

# FREQUENTLY ASKED QUESTIONS

## Manchester Farm

## 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 two existing dry stormwater management ponds, and stabilizing eroding streams and outfall channels.

- The two existing dry ponds serving the Manchester Farm community have various deficiencies including failing and rusting pipes and inlets clogged with debris and sediment.
- Several outfall channels which flow into and through the existing dry ponds are actively eroding and contributing to sediment and pollutant loading downstream. Eroding banks are undermining large trees, which poses a safety risk and impacts the health of the forest.
- The project will enhance the geomorphic and hydraulic function of the stabilized stream reach improve water quality and help protect adjacent properties from continued bank erosion and storm flows. Specifically:
  - Retrofitting the existing two dry ponds 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.
  - Restoring approximately 1,250 linear feet of actively eroding channels will reduce erosion, improve water quality, enhance habitat and protect infrastructure.
  - Storm drain outfall channels at the terminus of the existing storm drain network are actively eroding. These outfall channels will be stabilized which will reduce erosion and protect 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 Stream Restoration?

- Stream Restoration is a set of techniques used to protect property and infrastructure by reducing stream bank erosion, minimizing the down-cutting of stream beds and restoring natural stream ecosystems.

### 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 June 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.GreenManchesterFarm.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@GreenManchesterFarm.com](mailto:info@GreenManchesterFarm.com)) or by phone/text at 301-960-5355.

### 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. 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. Many of these activities are already complete.
- 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 project reduce flooding?

- In addition to providing water quality treatment, upgrades will allow for increased capacity to store stormwater during heavy rain and storm events to reduce flows downstream of the SGSMS. There will not be increases to flooding in the area of the SGSMS.

### Will the proposed facility create standing water?

- Surface water may be evident in the SGSMS following large storm events. Standing water will be present for fewer than 24 hours after a storm event.

### Will the SGSMS result in standing water and mosquitoes?

- Standing water will only be present after large storm events and will subside within 24 hours. 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.
- Native vegetation, including grasses, trees and shrubs will be planted within the stream's riparian buffer to reduce soil compaction and stabilize erodible soils.
- Stream banks will be graded back to a more natural and stable slope. Temporary coconut fiber matting will be placed on stream banks 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 stream restoration and 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.
- Images of similar work post-construction and at full maturity are available on the project website (<http://www.greenmanchesterfarm.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 a 10-12-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?

- Construction parking, staging and stockpiling for the SGSMS retrofit will occur along Steeple Road, near the existing access point in place to maintain the existing facility.
- The stream channels will be used as primary access points for stream restoration and outfall stabilization work to minimize tree removal and preserve existing residential viewsheds to the greatest extent possible.
- 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.

## Will traffic be impacted by construction?

Construction access and parking along Steeple Road 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 Steeple Road 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 stabilized construction entrances 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.
- Stream restoration and 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 Manchester Farm Community Association will continue to own the property upon which the facility and the stream channels are 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 streams/outfalls.

### Will open space remain available for the community?

Open space will remain available informally for public access, as under current conditions.

## CONTACT US!

Email: [info@GreenManchesterFarm.com](mailto:info@GreenManchesterFarm.com)  
Call or text: 301-960-5355

For additional project information and to sign up for email and text alerts, visit [GreenManchesterFarm.com](http://GreenManchesterFarm.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@GreenManchesterFarm.com](mailto:Hilary@GreenManchesterFarm.com).

