



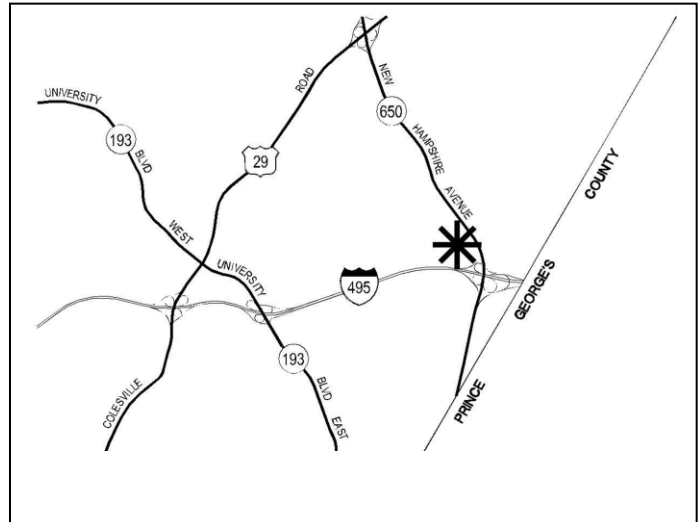
National Labor College - George Meany Center (aka Chevy Chase Bank – Hillandale), Preliminary Plan, 12008009A

- Amy Lindsey, Senior Planner, Area 2 Planning Division, amy.lindsey@montgomeryplanning.org, 301.495.2189
- Khalid Afzal, Planner Supervisor, Area 2 Planning Division, khalid.afzal@montgomeryplanning.org, 301.495.4650
- Glenn Kreger, Acting Chief, Area 2 Planning Division, glenn.kreger@montgomeryplanning.org, 301.495.4653

Completed: 1/06/12

Description

- Southwest quadrant of the intersection of New Hampshire Avenue (MD 650) and Powder Mill Road
- 46.03 acres, R-90, O-M
- 1997 White Oak Master Plan
- Limited Amendment to the Preliminary Plan for the purposes of amending the Preliminary Forest Conservation Plan to allow for installation of a pressure reducing valve vault by WSSC
- Filing date: 9/15/2011



Summary

- Staff recommends **approval with conditions**.
- This amendment will remove 0.14 acres of forest planting and associated Category I Forest Conservation Easement and protect 0.14 acres of existing forest and place it in a Category I Forest Conservation Easement.
- All other conditions of Preliminary Plan and Forest Conservation Plan No. 120080090, as contained in the Planning Board’s Resolution dated September 29, 2008, remain in full force and effect.

Conditions

1. Applicant must record a new record plat within 90 days of the mailing date of the Planning Board's resolution approving the limited amendment to the Preliminary Plan. The record plat must reference the standard Category I Forest Conservation Easement (liber 13178 folio 412) as recorded in the Land Records of Montgomery County, Maryland.
2. Required site inspections by M-NCPPC monitoring staff must occur as specified in "Trees Technical Manual".

Discussion

This memorandum covers staff review and recommendations on the Limited Amendment to the Preliminary Plan for purposes of amending the Forest Conservation Plan (FCP). The Forest Conservation Plan was initially approved on July 24, 2008, in conjunction with Preliminary Plan No. 120080090. This Preliminary Plan created one lot of 45.8 acres for the existing National Labor College (George Meany Center) and one lot of 1.03 acres for a Chevy Chase Bank.



The proposed amendment to the Preliminary Plan and associated Forest Conservation Plan is necessary to allow the Washington Suburban Sanitary Commission (WSSC) to relocate and replace a pressure reducing valve vault from its current location on Adelphi Road to the National Labor College site. The existing Adelphi Road valve vault, on a 60" water main that serves as a major source of water supply into Prince George's County, is in poor condition, and the current location does not allow for safe and easy access for maintenance and repair. There are two existing WSSC easements that cross the National Labor College property and the water lines feed to the existing pressure reducing valve. The new pressure reducing valve will be located adjacent to an existing WSSC easement and will allow for safe and easy access.

