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DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

July 21, 2005

Mr. Philip Hughes  
Rodgers Consulting  
19847 Century Boulevard, Suite 200  
Germantown, MD 20874

Re: Stormwater Management  
**CONCEPT RECONFIRMATION**  
Ruppert Nurseries  
SWM Concept #: 213606

Dear Mr. Hughes:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated October 15, 2004 is hereby reconfirmed. Please adhere to all conditions required as part of that approval.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,

Richard R. Brush, Manager  
Water Resources Planning Section  
Division of Land Development Services

RRB:dm

cc: SM File #: 213606



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*Approved Site  
Plan Concept  
10/15/04*



DEPARTMENT OF PERMITTING SERVICES

October 15, 2004

Robert C. Hubbard  
Director

Douglas M. Duncan  
County Executive

Mr. Philip Hughes, E.I.T.  
Rogdes Consulting  
18847 Century Boulevard, Suite 200  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for Ruppert Nurseries  
SM File #: 213806  
Tract Size/Zone: 177.92 acres/ CI&RDT  
Total Concept Area: 21 acres  
Lots/Block: N/A  
Parcel(s): P820/P666  
Watershed: Hawlings River

Dear Mr. Hughes:

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 consists of on-site channel protection measures via a dry pond; on-site water quality control via surface sand filters, grass swales and a Baysaver; and onsite recharge via storage under the sand filters.

Please submit a revised stormwater management concept for water quantity and water quality control for review and approval. All submissions must be accompanied by a resubmittal application. The revised submission must incorporate the following items: *WRC 10/20/04*

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Use the latest Montgomery County design criteria for all proposed Stormwater structures.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.



255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850-6166 • 240/777-6300, 240/777-6250 TTY

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This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office, or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-5345.

Sincerely,  


Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm

cc: R. Weaver  
S. Federline  
SM File # 213606

GN - onsite; Acres: 21  
CL - onsite; Acres: 21  
Recharge is provided

August 24, 2005

Mr. Frank Bossong, IV, P.E.  
Senior Vice President  
Director of Operations  
Rodgers Consulting  
19847 Century Boulevard, Suite 200  
Germantown, MD 20874

Re: Montgomery County  
MD 108 General  
Ruppert Nurseries/Fall Creek Farm East

Dear Mr. Bossong:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the two sketch plan options that reflect improvements required to address the traffic impact study for the Ruppert Nurseries/Fall Creek Farm East development. In summary, sketch option 1 shows a 350' northbound deceleration lane, a 360' northbound acceleration lane, and an 850' southbound bypass lane to accommodate vehicles turning left into the property from MD 108. Sketch option 2 illustrated the same deceleration and acceleration lane measurements, but proposed a southbound left-turn lane instead of a bypass lane. We have completed our review and offer the following comments:

- SHA requires that the full deceleration lane shown in both options be provided due to the 50 MPH posted speed limit along this section of MD 108. The northbound deceleration lane shall consist of a 100' full width taper and a 250' lane. The taper will be delineated with pavement markings.
- SHA acknowledges that the proposed northbound acceleration lane will have impacts to several trees along MD 108. We will allow a reduction in the length of the overall acceleration lane and associated taper to eliminate impacts to the street trees as shown in Option 1. It appears that a total length of approximately 150' may be provided without disturbance to the trees. Please consider providing 75' or more for the acceleration lane and no less than 50' for the full width taper.
- SHA recognizes that there would be right-of-way impacts associated with the creation of the bypass lane (Option 1) or left-turn lane (Option 2). However, based on the results of the traffic study, we are still requiring southbound left turns be accommodated into the site. Please take the necessary steps to attempt to secure this right-of-way for accommodating the bypass lane. Ultimately, if the property owner is unwilling to sell the right-of-way, SHA will require a certified letter stating their denial.
- We are open to your consideration for phasing the roadway improvements only if the timeframe of such phasing does not have a negative effect on the safety and operations of traffic along this section of MD 108.

Mr. Frank Bossong, IV, P.E.

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If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

Original signed by Gregory F. Cooke

Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Lee Starkloff (Via E-mail)  
Mr. Richard Weaver (M-NCPPC via E-mail)  
Ms. Caryl Ersenkal (Ruppert Nurseries)

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