PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE: 1" = 30'

FOREST SAVE COUNTED AS CLEARED
155 S.F. / 0.00 AC.

FOREST SAVE CATERGORY I CONSERVATION EASEMENT:
81,630 SF / 1.87 AC

FOREST TO BE REMOVED:
413 SF / 0.01 AC

FOREST TO BE REMOVED:
14,813 SF / 0.34 AC

FOREST SAVE CATERGORY I CONSERVATION EASEMENT:
27,514 SF / 0.63 AC

FOREST SAVE COUNTED AS CLEARED
2,378 SF / 0.05 AC.

FOREST TO BE REMOVED
58 S.F. / 0.00 AC.

EXISTING OFFSITE FOREST TO REMAIN

THORNAPPLE STREET
50' R/W

CONNECTICUT AVENUE
VARIABLE R/W

EXISTING BAMBOO STAND
BAMBOO TO BE REMOVED

EXISTING DIRT ROAD TO BE REMOVED

FOREST CONSERVATION EASEMENT

BLDG A

BLDG B

BLDG E

PHASE 1

PHASE 2

EXISTING TREES TO BE SAVED

EX. PERIMETER FENCING

EASEMENT
L.58717, F.151

TEMPORARY CONSTRUCTION EASEMENT
L.58717, F.151

EX. BUS STOP RELOCATED TO HERE

PROPOSED CROSSWALK

COMMERCIAL SPACE

MATCHLINE SHEET F1.03

APPROXIMATE LOCATION OF INVASIVE

PACUIT LAUREN TRUSTEE
PACUIT ERIC TRUSTEE
L. 58499, F. 248

BARNETTE CHRISTIAN V
L. 44910, F. 363

ISRAELITE DAVID M
ISRAELITE MARIE
L. 58413, F. 272

REED RICHARD &
CHRISTINE K
L. 32054, F. 742

SCHMIDT PETER J &
MARIA LUISA C
L. 26193, F. 602

BARRETT HUGO C &
SHIRLEY HUANG
L. 35862, F. 509

THOMAS PETER W & E R
L. 17085, F. 176

QUATTROCCHI ADA REVOC LIV TR
QUATTROCCHI ADA TRUSTEE
L. 65980, F. 347

DAVID RODMAN HENDERER TRUSTEE
AND JILL FERGUSON, TRUSTEE
L. 55821, F. 228

F. MICHAEL KELLEHER, JR. AND KARIN A. KELLEHER
L. 46406, F. 313

NATALIA BLINKOVA AND MARK G. DAVIS
L. 56401, F. 1

KEITH HARPER AND SHELBY S. HARPER
L. 55356, F. 351

JON WILKINS AND ELIZABETH CAVANAGH
L. 42617, F. 223

GREGORY S. NICKERSON AND ANNE H. NICKERSON
L. 53475 F. 491

DAVID A. VAUGHAN, JR. AND EMILY C. VAUGHAN
L. 44598, F. 300

GARRETT KELLY
L. 17

VAIRA CAF
L. 430

VAN DER ME
REVC
L.

BREN KATHLEEN BRUNO BENJAMI
L. 59555, F

30 15 0 30 60

LEGEND:

- BOUNDARY LINE
- ADJACENT PROPORTY LINE
- LOD — LIMITS OF DISTURBANCE
- LOW — LIMITS OF WORK
- SPECIMEN TREE AND CRZ
- SIGNIFICANT TREE AND CRZ
- TREE TO BE REMOVED
- 450 — PROPOSED CONTOUR
- RP — ROOT PRUNING
- TSF — TREE SAVE FENCE
- SOIL — SOIL LINE AND LABELS
- EX. TREELINE
- EX. FOREST DELINEATION LINE
- FOREST TO BE CLEARED
- EXISTING FOREST TO REMAIN*
- FOREST SAVE COUNTED AS CLEARED
- INVASIVE SPECIES
- PROP. STORMWATER MANAGEMENT
- INVASIVE PLANT REMOVAL
- PROP. MITIGATION TREE / SUPPLEMENTAL FOREST PLANTING
- PROP. TREELINE
- PROP. FOREST CONSERVATION EASEMENT
- PROP. FOREST CONSERVATION EASEMENT SIGN

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

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:

SOLTESZ, INC.
ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
www.solteszco.com

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
3424 Peachtree Road NE
Suite 1780
Atlanta, GA 30326
Tel: (678)776-7129
tim@galerielliving.com
Contact: Tim Gary

STATE OF MARYLAND
DANIEL H. PARK
3894
LANDSCAPE ARCHITECT

FINAL FOREST CONSERVATION PLAN

FINAL FOREST CONSERVATION PLAN - F20240110

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" =	30'
DATE:	8/17/2023
DESIGNED:	NC
TECHNICIAN:	KDL
CHECKED:	DHP
CAD STD'S. VERSION:	V8 / NCS
SHEET	F1.02
OF	F1.06
PROJECT NO.	4180-01-01

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