The proposed amendment to the Forest Conservation Plan removes 5,973 square feet (0.14 acres) of forest planting and associated easement and protects 5,973 square feet (0.14 acres) of existing forest in Category I Forest Conservation Easement. All other conditions of Preliminary Plan and Forest Conservation Plan No. 120080090, as contained in the Planning Board's Resolution dated September 29, 2008, remain in full force and effect.

Site Description

The National Labor College (George Meany Center) is located in the southwest quadrant of the intersection of New Hampshire Avenue (MD 650) and Powder Mill Road within the White Oak Master Plan area. The property contains institutional buildings and associated parking lots. The 1.03-acre site created in Preliminary Plan 120080090 for Chevy Chase Bank is currently vacant. The Holly Hall apartment complex is located between the National Labor College and I-495's westbound on-ramp. Single-family residential properties surround the subject property to the north and west. I-495 is directly to the south of the National Labor College.

The subject property includes 8.51 acres of forest and several streams and floodplain. A floodplain bisects the property where a stream previously existed. Three stormwater management ponds are currently located in this area. There is a 4.43-acre environmental buffer, with 3.39 acres of it forested.

Analysis

Forest Conservation

This property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code). The approved Forest Conservation Plan shows 3.80 acres of forest cleared, with 4.71 acres of forest retained and 1.32 acres of forest planted in a Category I Forest Conservation Easement. The total area in forest conservation easement is 6.03 acres.

Additionally, 0.28 acres of floodplain was required to be planted but not placed in easement. A Final Forest Conservation Plan was approved on June 23, 2009 that showed future development occurring in phases, with forest clearing and planting tied to these phases.



The proposed amendment to the Forest Conservation Plan proposes to remove 5,973 square feet (0.14 acres) of forest planting and associated easement and protects an additional 5,973 square feet (0.14 acres) of existing forest in Category I Forest Conservation Easement. The amended Forest Conservation Plan shows 3.66 acres of forest cleared, with 4.85 acres of forest retained and 1.18 acres of forest planted in a Category I Forest Conservation Easement. The total area in forest conservation easement is 6.03 acres. Additionally, 0.28 acres of floodplain will still be planted but not placed in easement.

Notification and Outreach

The subject property was properly signed with notification of the upcoming preliminary plan amendment prior to the September 15, 2011 submission. All adjoining and confronting property owners, civic associations, and other registered interested parties will be notified of the upcoming public hearing on the proposed amendment. As of the date of this report, staff has had verbal communications with numerous community members but all were on the subject of the originally approved Preliminary Forest Conservation Plan, not the proposed amendments to the FCP. No written comments have been received and any comments received hereafter will be forwarded to the Board.

Conclusion

Staff concludes that the proposed valve vault replacement is necessary for the infrastructure improvement needed to maintain the water main in a safe working order and provide appropriate access to it for maintenance and repair purposes. The proposed amendment to the Forest Conservation Plan meets all requirements of Chapter 22A Montgomery County Forest Conservation Law. Staff recommends that the Planning Board approve the amended Preliminary Plan and associated Forest Conservation Plan with the conditions cited in this staff report.

AL:ha: N:\Area 2 Division\Lindsey, Amy\ Natl Labor College George Meany Center 12008009A AVLKA GK

Attachments

1. September 29, 2008 Preliminary Plan Opinion
2. Amended Preliminary Plan
3. Amended Forest Conservation Plan



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SEP 29 2008

MCPB No. 08-109
Preliminary Plan No. 120080090
Chevy Chase Bank-Hillandale
Date of Hearing: July 24, 2008

