

- LEGEND**
- AFFORESTATION AREA
  - AFFORESTATION AREA IN P&S RIGHT OF WAY (MAY BE LOCATED A MIN. OF 5' FROM EITHER SIDE OF PIPE)
  - AFFORESTATION AREA (NON-CREDIT) (2% SLOPES WITHIN THE STREAM VALLEY BUFFER)
  - AFFORESTATION (NON-PLANT TREE SAVE AREA)
  - FOREST RETENTION AREA
  - LANDSCAPE CREDIT TREES
  - WETLAND AREA
  - SMM ACCESS
  - FOREST CONSERVATION EASEMENT SIGN
  - M-NCPPC PARKS DEPARTMENT PROPERTY LINE POSTS
  - SVB - STREAM VALLEY BUFFER
  - LOD - LIMIT OF DISTURBANCE
  - P-TIFF - PERMANENT TREE PROTECTION FENCE
  - T-TIFF - TEMPORARY TREE PROTECTION FENCE
  - T-TIFF/RP - TEMPORARY TREE PROTECTION FENCE & ROOT PRUNING
  - LIMIT OF APPROVAL
  - AFFORESTATION PLANTING SCHEME LINE
  - 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 M-NCPPC FOREST CONSERVATION INSPECTORS, 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."

- 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 bus Pumps in the Grocery store parking lot.
  - Reconfigure Retail Buildings 3 & 4 and all Retail-Core parking areas, stormwater management facilities, retaining walls and trash enclosures.
  - Update Splash Fountain Plaza and affected Clarksville 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.

**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 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

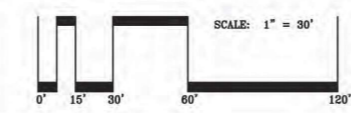
Signature: *Kathryn Kubit*  
Name/Title: Kathryn L. Kubit, Manager



**GLW**  
PLANNING | ENGINEERING | SURVEYING

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DESIGNED BY	CHECKED BY	DATE	REVISION
KAB			
KAB		2024-03-28	F20230380
KAB		2020-12-21	82007022C
KAF		2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION
			REVISED PER M-NCPPC CERTIFICATION COMMENTS
			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"=30'	RMX-2
DATE	TAX MAP - GRID
AUG. 2024	EW-42

FORREST CONSERVATION PLAN AMENDMENT No. F20230380

FINAL FOREST CONSERVATION PLAN  
**CLARKSBURG TOWN CENTER**  
FINAL FOREST CONSERVATION PLAN

CLARKSBURG ELECTION DISTRICT No. 02

G. L. W. FILE No. 22074

SHEET FC-11

MONTGOMERY COUNTY, MARYLAND