## GENERAL NOTES

1. The site is zoned CR-2.0 C-1.25 R-1.0 H-145T
2. Preliminary Plan No. 1-20020950 was approved by the M-NCP&PC Planning Board on 07-25-2002.
3. Site Plan No. 820030070 was approved by the M-NCPPC Planning Board on 03-13-2003
4. The site is comprised of recorded Parcels, as shown, taken from the plat of record entitled, "SUBDIVISION RECORD PLAT - PARCELS X &Y - CLOVERLEAF CENTER", recorded among the Land Records of Montgomery County, Maryland as Plat No.24898, found on the Montgomery County 31st Edition Tax Maps EU343 & EU563, and rights of way provided from those parcels.
5. The property Tax Account Identification Numbers are 02-03749564 & 02-03749553
6. The site is located within Montgomery County Election District #2.
7. The site is to be served by public water & sewer systems. This site is presently classified in water and sewer category W-1, S-1 found on W.S.S.C. 218NW12 & 218NW13.
8. The Horizontal Datum: N.A.D. 83/91.
9. The site contains no historical or cultural features.
10. The site is located within the Germantown West Transportation Policy Area.
11. The site is located within the North Central Transit Corridor, Germantown Planning Area 19.
12. The site is located within the area covered by the Germantown Master Plan.
13. Soils information was taken from the Soil Survey of Montgomery County, Maryland. issued July, 1995. The site is comprised of 17B-17C Occoquan Loam, and 54A Hatboro silt loam.
14. The Environmental Planning Department of the M-NCPPC has approved an NRI/FSD (Ref. #4-06356), which was re-certified in March 2009.
15. The site contains approximately 750 linear feet of a second order, perennial tributary of Little Seneca Creek. This tributary is a Use Class IV-P stream, and the property is not within a Special Protection Area.
16. The floodplain information shown was taken from data provided by M-NCP&PC. An engineered flood plain study may be required at preliminary plan to determine the exact location and extent of the floodplain.
17. The site contains two wetland pockets associated with the on-site tributary.
18. The stream valley buffer has been delineated based upon Montgomery County's Environmental Guidelines for Development, January 2000 for a second order tributary in a Use Class IV-P watershed. The stream buffer is at least 125' from the stream.
19. No rare, threatened, or endangered species of plants or animals were observed on the site. An environmental review request was received from DNR on 7/9/08.
20. The site contains three (3) areas meeting the full criteria of a forest under the County's Forest Conservation Law. Significant trees were located using handheld GPS with sub-meter accuracy. Further tree information and forest stand details are included on the approved NRI/FSD Plan. No trees on the site were determined to be county or state champions or within 75% of the DBH of the county or state champion.
21. The locations of existing underground utilities are approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-257-7777) prior to any excavation. Rodgers Consulting does not express or imply any guarantee or warranty as to the location or existence of any underground utility.
22. Site utilities are serviced by Comcast, First Potomac, 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 Records do not indicate any Well or Septic Areas located on the site.
25. Stormwater management quantity and quality facilities are located on-site.
26. Erosion and sediment control measures will be provided through perimeter controls and inlet protection.
27. Lot lines and Lot areas are Preliminary and subject to change on the Final Plat.
28. Development on these lots is subject to approval of a Certified Site Development Plan by MNCP&PC.
29. Development sequence will be determined by market demand.
30. (5) Butterfly Houses and (5) Birdhouses are to be field located and post mounted within the forest conservation easement.
31. The forested berms are to be completed (1) year after 75% of Townhouse building permits are obtained.
32. The remaining forest plantings are to be completed (2) years after the 1st Multi-family building permit is obtained.
33. The management of invasive species is required for the Forest Conservation areas.

