

Taneytown Planning Commission

James Parker
Chairman
James W. Spracht
City Engineer
Darryl G. Hale
Director of Planning and Zoning

Commission
Members
Christopher Tillman
Bradley Brown
Bill Isenberg
Dan Myers
Barry Gamer

AGENDA TANEYTOWN PLANNING COMMISSION APRIL 29, 2024 7:30 PM

Meeting Opening: Pledge, Roll Call

Jim Parker, Chairman, Planning Commission

Review and Approval of Minutes from March 25, 2024

Delegations and Action Items.

-Evapco Allendale Lane parking lot Jim Mathias, DDC Inc. Seeking Concept Site Plan Approval. The Board of Zoning Appeals hearing is scheduled for May 15, 2024, at City Hall at 7:30 p.m.

-Ridge Avenue. Lots 203, 204, 205, 206. Review for the Board of Zoning Appeals hearing requesting a variance for minimum lot size in the R-7.500 zoning district.

Ordinances and Agreements for Review

Planning and Zoning Report

Darryl Hale, Director of Planning and Zoning

Discussion of Active Projects

Active Site plans

Taneytown Elementary School PreK and Kindergarten Addition
Evapco 3rd Amended Site Plan
Memorial Park Expansion
Recovery 180
Storage Today
Taneytown Supply
Evapco Allendale Lane Parking Lot

Active Subdivisions

Mountain Brook
Taney View
Garnet Ridge

Construction Phase Projects

Bollinger Park
Sheetz
Evapco
The Georges On York
Meade's Crossing phases I, IA, 2A, 28
Tannery Barn
FP Duffy addition

Legal Update

Jay Gullo, City Attorney

County Update

Tiffany Fossen, Carroll County Planning Liaison

Old Business

New Business

-Discussion on upcoming Planning Commission Training.

Adjournment

To view live streaming of the meeting go to <http://www.youtube.com/c/TaneytownMD>. Persons with questions regarding this meeting may call 410-751-1100 or visit news and events at www.taneytown.org for further information.

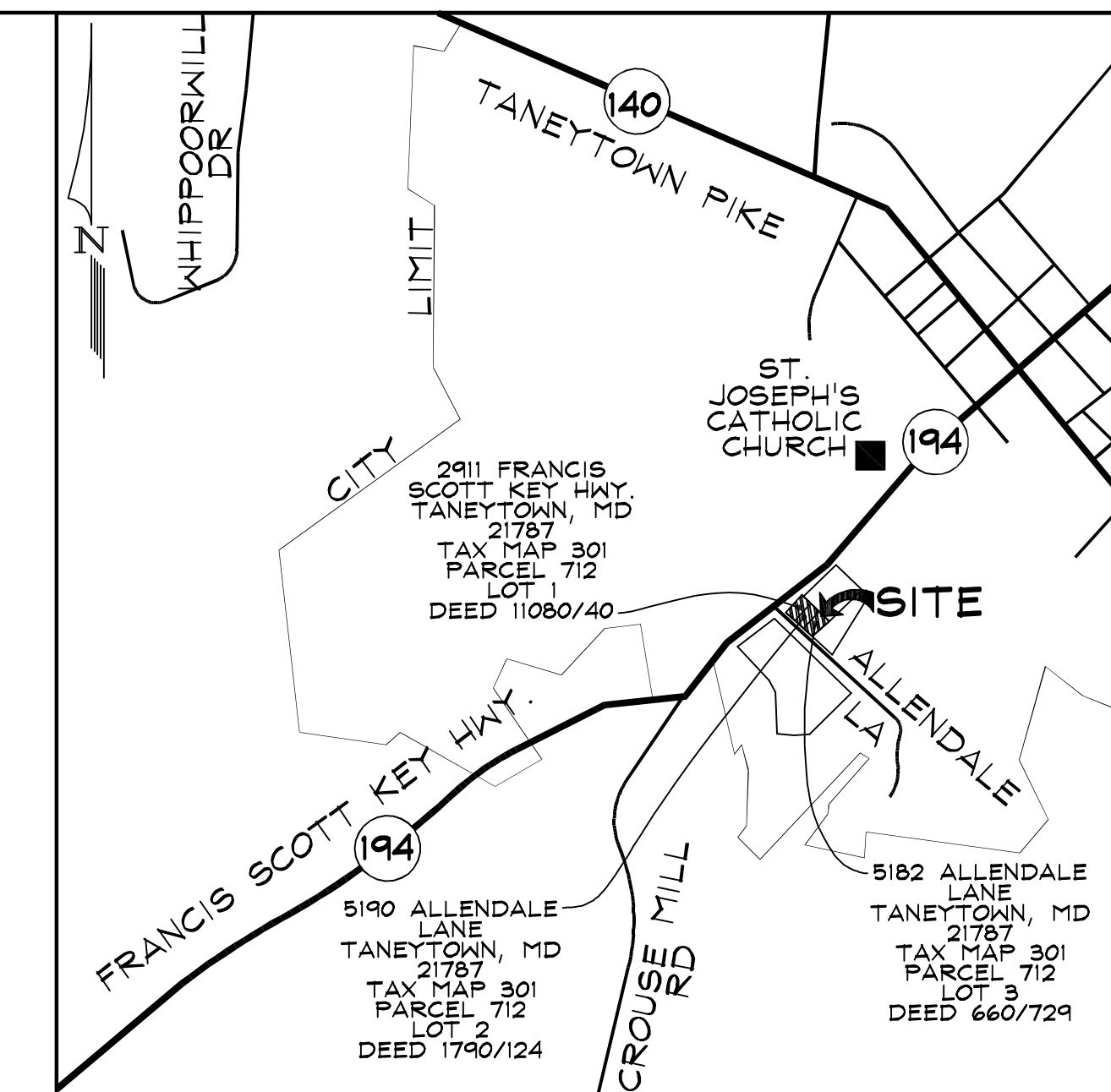


SHEET INDEX	
SHEET No.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	GRADING, SEDIMENT & EROSION CONTROL PLAN
4	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
5	SEDIMENT AND EROSION CONTROL NOTES
6	STORMWATER MANAGEMENT PLAN VIEW, NOTES & DETAILS
7	LANDSCAPE PLAN, NOTES & DETAILS
8	DRAINAGE AREA MAP
9	STORM DRAIN PROFILES & DETAIL SHEET

