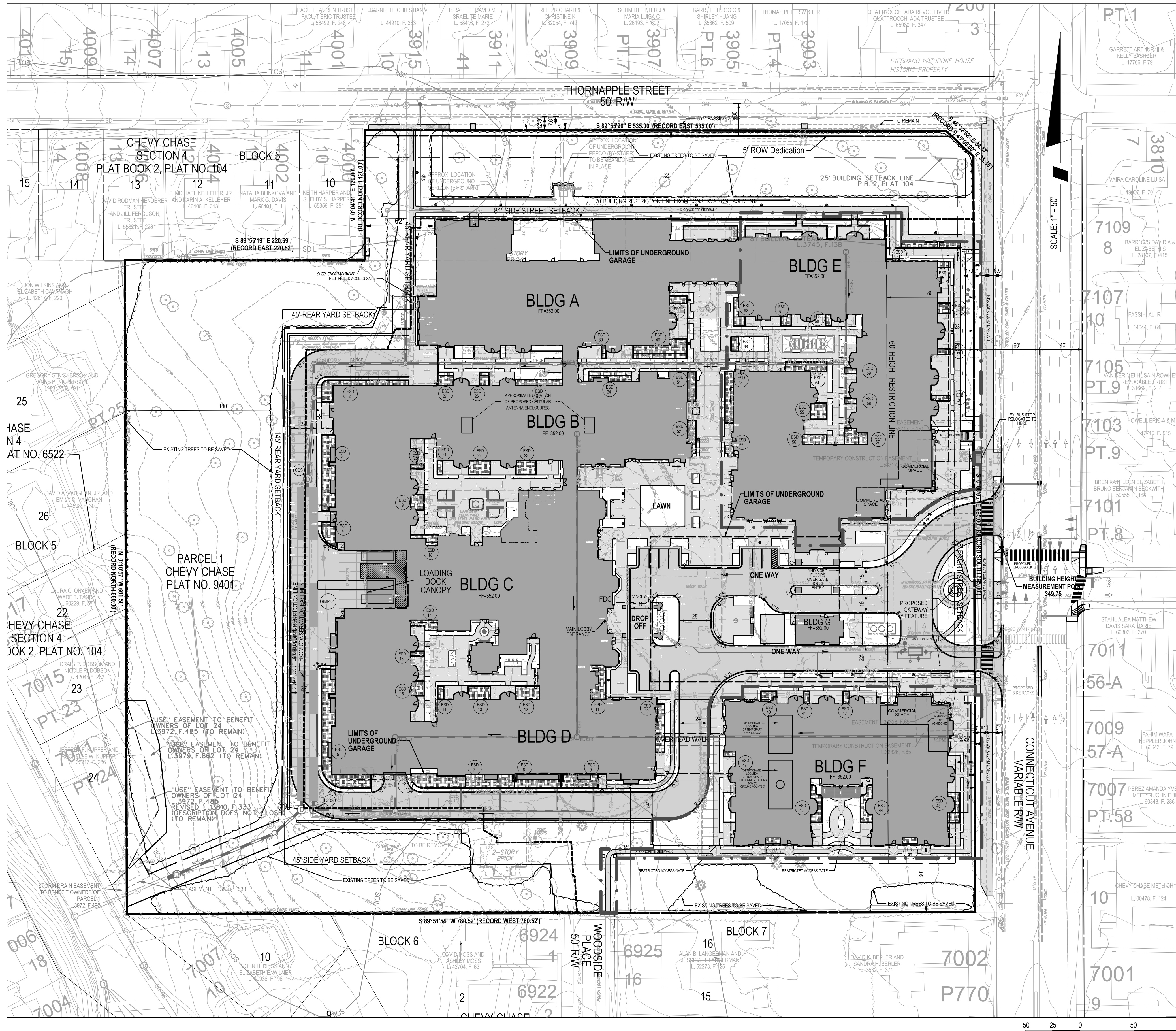


SOLTESZ, INC.
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www.solteszco.com
Engineering
Surveying
Planning
Environmental Sciences

PLANNING DEPARTMENT USE ONLY (E-PLANS)

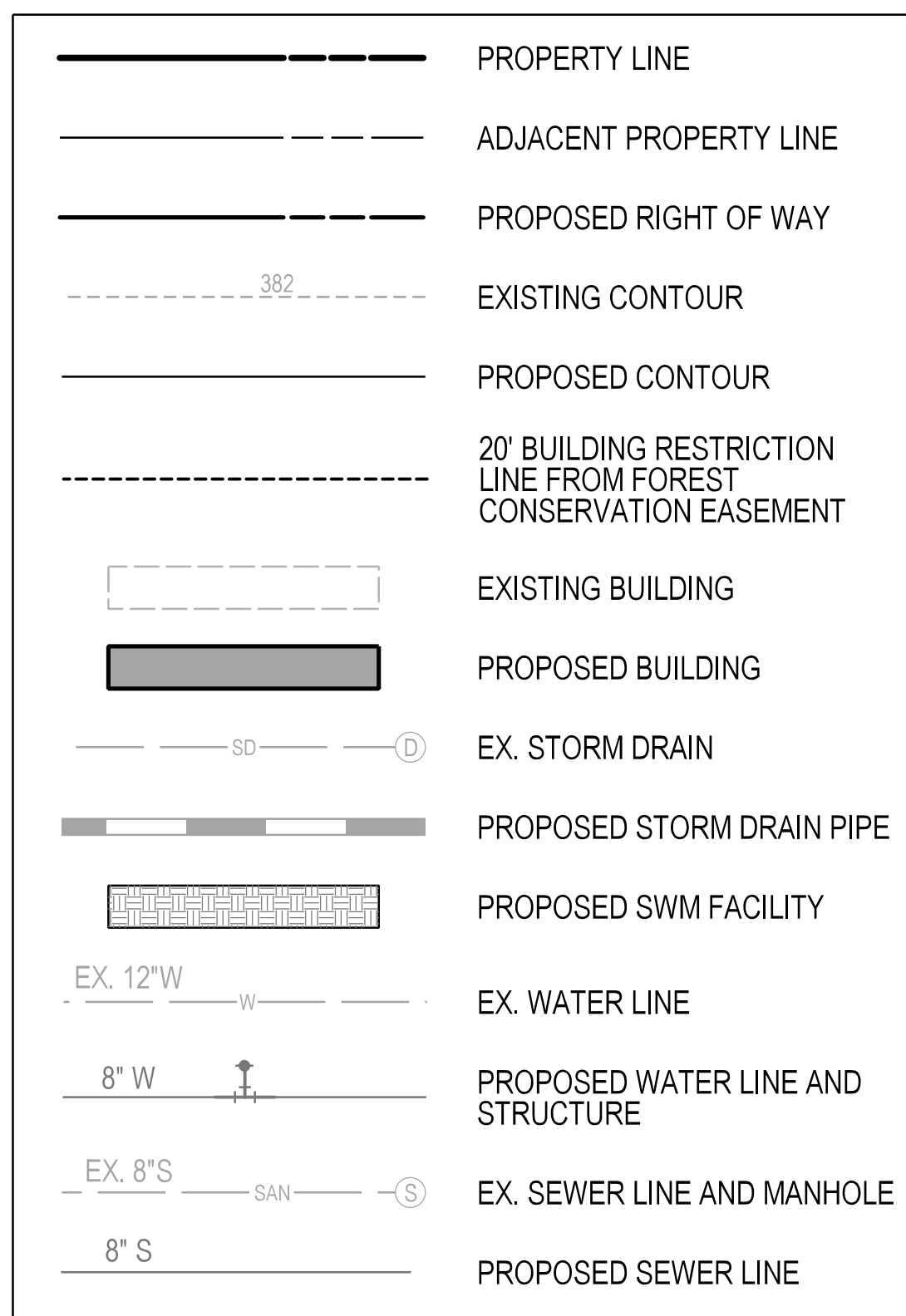
GENERAL NOTES:

1. THE EXISTING ZONE: CRNF-1.5, C-0.25, R-1.25, H-70.
2. SITE TRACT AREA: 13.64 AC G.T.A., 12.29 EXISTING NTA AND 12.23 AC PROPOSED NTA.
3. THIS PARCEL IS IDENTIFIED AS PARCEL 1 ON BLOCK 5 AND TAX ACCOUNT NUMBER 00464946.
4. BOUNDARY INFORMATION IS FROM SURVEY PREPARED BY SOLTESZ, INC.
5. TOPOGRAPHY INFORMATION IS FROM SURVEY PREPARED BY VIKI IN JULY 2008 WITH ADDITIONAL FIELD WORK PERFORMED BY SOLTESZ IN FEBRUARY 2022.
6. THE SUBJECT PROPERTY LIES WITH THE LOWER ROCK CREEK WATERSHED.
7. THE SITE IS NOT WITHIN THE MD INVENTORY OF HISTORIC PROPERTIES LIST. THE SITE IS NOT A KNOWN ARCHEOLOGICAL SITE. THE STEHANO LUZUPONE HOUSE AT THE NW CORNER OF CONNECTICUT AVE AND THORNAPPLE STREET ADJACENT TO THE SITE IS A HISTORIC PROPERTY.
8. THERE WAS NO FLOODPLAIN SHOWN ON MNCPPC GIS FLOODPLAIN DATA OR PER FEMA MAP 24031C0455D.
9. EXISTING WATER/SEWER SERVICE CATEGORIES: W1 / S1
10. ALL PROPOSED UTILITIES AND STORMWATER ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
11. UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINT, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDING STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARD SUCH AS SETBACKS, BUILDING RESTRICTIONS LINE, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT.



Development Standards	Approved/Required Zoning Development Standards	Proposed
Per Zoning Ordinance in effect on October 23, 2014	CRNF-1.5, C-0.25, R-1.25, H-70	CRNF-1.5, C-0.25, R-1.25, H-70
Total Tract Area	13.64 ac. 594,271 s.f.	13.64 ac. 594,271 s.f.
Previous ROW Dedication for Thornapple St. and Connecticut Avenue	13.29 ac. 583,851 s.f.	13.29 ac. 583,851 s.f.
Proposed 7' ROW Dedication Thornapple St. and Connecticut Avenue	13.23 ac. 582,411 s.f.	13.23 ac. 582,411 s.f.
Proposed 5' ROW Dedication	13.23 ac. 582,411 s.f.	13.23 ac. 582,411 s.f.
Residential Density	Residential Total up to 700,000 sq. ft. (207 Independent Living Units, 100 Assisted Living Units and 50 memory care beds) up to 287 Living Units up to 100 units up to 20 units Memory Care Total Units	656,000 sq. ft. (208 Independent Living Units and Assisted Living Units, 100 memory care beds) 287 units 100 units (100 units) 30 units (20 units) 47 Units (Units)
Commercial Density	5,000 sq. ft. (2,500 sq. ft. per establishment) 700,000 sq. ft. 700,000 sq. ft. (1:18 FAR)	5,000 sq. ft. 700,000 sq. ft. 700,000 sq. ft. (1:18 FAR)
Moderately Priced Dwelling Units (MPDWU) *	308 units x 1.51 = 465 MPDWU	59 MPDWU
Maximum Building Height (B-4.4) (Average median height)	70' (8 stories)	87' (8 stories)
Height Compatibility (B-4.4.A.1) (1:8)	87' (8 stories) along Connecticut Avenue within 80' of the property line	87' (8 stories) along Connecticut Avenue within 80' of the property line
Open Space (B-4.4.B)	When the subject property abuts a property in an agricultural, Rural Residential, or Rural Medium Density zoning district, the minimum open space shall be 10% of the total area of the subject property, but not less than 5,000 sq. ft.	Complies (See architectural sections on sheet A4.00 for height compatibility)
Setback Compatibility (B-4.4.A.4) (1:8)	The minimum side setback shall equal 1.5 times the minimum side setback required for a detached house on the subject property. The minimum rear setback shall equal 1.5 times the minimum rear setback required for a detached house on the subject property. The minimum front setback shall equal the minimum front setback required for a detached house on the subject property.	Complies (Min. 10')
Setbacks and Placement	Front Setback (Connecticut Avenue) Side Setback (Thornapple Street) Side Setback Rear Setback	N/A 15' Min. 10' Provided 15' Min. 8' Provided 12' Min. 10' Provided 30' Min. 40' and 10' Provided
Parking Requirements (B-4.2)	Residential Independent Living Assisted Living Memory Care Employee Commercial Additional Tandem Spaces Total Spaces **	207 spaces (in garage including 37 tandem spaces) 101 spaces (garage) 8 spaces (garage) 73 spaces (garage) 30 spaces (surface and garage stall spaces) 18 tandem spaces 618 spaces (including 67 tandem spaces)
Parking Provided (B-4.2)	Garage/Bicycle Garage/Bicycle Garage/Bicycle Garage/Bicycle Garage/Bicycle Garage/Bicycle Total Spaces	435 spaces 8 spaces 8 spaces 8 spaces 8 spaces 8 spaces 510 total spaces
Bicycle Parking (B-4.2.C) and (B-4.2.D)	50 bicycle spaces per 100,000 sq. ft. up to 100,000 sq. ft. of building area 0.75 bicycle spaces per 100 sq. ft. of Commercial Total Spaces Required 50% of spaces for long-term use 25% of spaces for short-term use	87 spaces 18 spaces 18 spaces 47 spaces in garage 8 spaces surface total 150 total spaces
Loading	1 space required	2 spaces provided (1 semi-trail and 1 residential)
Screening Requirements (B-4.5.1)	Screening screening requirements for an apartment building over 6' height in use building over 6' height	Southern Property Boundary: Complies Western and Northern Property Boundary: Alternative compliance due to Forest Conservation Easements