### FOREST CONSERVATION WORKSHEET
Century Technology Park 1178A June 24, 2016

| | | |
|---|---|---|
| **NET TRACT AREA** | | |
| A. Total tract area | | 51.68 |
| B. Land dedication areas (parks, county facility, etc.) | | 0.00 |
| * C. Land dedication for roads or utilities (not being constructed by this plan) | | 0.96 |
| D. Area to remain in commercial agricultural production/use | | 0.00 |
| * E. Other deductions (specify) Off-site Disturbance (add to property area) | | -2.93 |
| F. Net Tract Area | | 53.65 |

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 |
|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 1 | 0 |

| | | | |
|---|---|---|---|
| G. Afforestation Threshold | 15% | x F = | 8.05 |
| H. Conservation Threshold | 20% | x F = | 10.73 |
| **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 | | | 0.00 |
| **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 "S") | | | 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.13018 F.228 | 0.38ac |
| B | PEPCo Easement L.13311 F.17 (south) | 0.09 ac |
| C | PEPCo Easement L. 13311 F.17 (north) | 0.02 ac |
| D | PEPCo Easement L. 3600 F.61 (east) | 0.11 ac |
| E | PEPCo Easement L. 3600 F.61 (west) | 0.06 ac |
| F | PEPCo Plat #11946 | 0.09 ac |
| G | SRC Plat #9747 | 0.18 ac |
| H | Storm Drain Easement L.12724 F.216 | 0.03 ac |
| **Total Deductions** | | **0.96 ac (as reflected in line C)** |
| **Areas A-H include** | | **0.51 ac forest deducted (deducted from total in line I)** |

**Additions (for Limit of Disturbance property boundary)**

| | |
|---|---|
| Century Blvd Right-of-Way | 2.93 ac |
| **Total Additions** | **2.93 ac (as reflected in line E)** |

### Forest Conservation Provided:

**Forest Planting (See Sheet 2 for planting mix details)**

| | |
|---|---|
| Area A - Upland Mix - | 0.54 Ac. |
| Area B - Forested Berm Mix - | 0.93 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 - | 0.30 Ac. |
| Area H - Bottomland Mix - | 0.18 Ac. |
| Area I - Bottomland Mix - | 0.07 Ac. |
| Area J - Natural Regeneration - | 0.32 Ac. |
| TOTAL | 6.04 Ac. |

### Easement Tracking:

| | |
|---|---|
| Recorded Category I Easement to be Abandoned: | 0.46 AC |
| New Onsite Category I Easement Provided: | 1.22 AC |

### Forest Conservation Notes:

1. This plan is for forest conservation purposes only.
2. Tree/Forest to be retained to be protected prior to construction with fencing and signage.
3. Limits of disturbance (LOD) to be field-adjusted based on inspector evaluation of trees at or near the LOD.
4. Separation between SSF and LOD and been exaggerated for graphic clarity. See Detail on Sheet 2 for actual relationship of SSF and LOD.
5. See Sheet 2 for planting details.
6. Significant trees within the Limit of Disturbance to be removed:

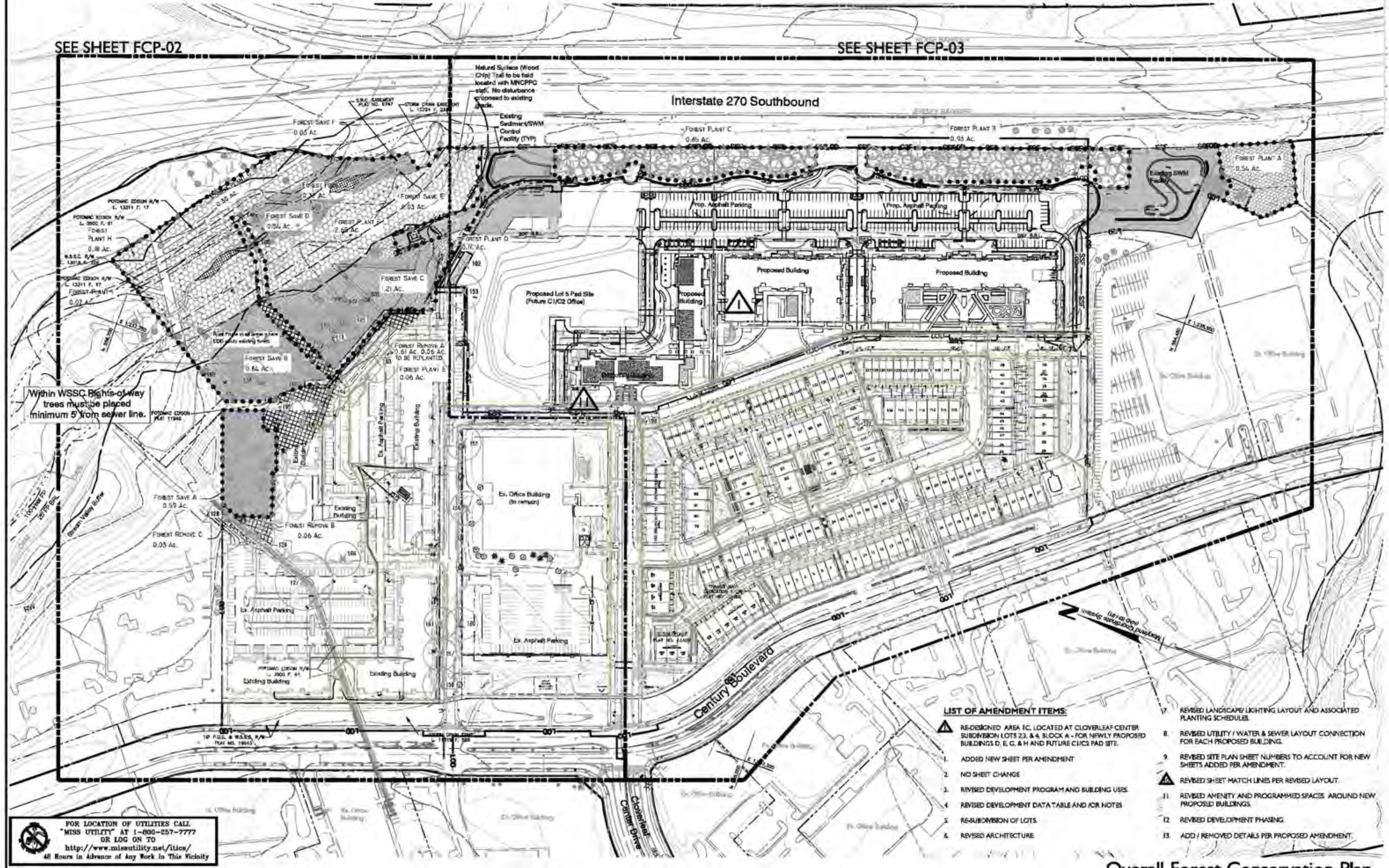
| TAG | DBH | COMMON | LATIN | CONDITION |
|---|---|---|---|---|
| 101 | 26 | Red Oak | *Quercus rubra* | Poor |
| 102 | 31 | London Planetree | *Platanus acerifolia* | Good |
| 105 | 25 | Tulip Poplar | *Liriodendron tulipifera* | Good |
| 115 | 28 | Tulip Poplar | *Liriodendron tulipifera* | Good |
| 117 | 24 | Tulip Poplar | *Liriodendron tulipifera* | Good |
| 118 | 36 | Tulip Poplar | *Liriodendron tulipifera* | Good |
| 119 | 32 | Red Maple | *Acer rubrum* | Good |
| 126 | 25 | Black Oak | *Quercus velutina* | Poor |
| 127 | 43 | White Oak | *Quercus alba* | Good |
| 128 | 26 | Red Oak | *Quercus rubra* | Good |
| 153 | 26 | London Planetree | *Platanus acerifolia* | Good |
| 154 | 26 | London Planetree | *Platanus acerifolia* | Good |
| 155 | 24 | London Planetree | *Platanus acerifolia* | Good |
| 156 | 26 | London Planetree | *Platanus acerifolia* | Good |
| 157 | 25 | London Planetree | *Platanus acerifolia* | Good |
| 158 | 26 | London Planetree | *Platanus acerifolia* | Good |
| 160 | 24 | London Planetree | *Platanus acerifolia* | Good |
| 161 | 24 | London Planetree | *Platanus acerifolia* | Good |
| 193 | 30 | Dawn Redwood | *Metasequoia glyptostroboides* | Good |
| 194 | 29 | Red Oak | *Quercus rubra* | Fair |
| 195 | 30 | Black Oak | *Quercus velutina* | Fair |
| 196 | 26 | Baldcypress | *Taxodium distichum* | Good |
| 197 | 26 | Baldcypress | *Taxodium distichum* | Good |
| 198 | 25 | Dawn Redwood | *Metasequoia glyptostroboides* | Fair |

