GENERAL NOTES

1. The site is zoned CR-3.0 C-0.25 R-3.00 H-97'.
2. Preliminary Plan No. 1-2003 [illegible] was approved by the MONTGOMERY Planning Board on 11/13/2003.
3. Site Plan No. 820030070 was approved by the MONTGOMERY Planning Board on 8/5/2003.
4. The site is comprised of two deed of records, as shown on the plan of record and that, "EXISTING DEED DATA PLAT / PARCEL DATA" CLOVERLEAF CENTER" recorded among the Land Records of Montgomery County, Maryland, on Plat No. 24,000, Recorded in the Montgomery County Circuit Court on Page 87/003 & 87,004, and rights of way granted and/or to be granted.
5. The property Tax Account ID is 03-[illegible] on Plat 24,000 and 03-[illegible] on Plat 87,003 &.
6. The site is located within the Montgomery County Clarksburg Policy Area.
7. The site is to be served by public water and sewer systems. The water & sewer facility will be reviewed at the time of record plat by WSSC.
8. The Maximum Density Permitted: 97 ALLOWED.
9. The site contains no historical and/or cultural features.
10. The site is located within the Clearwater area West Transportation Policy Area.
11. The site is located within the North & Central Transit Corridor Policy Area and is not subject to Staging Area 18.
12. The site is located within the same watershed by the Clearwater Creek Watershed Plan.
13. In the forested areas on and along Clarksburg Road (MD 355) and Montgomery County, Maryland, dated July, 1993. The site is comprised of: 12D-12E Glenelg loam, 0 to 8% slopes, 8 to 15% slopes.
14. The Forest Conservation Plan for the Clearwater Office (820030070) was approved on 8/5/2003 (Final Approval) and 8/6/2003, which was recertified in March 2007.
15. The site is not encumbered by "Tri-Cities Road Improvement Fee" per road order, pursuant to the City of Little Seneca Code. This ordinance is on Code Chapter 39 (Ordinance), and the property is not within a Special Taxation Area.
16. The Property Information data contained on this site was obtained from real estate records provided by MONTGOMERY. Any engineering data depicted on this site was taken from a topographical survey by [illegible] and information from record boundary and subdivision plats for the subject site.
17. The site is not within or near the Washington Suburban Sanitary Commission's (WSSC) Sewer and Water Service Area Category 3 (W-3 and S-3) as of the date of this application.
18. The site is not within or near the Washington Suburban Sanitary Commission's (WSSC) Sewer and Water Service Area Category 3 (W-3 and S-3) as of the date of this application.
19. No trees, threatened, or endangered species of plants or animals were observed on the site. A tree inventory and tree report were received from [illegible] on 7/19/03.
20. The site is not within three (3) miles of the full extent of a forest under the Montgomery County Forest Conservation Law. Significant trees were identified using baseline data and (2) [illegible] and tree surveys. Existing tree information was used where shown and where noted, and the approved NRI/FSD Plan. Site trees on the site were determined to be necessary to obtain adequate coverage and the 15% of the [illegible] of the existing tree coverage.
21. The locations of existing underground utilities are approximate based on as-per records from the utility companies. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Century Construction Corporation does not warrant or imply any guarantees as to the accuracy or reliability of any locations or information of any underground utility.
22. Site utilities are over-lotted by Comcast, Pepco, Verizon, Washington Gas, and WSSC.
23. Public utility easements and rights of way will be provided where needed on-site and locations will be determined at permit.
24. The Montgomery County Well and Septic Division does not have jurisdiction over Well or Septic Areas of construction on this site.
25. Stormwater management approval, quality and quantity facilities are located on-site.
26. Erosion and sediment control measures will be per standard and specifications and will meet field approval.
27. Earthwork and Grading are per Preliminary and Geological recommendations.
28. Development is per Zone Code in effect prior to approval of the Optional Method Development Project.
29. Development is per maximum will be determined by result of discussion.
30. [illegible] Residences will [illegible] from [illegible] and provide safe access to the street system from [illegible] and [illegible] to the [illegible] and [illegible] and [illegible].
31. The Residential Towers are to be completed (2) years after 70% of Townhouse building permits are issued.
32. The [illegible] Townhouse Lots are to be completed (2) years after the Residential Towers are [illegible] and [illegible] by building permits for [illegible].
33. The most appropriate Plans for specific required for the Phase 1 Development are [illegible].

FOREST CONSERVATION WORKSHEET

Century Technology Park 11784 June 24, 2003

NET TRACT AREA:

		Acreage
A.	Total tract area	51.80
B.	Land dedication acres (parks, county facility, etc.)	0.00
C.	Land dedication for roads or utilities (not being constructed by this plan)	0.00
D.	Area to remain in commercial agricultural production use	0.00
E.	Other deductions (specify) ____ Offsite Disturbance (within property area)	2.00
F.	Net Tract Area	53.80

LAND USE CATEGORY: (from Trees Technical Manual)
(Input the number "1" under the appropriate land use, limit to only one entry.)

