

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MCPB
Item # 7
09/06/01

MEMORANDUM

DATE: August 29, 2001
TO: Montgomery County Planning Board
VIA: John Carter, Chief, Community-Based Planning Division JAC
FROM: Callum Murray, Community-Based Planning Division (495-4733)
Claudia Kousoulas, Community-Based Planning Division (495-4558)

REVIEW TYPE: Mandatory Referral
APPLYING FOR: Construction of a Pump Station
REVIEW BASIS: Article 28, Chapter 7-112 of the Regional District Act
APPLICANT: City of Rockville
PROJECT NAME: Glen Mill Road Pump Station
CASE NUMBER: 01404-ROC-1

AREA: 25,214 square feet
LOCATION: South east corner of Glen Mill Road and Sandringham Court
MASTER PLAN: Potomac Subregion Master Plan

FILING DATE: May 22, 2001
PLANNING BOARD
REVIEW: September 6, 2001

STAFF RECOMMENDATION: APPROVAL for the following reasons:

1. This site was set aside for this use at subdivision and all new residents were informed of this planned use.
2. Approval will allow construction of a water pump station and enable planned service improvements.

Staff recommends APPROVAL of this mandatory referral on the conditions that Rockville engineering staff, landscape staff, and their consultants:

- meet with residents to determine an appropriate landscaping plan for the site
- ensure that construction and operation will create minimal disturbance to this section of Glen Mill Road, which is designated as an interim rustic road.

PROJECT DESCRIPTION

Property Description and History

This approximately quarter acre site at the southeast corner of Glen Mill Road and Sandringham Court in the Potomac planning area was set aside in the June 3, 1998 Avonglen subdivision. At that time, the City of Rockville had completed a planning study that indicated the need for improved water service and this site was designated for a water pump station.

Intended Use

The site is intended for use as a water pump station. The proposed structure is designed as a residentially styled building and will be faced with brick veneer and detailed with cast stone quoins, window lintels, and window trim (see attached graphics). The building will be 2 ½ stories tall, with a roll-up aluminum garage door on the north façade, facing the street.

The building will be reached from Sandringham Court by an approximately 100 foot long driveway, and the City plans to meet with the residents to develop a mutually satisfactory landscaping plan. The rear portion of the site, approximately half, will remain undeveloped under a forest conservation easement.

This pump station will be an auto-run station, maintained by the City of Rockville in twice weekly visits to ensure smooth operation.

Master Plan Recommendation

Neither the 1980 Plan nor the current master plan draft alludes to this project.

Public Facilities

This is a needed public facility, identified by the City of Rockville.

Environment

Staff has determined that the forest conservation and stormwater management requirements of this site have been covered by the preliminary plan for the Avonglen subdivision. Construction of the pump station should not create any additional mitigation requirements for environmental protection if built according the proposed plan.

Transportation

Staff has determined that there is no traffic impact associated with construction of a water pump. However, the portion of Glen Mill Road that provides access to the pump station is a rustic road, and so disturbance to the road should be minimal.

Public Comment

To date, no adverse comments have been received by planning staff or City of Rockville staff.

CONCLUSION

Staff recommends approval of this mandatory referral, to meet identified water demands in the City of Rockville, with the conditions listed above.

