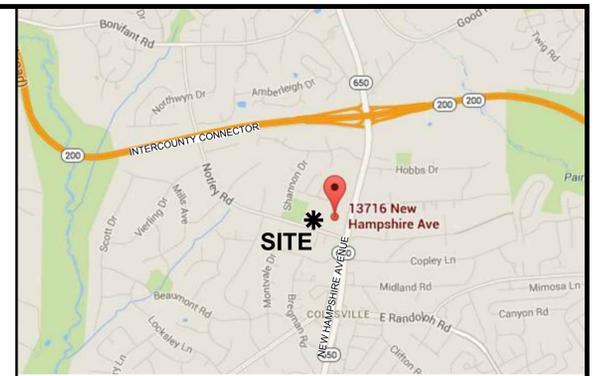


ATTACHMENT 1



VICINITY MAP
SCALE 1" = 2,000'

FOREST CONSERVATION WORKSHEET
Silver Springs Retirement Residence

NET TRACT AREA:

A. Total tract area ...	4.46
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
D. Area to remain in commercial agricultural production/use ...	0.00
E. Other deductions (specify)	0.00
F. Net Tract Area	4.46

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

	ARA	MDR	IDA	HDR	MPD	CIA	
	0	0	0	1	0	0	
G. Afforestation Threshold ...					15%		x F = 0.67
H. Conservation Threshold ...					20%		x F = 0.89

EXISTING FOREST COVER:

I. Existing forest cover	0.00
J. Area of forest above afforestation threshold	0.00
K. Area of forest above conservation threshold	0.00

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	0.00
M. Clearing permitted without mitigation	0.00

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.00
O. Total area of forest to be retained	0.00

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.00
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.00
S. Total reforestation required	0.00
T. Total afforestation required	0.67
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.67

PRELIMINARY FOREST CONSERVATION PLAN NARRATIVE:
IN CONFORMANCE WITH THE FOREST CONSERVATION LAW AND GUIDELINES SET FORTH IN THE TREES TECHNICAL MANUAL, THIS PRELIMINARY FOREST CONSERVATION PLAN APPROPRIATELY OUTLINES THE INTENTIONS FOR PROVIDING REFORESTING/AFFORESTATION PER THE RESULTS OF THE WORKSHEET ABOVE.

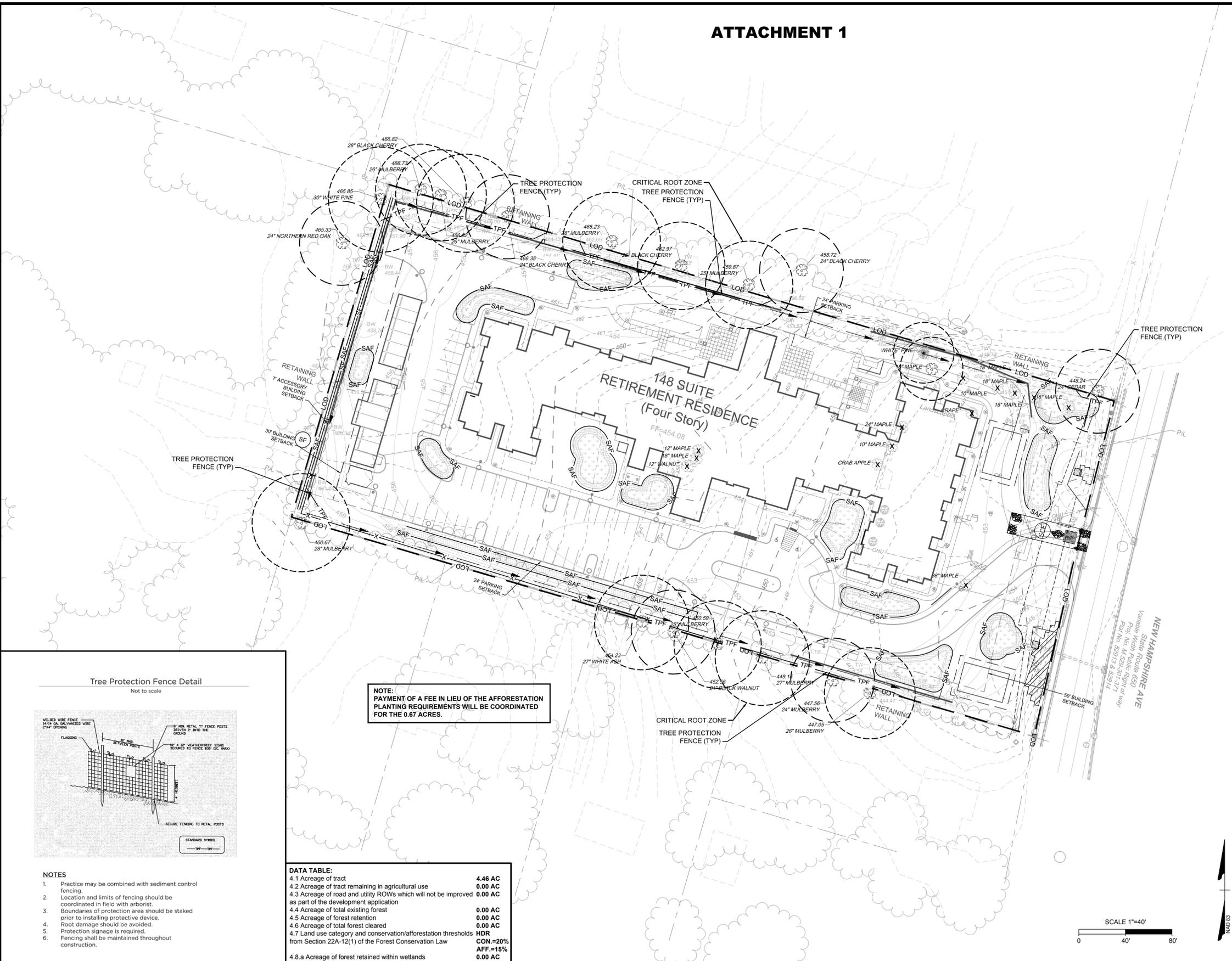
THE EXISTING ADJACENT WOODLAND AREAS AND INDIVIDUAL TREES TO BE PRESERVED ON AND IMMEDIATELY OFF SITE WILL BE PROTECTED BY THE APPROPRIATE TREE PROTECTION MEASURES.

