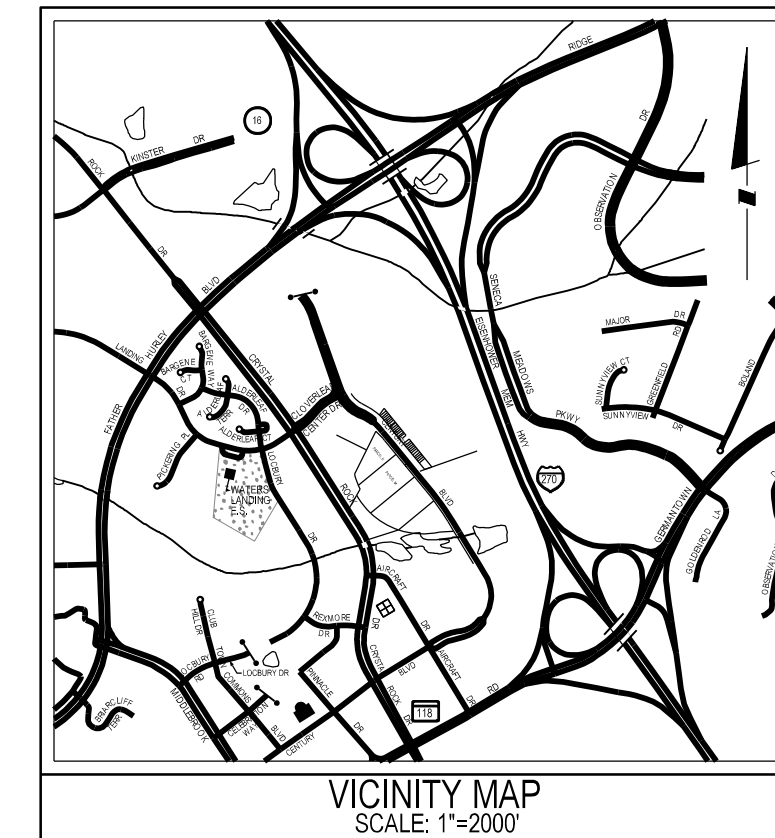


Attachment A

20300-20350 CENTURY BOULEVARD

ADMINISTRATIVE SUBDIVISION PLAN

GERMANTOWN (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067
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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 OBTAINING 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 THIS PLAN OR THINER THAN 10 INCHES, WHATEVER 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

CENTURY RESIDENTIAL GP, LLC
3000 K STREET NW
SUITE 270
WASHINGTON, DC 20007
202-557-5865
OWNER: GERMANTOWN MD 1 FGF, LLC

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 31033 EXPIRATION DATE: 02/12/2027

COVER SHEET

ADMINISTRATIVE SUBDIVISION PLAN
20300-20350 CENTURY BOULEVARD
PARCEL M & N - CENTURY XXI

GERMANTOWN (2ND) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

TAX MAP: EU343, EU563 ZONING CATEGORY: CR-2.0, C-1.25 R-1.0 H-145

WSSC 200' SHEET: 228NW12, 228NW13

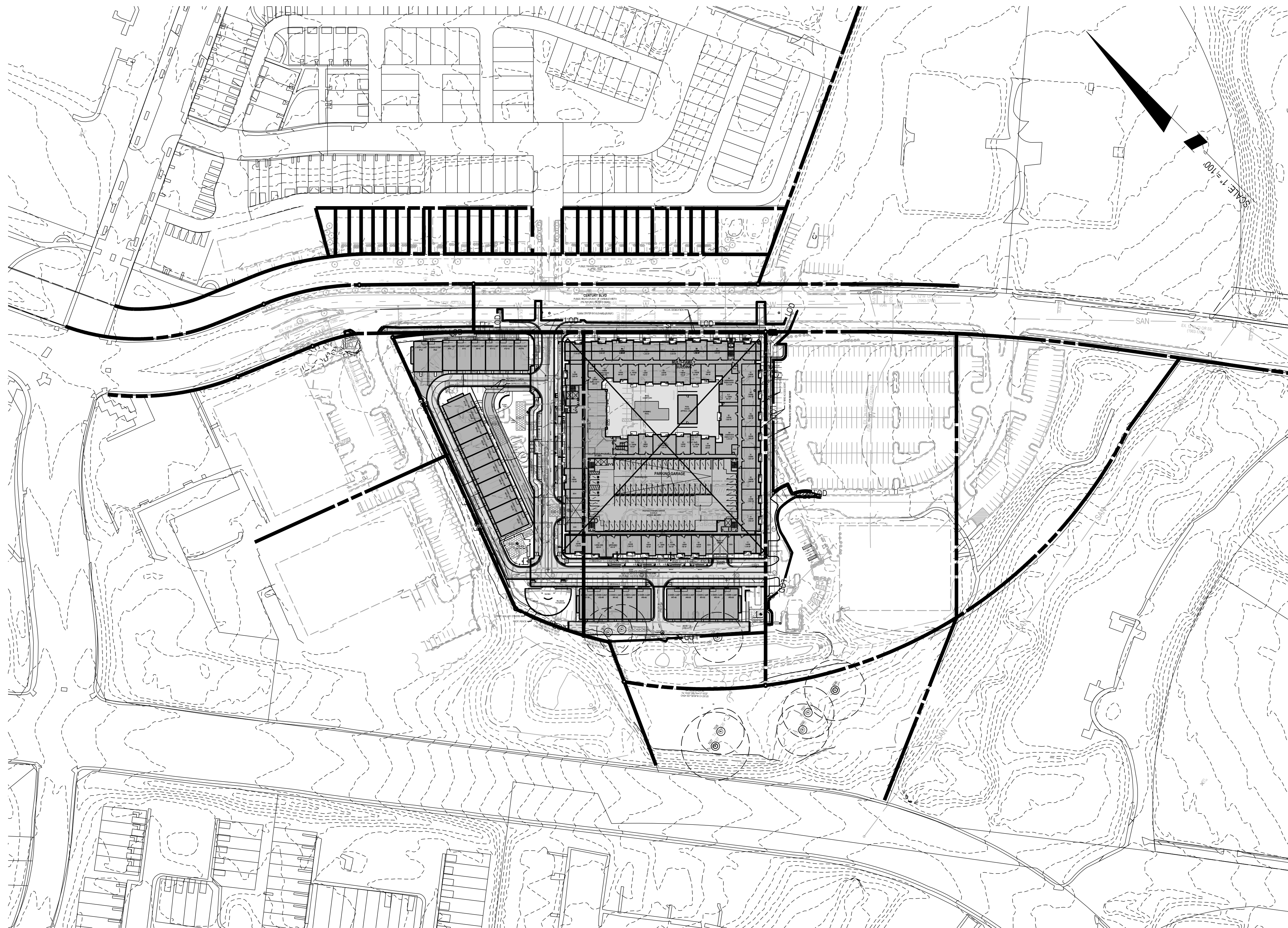
SITE DATUM: NAD 83
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

AS SHOWN

AS1.01

DATE: 1/5/2026
DESIGNED: KLD/AH
CHECKED: AH
CAD STG: KLD
VERSION: ORD / NCS

PROJECT NO: 4539-01-00



SCALE: 1" = 100'

