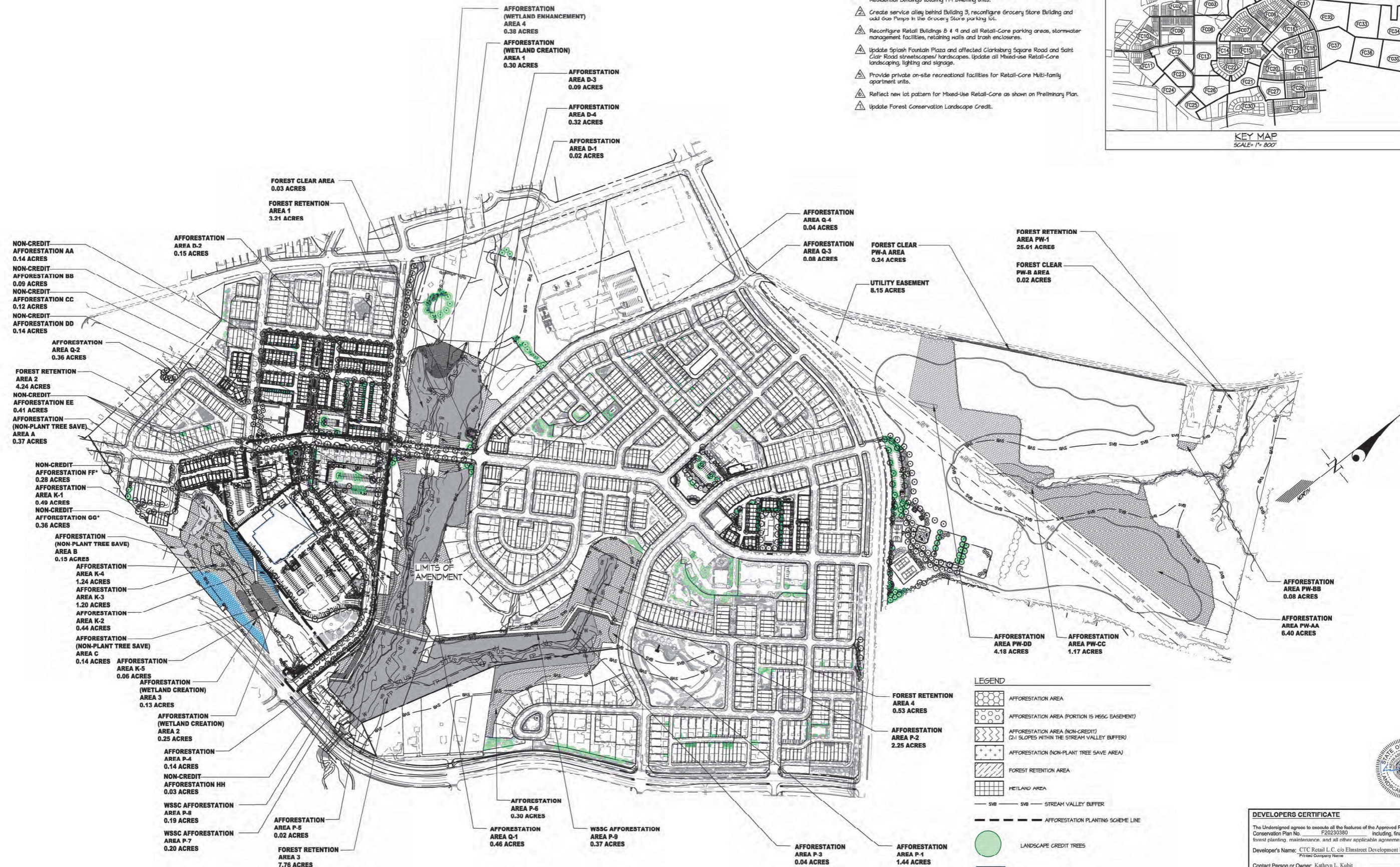


- Forest Conservation Plan Amendment No. F20230380 Summary:
- ▲ Remove Retail/ Office Buildings 1, 2, 11 & 12 and replace with three (3) Multi-Family Residential Buildings totaling 174 Dwelling Units.
 - ▲ Create service alley behind Building 3, reconfigure Grocery Store Building and add Gas Pumps in the Grocery Store parking lot.
 - ▲ Reconfigure Retail Buildings 8 & 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/hardscapes. 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.