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on September 18, 2007, National Labor College ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 2 lots on 46.96 acres of land located in the southwest quadrant of the intersection of New Hampshire Ave (MD 650) and Powder Mill Road ("Property" or "Subject Property"), in the White Oak master plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120080090, Chevy Chase Bank-Hillandale ("Preliminary Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated July 11, 2008, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on July 24, 2008, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

APPROVED AS TO LEGAL SUFFICIENCY
Christina Smith 9/10/08
M-NCPPC LEGAL DEPARTMENT

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

WHEREAS, on July 24, 2008, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Robinson; seconded by Commissioner Cryor; with a vote of 5-0, Commissioners Alfandre, Cryor, Hanson, Presley and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board APPROVED Preliminary Plan No. 120080090 to create 2 lots on 46.96 acres of land located in the southwest quadrant of the intersection of New Hampshire Ave (MD 650) and Powder Mill Road ("Property" or "Subject Property"), in the White Oak master plan area ("Master Plan"), subject to the following conditions:

- 1) Approval under this Preliminary Plan is limited to one lot for a bank, not to exceed 3,170 square feet, with three drive-through lanes and one lot for institutional use.
- 2) The Applicant must dedicate and show on the record plat the following rights-of-way (consistent with the 1997 Approved and Adopted White Oak Master Plan) as applicable:
 - a. New Hampshire Avenue - minimum of 60 feet from the roadway right-of-way centerline.
 - b. Powder Mill Road - minimum of 35 feet from the roadway right-of-way centerline.
 - c. Powder Mill Road cul-de-sac - as shown on the Preliminary Plan and required by Montgomery County Department of Transportation (DOT).
- 3) The final record plat must also reflect necessary corner truncation/dedication at public street intersections.
- 4) The Applicant must implement trip mitigation measures required under Policy Area Mobility Review (PAMR) to reduce twenty-three (23) weekday peak-hour trips prior to the release of building occupancy permits for the proposed development. These measures include:
 - a. Construction of approximately 420 linear-feet of off-site sidewalk (260 feet of sidewalk to the south of the site from New Hampshire Avenue to Holly Hall and 160 feet of sidewalk to the northwest of the site along the reconstructed Powder Mill Road cul-de-sac).
 - b. Construction of three sets of handicapped ramps at locations adjacent to the site.
 - c. Dedication of additional right-of-way and construction of roadway improvements to facilitate future installation of a transit facility by DOT along Powder Mill Road to the west of New Hampshire Avenue.
- 5) The Applicant must implement all frontage and access improvements along Powder Mill Road (as required in DOT letter dated June 18, 2008) prior to the release of building occupancy permits for the proposed development.

- 6) The Applicant must implement Maryland State Highway Administration (SHA) required frontage and access improvements along New Hampshire Avenue prior to the release of building occupancy permits for the proposed development.
- 7) The applicant must comply with the conditions for the preliminary forest conservation plan. The applicant must meet all conditions prior to the recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permit(s), as applicable. Conditions include but are not limited to the following:
 - a. The applicant must revise the forest conservation worksheet for the bank property on the preliminary forest conservation plan to reflect acreage within the limits of disturbance for the bank as measured on the June 20, 2008 plan submission.
 - b. The preliminary forest conservation plan must be revised to show all forest retention areas to be outside of the proposed limits of disturbance.
 - c. The preliminary forest conservation plan must be revised to show all trees 24" DBH and greater located outside of the proposed limits of disturbance as saved.
 - d. The preliminary forest conservation plan must be revised so that all of the calculations of proposed forest clearing, forest retention, and forest planting are accurately portrayed throughout the plan.
 - e. The record plat must reflect a Category I easement over all areas of stream valley buffers and forest conservation.
 - f. The applicant must obtain approval of a final forest conservation plan for the Chevy Chase Bank-Hillandale site prior to any clearing or grading of the site.
- 8) The applicant must comply with the conditions of the MCDPS stormwater management approval dated June 20, 2007.
- 9) The applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated June 18, 2008, unless otherwise amended.
- 10) The applicant must comply with the conditions of the Maryland State Highway Administration (MDSHA) letter dated November 12, 2007.
- 11) The applicant must satisfy provisions for access and improvements as required by MCDPWT prior to recordation of plat(s).
- 12) The applicant must satisfy provisions for access and improvements as required by MDSHA prior to issuance of access permits.
- 13) No clearing, grading or recording of plats prior to certified site plan approval.
- 14) Final approval of the number and location of buildings, dwelling units, on-site parking, site circulation, sidewalks, and bike paths will be determined at site plan.
- 15) Site Plan #820080060 must be approved by the Board and signed by the Development Review Staff prior to the approval of the record plat.
- 16) The record plat must show necessary easements.