SHEET INDEX

ADMINISTRATIVE SUBDIVISION PLAN

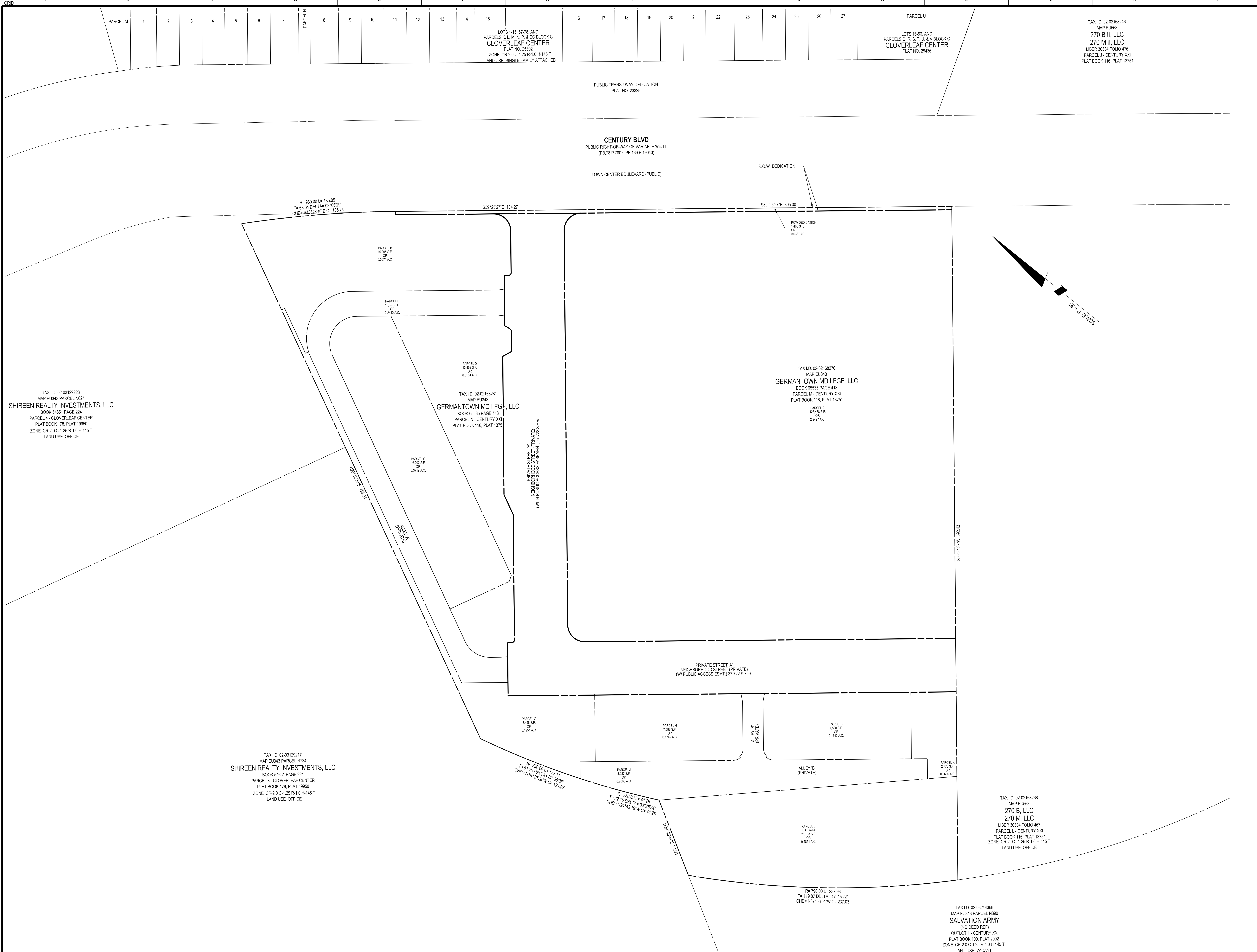
- AS 1.01 COVER SHEET
- AS 1.02 APPROVAL SHEET
- AS 2.01 SUBDIVISION PLAN - 30 SCALE
- AS 2.02 LOTTING PLAN
- AS 2.03 STREET SECTIONS

NOTE: AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE MNCPPC INSPECTION STAFF BEFORE ANY DEMO, CLEARING, OR GRADING OCCURS ON-SITE. THE OWNER OR HIS DESIGNEE WHO HAS SIGNATURE AUTHORITY, AND THE GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE MNCPPC INSPECTOR. A COPY OF THE APPROVED CERTIFIED PRELIMINARY PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES. TO SCHEDULE AN INSPECTION WITH MNCPPC STAFF, PLEASE CONTACT JOSH KAYE AT 301-495-4722.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Commercial to Residential Reconstruction Plan Approval No. including Approval Conditions, Development Program and Certified Commercial to Residential Reconstruction Plan.
Developer's Name: CENTURY RESIDENTIAL GP, LLC BRYAN JACOB
Company: Contact Person
Address: 3000 K STREET NW SUITE 270 WASHINGTON, DC 20007
Phone: 202-557-5865
Signature: _____

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NO.	REVISIONS	BY	DATE

MISS UTILITY NOTE

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OWNER / DEVELOPER / APPLICANT

CENTURY RESIDENTIAL GP, LLC
3000 K STREET NW
SUITE 270
WASHINGTON, DC 20007
202-567-5955
OWNER: GERMANTOWN MD 1 FGF, LLC

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 11010 EXPIRATION DATE: 06/12/2027

PROPOSED LOTTING PLAN

PRELIMINARY PLAN

2300-20350 CENTURY BOULEVARD

PARCEL M & N - CENTURY XXI

GERMANTOWN (IND) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

TAX MAP	ZONING CATEGORY:
EU343, EU563	CR-2.0, C-1.25 R-1.0 H-145

WISC 200' SHEET
Z28NW12, Z28NW13

SITE DATUM
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

DATE:
1/5/2026

DESIGNED:
AH

TECHNICIAN:
AH

CHECKED:
JB

CAD STOPS:
ORD / NCS

VERSION:

AS 2.02

SHEET

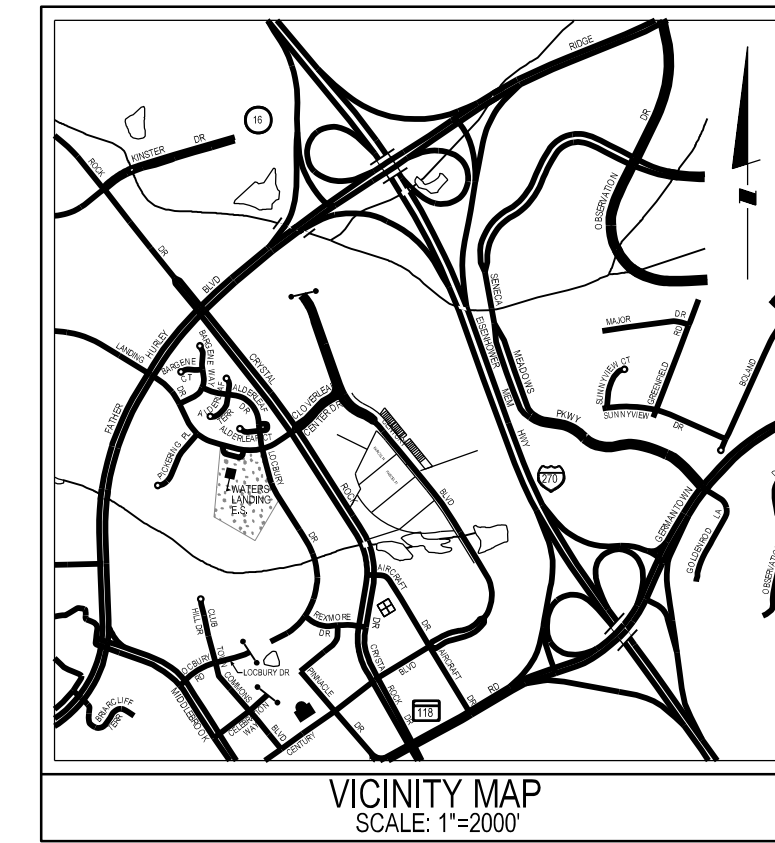
OF

PROJECT NO.
4539-01-00

20300-20350 CENTURY BOULEVARD

COMMERCIAL TO RESIDENTIAL RECONSTRUCTION PLAN

GERMANTOWN (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



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3000 K STREET NW
SUITE 270
WASHINGTON, DC 20007
OWNER: GERMANTOWN MD 1 FGF, LLC

PROFESSIONAL CERTIFICATION

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LICENSE NO. 12032 EXPIRATION DATE: 08/1/2027

COVER SHEET

RECONSTRUCTION PLAN #E20260020
20300 CENTURY BOULEVARD
PARCEL M AND PARCEL N

GERMANTOWN (2ND) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

TAX MAP
EU343, EU563

WSSC 200' SHEET
228NW12, 228NW13

SITE DATUM
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

DATE: 1/5/2026
DESIGNED: AH
CHECKED: JB
ORD / NCS

SHEET
C1.00

OF

PROJECT NO.
4539-01-00

- GENERAL NOTES
- THE PROPERTY OWNER IS GERMANTOWN MD | FGF, LLC 1 N WACKER DRIVE, SUITE 402S CHICAGO, IL 60606
 - TOTAL GROSS TRACT AREA: 301,690 SF OR 6.93 ACRES. EXISTING NET TRACT AREA 280,948 SF OR 6.45 ACRES. PROPOSED SITE AREA: 279,482 SF OR 6.42 ACRES
 - CURRENT ZONING: CR-2.0, C-1.25, R-1.0, H-145T, GTMU OVERLAY ZONES
 - PARCELS: M AND N
 - TAX MAP GRID #: EU343 AND EU563
 - TAX ACCOUNT NUMBERS: 2168270 AND 2168281
 - WSSC GRID #: 228NW13 AND 228NW12
 - THE SITE IS NOT LOCATED IN SPECIAL PROTECTION AREA OR PRIMARY MANAGEMENT AREA
 - WATERSHED: LITTLE SENECA CREEK STATE OF MARYLAND WATER USE DESIGNATIONS: LP
 - NO STREAM, NO WETLANDS, OR OTHER WATERS OF THE U.S. FEATURES WERE OBSERVED ON-SITE DURING A FIELD INVESTIGATION ON APRIL 15, 2025
 - THIS PROPERTY IS NOT LOCATED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES
 - 100-YEAR FLOODPLAIN SOURCE: FEMA FLOODPLAIN NUMBER 24031001360
 - A COPY OF THE RECEIVED MDMR LETTER DATED MAY 28, 2025 IS ON SHEET 2 OF THIS PLAN. MDMR CONFIRMED NO PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THE SITE
 - TWO (2) SPECIMEN TREES AND SIX (6) SIGNIFICANT TREES WERE IDENTIFIED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY. SPECIMEN TREES 1527 AND 1530 ARE LOCATED OFFSITE. SIGNIFICANT TREES 1526, 1531, AND 1532 ARE LOCATED OFFSITE. REFER TO THE SPECIMEN AND SIGNIFICANT TREE TABLES ON THIS SHEET.
 - NO TREES WERE IDENTIFIED ON-SITE THAT ARE 75% OF THE STATE OR COUNTY CHAMPIONS.
 - AN ON-SITE PRE-CONSTRUCTION MEETING IS REQUIRED TO BE SET UP WITH THE DEPARTMENT OF PERMITTING SERVICES (DPS), ZONING & SITE PLAN ENFORCEMENT DIVISION BEFORE ANY BUILDING CONSTRUCTION ACTIVITY OCCURS ON-SITE. THE OWNER OR HIS DESIGNER WHO HAS SIGNATURE AUTHORITY, AND GENERAL CONTRACTOR MUST ATTEND THE PRE-CONSTRUCTION MEETING WITH THE DPS. SITE PLAN ENFORCEMENT INSPECTOR. A COPY OF THE CERTIFIED SITE PLAN IS REQUIRED TO BE ON-SITE AT ALL TIMES TO SCHEDULE A SITE PLAN INSPECTION WITH DPS. ZONING, AND CODE COMPLIANCE (ZCCCS). PLEASE CONTACT BRIAN KEELER, 240-581-4465.