LEGEND:



MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY EXCAVATING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT UTILITIES AT 1-800-221-8777 48 HOURS PRIOR TO THE START OF EXCAVATION. CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THESE 120 INCHES, WHOEVER IS LESS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING CLEARANCES BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER / DEVELOPER / APPLICANT

Corso DC, LLC
3424 Peachtree Road NE
Suite 1780
Atlanta, GA 30326
Tel: (678) 775-7129
tim@gsalesinc.com
Contact: Tim Gary

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 66262 - EXPIRATION DATE: 06/31/2024



COVER SHEET
PRELIMINARY PLAN 120240020
CORSO CHEVY CHASE
BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET INDEX

SITE PLAN	EXHIBITS
SHEET P1.01	COVER SHEET
SHEET P1.02	APPROVAL SHEET
SHEET P1.03	OVERALL PRELIMINARY PLAN
SHEET P1.04	PRELIMINARY PLAN
SHEET P1.05	PRELIMINARY PLAN
SHEET P1.06	CROSS SECTIONS
SHEET 1	FIRE DEPARTMENT ACCESS PLAN
SHEET 2	LOTTING PLAN
SHEET 3	CIRCULATION EXHIBIT

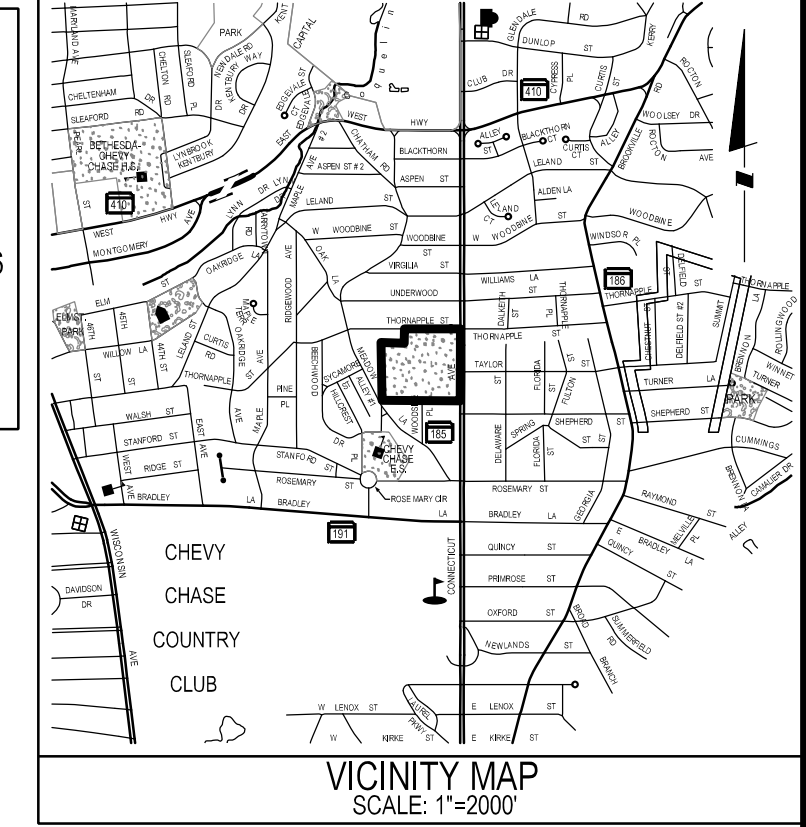
ENGINEER'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAN SHOWN HEREON CONFORMS WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AS ADOPTED OCTOBER 1991 AND AS AMENDED THEREAFTER.
SIGNATURE: TIMOTHY A. HOFFMAN DATE: PROJECT MANAGER
PRINTED NAME: TIMOTHY A. HOFFMAN TITLE: PROJECT MANAGER
NO. REG. NO. 49128

TAX MAP HM42, 0000	ZONING CATEGORY: CRNF-1.5, C-0.25, R-1.25, H-70
WSSC 200' SHEET 208NW04	
SITE DATING HORIZONTAL: NAD 83/98 VERTICAL: NAVD83	DATE: 12/1/2023 DESIGNED: NC CHECKED: KDL CAD STYL: TAJ VERSION: V8 / NCS
SHEET P1.01	PROJECT NO. 4180-01-01

CORSO CHEVY CHASE SITE PLAN 820240030

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 820240030, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: **Corso DC, LLC**
Company
Address: **3424 Peachtree Road NE, Suite 1780, Atlanta, GA 30326**
Phone: **(678) 776-7129**
Signature: _____