PRELIMINARY SITE PLAN & GRADING ONLY PLAN

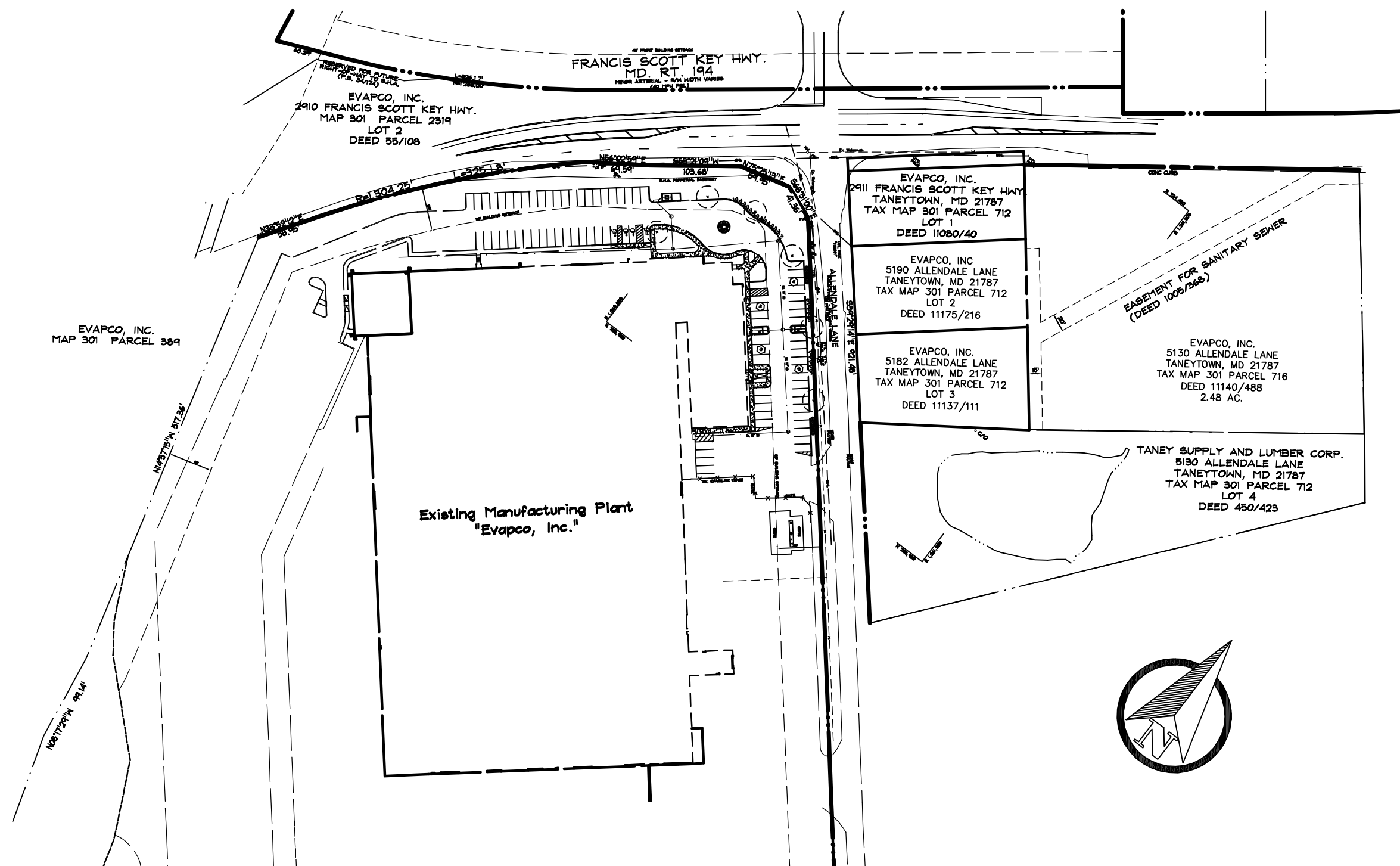
EVAPCO ALLENDALE LANE PARKING LOT

PARCEL 712; LOTS 1 THRU 3
 Zoned: R-1
 Tax Map No. 301 Grid Nos. 015 & 019
 Parcel No. 712



VICINITY MAP
 SCALE: 1" = 1200'

- GENERAL NOTES**
- EXISTING ZONING: RESTRICTED INDUSTRIAL
 - EXISTING USE: RESIDENTIAL
 - PROPOSED USE: PARKING LOT
 - TOTAL AREA OF SITE: 1.4± ACRES
 - TOTAL AREA OF PLAN: 1.3± ACRES
 - THE PROPERTY SHOWN HEREON IS OWNED BY EVAPCO, INC., AND IS RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND: LIBER 11080 FOLIO 040 (GRANTOR: TIMOTHY A. RIDDLE AND HEIDI S. RIDDLE) LIBER 11175 FOLIO 216 (GRANTOR: MICHAEL E. STAUB AND CONNIE F. STAUB) LIBER 11187 FOLIO 111 (GRANTOR: SHARON ANN UNGER)
 - TAX MAP 301 GRID 03 PARCEL 712 TAX MAP 301 GRID 09 PARCEL 712 TAX MAP 301 GRID 19 PARCEL 712
 - THE PROPERTY OUTLINE SHOWN IS BASED ON A BOUNDARY SURVEY PREPARED BY SHANABERGER AND LANE, INC. ON OR ABOUT JUNE 30, 2023.
 - THE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY SHANABERGER AND LANE, INC. ON OR ABOUT JANUARY 2, 2024.
 - THE COURSES AND DISTANCES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM -NAD 83 (1991) AND ARE BASED UPON THE FOLLOWING CARROLL COUNTY SURVEY CONTROL STATIONS:
 DESIGNATION NORTH (SFT) SOUTH (SFT)
 BAT 72184.15 1258904.52
 BAT AZI 720504.74 1259612.13
 - THE LOCATION OF THE NEAREST PUBLIC FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF MD 194 AND ALLENDALE LANE APPROXIMATELY 50 FEET FROM THE SITE.
 - THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY EXISTING UTILITIES, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 THREE (3) WORKING DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
 - THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
 - ANY CHANGES TO THE FINAL SITE DEVELOPMENT PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN BE APPROVED BY THE CITY OF TANEYTOWN PLANNING AND ZONING COMMISSION.
 - THERE ARE NO EXISTING WETLANDS AND THEIR ASSOCIATED BUFFERS ON SITE.
 - THERE IS NO OBSERVED EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
 - THE SITE IS LOCATED IN THE FIFTH FIRE AND EMERGENCY SERVICES DISTRICT.
 - THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. NO PUBLIC WATER OR SEWER CONNECTIONS ARE PROPOSED WITH THIS PLAN.
 - ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE CITY OF TANEYTOWN'S SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND STORMWATER MANAGEMENT FACILITIES, WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWINGS.
 - NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT-OF-WAY.



SITE PLAN
 SCALE: 1" = 100'

PARKING TABULATION

Parking required:
 One space for each two employees in the largest working shift. Additional parking to be provided for visitors shall be determined by the industry (\$205-37 schedule of required off-street parking spaces)

Existing Employee count: 385 employees
 Proposed Employee count: 385 + 134 new employees = 519 employees
 519 employees on largest shift @ 1 space / 2 employees = 259 spaces required

Existing Parking Condition:
 Parking Total: 433 spaces
 (Includes 10 ADA Spaces - 3 Standard, 6 Van Accessible, 1 Electric Vehicle Van Accessible) & 3 Standard Electric Vehicle Spaces)

Allendale Parking Lot:
 Proposed Parking Total: 108 spaces
 (5 ADA Spaces Required - To be provided on main lot)

- CARROLL COUNTY INSPECTION SEQUENCE NOTES**
- Contractor shall notify the Carroll County Bureau of Permits and Inspections at 410-386-2674, at least one (1) day prior to beginning any work.
 - Site Compliance Inspections are required at the following stages during construction:
 - A. Proposed structures staked out in proper locations as shown on these approved plans.
 - B. Proposed foundations installed for all buildings shown on these approved plans.
 - C. Sub-grades established for all drives, parking lots, and surrounding grading.
 - D. Completion of all drives, parking lots, and surrounding grading.
 - E. Completion of all work shown on plan.
 It is the Contractor's responsibility to contact the Carroll County Bureau of Permits and Inspections at 410-386-2674 upon completion of each phase of construction.
 - Contractor shall notify Carroll County Bureau of Resource Management, Environmental Inspection Services Division at 410-386-2210 prior to beginning any work. All forest conservation plan devices must be in place prior to any construction.
 - Final landscaping inspection shall be arranged through the Bureau of Resource Management, Environmental Inspection Services Division at 410-386-2210 by the contractor/developer or agent. Written approval from the Landscape Review Specialist, Bureau of Resource Management must be obtained for any deviations from the landscaping or forest conservation plans or modifications in the plan material.
 - The contractor shall not proceed to the next phase of construction until given approval of prior phase.

