

KEY NOTES

- BUILDING w/ 148 APARTMENT UNITS
 - WING A W/ PARKING LEVEL AT FIRST FLOOR
 - WING B W/ PARKING AT FIRST FLOOR W/ STAIRS TO WING B FIRST FLOOR.
- SWM MICROBIO (MB) PLANTERS ALONG PORTION OF BUILDING WING A & B.
- ONE LOADING SPACE.
- PUBLIC SPACE ALONG FORSTON STREET ON-SITE.
- PUBLIC SPACE ALONG UNIVERSITY BOULEVARD ON-SITE.
- PICNIC/GRILLING AREA ON-SITE.
- CONCRETE WALK (6' WIDE) WITHIN FORSTON ROW.
- EX. CONCRETE WALK (5' WIDE) WITHIN UNIVERSITY BOULEVARD ROW (TO BE REBUILT TO PROVIDE FOR 8' WIDE CONCRETE V GREEN AREA WITHIN ROW.
- CONCRETE WALK ON-SITE.
- BITUMINOUS CONCRETE PAVEMENT ON-SITE.
- EX. FENCE ALONG FORSTON STREET & GLENVILLE ROAD (REMOVE)
- SWM MICROBIO #1 ON-SITE.
- GREEN SPACE ON-SITE. (PART OF OPEN SPACE)
- PLAY GROUND AREA ON-SITE (PART OF OPEN PACE)
- BIKE LANE WITHIN UNIVERSITY BOULEVARD ROW.
- TREE PANEL VARIES WITHIN UNIVERSITY BOULEVARD ROW (WIDTH VARIES).
- TREE PANEL AREA (6' WIDE) WITHIN FORSTON STREET.
- PARKING SPACE FOR ELECTRIC CHARGING STATION.

LEGEND

- EXISTING BUILDING
- BIT. CONC. P.V.M.T.
- BUILDING
- CONC. SIDEWALK
- PICNIC & PLAY GROUND
- EXISTING CONC. SIDEWALK (TO REMAIN)

Pritam Arora

Digitally signed by Pritam Arora
DN: cn=Pritam Arora, o=Pritam Arora, email=pratar@delius.com, c=US, st=Maryland, ou=Engineering Inc., email=pratar@delius.com, date=2023.06.14 10:54:08 -0400



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11101, EXPIRATION DATE: SEPT. 17, 2026.

PROPERTY OWNER/APPLICANT

VICSN I, LLC
P.O. BOX 59236
POTOMAC, MD 20859
CONTACT: DR. INDER CHAWLA
EMAIL: indrchawla1@gmail.com
PHONE: 301-254-6538

DESIGN ENGINEERING INCORPORATED
FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES
18229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879
PHONE: (301) 258-1173x102 CONTACT: PRITAM ARORA, P.E.
EMAIL: pratar@delius.com www.delius.com



LOTS 1, 2, & 3 BLOCK L, ROLLING TERRACE (PLAT 1728) & PARCEL 500, LIBER 18698 FOLIO 47 TAX MAP JN63, PROPERTY OF VICSN I LLC
SONIMA PROPERTIES APARTMENTS
ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

REVISIONS		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION

TITLE: SKETCH PLAN

DATE: 12/20/24

SCALE: 1"=20'

SHEET: SK-3 (3 OF 19)

DRAWN: EMB

DESIGNED: PLA/EMB

CHECKED: PLA

April 3, 2025

Mr. Pritam Arora, P.E.
President
Design Engineering Inc.
18229-A Flower Hill Way
Flower Hill Professional Center
Gaithersburg, MD 20879

Dear Mr. Arora:

Thank you for the opportunity to review the **First (1st) Plan Review Submittal (a SWM Concept Plan)** prepared and submitted by **Design Engineering, Inc. on March 6, 2025** for the proposed **Sonina Properties Apartment Improvement (SHA Project No. 25APMO021XX)** on **MD 193** (University Blvd - Mile Point **6.52**) in **Montgomery County**, Maryland.

The Maryland State Highway Administration (SHA) has reviewed the plans and we are pleased to respond.

Based on the information provided, please address the following comments in a point-by-point response:

District 3 Hydraulics Comments (Provided by Mr. Nimish Desai):

Review to provide State Highway Administration (SHA) drainage and SWM comments for the initial submittal of the subject project's materials

Hydraulic Review Comments

1. Once obtained, provide documentation of the final approvals for both the stormwater management and sediment and erosion control through Montgomery County Department of Permitting Services and the Montgomery County Soil Conservation District, respectively, for the proposed project and the improvements within the SHA right-of-way. *[We note that all SWM facilities are proposed onsite outside of SHA right-of-way.]*
2. Although we defer to Montgomery County Department of Permitting Services for final stormwater management approval, we have the following comments:
 - a. Indicate the amount of impervious area within the SHA right-of-way under existing and proposed conditions. Note that any new impervious area within SHA right-of-way must be directly treated in a SWM facility. Also, note that the recharge volume is required for new impervious area within SHA right-of-way. *It*

Mr. Pritam Arora, P.E.
 SHA Tracking No.: 25APMO021XX
 Page 2 of 3
 April 3, 2025

appears that there are some improvements within SHA right-of-way, which can result in increase in impervious area.