ARA	MDR	IDA	HDR	MPD	CIA
C	0	0	0	1	0

G.	Afforestation Threshold	15% x F =	8.07
H.	Conservation Threshold	20% x F =	10.76

EXISTING FOREST COVER:

I.	Existing forest cover	3.74
J.	Area of forest above afforestation threshold	0.00
K.	Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L.	Forest retention above threshold with no mitigation	0.00
M.	Clearing permitted without mitigation	0.80

PROPOSED FOREST CLEARING:

N.	Total area of forest to be cleared	0.70
O.	Total area of forest to be retained	3.04

PLANTING REQUIREMENTS:

P.	Reforestation for clearing above conservation threshold	0.00
Q.	Reforestation for clearing below conservation threshold	1.40
R.	Credit for retention above conservation threshold	0.00
S.	Total reforestation required	1.40
T.	Total afforestation required	4.31
U.	Credit for landscaping (may not exceed 20% of "T")	0.00
V.	Total reforestation and afforestation required	5.71

* - See Additions and Deductions to Forest Conservation Tract

Additions and Deductions to Forest Conservation Tract:

Deductions

A	WSSC Easement L 10139 F 230	0.00 ac
B	PEPCO easement L 10331 F 171 (west)	0.00 ac
C	PEPCO easement L 10331 F 171 (north)	0.00 ac
D	PEPCO easement L 2800 F 401 (east)	0.11 ac
E	PEPCO easement L 2800 F 401 (east)	0.00 ac
F	PEPCO Plat #70199	0.00 ac
G	WSC Plat #58107	0.00 ac
H	Storm Drain Easement L 10139 F 230	0.00 ac

Total Deductions: 0.00 ac (as reflected in line C)

Areas Already Included: 0.00 ac is not deducted (this is deducted from total in line I)

Additions (for Limit of Disturbance property boundary)

Century Blvd Right-of-Way: 2.00 ac

Total Additions: 0.00 ac (as reflected in line E)

Forest Conservation Provided:

Forest Planting (See Sheet 3 for planting site details)

Area A - Upland Mix -	0.54 Ac.
Area B - Forest Interior Mix -	0.83 Ac.
Area C - Forested Berm Mix -	0.85 Ac.
Area D - Upland Mix -	0.14 Ac.
Area E - Upland Mix -	0.06 Ac.
Area F - Bottomland Mix -	2.65 Ac.
Area G - Bottomland Mix -	0.90 Ac.
Area H - Bottomland Mix -	0.18 Ac.
Area I - Bottomland Mix -	0.07 Ac.
Area J - Natural Regeneration -	0.35 Ac.
TOTAL	6.04 Ac.

Easement Tracking:

Recorded Category I Easement to be Abandoned: 0.46 AC

New Onsite Category I Easement Provided: 1.08 AC

Forest Conservation Notes:

1. The plan is for forest conservation purposes only.
2. Tree Protection to include orange plastic safety fencing for construction activities and signage.
3. Limits of disturbance (LOD) to be field adjusted based on engineering constraints at the time of tree removal. The LOD.
4. Separation between LOD and LOD and landscaping will be per plan & clarify. See Detail on Sheet 3 for a visual relationship of RDP and LOD.
5. See Sheet 3 for planting details.
6. Significant Trees within the Limit of Disturbance are shown per:

Tree No.	DBH	Species	Condition	Remarks
191	35	Red Oak	Quercus rubra	Poor
192	31	London Planetree	Platanus x acerifolia	Good
193	25	Tulip Poplar	Liriodendron tulipifera	Good
195	28	Tulip Poplar	Liriodendron tulipifera	Good
197	24	Tulip Poplar	Liriodendron tulipifera	Good
198	36	Tulip Poplar	Liriodendron tulipifera	Good
199	26	Red Maple	Acer rubrum	Good
200	29	Black Oak	Quercus velutina	Poor
207	43	White Oak	Quercus alba	Good
208	26	Red Oak	Quercus rubra	Good
209	26	London Planetree	Platanus x acerifolia	Good
254	26	London Planetree	Platanus x acerifolia	Good
255	24	London Planetree	Platanus x acerifolia	Good
256	26	London Planetree	Platanus x acerifolia	Good
257	25	London Planetree	Platanus x acerifolia	Good
258	25	London Planetree	Platanus x acerifolia	Good
260	24	London Planetree	Platanus x acerifolia	Good
191	31	London Planetree	Platanus x acerifolia	Good
262	35	Siver Maple	Acer saccharinum	Good
264	29	Red Oak	Quercus rubra	Fair
265	30	Black Oak	Quercus velutina	Fair
266	25	Bald Cypress	Taxodium distichum	Good
267	26	Bald Cypress	Taxodium distichum	Good
268	25	Siver Maple	Acer saccharinum	Fair

* Significant trees to be preserved per approved FCP of 8/5/03 as noted.