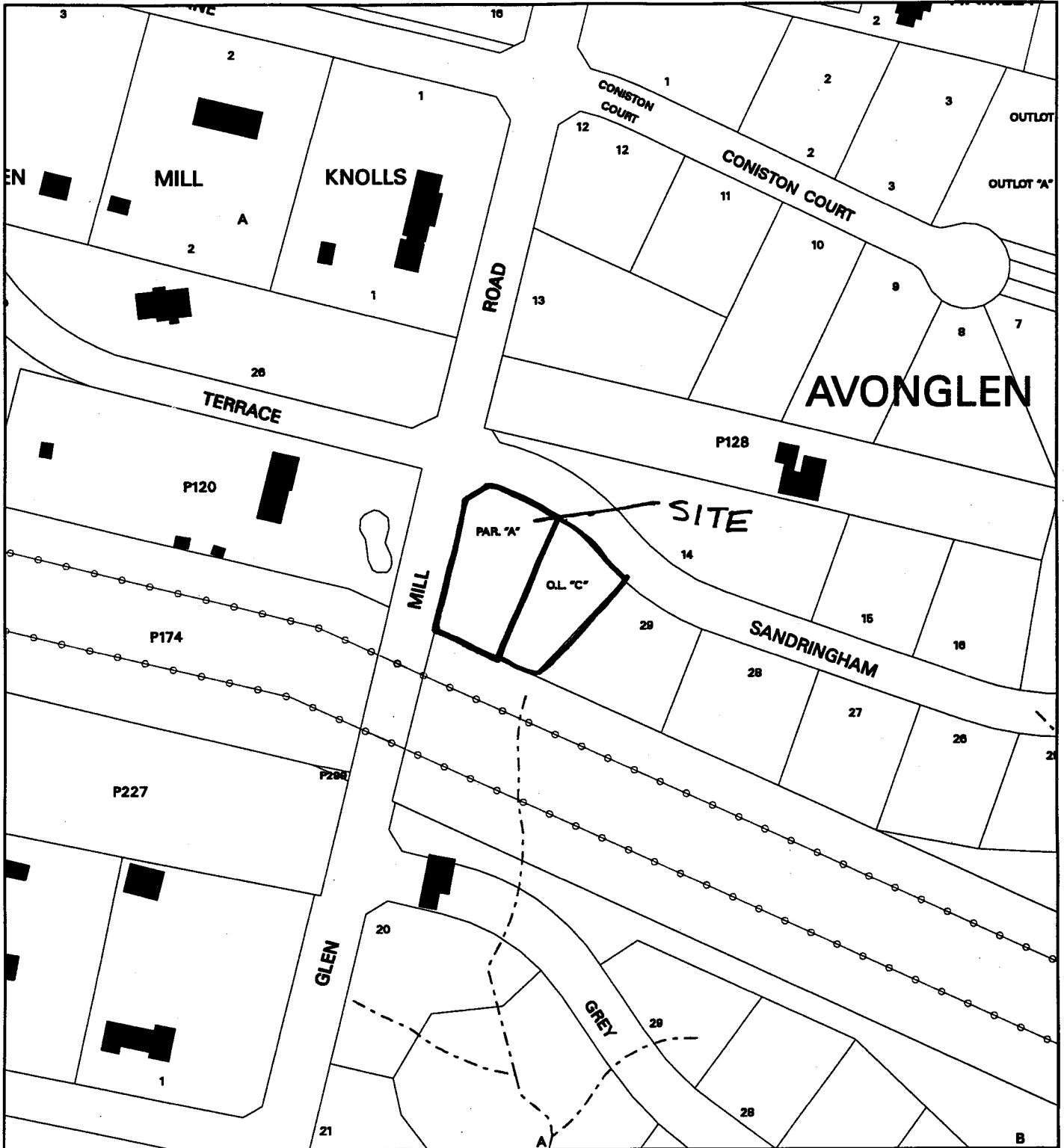
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Attachments:

- Area Map**
- Site Map**
- Building Plan**
- Transportation Staff comments**
- Environmental Staff comments**
- Public Notice and correspondence**

VICINITY MAP FOR

MANDATORY REFERRAL - ROCKVILLE PUMP STATION



Map compiled on August 29, 2001 at 10:41 AM | Site located on base sheet no - Z16NW10