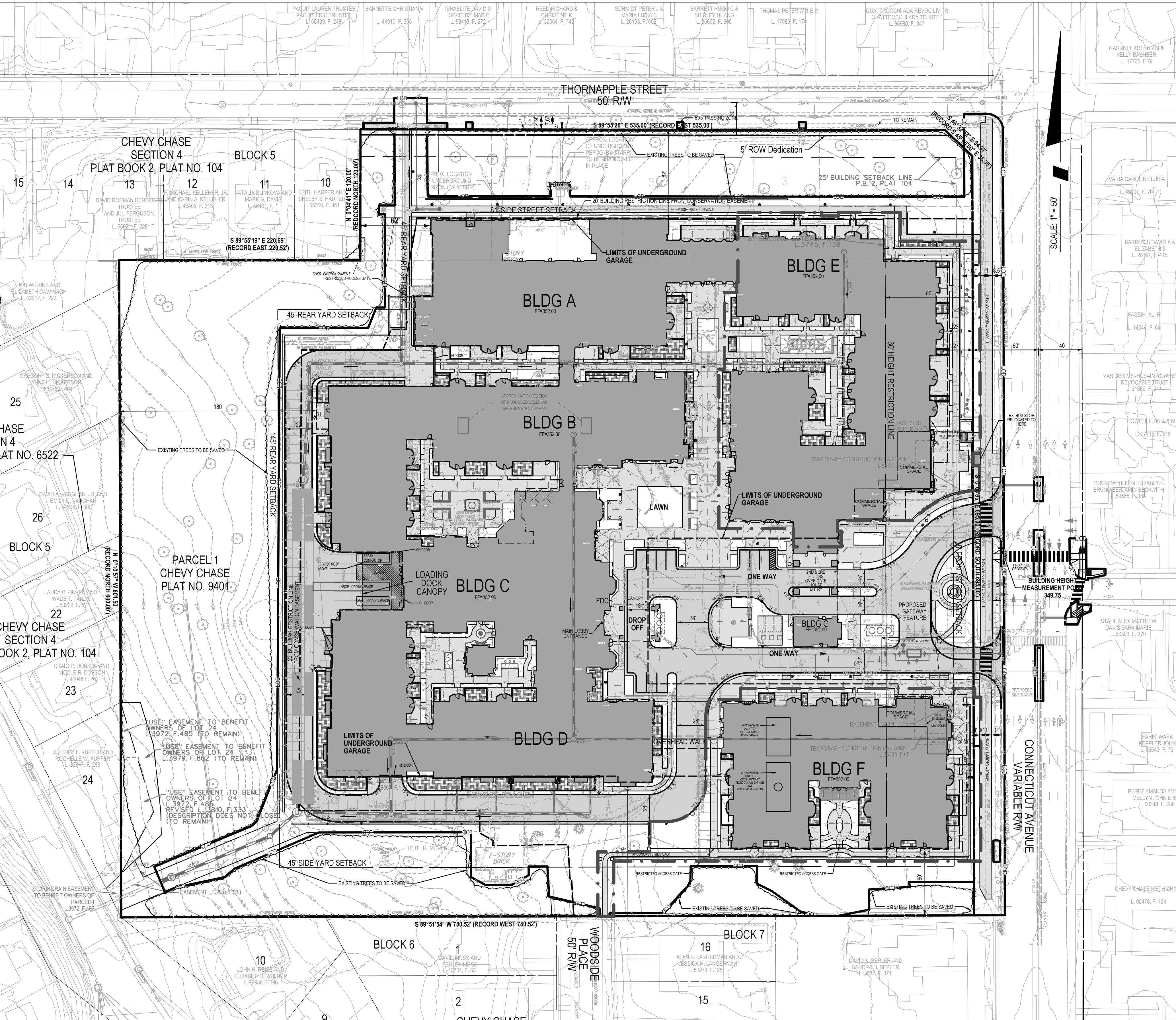
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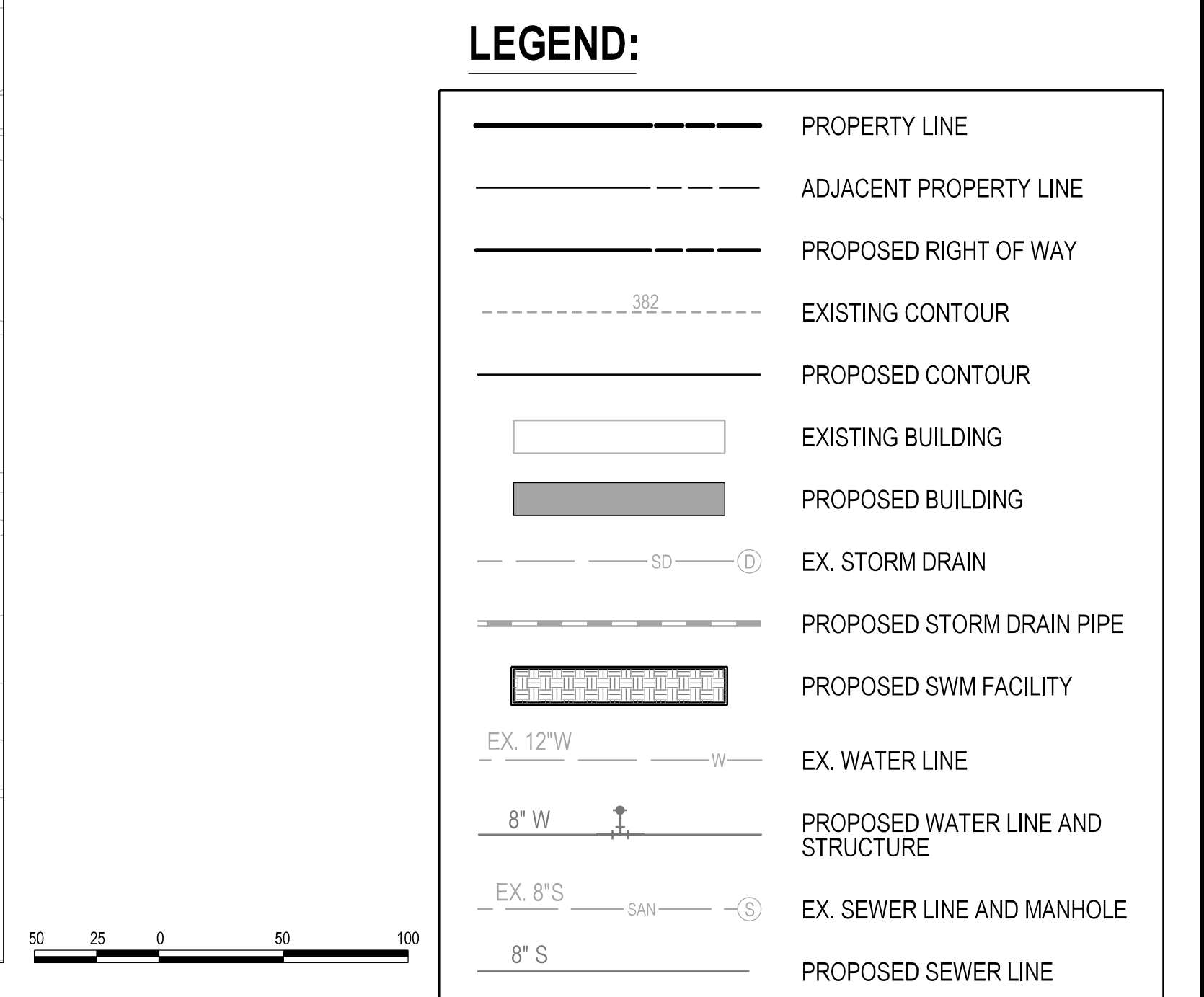
PLANNING DEPARTMENT USE ONLY (E-PLANS)

GENERAL NOTES:

1. THE EXISTING ZONE: CRNF-1.5, C-0.25, R-1.25, H-70.
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6. THE SUBJECT PROPERTY LIES WITH THE LOWER ROCK CREEK WATERSHED.
7. THE SITE IS NOT WITHIN THE MD INVENTORY OF HISTORIC PROPERTIES LIST. THE SITE IS NOT A KNOWN ARCHEOLOGICAL SITE. THE STEHANO LUZUPONE HOUSE AT THE NW CORNER OF CONNECTICUT AVE AND THORNAPPLE STREET ADJACENT TO THE SITE IS A HISTORIC PROPERTY.
8. THERE WAS NO FLOODPLAIN SHOWN ON MNCPPC GIS FLOODPLAIN DATA OR PER FEMA MAP 24031C0455D.
9. EXISTING WATER/SEWER SERVICE CATEGORIES: W1 / S1
10. ALL PROPOSED UTILITIES AND STORMWATER ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
11. ALL STREET TREES ARE TO BE DESIGNED TO MCDOT STANDARDS AND REVIEWED AND APPROVED BY MCDPS.
12. M-NCPCC MUST INSPECT ALL TREE SAVE AREAS AND PROTECTION DEVICES
13. PAVEMENT MARKINGS AND SIGNAGE ON PUBLIC STREETS ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT ROW PERMIT UNDER SIGNING AND MARKING PLAN.
14. THE APPLICANT MUST SCHEDULE AN ON-SITE PRECONSTRUCT ION MEETING WITH DEPARTMENT OF PERMITTING SERVICES, ZONING AND CODE COMPLIANCE SECTION STAFF UPON APPROVAL OF THE CERTIFIED SITE PLAN OR BEFORE ANY SITE DEVELOPMENT WORK BEGINS THAT IS COVERED BY THE SITE PLAN SURETY AND MAINTENANCE AGREEMENT. THE APPLICANT, ALONG WITH THE IR REPRESENTATIVE, MUST ATTEND THE PRECONSTRUCT ION MEETING WITH THE DPS SITE PLAN INSPECTOR. A COPY OF THE APPROVED CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES.
15. PHASE II IS INTENDED TO COMMENCE CONSTRUCTION IN CLOSE PROXIMITY TO THE COMPLETION OF PHASE I, SUBJECT TO LEASING PACE, CONSTRUCTION AND FINANCING COSTS, AND MARKET CONDITIONS AT THE TIME OF DELIVERY OF PHASE I. THIS PHASING SCHEDULE DOES NOT PRECLUDE THE COMMENCEMENT OF CONSTRUCTION ON PHASE 2 PRIOR TO COMPLETING PHASE 1 IF THE APPLICANT DETERMINES THIS IS FEASIBLE.