CITY OF TANEYTOWN APPROVAL

BY: _____ DATE: _____

CITY OF TANEYTOWN PLANNING COMMISSION APPROVAL

BY: _____ DATE: _____

CITY OF TANEYTOWN ZONING ADMINISTRATOR APPROVAL

BY: _____ DATE: _____

CITY OF TANEYTOWN CITY ENGINEER APPROVAL

BY: _____ DATE: _____

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

Community Water Supply And/or Sewerage Systems Are In Conformance With The Carroll County Master Plan.

BY: _____ DATE: _____

OWNER'S CERTIFICATION

I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by Me/Us and that I/We fully understand what is necessary to accomplish this work and that the work will be conducted in strict accordance with these plans. I/We also understand that any changes to these plans will require an amended plan to be reviewed and approved by the Planning Commission of the City of Taneytown.

NAME(S) PRINTED: _____ DATE: _____

OWNER: _____ DEVELOPER: _____

SOIL CONSERVATION DISTRICT

The Development Plan is approved for Soil Erosion and Sediment Control by the Soil Conservation District.

APPROVED: CARROLL S.C.D. DATE: _____

ENGINEER

I certify that this plan of Sediment Control is designed with my personal knowledge of the site condition and has been designed to the Standards and specifications adopted by the Carroll County Soil Conservation District.

ENGINEER: _____ DATE: _____

DEVELOPER

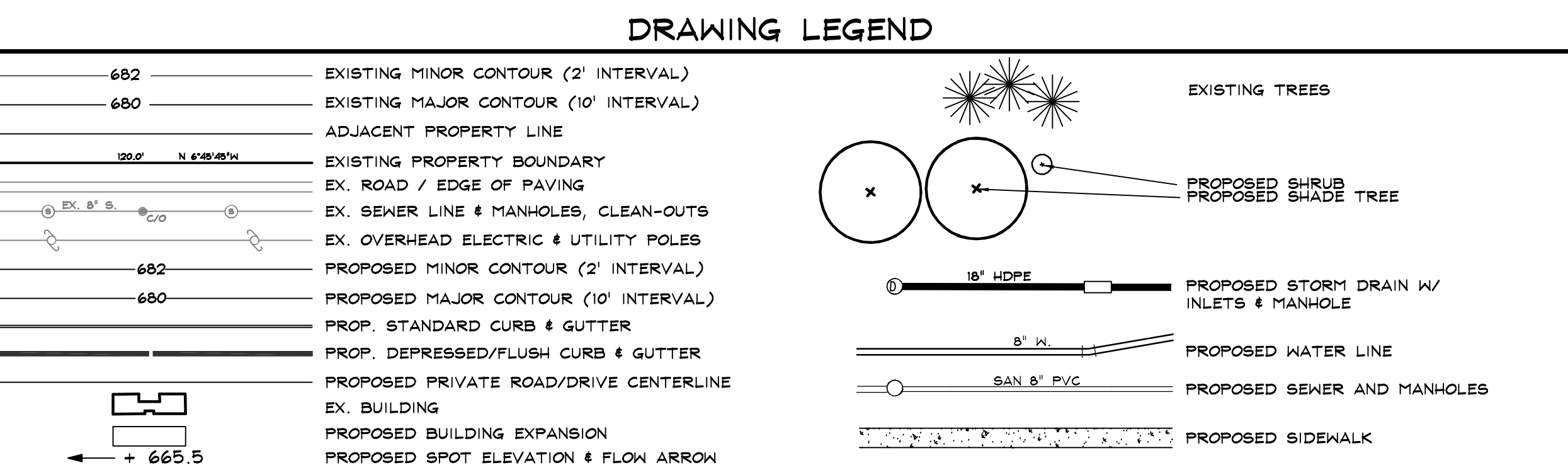
I certify that this plan will be implemented to the fullest extent, and all structures will be installed to the design and specifications as spelled out in this plan and that any responsible personnel involved in construction project will have a certification of attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning this project. I also authorize periodic on-site evaluation by the Carroll Soil Conservation District Personnel and cooperating agencies.

DEVELOPER: _____ DATE: _____

First Election District Carroll County, Maryland

STORMWATER MANAGEMENT INFORMATION

Lot/Parcel No.	Facility Name & Number	Practice Type (Quantity)	Public	Private
PARCEL 712	FILTERRA INLET FT-1	M-6 - (1)	--	X
	FILTERRA INLET FT-2	M-6 - (1)	--	X
	FILTERRA INLET FT-3	M-6 - (1)	--	X



OWNER
 EVAPCO, INC.
 5151 ALLENDALE LANE
 TANEYTOWN, MD 21787
 (410) 756-2600

DEVELOPER
 EVAPCO, INC.
 5151 ALLENDALE LANE
 TANEYTOWN, MD 21787
 (410) 756-2600

PROFESSIONAL CERTIFICATION

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. 21020. EXPIRATION DATE: JAN. 23, 2028.