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



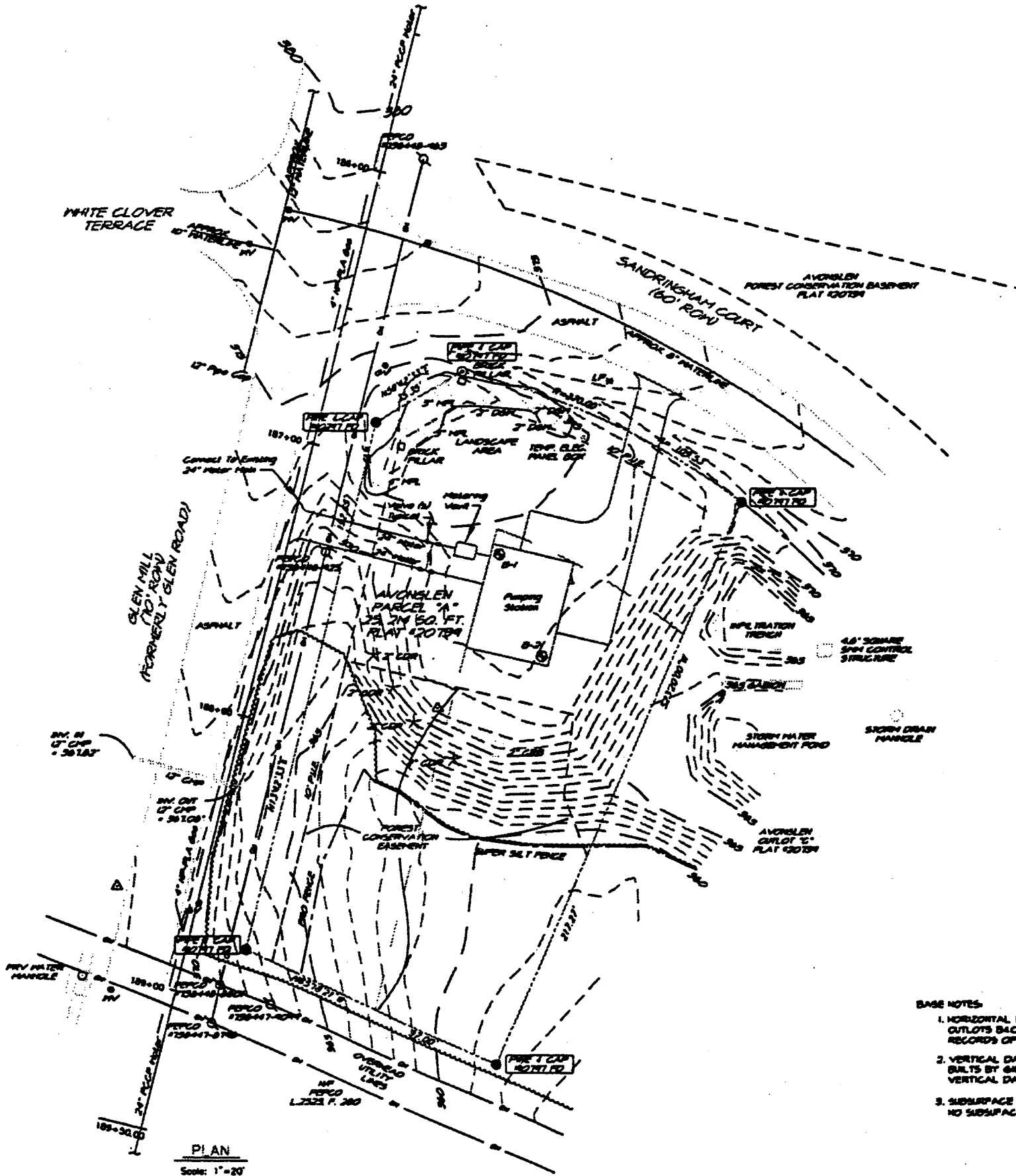
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Research & Technology Center



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PLAN
Scale: 1"=20'