THE RESULTS OF THE FOREST CONSERVATION WORKSHEET INDICATE THE NEED FOR 0.67 ACRES OF AFFORESTATION, DUE TO THE NATURE OF THE SITE PLAN AND THE DEVELOPMENT FOOTPRINT, ACHIEVING THIS REQUIREMENT ON SITE WILL BE EXTREMELY DIFFICULT.

A TREE VARIANCE REQUEST HAS BEEN FILED IN CONJUNCTION WITH THE SUBMISSION OF THIS PRELIMINARY FOREST CONSERVATION PLAN.

NOTE:
PAYMENT OF A FEE IN LIEU OF THE AFFORESTATION PLANTING REQUIREMENTS WILL BE COORDINATED FOR THE 0.67 ACRES.

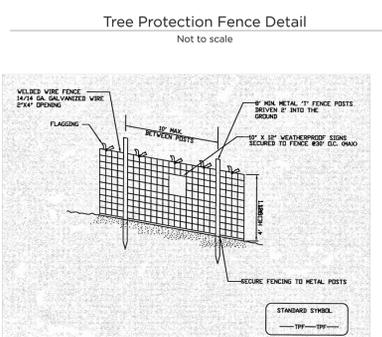
PRELIMINARY FOREST CONSERVATION PLAN
PARCEL 505
SILVER SPRING RETIREMENT RESIDENCE
L.32506 F.409
5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



NOTE:
PAYMENT OF A FEE IN LIEU OF THE AFFORESTATION PLANTING REQUIREMENTS WILL BE COORDINATED FOR THE 0.67 ACRES.

DATA TABLE:

4.1 Acreage of tract	4.46 AC
4.2 Acreage of tract remaining in agricultural use	0.00 AC
4.3 Acreage of road and utility ROWs which will not be improved as part of the development application	0.00 AC
4.4 Acreage of total existing forest	0.00 AC
4.5 Acreage of forest retention	0.00 AC
4.6 Acreage of total forest cleared	0.00 AC
4.7 Land use category and conservation/afforestation thresholds from Section 22A-12(1) of the Forest Conservation Law	CON.=20% AFF.=15%
4.8 a. Acreage of forest retained within wetlands	0.00 AC
4.8 b. Acreage of forest cleared within wetlands	0.00 AC
4.8 c. Acreage of forest planted within wetlands	0.00 AC
4.9 a. Acreage of forest retained within 100-year floodplain	0.00 AC
4.9 b. Acreage of forest cleared within 100-year floodplain	0.00 AC
4.9 c. Acreage of forest planted within 100-year floodplain	0.00 AC
4.10 a. Acreage of forest retained within stream buffers	0.00 AC
4.10 b. Acreage of forest cleared within stream buffers	0.00 AC
4.10 c. Acreage of forest planted within stream buffers	0.00 AC
4.11 a. Acreage of forest retained within priority areas	0.00 AC
4.11 b. Acreage of forest cleared within priority areas	0.00 AC
4.11 a. Acreage of forest planted within priority areas	0.00 AC
4.12 Linear feet and average width of stream buffer provided on each side of streams	0 LF



- NOTES**
- Practice may be combined with sediment control fencing.
 - Location and limits of fencing should be coordinated in field with arborist.
 - Boundaries of protection area should be staked prior to installing protective device.
 - Root damage should be avoided.
 - Protection signage is required.
 - Fencing shall be maintained throughout construction.

Montgomery County Planning Department • M-NCPPC
MontgomeryPlanning.org

1 TREE PROTECTION FENCE
NOT TO SCALE

GENERAL:
THIS PLAN HAS BEEN PREPARED BY:
NAME: LUCILLE LANIER
ADDRESS: 1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VIRGINIA 23225

Revision Number	Construction Revision	Revision Date
1	REVISED PER ARCHITECTURE AND CIVIL	2/19/15

 3150 Kettle Court SE Salem, OR 97301 Tel 503.399.1090 Fax 503.399.0565	Proj. Mgr	Designer
	SW	PT
 20098 Ashbrook Place Suite 195 Ashburn, VA 20147 Tel 703.726.1342 Fax 703.726.1345 www.timmons.com	Date	Scale
	10/20/2014	AS SHOWN
Project No.	Sheet	
35741	"EXHIBIT Y"	