

FREQUENTLY ASKED QUESTIONS

Potomac Manors

BACKGROUND

Why is this work required?

Montgomery County holds a Municipal Separate Storm Sewer System Permit (“MS4 Permit”) issued by the Maryland Department of the Environment under authority delegated from the U.S. Environmental Protection Agency which imposes several water quality improvement requirements and goals on the County. This project will support the County’s efforts to achieve water quality requirements by addressing failing stormwater infrastructure, retrofitting an existing dry stormwater management pond, and stabilizing eroding outfall channels.

- The facility has various structural deficiencies and does not address water quality. By updating the facility to meet modern standards, the proposed work will expand the facility’s active stormwater storage volume.
- Additionally, an existing outfall channel is deeply incised and actively eroding where it meets Rock Run. The resulting channel instability is contributing sediment and nutrients to downstream receiving waters and threatening the stability of upstream areas including wetlands, forests, and the existing stormwater management facility.
- The project will enhance the geomorphic and hydraulic function of the stabilized stream reach to improve water quality and help protect adjacent properties from continued bank erosion and storm flows. Specifically:
 - Retrofitting the existing stormwater management facility to a Submerged Gravel Stormwater Management System (SGSMS) will treat sediment, nutrients, and other pollutants, thereby improving water quality.
 - Increasing active stormwater storage volume will reduce storm flows.
 - Stabilizing approximately 300 linear feet of actively eroding channels conveying runoff and groundwater from the existing stormwater management facility will reduce erosion, improve water quality and preserve upstream habitat and infrastructure.

What is a Submerged Gravel Stormwater Management System (SGSMS)?

SGSMSs are features that mimic natural hydrological and ecological processes to capture and treat stormwater runoff, filtering sediment and pollutants through a combination of wetland plants and gravel media. These systems reduce runoff by trapping and storing stormwater and by introducing surface water flows into the subsurface via the gravel media. Pollutant removal is achieved by biological uptake from algae and bacteria within the filter media and plant materials at the surface. The systems are designed to capture and treat 1” of rainfall over a 24-hour period.

What is Outfall Stabilization?

Outfall Stabilization includes constructing a stable channel that extends from an upland stormwater pipe outfall to a receiving stream channel. It provides a permanently stable stormwater conveyance through engineering practices such as grading, step-pools, cascades and/or rock stream bank protection.

Who is GreenVest and what is their role in this project?

GreenVest is a Maryland-based small business with over 30 years' experience in the development of nature-based solutions designed to manage stormwater runoff more sustainably. Montgomery County has contracted with GreenVest on several active projects in the County to address failing infrastructure and to help the County achieve its water quality requirements. GreenVest acts as the Developer and Project Manager for these projects with support from a highly experienced, skilled and capable team of engineers and construction specialists. These firms, many of which are based in Montgomery County, have extensive experience with this type of work and understand how to reduce impacts to the communities they work in.

COMMUNITY INVOLVEMENT

How will the community be updated about the project?

- Public meetings are planned to inform the community. The first of these meetings will occur in Summer 2023.
- Community members will have the opportunity to review project plans at various stages prior to construction and will be invited to walk the site with the GreenVest team before and after construction.
- Regular updates will be posted on the project website (<http://www.GreenPotomacManors.com>), where residents can also sign up to receive email updates and/or text alerts.
- Mailings, emails and text alerts will be sent in advance of public meetings.
- Residents can also contact the project team via email (info@GreenPotomacManors.com) or by phone/text at 240-839-6780.

Will my property be accessed before or during construction for any reason?

- GreenVest and its team will need to access the site to complete preliminary investigations of existing conditions, topographic survey, and geotechnical drilling required to complete the design of the feature. Many of these activities are already complete. Residents will be notified if GreenVest or it's team need to enter their property.
- GreenVest is in direct coordination with community management staff in the neighborhood to coordinate required assessment activities.
- Staff accessing the site will wear high visibility clothing and carry letters describing their role in the project and providing contact information for further information as needed.

TECHNICAL INFORMATION

Will the SGSMS result in standing water and mosquitoes?

- Surface water may be evident in the pond following large storm events. Standing water will be present for fewer than 24 hours after a storm event. This will not provide a suitable habitat for mosquito larvae.

What will the site look like at completion?