- b. Provide stormwater management report for the entire project. Add PE sign, seal and MD DLLR statement.
 - i. Demonstrate that the proposed discharges are less or equal to existing conditions for study point that leaves SHA right-of-way. Note that SWM quantity management is required for any increase in discharges.
 - ii. Provide existing and proposed conditions drainage area maps for all study points. Also, provide separate drainage area for proposed SWM facility.
 - iii. Add recharge volume required and provided computations in the SWM report.
 - iv. Provide complete construction plan set.
- c. Add the Access Permit Number (25APMO021XX) to the plans.
3. Advisory comment - Once finalized, provide a copy of the signed 'recordable' plat (in SHA format and on SHA border) with accompanying deed – regarding right-of-way dedication. A recorded deed and plat into the public record are required. Question concerning plat preparation should be directed to Mr. Matthew Bloedorn (MBloedorn@sha.state.md.us) of SHA's Plats and Surveys Division.
4. The following comments are regarding the plan sheets:
 - a. Clearly show and label the limit of SHA right-of-way for MD 193 on the plan views.
 - b. Label all storm drain structures within SHA ROW on plan views. Also, label all existing drainage structures with suffix "EX".
 - c. Provide erosion and sediment control plans.
 - d. Include drainage profile for all existing storm drain systems located within SHA right-of-way, which are impacted due to the proposed improvements (e.g. I-70-22 to MH-70-07). Add label for Q10, V10 for all pipes, show SHA right-of-way, show all utility crossings with labels/inverts and 25-yr HGL. Provide computations to verify 25-yr HGL. *This may have been labeled as A1 to E1 in storm drain analysis computations. Verify and update for consistency.*
5. Storm Drainage Computations: Note that all SHA's existing storm drain system impacted by the proposed improvements and proposed storm drain system computations shall be based on SHA highway drainage manual. Note that the SHA Drainage Manual is recently been updated and can be accessed <https://roads.maryland.gov/mdotsha/pages/index.aspx?PageId=38>.
 - a. We note that all storm drain design is based on MCDOT storm drain manual. Note that all existing storm drain system located within SHA right-of-way need to be analyzed using SHA drainage manual.
 - b. Provide supporting storm drain computations (inlet capacity, 10-yr frequency storm and hydraulic gradient) for all existing SHA storm drain system using Rational Method, which are impacted due to the proposed improvements. Provide supporting computations for tailwater conditions used for 25-year HGL. Also, provide backup computations for 25-yr HGL.
 - c. We note that the existing storm drain system's adequate capacity is demonstrated by providing storm drain computations of proposed conditions. Provide existing

Mr. Pritam Arora, P.E.
SHA Tracking No.: 25APMO021XX
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April 3, 2025

conditions for comparison purpose. Note that the increase in discharge to downstream property would require concurrence from the downstream property owner. Also, provide documentation of stable outfall at the downstream end of closed storm drain system for each location.


Recommendations

Address the above comments and make a formal submission with a response letter. For future submittals, include an electronic copy of all the hydraulic reports, plans, and computations in PDF format. For clarifications of any of the drainage and SWM review comments, contact the Consultant Hydraulic Reviewer, Mr. Nimish Desai at ndesai@dewberry.com.

Further plan submittals should reflect the above comments. Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the plans and all supporting documentation in PDF format, including a point-by-point response to reflect the comments noted above directly to the Access Management Division. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the reviewer and project status via the SHA Access Management web page at <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>.

If you have any questions or require additional information please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll-free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov

Sincerely,



4/3/2025

for Mr. Derek Gunn, P.E.
District Engineer, SHA - District 3

DG/eui

cc:

Mr. Nimish Desai, SHA – District 3 Drainage & SWM
Mr. Mark Etheridge, Montgomery County Department of Permitting Services
Mr. Kwesi Woodroffe, Access Management Regional Engineer, SHA- District 3
Ms. Urooj Zafar, ADE – Project Development, SHA – District 3



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 11-Apr-25
TO: Pritam Arora - parora@deius.com
Design Engineering Inc
FROM: Marie LaBaw
RE: Sonina Properties Apartments
320250010