- BASE NOTES**
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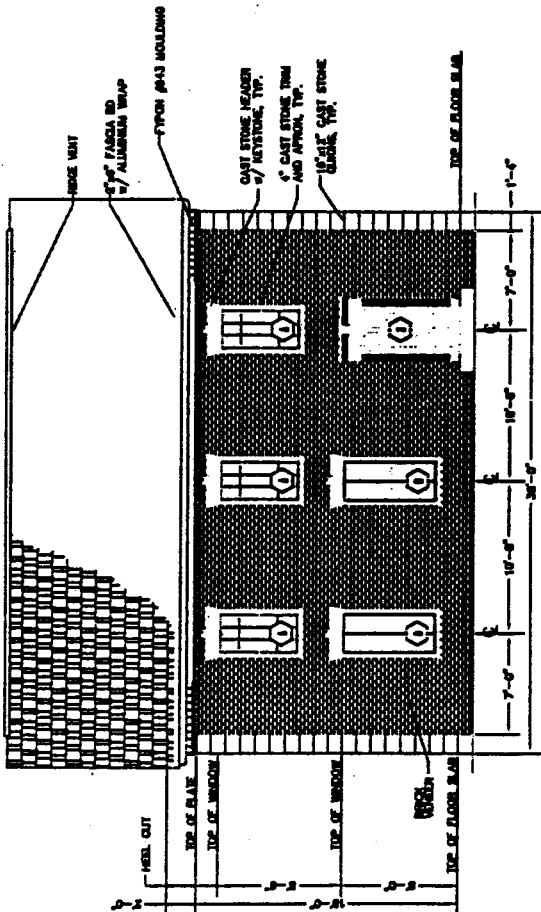
AHL, LLP
RS

NO: (410)778-2892

NO.	DESCRIPTION	BY	DATE

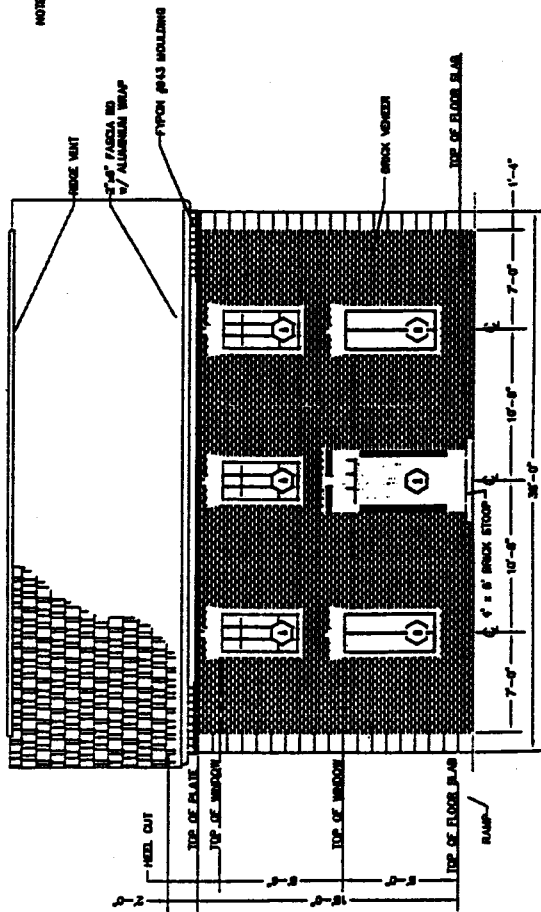
DEPARTMENT OF PUBLIC WORKS
CITY OF
ROCKVILLE

REVISIONS OF PUBLIC WORKS



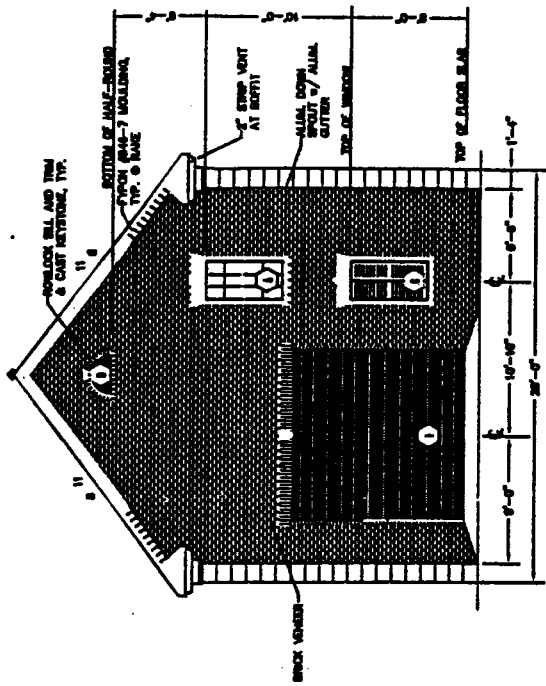
EAST ELEVATION

1/4"=1'-0"