* Significant and/or Specimen trees removed per Approved FFCP #820030070

### Significant Tree List:

| TAG | DBH | SYMBOL | COMMON NAME | LATIN NAME | CONDITION | COMMENTS |
|---|---|---|---|---|---|---|
| 101 | [illegible] | RO | RED OAK | QUERCUS RUBRA | POOR | |
| 102 | 31 | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | FAIR | CAVITY @ BASE |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | FAIR | IVY VINES |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | RM | RED MAPLE | ACER RUBRUM | FAIR | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | FAIR | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | CAVITY @ BASE |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | FAIR | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | RM | RED MAPLE | ACER RUBRUM | GOOD | TWIN |
| [illegible] | [illegible] | RO | RED OAK | QUERCUS RUBRA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | BO | BLACK OAK | QUERCUS VELUTINA | POOR | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | FAIR | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | BO | BLACK OAK | QUERCUS VELUTINA | POOR | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | RO | RED OAK | QUERCUS RUBRA | GOOD | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | FAIR | CAVITY @ BASE |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | FAIR | IVY VINES |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | FAIR | IVY VINES |
| [illegible] | [illegible] | WO | WHITE OAK | QUERCUS ALBA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | AB | AMERICAN BEECH | FAGUS GRANDIFOLIA | GOOD | |
| [illegible] | [illegible] | RM | RED MAPLE | ACER RUBRUM | POOR | |
| [illegible] | [illegible] | RM | RED MAPLE | ACER RUBRUM | DEAD - FALLEN | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | TWIN |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | RO | RED OAK | QUERCUS RUBRA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | LP | LONDON PLANETREE | PLATANUS ACERIFOLIA | GOOD | |
| [illegible] | [illegible] | RM | RED MAPLE | ACER RUBRUM | FAIR | |
| [illegible] | [illegible] | SYC | SYCAMORE | PLATANUS OCCIDENTALIS | GOOD | |
| [illegible] | [illegible] | AB | AMERICAN BEECH | FAGUS GRANDIFOLIA | POOR | |
| [illegible] | [illegible] | SYC | SYCAMORE | PLATANUS OCCIDENTALIS | POOR | MAJOR DIEBACK |
| [illegible] | [illegible] | SYC | SYCAMORE | PLATANUS OCCIDENTALIS | FAIR | TWIN |
| [illegible] | [illegible] | RM | RED MAPLE | ACER RUBRUM | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | RM | RED MAPLE | ACER RUBRUM | GOOD | |
| [illegible] | [illegible] | TP | TULIP POPLAR | LIRIODENDRON TULIPIFERA | GOOD | |
| [illegible] | [illegible] | BO | BLACK OAK | QUERCUS VELUTINA | GOOD | |
| [illegible] | [illegible] | DR | DAWN REDWOOD | METASEQUOIA GLYPTOSTROBOIDES | GOOD | |
| [illegible] | [illegible] | RO | RED OAK | QUERCUS RUBRA | FAIR | |
| [illegible] | [illegible] | BO | BLACK OAK | QUERCUS VELUTINA | FAIR | |
| [illegible] | [illegible] | BC | BALDCYPRESS | TAXODIUM DISTICHUM | GOOD | |
| [illegible] | [illegible] | BC | BALDCYPRESS | TAXODIUM DISTICHUM | GOOD | |
| [illegible] | [illegible] | DR | DAWN REDWOOD | METASEQUOIA GLYPTOSTROBOIDES | FAIR | |