Development Standards	Approved Required Zoning Development Standards	Proposed
Per Zoning Ordinance in effect on October 25, 2014		
Total Lot Area	13.64 ac, 584,271 s.f.	13.64 ac, 584,271 s.f.
Previous ROW Dedication for Thornapple St. and Connecticut Ave. (See Plat 104)	13.29 ac, 580,811 s.f.	13.29 ac, 580,811 s.f.
Proposed 5' ROW Dedication for Thornapple St. (Proposed Plat 104)	13.29 ac, 580,811 s.f.	13.29 ac, 580,811 s.f.
Proposed 5' ROW Dedication for Connecticut Ave. (Proposed Plat 104)	13.29 ac, 580,811 s.f.	13.29 ac, 580,811 s.f.
Residential Density	Up to 700,000 sq. ft. (287 Independent Living Units and Assisted Living Units) and 10 memory care beds	691,000 sq. ft. (288 Independent Living Units and Assisted Living Units) and 10 memory care beds
Commercial Density	8,000 sq. ft. (2,000 sq. ft. per establishment)	5,000 sq. ft. (1,250 sq. ft. per establishment)
Museum Building Height (B.4.4.4) (Average end use height)	77' (6 stories)	87' (6 stories)
Height Compatibility (B.4.4.4.A.1 & B.4.4.4.A.1.B)	87' (6 stories) along Connecticut Avenue within 87' of the property line	87' (6 stories) along Connecticut Avenue within 87' of the property line
Open Space (B.4.4.4.B)	10% of 512,735 sq. ft. of total area = 51,273 sq. ft. of open space	42,599 sq. ft. (8.3%)
Setback Compatibility (B.4.4.4.A.1 & B.4.4.4.A.1.B)	The minimum setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.	Complete (Min. 10')
Setback Compatibility (B.4.4.4.A.1 & B.4.4.4.A.1.B)	The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.	Complete (Min. 40')
Setback Compatibility (B.4.4.4.A.1 & B.4.4.4.A.1.B)	If the screening wall is greater than the minimum setback under Section 4.1.1.1.2.5, the minimum setback equals the required screening wall.	Complete (Min. 40')
Setbacks and Placement	Front Setback (Connecticut Avenue): 30' min. (40' preferred), Side Setback (Thornapple Street): 10' min. (15' preferred), Rear Setback: 30' min. (40' preferred)	Front Setback (Connecticut Avenue): 30' min. (40' preferred), Side Setback (Thornapple Street): 10' min. (15' preferred), Rear Setback: 30' min. (40' preferred)
Parking Requirements (B.6.2)	Residential: 287 DU x 0.5 per DU = 143.5 spaces min. (287 DU x 1 per DU = 287 spaces max.)	287 spaces (in garage including 7 tandem spaces)
Parking Requirements (B.6.2)	Assisted Living: 100 DU x 0.5 per DU = 50 spaces min. (100 DU x 1 per DU = 100 spaces max.)	50 spaces (in garage)
Parking Requirements (B.6.2)	Memory Care: 100 Employees x 1.5 per Employee = 150 spaces	75 spaces (in garage)
Parking Requirements (B.6.2)	Commercial: 5,000 sq. ft. @ 0.5 spaces per 1,000 sq. ft. = 25 spaces min. (5,000 sq. ft. @ 1 space per 1,000 sq. ft. = 50 spaces max.)	50 spaces (in garage and on-site)
Parking Requirements (B.6.2)	Additional Tandem Spaces: 200 spaces min. (501 spaces max.)	519 spaces (including 55 tandem spaces)
Parking Provided (B.6.2)	Garage Standard: 433 spaces, Garage Car Share: 5 spaces, Garage Tandem: 5 spaces, Garage Bicycle Storage: 10 spaces, Garage Accessible Spaces: 5 spaces, Surface Parking: 2 spaces, Total Spaces: 455 spaces	433 spaces, 5 spaces, 5 spaces, 10 spaces, 5 spaces, 2 spaces, 455 spaces (including 1 accessible space)
Bicycle Parking (B.6.2.4.C) and (B.6.2.4.D)	50 spaces max. @ 12' x 20' = 100 spaces, 0.75 bicycle spaces per Employee, 1 space @ 17.5 spaces per 20,000 sq. ft., Total Spaces Required: 65 spaces	50 spaces, 10 spaces, 1 space, 61 spaces (in garage, 4 spaces surface level)
Landscaping	1 space required	2 spaces provided (1 ornamental and 1 residential)
Screening Requirements (B.6.2.3)	Landscaping screening requirements for an apartment building over 60' in height or multi-use building over 60' in height and a portion of the northern property boundary, where space is not available for a wall.	Southern Property Boundary: Complete, Western and Portion of Northern Property Boundary: Alternative compliance due to Parcel Conservation Easement