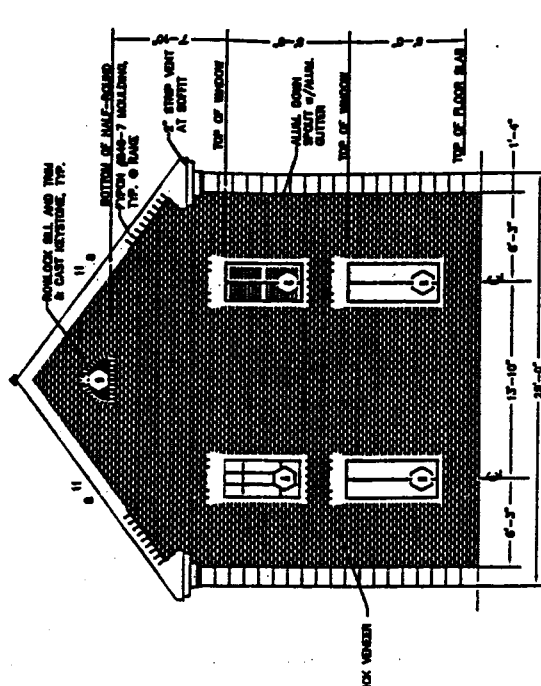
WEST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

NOTE: SEE WINDOW DETAILS FOR FALSE WINDOW CONSTRUCTION.

NO.	DATE	BY	CHK.	APP.
1	APRIL 1928	AS DRAWN		
2				
3				
4				

HUMMEL, KLEPPER & KARR, LTD.
CONSULTING ENGINEERS
101-102 WEST OF PARK, BRIDGE
CITY OF BRICKMILL
PA. (40) 727-2400



GLENN MILL ROAD PUMP STATION
PUMPING STATION ARCHITECTURAL
ELEVATIONS

101-102 WEST OF PARK, BRIDGE
CITY OF BRICKMILL
PA.

SCALE OF PAPER: 1/4"=1'-0"

DATE: APRIL 1928

BY: AS DRAWN

CHK.: [Blank]

APP.: [Blank]

NO. 10117

STATE OF PENNSYLVANIA

PROFESSIONAL ENGINEER

1928

PA. (40) 727-2400

101-102 WEST OF PARK, BRIDGE

CITY OF BRICKMILL

PA.

U. S. A.

Date: 8/2/01

Sender: Kim

To: Kousoulas

cc: HardyD

Priority: Normal

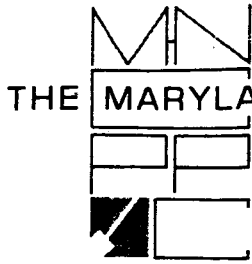
Subject: Glen Mill Road Pump Station, Mandatory Referral No. 01404-RO

There is no traffic impact associated with construction of a water pump station proposed by the City of Rockville at the corner of Glen Mill Road and Sandringham Court. It is noted that the portion of Glen Mill Road providing access to the pump station is classified as the Rustic Road: thus, destruction to Glen Mill Road should be minimum.

Date: 8/9/01
Sender: Nelson.K
To: Kousoulas
Priority: Normal
Subject: Glen Mill Road Pump Station, Mandatory Referral

The Forest conservation and stormwater management requirements associated with the development of this lot have been covered by the preliminary plan for Avonglen (# 1-95002). Construction of the Glen Mill Road Pump Station should not create any additional mitigation requirements for environmental impacts if built according to the proposed plan.

Katherine E. Nelson
Planner Coordinator
County-wide Planning Division
Montgomery County Department of Park and Planning
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 495-4622



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 7, 2001

Dear Resident:

This is to notify you that the Montgomery County Planning Board has received a mandatory referral application, pursuant to Section 7-112 of the state law, for the following project, tentatively scheduled for a hearing before the Planning Board on the date below. Mandatory referral law requires all federal, state and local governments and public utilities to submit proposed projects in the regional district for review and approval by the Planning Board. The Board's approval and comments on mandatory referrals are advisory to the applicant.