* denotes specimen tree




### LIST OF AMENDMENT ITEMS:

- △ RE-DESIGNED AREA 1C, LOCATED AT CLOVERLEAF CENTER SUBDIVISION LOTS 2,3, & 4, BLOCK A - FOR NEWLY PROPOSED BUILDINGS D, E, G, & H AND FUTURE C1/C2 PAD SITE.
1. ADDED NEW SHEET PER AMENDMENT
2. NO SHEET CHANGE
3. REVISED DEVELOPMENT PROGRAM AND BUILDING USES.
4. REVISED DEVELOPMENT DATA TABLE AND /OR NOTES
5. RE-SUBDIVISION OF LOTS.
6. REVISED ARCHITECTURE.
7. REVISED LANDSCAPE/ LIGHTING LAYOUT AND ASSOCIATED PLANTING SCHEDULES.
8. REVISED UTILITY / WATER & SEWER LAYOUT CONNECTION FOR EACH PROPOSED BUILDING.
9. REVISED SITE PLAN SHEET NUMBERS TO ACCOUNT FOR NEW SHEETS ADDED PER AMENDMENT.
10. REVISED SHEET MATCH LINES PER REVISED LAYOUT.
11. REVISED AMENITY AND PROGRAMMED SPACES AROUND NEW PROPOSED BUILDINGS.
12. REVISED DEVELOPMENT PHASING.
13. ADD / REMOVED DETAILS PER PROPOSED AMENDMENT.

FOR LOCATION OF UTILITIES CALL "MISS UTILITY" AT 1-800-257-7777 OR LOG ON TO http://www.missutility.net/itics/ 48 Hours in Advance of Any Work in This Vicinity

NOTE:
The Planimetric information shown on this plan is based in part on copyrighted GIS Data from M-NCPPC, and may not be copied or reproduced without express written permission from M-NCPPC.

## Overall Forest Conservation Plan
SCALE 1"=100'

### Legend

- Site Boundary
- Stream Valley Buffer
- 100 yr Floodplain
- 25' Floodplain BRL
- Non-Tidal Wetlands
- Non-Tidal Wetland Buffer
- Soils Lines and Text
- Significant or Specimen Tree and Critical Root Zone (CRZ)
- Ex. Tree to be removed
- Existing Canopy Edge
- Forest Stand Line
- Perennial or Intermittent Stream
- Existing Contours
- Proposed Contours
- Limit of Disturbance
- Forest Retention
- Forest Clearing
- Afforestation/Reforestation Upland Mix
- Afforestation/Reforestation Bottomland Mix
- Afforestation/Reforestation Forested Berm Mix
- Afforestation/Reforestation Forest cleared and replanted
- Natural Regeneration
- Tree Protection Fence, Permanent Signage & Proposed Forest Conservation Easement (100' Spacing)

**Developer's Certificate**

Signature: [signature]

Preliminary Not For Construction

# CENTURY

**RODGERS CONSULTING**

DESIGN TEAM

Owner / Developer
**Century Development Services LLC.**
4495 Montgomery Road
Ellicott City, Maryland 21043
443.802.9077
Attn: Pradip Ghosh

Legal
**Lerch, Early & Brewer**
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301.986.1300
Attn: Patrick O'Neil

Land Planning / Landscape Architect / Civil Engineering
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Germantown, Maryland 20878
301.948.4700
Attn: Robert Graham

Architect
**Daniel Ball & Associates**
5313 Twin Knolls Road
Suite 216
Columbia, Maryland 21045
301.840.1100
Attn: Dan Ball

Traffic
**Symmetra Design**
727 15th Street, NW
12th Floor
Washington, D.C. 20005
202.370.6000
Attn: Nicole White

SEAL & SIGNATURE

STATE OF MARYLAND — JEFFREY P. LYNCH — 36804 — PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATION

**CENTURY**
**Site Plan Amendment F**
**Final Forest Conservation Plan**
**#82003007F**
Cloverleaf Center, Parcels Z & AA
Montgomery County, Maryland, Clarksburg Election District 2

KEY PLAN

| PROJECT NUMBER | 1252A1 |
|---|---|
| DATE | 2023.05.22 |
| SCALE | 1"=100' |

DRAWING TITLE
Overall Forest Conservation Plan

DRAWING NUMBER
**FCP-01**