

CORSO CHEVY CHASE

LOCAL MAP AMENDMENT H148

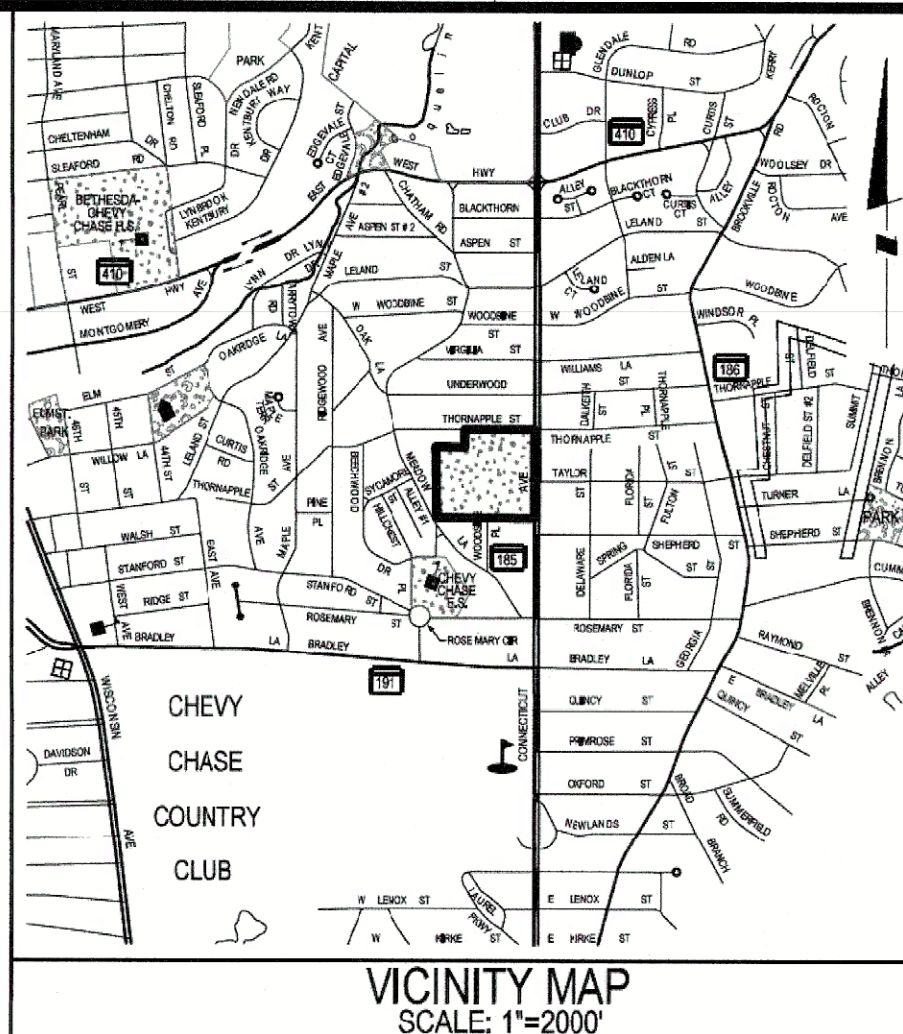
FLOATING ZONE PLAN (REVISED 03/31/2023)

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN
(EXHIBIT NUMBER 6522) APPROVED BY THE DISTRICT COUNCIL
ON 6/13/23 BY RESOLUTION NUMBER 20-197
IN APPLICATION NUMBER H-148