The hearing date listed in this notice is tentative and subject to change; no further notices will be sent out. The final notice of hearing will be published in the Planning Board's weekly agenda, which can be viewed on the Board's web page at www.mc-mncppc.org. Any further information can be obtained by contacting the project manager listed below.

Please notify your neighbors and community's homeowner's association members of this notice. The Planning Board encourages community input on all its projects including mandatory referrals, and welcomes citizen participation in its review processes. If you or other members of your community have any concerns or comments, please contact either planner listed in this notice. Full size plans are available for review at 8787 Georgia Avenue.

PROJECT: Glen Mill Road Water Pump Station
APPLICANT: City of Rockville, Department of Public Works
ADDRESS: Corner of Glen Mill Road and Sandringham Drive

MASTER PLAN: Potomac
SCHEDULED FOR: September 6, 2001
HEARING SITE: Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

CONTACT: Callum Murray
301-495-4733
murray@mncppc.state.md.us
Claudia Kousoulas
301-495-4558
kousoulas@mncppc.state.md.us

CK:CM:tv G:\kousoulas\Draftnotice

Attachments



June 21, 2001

Mr. Callum I. Murray
Montgomery County Department
of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Glen Mill Road Pump Station at Sandringham Court, Potomac

Dear Mr. Murray:

This refers to my letter sent to you on May 16, 2001 with a set of preliminary plans of the Glen Mill Road Pump Station. We have sent letters (with copies to you) to individual homeowners and to Ms. Srour, Homeowner's Association Manager, asking for any comments. So far, we have received only one inquiry on the external features of the pump station. There is no adverse comment received.

As I requested in my letter, I would appreciate your comments and advise on the procedures, in particular, whether we need to follow the requirements of the Mandatory Referral since this site has already been designated to the City of Rockville as a pump station and has gone through the planning stages.

Please either call me at 301-309-3230 or email me at ewoo@ci.rockville.md.us at your earliest convenience. Thank you.

Sincerely,

Edwin Woo, PE
Civil Engineer II – Environment

EYW/kz

MAYOR

Rose G. Krasnow

COUNCIL

Robert E. Dorsey
Glennon J. Harrison
Anne M. Robbins
Robert J. Wright

CITY MANAGER

W. Mark Pentz

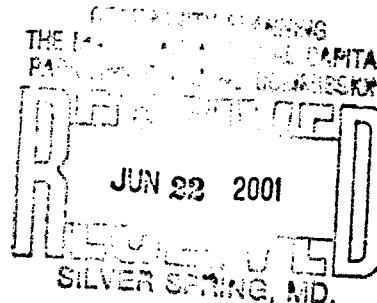
CITY CLERK

Claire F. Funkhouser

CITY ATTORNEY

Paul T. Glasgow

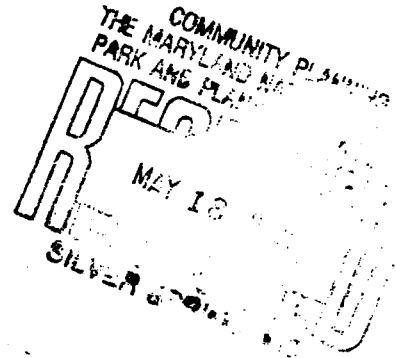
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May 16, 2001

Mr. Callum I. Murray
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760



RE: Glen Mill Road Pump Station
Preliminary Site Plan, Building Layout, Architectural Elevations and Details

Dear Mr. Murray:

Pursuant to our earlier discussion of the City of Rockville's proposed water pump station at the intersection of Glen Mill Road and Sandringham Court in the Potomac area, please find enclosed a set of the above plans for your reference. This site was conveyed to the City of Rockville in the Avonglen subdivision for a pump station.

For your information, I have also sent the above plans to the Avonglen Homeowner's Association Manager, Ms. Stephanie Srouer and to individual property owners on Sandringham Court.

Our consultant, Rummel, Klepper and Kahl (RK&K) is proceeding with the design of the pump station at the present time. The construction is scheduled to start in the Spring of 2002 with completion by early 2003. Please advise us of any necessary procedures that we have to comply with in relation to the development of this pump station.

