

FOREST CONSERVATION WORKSHEET		FOREST CONSERVATION WORKSHEET	
Clarkburg Town Center - IDR (High-Density Residential)		Clarkburg Town Center - ARA - RDT (Piedmont Park)	
NET TRACT AREA:		NET TRACT AREA:	
A. Total tract area ... (204.92 AC site + 1.74 AC OFFSITE LOD DISTURBANCE)	206.66 +	A. Total tract area ...	66.00
B. Land dedication acres (parks, county facility, etc.) ...	0.00	B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00	C. Land dedication for roads or utilities (not being constructed by this plan) ...	8.15 +
D. Area to remain in commercial agricultural production/use ...	0.00	D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00	E. Other deductions (specify) ...	0.00
F. Net Tract Area	206.66	F. Net Tract Area	57.85

LAND USE CATEGORY: (from Trees Technical Manual)		LAND USE CATEGORY: (from Trees Technical Manual)				
Input the number "1" under the appropriate land use, limit to only one entry.		Input the number "1" under the appropriate land use, limit to only one entry.				
	ARA	MDR	IDR	HDR	MPD	CIA
G. Afforestation Threshold ...	0	0	0	1	0	0
H. Conservation Threshold ...	0	0	0	0	0	0

G. Afforestation Threshold ...	15%	x F =	31.00
H. Conservation Threshold ...	20%	x F =	41.33

EXISTING FOREST COVER:		EXISTING FOREST COVER:	
L. Existing forest cover	22.62	L. Existing forest cover	25.87
J. Area of forest above afforestation threshold	14.30	J. Area of forest above afforestation threshold	14.30
K. Area of forest above conservation threshold	0.00	K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:		BREAK EVEN POINT:	
L. Forest retention above threshold with no mitigation	0.00	L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00	M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:		PROPOSED FOREST CLEARING:	
N. Total area of forest to be cleared	6.91	N. Total area of forest to be cleared	0.26
O. Total area of forest to be retained	15.71	O. Total area of forest to be retained	29.51

PLANTING REQUIREMENTS:		PLANTING REQUIREMENTS:	
P. Reforestation for clearing above conservation threshold	0.00	P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	13.82	Q. Reforestation for clearing below conservation threshold	0.52
R. Credit for retention above conservation threshold	0.00	R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	13.82	S. Total reforestation required	0.52
T. Total afforestation required	8.38	T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.85	U. Credit for landscaping (may not exceed 20% of "S")	0.10
V. Total reforestation and afforestation required	21.35	V. Total reforestation and afforestation required	0.42

- GENERAL NOTE:
- OFFSITE DISTURBANCE INCLUDES 1.70 AC AT KING'S POND LOCAL PARK, 0.03 AC AT CLARKSBURG ROAD, AND 0.01 AC AT CLARKSBURG UNITED METHODIST CHURCH.
 - THE TRACT AREA FOR THE ADJACENT ELEMENTARY SCHOOL IS INCLUDED IN THE FOREST CONSERVATION PLAN TRACT AREA.
 - THIS PLAN SATISFIES THE FOREST CONSERVATION REQUIREMENTS ASSOCIATED WITH THE ELEMENTARY SCHOOL AND WAS APPROVED AS PART OF MR200309, AND IT WAS INCLUDED AS PART OF THIS FOREST CONSERVATION PLAN.

FOREST CONSERVATION WORKSHEET		FOREST CONSERVATION WORKSHEET	
Clarkburg Town Center - IDR (High-Density Residential)		Clarkburg Town Center - ARA - RDT (Piedmont Park)	
NET TRACT AREA:		NET TRACT AREA:	
A. Total tract area ... (204.92 AC site + 1.74 AC OFFSITE LOD DISTURBANCE)	206.66 +	A. Total tract area ...	66.00
B. Land dedication acres (parks, county facility, etc.) ...	0.00	B. Land dedication acres (parks, county facility, etc.) ...	0.00
C. Land dedication for roads or utilities (not being constructed by this plan) ...	0.00	C. Land dedication for roads or utilities (not being constructed by this plan) ...	8.15 +
D. Area to remain in commercial agricultural production/use ...	0.00	D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify) ...	0.00	E. Other deductions (specify) ...	0.00
F. Net Tract Area	206.66	F. Net Tract Area	57.85

LAND USE CATEGORY: (from Trees Technical Manual)		LAND USE CATEGORY: (from Trees Technical Manual)				
Input the number "1" under the appropriate land use, limit to only one entry.		Input the number "1" under the appropriate land use, limit to only one entry.				
	ARA	MDR	IDR	HDR	MPD	CIA
G. Afforestation Threshold ...	1	0	0	0	0	0
H. Conservation Threshold ...	1	0	0	0	0	0