- Wildflowers and other native plants will be planted and will provide a visually appealing aesthetic. Flowering plants will attract and serve as habitat for pollinator species, improving plant growth and biodiversity in the region by facilitating a key step in plant reproduction processes. No non-native or invasive plant material will be used.
- Stream banks will be graded back to a more natural and stable slope. Temporary coconut fiber matting will be placed on stream banks that have been graded to provide immediate soil stabilization. Native grasses will grow through these mats which will decay naturally in 2-3 years once vegetation is rooted and capable of holding soils in place.

- Features used for outfall stabilization will be constructed using natural stone sourced from local quarries as well as trees that have been removed from onsite. Only those trees which require removal to facilitate access and construction or in cases where a tree is dying or at risk of falling will be harvested.
- Native vegetation, including grasses, trees and shrubs will be planted within the stream's riparian buffer to reduce soil compaction, stabilize erodible soils and filter storm flows.
- Images of similar work post-construction and at full maturity are available on the project website (<http://www.GreenPotomacManors.com>).

Will any tree removal be necessary?

- Limited tree removal will occur to facilitate access and construction or in cases where a tree is dying or at risk of falling. Material from trees will be used on site in stream structure and for wildlife habitat. Trees that are removed will be replanted. The intent of the design is to minimize tree loss to the maximum extent practicable.

CONSTRUCTION

When will construction begin and end?

- Construction is currently scheduled to begin in Winter 2025 and will last approximately five to six months. Most excavation and truck traffic will occur within an 8-10-week window in the middle of construction.
- Construction will occur regularly on weekdays, during the hours of 7am and 5pm, and will comply with all County noise regulations. No work will occur on weekends or County holidays, unless permission is coordinated with the Home Owners/Community Association.

Where will construction access and staging occur?

- During construction, the site will be accessed via a temporary path from the end of Bit and Spur Lane.
- GreenVest will work to establish an additional permanent maintenance access easement from Bit and Spur Lane once the project is complete.
- Parking for survey and baseline data collection will occur at the cul-de-sac at the end of Bit and Spur Lane.

Will traffic be impacted by construction?

- Construction access and parking along Bit and Spur Lane will cause limited traffic impacts for residents. Traffic control will be designed per County standards and will be reviewed by County agencies before approval. Some increase in truck traffic on Bit and Spur Lane and contributing roadways is anticipated during working hours as materials are delivered to and removed from the site.

Will there be dust, vibration or noise related to construction?

- All project work will follow strict soil erosion and sediment control requirements set by both the State and the County to minimize dust during construction.
- Techniques such as wetting throughout the day, street sweeping, dust screens, and a stabilized construction entrance will be utilized to minimize dust and dirt during construction.
- There will be some noise disruption during construction. In addition to compliance with standards set forth in the Montgomery County DEP's [Noise Control Law](#), GreenVest will use noise mitigation techniques to minimize impacts to adjacent property owners. Night work is not anticipated.
- Most of the excavation work will occur below foundation elevations, which will make vibration unlikely for adjacent residents. However, it is possible that homeowners within 50 feet of the project could feel minimal vibration during excavation.

AFTER CONSTRUCTION

Who will be responsible for maintenance of the facility?

- GreenVest provides a 1-year guarantee on the completed project which includes providing required maintenance. After this time and into the future Montgomery County will be responsible for structural maintenance of the SGSMS facility, including:
 - Removal of sediment accumulation and debris, if necessary, after major storms.
 - Semi-annual removal of sediment, invasive plant species and replanting in any poorly established areas.
 - Removal of accumulated vegetation and replanting, if necessary, every 2-3 years.
- Outfall stabilization is designed to be maintenance free.
 - The County will monitor and maintain if needed the streams for a period of five years. This includes ensuring that riparian and floodplain plants are successful and established.
 - After five years, the County will only perform limited maintenance to address concerns that may impact the function of the project.
- The HOA will continue to be responsible for non-structural maintenance in this area, as it is currently.

Will long term ownership of the property be impacted?

- The Potomac Manors Homeowners Association will continue to own the property upon which the facility is located. Montgomery County or GreenVest will not own the property.
- A perpetual easement will be established to allow the County to inspect and maintain the SGSMS and the outfall.



CONTACT US!

Email: info@GreenPotomacManors.com
Call or text: 240-839-6780

For additional project information and to sign up for email and text alerts, visit GreenPotomacManors.com.

If you would like this information in another language or format, or if you require the services of an interpreter, please contact Hilary Guzzone at Hilary@GreenPotomacManors.com.

