

FREQUENTLY ASKED QUESTIONS

Miracle Drive

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 stabilizing eroding streams and outfall channels.

- The outfall channels and streams to the East of Miracle Drive and to the south of Plum Creek Drive are actively eroding, deeply incised, and contribute significant volumes of sediment downstream.
- Erosion is contributing to property loss, destabilizing trees by exposing their root structures, and contributing to poor instream aquatic function.
- Restoring these impaired stream channels will reduce further erosion to reduce sediment and associated nutrients delivered to downstream receiving waters including Upper Great Seneca Creek, Goshen Branch, Seneca Creek and the Potomac River.
- Restoration will support more resilient and healthier in-stream and riparian ecosystems.

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.GreenMiracleDrive.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@GreenMiracleDrive.com) or by phone/text at 240-690-5848.

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 project. Residents will be notified if GreenVest or it's team need to enter their property
- Construction access, staging and stockpiling will be on private property. GreenVest is in direct coordination with property owners to coordinate required assessment activities. Staff will not access private property outside of existing storm drain easements where permission has not been explicitly granted to do so. 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

What will the site look like at completion?

- Native vegetation, including grasses, trees and shrubs will be planted within the riparian buffer to promote habitat diversity and stabilize erodible soils. The riparian buffer will be permanently protected by an easement.
- 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.GreenMiracleDrive.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. Any trees removed for construction access will be replaced elsewhere onsite. 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 4-6-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?

For work at Miracle Drive:

- Construction access, staging and stockpiling will occur along an existing County storm drain easement located between two private properties at the end of Plum Creek Court.
- A temporary construction access point will cross the valley floor from Plum Creek Court to the project location and be located to avoid impacts to trees and natural resources.

For work at Plum Creek Drive:

- Construction access, staging and stockpiling will occur on private property adjacent to the stream reach.
- Parking for data collection and construction access will occur along Plum Creek Drive, adjacent to the stream reach.

Will traffic be impacted by construction?

Construction access and parking along Miracle Drive and Plum Creek Drive 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 Miracle Drive, Plum Creek Drive 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 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.

AFTER CONSTRUCTION

Who will be responsible for post-construction maintenance?

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 the execution and cost of post-construction stream maintenance, if needed.

- 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.

Will long term ownership of the property be impacted?

- Private property owners will maintain ownership of any property upon which the work is completed. Montgomery County or GreenVest will not own the property.
- A perpetual easement will be established to allow the County to inspect and maintain the stream and outfall channels, as necessary.



CONTACT US!

Email: info@GreenMiracleDrive.com
Call or text: 240-690-5848

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



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