03/27/2024
 DATE

PAUL G. CAVANAUGH
 PROFESSIONAL ENGINEER NO. 21020

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

Development Design Consultants

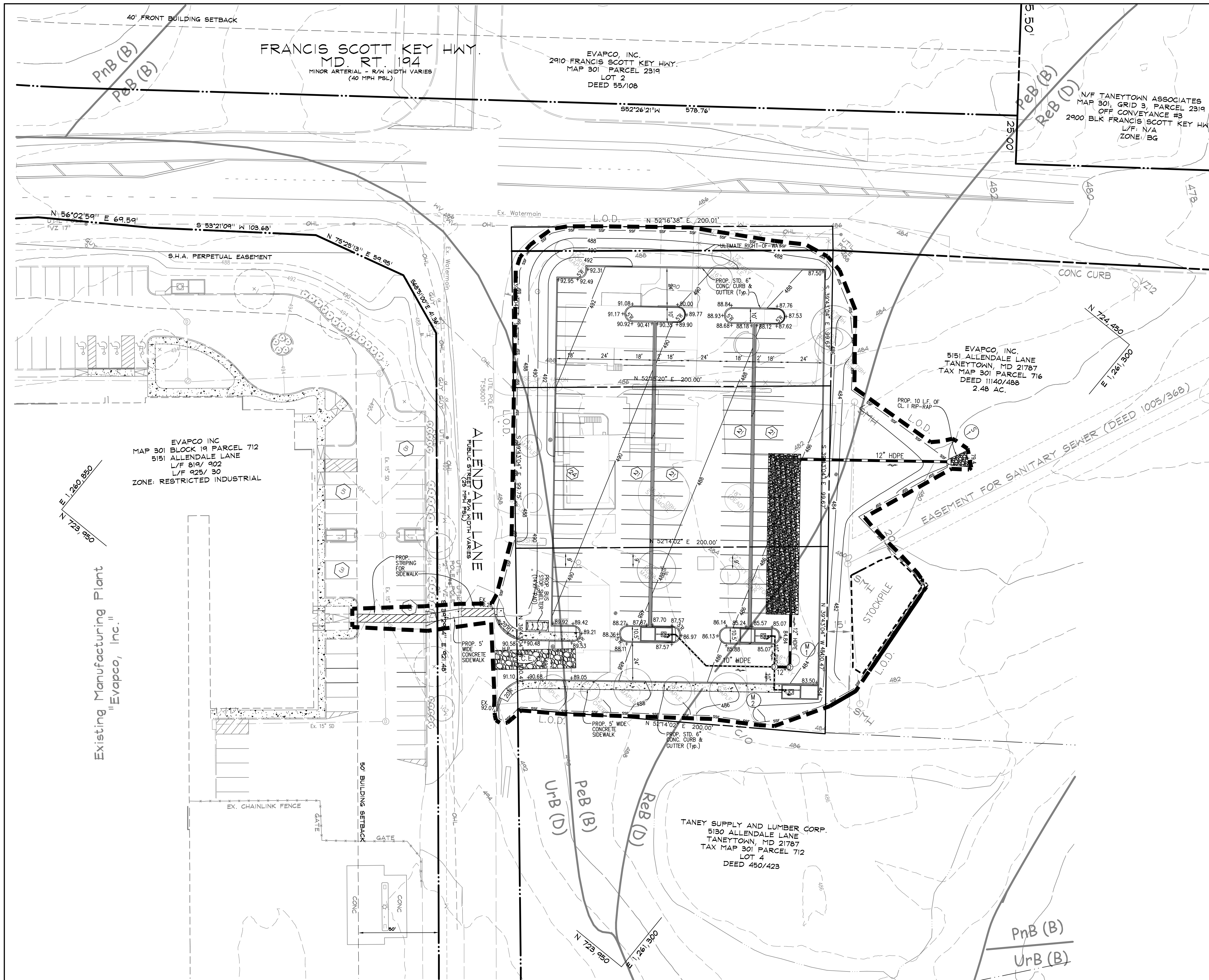
OWNER:
 EVAPCO, INC.
 5151 ALLENDALE LANE
 TANEYTOWN, MD 21787
 (410) 756-2600

DEVELOPER:
 EVAPCO, INC.
 5151 ALLENDALE LANE
 TANEYTOWN, MD 21787
 (410) 756-2600

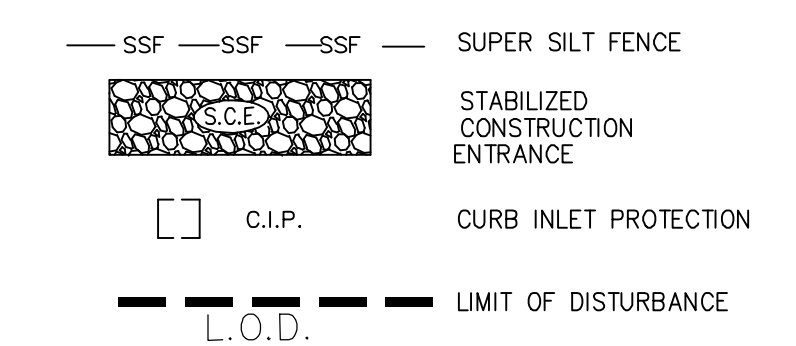
SITE ADDRESS:
 5182 ALLENDALE LANE (LOT 3)
 TANEYTOWN, MD 21787
 2911 FRANCIS SCOTT KEY HWY. (LOT 1)
 TANEYTOWN, MD 21787

EVAPCO, INC. PARCEL No. 712 LOT Nos. 1 THRU 3 COVER SHEET CITY OF TANEYTOWN 1ST ELECTION DISTRICT CARROLL COUNTY, MD

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #:	GRO-24-0003	DES. BY:	J.L. / M.T.	
TAX ACC. #:	01-009214 (P. 712)	DRN. BY:	J.L.	
TAX MAP:	301	CHK. BY:	P.C.	
BLOCK / GRID:	015/019	DATE:	03/27/2024	
PARCEL #:	712	DDC JOB#:	07006.7	
ZONE / USE:	R-1	SHEET NUMBER:	1 of 9	
DWG. SCALE:	AS SHOWN			



SEDIMENT CONTROL LEGEND



SOILS LEGEND

SOIL	NAME	Kw	GROUP	Acres in AOI	Percent of AOI
PnB	PENN LOAM, 3%-8% SLOPES	0.32	B	3.6	11.5%
PnB	PENN CHANNERY LOAM, 3%-8% SLOPES	0.24	B	3.4	11.0%
ReB	REAVILLE SILT LOAM, 3%-8% SLOPES	0.37	D	3.4	10.8%
UrB	URBAN LAND - UDORTMENTS COMPLEX, 0%-8% SLOPES	N/A	D	18.6	59.8%

DATA SOURCES:
 EXISTING TOPOGRAPHY SHOWN PER FIELD SURVEY BY SHANABERGER & LANE, INC. ON OR ABOUT JANUARY 2, 2024. EXISTING BOUNDARY SHOWN PER A BOUNDARY SURVEY PREPARED BY SHANABERGER & LANE, INC. ON OR ABOUT JUNE 30, 2023.

DDC inc.
 Development Design Consultants

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
 TANEYTOWN, MD 21787
 (410) 756-2600

DEVELOPER:
 EVAPCO, INC.
 5151 ALLENDALE LANE
 TANEYTOWN, MD 21787
 (410) 756-2600

SITE ADDRESS:
 5192 ALLENDALE LANE (LOT 3)
 TANEYTOWN, MD 21787
 2911 FRANCIS SCOTT KEY HWY. (LOT 1)
 TANEYTOWN, MD 21787

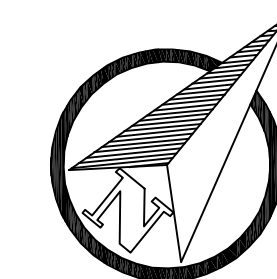
EVAPCO, INC.
 PARCEL No. 712
 LOT Nos. 1 THRU 3
 GRADING, SEDIMENT &
 EROSION CONTROL PLAN
 CITY OF TANEYTOWN
 1ST ELECTION DISTRICT CARROLL COUNTY, MD

PROFESSIONAL CERTIFICATION
 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. 27020. EXPIRATION DATE: JAN 23, 2028.