- 17) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board finds, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The Preliminary Plan application site lies within the White Oak Master Plan area. The land use plan included in the Master Plan recommends public/institutional uses for the National Labor College site. The 1.02-acre parcel was approved for rezoning to the OM zone, which stands for office building, moderate intensity. The purpose of the OM zone is to provide locations for moderate-intensity office buildings outside of central business districts where these office buildings will not have an adverse impact on the adjoining neighborhood. The Planning Board finds the Preliminary Plan complies with the White Oak Master Plan in that the proposed commercial development provides a reasonable transition from Holly Hall on the south side of the Property to property zoned C-1 on the north.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

Roads and Transportation Facilities

The proposed 3,170 square-foot bank is estimated to generate approximately 39 total trips during weekday morning peak-hour and 146 total trips during the weekday evening peak-hour. All of the morning peak-hour trips were considered "new trips". For the evening, approximately 21 percent of the peak-hour trips (31 trips) were considered as "new" and 79 percent of peak-hour trips (115 trips) were considered as either "diverted" or "pass-by". Both "diverted" trips and "pass-by" trips represent site-generated trips already on adjacent roadways. CLV values for intersections included in the study are below the Fairland/White Oak Policy Area congestion standard of 1,475 CLV. Transportation Planning Staff concludes, therefore, that the proposed use satisfies LATR requirements of the APF test.

Under the Growth Policy requirements in effect at the time the Preliminary Plan was filed, to satisfy PAMR, a development within the Fairland/White Oak Policy Area was required to mitigate 45% of the "new" site-generated peak-hour trips. Thus, as part of the APF test, the consultant for the Applicant submitted a PAMR statement dated January 17, 2008, as a supplement to the Revised August 2007

traffic study to mitigate “new” peak-hour trips generated by the proposed bank use. The initial PAMR mitigation proposal for the subject application included construction of approximately 260 feet of off-site sidewalk, three sets of handicapped ramps, and a transit facility with two bus shelters on Powder Mill Road adjacent to the proposed bank for a total trip mitigation credit of 22 trips. The above assumed a 3,650 square-foot bank that generated 45 “new” morning peak-hour trips. The size of the bank has since been reduced to 3,170 square-feet, and as summarized above, the bank now is estimated to generate 39 and 31 “new” peak-hour trips during the morning and evening peak periods, respectively. The trip mitigation requirement for the proposed use was thus recalculated to be 18 trips (i.e., 39 “new” morning peak-hour trips x 0.45). Final PAMR trip mitigation measures proposed by the Applicant for the project included the following:

- a) Construction of approximately 420 linear-feet of off-site sidewalk (260 feet of sidewalk to the south of the site from New Hampshire Avenue to Holly Hall and 160 feet of sidewalk to the northwest of the site along the reconstructed Powder Mill Road cul-de-sac; for a mitigation credit of 2 peak-hour trips).
- b) Construction of three sets of handicapped ramps at locations adjacent to the site (for a mitigation credit of 6 peak-hour trips).
- c) Dedication of additional right-of-way and construction of roadway improvements to facilitate future installation of a transit facility with 2 bus shelters (to be installed by DOT) along Powder Mill Road to the west of New Hampshire Avenue (for a mitigation credit of 15 peak-hour trips). Note: Though a “transit facility” is not in the *LATR/PAMR Guidelines* as a mitigation measure, we believe that dedication of additional right-of-way and construction of necessary improvements to facilitate future installation of a transit facility at this location qualifies for a total mitigation credit of at least 15 peak-hour trips.

