

Attachment 4

ENVIRONMENTAL IMPACT NARRATIVE:

There are three locations of proposed SVB encroachment necessary for the construction of the Gateway Center Drive extension and development on the CRT portion of the subject property.

Area A - MD-355 Right of Way Improvements:

In this location, encroachments within the SVB and disturbance to the non-tidal wetland buffer and stream channel are proposed for limits of disturbance associated with shoulder widening, sidewalk installation, and the associated grading. A culvert extension beyond the required improvements is also proposed. The existing discharge will remain within the existing downstream swale within the stream valley buffer. Only essential utilities and minimal grading to the practicable extent possible are proposed, under the provision of section V-A.1.(d) of the Environmental Management Guidelines.

Area B - Access Connection at 121:

In this location, encroachments within the SVB and disturbance to the non-tidal wetland, associated wetland buffer, stream channel, and flood plain are proposed for limits of disturbance associated with: grading, storm drain utilities, water-sewer utilities, culvert extension/headwall, and retaining wall. This is necessary for the Master Planned Roadway connect from Maryland Route 355 to Clarksburg Road (121). Based on the frontage available along 121 and the limitation of the adjoining property, the proposed roadway has been shifted to the maximum extent practicable to the north to minimize disturbance of the SVB. In order to accommodate the roadway connection per MCDOT/SHA standards, the existing culvert will be extended to the south and a headwall/retaining wall provided. These utilities and associated grading are essential for this connection; and fall under the provision of Section V-A.1.(d) of the Environmental Management Guidelines. Other critical infrastructure, including water and sewer for the proposed development are provided within the proposed right-of-way, but do no impact existing environmental features.

Area C - SWM Facilities at CRT Parcel:

In this location, encroachments within the SVB are proposed for limits of disturbance associated with SWM facilities. This is necessary in order for the placement of facilities and storm drain outfalls to minimize grading and to follow the natural hydrology of the site. Storm drain pipes and outfalls are located in areas away from steep slopes and closer to natural low points of the existing topography. Since the central portion of the site is knoll, the SWM facilities/outfalls naturally occur on the edges, at the SVB. Minor encroachments for this areas will be stabilized/maintained with meadow plantings and are minimal. Given the unique topography of this area and proximity of the SVB, the Applicant seeks allowance for minor encroachments stated above, under the provision of Section V-A.1.(d) of the Environmental Management Guidelines. No wetlands, wetland buffers, or stream channels are impacted.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

LEGEND

- LOD LIMITS OF DISTURBANCE
- PL PROPERTY LINE
- WL WETLAND
- WB WETLAND BUFFER
- SVB STREAM VALLEY BUFFER
- FS FOREST STAND
- FP FLOOD PLAIN
- FPB FLOOD PLAIN BUFFER

ENVIRONMENTAL IMPACTS

- STREAM VALLEY BUFFER DISTURBANCE OUTSIDE OF WB: 85,859 SF / 1.97 AC
- NON-TIDAL WETLAND BUFFER DISTURBANCE OUTSIDE OF WL: 17,715 SF / 0.41 AC
- NON-TIDAL WETLAND DISTURBANCE: 1,674 SF / 0.04 AC
- FOREST STAND DISTURBANCE OUTSIDE OF SVB: 657,251 SF / 15.09 AC (85,979 SF CLEARED FOR PUBLIC ROAD)
- FLOOD PLAIN DISTURBANCE: 5,542 SF / 0.13 AC
- FLOOD PLAIN BUFFER DISTURBANCE: 9,488 SF / 0.22 AC

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

BROOKFIELD WASHINGTON, LLC  
3201 JERIMANTOWN ROAD  
SUITE 150  
FAIRFAX, VA 22030  
(703) 209-3495  
CRIS MAINA

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 31187 EXPIRATION DATE: 01/12/2023



SVB IMPACT EXHIBIT

PRELIMINARY PLAN  
MILES COPPOLA  
#120220010

CLARKSBURG (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



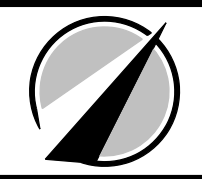
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Surveying  
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NO.	DATE	DESIGNED	BY	DATE
1	AUGUST 2021	SAC		
REVISIONS	CAO STANDARDS VERSION	VS - RCS	TECHNICIAN	JCW
			CHECKED	RMM



1" = 100'

SHEET 1 OF 2

PROJECT NO. 1454-05-00