If you need any additional information, please feel free to call me at 301-309-3230 or you can email me at ewoo@ci.rockville.md.us. Thank you.

Sincerely,

Edwin Woo, P.E.
Civil Engineer II - Environment

EYW/krz
Enclosure(s)

Cc: Patrick Hager, RK&K, Consulting Engineers
Stephanie Srouer, Avonglen HOA Manager
Eugene H. Cranor, Director of Public Works
Susan Straus, Chief Engineer\Environment
Bo Ferguson, Project Implementation Coordinator

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City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.ci.rockville.md.us

Public Works
(301) 309-3220
TDD (301) 309-3187
FAX (301) 315-6553

Public Works Operations
(301) 309-3010
FAX (301) 424-3726

Motor Vehicle Maintenance
(301) 309-3016
FAX (301) 340-3817

Water Treatment Plant
(301) 309-3080
FAX (301) 983-5630

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Paul T. Glasgow



May 16, 2001

Ms. Stephanie Srour
10303 Coniston Court
Potomac, Maryland 20854

RE: Glen Mill Road Pump Station
Preliminary Site Plan, Building Layout, Architectural Elevations and Details

Dear Ms. Srour:

Pursuant to our telephone conversation on May 15, 2001, please find enclosed two sets of the above plans for your reference.

The site was conveyed to the City of Rockville in the Avonglen subdivision for a pump station. This is for improving water supply conditions to the City. Our consultant, Rummel, Klepper and Kahl (RK&K) is proceeding with the design at the present time. Construction is scheduled to start in the Spring of 2002 with completion by early 2003. As we discussed, please inform all members of your community about this project. However, I will be sending out individual letters to all of the property owners on Sandringham Court.

We will be glad to work with you to resolve any questions which may arise from this project. If you need any additional information or assistance, please feel free to call me at 301-309-3230 or you can email me at ewoo@ci.rockville.md.us. You can also contact Bo Ferguson, Project Implementation Coordinator at 301-315-6507 or you can email him at bferguson@ci.rockville.md.us. Thank you.

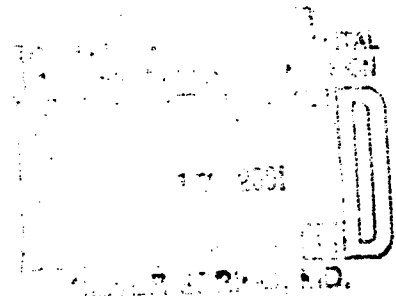
Sincerely,

Edwin Woo, P.E.
Civil Engineer II - Environment

EYW/krz
Enclosure(s)

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Eugene H. Cranor, Director of Public Works
Susan Straus, Chief Engineer\Environment
Bo Ferguson, Project Implementation Coordinator

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CITY ATTORNEY
Paul T. Glasgow

GLEN MILL RD PUMP STATION

Mailing List

May 17, 2001

AH:USERS\KMONKPW General Files\WOONGLEN MILL RD PUMP STAT Mailing List.doc

Mr. and Mrs. Scott Bell
10401 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Jinesh Brahmhatt
10414 Sandringham Court
Potomac, Maryland 20854

Dr. and Mrs. Dennis Charney
10412 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. James Wei
10406 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Howard Cohen
10405 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Larry Gorban
10402 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Alexei Gorbunov
10407 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Prem Kannan
10409 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Ashok Kuthyar
10410 Sandringham Court
Potomac, Maryland 20854

Ms. Young Lee
10418 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Peter Pagonis
10400 Sandringham Court
Potomac, Maryland 20854

+Mr. and Mrs. Dhiren Patel
10413 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Patrick Peller
10411 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Tony Singh
10416 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Harte Wang
10408 Sandringham Court
Potomac, Maryland 20854

Mr. and Mrs. Farid Srour
10305 Sandringham Court
Potomac, Maryland 20854

Ms. Kathy G. Johnson
C/o Pulte Homes
10600 Arrowhead Drive, Suite 225
Fairfax, Virginia 22030

Ms Stephanie Srour
Avington HOA
10303 Coniston Court
Potomac, MD 20854