The measures listed above were approved by the Department of Transportation (DOT) and will provide a total mitigation credit of 23 peak-hour trips, well above the mitigation requirement of 18 peak-hour trips. The Planning Board finds that the proposed use satisfies PAMR requirements of the APF test.

Other Public Facilities and Services

The Planning Board finds that public facilities and services are available and will be adequate to serve the existing institutional use and proposed development. New development on the 1.0-acre lot will be served by public water and sewer systems. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the site has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools,

police stations, firehouses and health services are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the Property. Electrical, gas, and telecommunications services are also available to serve the Property.

- 3. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Planning Board finds the application meets all applicable sections. The proposed lot size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

- 4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

There are 8.94 acres of existing forest on the Property. All forest exists on the western portion of the National Labor College site where development is not proposed. The preliminary forest conservation plan includes removal of approximately 4.10 acres of forest and retention of approximately 4.84 acres of forest. Forest removal will not take place concurrent with the Chevy Chase Bank construction; rather, it is intended to allow for any National Labor College future development. The forest conservation plan maximizes the amount of forest planting within the environmental buffer. Retained and planted forest within the environmental buffer will be protected in a Category I forest conservation easement in all areas except where it is precluded by other types of existing easements. The Planning Board finds the Preliminary Plan meets all applicable requirements of the county Forest Conservation Law.

- 5. The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

The MCDPS Stormwater Management Section approved the stormwater management concept for the bank site on June 20, 2007. The stormwater management concept consists of on-site water quality control via installation of a proprietary filtration facility with hydrodynamic pretreatment and onsite recharge via construction of two recharge trenches. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cubic feet per second.

6. *Issues raised at the public hearing have been appropriately addressed.*

Citizens who provided written or verbal testimony raised the following issues for the Planning Board's consideration:

- a) Pedestrian count-down signals at the intersection of Elton Road and Powder Mill Road should be fully audible and ADA compliant, as proffered in a previous application before the Planning Board.
- b) Montgomery County DOT is implementing transit centers via the subdivision process and such decisions should involve all stakeholders and more detailed review.

Although not directly related to the subject Preliminary Plan, to address the intersection of Elton Road and Powder Mill Road, the Planning Board will sign a formal letter addressed to SHA requesting that pedestrian signals at the intersection are fully compliant with the Americans with Disabilities Act. With respect to the implementation of transit centers, the Planning Board finds that stakeholder involvement will occur in future DOT transit center projects but the issue raised is not relevant to the road and transportation improvements proposed as part of this Preliminary Plan application.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is SEP. 29 2008 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital

MCPB No. 08-109
Preliminary Plan No. 120080090
Chevy Chase Bank-Hillandale
Page 8

Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Cryor, with Commissioners Hanson, Alfandre, Cryor, and Presley voting in favor of the motion, and with Commissioner Robinson absent, at its regular meeting held on Thursday, September 18, 2008, in Silver Spring, Maryland.



Royce Hanson, Chairman
Montgomery County Planning Board



DATA TABLE

1. The entire site is located with the boundaries of the No-hayed Block of the Amador River, a hot IV waters according to California 5018.23(a).

2. Specimen Trees #9 and #78 are 75% of both the canopy and area changes.

3. Specimen Trees #29 and #12 are 75% of the canopy change.

4. No tree, shrub, or ground-level species were observed on the property during the course of the SIERRA field work.

5. The entire site is located with the boundaries of the No-hayed Block of the Amador River, a hot IV waters according to California 5018.23(a).

