




Robert L. Ehrlich, Jr., Governor  
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation  
May 24, 2005

Ms. Cathy Conlon  
Acting Supervisor Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

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


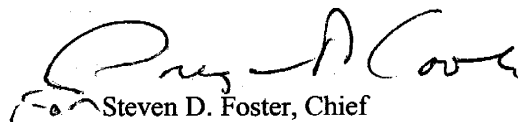
Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan and site plan applications for the Ruppert Nurseries/Fall Creek Farm East development. We have completed our review and offer the following comments:

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted using SHA standards. Please contact Mr. David Slavish of the Plats and Surveys Division @ 410-545-8937 for additional information. You may also e-mail Mr. Slavish at ([dslavish@sha.state.md.us](mailto:dslavish@sha.state.md.us)).
- Access and improvements associated with this development are subject to permitting from this office for one (1) commercial two-way entrance with a minimum, 25'-wide entrance. SHA will require the construction of an exclusive southbound MD 108 left-turn lane and a northbound MD 108 deceleration/acceleration lane for the proposed entrance to the site.
- Please provide this office with a sight distance certification for both the existing and proposed entrances.

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,

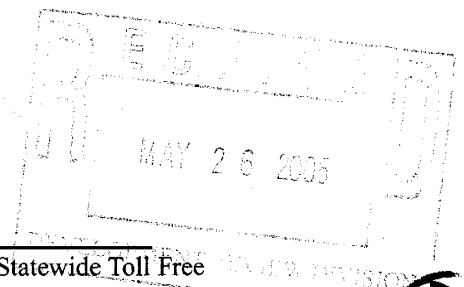
  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Dave Slavish (Via E-mail)  
Mr. Richard Weaver (M-NCPPC via E-mail)  
Mr. David McKee (Benning & Associates)

My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)



12



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

MEMORANDUM

July 29, 2005

TO: Mr. Richard Weaver, Development Review,  
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-05090

Ruppert Nurseries/Fall Creek Farm East

This is to notify you that the status of the plan received in this office on January 21, 2005, is as follows:

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. Septic area use limited to a maximum of 1900 gal/day.
3. A Groundwater Appropriation Permit must be obtained from the State of Maryland (MDE) prior to record plat approval.
4. The potable water system must be registered with MDE as a public drinking water system.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner  
Surveyor  
File



13

September 8, 2005

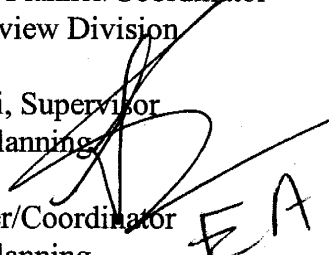
**MEMORANDUM**

TO: Richard Weaver, Planner/Coordinator  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: Ed Axler, Planner/Coordinator  
Transportation Planning

SUBJECT: Preliminary Plan No. 1-05090  
Ruppert Nurseries / Falls Creek Farm East  
23601 Laytonsville Road, Laytonsville  
Patuxent (Rural) Policy Area



---

This memorandum is Transportation Planning staff's Adequate Public Facilities review of the subject preliminary plan to reconfigure Parcels P666 and P820 and record the new plat in the land records. The applicant proposes to relocate and consolidate his landscaping contractor operations (i.e., in Montgomery and Frederick Counties) and business operations (i.e., from its location on Hawkins Creamery Road, west of Laytonsville Road, MD 108) to the subject site in the RDT zone.

At the public hearing held on April 28, 2005, the Planning Board reviewed this proposed landscaping contractor use as Special Exception Case No. S-2636. At the public hearing held on April 14, 2005, the Planning Board recommended that the District Council approve the Remedial Map Amendment, No. G-835, that reclassified 2.5 acres of this site from the Country Inn zone to the RDT zone.

**RECOMMENDATIONS**

Transportation Planning staff recommends no additional conditions for approval as part of the transportation-related requirements of this preliminary plan to those proffered in the applicant's Land Use and Civil Engineering Report submitted for the special exception case.

Staff finds that the proposed action satisfies the Local Area Transportation Review test and will have no adverse effect on area roadway conditions based on the special exception's statement of operations.

**DISCUSSION**

Site Location and Vehicular Site Accesses

The subject site is located on the east side of MD 108 approximately 1,000 feet south of Hawkins Creamery Road. A new curb-cut from MD 108 is proposed at the southern end of the site as the primary commercial access point to the designated on-site parking areas. The existing curb-cut from MD 108 would be retained as a secondary site access point to the historic house (i.e., used as part of the business office). Access permits from the Maryland State Highway Administration (SHA) would be needed for the new and existing curb cuts from MD 108.