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- EXISTING BUILDING
- PROPOSED RIGHT OF WAY
- PROPOSED WATER LINE
- EXISTING 12" WATER LINE
- PROPOSED SEWER
- PROPOSED PRESSURE SEWER
- EXISTING SEWER
- PROPOSED PUE
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WSSC EASEMENT
- PROPOSED SWM MAINTENANCE ACCESS PATH
- EXISTING STREAM
- STREAM VALLEY BUFFER (SVB)
- WETLAND BUFFER
- FLOOD PLAIN
- WETLAND
- EXISTING SIGNIFICANT TREE
- EXISTING SPECIMEN TREE
- PROPOSED STREETLIGHT

SHEET INDEX

RECONSTRUCTION PLAN

- SHEET C-1.00 COVER SHEET
- SHEET C-1.01 APPROVAL SHEET
- SHEET C-1.10 RECONSTRUCTION PLAN - 30 SCALE
- SHEET C-3.00 STREET CROSS SECTIONS
- SHEET C-5.00 NOTES & DETAILS
- SHEET C-7.00 OPEN SPACE PLAN

CIRCULATION PLAN

- SHEET 1 CAR CIRCULATION EXHIBIT
- SHEET 2 CAR PARKING EXHIBIT
- SHEET 3 DELIVERY AND TRASH CIRCULATION EXHIBIT

FIRE DEPARTMENT ACCESS PLAN

- SHEET 1 FIRE DEPARTMENT ACCESS PLAN

ARCHITECTURAL PLAN

- SHEET A1.01 BASEMENT LEVEL PLAN
- SHEET A1.02 LEVEL ONE PLAN
- SHEET A1.03 TYPICAL LEVEL PLAN
- SHEET A1.04 FIFTH LEVEL PLAN
- SHEET A4.01 OVERALL BUILDING ELEVATIONS (MULTIFAMILY)
- SHEET A4.02 OVERALL BUILDING ELEVATIONS (MULTIFAMILY)
- SHEET A4.10 CONCEPT 3D VIEW
- SHEET A4.11 CONCEPT 3D VIEW
- SHEET A4.12 CONCEPT 3D VIEW
- SHEET A4.13 CONCEPT 3D VIEW
- SHEET A4.14 CONCEPT 3D VIEW
- SHEET A4.15 CONCEPT 3D VIEW
- SHEET A4.16 CONCEPT 3D VIEW
- SHEET A4.17 CONCEPT 3D VIEW
- SHEET A4.18 CONCEPT 3D VIEW
- SHEET A4.19 CONCEPT 3D VIEW
- SHEET E1.00 CONCEPTUAL FRONT ELEVATION OF 2 OVER 2 MULTI-FAMILY UNITS

LANDSCAPE PLAN

- SHEET L0.01 COVER SHEET
- SHEET L1.01 OVERALL LANDSCAPE PLAN - 30 SCALE
- SHEET L1.02 OVERALL PLANTING PLAN - 20 SCALE
- SHEET L1.11 DETAIL PLANTING PLAN - OPEN PLAN, PLAYGROUND AND SETAING
- SHEET L1.12 HARDSCAPE AND DETAIL PLAN - OPEN PLAY AND DOG RUN
- SHEET L1.13 HARDSCAPE AND DETAIL PLAN - PLAYGROUND AND SEATING
- SHEET L5.01 PLANTING DETAILS
- SHEET LT1.01 OVERALL LIGHTING PLAN
- SHEET LT5.01 LIGHTING DETAILS
- SHEET LT5.02 LIGHTING DETAILS

20300-20350 CENTURY BOULEVARD PROPOSED RECONSTRUCTION PLAN ADMINISTRATIVE SUBDIVISION PLAN DEVELOPMENT STANDARDS		
This plan is being developed using CR Optional Method Development standards. The site also falls under the Germantown Transit Mixed Use Overlay District		
Existing Zone	Required/Allowable Zoning Ordinance Development Standards	Proposed
Group Tract Area for Density		
TOTAL, MULTI-FAMILY, 1-2 STORY TRACT AREA		301,690 s.f. (6.93 AC.)
Parcel M - Century 200 - 20300 Century Boulevard (6.1)		177,042
Parcel N - Century 200 - 20300 Century Boulevard (6.1)		120,648
Parcel M - Prior R.O.W. Dedication (6.1)		12,109
Parcel N - Prior R.O.W. Dedication (6.1)		5,243
TOTAL EXISTING NET TRACT AREA		280,948 s.f. (6.45 AC.)
Proposed Dedications		
Proposed Public Road Dedication (6.1)		1,468
PROPOSED SITE AREA (6.1)		279,482 s.f. (6.42 AC.)
Public Open Space		
10% of net area under application for development		27,948 s.f. or 0.64 ac. (10.38%)
Density of Development (6.1)		
Residential Uses (Multi-Family Building)		497,420 sq. ft. of multi-family residential (1.65 FAR) ¹
Residential Uses (Low-Rise Units)		367,430 sq. ft.
Commercial Uses (Low-Rise Units)		130,000 sq. ft.
Total Density Breakdown		
Unit Types:		
Multi-family rental (market-rate)		253 units
1 bedroom		124
2 bedroom		129
3 bedroom		26
Multi-family (MPDU)		44 units
1 bedroom		21
2 bedroom		18
3 bedroom		48 units
Two over two for sale (market-rate)		48
Two over two for sale (MPDU)		14 units
3 bedroom		8
Total Unit Counts		
Total market-rate		301 Market Rate Units
Total (MPDU)		52 MPDU Units
Total 2 over 2 (4 story buildings)		62 Units
Total Multi-Family (3 story buildings)		297 Units
Total Units		353 Total Units
Setbacks		
Building Setbacks		
Front Setback		0'
Side Setback		0'
Rear Setback		0'
Parking Setback		
Front Setback		N/A
Side Setback		N/A
Rear Setback		N/A
Building Height		
Multi-Family Building		70'
2 over 2 Building		55'
Vehicle Parking Requirements (Section 6.2.4.B.)		
Multi-Family Building		
Market rate, 1 Bedroom		1.35 sqdwelling unit = 134 spaces
Market rate, 2 Bedroom		1.35 sqdwelling unit = 154 spaces
Market rate, 3 Bedroom		2.30 sqdwelling unit = 52 spaces
MPDU, 1 Bedroom		1.35 sqdwelling unit = 28-25 spaces
MPDU, 2 Bedroom		1.35 sqdwelling unit = 27 spaces
MPDU, 3 Bedroom		2.30 sqdwelling unit = 13 spaces
Total Multi-Family Building Parking Spaces Required		424.75
2 over 2 Units		
Market Rate, 3 Bedroom		2.30 sqdwelling unit = 52 spaces
MPDU, 3 Bedroom		2.30 sqdwelling unit = 16 spaces
Total 2 over 2 Unit Parking Spaces Required		68
TOTAL PARKING SPACES REQUIRED		537
Vehicle Parking Provided (Section 6.2.4.B.)		
Multi-Family Building (Structured Parking Breakdown)		
Structured Parking for 2 over 2 buildings in unit garages		476 spaces
On-Street Parking (Public Spaces)		50 spaces
On-Street Parking (Private Spaces)		10 spaces
TOTAL VEHICLE PARKING PROVIDED		537 spaces
Handicap Spaces		537 standard spaces
EV Vehicle Parking Spaces		4 spaces
ADA Vehicle Parking Spaces		ADA Parking - 2% req. 10 spaces including 2 van-accessible spaces and 1 ADA space along private street
Multi-Family Building Parking Ratio		1.41 spaces per unit
2 over 2 unit Parking Ratio		2 spaces per unit
Motorcycle Parking Spaces (within structured parking garages)		10 Spaces
Bicycle Parking (Section 6.2.4.C.)		
Multi-Family Building Spaces		
0.50 sqdwelling unit, max. 100 sq. ft. per building = 160 Spaces Required		112 Spaces (106 in structured garage, 6 outside of buildings)
2 over 2 Multi-Family Units		30 Spaces (26 in structured garage, 2 outside of buildings)
Total Bicycle Spaces		142 spaces = 134 long term spaces and 8 short term spaces

Notes:
1. Per Sec. 56.3.3.7.B.3 commercial FAR limits are reallocated to residential FAR as long as the development does not exceed the maximum total proposed FAR. 0.65 commercial FAR has been reallocated to residential FAR.
2. Multi-Family Structured Parking count (476 Spaces) includes 355 reserved spaces for Multi-Family Building, 25 spaces for additional tenant/storator spaces, and 56 remote spaces for the 2 over 2 units.