HEARING EXAMINER
Lynn B. Hannan
HEARING EXAMINER'S NAME PRINTED

DATE
6/21/23

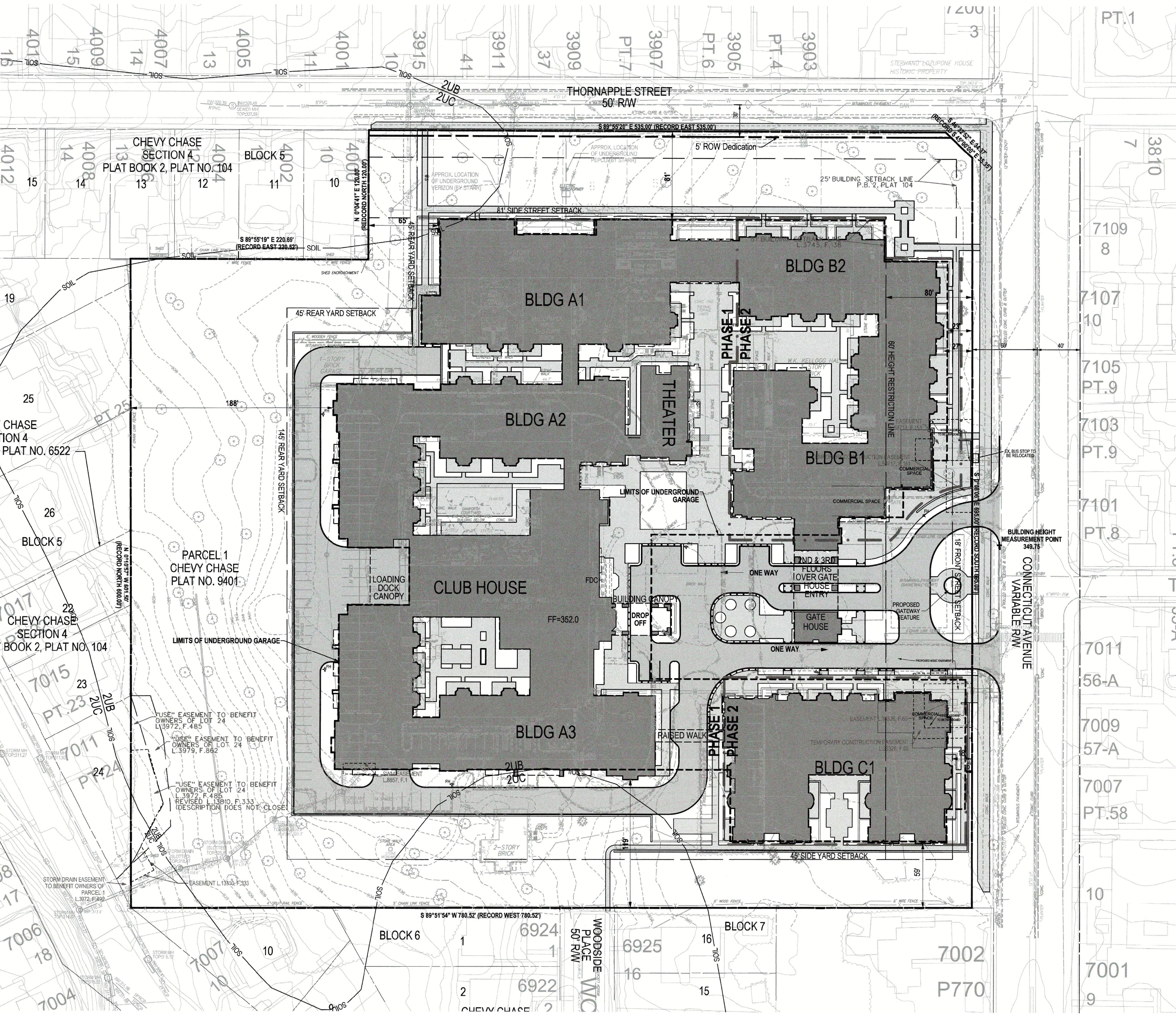


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Engineering
Surveying
Planning
Environmental Sciences

SCALE: 1" = 40'



Note: Phasing lines are conceptual only and subject to adjustment.

