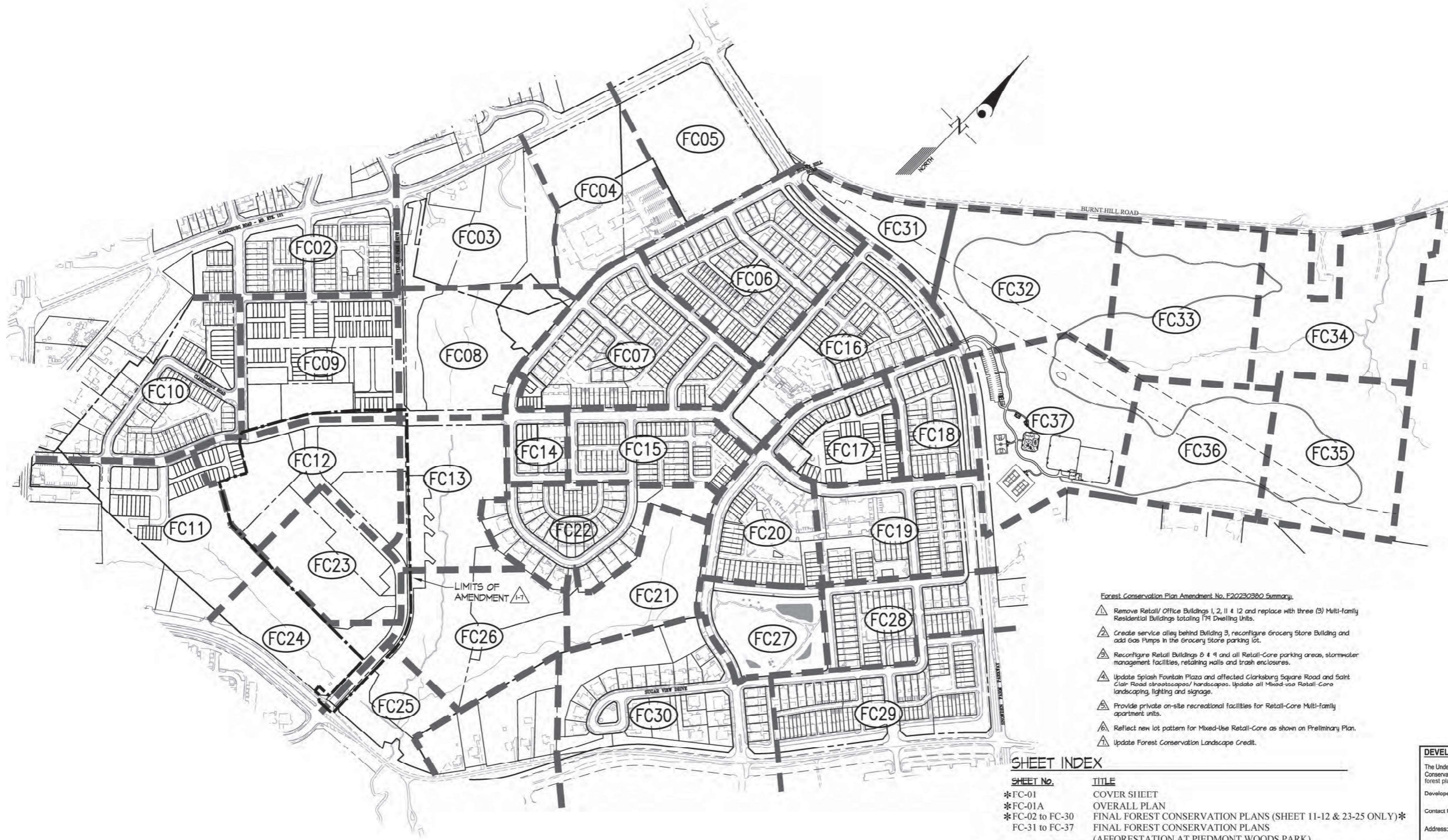
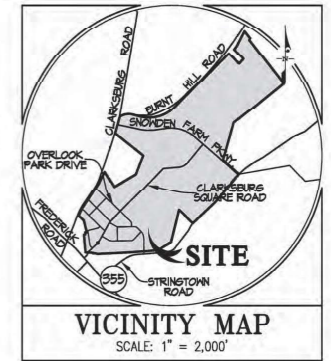


