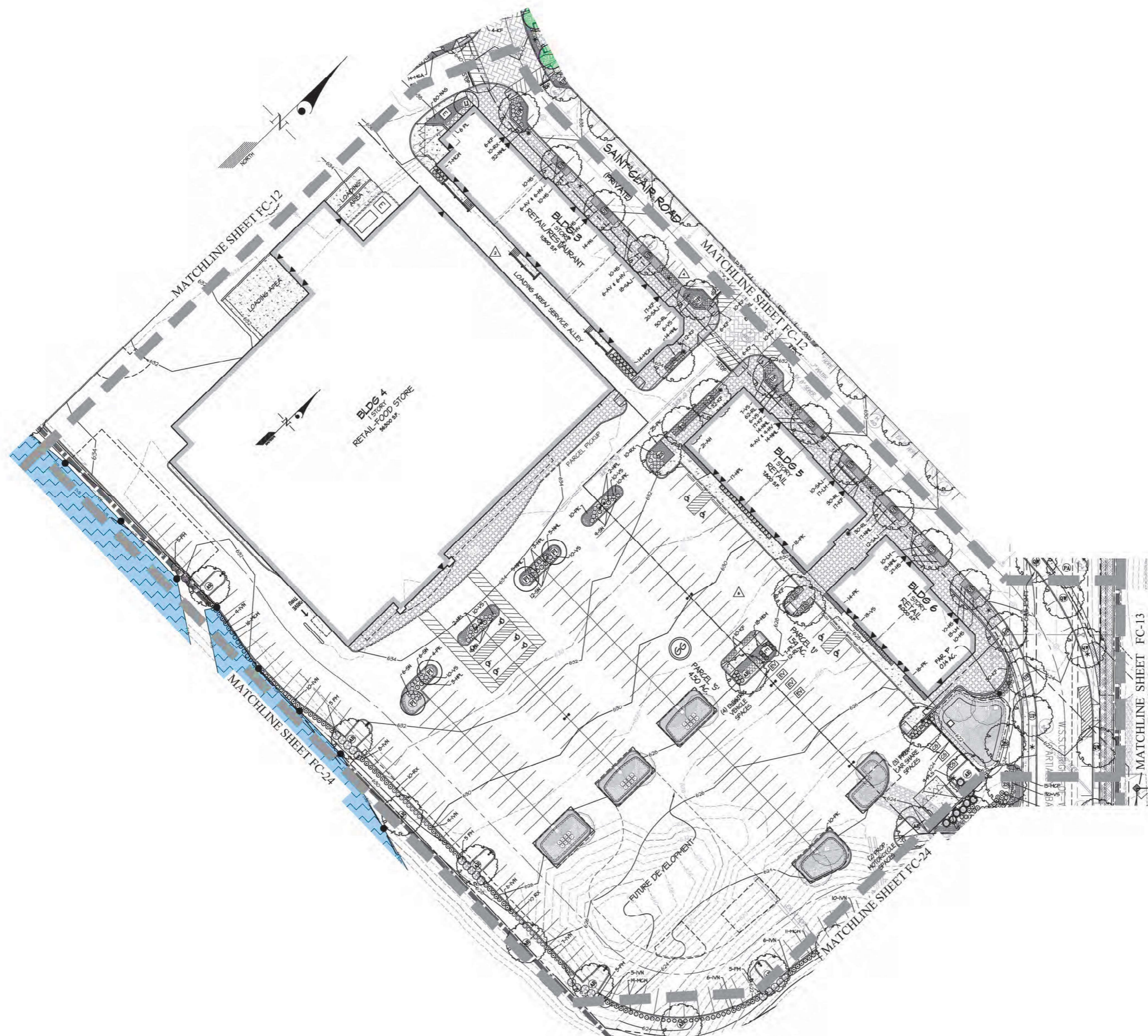


- LEGEND**
- AFFORESTATION AREA
 - AFFORESTATION AREA IN MSG RIGHT OF WAY (MUST BE LOCATED A MIN. OF 5' FROM EITHER SIDE OF PIPE)
 - AFFORESTATION AREA (NON-CREDIT) (2:1 SLOPES WITHIN THE STREAM VALLEY BUFFER)
 - AFFORESTATION (NON-PLANT TREE SAVE AREA)
 - FOREST RETENTION AREA
 - LANDSCAPE CREDIT TREES
 - WETLAND AREA
 - SWM 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/RS - 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/hardscapes. Update all Mixed-use Retail-Core landscaping, lighting and signage.
 5. Provide private on-site 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 Elmstreet Development L.C.
 Firm's 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

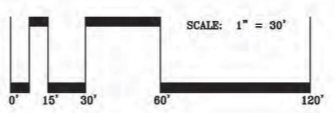


FOREST CONSERVATION PLAN AMENDMENT No. F20230380

GLW
 PLANNING | ENGINEERING | SURVEYING

3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWVA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-689-2924 | FAX: 301-421-4188

DESIGNED BY	KAF			
DRAWN BY	JGJ	2024-03-29	F20230380	KAB KAF
CHECKED BY	JRS	2020-12-21	82007022C	KAB KAF
	JRS	2016-02-11	REVISED PER M-NCPPC CERTIFICATION COMMENTS	JRS KAF
	JRS	2015-10-30	REVISED PER M-NCPPC PLANNING BOARD RESOLUTION	JRS KAF
DATE				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	1" = 30'
ZONING	RMX-2
DATE	AUG. 2024
TAX MAP - GRID	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-23

MONTGOMERY COUNTY, MARYLAND