G. Afforestation Threshold ...	20%	x F =	11.57
H. Conservation Threshold ...	50%	x F =	28.93

EXISTING FOREST COVER:		EXISTING FOREST COVER:	
L. Existing forest cover	25.87	L. Existing forest cover	25.87
J. Area of forest above afforestation threshold	14.30	J. Area of forest above afforestation threshold	14.30
K. Area of forest above conservation threshold	0.00	K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:		BREAK EVEN POINT:	
L. Forest retention above threshold with no mitigation	0.00	L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00	M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:		PROPOSED FOREST CLEARING:	
N. Total area of forest to be cleared	0.26	N. Total area of forest to be cleared	0.26
O. Total area of forest to be retained	29.51	O. Total area of forest to be retained	29.51

PLANTING REQUIREMENTS:		PLANTING REQUIREMENTS:	
P. Reforestation for clearing above conservation threshold	0.00	P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.52	Q. Reforestation for clearing below conservation threshold	0.52
R. Credit for retention above conservation threshold	0.00	R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.52	S. Total reforestation required	0.52
T. Total afforestation required	0.00	T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.10	U. Credit for landscaping (may not exceed 20% of "S")	0.10
V. Total reforestation and afforestation required	0.42	V. Total reforestation and afforestation required	0.42

- GENERAL NOTE:
- THE LAND DEDICATION FOR THE UTILITY EASEMENT AT PIEDMONT WOODS PARK INCLUDES 8.15 AC TO ALLEGHENY POWER FOR OVERHEAD ELECTRIC LINES.

FOREST RETENTION AREAS	
AREA	ACREAGE
WEST SIDE, EAST SIDE & GREENWAY	
1	3.18
2	4.24
3	7.76
4	0.53
SUB-TOTAL	15.71
PIEDMONT WOODS PARK	
PW-1	25.61
SUB-TOTAL	25.61
GRAND TOTAL	41.32

REFORESTATION / AFFORESTATION AREAS	
AREA	ACREAGE
WEST SIDE & GREENWAY AFFORESTATION	
D-1	0.02
D-2	0.15
D-3	0.00
D-4	0.32
K-1	0.49
K-2	0.44
K-3	1.20
K-4	1.24
K-5	0.06
P-1	1.44
P-2	2.25
P-3	0.04
P-4	0.14
P-5	0.02
P-6	0.30
Q-1	0.46
Q-2	0.36
Q-3	0.08
Q-4	0.04
SUB-TOTAL	9.14
GREENWAY - AFFORESTATION IN WSSC ROW	
P-7	0.20
P-8	0.16
P-9	0.37
SUB-TOTAL	0.73
WEST SIDE - NON-PLANT TREE SAVE AREAS	
A	0.37
B	0.15
C	0.15
SUB-TOTAL	0.67
WEST SIDE - WETLAND CREATION/ENHANCEMENT AFFORESTATION	
1	0.30
2	0.25
3	0.13
4	0.38
SUB-TOTAL	1.06
PIEDMONT WOODS PARK AFFORESTATION	
PW-AA	6.40
PW-BB	0.08
PW-CC	1.17
PW-DD	4.18
SUB-TOTAL	11.83
GRAND TOTAL	23.45

STREAM VALLEY BUFFER DISTURBANCE*	
AREA	ACREAGE
1	0.10
2	0.04
3	0.19
4	0.19
5	0.10
6	0.13
7	0.08
8	0.01
GRAND TOTAL	0.84 (2 x .84 = 1.68 AC)

NON-CREDIT AFFORESTATION (2:1 SLOPES)**	
AREA	ACREAGE
AA	0.14
BB	0.09
CC	0.12
DD	0.14
EE	0.41
FF	0.28
GG	0.36
HH	0.03
GRAND TOTAL	1.57

* Stream Valley Buffer disturbance as shown on previously approved Forest Conservation Plan 82007022A. These specific areas not graphically shown on these plans, but 2:1 mitigation for previous stream valley buffer disturbance is included in 82007022D.

NON-CREDIT AFFORESTATION (2:1 SLOPES)**	
AREA	ACREAGE
AA	0.14
BB	0.09
CC	0.12
DD	0.14
EE	0.41
FF	0.28
GG	0.36
HH	0.03
GRAND TOTAL	1.57

** Includes areas within stream valley buffers that are required to be reforested by the Clarksburg Master Plan, but due to graded slopes over 3:1, these areas are not counted towards the total site afforestation/forestation site totals.

- Forest Conservation Plan Amendment No. F20230302 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 four pumps in the existing service 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.

