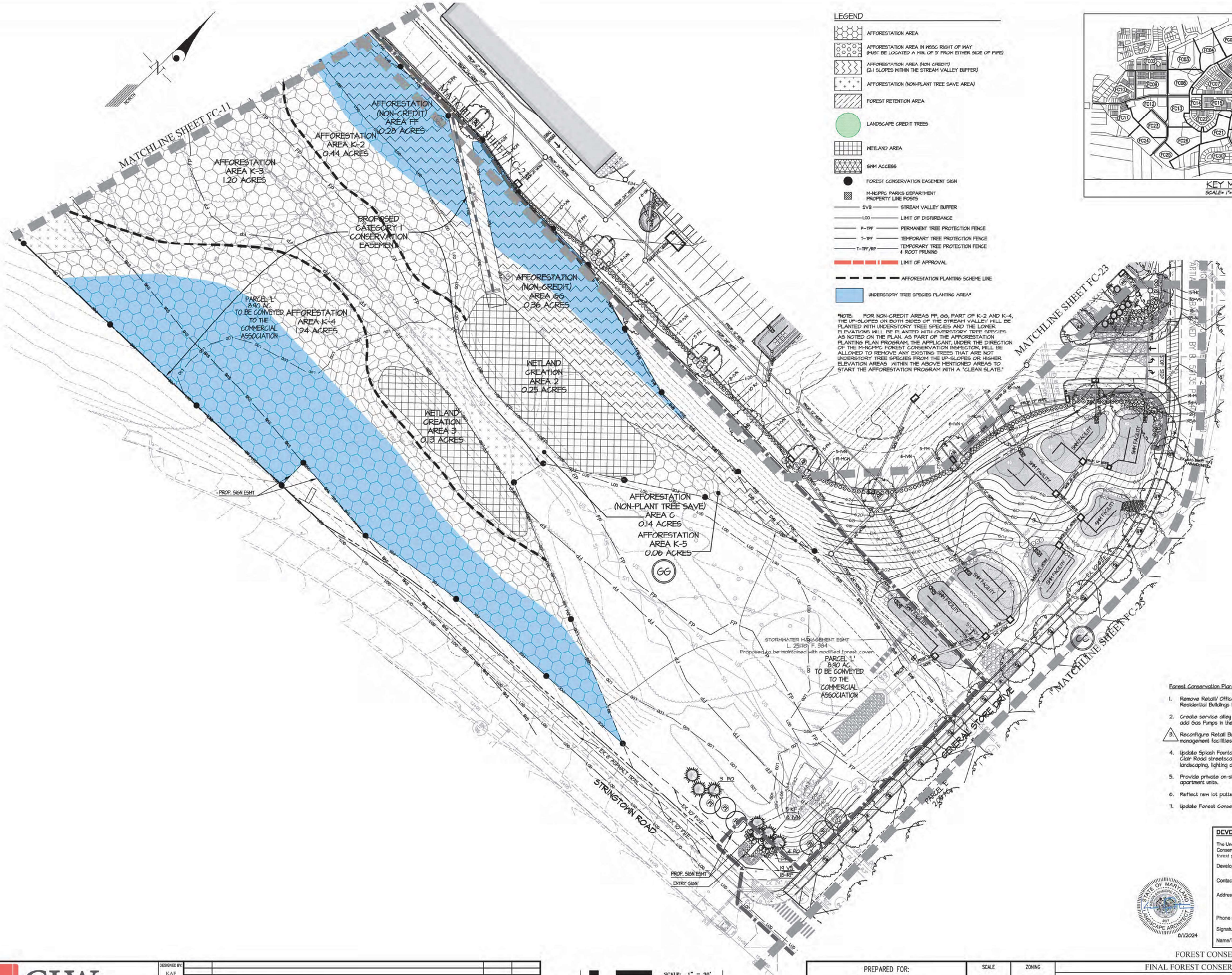
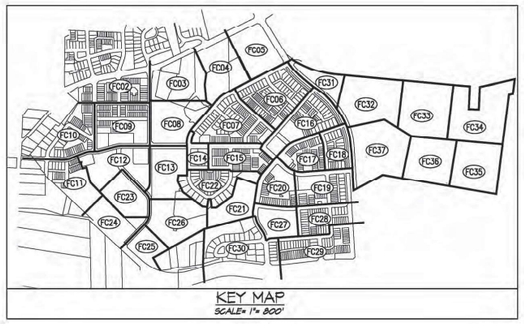


LEGEND

- AFFORESTATION AREA
- AFFORESTATION AREA IN WSSC RIGHT OF WAY (MUST BE LOCATED A MIN. OF 3' 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/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 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."



KEY MAP
SCALE= 1"= 800'

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.
Print and 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

STATE OF MARYLAND — KEVIN SHANNON FOLEY — REG. NO. 827 — LANDSCAPE ARCHITECT
8/1/2024

FOREST CONSERVATION PLAN AMENDMENT No. F20230380

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

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

SCALE: 1" = 30'
0' 15' 30' 60' 120'

PREPARED FOR:
CTC RETAIL, L.C.
c/o ELM STREET DEVELOPMENT
1355 BERVERLY 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 — MONTGOMERY COUNTY, MARYLAND

G. L. W. FILE No. 22074

SHEET FC-24

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