PLAN APPROVED

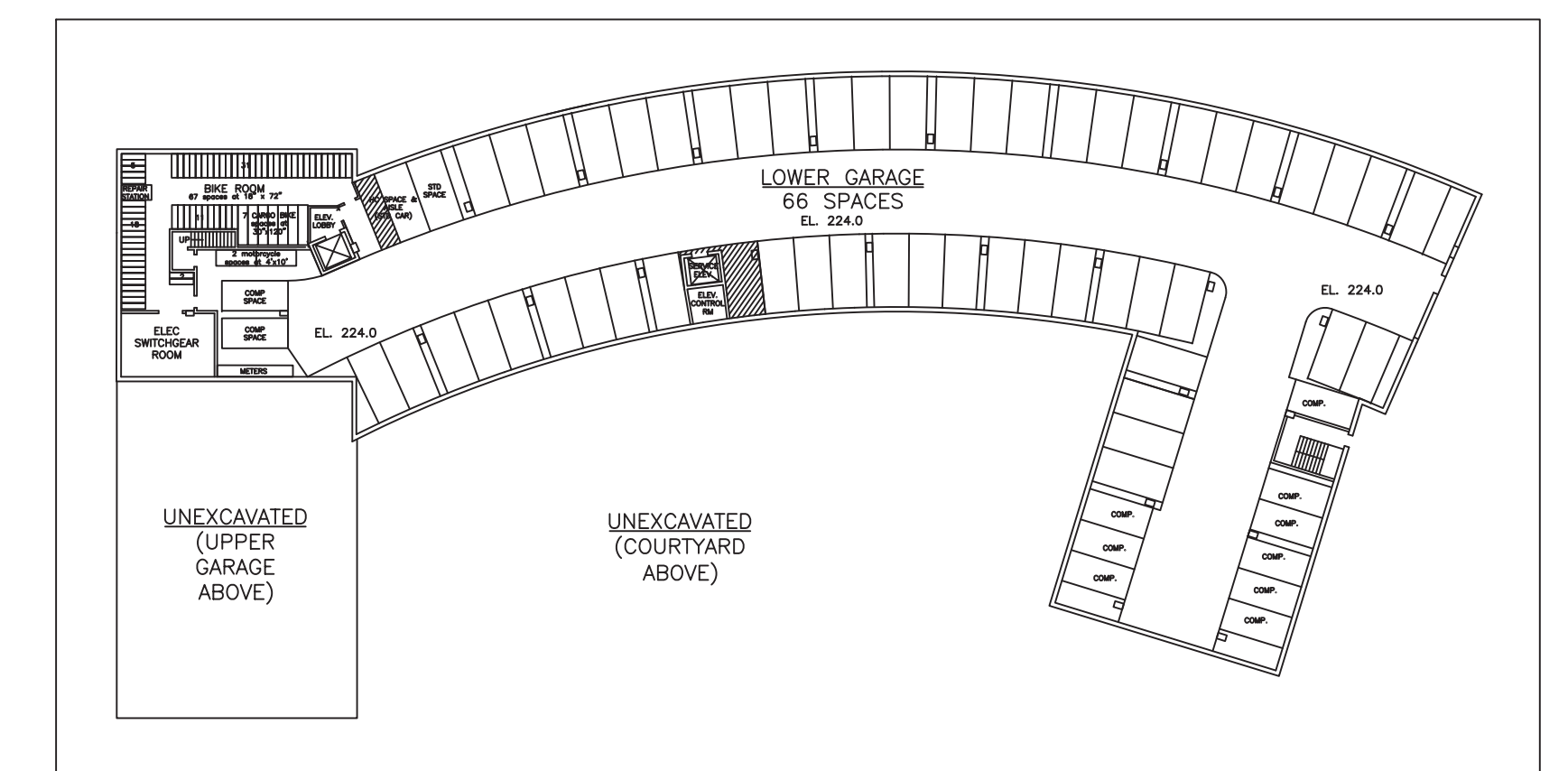
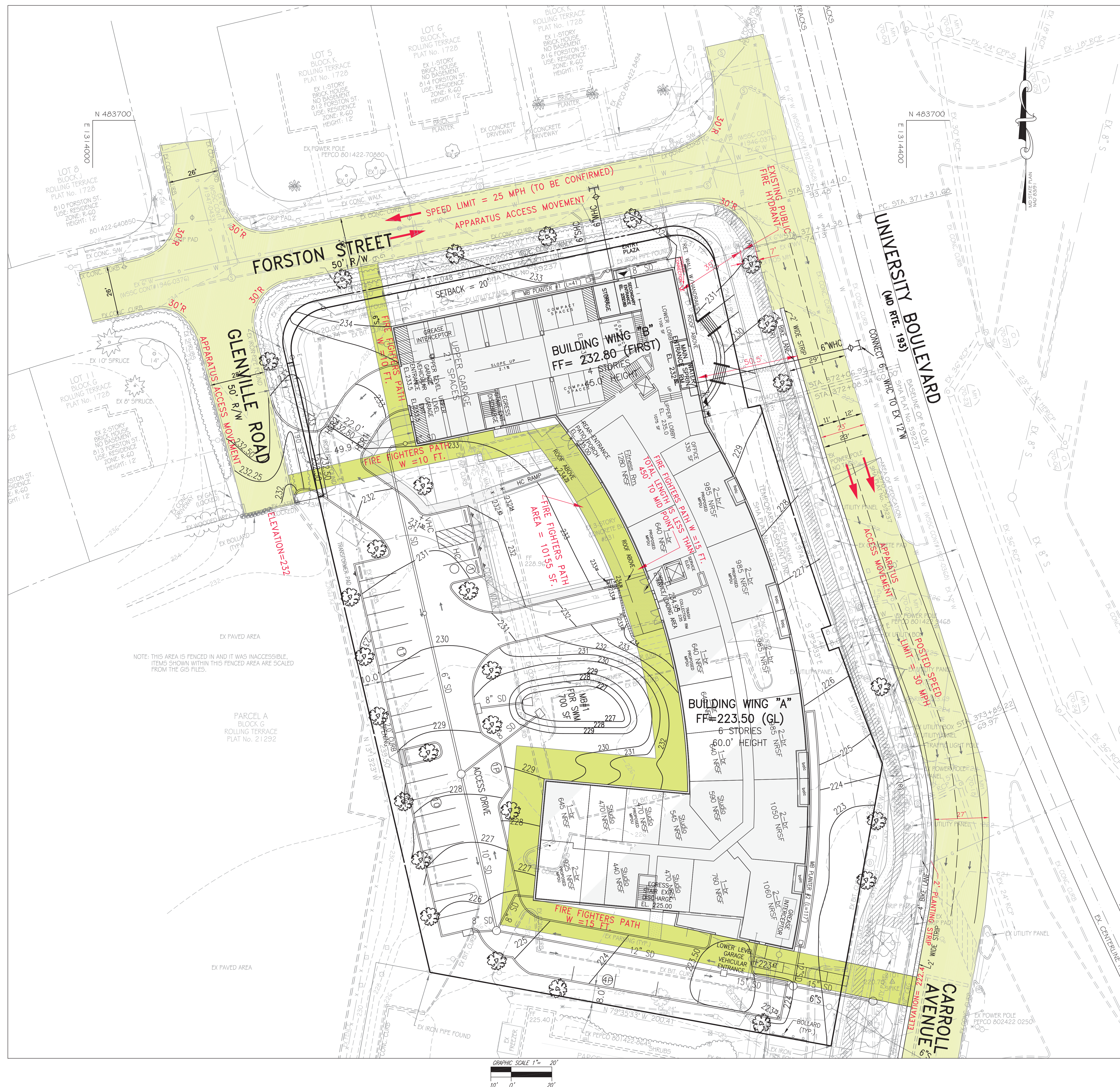
1. Review based only upon information contained on the plan submitted **10-Apr-25** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** MCDOT to coordinate bike lane protections at hydrant with MCDPS Fire Department
Access & Water Supply *****