TAX MAP EU343, EU563	ZONING CATEGORY: CR-2.0, C-1.25 R-1.0 H-145
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WSSC 20' SHEET	
228NW12, 228NW13	

SITE DATUM
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

 <p>1" = 30'</p>	<p>DATE: 1/5/2026</p> <p>DESIGNED: AH</p>
---	---

SHEET C1.10	TECHNICIAN:	AH
	CHECKED:	JB
	CAD STD'S:	ORD / NCS

OF _____

PROJECT NO. 4539-01-00	
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02-03129228
PARCEL N624
INVESTMENTS, LLC
351 PAGE 224
OVERLEAF CENTER
178, PLAT 19950
-1.25 R-1.0 H-145 T
SE- OFFICE

TAX I.D. 02-03129217
MAP EU343 PARCEL N734
SHIREEN REALTY INVESTMENTS, LLC
BOOK 54651 PAGE 224
PARCEL 3 - CLOVERLEAF CENTER
PLAT BOOK 178, PLAT 19950
ZONE: CR-2.0 C-1.25 R-1.0 H-145 T
LAND USE: OFFICE

LEGEND:

PROPERTY LINE
PROPOSED TOPOGRAPHY
EXISTING FOREST
PROPOSED BUILDINGS
EXISTING BUILDINGS
PARCEL LINES
PROPOSED LOTS
PROPOSED BRL
PROPOSED RIGHT OF WAY
EXISTING TOPOGRAPHY

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TAX I.D. 02-02168268
MAP EU563
270 B, LLC
270 M, LLC
LIBER 30334 FOLIO 467
PARCEL L - CENTURY XXI
PLAT BOOK 116 PLAT 13751
ZONE: CR-2.0 C-1.25 R-1.0 H-145 T
I AND USE: OFFICE

TAX I.D. 02-03244368
MAP EU343 PARCEL N890
SALVATION ARMY
(NO DEED REF)
OUTLOT 1 - CENTURY XXI
PLAT BOOK 190, PLAT 20921
ZONE: CR-2.0 C-1.25 R-1.0 H-145 T
LAND USE: VACANT

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Commercial to Residential Reconstruction Plan Approval No. E20260020, including Approval Conditions, Development Program and Certified Commercial to Residential Reconstruction Plan.
Developer's Name: CENTURY RESIDENTIAL GP, LLC BRYAN JACOB

Company	Contact Person
2000 K STREET NW, SUITE 270, WASHINGTON, DC 20007	

Address: 3000 K STREET NW SUITE 270 WASHINGTON, DC 20007
Phone: 202 657 9865

Phone: 202-357-3635

Signature: _____



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PUBLIC OPEN SPACE



OPEN SPACE TABULATIONS

SITE AREA TABULATION

AREA NAME	LAND AREA (S.F.)
Parcel M - Century XXI after existing dedication	177,042
Parcel N - Century XXI after existing dedication	103,906
TOTAL EXISTING NET TRACT AREA	280,948
Proposed Public Dedication	1,466
TOTAL SITE AREA	279,482
	6.42 AC

REQUIRED OPEN SPACE

10% OF SITE AREA (S.F.)	27,948 S.F.
10% OF SITE AREA (AC.)	0.64 AC

PROPOSED OPEN SPACE

TOTAL PROPOSED OPEN SPACE (S.F.)	29,017.61 S.F.
TOTAL PROPOSED OPEN SPACE (AC.)	0.67 AC.



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
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OWNER / DEVELOPER / APPLICANT

CENTURY RESIDENTIAL GP, LLC
3000 K STREET NW
SUITE 270
WASHINGTON, DC 20007
202-557-9865
OWNER: GERMANTOWN MD 1 FGF, LLC

PROFESSIONAL CERTIFICATION

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LICENSE NO. 31039 EXPIRATION DATE: 06/12/2027

OPEN SPACE PLAN

RECONSTRUCTION PLAN #E20260020 20300 CENTURY BOULEVARD PARCEL M AND PARCEL N

GERMANTOWN (IND) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

TAX MAP
EU343, EU563

ZONING CATEGORY:
CR-2.0, C-1.25 R-1.0 H-145

WSSC 200' SHEET
228NW12, 228NW13

SITE DATUM
HORIZONTAL: NAD 83
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DATE: 1/5/2026
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CADD STPS. VERSION: ORD / NCS

SHEET
C7.00

PROJECT NO.
4539-01-00

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Commercial to Residential Reconstruction Plan Approval No. E20260020, including Approval Conditions, Development Program and Certified Commercial to Residential Reconstruction Plan.

Developer's Name: CENTURY RESIDENTIAL GP, LLC
Company: BRYAN JACOB CONTACT PERSON

Address: 3000 K STREET NW SUITE 270 WASHINGTON, DC 20007
Phone: 202-557-9865

Signature: _____

SCALE: 1" = 30'

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REFERENCE GRID

20300 CENTURY BOULEVARD
FINAL FOREST CONSERVATION PLAN
GERMANTOWN (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

1. THE PROPERTY OWNER IS GERMANTOWN MD | FGF, LLC 1 N WACKER DRIVE, SUITE 4025 CHICAGO, IL, 60606
2. TOTAL TRACT AREA: 301,690 SF OR 6.93 ACRES. GROSS TRACT AREA 301,690 SF OR 6.93 ACRES. NET TRACT AREA: 280,948 SF OR 6.45 ACRES
3. CURRENT ZONING: CR-2.0, C-1.25, R-1.0, H-145T, GTMU OVERLAY ZONES
4. PARCELS: M AND N
5. TAX MAP GRID #: EU343 AND EU563
6. TAX ACCOUNT NUMBERS: 2168270 AND 2168281
7. WSSC GRID #: 228NW13 AND 228NW12
8. THE SITE IS NOT LOCATED IN SPECIAL PROTECTION AREA OR PRIMARY MANAGEMENT AREA
9. WATERSHED: LITTLE SENECA CREEK STATE OF MARYLAND WATER USE DESIGNATIONS: LP
10. NO STREAM, NO WETLANDS, OR OTHER WATERS OF THE U.S. FEATURES WERE OBSERVED ON-SITE DURING A FIELD INVESTIGATION ON APRIL 15, 2025
11. THIS PROPERTY IS NOT LOCATED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES
12. 100-YEAR FLOODPLAIN SOURCE: FEMA FLOODPLAIN NUMBER 2403101360
13. A COPY OF THE RECEIVED MONR LETTER DATED MAY 28, 2025 IS ON SHEET 2 OF THIS PLAN. MONR CONFIRMED NO PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THE SITE
14. TWO (2) SPECIMEN TREES AND SIX (6) SIGNIFICANT TREES WERE IDENTIFIED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY. SPECIMEN TREES 1207 AND 1520 ARE LOCATED OFFSITE. SIGNIFICANT TREES 1526, 1531, AND 1532 ARE LOCATED OFFSITE. REFER TO THE SPECIMEN AND SIGNIFICANT TREE TABLES ON THIS SHEET.
15. NO TREES WERE IDENTIFIED ON-SITE THAT ARE 75% OF THE STATE OR COUNTY CHAMPIONS.
16. THE FIELD WORK FOR THE UNRFS PLAN WAS COMPLETED BY JOHN SHERIDAN, WFT OF WETLAND STUDIES AND SOLUTIONS, INC. ON APRIL 15, 2025. TREE WERE MEASURED BY FORESTY DIAMETER TAPE.