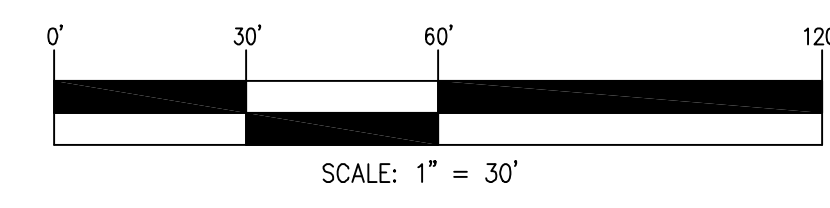
03/27/2024
 DATE

PAUL G. CAVANAUGH
 PROFESSIONAL ENGINEER NO. 27020

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #:	GRO-24-0003	DES. BY:	J.L. / M.T.	
TAX ACC. #:	01-009214 (P. 712)	DRN. BY:	J.L.	
TAX MAP:	301	CHK. BY:	P.C.	
BLOCK / GRID:	015/019	DATE:	03/27/2024	
PARCEL #:	712	DDC JOB#:	07006.7	
ZONE / USE:	R-I	SHEET NUMBER:	3 of 9	
DWG. SCALE:	AS SHOWN			




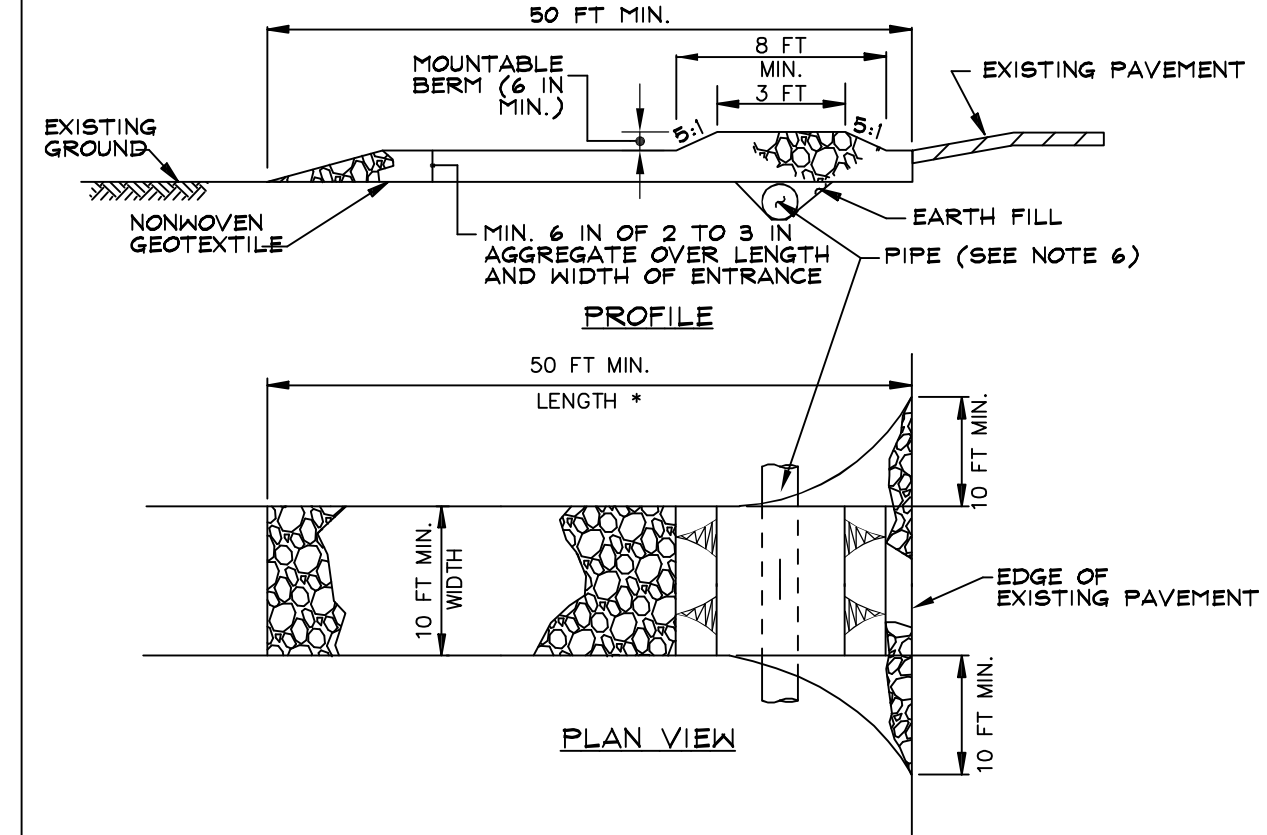
SEDIMENT & EROSION CONTROL PLAN



Existing Manufacturing Plant "Evapco, Inc."

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL


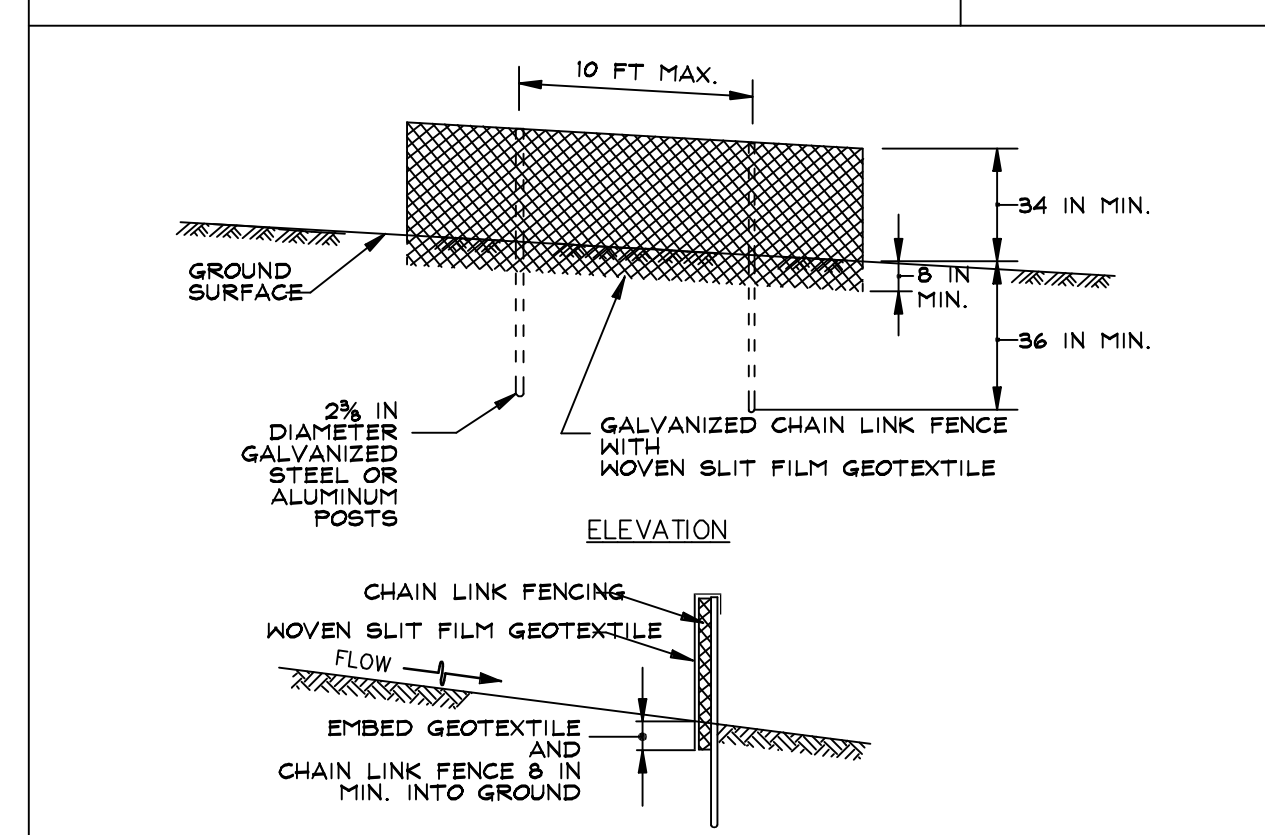


- CONSTRUCTION SPECIFICATIONS**
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
 3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
 4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
 5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE

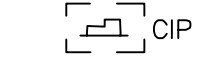
STANDARD SYMBOL

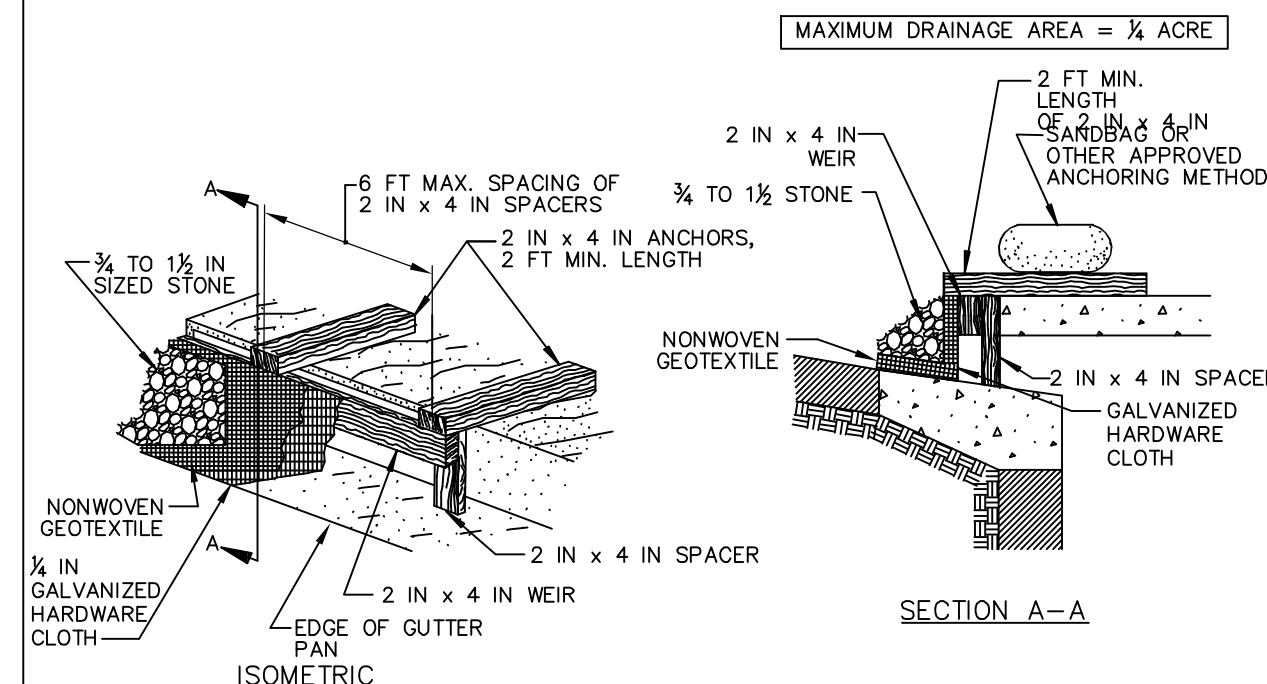



- CONSTRUCTION SPECIFICATIONS**
1. INSTALL 2 3/8 INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
 2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2 3/8 INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
 3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 6 INCHES INTO THE GROUND.
 4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
 5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
 6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
 7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN, IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-3 CURB INLET PROTECTION

STANDARD SYMBOL




- CONSTRUCTION SPECIFICATIONS**
1. USE NOMINAL 2 INCH x 4 INCH LUMBER
 2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
 4. ATTACH A CONTINUOUS PIECE OF 1/2 INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
 5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
 6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
 7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BEYOND THE ENDS OF THE THROAT OPENING.
 8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
 9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
 10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

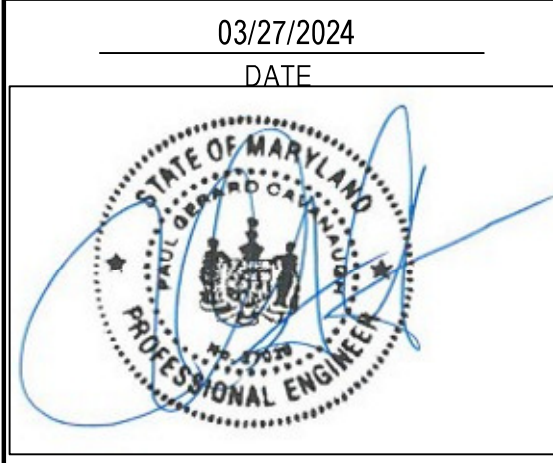
CARROLL COUNTY SEDIMENT CONTROL GENERAL NOTES

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL' BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER MANAGEMENT ADMINISTRATION IN ASSOCIATION WITH THE NATURAL RESOURCES CONSERVATION SERVICE AND THE STATE SOIL CONSERVATION COMMITTEE (REFERENCED AS '94 STANDARDS AND SPECS').
2. AREAS THAT HAVE BEEN CLEARED AND/OR GRADED, BUT WILL NOT BE CONSTRUCTED ON OR PERMANENTLY VEGETATED FOR MORE THAN 14 DAYS (7 DAYS FOR STEEP SLOPES) MUST BE STABILIZED WITH MULCH OR TEMPORARY STABILIZATION. ANY AREAS THAT ARE IN TEMPORARY VEGETATION FOR OVER 1 YEAR WILL NEED TO BE PERMANENTLY VEGETATED.
3. FOR SPECIFICATIONS ON PERMANENT OR TEMPORARY STABILIZATION, SEE G-20.
4. MULCHING CAN ONLY BE USED ON DISTURBED AREAS AS A TEMPORARY COVER WHERE VEGETATION IS NOT FEASIBLE OR WHERE SEEDING GERMINATION CANNOT BE COMPLETED BECAUSE OF WEATHER CONDITIONS. FOR SPECIFICATIONS SEE G-20, SECTION I, F, G, & H.
5. FOR SPECIFICATIONS ON THE STABILIZATION OF CUT AND FILL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL, SEE G-20, SECTION I, I & J.
6. THE EXISTING TOPSOIL FROM ON OR OFF SITE THAT IS USED MUST MEET THE MINIMUM SPECIFICATION IN G-21.
7. THE REQUIRED SEQUENCE OF CONSTRUCTION MUST BE FOLLOWED DURING SITE DEVELOPMENT. ANY CHANGES IN THE SEQUENCE OF CONSTRUCTION MUST BE APPROVED BY THE SOIL CONSERVATION DISTRICT.
8. ANY REVISIONS TO THE SEDIMENT CONTROL PLAN, NOT COVERED UNDER THE LIST OF PLAN MODIFICATIONS THAT CAN BE APPROVED BY THE SEDIMENT CONTROL INSPECTOR, NEED TO BE SUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR APPROVAL.
9. NO PROPOSED SLOPE SHALL BE GREATER THAN 2:1.
10. ALL SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED ONCE A WEEK AND AFTER EACH RAINFALL AND WILL BE REPAIRED, AS NEEDED, SO THAT THE STRUCTURE MEETS THE MINIMUM SPECIFICATIONS AS SHOWN IN THE '94 STANDARDS AND SPECS'.
11. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SEDIMENT AND EROSION CONTROL MEASURES UNTIL THE DISTURBED AREAS ARE PERMANENTLY STABILIZED.
12. THE DISTRICT APPROVAL FOR THIS SEDIMENT CONTROL PLAN IS GOOD FOR 2 YEARS. AT THE END OF 2 YEARS, IF CONSTRUCTION OF THE PLAN HAS NOT STARTED, THE PLAN WILL NEED TO BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT FOR REVIEW AND RE-APPROVAL. ANY PLANS THAT ARE CURRENTLY UNDER CONSTRUCTION AFTER 2 YEARS MUST BE RESUBMITTED TO THE SOIL CONSERVATION DISTRICT BY THE SEDIMENT CONTROL INSPECTOR.

