

Community Meeting Notes

Meeting Name:	Pine Knolls Stormwater Management Pond Retrofit
Meeting Date:	Thursday, May 23, 2024
Meeting Time:	6:00 – 7:00 pm
Meeting Location:	Virtual via Teams
Submitted By:	Elsa Arias, Jacqueline Simmons

Project Team Attendance

Name	Company	Email
William Weaver	res	wweaver@res.us
Reid Cook	res	rcook@res.us
Tom	res	tmccarthy@res.us
Elsa Arias	Assedo	elsaa@assedollc.com
Kristina Bigby	Assedo	kristinab@assedollc.com
Jacquie Simmons	Assedo	jacquies@assedollc.com

Stakeholder attendance

16 attendees

PURPOSE

This meeting aimed to inform the Pine Knolls community on the proposed plan to retrofit the current dry pond in the neighborhood into a wet pond.

The discussion includes where the site are is, which streets will be used as access roads, where the structure will be placed, what will be removed, when and how construction will start and any additional questions that the Pine Knolls community have.

SIGNIFICANT TOUCHPOINTS

- The meeting began with Elsa Arias introducing all the team members in attendance and presenting the agenda before handing it off to Reid.
- Reid gave a brief overview of the project's purpose.
 - The retrofit is part of the Montgomery Counties MS4 permit.
 - Pond retrofit is changing the pond's structure so that it can be more efficient when removing contaminants and bring it into compliance with state regulation.
- William Weaver laid out the project location, where the LOD and county easements are, and where the access roads will be.
- William explained the existing conditions of the pond.

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- A flow splitter is a storm drain structure that during a rainfall event or water release event, large flows would come out of this structure, go into the adjacent bypass channel.
- The new structure that will be put into the pond will be a stable tie in so the water that's in the pond will be able to flow and rejoin the section of stream with no issues.
- The existing structure is slated for removal with a new structure and a new kind of orientation and a new function for this overall Pond.
- William explained some of the proposed design plans.
 - One feature we will add as part of the grading and site work for this will be an impermeable layer and liner along the dam embankment's entire face.
 - No woody vegetation, trees, shrubs with roots that could extend more than three feet deep can be present within 15 to 20 feet of the toe of the dam embankment.
 - Our proposed design here is to replace that structure with a weir structure and the weir structure will end up being made from concrete.
 - The weir will be embedded in both sides of the embankment and ultimately a walkway will be put on top of that.
 - We will try and minimize the overall footprint of what is deemed the pond dam embankment.
- William explains the construction expectations.
 - The facility will be completed in two phases.
 - Perimeter controls will be set up.
 - We will be drying out the existing pond to prepare for installation of the control structure.
 - We expect this facility's construction to last about 5 months.
 - Construction will involve the need to bring in some heavy equipment such as excavators, concrete, smaller construction equipment, and some dump trucks coming in to haul in and haul out material as needed.
 - At the end of this project, we are maintaining a one-year landscaping and structural warranty, but at the end of that one-year period, Montgomery County is taking on the long-term maintenance, success and long-term stability of the pond.
 - We will be complying with all the Montgomery County Noise Ordinance standards.
 - A typical construction workday would have our crew showing up around 7:00 AM and working until about 5:00 PM, Monday through Friday.
 - There may be some iterations were depending on specific tasks that are time sensitive, we may need to work some on a Saturday, but in the event that

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- that's happening we would be working with the HOA board to be able to provide a timely notice as possible for the safety of the site.
- We will be installing an orange safety fence around the perimeter of our limited disturbance.
 - Initially, when we are getting into the project site you expect there will be a little bit more construction traffic, but as we progress into the construction, the material deliveries will be happening more sporadically.
 - For the most part, the daily traffic will be our crew pickup trucks, their trailers and any of the inspectors that may be coming out from the county or from our side just to make sure that what's being built and implemented is per the plan that we're laying out.
- William went over the project schedule.
 - We are still in our design and permitting phase. Our design is being finalized.
 - We are coordinating with several agencies, the regulatory agencies, and the county departments.
 - We anticipate that permits will be secured by late spring or early summer; we will communicate with you and the HOA board before we start construction.
 - I anticipate that we will be holding another meeting, like this potentially out on the site, just to be able to do one final walk before construction begins.
 - We're currently anticipating the start of construction in late July or early August and like I had mentioned, we're anticipating about a five-month construction duration, and we anticipate that we will have this entire project wrapped up before the end of December.
 - I will put some caveats to that, as we can't control the weather, we can't control the possibility of large storms, but we would adjust accordingly, but again, we would be in communication with the HOA board around any schedule adjustments that would be occurring, but it is our intention to be able to finish this project before the end of this calendar year.