On-Site Parking

The applicant proposes parking for all vehicles associated with the landscaping use and business office in the designated parking areas as follows:

Type of Users	No. of Spaces	Location of the Parking Area
Business Office Employees	24	On the South Side of the Main Office
Visitors	11	Along the Perimeter of the Traffic Circle between the Main Office & Office Barn
Other Employees	98	On the Southeastern side of the Site
Designated for Future Parking Needs	33	On the East Side of the 98-Space Parking Area
Landscaping Vehicles & Trailers	38	On the Northeastern side of the Site
Seasonal-Sales Customers	Unspecified	On the Outlot Proposed for Season-Sales Shopping of such Items as Pumpkins & Christmas Trees

Pedestrian Facilities

Sidewalks and other pedestrian facilities do not exist along the segment of MD 108 in the vicinity of the subject site in this upcounty rural area. The vehicular traffic that is generated by the proposed land uses would not affect the existing pedestrian environment.

Master-Planned Roadways and Bikeway

The master-planned roadways and bikeway are designated as follows:

1. Laytonsville Road (MD 108) is designated as a major highway, M-60, with a 120-foot right-of-way and a Class III bikeway or signed shared roadway, SP-43.

15

- Hawkins Creamery Road is designated as a primary residential street with a 70-foot right-of-way.

On-Site Land Uses, Projected Number of Employees, and their Work Schedules

The proposed land uses on the subject site include a landscaping operation, a tree farm, seasonal sales, and a business office. The projection of each type of employee and their proposed work schedule follows:

- The landscaping functions were projected to employ up to 120 field workers and supervisors. Based on a survey, the employees commuting to and from work used the following modes of transportation shown by percent below:

Mode of Transportation	Percentage
Single-Occupant Vehicle	15%
Applicant's Van Service*	15%
Carpool (with up to 6 employees)	55%
Subtotal of Trips to the Site	85%
Trips <u>not</u> to the Site, but <u>directly</u> to & from the Particular Off-Site Work Location	15%

\* Van Service operates between the subject site and Ruppert's other Montgomery County and Frederick County facilities

Eight-five percent of employees traveling to the subject site would arrive at 6:00 a.m. and then leave to their particular work site at 6:30 a.m. At the end of their workday, the field crew/supervisors would return to the subject site and leave for their homes by 4:00 p.m. The landscaping functions would utilize 34 trucks and 20 trailers.

- The business office was projected to employ approximately 100 persons now and up to 119 persons in the future. The office employees arrive between 8 :00 and 9:00 a.m. with the last person leaving by 6:30 p.m. These employees tend to commute in single-occupant vehicles and not carpool or use the van service. The proposed office on this site would include relocating the office employees working at an existing site off nearby Hawkins Creamery Road. The office-related activities are proposed from the existing historic "Queen Anne" Victorian-style house and a new 500-square-foot addition to the historic house and a freestanding 5,000-square-foot structure.

Adequate Public Transportation Facilities Review

As a worst-case scenario, the vehicular trips generated by the maximum number of employees and landscaping trucks discussed above were all assumed to arrive and leave within the same one-hour of the weekday morning peak period (6:30 to 9:30 a.m.) and evening peak period (4:00 to 7:00 p.m.). The table below gives the number of peak-hour trips for this worst-case scenario:

Type of Employee or Trip Purpose	Projected Max Number	Peak-Hour Vehicular Trips	
		Morning	Evening
Business Office	119 Persons*	78 In*	96 Out*
Field Crews/Supervisors	120 Persons	0**	29 Out
Landscaping Trucks	34 Vehicles	34 Out	0***
Total Trips		112 In & Out	125 In & Out

\* Groups of business office employees arrive and leave at different times within the morning and evening peak periods.

\*\* Field crew/supervisors arrive at the site before the start of the morning peak period at 6:30 a.m.

\*\*\* Landscaping Trucks return to the site before the start of the evening peak period at 4:00 p.m.

A traffic study was submitted to satisfy Local Area Transportation Review because 30 or more peak-hour trips could be generated in the worst-case scenario during the weekday morning and evening peak periods. Based on the results of the traffic study, the table below shows the critical lane volume (CLV) values in the existing and total traffic conditions. No unbuilt, but approved (or background) developments were identified as being located near the site or the analyzed intersections. Thus, the background traffic condition includes only the proposed relocation of the business office on Hawkins Creamery Road.

Intersection with Laytonsville Road (MD 108)	Peak Hour	Traffic Condition		
		Existing Land Uses Now on the Subject Site	Background Plus Land Uses at the Nearby Hawkins Creamery Road Site	Total
Hawkins Creamery Road	Morning	859	884	901
	Evening	683	715	742
Main Site Access Point	Morning	This access point does not currently exist		868
	Evening			776
Brink Road / Sundown Road	Morning	1,263	1,273	1,294
	Evening	1,375	1,375	1,376

On the table above, the CLV values at the three analyzed intersections are less than the congestion standard of 1,400 under the *FY 2005 Annual Growth Policy* for the intersections located within rural policy areas.