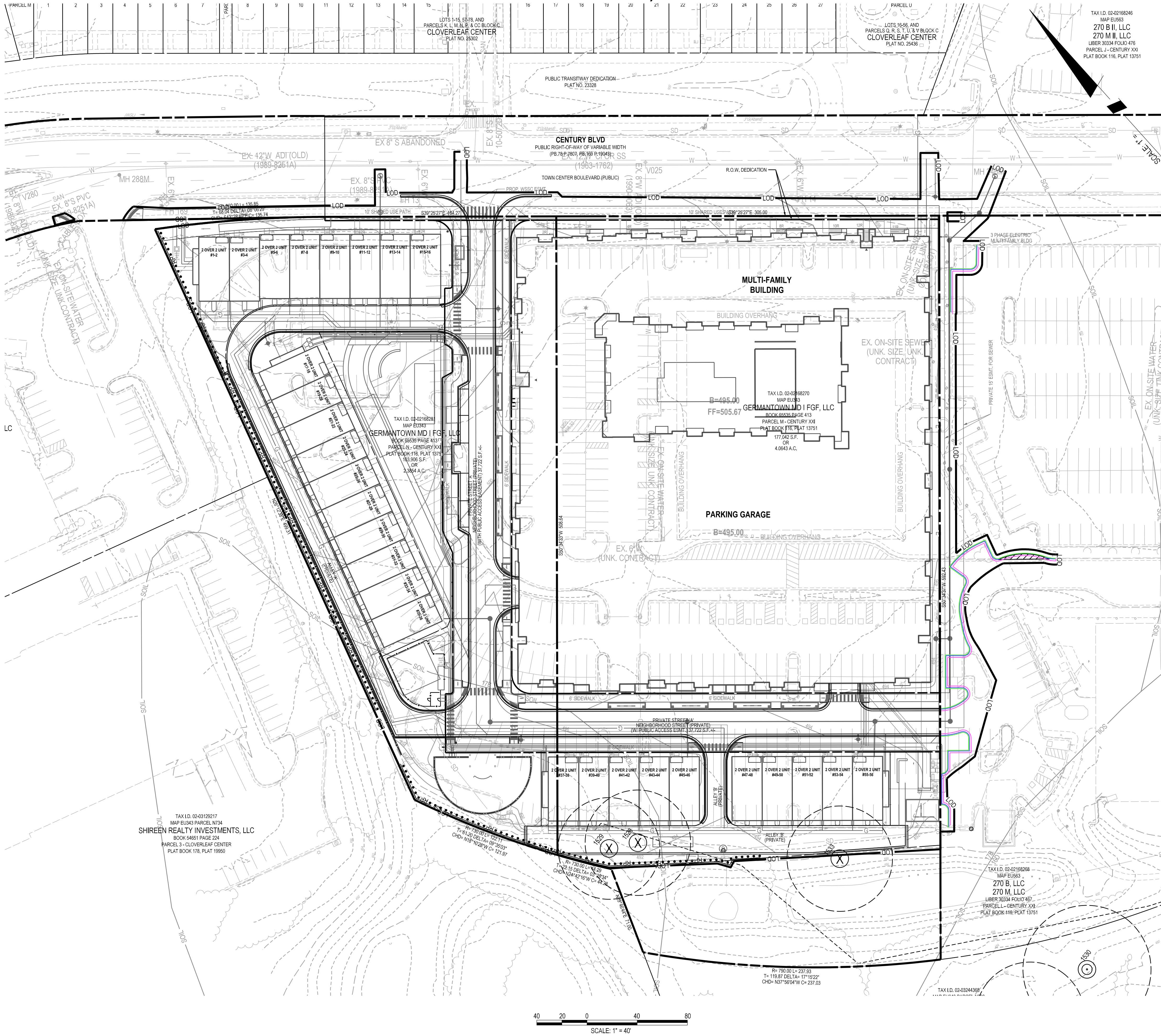
SOILS CHART				
Map Unit Symbol	Soil Name	Composition	Description	Drainage Class
17B	Occoquan Loam (3-8%)	80% Occoquan	Slopes are 3 to 8 percent. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. Slopes are 8 to 15 percent.	Well-drained
1C	Gella Sil Loam (8-15%)	95% Gella	Depth to a root restrictive layer is greater than 60 inches.	Well-drained
16D	Brinklow-Bocktown Channery Sil Loams (15-25)	50% Brinklow	Slopes are 15 to 25 percent. This component is on knolls, uplands.	Well-drained

Forest Conservation Data Table

	Number of Acres		
Tract	6.93		
Remaining in Agricultural Use	0.00		
Road & Utility ROWs ¹	0.00		
Total Existing Forest	0.00		
Forest Retention	0.00		
Forest Cleared	0.00		
Land Use & Thresholds ²			
Land Use Category	MPD	ARA, MDR, IDA, HDR, MDP, or OA.	
Conservation Threshold	15%	percent	
Afforestation Threshold	20%	percent	
	Total Channel	Average Buffer	
	Length (ft.)	Width (ft.) ³	
Stream(s)	0	0	
Acres of Forest in	Retained	Cleared	Planted
Wetlands	0.00	0.00	0.00
100-Year Floodplain	0.00	0.00	0.00
Stream Buffers	0.00	0.00	0.00
Priority Areas	0.00	0.00	0.00

1. Only Road or Utility ROWs not to be improved as part of development application.
2. Information from FC Land Use Categories & Thresholds document.
3. Measured from stream edge to buffer edge.

LEGEND	
	LIMIT OF DISTURBANCE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SPECIMEN TREE AND CRZ
	SIGNIFICANT TREE AND CRZ
	TREE SAVE FENCE
	ROOT PRUNE LINE
	SOIL LINE AND LABEL
	EX. BUILDING
	EX. / PROP. CONTOUR
	EX. LIGHTS
	EX. / PROP. SD LINE AND STRUCTURE
	EX. / PROP. SEWER LINE AND STRUCTURE
	EX. / PROP. WATER LINE AND STRUCTURE
	EX. GAS LINE
	EX. ELECTRIC STRUCTURE
	EX. TREE LINE



SHEET INDEX:

- SHEET F1.00 COVER SHEET
SHEET F1.00A APPROVAL SHEET
SHEET F1.10 OVERALL FINAL FOREST CONSERVATION PLAN
SHEET F5.00 NOTES AND DETAILS



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

FOREST CONSERVATION WORKSHEET 20300 CENTURY WORKSHEET (WITHIN PRIORITY AREA OR SAME WATERSHED)

NET TRACT AREA:		
A. Total tract area ...		6.93
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...		0.23
C. Land dedication acres (parks, county facility, etc.) ...		0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...		0.00
E. Area to remain in commercial agricultural production/use ...		0.00
F. Other deductions (specify) ...		0.00
G. Net Tract Area ...		7.16

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)

Input the number "1" under the appropriate land use, limit to only one entry.

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

G. Afforestation Threshold ...	15%	x G =	1.07
H. Conservation Threshold ...	20%	x G =	1.43

EXISTING FOREST COVER:

I. Existing forest cover ...		0.00
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 ...		0.00
O. Total area of forest to be retained ...		0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold ...		0.00
Q. Reforestation for clearing below conservation threshold ...		0.00
R. Credit for retention above conservation threshold ...		0.00
S. Total reforestation required ...		0.00
T. Total afforestation required ...		1.07
U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of V. Total reforestation and afforestation required ...)		0.00
V. Total reforestation and afforestation required ...		1.07
		worksheet date 5/13/2019

FOREST CONSERVATION WORKSHEET 20300 CENTURY WORKSHEET (OUTSIDE PRIORITY AREA OR SAME WATERSHED)

NET TRACT AREA:		
A. Total tract area ...		6.93
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan) ...		0.23
C. Land dedication acres (parks, county facility, etc.) ...		0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...		0.00
E. Area to remain in commercial agricultural production/use ...		0.00
F. Other deductions (specify) ...		0.00
G. Net Tract Area ...		7.16

LAND USE CATEGORY: (from Chapter 22A-3. Definitions)

Input the number "1" under the appropriate land use, limit to only one entry.

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

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R. Credit for retention above conservation threshold ...		0.00
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U. Credit for landscaping (may not be used to meet reforestation requirement if project is located outside an EFA. For projects within EFA, may not exceed 20% of V. Total reforestation and afforestation required ...)		0.00
V. Total reforestation and afforestation required ...		1.07
		worksheet date 5/13/2019

NOTE: 1.07 ACRES OF AFFORESTATION WILL BE MET WITH FOREST BANKING, AND IF A FOREST BANK IS UNAVAILABLE, A FEE-IN-LIEU WILL BE PAID AT THE OUTSIDE SAME WATERSHED RATE.

DEVELOPER'S CERTIFICATE The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. _____ including, financial bonding, forest planting, maintenance, and all other applicable agreements.	
Developer's Name: GERMANTOWN MD FGF, LLC Contact Person or Owner: RYAN GERRETT Address: 905 16TH STREET, NW SUITE 450 WASHINGTON DC, 20006 Phone and Email: (202) 807-4332 RGERRETT@GCMWATERWORKS.COM Signature: _____	DATE: 1/13/2026 DESIGNED: KLD/AH CHECKED: KLD CAD STOPS: KLD VERSION: ORD / NCS

COVER SHEET
FINAL FOREST CONSERVATION PLAN
20300 CENTURY BOULEVARD
PARCEL M & N - CENTURY XXI

TAX MAP EU343, EU563 WSSC 200' SHEET 228NW12, 228NW13	ZONING CATEGORY: CR-2.0, C-1.25 R-1.0 H-145
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88 SCALE: 1" = 40'	DATE: 1/13/2026 DESIGNED: KLD/AH CHECKED: KLD CAD STOPS: KLD VERSION: ORD / NCS
SHEET F1.00	PROJECT NO. 4539-01-00

