



ideas that work

*Attorneys at Law*

3 Bethesda Metro Center, Suite 460

Bethesda, MD 20814

www.lerchearly.com

Tel. (301) 986-1300

Fax (301) 986-0332

info@lerchearly.com

**Notice of Application**

DEVELOPMENT PLAN TO BE CONSIDERED BY THE MONTGOMERY COUNTY PLANNING BOARD

Applicable Plan Type	<u>Preliminary Plan</u>
Plan Number	<u>120170150</u>
Name of Plan	<u>Bloom MV</u>
Current Zoning	<u>Townhouse Low Density (TLD) and Commercial/Residential Neighborhood (CRN-0.5, C-0.0, R-0.5, H-65)</u>
Number of Proposed Lots/Area Included	<u>488 lots/147 acres</u>
Geographical Location	<u>Straddling Montgomery Village Avenue, near Stewartown Road, and extending generally north toward Arrowhead Road and west to Watkins Mill Road.</u>
Date	<u>January 4, 2017</u>

The above referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code and according to the procedures outlined in the *Manual of Development Review Procedures for Montgomery County, Maryland*.

A copy of the proposed plan is enclosed. This plan may change because of specific reviews and changes suggested by Maryland-National Capital Park and Planning Commission (MNCPPC) and other county and state agencies. You may participate in this review by sending written comments at any time to the Development Application and Regulatory Coordination Division (DARC), MNCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760, or by contacting the MNCPPC Lead Reviewer. Contact information for the lead reviewer is available by linking to the Development Activity Information Center (DAIC) on the MNCPPC website at [www.montgomeryplanning.org/development](http://www.montgomeryplanning.org/development).

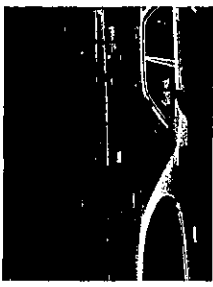
A copy of this plan has also been sent to the public library closest to the site and the public schools which serve the above site for posting on their listservs if the school or library chooses to do so.

The Montgomery County Planning Board will also hold a public hearing on the above referenced plan application to obtain public comment. The tentative date for this hearing is May 4, 2017; however, please note that this may change. Written notification of the actual public hearing date will be sent to you no later than ten days before the hearing.

If you have questions pertaining to the plan application, please contact the lead reviewer. If you have general questions about MNCPPC's process, please contact the Information Counter at (301) 495-4610.

Sincerely,

Patricia A. Harris



**How to Find Out About Development Proposals**

**Pre-submission meeting**—Anyone who wants to develop land must post signs on the site and hold pre-submission meetings. Contact information must be posted, and anyone interested can attend the meetings. The applicant also must send written notice to abutting and confronting property owners, and to homeowners associations and civic associations within a one-mile radius.

## How to Participate Effectively in the Development Review Process

**Written notice**—When an application is filed, the applicant sends written notice to those who received the pre-submission notice and others who have emailed or written to indicate their interest. New signs also are posted. The written notice references the plan number, which can be used to search for plan information, drawings, and documents from the Development Activity Information Center (DAIC) at [montgomeryplanning.org/development](http://montgomeryplanning.org/development).

**Development Review Committee meeting**—After a plan is filed, the applicant meets with the DRC, an interagency group consisting of Planning staff and representatives of other public agencies. The public can attend, but not speak, at DRC meetings. The schedule is posted two weeks in advance at [montgomeryplanning.org/development](http://montgomeryplanning.org/development).

**Public Hearing Notice**—When the Planning Board public hearing is scheduled, the Planning Department notifies interested parties.

**Online Agenda and Staff Reports**—The Planning Board agenda is posted online 10 days in advance at [montgomeryplanningboard.org/agenda](http://montgomeryplanningboard.org/agenda), along with relevant staff reports.

- Must conform with environmental and transportation regulations
- Can be approved, approved with conditions, or denied by the Planning Board—approval is required before the lots can be recorded in the land records or a building permit can be issued

A Site Plan is a detailed review of building location, landscaping, lighting, and other elements of a proposed development. A site plan is:

- Required in certain zones or when exceptions to regulations are requested
- Approved, approved with conditions, or denied by the Planning Board—approval is required before a building permit can be issued

### THE REVIEW

The lead reviewer analyzes the application based on the requirements of the Zoning Ordinance and other applicable regulations and guidelines, and receives input from the Planning Department's master planning, environmental, transportation, and historic preservation staffs, other agencies, and the community.

The lead reviewer arranges for the Development Review Committee (DRC) to review the plan and meet with the applicant. The DRC is an interagency task force of representatives from public agencies and utilities such as WSSC, PEPCO, the State Highway Administration, and the County departments of Permitting Services, Environmental Protection, and Transportation.

To address concerns received from the staff, DRC, or the community, an applicant will often submit a revised plan that must be analyzed again by staff.

Individuals or community representatives are encouraged to work with staff and the applicant throughout the review process to resolve issues. You can meet with the lead reviewer to discuss relevant issues and check on the status of reviews and revisions. You can submit written or emailed comments to the lead reviewer at any time during the plan review process and they will become part of the official record.



THE MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION







January 4, 2017

Re: Stormwater Management Concept Plan  
for Bloom Montgomery Village  
CSWM Plan #: 282468  
Preliminary Plan #: 120170150  
VIKA #: VM1920B

To Whom It May Concern:

In accordance with Montgomery County Executive Regulation 702AM, this letter is to notify you of the above referenced application to the Montgomery County Department of Permitting Services (DPS). This application is for approval of a Stormwater Management Concept Plan, which is a part of a Preliminary Plan of subdivision. Copies of the Preliminary Plan and the proposed Stormwater Management Concept Plan are enclosed.

The Stormwater Management Concept Plan will be acted upon by DPS prior to action by the Montgomery County Planning Board on the Preliminary Plan of Subdivision (if applicable), or prior to the review of detailed development plans. The Stormwater Management Concept Plan illustrates how the applicant proposes to meet stormwater management standards as set forth by the Maryland Department of the Environment and by the Department of Permitting Services (DPS). DPS review of the Stormwater Management Concept Plan is for the purpose of stormwater management compliance only. You, as an adjacent/downstream landowner, may provide in writing to DPS any information which is pertinent to the proposed Stormwater Management Concept Plan, and which you think should influence action taken by DPS when determining stormwater runoff requirements. Written comments must be addressed to:

Mark Etheridge, Manager  
Montgomery County Department of Permitting Services  
Water Resources Section 255  
Rockville Pike, 2nd Fl.  
Rockville, MD 20850-4166

Comments must be delivered within three weeks of receipt of this notice which has been sent by Certified Mail. Comments received from landowners will be considered in the review of the Stormwater Management Concept Plan.

Sincerely,  
VIKA Maryland, LLC

*Sherryl C. Mitchell*

Sherryl C. Mitchell, PE  
Project Manager

Enclosures: Stormwater Management Concept Plan  
Preliminary Plan

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VIKA Maryland, LLC

20251 Century Boulevard, Suite 400 \* Germantown, Maryland 20874 \* 301.916.4100 Fax 301.916.2262  
Tysons, VA \* Germantown, MD \* Washington, DC

[www.vika.com](http://www.vika.com)