Significant Tree List:

Tree No.	DBH	Species	Condition	Remarks
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256	26	London Planetree	Platanus x acerifolia	Good
257	25	London Planetree	Platanus x acerifolia	Good
258	25	London Planetree	Platanus x acerifolia	Good
260	24	London Planetree	Platanus x acerifolia	Good
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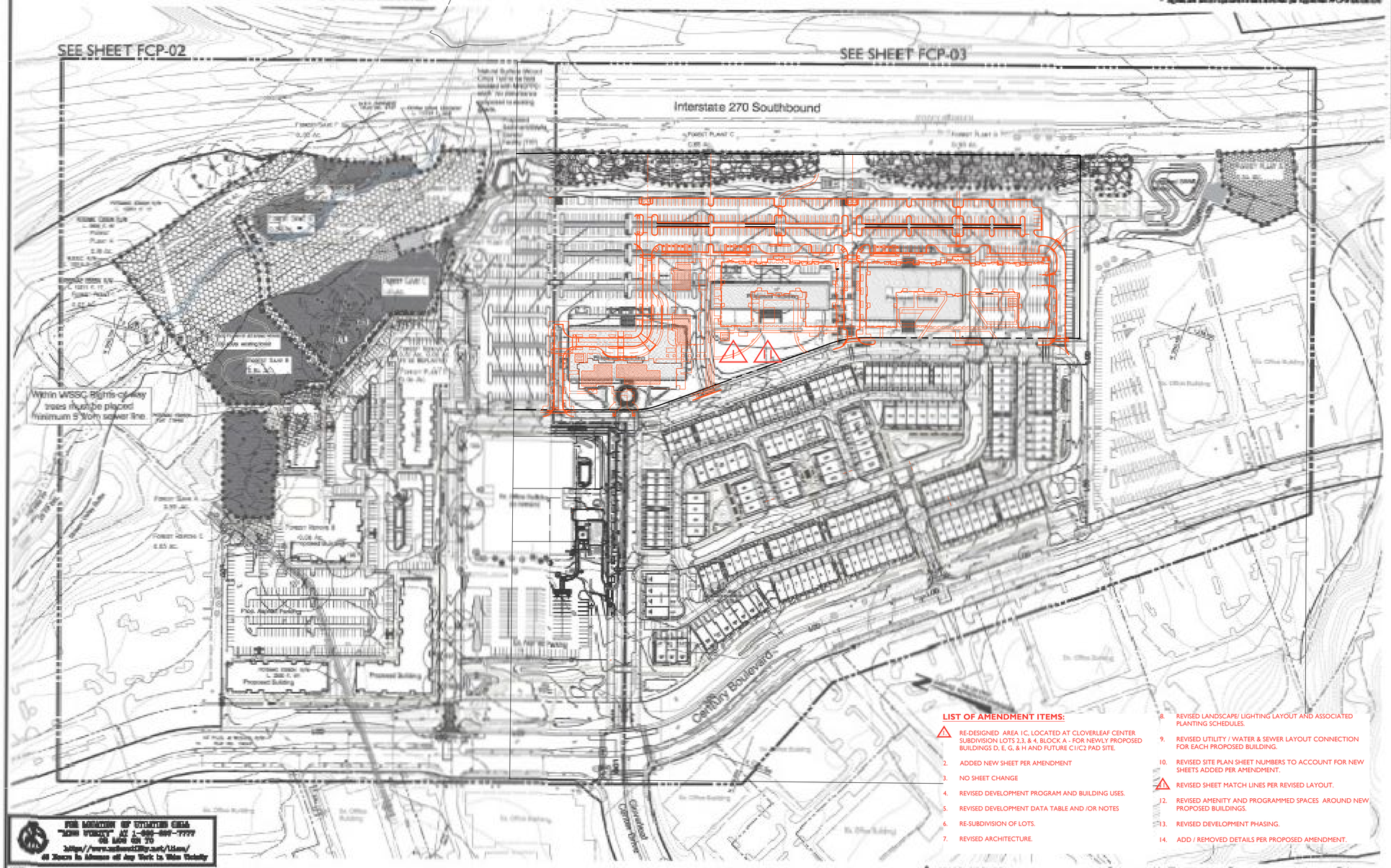
SEE SHEET FCP-02
SEE SHEET FCP-03
Interstate 270 Southbound
Century Boulevard
Clarksburg Outlook Center
Within WSSC Rights-of-way trees must be placed minimum 5' from sewer line
Forest Plant C
0.85 ac.
Forest Plant A
5.90 ac.
Forest Plant B
0.85 ac.
Forest Plant D
0.85 ac.
Forest Plant E
0.85 ac.
Proposed Building
Proposed Building
Proposed Building