

- LEGEND**
- AFFORESTATION AREA
  - AFFORESTATION AREA IN RIGHT OF WAY (MUST BE LOCATED A MIN. OF 5' FROM EITHER SIDE OF PIPE)
  - AFFORESTATION AREA (NON-CREDIT) (2:1 SLOPES WITHIN THE STREAM VALLEY BUFFER)
  - AFFORESTATION NON-PLANT TREE SAVF AREA
  - FOREST RETENTION AREA
  - LANDSCAPE CREDIT TREES
  - WET AND AREA
  - SIGN ACCESS
  - FOREST CONSERVATION EASEMENT SIGN
  - M-NCPPC PARKS DEPARTMENT PROPERTY LINE POSTS
  - SVB - STREAM VALLEY BUFFER
  - LOD - LIMIT OF DISTURBANCE
  - P-TPF - PERMANENT TREE PROTECTION FENCE
  - T-TPF - TEMPORARY TREE PROTECTION FENCE
  - T-TPF/RRP - TEMPORARY TREE PROTECTION FENCE & ROOT PRUNING
  - LIMIT OF APPROVAL

- Forest Conservation Plan Amendment No. F20230380 Summary:
1. Remove Retail/ Office Buildings 1, 2, 11 & 12 and replace with three (3) Multi-Family Residential Buildings totaling 174 Dwelling Units.
  2. Create service alley behind Building 3, reconfigure Grocery Store Building and add Gas Pumps in the Grocery Store parking lot.
  3. Reconfigure Retail Buildings 8 & 9 and all Retail-Core parking areas, stormwater management facilities, retaining walls and trash enclosures.
  4. Update Splash Fountain Plaza and affected Clarksburg Square Road and Saint Clair Road streetscapes/ handscapes. Update all Mixed-use Retail-Core landscaping, lighting and signage.
  5. Provide private umbrella recreational facilities for Retail-Core Multi-Family apartment units.
  6. Reflect new lot pattern for Mixed-Use Retail-Core as shown on Preliminary Plan.
  7. 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 Elanstreet Development L.C.  
 Firm or 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

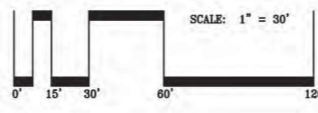
Signature: *Kathryn Kubit*  
 Name/Title: Kathryn L. Kubit, Manager



**GLW**  
 PLANNING | ENGINEERING | SURVEYING

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DESIGNED BY	DATE	REVISION
KAB		
DRAWN BY	2024-03-28	F20230380
KAB	2020-12-21	82007022C
CHECKED BY	2016-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS
KAF	2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION
	DATE	REVISION



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

FINAL FOREST CONSERVATION PLAN  
 CLARKSBURG TOWN CENTER  
 FINAL FOREST CONSERVATION PLAN

CLARKSBURG ELECTION DISTRICT No. 02

G. L. W. File No. 22074  
 SHEET FC-12  
 MONTGOMERY COUNTY, MARYLAND