6. Specimen Trees #9 and #78 are 75% of both the canopy and area changes.

7. Specimen Trees #29 and #12 are 75% of the canopy change.

8. No tree, shrub, or ground-level species were observed on the property during the course of the SIERRA field work.

Forest Inventory Worksheet

Tree ID	Species	DBH (in)	Height (ft)	Canopy (%)	Area (sq ft)	Notes
1	Pinus ponderosa	12.5	55	15	150	
2	Pinus ponderosa	10.5	45	10	100	
3	Pinus ponderosa	14.5	65	20	200	
4	Pinus ponderosa	11.5	50	12	120	
5	Pinus ponderosa	13.5	60	18	180	
6	Pinus ponderosa	12.0	52	14	140	
7	Pinus ponderosa	10.0	42	8	80	
8	Pinus ponderosa	15.0	70	25	250	
9	Pinus ponderosa	12.5	55	15	150	
10	Pinus ponderosa	11.0	48	11	110	
11	Pinus ponderosa	13.0	58	17	170	
12	Pinus ponderosa	12.0	50	14	140	
13	Pinus ponderosa	10.5	45	10	100	
14	Pinus ponderosa	14.5	65	20	200	
15	Pinus ponderosa	11.5	50	12	120	
16	Pinus ponderosa	13.5	60	18	180	
17	Pinus ponderosa	12.0	52	14	140	
18	Pinus ponderosa	10.0	42	8	80	
19	Pinus ponderosa	15.0	70	25	250	
20	Pinus ponderosa	12.5	55	15	150	
21	Pinus ponderosa	11.0	48	11	110	
22	Pinus ponderosa	13.0	58	17	170	
23	Pinus ponderosa	12.0	50	14	140	
24	Pinus ponderosa	10.5	45	10	100	
25	Pinus ponderosa	14.5	65	20	200	
26	Pinus ponderosa	11.5	50	12	120	
27	Pinus ponderosa	13.5	60	18	180	
28	Pinus ponderosa	12.0	52	14	140	
29	Pinus ponderosa	10.0	42	8	80	
30	Pinus ponderosa	15.0	70	25	250	

FOREST CONSERVATION PLAN IMPLEMENTATION

THESE ARE THE CONDITIONS AND TERMS OF THE FOREST CONSERVATION PLAN. THE FOREST CONSERVATION PLAN IS A CONTRACT BETWEEN THE LANDOWNER AND THE FOREST CONSERVATION PLAN IMPLEMENTATION GROUP. THE FOREST CONSERVATION PLAN IMPLEMENTATION GROUP IS A GROUP OF VOLUNTEERS WHOSE PURPOSE IS TO IMPLEMENT AND MAINTAIN THE FOREST CONSERVATION PLAN.

1. The landowner shall provide the following information to the Forest Conservation Plan Implementation Group:

- A. Title and map of the property.
- B. A list of all trees on the property, including their location, species, size, and condition.
- C. A list of all structures, roads, and other features on the property.
- D. A list of all water features on the property, including their location and flow.
- E. A list of all other information relevant to the Forest Conservation Plan.

2. The Forest Conservation Plan Implementation Group shall:

- A. Implement and maintain the Forest Conservation Plan.
- B. Report to the landowner on a regular basis on the progress of the Forest Conservation Plan.
- C. Maintain accurate records of all activities conducted under the Forest Conservation Plan.
- D. Notify the landowner of any changes or problems that may arise during the implementation of the Forest Conservation Plan.

3. The landowner shall:

- A. Provide the landowner's own information to the Forest Conservation Plan Implementation Group.
- B. Allow the Forest Conservation Plan Implementation Group access to the property for the purpose of implementing and maintaining the Forest Conservation Plan.
- C. Pay for the cost of the Forest Conservation Plan Implementation Group.