40 20 0 40 80

PER PLAT NUMBER 9401 NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS
REQUIRED FOR CONNECTICUT AVENUE

- BINDING ELEMENTS:**
1. Use of the property will be limited to a residential care facility and ancillary commercial establishments. No more than 5,000 square feet of commercial use, with no single establishment larger than 2,500 square feet shall be permitted. Such commercial establishments shall be made available to the general public.
 2. Vehicular access will be limited to Connecticut Avenue. Vehicular access to and from Thornapple Street, Woodside Place, and Meadow Lane and the property must be prohibited. Before submission of Preliminary Plan and/or Site Plan Applications, the Applicant will complete a Comprehensive Vehicular Site Access Study that shall include, but not be limited to review of the existing roadway and crosswalk intersection geometrics, speed limits, existing turning movements, vehicular and pedestrian counts, evaluation of collision data for the most recent three-year period, forecasted future traffic volumes based upon the existing traffic counts and proposed program, and a signal warrant analysis. The Applicant will work with the State Highway Administration and the Town of Chevy Chase to determine the need for traffic-related measures along Connecticut Avenue. In addition, the Applicant will coordinate with Section 3 of the Village of Chevy Chase to address traffic-related impacts to that municipality.
 3. Before submission of Preliminary Plan and/or Site Plan Applications, the Applicant will complete a Parking Demand Analysis to ensure on-site parking for all property employees and visitors, including during peak use and visitation periods, is adequate. The Applicant will implement the recommendations of the Parking Demand Analysis to ensure that all parking necessary to meet the needs of the Project is accommodated on-site, subject to approval by the necessary governmental entities.
 4. The Applicant shall provide garage space and five (5) separate parking spaces for use by the Town of Chevy Chase, the details of which will be provided during site plan review.
 5. The Applicant shall place areas, as more accurately depicted on the Final Forest Conservation Plan, generally along the southern, western and northern property lines, in a Category I Conservation Easement. The Town of Chevy Chase forest shall be included in proceedings regarding the creation and maintenance of the Category I Conservation Easement.
 6. The Applicant shall construct new pathways connecting the existing sidewalk on Thornapple Street with Connecticut Avenue and connecting the Property with Woodside Place. No pedestrian pathway shall directly connect between Woodside Place and Connecticut Avenue. A public walking path through the proposed Category I Conservation Easement, as applicable, generally located along the western property boundary, shall be prohibited.
 7. The Applicant shall maintain minimum building setbacks as shown on the Floating Zone Plan, including a maximum building height of sixty feet (60') for a distance of eighty feet (80') from Connecticut Avenue.
 8. The Applicant shall comply with all applicable stormwater management regulations. A Town of Chevy Chase-appointed engineer will be included in the review of the stormwater management plans for the Property, as coordinated by the Montgomery County Department of Permitting Services.
 9. The Applicant shall locate and/or screen refuse storage and collection areas and loading and service areas so as to minimize the view and noise from adjacent property boundaries.
 10. The Applicant shall install planting materials that are primarily native species. The Applicant will remove all invasive species on the Property, in accordance with the Final Forest Conservation Plan. The Applicant will provide sufficient planting depth above garage areas to support canopy and shade trees, where applicable.
 11. The Applicant shall install a non-deciduous tree screen along the south property line outside of the Category I Conservation Easement. Foundation planting shall be installed where garage walls extend above grade.
 12. The Applicant shall provide exterior lighting according to applicable County regulations and coordinated so as to minimize impact to adjacent properties.
 13. The Applicant will enter into a Construction Management agreement with the Town of Chevy Chase before approval of the Certified Site Plan for the Property.
 14. At the time of Site Plan, the Applicant will provide an interim landscaping plan for the phased build-out of the Project.
 15. Vinyl siding and EIFS are prohibited on all new buildings.
 16. The Applicant shall execute and record among the land records, so as to be enforceable against all successors and assigns, a Declaration of Covenants that will include the binding elements included in the approved Local Map Amendment prior to approval of the Certified Site Plan for the Property.
 17. The outward-facing architectural facades along all sides of the Property will be designed to read as four (4) stories plus roof, with the exception of the northwest corner of the Property, which shall be designed to read as three (3) stories on top of the garage plus roof. Additionally, these outward-facing facades must adhere to a maximum height, as observed from the established measuring point, of 55 feet with the exception of the northwest corner of the Property, which shall adhere to a maximum height of 50 feet.
 18. The Project will provide ground floor entrances along both Thornapple Street and Connecticut Avenue commensurate with individual units located along these respective facades.
 19. The Project will include a porte cochere at the site entrances featuring specialty paving, with the final design and location to be finalized at the time of Site Plan.
 20. The Project will incorporate a fountain or similar gateway feature at the main entrance along Connecticut Avenue, with the final design to be approved by the Planning Board in connection with the Site Plan approval.
 21. Before obtaining any building or grading permits, the Project must receive Site Plan approval.

Development Standards	Proposed
Per Zoning Ordinance in effect on October 26, 2016	
Development Standards	
Residential Density	742,800 S.F. (2.2 F.U.)
Commercial Density	1,000,000 S.F. (3.0 F.U.)
Maximum Building Height	55' (5 stories)
Height Compatibility	55' (5 stories)
Open Space	10% of total site area
Setback Requirements	10' (5 stories)
Setbacks and Parameters	
Parking Requirements	
Vehicle Spaces	
Screening Requirements	

1 POST HEARING REVISION DHP 3/31/2023

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 DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY CARRYING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS. CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER / DEVELOPER / APPLICANT

Corso LLC, LLC
700 K Street, NW
Washington, D.C. 20001
(202)332-3068 (1)
FAX #

PROFESSIONAL CERTIFICATION
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. 45428, EXPIRATION DATE: 05-31-2024



FLOATING ZONE PLAN
LOCAL MAP AMENDMENT H-148
CORSO CHEVY CHASE

TAX MAP HN42, 0000	ZONING CATEGORY: CRNF-1.5, C-0.25, R-1.25, H-70
WSOC 200' SHEET 200R0004	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NAVD83	
DATE: 3/31/2023 DESIGNED: INC CHECKED: KOL CAD STYLE: V8 / NCS VERSION:	
SHEET S1.00	
PROJECT NO. 4180-01-01	