FOREST RETENTION AREAS	
AREA	ACREAGE
WEST SIDE, EAST SIDE & GREENWAY	
1	3.18
2	4.24
3	7.76
4	0.53
SUB-TOTAL	15.71
PIEDMONT WOODS PARK	
PW-1	25.61
SUB-TOTAL	25.61
GRAND TOTAL	41.32

REFORESTATION / AFFORESTATION AREAS	
AREA	ACREAGE
WEST SIDE & GREENWAY AFFORESTATION	
D-1	0.02
D-2	0.15
D-3	0.00
D-4	0.32
K-1	0.49
K-2	0.44
K-3	1.20
K-4	1.24
K-5	0.06
P-1	1.44
P-2	2.25
P-3	0.04
P-4	0.14
P-5	0.02
P-6	0.30
Q-1	0.46
Q-2	0.36
Q-3	0.08
Q-4	0.04
SUB-TOTAL	9.14
GREENWAY - AFFORESTATION IN WSSC ROW	
P-7	0.20
P-8	0.16
P-9	0.37
SUB-TOTAL	0.73
WEST SIDE - NON-PLANT TREE SAVE AREAS	
A	0.37
B	0.15
C	0.15
SUB-TOTAL	0.67
WEST SIDE - WETLAND CREATION/ENHANCEMENT AFFORESTATION	
1	0.30
2	0.25
3	0.13
4	0.38
SUB-TOTAL	1.06
PIEDMONT WOODS PARK AFFORESTATION	
PW-AA	6.40
PW-BB	0.08
PW-CC	1.17
PW-DD	4.18
SUB-TOTAL	11.83
GRAND TOTAL	23.45

STREAM VALLEY BUFFER DISTURBANCE*	
AREA	ACREAGE
1	0.10
2	0.04
3	0.19
4	0.19
5	0.10
6	0.13
7	0.08
8	0.01
GRAND TOTAL	0.84 (2 x .84 = 1.68 AC)

* Stream Valley Buffer disturbance as shown on previously approved Forest Conservation Plan 82007022A. These specific areas not graphically shown on these plans, but 2:1 mitigation for previous stream valley buffer disturbance is included in 82007022D.

NON-CREDIT AFFORESTATION (2:1 SLOPES)**	
AREA	ACREAGE
AA	0.14
BB	0.09
CC	0.12
DD	0.14
EE	0.41
FF	0.28
GG	0.36
HH	0.03
GRAND TOTAL	1.57

** Includes areas within stream valley buffers that are required to be reforested by the Clarksburg Master Plan, but due to graded slopes over 3:1, these areas are not counted towards the total site afforestation/forestation site totals.

FOREST RETENTION AREAS	
AREA	ACREAGE
WEST SIDE, EAST SIDE & GREENWAY	
1	3.18
2	4.24
3	7.76
4	0.53
SUB-TOTAL	15.71
PIEDMONT WOODS PARK	
PW-1	25.61
SUB-TOTAL	25.61
GRAND TOTAL	41.32

REFORESTATION / AFFORESTATION AREAS	
AREA	ACREAGE
WEST SIDE & GREENWAY AFFORESTATION	
D-1	0.02
D-2	0.15
D-3	0.00
D-4	0.32
K-1	0.49
K-2	0.44
K-3	1.20
K-4	1.24
K-5	0.06
P-1	1.44
P-2	2.25
P-3	0.04
P-4	0.14
P-5	0.02
P-6	0.30
Q-1	0.46
Q-2	0.36
Q-3	0.08
Q-4	0.04
SUB-TOTAL	9.14
GREENWAY - AFFORESTATION IN WSSC ROW	
P-7	0.20
P-8	0.16
P-9	0.37
SUB-TOTAL	0.73
WEST SIDE - NON-PLANT TREE SAVE AREAS	
A	0.37
B	0.15
C	0.15
SUB-TOTAL	0.67
WEST SIDE - WETLAND CREATION/ENHANCEMENT AFFORESTATION	
1	0.30
2	0.25
3	0.13
4	0.38
SUB-TOTAL	1.06
PIEDMONT WOODS PARK AFFORESTATION	
PW-AA	6.40
PW-BB	0.08
PW-CC	1.17
PW-DD	4.18
SUB-TOTAL	11.83
GRAND TOTAL	23.45

STREAM VALLEY BUFFER DISTURBANCE*	
AREA	ACREAGE
1	0.10
2	0.04
3	0.19
4	0.19
5	0.10
6	0.13
7	0.08
8	0.01
GRAND TOTAL	0.84 (2 x .84 = 1.68 AC)

* Stream Valley Buffer disturbance as shown on previously approved Forest Conservation Plan 82007022A. These specific areas not graphically shown on these plans, but 2:1 mitigation for previous stream valley buffer disturbance is included in 82007022D.

||
||
||