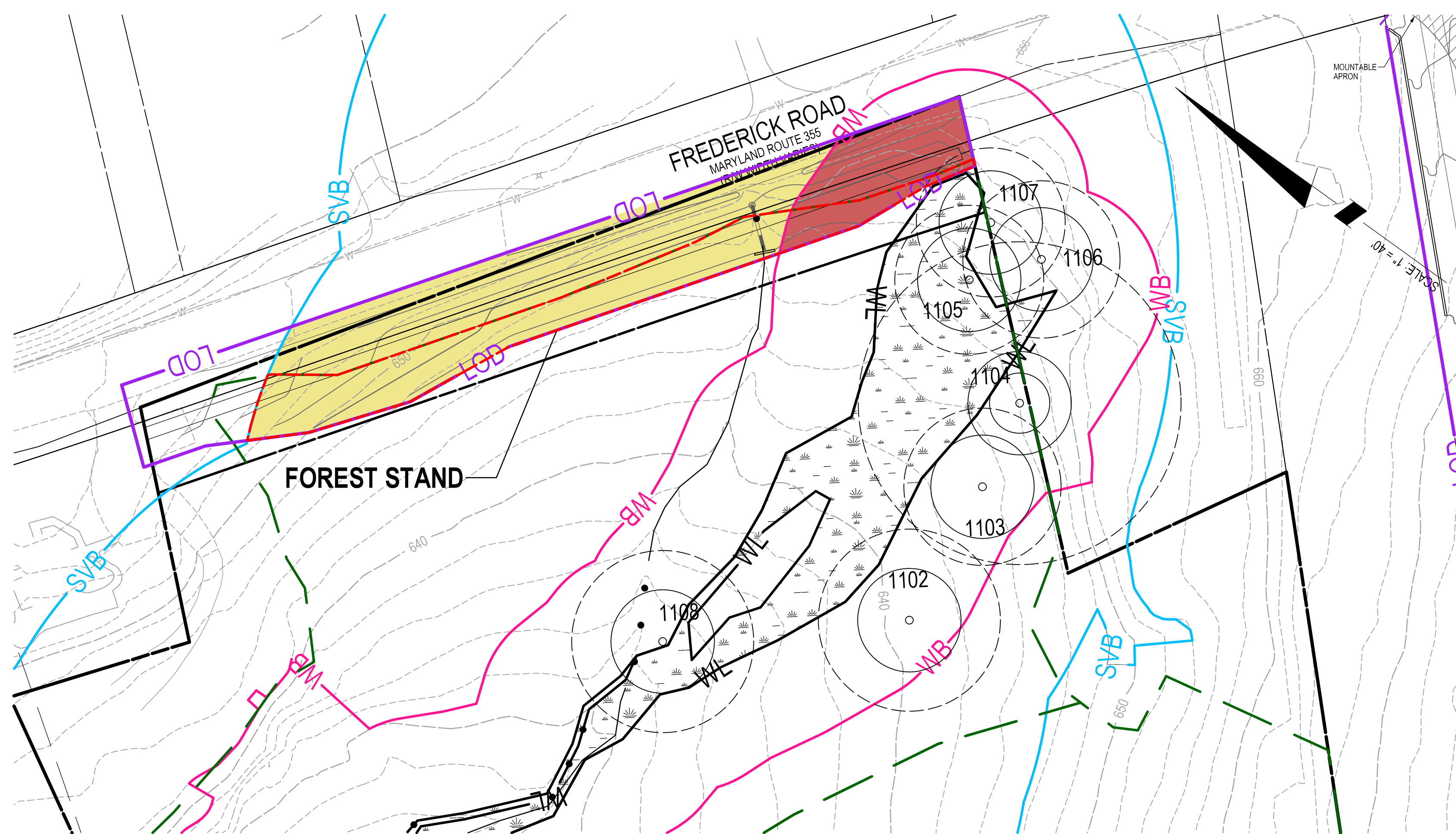


The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ, and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. It is the responsibility of the user to verify the accuracy of any information that has been transmitted by electronic means.

PLANNING DEPARTMENT USE ONLY (E-PLANS)

LEGEND

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



AREA A - MD-355 RIGHT OF WAY IMPROVEMENTS

SCALE: 1" = 40'