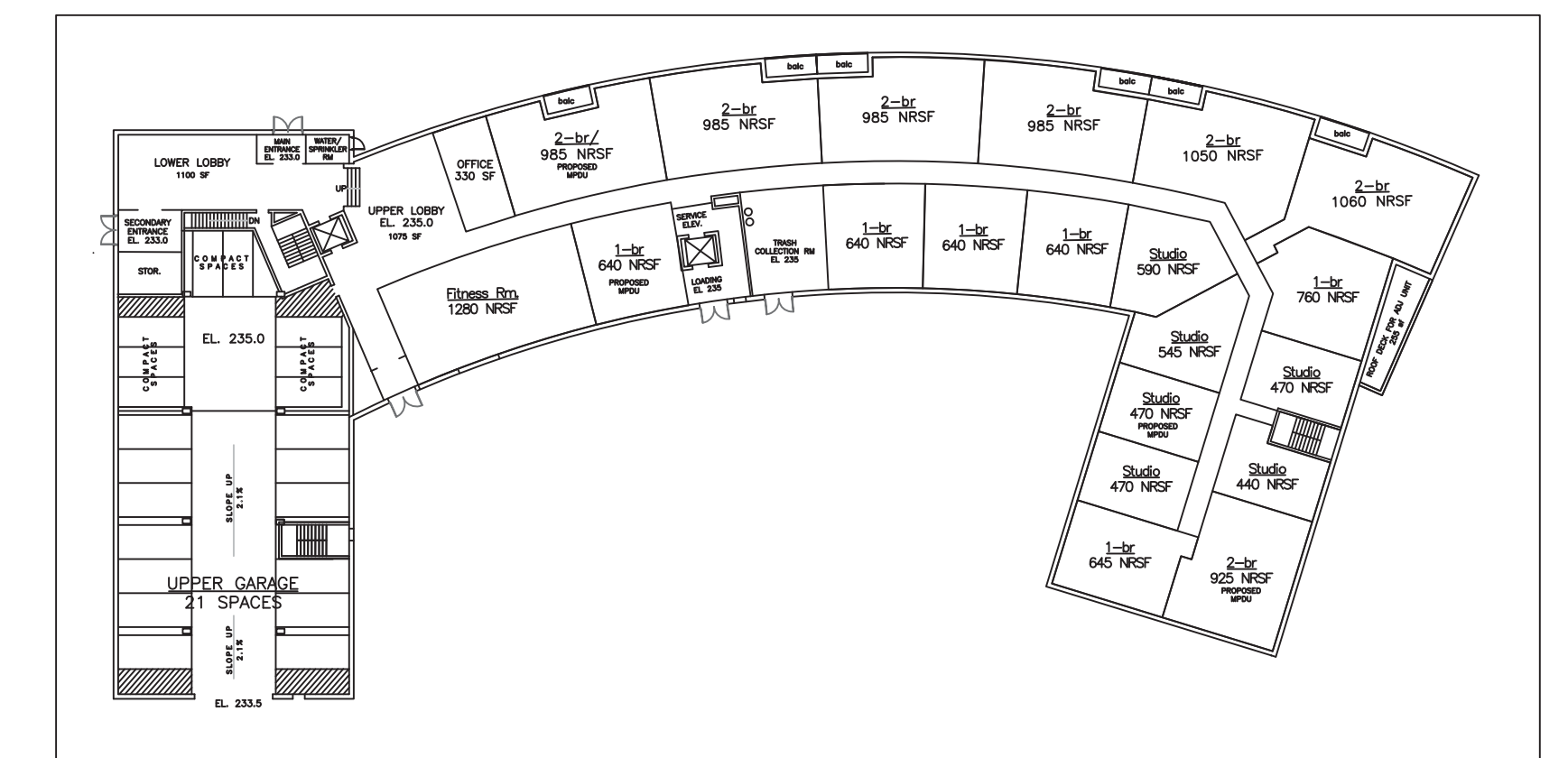


LOTS 1, 2, & 3 BLOCK L,
ROLLING TERRACE (PLAT 1728)
& PARCEL 500, LIBER 18598 FOLIO 47
TAX MAP JN69, PROPERTY OF VICSN I LLC
SONINA PROPERTIES APARTMENTS
ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

