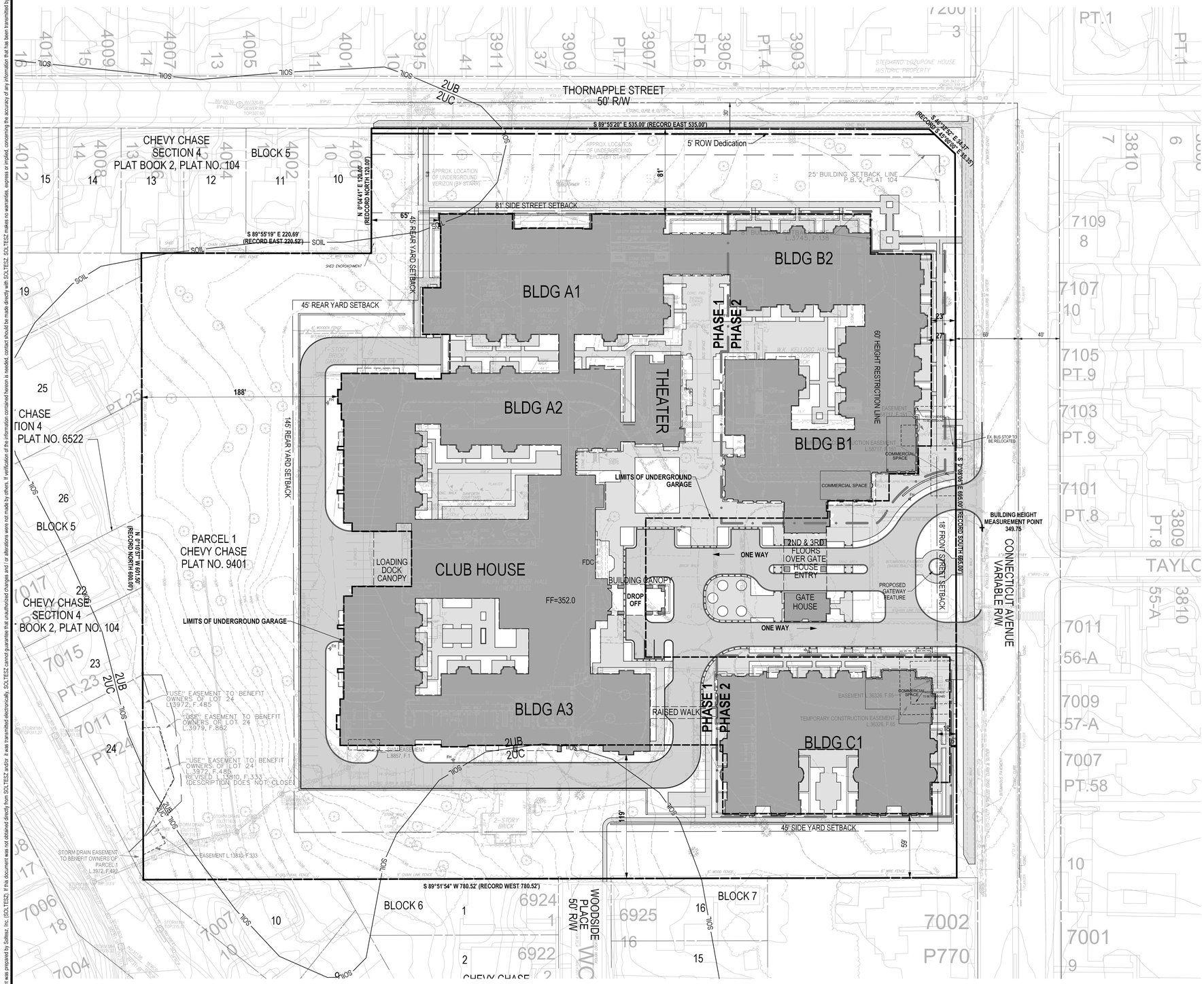
CORSO CHEVY CHASE

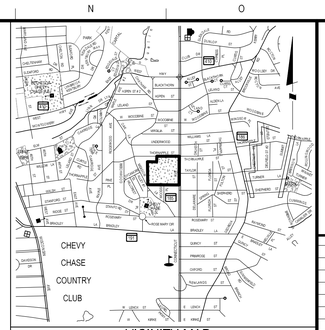
LOCAL MAP AMENDMENT H148

FLOATING ZONE PLAN



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

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



VICINITY MAP
SCALE: 1"=2000'