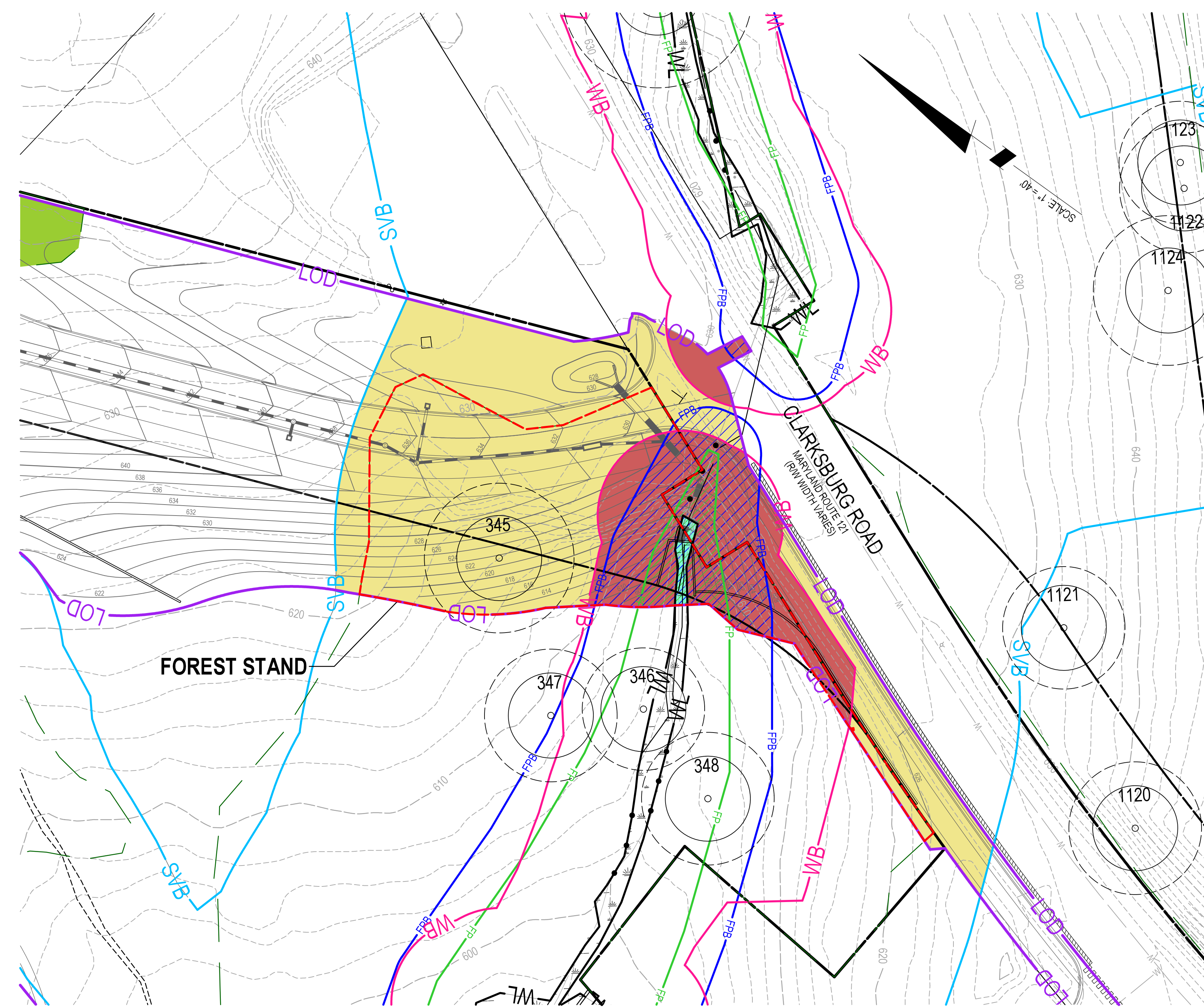
- Wetland Impacts: None
- Wetland Buffer Impacts: 3,327 SF and 50 CY of fill

- Avoidance Strategy: Under Pre-Preliminary Plan 720210010, a shoulder widening and sidewalk have been required. The design requirements were established by MCDOT.

- Minimization Strategy: Grading for the required widening and sidewalk installation has been minimized to the extent possible under the requirements of MCDOT and SHA.

ENVIRONMENTAL IMPACTS

	STREAM VALLEY BUFFER DISTURBANCE: 45,934 SF / 1.05 AC		FOREST STAND DISTURBANCE WITHIN SVB: 31,449 SF / 0.72 AC
	NON-TIDAL WETLAND BUFFER DISTURBANCE: 15,885 SF / 0.36 AC		FLOOD PLAIN DISTURBANCE: 2,744 SF / 0.06 AC
	NON-TIDAL WETLAND DISTURBANCE: 382 SF / 0.01 AC		FLOOD PLAIN BUFFER DISTURBANCE: 8,905 SF / 0.20 AC



AREA B - CROSSING AT MD 121 (CLARKSBURG ROAD)

SCALE: 1" = 40'

- Wetland Impacts: 382 SF and 0 CY of fill
- Wetland Buffer Impacts: 12,558 SF and 75 CY of fill

- Avoidance Strategy: Pre-Preliminary Plan 720210010, demonstrated that avoidance of SVB by the proposed by-pass connection is not possible, as other options would create more environmental impacts.

-Minimization Strategy: The existing storm drain pipe/outfall under 121 will be extended to the minimum extent possible and grading minimized with headwalls. Additionally, minimum pavement section is provided within the by-pass right of way, and the road has been shifted away from the wetland buffer. Only approximately 120 sf of wetland land area will be impacted.



Engineering
Surveying
Planning
Environmental Sciences

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

NO.	DATE	DESIGNED	BY	DATE
1	AUGUST 2021	SAC		
2				
3				
4				
5				
6				
7				
8				
9				
10				

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 DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777 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.

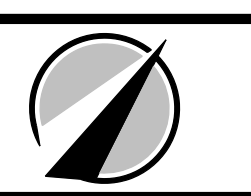
OWNER/DEVELOPER/APPLICANT
BROOKFIELD WASHINGTON, LLC 3201 JERMANTOWN ROAD SUITE 1150 FAIRFAX, VA 22030 (703) 209-3495 CRIS MAINA

MAP	9	GRID	C4
TAX MAP	EW 21	JOINING CATEGORY:	R30 / CRT / R200 / CEE OVERLAY
WISC 200 SHEET	223NW13, 233 NW14	WATERBORN:	LITTLE SENECRA CREEK - TEN MILE CREEK
SITE DATUM			
HORIZONTAL	NAD 83/91		
VERTICAL	NGVD25		

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
PROJECT NO. 1454-06-00



SHEET	2
OF	2
PROJECT NO.	1454-06-00