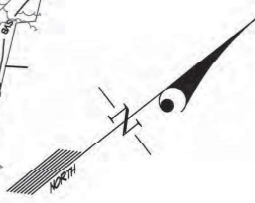
- NON-CREDIT AFFORESTATION AA 0.14 ACRES
- NON-CREDIT AFFORESTATION BB 0.09 ACRES
- NON-CREDIT AFFORESTATION CC 0.12 ACRES
- NON-CREDIT AFFORESTATION DD 0.14 ACRES
- AFFORESTATION AREA Q-2 0.36 ACRES
- FOREST RETENTION AREA 2 4.24 ACRES
- NON-CREDIT AFFORESTATION EE 0.41 ACRES
- AFFORESTATION (NON-PLANT TREE SAVE) AREA A 0.37 ACRES

- NON-CREDIT AFFORESTATION FF* 0.28 ACRES
- AFFORESTATION AREA K-1 0.49 ACRES
- NON-CREDIT AFFORESTATION GG* 0.36 ACRES
- AFFORESTATION (NON-PLANT TREE SAVE) AREA B 0.15 ACRES
- AFFORESTATION AREA K-4 1.24 ACRES
- AFFORESTATION AREA K-3 1.20 ACRES
- AFFORESTATION AREA K-2 0.44 ACRES
- AFFORESTATION (NON-PLANT TREE SAVE) AREA C 0.14 ACRES
- AFFORESTATION AREA K-5 0.06 ACRES
- AFFORESTATION (WETLAND CREATION) AREA 3 0.13 ACRES
- AFFORESTATION (WETLAND CREATION) AREA 2 0.25 ACRES
- AFFORESTATION AREA P-4 0.14 ACRES
- NON-CREDIT AFFORESTATION HH 0.03 ACRES
- WSSC AFFORESTATION AREA P-8 0.19 ACRES
- WSSC AFFORESTATION AREA P-7 0.20 ACRES
- AFFORESTATION AREA P-5 0.02 ACRES
- FOREST RETENTION AREA 3 7.76 ACRES

- AFFORESTATION (WETLAND ENHANCEMENT) AREA 4 0.38 ACRES
- AFFORESTATION (WETLAND CREATION) AREA 1 0.30 ACRES
- AFFORESTATION AREA D-3 0.09 ACRES
- AFFORESTATION AREA D-4 0.32 ACRES
- AFFORESTATION AREA D-1 0.02 ACRES

- AFFORESTATION AREA Q-4 0.04 ACRES
- AFFORESTATION AREA Q-3 0.08 ACRES
- FOREST CLEAR PW-A AREA 0.24 ACRES
- UTILITY EASEMENT 8.15 ACRES

- FOREST RETENTION AREA PW-1 25.61 ACRES
- FOREST CLEAR PW-B AREA 0.02 ACRES



LEGEND

- AFFORESTATION AREA
- AFFORESTATION AREA (PORTION IN VESSEL EASEMENT)
- AFFORESTATION AREA (NON-CREDIT) (2:1 SLOPES WITHIN THE STREAM VALLEY BUFFER)
- AFFORESTATION (NON-PLANT TREE SAVE AREA)
- FOREST RETENTION AREA
- WETLAND AREA
- SVB SVB SVB STREAM VALLEY BUFFER
- AFFORESTATION PLANTING SCHEME LINE
- LANDSCAPE CREDIT TREES
- UNDERSTORY TREE SPECIES PLANTING AREA*

*NOTE: FOR NON-CREDIT AREAS FF, GG, PART OF K-2 AND K-4, THE UP-SLOPES ON BOTH SIDES OF THE STREAM VALLEY WILL BE PLANTED WITH UNDERSTORY TREE SPECIES AND THE LOWER ELEVATIONS WILL BE PLANTED WITH OVERSTORY TREE SPECIES AS NOTED ON THE PLAN. AS PART OF THE AFFORESTATION PLANTING PLAN PROGRAM, THE APPLICANT, UNDER THE DIRECTION OF THE HANGING FOREST CONSERVATION INSPECTOR, WILL BE ALLOWED TO REMOVE ANY EXISTING TREES THAT ARE NOT UNDERSTORY TREE SPECIES FROM THE UP-SLOPES OR HIGHER ELEVATION AREAS WITHIN THE ABOVE MENTIONED AREAS TO START THE AFFORESTATION PROGRAM WITH A "CLEAN SLATE."

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.
 (Print 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 Kubit*

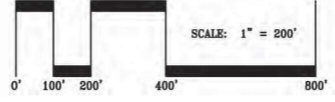
Name/Title: Kathryn L. Kubit, Manager

FOREST CONSERVATION PLAN AMENDMENT No. F20230380

GLW
 PLANNING | ENGINEERING | SURVEYING

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 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-489-2524 | FAX: 301-421-4185

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION
KAB	KAB	KAF	2024-03-25	F20230380
	KAB	KAF	2020-12-21	82007022C
	JRS	KAF	2016-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS
	JRS	KAF	2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION
		BY		APPR.



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
1"=200'	RMX-2
DATE	TAX MAP - GRID
AUG. 2024	EW-42

OVERALL PLAN
CLARKSBURG TOWN CENTER
 FINAL FOREST CONSERVATION PLAN

CLARKSBURG ELECTION DISTRICT No. 02
 MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No.
22074

SHEET
 FC-01A