Corso Chevy Chase (4H) Data Table

	Permitted/Required Zoning Ordinance Development Standards	Proposed
Development Standards		
Per Zoning ordinance in effect on October 29, 2014		
Existing Zone	**R-60**	
Proposed Zone		**CRNF-1.5, C-0.25, R-1.25, H-70**
Development Standards		
Net Tract Area		**12.29 ac. 535,421 s.f.**
Previous Dedication		**1.35 ac. 58,850 s.f.**
Total Tract Area		**13.64 ac. 594,271 s.f.**
5' Proposed Dedication		**0.06 ac. 2,688 s.f.**
Residential Density:		
Residential	742,838 GFA (1.25 FAR)	**695,000 s.f. (420 Independent Living Units and Assisted Living Suites classified as Dwelling Units and 30 memory care beds)**
Phase 1		**410,000 s.f**
Phase 2		**285,000 s.f**
Commercial Density	148,568 GFA (0.25 FAR)	**5000 g.s.f. (phase 2)**
Total Density	891,406 GFA (1.50 FAR)	**700,000 g.s.f.**
Total F.A.R.	891,406 GFA (1.50 FAR)	**700,000 g.s.f. (1.18 FAR)**
Moderately Priced Dwelling Units (MPDUs):		
	15% of dwelling units (including Inexpendent Living Units and Assisted Living suites classified as dwelling units) *MPDUs will be provided in accordance with Chapter 25A, either on-site or via an Alternative Compliance Agreement.	**up to 63 MPDU's**
Maximum Building Height: (59.4.5.4) (Average median height)		
Residential	70' (5 stories)	**70' (5 stories)** **60' (4 stories) along Connecticut Avenue within 80' of the property line**
Height Compatibility: (59.4.5.4.A / 4.1.8.B)		
	When the subject property abuts a property in an Agricultural, Rural Residential, Residential Detached or Residential Townhouse zone that is vacant or improved with an agricultural or residential use, any structure may not protrude beyond a 45 degree angular plane projecting over the subject property, measured from a height equal to the height allowed for a detached house in the abutting zone at the setback line determined by Section 4.1.8.A.	**Complies**
Open Space: (59.4.5.4.B)		
	10% or 53,542 s.f. of net tract area	**56,289 s.f. or 1.29 acres (11.1%)**
Setback Compatibility: (59.4.5.4.A.4 / 4.1.8)		
	The minimum side setback is equal to 1.5 times the minimum side setback required for a detached house on the abutting property.	**Complies**
	The minimum rear setback is equal to 1.5 times the minimum rear setback required for a detached house on the abutting property.	**Complies**
	If the screening width is greater than the minimum setback under Section 4.1.8.A.2, the minimum setback equals the required screening width.	**N/A**
Setbacks and Placement:		
Front Setback (Connecticut Avenue)	Set by Floating Zone Plan	**17' Min. 18' Provided**
Side Street Setback (Thornapple Street)	Set by Floating Zone Plan	**17' Min. 81' Provided**
Side Setback	Set by Floating Zone Plan (in compliance with Sec. 4.1.8.A)	**12' Min. (45' Provided)**
Rear Setback	Set by Floating Zone Plan (in compliance with Sec. 4.1.8.A)	**30' Min. (65 and 145' Provided)**
Parking Requirements: (59.6.2) To be finalized at Site Plan		
Residential	503 Max spaces allowed @Min. 0.25 per bed, 1 per DU, 0.5 per Employee and Max. 0.25 per bed, 1 per DU, 0.5 per Employee)	**478 spaces plus 42 tandem spaces (Based on 420 independent dwelling units, 30 memory care beds, and 150 employees)**
Commercial	25 spaces @ 5 spaces per 1000 s.f	**25 spaces**
Total	503 spaces min. 528 spaces max.	**503 spaces plus 42 tandem spaces**
Electric Vehicles	1% of total spaces	
Phase 1	**4 spaces**	**4 spaces**
Phase 2	**3 spaces**	**3 spaces**
Car-Share (Phase 1)	5 spaces max. (5 spaces)	**5 spaces**
Parking Provided: (59.6.2)		
Total	Set at Site Plan	**503 spaces plus 42 tandem spaces**
Phase 1 Garage	Set at Site Plan	**284 spaces plus 42 tandem spaces 326 space**
Phase 2 Garage	Set at Site Plan	**211 spaces**
Phase 1 Surface Parking	Set at Site Plan	**8 spaces**
Bicycle Parking: (59.6.2.4.C) and (59.6.2.8)		
0.25 bicycle space per Multi-Unit DU (up to 50)	50 spaces	**50 spaces (phase 1)**
10% of spaces for long-term use	45 spaces	**45 spaces (phase 1)**
10% of spaces for short term use	5 spaces	**5 spaces (phase 1)**
Screening Requirements: (59.6.5.3)		
		Southern Property Boundary: Complies
Landscape screening requirements for an apartment building over 60' in height or multi use building over 40' in height	Required along southern and western property boundaries (and a small portion of the northern property boundary, where single family residential homes abut)	**Western and Portion of Northern Property Boundary: May seek alternative compliance due to Forest Conservation Easements** **Final details to be determined at time of Site Plan.**