SHEET INDEX

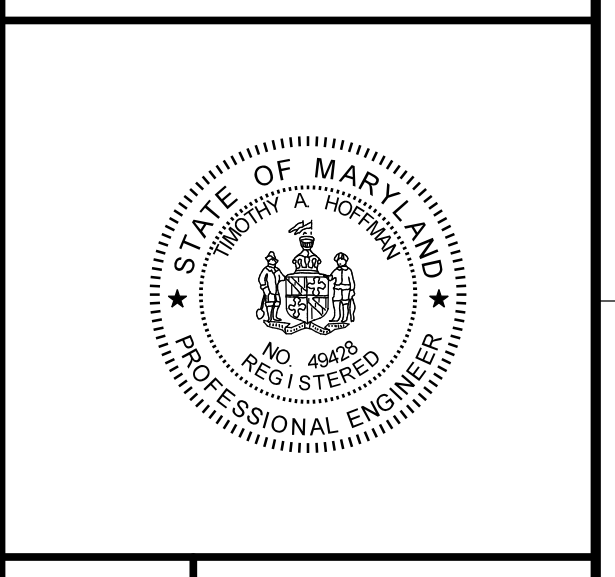
SITE PLAN	ARCHITECTURAL PLAN	LANDSCAPE PLAN	RECREATION PLAN	COVER SHEET
SHEET P1.01 COVER SHEET	SHEET A001 SITE PLAN	SHEET LS0.01 LANDSCAPE PLAN	SHEET RS0.01 RECREATION PLAN	SHEET CS0.01 COVER SHEET
SHEET P1.02 APPROVAL SHEET	SHEET A002 PHASE 1 SITE PLAN	SHEET LS1.00 BUILDING ELEVATIONS	SHEET RS1.00 FENCE PLAN	SHEET CS2.00 BUILDING E MATERIALS PLAN
SHEET P1.03 OVERALL SITE PLAN	SHEET A003 OVERALL PLAN - LL / G1	SHEET LS1.01 A ELEVATIONS	SHEET RS1.01 OVERALL KEY PLAN	SHEET CS3.00 BUILDING D COURTYARD MATERIALS PLAN
SHEET P1.04 SITE PLAN	SHEET A004 OVERALL PLAN - 1ST FLOOR	SHEET LS1.02 B ELEVATIONS	SHEET RS1.02 STREETSCAPE MATERIALS PLAN	SHEET CS4.00 BUILDING C COURTYARD MATERIALS PLAN
SHEET P1.05 SITE PLAN	SHEET A005 OVERALL PLAN - 2ND FLOOR	SHEET LS1.03 C ELEVATIONS	SHEET RS1.03 STREETSCAPE MATERIALS PLAN	SHEET CS5.00 BUILDING B COURTYARD MATERIALS PLAN
SHEET P1.06 CROSS SECTIONS	SHEET A006 OVERALL PLAN - 3RD FLOOR	SHEET LS1.04 D ELEVATIONS	SHEET RS1.04 HARDSCAPE DETAILS	SHEET CS6.00 BUILDING A COURTYARD MATERIALS PLAN
	SHEET A007 OVERALL PLAN - 4TH FLOOR	SHEET LS1.05 E ELEVATIONS	SHEET RS1.05 HARDSCAPE DETAILS	SHEET CS7.00 BUILDING F MATERIALS PLAN
	SHEET A008 OVERALL PLAN - 5TH FLOOR	SHEET LS1.06 F ELEVATIONS	SHEET RS1.06 HARDSCAPE DETAILS	SHEET CS8.00 BUILDING E MATERIALS PLAN
	SHEET A009 OVERALL PLAN - ROOF PLAN	SHEET LS1.07 EXTERIOR MATERIALS	SHEET RS1.07 LANDSCAPE MATERIALS IMAGERY	SHEET CS9.00 OVERALL PLANTING KEY PLAN
	SHEET A010 SITE SECTIONS	SHEET LS1.08 BUILDING AREA - GSF	SHEET RS1.08 OVERALL PLANTING KEY PLAN	SHEET CS10.00 CLUB OVERLOOK PLANTING PLAN
	SHEET A011 BUILDING SECTIONS	SHEET LS1.09 BUILDING AREA - RENTABLE UNIT MIX	SHEET RS1.09 STREETSCAPE PLANTING PLAN	SHEET CS11.00 BUILDING B COURTYARD PLANTING PLAN
	SHEET A012 BUILDING SECTIONS	SHEET LS0.02 LANDSCAPE PLAN	SHEET RS1.10 STREETSCAPE PLANTING PLAN	SHEET CS12.00 BUILDING D COURTYARD PLANTING PLAN
	SHEET A013 STREET ELEVATIONS	SHEET LS0.01 COVER SHEET	SHEET RS1.11 STREETSCAPE PLANTING PLAN	SHEET CS13.00 CLUB OVERLOOK PLANTING PLAN
	SHEET A014 BUILDING ELEVATIONS	SHEET LS0.02 RECREATION PLAN	SHEET RS1.12 STREETSCAPE PLANTING PLAN	SHEET CS14.00 BUILDING B COURTYARD PLANTING PLAN
			SHEET RS1.13 STREETSCAPE PLANTING PLAN	SHEET CS15.00 PLANTING SCHEDULE
			SHEET RS1.14 STREETSCAPE PLANTING PLAN	SHEET CS16.00 PLANTING DETAILS
			SHEET RS1.15 STREETSCAPE PLANTING PLAN	SHEET CS17.00 PHOTOMETRIC LIGHTING PLAN
			SHEET RS1.16 STREETSCAPE PLANTING PLAN	
			SHEET RS1.17 STREETSCAPE PLANTING PLAN	
			SHEET RS1.18 STREETSCAPE PLANTING PLAN	
			SHEET RS1.19 STREETSCAPE PLANTING PLAN	
			SHEET RS1.20 STREETSCAPE PLANTING PLAN	
			SHEET RS1.21 STREETSCAPE PLANTING PLAN	
			SHEET RS1.22 STREETSCAPE PLANTING PLAN	
			SHEET RS1.23 STREETSCAPE PLANTING PLAN	
			SHEET RS1.24 STREETSCAPE PLANTING PLAN	
			SHEET RS1.25 STREETSCAPE PLANTING PLAN	
			SHEET RS1.26 STREETSCAPE PLANTING PLAN	
			SHEET RS1.27 STREETSCAPE PLANTING PLAN	
			SHEET RS1.28 STREETSCAPE PLANTING PLAN	
			SHEET RS1.29 STREETSCAPE PLANTING PLAN	
			SHEET RS1.30 STREETSCAPE PLANTING PLAN	

NO. REVISIONS BY DATE

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY EXCAVATING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-367-8777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THESE 120 INCHES, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED ANY REQUIRE REVISIONS TO THE PLAN.

