

Town of Chevy Chase
Construction Management Agreement and Permit Conditions
Corso DC LLC (Corso)
Abatement, Demolition (incl. Temporary Buildings), and Phase 1 Construction

Project Scope:

- Abatement, pest inspection and treatment, disconnection of utilities.
- Demolition of existing buildings.
- Construction of stormwater management facilities in accordance with County requirements.
- Construction of Phase 1 in accordance with all regulatory agencies' permits and requirements.
- Installation of traffic signalization and sidewalk/crosswalk modifications along Connecticut Avenue.
- Creation of a Forest Conservation Easement in accordance with MNCPPC requirements.

General Town Permit and Work Requirements:

- The Town building permit shall be posted on the job site in public view.
- After a Town permit has been issued, it shall be unlawful to modify or alter any plans without the prior written approval of the Town Manager.
- It shall be unlawful to continue working when a Town permit has been suspended or revoked or when a stop work order has been issued.
- The Town may examine the work and the building as often as necessary and may order any changes to the work necessary to comply with Town regulations.
- The Town shall be provided with contact information for construction managers who will be on site to address complaints and concerns.

Communication:

- Corso shall maintain a website with periodic construction updates/estimated timelines for reference by the Town and Town residents. At the outset of each calendar quarter, Corso shall provide a schedule of anticipated major activities for that quarter. Corso also shall alert the Town to any upcoming activities that would cause major disruption or noise. The Town will update residents of upcoming work through various communication methods and will hand deliver notices to adjacent property owners, as necessary.
- Corso representatives shall periodically provide construction progress updates at Town Council meetings, as scheduled.

Noise, Work Hours, Trash, and Dust:

- Construction noise levels and work hours must conform to Chapter 31B of the Montgomery County Code, entitled “Noise Control,” and Chapter 16 of the Town Code, entitled “Noise Control.”
- The Town’s allowable work hours are 7 a.m. to 7 p.m. Monday through Friday, and 9 a.m. to 7 p.m. on weekends and federal holidays.
- The building site, including areas outside of the limits of disturbance, shall be kept clear of all rubbish, including trash and construction-related debris.
- Dumpsters may not be used as collection points for other construction sites or for discarding perishable waste. Perishable waste shall be disposed of in separate containers and be disposed of regularly.
- Dust associated with demolition must be controlled by metered water spray such that it does not impact adjacent properties. Dust associated with stone/concrete cutting must be controlled by a wet saw such that it does not impact adjacent properties.

Traffic and Parking:

- Traffic controls and lane closures shall be installed and maintained in accordance with the approved SHA traffic control plan.
- Construction vehicles, including personal vehicles for workers, shall not use interior Town streets to access the site. All access to the site will be made from Connecticut Avenue driveway entrances unless otherwise approved by the Town Manager.
- Vehicles leaving the site to travel northbound on Connecticut Avenue (prior to the installation of the Connecticut Avenue traffic signal) shall not turn onto Rosemary Street. To implement these restrictions, Davis Construction will (1) negotiate the inclusion of all traffic and parking restrictions from this agreement as exhibits to their subcontracting contracts; (2) hold preconstruction meetings with all trade partners informing them of the site access points and reminding them to ensure that all site traffic uses only approved streets; (3) provide reminder handouts to be shared with their drivers; and (4) institute penalties for demonstrably non-compliant and repeat offenders.
- Construction vehicles, including personal vehicles for workers, must park on the building site. No construction vehicles, trailers or other equipment shall be parked or stored on Town streets or in the Town right-of-way.

Pedestrian Access and Safety:

- Sidewalk closures and related detours along Connecticut Avenue shall be made in accordance with the approved SHA traffic control plan.
- Construction of sidewalk connections and sidewalk bypass areas on Thornapple Street shall be coordinated with the Town. Barricades and advance warning signs shall be

installed when the sidewalk is impassible. Work shall be scheduled so the duration of any sidewalk closure is as short as possible.

Utility Connections/Public Right-of-Way Conditions:

- Utility connections and work in the Town right-of-way shall be approved by and coordinated with the Town. A travel lane shall be maintained during the work, and the road must be reopened at the end of each day. Unattended construction pits and trenches in the public right-of-way shall be clearly marked and covered.
- No person shall store or allow an accumulation of refuse, excavation or construction debris, or any construction materials on any public right-of-way including, but not limited to, streets, sidewalks, curbs, gutters and grassy areas. Accumulation of mud or dirt must be removed from the public right-of-way daily. Public sidewalks must be kept passable at all times unless otherwise approved by the Town Manager.
- Once the sanitary sewer line on Thornapple Street, the sidewalk connection on Thornapple Street, and the storm drain line adjacent to Meadow Lane are installed, the disturbed areas shall be stabilized. All tree protection and silt fencing shall then be moved onto the Corso property to minimize the visual impacts of the fencing to adjoining property owners.

Erosion and Sediment Controls:

- Any required erosion and sediment controls must be maintained throughout the course of the permitted work as inspected by Montgomery County. Additional sediment controls may be required, as needed to prevent the migration of sediment from the site.
- Accumulation of mud or dirt, if any, must be removed from the public right-of-way daily.

Tree Removal and Phased Tree Protection:

- All construction must conform to the Town's approved tree protection plan (Exhibit 1). Modifications to the tree protection plan must be approved by the Town arborist in accordance with the Town's regulations.
- All tree removals shall be done in accordance with the terms and conditions of the Town's tree removal approval decision (Exhibit 2). Prior to the removal of any trees, CORSO shall provide an exhibit for approval by the Town that addresses the approval conditions related to the timing of removals and provides a schedule for the installation of mitigation plantings. Mitigation plantings adjacent to 6924 Woodside Place shall be installed, as feasible, and approved by MNCPPC following the demolition of the adjacent two-story building.

Invasive Plant Removal:

- Removal of invasive plants as required by the Forest Conservation Plan and approved site plan will be done as directed by MNCPPC in consultation with the Town. If possible, consider maintaining some of the vegetation along the south property line to provide

visual screening of the site from adjacent homeowners during the demolition and excavation phase of the project.

- Removal of invasive plants at the dead end of Woodside Place shall be coordinated with the Town.
- The Town will work with Corso to improve the condition of the dead end of Woodside Place when the plants are removed and will coordinate improvements to facilitate the proposed sidewalk connection. This may involve the installation of bollards, safety signage, new fencing, or plantings.

Fencing and Signage:

- A protective construction fence may be placed along the Connecticut Avenue frontage. The fence shall be placed behind the sidewalk by at least two feet. The fence may be covered by a screen for privacy and security. The screen may be printed with graphics advertising the Corso Chevy Chase project. No commercial signage advertising builders or other private companies is allowed on the site or on the fence wrap.
- Any permanent fencing shall be set back at least two feet from the Connecticut Avenue sidewalk/mixed use path.
- Installation of fencing, if any, to be installed adjacent to Thornapple Street or abutting the rear or side yards of private properties shall be coordinated with the Town and the abutting property owner(s). No impacts to existing adjacent fences are anticipated by the project.

Agreed and Accepted by:



Tim Gary, CEO
Corso DC LLC

APRIL 22, 2025
Date