4. This Forest Conservation Plan Implementation Agreement shall be governed by the laws of the State of California.

5. This Forest Conservation Plan Implementation Agreement shall remain in effect until the Forest Conservation Plan has been fully implemented and maintained.

6. This Forest Conservation Plan Implementation Agreement shall be subject to the terms and conditions of the Forest Conservation Plan.

7. This Forest Conservation Plan Implementation Agreement shall be subject to the terms and conditions of the Forest Conservation Act.

8. This Forest Conservation Plan Implementation Agreement shall be subject to the terms and conditions of the Forest Conservation Regulations.

9. This Forest Conservation Plan Implementation Agreement shall be subject to the terms and conditions of the Forest Conservation Guidelines.

10. This Forest Conservation Plan Implementation Agreement shall be subject to the terms and conditions of the Forest Conservation Best Management Practices.

NOTES AND WORKSHEET

2 of 4

GEORGE MEANY CENTER WORKERS MEMORIAL

FINAL FOREST CONSERVATION PLAN

NOT PREPARED BY:

BOHLER LOGGING

12800 E. COLBY AVENUE
MOUNTAIN VIEW, CALIFORNIA 94038
PHONE: (415) 837-9200 FAX: (415) 837-8571

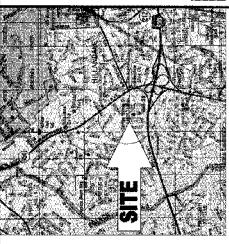
Prepared by:
Elizabeth A. Walker
Qualified Professional
Contract #0175027

1. The entire site is located with the boundaries of the No-hayed Block of the Amador River, a hot IV waters according to California 5018.23(a).

2. Specimen Trees #9 and #78 are 75% of both the canopy and area changes.

3. Specimen Trees #29 and #12 are 75% of the canopy change.

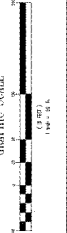
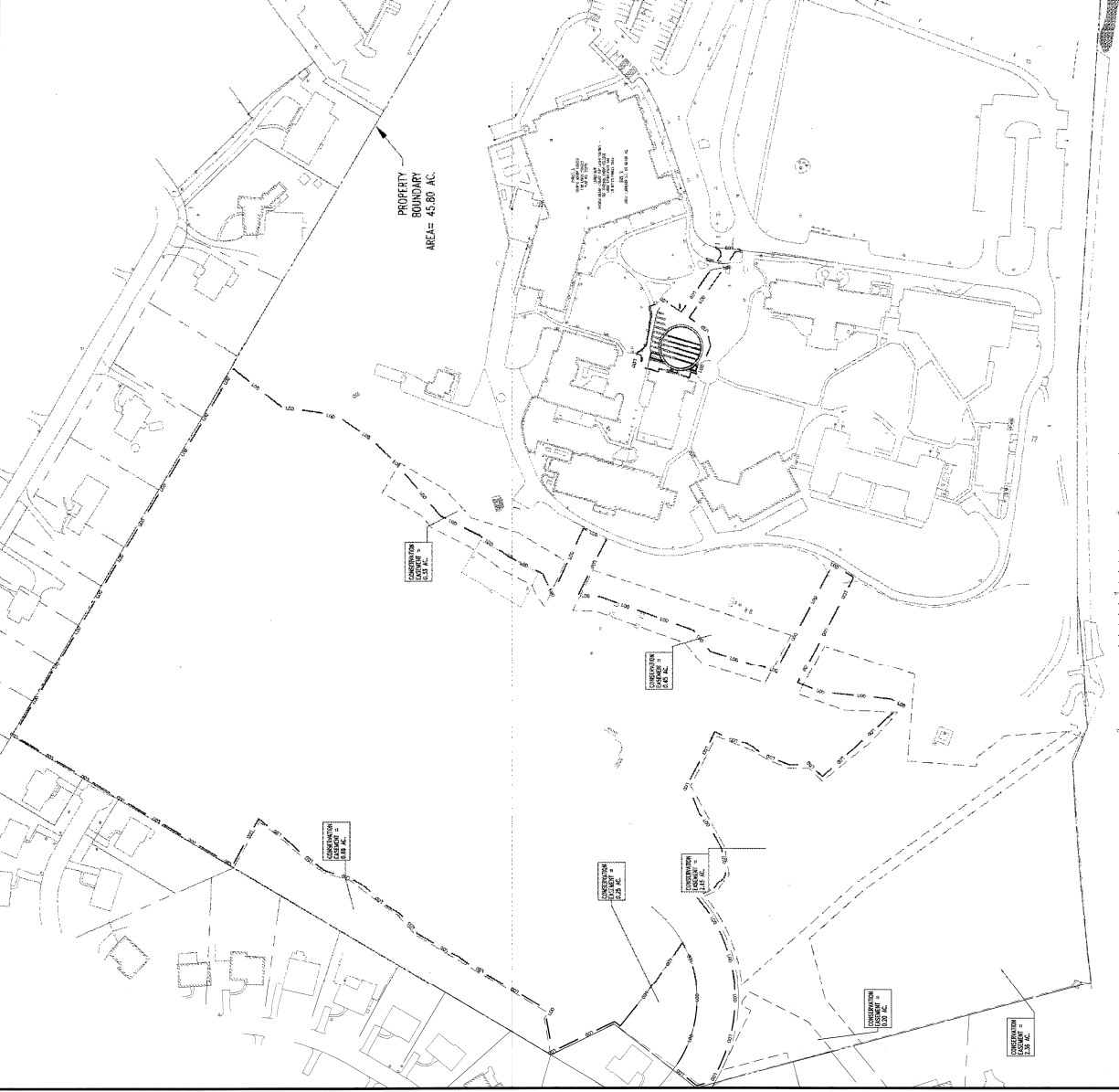
4. No tree, shrub, or ground-level species were observed on the property during the course of the SIERRA field work.