CLARKSBURG TOWN CENTER

CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CERTIFIED FINAL FOREST CONSERVATION PLAN No. F20230380



- Forest Conservation Plan Amendment No. F20230380 Summary:**
- ▲ Remove Retail/ Office Buildings 1, 2, 11 & 12 and replace with three (3) Multi-Family Residential Buildings totaling 174 Dwelling Units.
 - ▲ Create service alley behind Building 3, reconfigure Grocery Store Building and add Gas Pumps in the Grocery Store parking lot.
 - ▲ Reconfigure Retail Buildings 6 & 9 and all Retail-Core parking areas, stormwater management facilities, retaining walls and trash enclosures.
 - ▲ Update Splash Fountain Plaza and affected Clarksburg Square Road and Saint Clair Road streetscapes/handicaps. Update all Mixed-Use Retail-Core landscaping, lighting and signage.
 - ▲ Provide private on-site recreational facilities for Retail-Core Multi-Family apartment units.
 - ▲ Reflect new lot pattern for Mixed-Use Retail-Core as shown on Preliminary Plan.
 - ▲ Update Forest Conservation Landscape Credit.

SHEET INDEX

SHEET No.	TITLE
*FC-01	COVER SHEET
*FC-01A	OVERALL PLAN
FC-02 to FC-30	FINAL FOREST CONSERVATION PLANS (SHEET 11-12 & 23-25 ONLY)
FC-31 to FC-37	FINAL FOREST CONSERVATION PLANS (AFFORESTATION AT PIEDMONT WOODS PARK)
*FC-38 to FC-39	TABULATIONS
FC-40	DETAILS & NOTES
*FC-41-43	APPROVAL SHEETS
* SHEETS REVISED WITH SITE PLAN AMENDMENT NO. F20230380	
* SHEETS ADDED WITH SITE PLAN AMENDMENT NO. F20230380	



DEVELOPERS CERTIFICATE

The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F20230380 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: CTC Retail L.C. c/o Elmstreet Development L.C.
Printed Company Name

Contact Person or Owner: Kathryn L. Kubit
Printed Name

Address: 1355 Beverly Road, Suite 240
McLean, Virginia 22101

Phone and Email: 703-734-9730

Signature: *Kathryn L. Kubit*

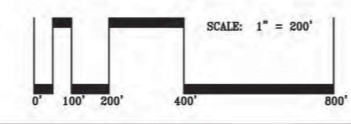
Name/Title: Kathryn L. Kubit, Manager

FOREST CONSERVATION PLAN AMENDMENT No. F20230380

GLW
PLANNING | ENGINEERING | SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	BY	APPR.
KAF			
DRAWN BY	2024-03-25	KAB	KAF
	2023-12-21	KAB	KAF
	2016-02-11	JRS	KAF
	2015-10-30	JRS	KAF
CHECKED BY	DATE	BY	APPR.
KAF			



PREPARED FOR: CTC RETAIL, L.C. c/o ELM STREET DEVELOPMENT 1355 BEVERLY ROAD, SUITE 240 MCLEAN, VIRGINIA 22101 ATTN: KATHRYN L. KUBIT 703-734-9730	SCALE	ZONING	COVER SHEET CLARKSBURG TOWN CENTER FINAL FOREST CONSERVATION PLAN	G. L. W. FILE No. 22074
	1"=200'	RMX-2		
	DATE	TAX MAP - GRD	CLARKSBURG ELECTION DISTRICT No. 02 MONTGOMERY COUNTY, MARYLAND	SHEET FC-01
	AUG. 2024	EW-42		