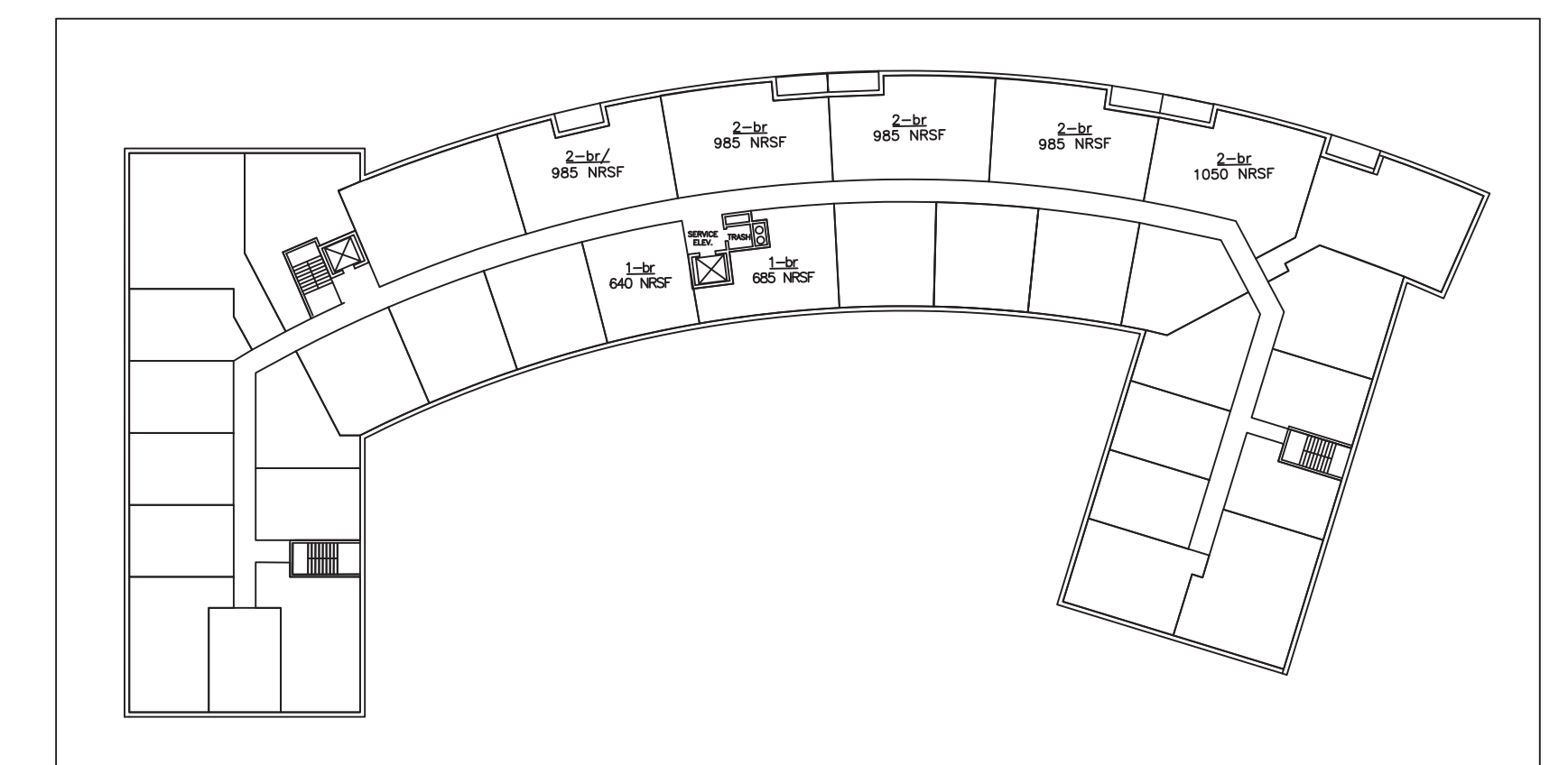
DATE:	12/20/24	TITLE:	FIRE TRUCKS ACCESS SITE PLAN			
SCALE:	1"=20'	DRAWN:	EMB			
SHEET:	SK-13	DESIGNED:	PLA/EMB			
	(13 OF 19)	CHECKED:	PLA			
			DATE		REVISIONS	
			03/21/25		Revised	
			DATE		REVISIONS	
					DESCRIPTION	
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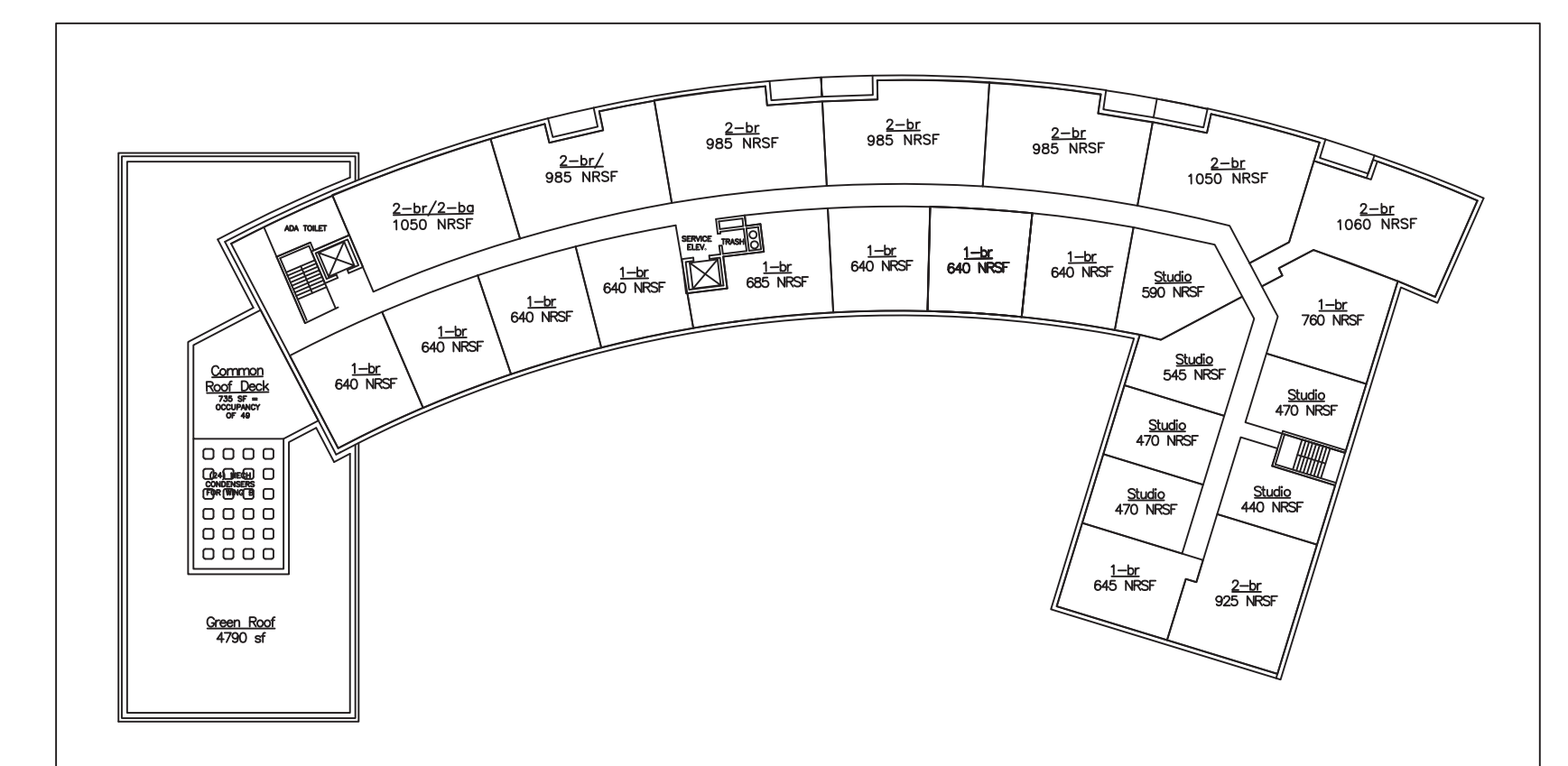
Parking LEVEL