NOTE: THE PLAN REFERENCE TO THE FOLLOWING: ...
 BOHLER ENGINEERING, INC.
 1100 WEST 10TH STREET, SUITE 200
 DENVER, COLORADO 80202
 PHONE: (303) 733-8888
 FAX: (303) 733-8889
 WWW: WWW.BOHLENERG.COM

LEGEND:
 PROPERTY BOUNDARY
 CONSERVATION PLAN BOUNDARY
 CONSERVATION PLAN AREA
 CONSERVATION PLAN AREA
 CONSERVATION PLAN AREA
 CONSERVATION PLAN AREA
 CONSERVATION PLAN AREA

PROPERTY
BOUNDARY
AREA = 45.80 AC.



GRAPHIC SCALE
 1" = 50'

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/11/03
2	REVISED	11/11/03
3	REVISED	11/11/03
4	REVISED	11/11/03
5	REVISED	11/11/03
6	REVISED	11/11/03
7	REVISED	11/11/03
8	REVISED	11/11/03
9	REVISED	11/11/03
10	REVISED	11/11/03

NOT APPROVED FOR CONSTRUCTION
 FOREST CONSERVATION PLAN
 FOR
 GEORGE MEANY CENTER WORKERS MEMORIAL
 DENVER, COLORADO DISTRICT
 SLOPE COUNTY, MONTANA

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/11/03
2	REVISED	11/11/03
3	REVISED	11/11/03
4	REVISED	11/11/03
5	REVISED	11/11/03
6	REVISED	11/11/03
7	REVISED	11/11/03
8	REVISED	11/11/03
9	REVISED	11/11/03
10	REVISED	11/11/03

McCarthy & Associates, Inc.
 14400 E. 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80231
 PHONE: (303) 757-7800 FAX: (303) 757-7871

Prepared by:
 Kenneth A. Walsh
 Certified Professional
 Surveyor (MONTANA)