OWNER / DEVELOPER / APPLICANT
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3424 Peachtree Road NE
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Tel: (678) 776-7129
tim@solteszinc.com
Contact: Tim Gary

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 45622 EXPIRATION DATE: 05/31/2024



COVER SHEET
SITE PLAN 820240030
CORSO CHEVY CHASE

TAX MAP: HM42.0000
ZONING CATEGORY: CRNF-1.5, C-0.25, R-1.25, H-70
WSSC 200' SHEET: 208WV04
DATE: 12/1/2023
DESIGNED: NDCS
CHECKED: KDL
CAD STYL: TAW
VERSION: V8 / NCS

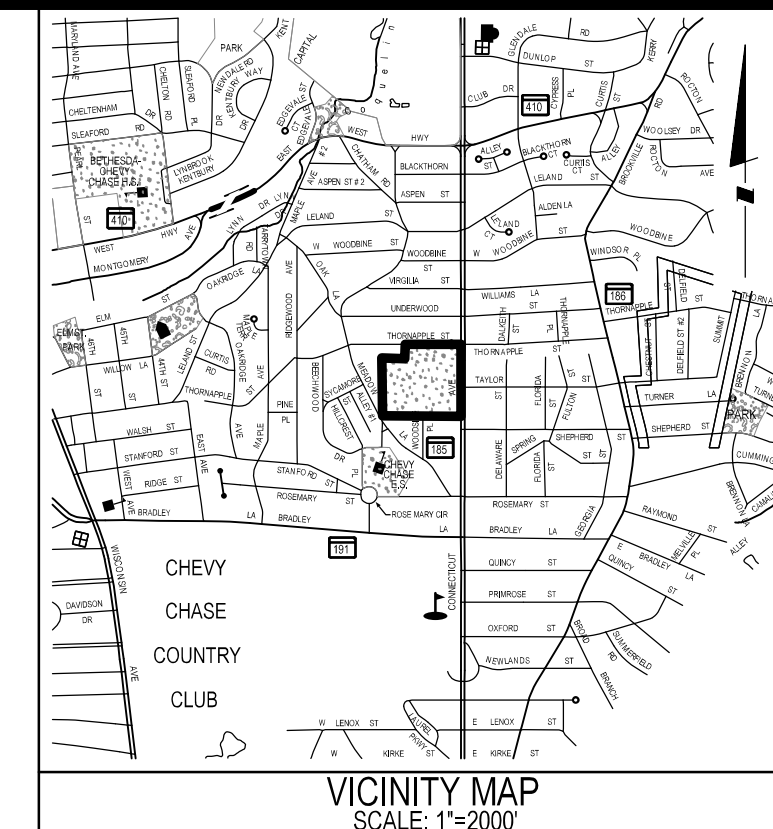
PROJECT NO.: 4180-01-01

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ, Inc. SOLTESZ cannot guarantee the accuracy of any information that has been transmitted by electronic means.

BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

CORSO CHEVY CHASE FINAL FOREST CONSERVATION PLAN - F20240110

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



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PLANNING DEPARTMENT USE ONLY (E-PLANS)

FOREST CONSERVATION WORKSHEET CORSO CHEVY CHASE

NET TRACT AREA:

A. Total tract area ...	12.29
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...	0.55
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify) ...	0.00
G. Net Tract Area ...	12.84

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MDP	CIA	
0	0	0	0	1	0	
G. Afforestation Threshold ...	15%	x G =				1.93
H. Conservation Threshold ...	20%	x G =				2.57

EXISTING FOREST COVER:

I. Existing forest cover ...	3.71
J. Area of forest above afforestation threshold ...	1.78
K. Area of forest above conservation threshold ...	1.14

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation ...	2.80
M. Clearing permitted without mitigation ...	0.91

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared ...	0.75
O. Total area of forest to be retained ...	2.96

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...	0.19
Q. Reforestation for clearing below conservation threshold ...	0.00
R. Credit for retention above conservation threshold ...	0.39
S. Total reforestation required ...	0.00
T. Total afforestation required ...	0.00
U. Credit for landscaping (may not exceed 20% of "S") ...	0.00
V. Total reforestation and afforestation required ...	0.00

worksheet date: 8/3/2023

Forest Conservation Data Table

Number of Acres	
Tract	12.29
Remaining in Agricultural Use	-
Road & Utility ROWs	-
Total Existing Forest	3.71
Forest Retention	2.96
Forest Cleared	0.75

Land Use & Thresholds ²	
Land Use Category	ARA, MDR, IDA, HDR, MDP, or CIA
Conservation Threshold	20% percent
Afforestation Threshold	15% percent

Total Channel		Average Buffer ³	
Length (ft)		Length (ft)	Width (ft)
Stream(s)	-	-	-

Acres of Forest in			
Retained	Cleared	Planted	
Wetlands	-	-	-
100-Year Floodplain	-	-	-
Stream Buffers	-	-	-
Priority Areas	-	-	-

Only Road or Utility ROWs to be improved as part of development application.
¹ Information from FC Land Use Categories & Thresholds document.
² Measured from stream edge to buffer edge.

SHEET INDEX

SHEET F1.01	COVER SHEET
SHEET F1.02	FINAL FOREST CONSERVATION PLAN
SHEET F1.03	FINAL FOREST CONSERVATION PLAN
SHEET F1.04	MITIGATION PLANTING PLAN
SHEET F1.05	MITIGATION PLANTING PLAN
SHEET F1.06	NOTES AND DETAIL
SHEET F1.07	FOREST CONSERVATION EASEMENT EXHIBIT

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20240110 including, financial bonding, forest planting, maintenance, and all other applicable agreements.

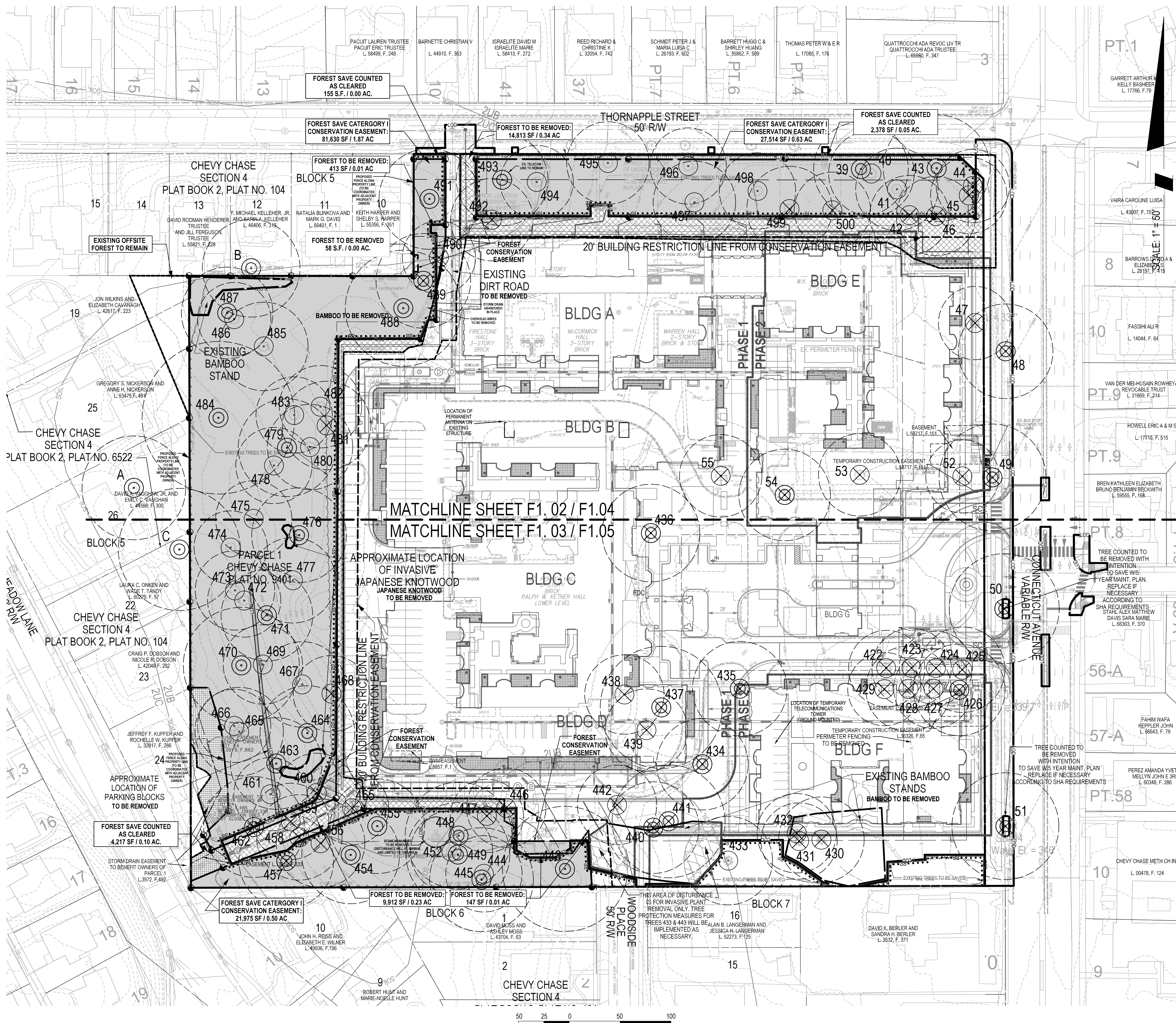
Developer's Name: Corso DC, LLC
Printed Company Name