1st Floor Plan


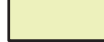



2nd-3rd-4th Floor Plan



5th Floor Plan

LEGEND

	APPARATUS ACCESS MOVEMENT
	FIRE FIGHTERS PATH
	BUILDING

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SAC FM: DPS DATE: 4/11/2025



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11101, EXPIRATION DATE: SEPT. 17, 2026.



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

April 24, 2025

Mr. Adam Bossi, Planner III
Downcounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th Floor,
Wheaton, MD 20902

RE: Sketch Plan No. 320250010
Sonina Properties Apartments

Dear Mr. Bossi:

We have completed our review of the revised Sketch Plan uploaded in eplans dated April 14, 2025. This plan was reviewed by the Development Review Committee at its meeting on March 11, 2025. This plan is tentatively scheduled to be heard at the May 15, 2025, Planning Board meeting. We recommend the approval of the plan, subject to the following comments on the right-of-way (ROW) maintained by the county.

The subject property also faces the public street maintained by the Maryland State Highway Administration (MDSHA). MCDOT has no jurisdiction other than maintaining and operating the traffic signal, sidewalk, bus stop, bus shelter, or shared-use path along the MDSHA-maintained ROW. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendations about the ROW maintained by MDSHA, as per the review of the preliminary plan and TIS, for the attention of the concerned agencies.

Significant Comments:

1. University Blvd (MD-193):
 - a. Per Master Plan of Highways: Town Center Boulevard with 6 planned lanes (4 traffic lanes + 2-designated transit lanes). Master Plan minimum ROW: 142-ft.
 - b. Per Bicycle Master Plan: Two-way separated bike lanes along the frontage.
 - c. On the Preliminary Plan, dimension the ROW and provide a roadway cross-section with purple line improvements, a 6-ft minimum street buffer, and a minimum 8-ft wide sidewalk.

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Adam Bossi
Sketch Plan No. 320250010
April 24, 2025
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- d. The applicant shall be responsible for the following site frontage improvements:
 - a 2-ft concrete buffer between the bike lane and travel lane along the site frontage.
 - a 6-ft minimum street buffer; and
 - a minimum 8-ft wide sidewalk.
 - e. Purple Line Coordination: The plans shall clearly show the purple line improvements, which should be labelled. For any impacts to this development due to the Purple Line Project, the applicant should contact Ms. Christina Contreras of MCDOT at christina.contreras@montgomerycountymd.gov or at 240-614-3286. At or prior to recording the plat, the applicant must provide a confirmation email/letter from Ms. Christina Contreras stating that no additional dedication or improvements are required as part of the Purple Line to the Montgomery County Department of Permitting Services (MCDPS) ROW Section.
 - f. Per the Countywide Transitway Master Plan: Dedicated Bus Rapid Transit (BRT) Lane with a minimum 142 ft of ROW. At or prior to recording the plat, the applicant must provide a confirmation email/letter from Mr. Justin Willits stating that no additional dedication or improvements are required as part of BRT to the MCDPS ROW Section. Mr. Willits can be reached at justin.willits@montgomerycountymd.gov.
 - g. We defer to MDSHA for improvements, as this roadway is maintained by them.
2. Carroll Avenue (MD-193):
- a. Per the Master Plan of Highways, Town Center Street will have 2 planned lanes, and the minimum ROW in the Master Plan is 90 feet.
 - b. Per Bicycle Master Plan: Two-way separated bike lanes, one-way along the frontage.
 - c. On the Preliminary Plan, dimension the ROW and provide a roadway cross-section.
 - d. The applicant shall be responsible for the following site frontage improvements:
 - a 2-ft concrete buffer between the bike lane and travel lane along the site frontage.
 - a 6-ft minimum street buffer; and
 - a minimum 8-ft wide sidewalk.
 - The applicant will be responsible for modifications along the site frontage due to the Carroll Avenue Separated Bike Lanes Capital Improvements Project (CIP). Prior to the submission of ROW permit to MDSHA, the applicant will contact Mr. Khursheed Bilgrami of Montgomery County DOT for additional details regarding the (CIP). Mr. Bilgrami can be reached at 240-777-7266 or at

Mr. Adam Bossi
Sketch Plan No. 320250010
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khursheed.bilgrami@montgomerycountymd.gov. At or prior to recording the plat, the applicant must provide a confirmation email/letter from Mr. Khursheed Bilgrami stating that the plans reflect the necessary improvements as required by the CIP to MCDPS ROW. Check the link below for information regarding the CIP: <https://www.montgomerycountymd.gov/dot-dte/projects/CarrollAve/index.html>.