20300-20350 CENTURY BOULEVARD

PARCEL M & N

LANDSCAPE & LIGHTING PLAN

GERMANTOWN (2nd) ELECTION DISTRICT

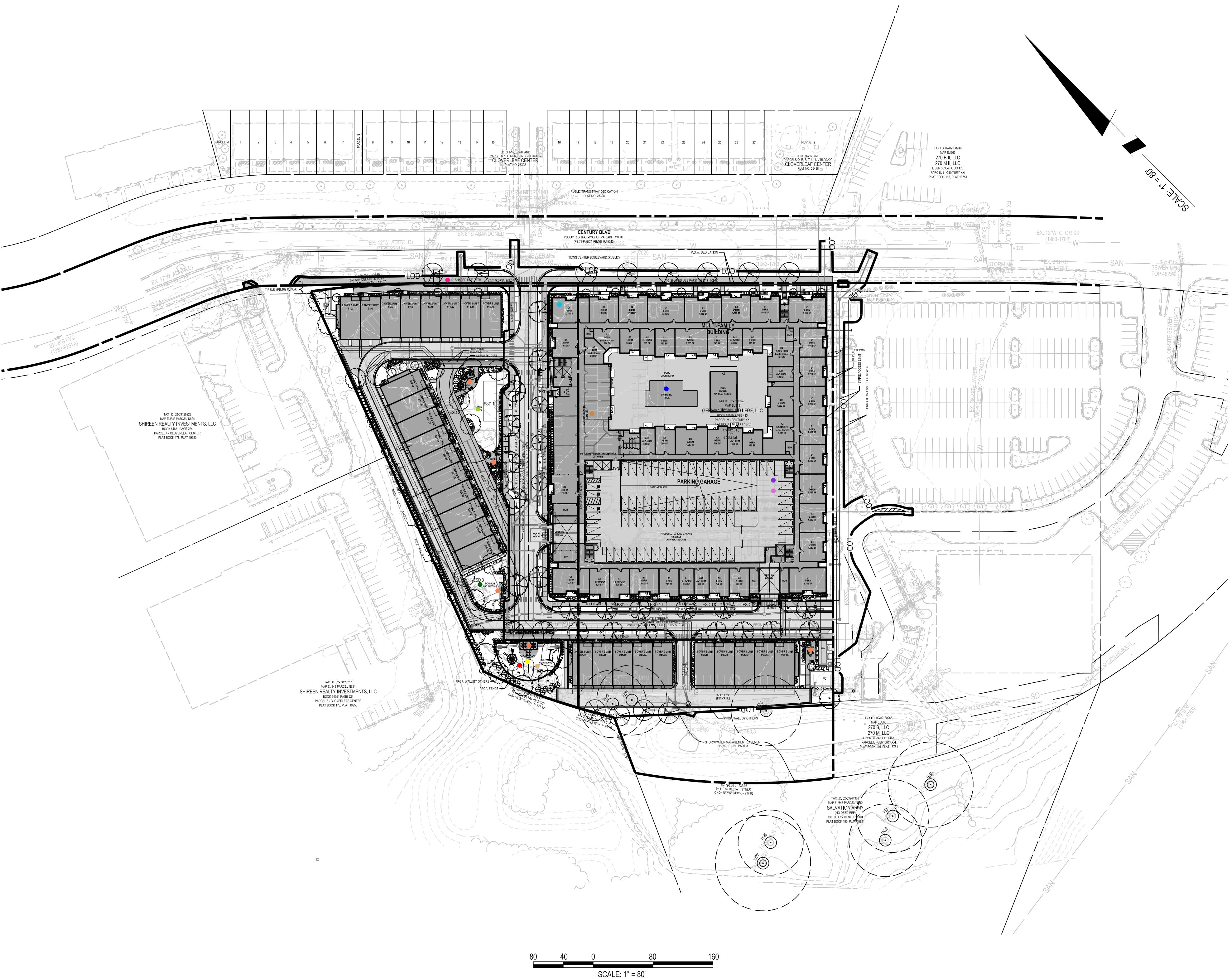
MONTGOMERY COUNTY, MARYLAND



SOLTESZ, INC.
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2 Research Place, Suite 100
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- GENERAL NOTES**
1. THE PROPERTY OWNER IS GERMANTOWN MD | FGF, LLC 1 N WACKER DRIVE, SUITE 4025 CHICAGO, IL 60606
 2. TOTAL TRACT AREA: 301,690 SF OR 6.93 ACRES; GROSS TRACT AREA 301,690 SF OR 6.93 ACRES; NET TRACT AREA: 280,948 SF OR 6.43 ACRES
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 9. WATERSHED: LITTLE SENECA CREEK STATE OF MARYLAND WATER USE DESIGNATIONS: 1P
 10. NO STREAM, NO WETLANDS, OR OTHER WATERS OF THE U.S. FEATURES WERE OBSERVED ON-SITE DURING A FIELD INVESTIGATION ON APRIL 15, 2025.
 11. THIS PROPERTY IS NOT LOCATED ON THE LOCATIONAL ATLAS AND INDEX OF HISTORIC SITES.
 12. 100-YEAR FLOODPLAIN SOURCE: FEMA FLOODPLAIN NUMBER 2403100136D
 13. A COPY OF THE RECEIVED MDNR LETTER DATED MAY 28, 2025 IS ON SHEET 2 OF THIS PLAN. MDNR CONFIRMED NO PRESENCE OF RARE, THREATENED, OR ENDANGERED SPECIES ON THE SITE.
 14. TWO (2) SPECIMEN TREES AND SIX (6) SIGNIFICANT TREES WERE IDENTIFIED ON OR IMMEDIATELY ADJACENT TO THE PROPERTY. SPECIMEN TREES 1527 AND 1530 ARE LOCATED OFFSITE. SIGNIFICANT TREES 1536, 1531, AND 1532 ARE LOCATED OFFSITE. REFER TO THE SPECIMEN AND SIGNIFICANT TREE TABLES ON THIS SHEET.
 15. NO TREES WERE IDENTIFIED ON-SITE THAT ARE 75% OF THE STATE OR COUNTY CHAMPIONS.



- LEGEND**
- EXISTING GRADE
 - PROPOSED GRADE
 - EXISTING BUILDING
 - PROPOSED RIGHT OF WAY
 - PROPOSED WATER LINE
 - EXISTING 12" WATER LINE
 - PROPOSED SEWER
 - PROPOSED PRESSURE SEWER
 - EXISTING SEWER
 - PROPOSED PUE
 - PROPOSED STORM PIPE
 - EXISTING STORM PIPE
 - PROPOSED WSSC EASEMENT
 - PROPOSED SWM MAINTENANCE ACCESS PATH
 - EXISTING STREAM
 - STREAM VALLEY BUFFER (SVB)
 - WETLAND BUFFER
 - FLOOD PLAIN
 - WETLAND
 - EXISTING SIGNIFICANT TREE
 - EXISTING SPECIMEN TREE
 - PROPOSED STREETLIGHT
 - PROPOSED TREES

- LANDSCAPE AND LIGHTING PLAN SHEET INDEX**
- LANDSCAPE PLAN**
- L0.01 COVER SHEET
 - L1.01 OVERALL LANDSCAPE PLAN - 30 SCALE
 - L1.02 OVERALL PLANTING PLAN - 20 SCALE
 - L1.11 DETAIL PLANTING PLAN - OPEN PLAY, PLAYGROUND AND SEATING
 - L1.12 HARDSCAPE AND DETAIL PLAN - OPEN PLAY AND DOG RUN
 - L1.13 HARDSCAPE AND DETAIL PLAN - PLAYGROUND AND SEATING
 - L5.01 PLANTING DETAILS
- LIGHTING PLAN**
- LT1.01 LIGHTING PLAN 30 SCALE
 - LT5.01 LIGHTING DETAILS
 - LT5.02 LIGHTING DETAILS

Demand, Supply & Adequacy Report

Project Location Master Plan:

Proposed Residential Project - Units by Type and their Demand Points

Code	Housing Type	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
Mid-Rise	Multiple-Family, 4 stories or less	354	56.64	81.42	63.72	251.34	169.92	28.32
TH	Townhouses and Single-Family attached	0	0	0	0	0	0	0
SFD	Single-Family Detached	0	0	0	0	0	0	0
Hi-Rise	Multiple-Family, 5 stories or more	0	0	0	0	0	0	0
Total Demand Points =		354	56.64	81.42	63.72	251.34	169.92	28.32

Existing Offsite Park Facilities and their Supply Points

Park Facility	Quantity	Total	Children	Teens	Young Adults	Adults	Seniors
Bikeways	1	2.83	6.34	9.56	37.79	25.49	2.83
Small Diamond Field (Softball)	1	1	7	10	12	7	2
Large Rectangular Field (Soccer, Football, LAX, etc.)	1	2	15	20	25	15	2
Large Lawn	1	6	9	15	20	15	6
Full-size Basketball Court	2	6	20	30	24	12	5
Full-size Multiuse Court	2	6	20	30	20	16	5
Playground, Multi-age (Teen-friendly)	2	18	22	6	4	8	4
Bench	2	0	0	0	0	0	0
Picnic Table	6	6	6	9	18	18	18
Total Offsite Supply Points		47.83	107.14	129.56	160.7	116.49	44.83
35% of Total Offsite Supply Points		16.74	37.5	45.35	56.25	40.77	15.69
Max Allowed Pts (35% of Total Demand Pts)		19.82	28.5	22.3	87.97	59.47	9.91
Actual Assigned Offsite Supply Pts		16.74	28.5	22.3	56.25	40.77	9.91