BINDING ELEMENTS:

1. Use of the property will be limited to age-restricted housing 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 to and from Thornapple Street, Woodside Place, and Meadow Lane and the property shall be prohibited. Vehicular access shall be limited to Connecticut Avenue. The Applicant will commission a Comprehensive Vehicular Site Access Study that shall include, at a minimum, review of the existing roadway, intersection geometrics, speed limits, existing turning movement 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.
3. The Applicant shall commission a Parking Demand Analysis to ensure on-site parking for all property employees and visitors, including during peak use and visitation periods, is adequate.
4. The Applicant shall provide, at no cost to the Town of Chevy Chase, an enclosed and secure garage space of approximately 1,300 square feet. Five (5) additional and adjacent parking spaces shall be provided for use by Town of Chevy Chase employees. The Applicant shall provide the Town of Chevy Chase a temporary enclosed and secure garage of approximately the same size during construction.
5. The Applicant shall place areas, as more accurately depicted on the Final Forest Conservation Plan, generally along the western and northern property lines, in a Category I Conservation Easement. The Town of Chevy Chase forester 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 shall be included in the development of stormwater management plans and strategies for the property.
9. The Applicant shall locate and/or screen refuse storage and collection areas and loading and service areas so as to minimize view and noise from adjacent property boundaries.
10. The Applicant shall install planting materials that are primarily native species. The Applicant shall remove the bamboo on the south side of the property, in accordance with all applicable Town of Chevy Chase and County regulations. Sufficient planting medium depth shall be installed above garage areas to support canopy and shade trees, where applicable.
11. The Applicant shall install a non-deciduous tree screen along 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 site lighting according to applicable County regulations and coordinated so as minimize impact to adjacent properties.
13. The Applicant, in concert with the Town of Chevy Chase, shall prepare and codify a set of construction rules and regulations aimed at minimizing, to the greatest extent practicable, the impact of construction activities on adjacent properties and Town of Chevy Chase residents. The Applicant shall maintain a system for public notification of construction activities through a regularly-updated distribution method prior to and during construction activities.
14. The Applicant shall minimize, to the greatest extent practical, the duration between any construction phases and provide reasonable interim measures, including landscaping, to ensure the attractiveness of temporary, undeveloped areas.
15. Vinyl siding and EFIS shall be 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 façades 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 stories on top of the garage plus roof.
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.

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Engineering
Surveying
Planning
Environmental Sciences

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 DIGGING TEST PITS BY HAND. WELL IN ADVANCE OF THE START OF EXCAVATION, CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF 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 DC, LLC
700 K Street, NW
Washington, D.C. 20001
(202)232-3068 (T)
FAX #

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.: 45428 **EXPIRATION DATE:** 05-31-2024

STATE OF MARYLAND · TIMOTHY A. HOFFMAN · No. 45428 · REGISTERED PROFESSIONAL ENGINEER

FLOATING ZONE PLAN

LOCAL MAP AMENDMENT H-148
CORSO CHEVY CHASE

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

TAX MAP: HN42, 0000	ZONING CATEGORY: CRNF-1.5, C-0.25, R-1.25, H-70
WSSC 200' SHEET: 209NW04	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD29	
1" = 40'	DATE: 1/13/2023
SHEET: **S1.00**	DESIGNED: NC TECHNICIAN: NC CHECKED: KDL CAD STD'S. VERSION: V8 / NCS
PROJECT NO. 4180-01-01	

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