- e. We defer to MDSHA for all other improvements, as this roadway is maintained by them.
3. Forston Street:
 - a. Plat #1728 shows a 50-ft ROW that the county maintains. Per complete streets, this will be classified as a Neighborhood Street with an ultimate 60-ft ROW, and the applicant shall dedicate the ROW along the frontage to comply with Complete Streets.
 - b. On the Preliminary Plan, dimension the ROW and provide a roadway cross-section.
 - f. The applicant shall be responsible for the following site frontage improvements:
 - a minimum 6-ft wide street buffer; and
 - a minimum 6-ft wide sidewalk.
 - c. An existing fence is on the ROW; please remove or relocate it outside the right-of-way prior to the recordation of the plat.
4. Glenville Road:
 - a. Plat #1728 shows a 50-ft ROW that the county maintains. Per complete streets, this will be classified as a Neighborhood Street with an ultimate 60-ft ROW, and the applicant shall dedicate ROW along the frontage to comply with Complete Streets.
 - b. An existing fence is on the ROW; please remove or relocate it outside the right-of-way.
 - c. On the Preliminary Plan, dimension the ROW and provide a roadway cross-section.
 - g. The applicant shall be responsible for the following site frontage improvements:
 - a minimum 6-ft wide street buffer; and
 - a minimum 6-ft wide sidewalk.
 - a. This road terminates without a turnaround. MCDOT will not require a turnaround, as our current policy is not to require it when the existing road terminates less than 150 feet from an intersection.
5. The improvements listed above are recommendations made based on the existing policy, regulations, and Code. Final improvements within the right-of-way along the site's frontage are determined at the Preliminary Plan stage.
6. Proposed access: The following shall be addressed at the preliminary plan stage:
 - b. The proposed access should be perpendicular to the street and should be per MC-302.01.

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Page 4

- a. The curb return radius as shown is too large and shall be reduced. Provide turning movements for the design vehicles at the intersection of Forston Street at Glenville Road and the proposed access.
 - b. Provide dimensions of the proposed access.
7. All the proposed sidewalks along the site frontage shall be in the public right-of-way.

Standard Comments:

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the MCDPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents"). Please click on the link for the application and payment process <https://www.montgomerycountymd.gov/dot-dir/Resources/Files/DevRevApplication.pdf>
3. We recommend standard property line truncations at the intersections.
4. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk/sidepath and roadway.
5. Sight Distance: Submit a completed, executed MCDOT Sight Distances Evaluation certification form for all existing and proposed site entrances onto County-maintained roads for our review and approval. Please use the link for the updated Sight Distance Form <https://www.montgomerycountymd.gov/dot-dir/Resources/Files/SightDistanceForm.pdf>
6. Storm Drain Analysis: Submit a storm drain study for the portion of the subject site draining to the Montgomery County public storm drain system. Please see the checklist <https://www.montgomerycountymd.gov/dot-dir/Resources/Files/StormDrainRevChecklist.pdf>
7. Upgrade pedestrian facilities at all intersections as needed to comply with current ADA standards.
8. Show the locations of the existing and proposed driveways on the plan.
9. No steps, retaining walls, or door swings into the county ROW.
10. The applicant is responsible for relocating utilities along existing roads to accommodate the required roadway improvements.
11. A permit and bond will be required as a prerequisite to MCDPS approval of the record plat.

Mr. Adam Bossi
Sketch Plan No. 320250010
April 24, 2025
Page 5

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Deepak Somarajan, our Development Review Team for this project at deepak.somarajan@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III
Development Review Team
Office of Transportation Policy

M:\Subdivision\Deepak\Sketch Plan\ 320250010-Sonina Properties\Letter\ 320250010-Sonina Properties-Sketch Plan Letter.docx

cc: SharePoint\Correspondence Folder FY-25

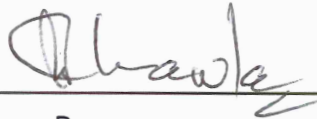
cc-e:	Pritam Arora	Design Engineering Inc.
	Jody Kline	Miller, Miller & Canby.
	Katherine Mencarini	MNCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Etheridge	MCDPS WRS
	Marie LaBaw	MCDPS FRS
	Mark Terry	MCDOT DTEO
	Justin Willits	MCDOT DTE
	Robert Gonzales	MCDOT DTE
	Khursheed Bilgrami	MCDOT DTE
	Christina Contreras	MCDOT DO
	Andrew Bossi	MCDOT OTP
	Rebecca Torma	MCDOT OTP

AFFIDAVIT OF PRE-SUBMISSION PUBLIC MEETING

Sonina Properties Apartments, 831 University Boulevard

SK # 320250010

I hereby certify that on December 18, 2024 at 6:00 pm, representatives of VICSN I, LLC, its consultants, and Design Engineering, Inc. held a Pre-Submission Public Meeting in order to discuss the upcoming sketch plan application for Sonina Properties Apartments, SK # 30250010. The purpose of this meeting was to comply with Section 59.7.5.1 of the Zoning Ordinance and the Administrative Procedures for Development Review which require a Pre-submittal Public Meeting to be held no more than 90 days prior to initial application submittal. The meeting invitation was mailed to all individuals included in the attached notice list.



By:

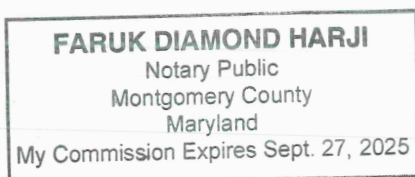
Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland this 21 day of December, 2024.

My Commission Expires:

09/27/2025



[SEAL]





December 2, 2024

Pritam Arora, P.E.
parora@deius.com
Cell: 240-417-6426
Office: 301-258-1173 X 102

FIRST CLASS MAIL
NOTICE OF PRE-SUBMISSION PUBLIC MEETING

Name of Plan:	SONINA PROPERTIES APARTMENTS
Applicant:	VICSN 1 LLC
Current Zoning:	CRT-1.5, C-0.5, R-1.5
Number of Proposed Lots/	
Area Included:	1 Lot (87,415 SF)
Geographical Location:	South of the intersection of University Boulevard and Forston Street
Proposed Application:	Sketch Plan No. 320250010 to demolish the existing medical office building at 831 University Boulevard and re-develop site for the proposed 148 apartment units.