Contact Person or Owner: Tim Gary
Printed Name

Address: 3424 Peachtree Road NE, Suite 1780, Atlanta, GA 30326

Phone and Email: (678) 776-7129

Signature: _____



- GENERAL NOTES:**
- SITE TRACT AREA: 13.64 AC G.T.A., 12.29 existing NTA and 12.23 AC proposed NTA.
 - ZONED: CRNF-1.5, C-0.25, R-1.25, H-70.
 - THIS PARCEL IS IDENTIFIED AS PARCEL 1 ON BLOCK 5 AND TAX ACCOUNT NUMBER 00464946.
 - THE SITE IS WITHIN THE LOWER ROCK CREEK WATERSHED, USE CLASS: I (SOURCE: MDE).
 - THERE ARE NO EXISTING STREAMS ON SITE.
 - THERE ARE NO WETLAND THAT EXIST ON SITE.
 - THERE ARE NO FLOODPLAINS SHOWN ON MNCPPC GIS FLOODPLAIN DATA OR PER FEMA MAP 24031C0455D.
 - THE SITE IS NOT WITHIN A SPECIAL PROTECTION AREA OR PRIMARY MANAGEMENT AREA.
 - THE SITE IS NOT WITHIN THE MD INVENTORY OF HISTORIC PROPERTIES LIST. THE SITE IS NOT A KNOWN ARCHEOLOGICAL SITE. THE STEPHANO LUZUPONE HOUSE AT THE NW CORNER OF CONNECTICUT AVE AND THORNAPPLE STREET ADJACENT TO THE SITE IS A HISTORIC PROPERTY.
 - THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES OCCURRING ON THE PROPERTY, PER LETTER FROM MD DNR DATED 4/4/2022 AND FIELD OBSERVATION CONDUCTED ON 2/10/2022.
 - THERE ARE NO STATE OR COUNTY CHAMPION TREES EXIST ON THE SITE.
 - BUILDING AND UTILITIES ARE SHOWN BUT LOCATIONS ARE NOT FINAL UNTIL SITE PLAN.
 - PROPERTY IS SUBJECT TO EXISTING CONDITIONAL USE/SPECIAL EXCEPTION CB4217.
 - THE EXISTING FOREST CONSERVATION EXEMPTION #42001364E WAS APPROVED ON 6/20/2001 FOR A BUILDING ADDITION AND NEW PATIO NEAR THE NE PORTION OF THE SITE.
 - TREE MEASUREMENTS WERE MADE USING A STANDARD DBH TAPE MEASURE AT THE HEIGHT OF 4.5' ABOVE GROUND.
 - FIELDWORK WAS CONDUCTED ON FEBRUARY 10, 2022 BY COURTNEY EGOLF AND MARIUS FLEMMER OF WETLAND STUDIES AND SOLUTIONS, INC. (WSSI).
 - ALL PROPOSED UTILITIES AND STORMWATER ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
 - FINAL LOD AND LOW WILL BE DETERMINED IN FIELD BY INSPECTOR.
 - THE APPROVED NRI/FSD #42022220 WAS APPROVED ON 7/27/2022.
 - PROPOSED FENCE ALONG PROPERTY LINE TO BE COORDINATED WITH ADJACENT PROPERTY OWNERS. EACH LOT TO HAVE FOREST CONSERVATION PROTECTION SIGNAGE ALONG EASEMENT.

LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- LIMITS OF DISTURBANCE
- LIMITS OF WORK
- SPECIMEN TREE AND CRZ
- SIGNIFICANT TREE AND CRZ
- TREE TO BE REMOVED
- PROPOSED CONTOUR
- ROOT PRUNING
- TREE SAVE FENCE
- SOIL LINE AND LABELS
- EXISTING TREELINE
- FOREST DELINEATION LINE
- FOREST TO BE CLEARED
- EXISTING FOREST TO REMAIN*
- FOREST SAVE COUNTED AS CLEARED
- INVASIVE SPECIES
- STORMWATER MANAGEMENT
- INVASIVE PLANT REMOVAL
- PROP. MITIGATION TREE / SUPPLEMENTAL FOREST PLANTINGS
- PROPOSED TREELINE
- 20 FOOT BUILDING RESTRICTION SETBACK FROM CONSERVATION EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT SIGN

NOTE:
* EXISTING FOREST TO REMAIN WILL BE PROTECTED WITHIN A CATEGORY I FOREST CONSERVATION EASEMENT

FINAL FOREST CONSERVATION PLAN
FINAL FOREST CONSERVATION PLAN - F20240110
CORSO CHEVY CHASE

TAX MAP	HN42, 0000	ZONING CATEGORY:	CRNF-1.5, C-0.25, R-1.25, H-70
WSSC 200' SHEET	208NW04		
SITE DATUM	HORIZONTAL: NAD 83/91 VERTICAL: NAVD83	DATE:	12/20/2023
SCALE	1" = 40'	DESIGNED:	NC
SHEET	F1.01	CHECKED:	KDL
		CAD STYL:	DHP
		VERSION:	V8 / NCS
PROJECT NO.	4180-01-01		