



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Diane R. Schwartz Jones  
Director

October 9, 2017

Ms. Sherry Mitchell  
Vika  
20251 Century Blvd. Ste. 400  
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
Bloom Montgomery Village  
Preliminary Plan #: 120170150  
SM File #: 282468  
Tract Size/Zone: 147.07 ac  
Total Concept Area: 147.07 ac  
Lots/Block: NA  
Parcel(s): P150  
Watershed: Seneca Creek

Dear Sherry:

Based on a review by the Department of Permitting Services Review Staff, the Stormwater Management Concept for the above mentioned site is **acceptable**. The Stormwater Management Concept proposes to meet required stormwater management goals via Microbioretention, Enhancement, & Drywells.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. DPS does not recommend the subdivision of land associated with this project be permitted, until the proposed construction floodplain delineations are approved and DPS issues a letter of findings. The project has proposed residential lots and building in the existing County and FEMA delineated floodplains. To verify the proposed construction does not violate federal and local floodplain ordinances, the applicant has been directed to obtain a Floodplain Delineation Study (DPS No 283274) and the FEMA Conditional Letter of Amendment to confirm the proposed lots and structures will be outside of the revised limits of the floodplain.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. Please note that the fill placement and foundation systems for the proposed buildings will be required to follow the Department of Permitting Services (DPS) complex structure approval due to the nature and complexity of the project. As such, the fill placement and foundation systems must be constructed under the supervision of a DPS approved geotechnical engineer licensed in the State of Maryland. This engineer must certify and submit reports on the compaction and soil bearing capacity of the fills and certify that the fill is adequate for the proposed foundation systems. If you have any questions please call George Muste, 240-777-6232.

This list may not be all-inclusive and may change based on available information at the time.

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If you have any questions regarding these actions, please feel free to contact me at 240-777-6340.

Sincerely,



Bill Musico, PE  
Senior Permitting Service Specialist  
Division of Land Development Services

MCE: WJM

cc: SM File # 282468

ESD Acres:	147.07
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00