Under the *FY 2005 Annual Growth Policy*, Policy Area Transportation Review is no longer considered in the APF review for all non-rural and rural policy areas.

EA:kcw

cc: Craig Hedberg  
Anne Martin

mno to weaver re 1-05090 Ruppert Nurseries.doc



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

September 13, 2004

Katherine Freeman  
Executive Director  
Montgomery County Board of Appeals  
100 Maryland Avenue  
Rockville, MD 20850

NOV 1 2004

Re: 23601 Laytonsville Road, Laytonsville

Dear Ms. Freeman:

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkall of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnutt House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They will be coming before the Board of Appeals for rezoning and a Special Exception for this proposed use of the property.

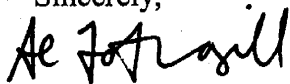
They are proposing to put an addition on the back of the historic farmhouse and to construct two new, unconnected buildings for their corporate headquarters behind the farmhouse. There will be approximately 130 parking spaces for cars with additional parking for company trucks and other vehicles. They plan to use the rest of the 177 acres for their tree farm, a permitted use, and they have already planted more than 30,000 trees on the property.

The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.



The minutes of the two HPC meetings and the proposed site plan are attached for review by the Board of Appeals. We understand that the Board of Appeals will review the rezoning application this fall and the Special Exception application later this year. Please call me at 301-563-3400 with any concerns or questions. Thank you for your time and consideration.

Sincerely,



Anne Fothergill  
Historic Preservation Planner

cc: Mr. Craig Ruppert, Ruppert Nurseries  
Mr. Stephen Muse, Muse Architects

Enclosures (3)



## Weaver, Richard

---

**From:** Fothergill, Anne  
**Sent:** Wednesday, September 07, 2005 9:16 AM  
**To:** Weaver, Richard  
**Subject:** FW: Special Exception

-----Original Message-----

**From:** Fothergill, Anne  
**Sent:** Thursday, February 24, 2005 11:02 AM  
**To:** Daniel, Judy  
**Cc:** Oaks, Michele  
**Subject:** Special Exception

Re: Special Exception #S-2636 -- proposed landscape contractor use in RDT zone  
23601 Laytonsville Road, Laytonsville

The Montgomery County Historic Preservation Commission (HPC) met with Craig Ruppert and Caryl Ersenkal of Ruppert Nurseries and their architect, Stephen Muse, on June 23, 2004 and July 28, 2004 regarding the Jacob Allnutt House at 23601 Laytonsville Road in Laytonsville (Master Plan Site #23/123). Ruppert Nurseries has purchased this historic property and is proposing to use it as their corporate headquarters for their landscaping contracting business. They are applying for a Special Exception for the landscape contractor use of the property.

They are proposing to put an addition on the back of the historic farmhouse and to construct two new, unconnected buildings for their corporate headquarters behind the farmhouse. There will be approximately 130 parking spaces for cars with additional parking for company trucks and other vehicles. They plan to use the rest of the 177 acres for their tree farm, a permitted use, and they have already planted more than 30,000 trees on the property.

The Historic Preservation Commission reviewed this proposal over two meetings in June and July 2004. While there was much discussion at the HPC meetings about this proposal, the conclusion was that a majority of Commissioners support this proposed use. The Commission reviewed the proposed plans and made a number of suggestions regarding design and placement of the new buildings and parking, but overall the HPC was supportive of this use of the property, and felt that the proposed addition to the historic farmhouse and the new construction would be approvable through the Historic Area Work Permit process.

The HPC sent a letter to the Board of Appeals stating their support of the Special Exception. Please call me at 301-563-3400 with any questions.

thanks,  
Anne

Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park and Planning Commission  
Montgomery County Historic Preservation Section  
1109 Spring Street, Suite 801  
Silver Spring, MD 20910  
301-563-3400  
301-563-3412 fax



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

MEMORANDUM

July 29, 2005

TO: Mr. Richard Weaver, Development Review,  
Maryland National Capital Park and Planning Commission

FROM: Robert Hubbard, Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-05090

Ruppert Nurseries/Fall Creek Farm East

This is to notify you that the status of the plan received in this office on January 21, 2005, is as follows:

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. Septic area use limited to a maximum of 1900 gal/day.
3. A Groundwater Appropriation Permit must be obtained from the State of Maryland (MDE) prior to record plat approval.
4. The potable water system must be registered with MDE as a public drinking water system.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner  
Surveyor  
File

