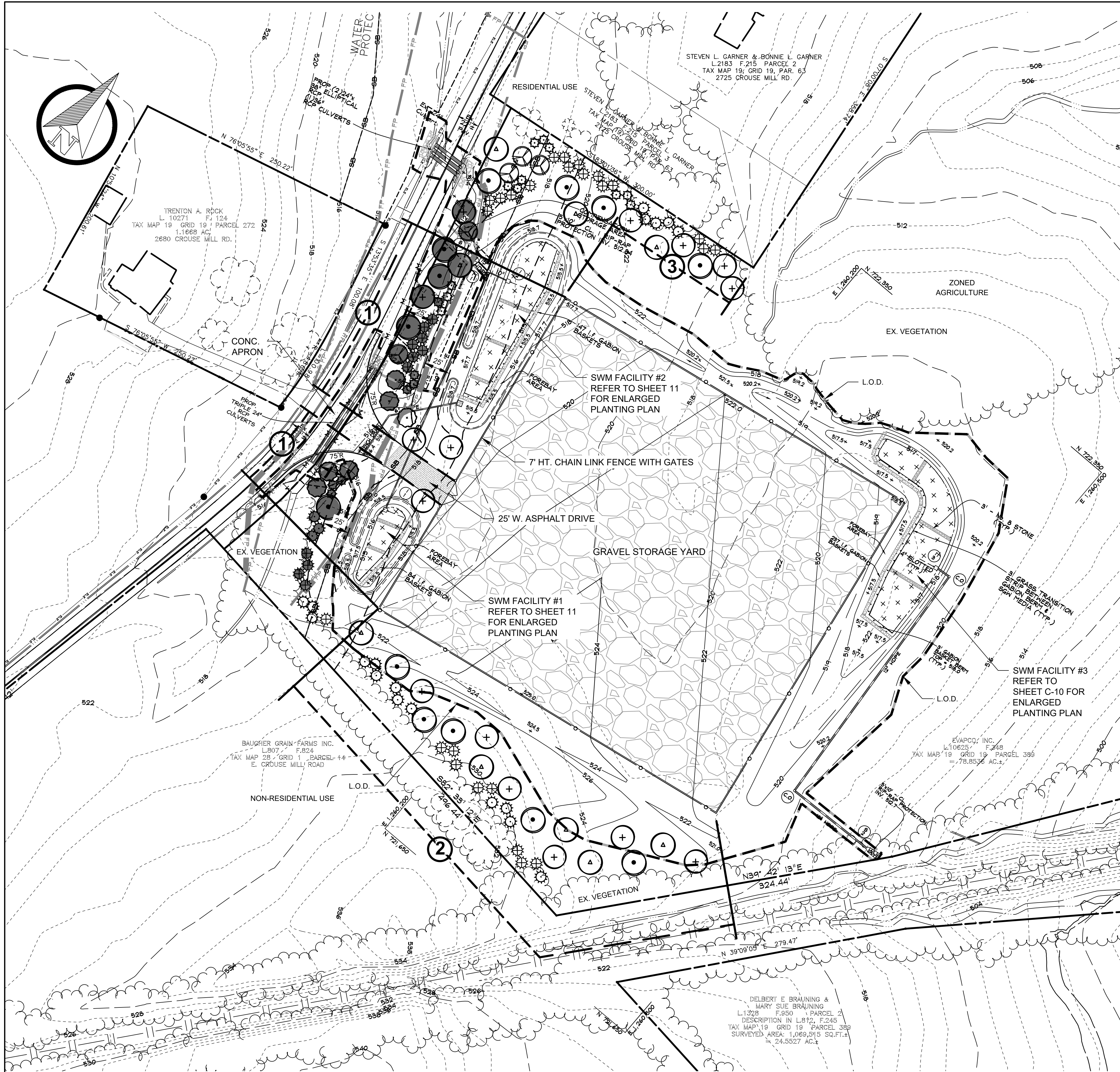
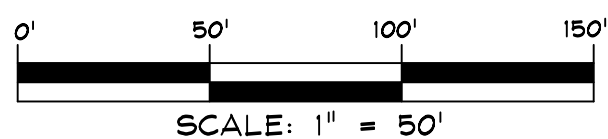




LANDSCAPE PLAN



CARROLL COUNTY LANDSCAPE SPECIFICATIONS:

- ALL PLANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE LATEST EDITION OF HORTUS THIRD, BY "THE STAFF OF THE HORTORIUM".
- ALL NURSERY STOCK SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC., STANDARDS AS DESCRIBED IN AMERICAN STANDARD FOR NURSERY STOCK, CURRENT ANSI A-300 SPECIFICATIONS.
- LANDSCAPE SPECIFICATIONS SHALL CONFORM TO LANDSCAPE GUIDELINES FOR MARYLAND, WASHINGTON, D.C., AND VIRGINIA, LATEST EDITION. ALL NURSERY STOCK SHALL BE PLANTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GUIDELINES.
- THREE (3) INCHES TOPSOIL ON ALL DISTURBED AREAS TO BE LANDSCAPED, SEEDED OR SODDED IS REQUIRED.
- A SEPARATE PLAN LABELED "LANDSCAPE PLAN" (MAY BE COMBINED WITH FOREST CONSERVATION PLAN) IS REQUIRED. LANDSCAPE REQUIREMENTS MAY NOT BE COMBINED WITH THE FOREST CONSERVATION PLAN.

Installation:

- Standards to conform to the most recent version of the ANSI A300 Standards Part 6 -- Transplanting and Landscape Specifications Guidelines of the Landscape Contractors Association, Maryland, District of Columbia and Virginia.
- Planting on individual lots shall be installed upon final grading inspection. No final grading approval shall be given on the building permit until landscaping is complete.

Maintenance:

The owner of any property on which landscaping has been installed pursuant to this chapter shall maintain the landscaping in good condition in perpetuity. A Landscape Maintenance Agreement shall be required. Failure to replace dead or dying PUs or the removal of any installed PUs is a violation of this chapter.

Inspections:

A minimum of 2 inspections will be required. No inspections shall be finalized from November 1st to March 1st. To be considered acceptable, no more than 1/3 of a plant may be dead.

- Initial Inspection. This inspection shall be performed when planting is completed to verify compliance with the approved planting plan.
- Final Inspection. This inspection shall be performed by the County 12 months after certification of the initial planting.

PLANTING NOTES:

- CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
- THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THIS PLAN IS FOR PLANTING ONLY.
- NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.

SITE PLANT LIST

KEY	QTY	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	REMARKS
+	15	ACER RUBRA 'REDPOINTE' 'REDPOINTE' RED MAPLE	2" - 2 1/2" CAL	B&B	FULL SPECIMEN
•		NYSSA SYLVATICA 'WILDFIRE' 'WILDFIRE' BLACK GUM	2" - 2 1/2" CAL	B&B	FULL SPECIMEN
Δ	9	QUERCUS PHELLOS WILLOW OAK	2" - 2 1/2" CAL	B&B	FULL SPECIMEN
⊗	5	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	6"-8" HT	B&B	FULL HEAVY SPECIMEN
⊙	6	CHIONANTHUS VIRGINICUS FRINGE TREE	1 1/4" - 1 1/2" CAL	B&B	FULL HEAVY SPECIMEN
☼	21	ILEX OPACA 'SATYR HILL' 'SATYR HILL AMERICAN HOLLY	6'-7" HT.	B&B	FULL HEAVY SPECIMEN SPACED 10' O.C. STAGGERED
☼	19	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	6'-7" HT.	B&B	FULL HEAVY SPECIMEN SPACED 8' O.C. STAGGERED
☼	36	THUJA X 'GREEN GIANT' 'GREEN GIANT ARBORVITAE	6'-7" HT.	B&B	FULL HEAVY SPECIMEN SPACED 8'-10' O.C. STAGGERED

NOTE: TREES THAT ARE HIGHLIGHTED WITH GRAY HATCHING ARE LOCATED WITHIN THE WETLAND BUFFER, WRPE, AND/OR THE FLOODPLAIN AND MUST BE PLANTED BY HAND. SEE NOTE BELOW.

NOTE: NO CONSTRUCTION OR MAINTENANCE EQUIPMENT IS PERMITTED WITHIN THE WETLAND BUFFER, WRPE AND FLOODPLAIN. ONLY HAND PLANTING AND HAND MOWING IS PERMITTED IN THESE AREAS.