REQUIRED SEQUENCE OF CONSTRUCTION

1. CONTACT THE SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO ANY WORK BEING DONE. ALL PROTECTION FENCING AND SIGNAGE REQUIRED UNDER THE CODE OF PUBLIC LAWS & ORDINANCES CHAPTER 115 OF FOREST CONSERVATION AND CHAPTER 218 OF WATER RESOURCES MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL PERIMETER SUPER SILT FENCE SO THAT UNFILTERED WATER DOES NOT BYPASS.
4. REMOVE EXISTING HOUSES, SHEDS/GARAGES AND DRIVEWAYS WITHIN LOD, STOCKPILE TOPSOIL IN INDICATED LOCATION, STABILIZE TOPSOIL STOCKPILE PER SPECIFICATIONS CONTAINED IN 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL'.
5. INSTALL INLET STRUCTURES AND STORM DRAIN BETWEEN THESE STRUCTURES. DISTURB ONLY ENOUGH AREA NECESSARY TO INSTALL STRUCTURES AND CONNECTING STORM DRAIN. INSTALL INLET PROTECTION MEASURES ON ALL FILTERRAS.
6. ESTABLISH SUBGRADE IN PARKING LOT AREA.
7. PROVIDE STONE BASE COURSE WITHIN LIMITS OF PARKING LOT. PROVIDE BASE PAVING TO STABILIZE PARKING AREA. PROVIDE VEGETATIVE STABILIZATION ON UNPAVED AREAS.
 - a. THE FILTERRA DEVICES SHALL BE BLOCKED OR FILTER MEDIA NOT INSTALLED UNTIL ALL CONTRIBUTING DRAINAGE AREAS ARE PERMANENTLY STABILIZED.
8. FOLLOWING COMPLETION OF THE PARKING LOT AND STABILIZATION OF ALL UNPAVED SURFACES, NOTIFY COUNTY INSPECTOR TO GAIN APPROVAL FOR REMOVAL OF ALL PERIMETER SEDIMENT CONTROL MEASURES.
9. REMOVE INLET PROTECTION MEASURES FROM FILTERRAS AND REMOVE ANY SEDIMENT FROM MANHOLES.

PROFESSIONAL CERTIFICATION
 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. 27020. EXPIRATION DATE: JAN 25, 2028



PAUL G. CAVANAUGH
 PROFESSIONAL ENGINEER NO. 27020



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
 TANEYTOWN, MD 21787
 (410) 756-2800

DEVELOPER:
 EVAPCO, INC.
 5151 ALLENDALE LANE
 TANEYTOWN, MD 21787
 (410) 756-2800

SITE ADDRESS:
 5192 ALLENDALE LANE (LOT 3)
 TANEYTOWN, MD 21787
 2911 FRANCIS SCOTT KEY HWY. (LOT 1)
 TANEYTOWN, MD 21787

5190 ALLENDALE LANE (LOT 2)
 TANEYTOWN, MD 21787

EVAPCO, INC.
 PARCEL No. 712
 LOT Nos. 1 THRU 3
SEDIMENT CONTROL
DETAIL SHEET
 CITY OF TANEYTOWN
 1ST ELECTION DISTRICT CARROLL COUNTY, MD

REVISIONS	
NO.	DESCRIPTION OF CHANGES
CO. FILE #:	DES. BY:
TAX ACC. #:	DRN. BY:
BLOCK / GRID:	DATE:
PARCEL #:	DDC JOB#:
ZONE / USE:	SHEET NUMBER:
DWG. SCALE:	