A site meeting regarding the above-referenced Project has been scheduled for **Wednesday, December 18th at 6:00 pm**. You are invited to join the meeting at 831 University Boulevard E, Silver Spring, 20903. If you intend to participate in the informational meeting and/or would like to provide written comments, please send an email with your name and mailing address to Pritam Arora at parora@deius.com. We encourage you to submit questions and comments in advance of the informational meeting.

The Property that is the subject of the Sketch Plan application consists of approximately 87,415 square feet of tract area and is located south of the intersection of University Boulevard and Forston Street. The Sketch Plan application proposes to develop the Property with an apartment building with height about 59.7' along University Blvd and 43.7' along Forston Street. The purpose of this meeting is to review the proposed Sketch Plan application, and the meeting will then be open to questions regarding the proposed Project.

If you are interested in receiving more information about the proposed application, you may contact Pritam Arora (240-417-6426); parora@deius.com of Design Engineering, Inc.

You may also contact the Maryland-National Capital Park and Planning Commission ("M-NCPPC") if you have general questions about M-NCPPC's process. The Information Counter may be reached (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Very truly yours,


Pritam Arora, P.E., President

cc: Inder Chawla, Applicant, VICSN 1, LLC

**MINUTES OF THE
PRE-APPLICATION COMMUNITY MEETING
SONINA PROPERTIES APARTMENTS
831 UNIVERSITY BOULEVARD
EAST
DEC. 18, 2024**

Attendees on behalf of the Applicant

- Inder Chawla, Applicant
- Eli Saravia, Property Manager
- Pritam Arora, Design Engineering Inc.

1. The meeting commenced at 6:00 PM.
2. There were three representatives of the applicant present.
3. Applicant's Presentation
 - Inder Chawla of VICSN 1 LLC (Applicant & Property Owner) of site provided an overview as follows:
 - i. of the proposed Sketch Plan to replace existing medical office building (built around 1960) for the proposed apartments permitted within the zone.
 - ii. The architectural floor plans and an elevation were displayed on two boards. The colored rendering of Sketch Plan was also displayed on the board.
 - iii. The project is for 148 apartment units as shown.
 - iv. The building height along University Boulevard is planned to be 59.7' (less than 60' maximum permitted) and along Forston Street is planned to be 44' (less than 45' maximum permitted).
 - v. Planned to have 20 MPDU units.
 - vi. Access will be from Glenville Road. Access to University Boulevard is not permitted.
 - vii. Parking: 115 Car Parking spaces + 3 motorcycles and about 60 bicycle parking spaces are planned. Parking required by Zoning is 83 car parking spaces. A portion of this parking (66 spaces) is within the building.
 - Pritam Arora of Design Engineering Inc discussed further the following items:
 - i. Purpose: the submittal is for Sketch Plan as required by Montgomery Planning. This pre-submittal meeting is part of the submittal requirement. The pamphlet has been provided to show the contact info for Montgomery Planning and the applicable process.
 - ii. Zoning & Use: the zoning for the overall site consisting of three lots and parcel 500 is CRT-1.5 C-0.5 R-1.5 H=60'.

- iii. Site Area & Use: This zoning allows commercial use for 0.5 FAR + residential use for 1.5 FAR. Based on site area of about 1.9 acres w/ ROW dedication to Purple Line, the proposed use w/ 148 apartments w/ allocation for MPDU are permitted. No commercial use is proposed.
- iv. Access: As discussed earlier and in coordination w/ Montgomery Planning, the access is shown from Glenville Road.
- v. Fire Protection Access: The proposed sketch plan has been reviewed w/ MCDPS Fire Protection Engineer for Fire Trucks access and fire Fighters Path around the building.
- vi. Purple Line: The site ROW frontage along University Boulevard is under construction and will include the bike lane along within paved section of University Boulevard.
- vii. SWM ESD Volume: The Site area (based on oval site area limits of disturbance same as site area) required ESD volume is being provided on-site by providing greenroof for portion of roof , MB Planters for the regular roof along the Building Wall (one along University Blvd side and one along Forston Street Side) for the area of regular roof, Microbio, and Permeable Concrete Pavement.
- viii. Loading Space: One loading is required and is provided.
- ix. Water & Sewer: The water mains & sewer mains are available along Forston as well as University Boulevard. The building will be connected to the existing system as per WSSC's requirement.

4. Question/Comments from the audience:

- The parking provided should be higher. Forston Street access is too busy at this time. Plan on additional access to Carroll Avenue.

Applicant response: We are providing more than required parking. Hopefully w/ Purple line completion and start, it will further help. The site has no frontage to Carroll. The access to University Boulevard is not acceptable to Montgomery Planning.

- The building height for Forston is 45'. University Boulevard side building height is 60'. Clarify this based on building elevation.

Applicant's response: The University side building is higher. It is shown on the elevation based on Zoning required height analysis.

- Electric Charging station should be provided.
Applicant's Response: The required electric charging station will be provided.

Will check further based on additional requirements.

- No Inter-parcel access w/ abutting Church Property is to be provided: No access is shown.

Applicant's Response: No easement is available for inter-parcel access.

- What is the Price for Unit.

Applicant's Response: Market analysis is pending. This will take time.

- What is the size and type of units:

Applicant's Response: The breakdown of each unit type was providing w/ a total of 148 units.

- Being an old building, asbestos removal should be checked and done prior or demolition/

Applicant's Response: This is to be addressed in conjunction w/ the Building Demolition Permit.

- What is the anticipated schedule for the start of construction?

Applicant's Response: It depends upon the review process. Hoping to start construction by mid-2026 and likely takes about 2 years to build it.

The meeting ended at 7 PM and all attendees were advised to contact Mr. Arora at the email provided for any comments, questions, or concerns they may have. Thanks to all of you for participating in the community meeting.

Meeting minutes prepared by:

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