REFER TO SHEET 11 FOR SWM FACILITY PLANTING PLANS, SWM PLANT LIST, AND PLANTING DETAILS.

Final Landscape Plan Owner Certification Form

I certify that I have reviewed this Final Landscape Plan; that I have read and understand the regulations presented in the Carroll County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan no later than one (1) year from the date of approval of this plan to the Department of Planning & Land Management, Room 209, 225 N. Center Street, Westminster, MD 21157-5194.

Applicant's Signature	Date	Print Name
Address (Please Print)		Street
City		State Zip
File #		

LANDSCAPE PLAN PREPARED BY:

HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax

12/17/2025
DATE



LYNETTE B. PINHEY, RLA
MD RLA 1143

LANDSCAPE CALCULATIONS

E. OUTDOOR STORAGE AND LOADING

REQUIRED:
MIN. 15' WIDE CLASS 'A' SCREEN ADJACENT TO PUBLIC RIGHT OF WAY
1 PLANTING UNIT / 20 LF: 186 LF + 91 LF = 277 LF / 20 = 13.9 P.U.

PROVIDED:
12- MAJOR TREES @ 1:1 = 12.0 PU
11- MINOR TREES @ 2:1 = 5.5 PU
36- EVERGREEN TREES @ 2:1 = 18.0 PU
TOTAL 35.5 PU

2 MIN. 10' WIDE CLASS 'A' SCREEN ADJACENT TO NON-RESIDENTIAL USE
1 PLANTING UNIT / 20 LF: 495 LF / 20 = 24.8 P.U.

PROVIDED:
16- MAJOR TREES @ 1:1 = 16.0 PU
0- MINOR TREES @ 2:1 = 0.0 PU
18- EVERGREEN TREES @ 2:1 = 9.0 PU
TOTAL 25.0 PU + EXISTING VEGETATION

3 MIN. 15' WIDE CLASS 'C' SCREEN ADJACENT TO RESIDENTIAL USE OR ZONE.
1 PLANTING UNIT / 15 LF: 133 LF / 15 = 8.9 P.U.

9- MAJOR TREES @ 1:1 = 9.0 PU
0- MINOR TREES @ 2:1 = 0.0 PU
22- EVERGREEN TREES @ 2:1 = 11.0 PU
TOTAL: 20.0 PU

TOTAL PLANTING UNITS REQUIRED: 47.6
TOTAL PLANTING UNITS PROVIDED: 80.5

NOTE: ADDITIONAL PLANT MATERIAL PROVIDED ALONG FRONTAGE AND ADJACENT TO RESIDENTIAL USE.

NOTE: LANDSCAPING OUTSIDE THE L.O.D. SHALL BE INSTALLED IN ACCORDANCE WITH SOIL CONSERVATION DAILY STABILIZATION REQUIREMENTS.

DATA SOURCES:

EXISTING TOPOGRAPHY SHOWN PER FIELD SURVEY
BY DEVELOPMENT DESIGN CONSULTANTS
CONDUCTED IN DECEMBER, 2022, AND
SUPPLEMENTED BY PRIOR SURVEYS COMPLETED BY
DDC INC. AND BY CARROLL COUNTY GIS DATA
EXISTING BOUNDARY SHOWN PER RECORD DRAWINGS.

Planners
Surveyors
Engineers
Landscape Architects

192 East Main Street
Westminster, MD 21157
410.386.0560
410.386.0564 (Fax)
DDC@DDCinc.us
www.DDCinc.us

OWNER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANETOWN, MD 21787
(410) 876-3782

DEVELOPER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANETOWN, MD 21787
(410) 876-3782

SITE ADDRESS:
CROUSE MILL ROAD
TANETOWN, MD 21787

EVAPCO, INC. SITE PLAN LANDSCAPE PLAN

COMMISSIONER DISTRICT 1
1ST ELECTION DISTRICT
CARROLL COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV. DATE
CO. FILE #:	DES. BY: M.R.T.		
TAX ACC. #: 025473	DRN. BY: J.C.L.		
TAX MAP: 19	CHK. BY: P.G.C.		
BLOCK / GRID: 19	DATE: 12/17/2025		
PARCEL #: 389	DDC JOB#: 07006.7		
ZONE / USE: AGRICULTURE	SHEET NUMBER:		
DWG. SCALE: AS SHOWN	10 of 21		