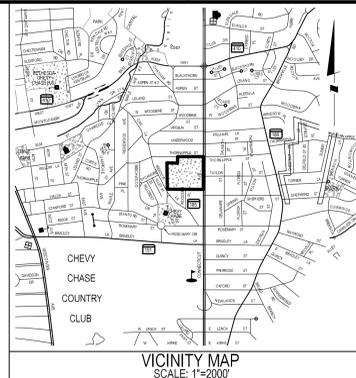


# CORSO CHEVY CHASE PRELIMINARY FOREST CONSERVATION PLAN - H148

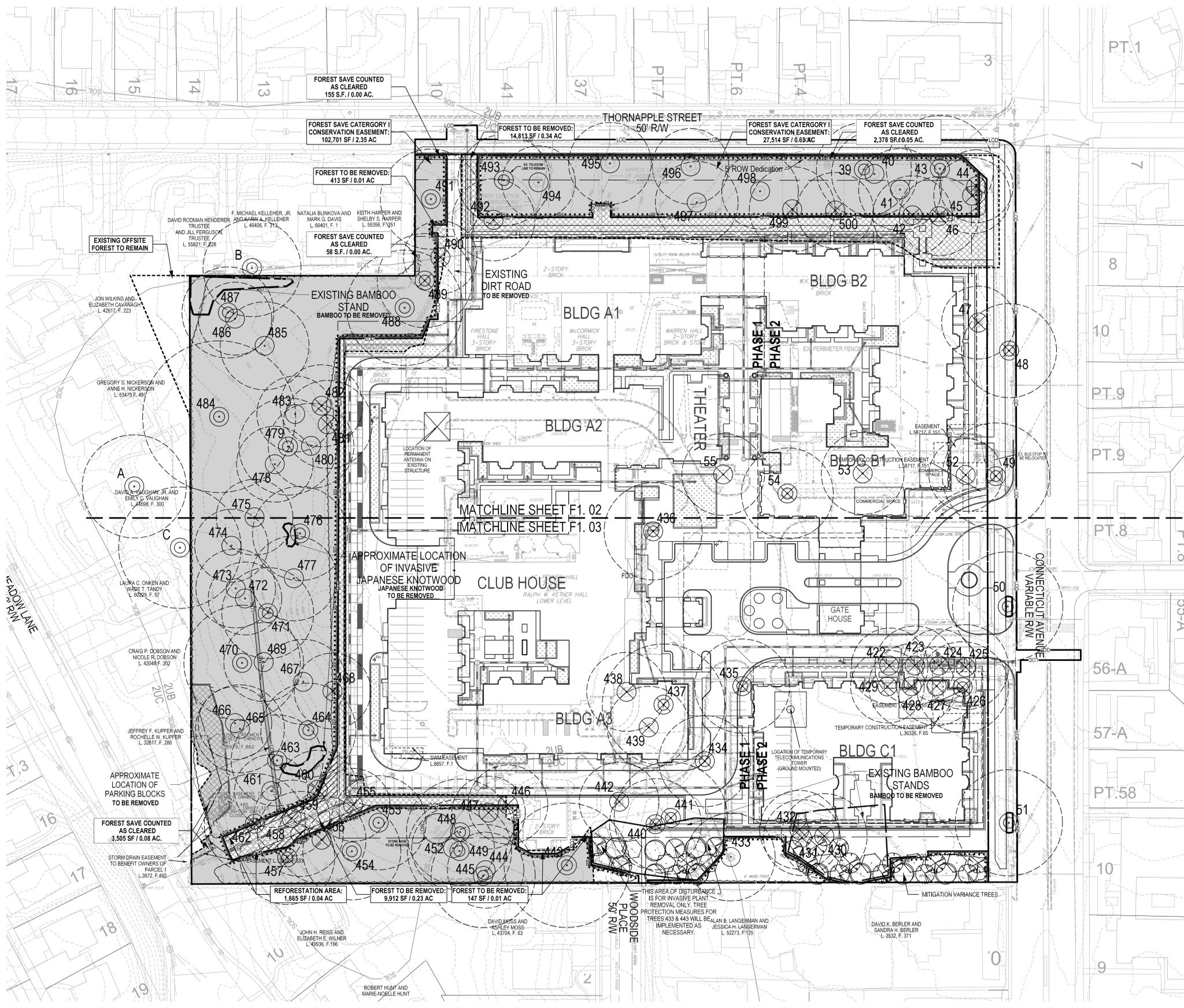
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

PLANNING DEPARTMENT USE ONLY (E-PLANS)



**SOLTESZ, INC.**  
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Engineering  
Surveying  
Planning  
Environmental Sciences



- GENERAL NOTES:**
- SITE AREA: 12.29 AC, NET LOT AREA
  - ZONED: CRNF-1.5, C-0.25, R-1.25, H-70
  - THIS PARCEL IS IDENTIFIED AS PARCELL (P0000) 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 2403100455.
  - 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 CBA4217.
  - THE EXISTING FOREST CONSERVATION EXEMPTION #420013646 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 HAS BEEN APPROVED ON 7/27/2022.

**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
- REFORESTATION AREA
- SPLIT RAIL FENCE
- INVASIVE SPECIES
- STORMWATER MANAGEMENT
- INVASIVE PLANT REMOVAL
- PROPOSED MITIGATION TREE

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

**DEVELOPER'S CERTIFICATE**

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. H-148 including, financial bonding, forest planning, maintenance, and all other applicable agreements.

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

Contact Person or Owner: Grant Epstein  
Printed Name: Grant Epstein

Address: 700 K Street, Suite 350, Washington, DC 20001

Phone and Email: (202) 232-3068

Signature: \_\_\_\_\_

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 EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR THINER THAN 12 INCHES, WHICH EVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

**OWNER / DEVELOPER / APPLICANT**

Corso DC, LLC  
700 K Street  
Suite 350  
Washington, D.C. 20001  
(202)232-3068 (T)  
FAX #



**PRELIMINARY FOREST CONSERVATION PLAN**  
**PRELIMINARY FOREST CONSERVATION PLAN - H148**  
**CORSO CHEVY CHASE**

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

TAX MAP HM42, 0000	ZONING CATEGORY: CRNF-1.5, C-0.25, R-1.25, H-70
WSBC 200 SHEET 2089W04	SITE DATING HORIZONTAL: <u>NOV 8/2021</u> VERTICAL: <u>NOV 2021</u>
DATE: 1/13/2023	DESIGNED: NC
1" = 40'	CHECKED: KDL
<b>F1.01</b>	CAD STYS: V8 / NCS
OF <b>F1.04</b>	VERSION:
PROJECT NO: 4180-01-01	

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