Questions

There were 16 stakeholders at the meeting. They asked the following questions:

1. Will the spillway change right now? It's a sloped pathway filled with large stones. Is that how it will continue to look or will that change?

The existing orientation will remain roughly the same. Some of the rip rap and stone will remain as part of the tie in from the back of the weir wall down to the existing stream.

2. Is there a way when you do your next walkthrough or some other time when we can see what vegetation you're going to cut?

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Yes, the regulators and the counties are identifying the toe of the existing dam embankment. By law, it will be approximately 15 feet away from the dam embankment.

3. What precautions will there be against flooding during construction? What if there is a huge rainstorm or major water event?

Concrete has to be poured in multiple phases, so we will have erosion and sediment controls in place and effectively create an internal berm or dam once the existing structure is removed. This structure would be able to retain a comparable amount of water to what the pond in its current condition would be able to contain. Anything that would occur during construction would be a similar function to how the facility is functioning right now, but we would have, controls in place such as large sandbags and pumps on hand to be able to ensure that the water level does not exceed where we are when we're working.

4. Will the noise level be loud? Can you give me an idea of a sound equivalent?

We do have OSHA mandated backup alarms on our equipment. If you've ever been near a road project or construction site and you hear the chirp when the vehicles are backing up, that will be an auditory experience. When Stone is placed or dropped, you will hear that, but that will be more of a momentary issue. I don't believe that we would have that same frequent as persistent noise level of like a constantly running jackhammer but that there will be some inherent construction noise from the site.

5. Can we see that the construction trucks don't come in at the time the school buses are coming, and we have children running around? Just for their protection, can we coordinate accordingly?

I anticipate that our work crews will arrive at the site probably ahead of the time the school bus runs. We will be messaging to our drivers, to our suppliers and reinforcing that this is a community, that there are considerations for schools, there are considerations for children who are out of school during the summer, and we'll make sure that that is a topic that is well messaged not only to our crew but our material vendors and suppliers as well. We'll do some research regarding the school calendar and schedule, and we'll pass that information to all the construction crew.

6. Could we have a tree replacement program to replant trees outside that green line?

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I unfortunately do not have that information in front of me right now on the replanting that is required, but I can look into that and provide that to you. I believe some tree species will be planted at the completion of this project. I will be sure to look into that just to verify how much space we have between the buffer and the edge of the property line.

7. How will you ensure that flooding will not occur after construction?

The overall footprint of this project is accounting for storm events that would be occurring above this pond so that everything within the community drainage area that would be funneling into this pond and in this facility is being considered for this design.

8. Follow up on sound level during construction.

The equipment that we have meets all the standards, both county and state requirements for noise. Any of the pumps that we have will be sound attenuated that has a low-level hum, not like an open engine that is constantly running and pumping noise out.

9. Earlier in the presentation, you said more water will be retained in the pond, and I'm wondering how that works if you're not making it deeper.

We will be working completely within the existing footprint of the facility but modifying it. I believe in its current condition, the lowest surveyed elevation is about 319 feet. I believe in our final design we're maintaining that 319-foot bottom elevation, but we will be changing the overall grade and shape of the bottom of the pond up to the existing wire. We'll be giving that water space to be able to occupy more of the physical footprint in the bottom of the pond and within the facility.

10. How much do you have an estimate as to how much water capacity increase will occur?

I don't know that I have that number in volumetric capacity. The way that it has been conveyed to me off of the existing conditions proposed is that there is a net increase in overall volume and storage capacity of the facility.

11. I own the stream that comes out of the spillway and the bypass way that's kind of the key element of our backyard. Will any of this change the stream that we have there?

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Our intention with the limit of disturbance that we have is to have minimal impact to the receiving stream other than in the helpful kind of spillway that come in on the backside of the weir wall structure that we will be putting in. The new pond will be similar orientation, but we will be tying into the existing channel. We will not be manipulating the current stream channel.

12. Is the stream that ties into the pond an inflow or an outflow?

The stream is at the outflow, it's below the pond, so it would be the receiving water for any water coming out of the pond.

13. Will my current storm drain continue to feed into the pond? Will that be changed in any way?

Any of the existing storm drains within this community will not be adjusted in any way. Anything that is outside the footprint of this easement and this facility is not anticipated to be manipulated. If the storm drains are currently draining into this pond facility, then the overall work that's being done in the facility should be able to help contain and collect that water. A number of the storm drains do collect and drain into this pond, but there are several pipes and systems that run throughout the overall community. I can't say with 100% certainty that the one at your residence is draining to this facility.

14. One last question, how will you be sharing the link to the recordings for?

For those who may want to watch this.

The presentation will be uploaded onto the project website once downloaded.