Proposed Onsite Recreation Facilities and their Supply Points

Recreation Facility	Quantity	% Bonus Provide	Total	Children	Teens	Young Adults	Adults	Seniors
Bikeways	1	0%	2.82	6.12	9.53	37.59	25.42	2.82
Bicycle Repair Room (Indoor)	1	0%	0	9	10	12	10	5
Bicycle Parking Garage	1	0%	0	7	14	14	12	5
Dog Run	1	0%	0	0	4	5	6	6
Open Grass Area - Urban (2,000 sf)	1	0%	2	3	5	7	8	3
Playground (Age 2-5) (Tot Lot)	1	10%	9.9	2.2	2.2	3.3	3.3	3.3
Playground (Age 2-12) (Multi-age Play)	1	0%	9	11	3	2	4	2
Interior Courtyard, Garden or Lawn	1	0%	2	3	4	7	7	5
Multi-Purpose Lobby Area	1	0%	0	0	2	3	3	2
Rooftop Amenity	1	0%	0	2	7	10	7	5
Swimming Pool - Outdoor	1	0%	2.82	16.24	12.71	87.72	42.36	2.82
Picnic/Seating	5	0%	5	5	7.5	15	15	15
Landscape Elements - Toddlers and Children	1	0%	4	3	3	2	4	4
Total Onsite Supply Points			37.54	69.56	83.94	205.61	147.09	60.94

Results: Demand, Supply & Adequacy

Age Group	Total Demand Points	Offsite Supply Points	Onsite Supply Points	Total Supply Points	Adequacy
Totals	56.64	16.74	37.54	54.28	Adequate
Children	81.19	28.42	69.56	97.98	Adequate
Teens	63.54	22.24	83.94	106.18	Adequate
Young Adults	250.63	56.21	205.61	261.82	Adequate
Adults	169.44	40.75	147.08	187.83	Adequate
Seniors	28.24	9.88	60.94	70.82	Adequate

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Commercial to Residential Reconstruction Plan Approval No. _____ including Approval Conditions, Development Program and Certified Commercial to Residential Reconstruction Plan.
Developer's Name: CENTURY RESIDENTIAL GP, LLC
Company: BRYAN JACOB
Contact Person: _____
Address: 3000 K STREET NW SUITE 270 WASHINGTON, DC 20007
Phone: 202-557-9865
Signature: _____

COVER SHEET

LANDSCAPE AND LIGHTING PLAN

20300-20350 CENTURY BOULEVARD

PARCEL M & N - CENTURY XXI

GERMANTOWN (2ND) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

TAX MAP EU343, EU563	ZONING CATEGORY: CR-2.0, C-1.25 R-1.0 H-145
WSSC 200' SHEET 228NW12, 228NW13	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
DATE: 1/5/2026 DESIGNED: KLD/AH CHECKED: AH CADD STPS: KLD VERSION: ORD / NCS	
SHEET L0.01	
PROJECT NO. 4539-01-00	

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[illegible]

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

CENTURY RESIDENTIAL GP, LLC
3000 K STREET NW
SUITE 270
WASHINGTON, DC 20007
202-557-9865
OWNER: GERMANTOWN MD 1 FGF, LLC

PROFESSIONAL CERTIFICATION



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 31703, EXPIRATION DATE: 06/12/2027

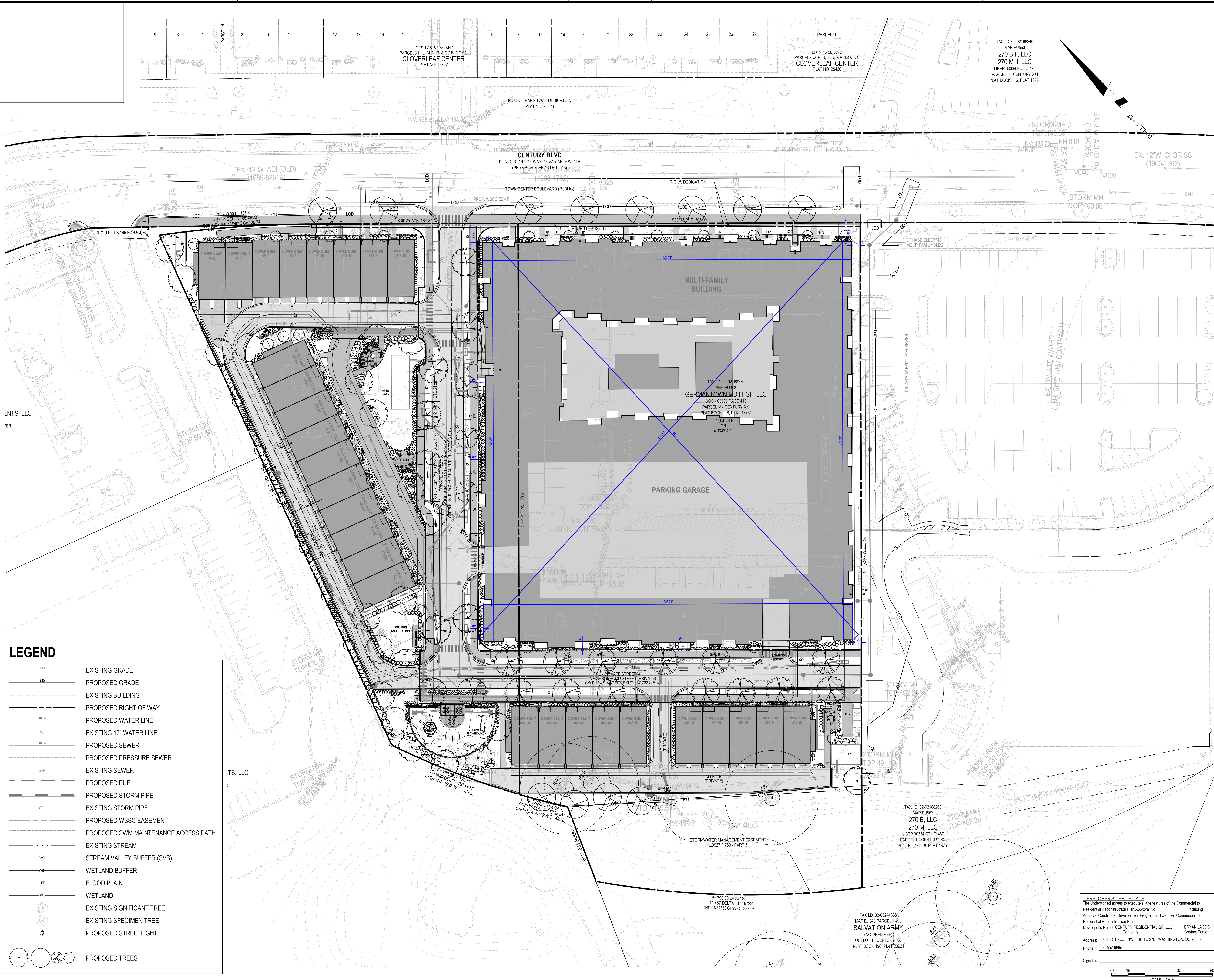
OVERALL LANDSCAPE PLAN - 30 SCALE

LANDSCAPE AND LIGHTING PLAN

20300-20350 CENTURY BOULEVARD
PARCEL M & N - CENTURY XXI

GERMANTOWN (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

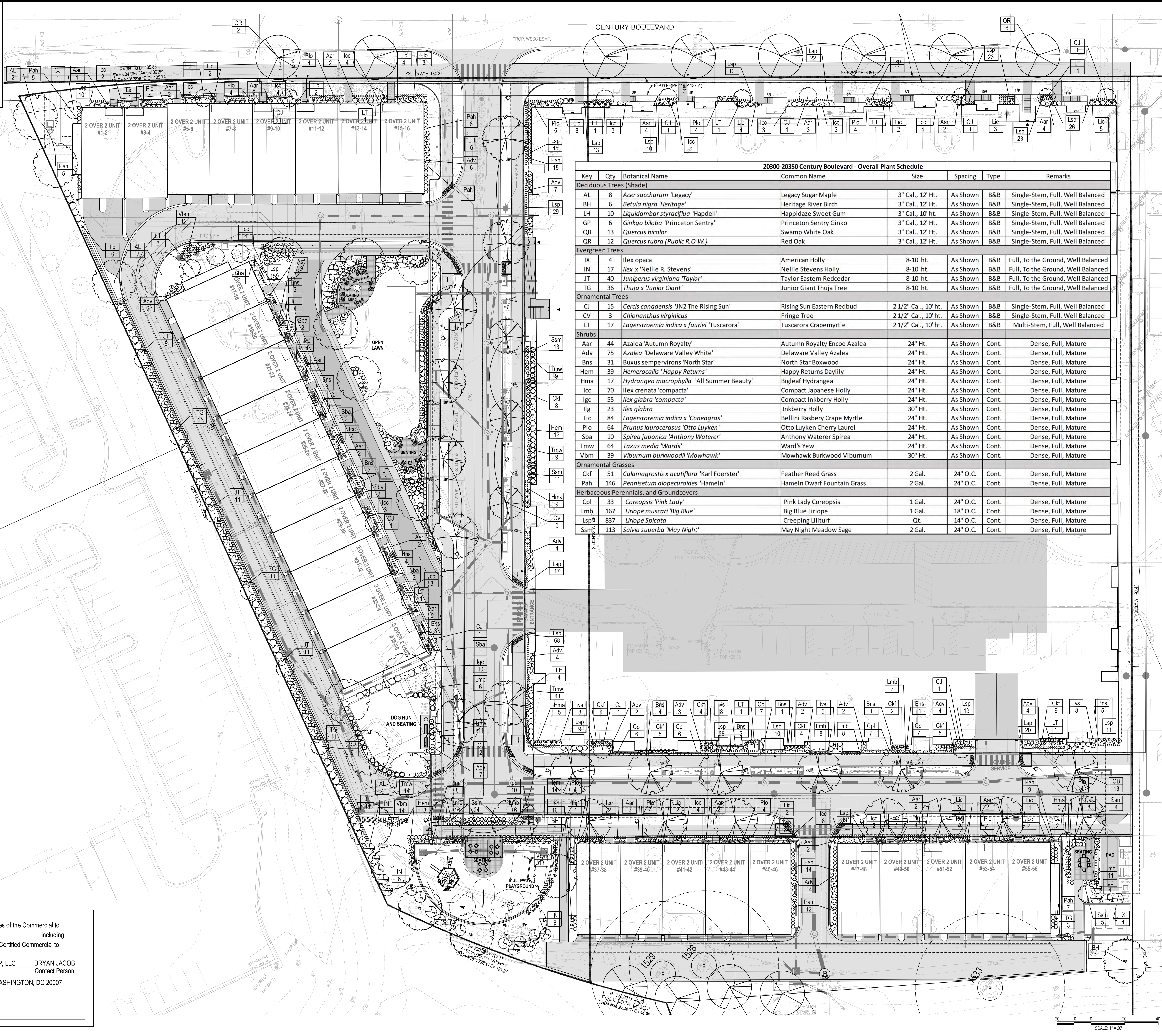
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WSSC 200' SHEET 228NW1/2 228NW13		
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88		
	DATE: 1/5/2026 DESIGNED: KJD/AH TECHNICIAN: AH CHECKED: KJD CADD STPS: ORL VERSION: R / NCS	
SHEET <u>L1.01</u>		
OF _____		
PROJECT NO. 4539-01-00		



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Company Contact Person
Address: 3000 K STREET NW SUITE 270 WASHINGTON, DC 20007
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Signature: _____



SOLTESZ, INC.
ROCKVILLE OFFICE
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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 OBTAINING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-253-7771 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHATEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

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3000 K STREET NW
SUITE 270
WASHINGTON, DC 20007
202-557-9865
OWNER: GERMANTOWN MD 1 FGF, LLC

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 31033 EXPIRATION DATE: 06/1/2027

OVERALL PLANTING PLAN - 20 SCALE
LANDSCAPE AND LIGHTING PLAN
20300-20350 CENTURY BOULEVARD
PARCEL M & N - CENTURY XXI
ADMINISTRATIVE SUBDIVISION PLAN
GERMANTOWN (IND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EU343, EU563	ZONING CATEGORY: CR-2.0, C-1.25 R-1.0 H-145
WSSC 200' SHEET 228NW12, 228NW13	
SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NAVD 88	
DATE: 1/5/2026 DESIGNED: KLD/AH CHECKED: AH CADD STPS: KLD VERSION: ORD / NCS	

SHEET **L1.02**

PROJECT NO.
4539-01-00

NO.	REVISIONS	BY	DATE
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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

CENTURY RESIDENTIAL GP, LLC
3000 K STREET NW
SUITE 270
WASHINGTON, DC 20007
202-557-9865
OWNER: GERMANTOWN MD 1 FGF, LLC

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO. 31703, EXPIRATION DATE: 06/12/2027

DETAIL PLANTING PLAN - OPEN PLAY, PLAYGROUND AND SEATING

LANDSCAPE AND LIGHTING PLAN
20300-20350 CENTURY BOULEVARD
PARCEL M & N - CENTURY XXI
ADMINISTRATIVE SUBDIVISION PLAN

GERMANTOWN (2ND) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

TAX MAP EU343, EU563	ZONING CATEGORY: CR-2.0, C-1.25 R-1.0 H-145
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WSSC 20' SHEET
228NW12, 228NW13

SITE DATUM
HORIZONTAL: NAD 83
VERTICAL: NAVD 88

DATE: 1/5/2026
DESIGNED: KLD/AH

SHEET	L1.11	CHECKED:	KLD
		CAD STD'S:	ORD / NCS
		VERSION:	

OF _____

4539-01-00

20300-20350 Century Boulevard - Open Space Amenity Schedule							
Key	Qty	Botanical Name	Common Name	Size	Spacing	Type	Remarks
Deciduous Trees (Shade)							
GT	6	<i>Gleditsia triacanthos 'nervis'</i>	Thornless Honey Locust	3" Cal., 10' ht.	As Shown	B&B	Single-Stem, Full, Well Balanced
Evergreen Trees							
IN	9	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie Stevens Holly	8-10' ht.	As Shown	B&B	Full, To the Ground, Well Balanced
Ornamental Trees							
LT	3	<i>Lagerstroemia indica x fauriei 'Tuscarora'</i>	Tuscarora Crapemyrtle	2 1/2" Cal., 10' ht.	As Shown	B&B	Multi-Stem, Full, Well Balanced
Shrubs							
Adv	10	<i>Azalea 'Delaware Valley White'</i>	Delaware Valley Azalea	24" Ht.	As Shown	Cont.	Dense, Full, Mature
Igc	23	<i>Ilex glabra 'compacta'</i>	Compact Inkberry Holly	24" Ht.	As Shown	Cont.	Dense, Full
Ilg	17	<i>Ilex glabra</i>	Inkberry Holly	24" Ht.	As Shown	Cont.	Dense, Full
Lic	43	<i>Lagerstoremia indica x 'Conegras'</i>	Bellini Raspberry Crape Myrtle	24" Ht.	As Shown	Cont.	Dense, Full, Mature
Plo	12	<i>Prunus laurocerasus 'Otto Luyken'</i>	Otto Luyken Cherry Laurel	24" Ht.	As Shown	Cont.	Dense, Full, Mature
Tmw	10	<i>Taxus media 'Wardii'</i>	Ward's Yew	30" Ht.	As Shown	Cont.	Dense, Full
Ornamental Grasses							
Pah	43	<i>Pennisetum alopecuroides 'Hameln'</i>	Hameln Dwarf Fountain Grass	2 Gal.	As Shown	Cont.	Dense, Full, Mature
Herbaceous Perennials, and Groundcovers							
Cza	36	<i>Coreopsis 'Zagreb'</i>	Zagreb Tickseed	1 Gal.	24" O.C.	Cont.	Dense, Full, Mature
Lmb	92	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	1 Gal.	18" O.C.	Cont.	Dense, Full, Mature
Ssm	56	<i>Salvia superba 'May Night'</i>	May Night Meadow Sage	1 Gal.	24" O.C.	Cont.	Dense, Full, Mature

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Commercial to Residential Reconstruction Plan Approval No. _____, including Approval Conditions, Development Program and Certified Commercial to Residential Reconstruction Plan.

Developer's Name: CENTURY RESIDENTIAL GP, LLC BRYAN JACOBSON
Company Contact Person

Address: 3000 K STREET NW SUITE 270 WASHINGTON, DC 20007

Phone: 202-557-9865

Signature: _____



A teal-colored Adirondack chair with a slatted back and seat, positioned on a stone patio in a garden setting. The chair has a classic design with a high back and wide armrests. The background shows a lush green lawn and various plants.

A dark brown, square outdoor table with a textured surface, featuring a potted plant and a drink on top, set on a brick patio.

Diagram illustrating the construction details of a retaining wall cross-section. The wall is 24" wide at the top and 18"-24" high. The structure consists of a wood or precast cap, wall veneer on both sides (freestanding or retaining), and precast poured in place concrete. The base is concrete or paver hardscape. The veneer is extended 4" below the finish grade on both sides.

A large, round, stone fire pit with a fire burning inside, surrounded by patio furniture and greenery.

Technical drawing of the 'T' table. The top view shows a rectangular table with a total length of $24' 1/2"$ and a total width of $4' 1/2"$. The table has four legs. The side view shows the table's height is $30"$. The top surface is $24"$ wide and $4' 8" \times 2"$ thick. The legs are $4' 10" \times 8" \times 2"$ thick. The table is labeled 'SECTION A-A'.

BOULDER (SIZE VARIES)
SET LEVEL TO GROUND

COMPACTED SUBGRADE

A modern wooden bench with a backrest, set against a red wall and next to a white planter with red flowers. The bench is made of light-colored wood slats and has a simple, clean design. The backrest is composed of three horizontal slats. The bench is positioned on a paved surface, and its shadow is cast onto the ground. The background features a solid red wall and a white planter filled with red flowers and green foliage.

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The Undersigned agrees to execute all the features of the Commercial to Residential Reconstruction Plan Approval No. _____, including Approval Conditions, Development Program and Certified Commercial to Residential Reconstruction Plan.
Developer's Name: CENTURY RESIDENTIAL GP, LLC BRYAN JACOB
Company Contact Person
Address: 3000 K STREET NW SUITE 270 WASHINGTON, DC 20007
Phone: 202-557-9865
Signature: _____

SCALE: 1" = 20'