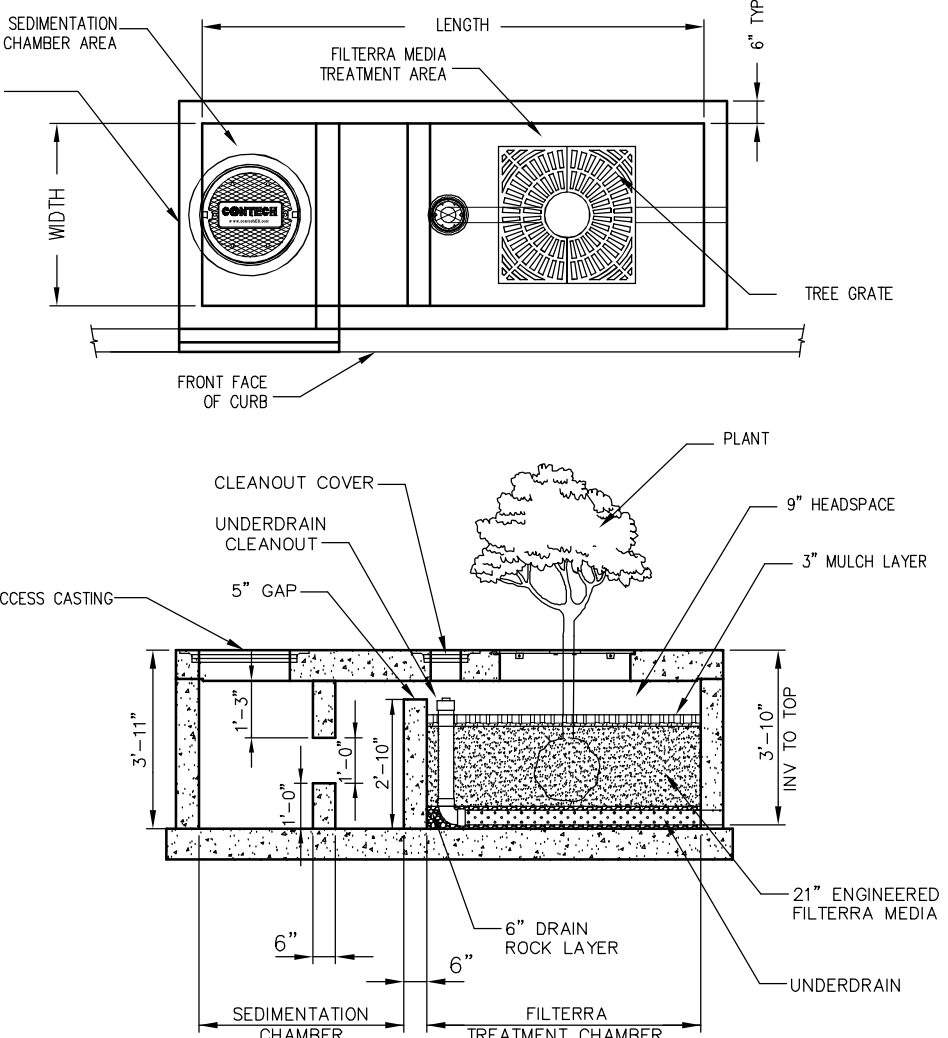
FILTERRA STANDARD PLAN NOTES

- Construction & Installation**
- Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.
 - If the Filterra® is stored before installation, the top slab must be placed on the box using the 2x4 wood provided, to prevent any contamination from the site. All internal fittings supplied (if any), must be left in place as per the delivery.
 - The unit shall be placed on a compacted sub-grade with a minimum 6-inch gravel base matching the final grade of the curb line in the area of the unit. The unit is to be placed such that the unit and top slab match the grade of the curb in the area of the unit. Compact undisturbed sub-grade materials to 95% of maximum density at +1- 2% of optimum moisture. Unusable material below sub-grade shall be replaced to the site engineer's approval.
 - Outlet connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions and local regulations.
 - Once the unit is set, the internal wooden forms and protective mesh cover must be left intact. Remove only the temporary wooden shipping blocks between the box and top slab. The top lid should be sealed onto the box section before backfilling, using a non-sprink granit, butyl rubber or similar waterproof seal. The boards on top of the lid and boards sealed in the unit's throat must NOT be removed. The Supplier (Amercoat or its authorized dealer) will remove these sections at the time of activation. Backfilling should be performed in a careful manner, bringing the appropriate fill material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a watertight joint. In all instances, installation of Filterra® unit shall conform to ASTM specification C901 "Standard Practice for Installation of Underground Precast Utility Structures", unless directed otherwise in contract documents.
 - The contractor is responsible for inlet protection/sediment control and cleaning around each Filterra unit.
 - Curb and gutter construction (where present) shall ensure that the flow-line of the Filterra® units is at a greater elevation than the flow-line of the bypass structure or relief (drop inlet, curb cut or similar). Failure to comply with this guideline may cause failure and/or damage to the Filterra® environmental device.
 - Each Filterra® unit must receive adequate irrigation to ensure survival of the living system during periods of drier weather. This may be achieved through a piped system, gutter flow or through the tree grate.

- Activation**
- Activation of the Filterra® unit is performed ONLY by the Supplier. Purchaser is responsible for Filterra® inlet protection and subsequent clean out cost. This process cannot commence until the project site is fully stabilized and cleared (full landscaping, grass cover, final points and street sweeping completed), regarding the chance of construction materials contaminating the Filterra® system. Care shall be taken during construction not to damage the protective throat and top plates.

- B. Activation includes installation of plant(s) and mulch layers as necessary.**
- Included Maintenance**
- Each correctly installed Filterra® unit is to be maintained by the Supplier, or a Supplier approved contractor for a minimum period of 1 year. The cost of this service is to be included in the price of each Filterra® unit. Extended maintenance contracts are available at extra cost upon request.
 - Annual included maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads that may include salts and sands. The fall visit helps the system by removing excessive leaf litter.
 - Each included maintenance visit consists of the following tasks:
 - Filtterra® unit inspection
 - Foreign debris, silt, mulch & trash removal
 - Filter media evaluation and recharge as necessary
 - Plant health evaluation and pruning or replacement as necessary
 - Replacement of mulch
 - Disposal of all maintenance refuse items
 - Maintenance records updated and stored (reports available upon request)

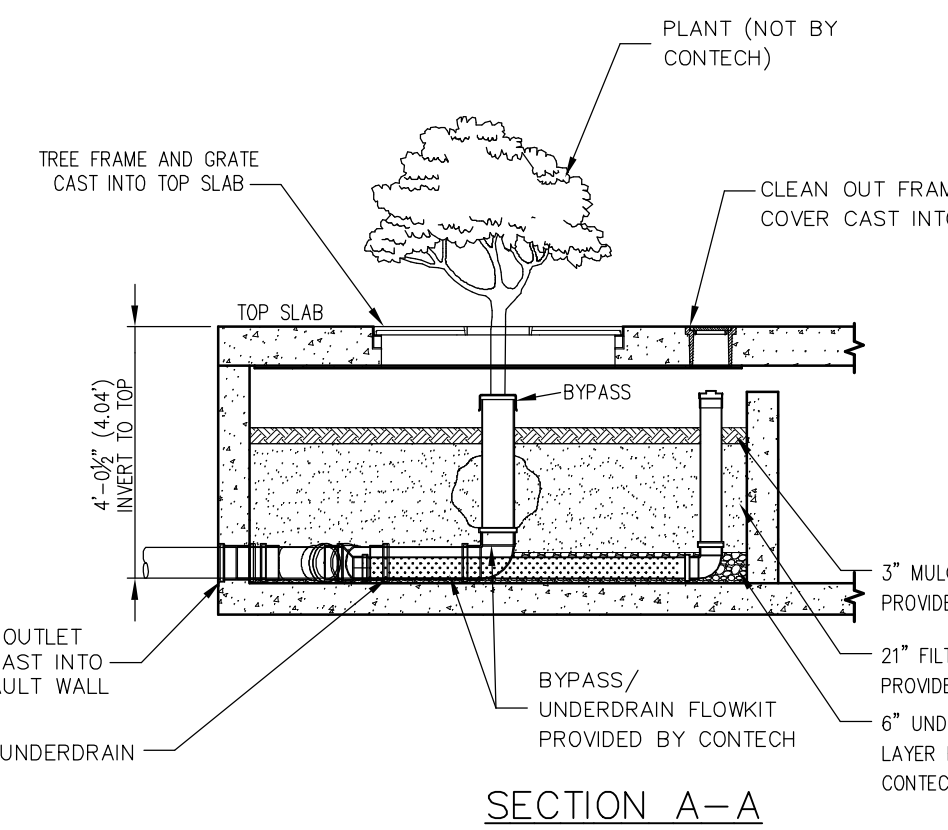
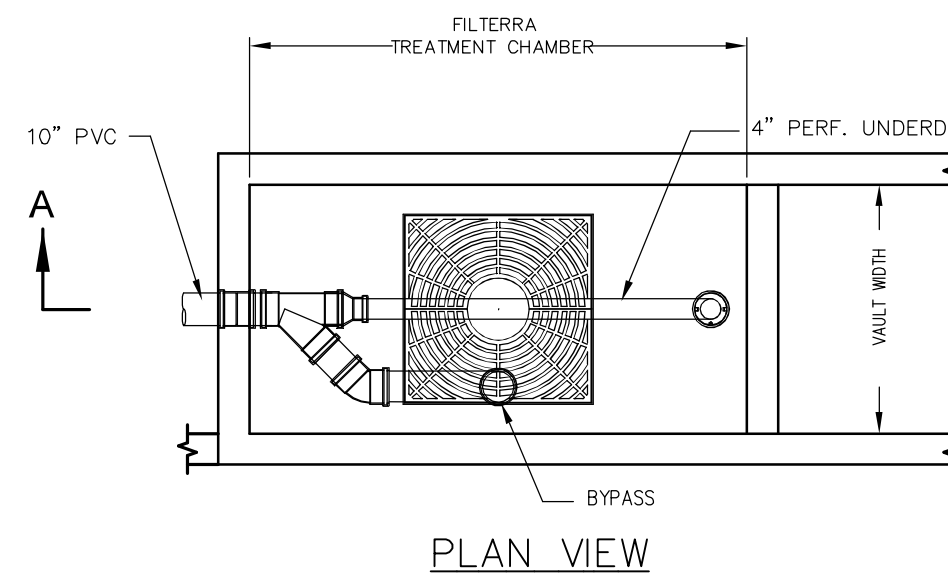
- The beginning and ending date of Supplier's obligation to maintain the installed system shall be determined by the Supplier at the time the system is activated. Owners must promptly notify the Supplier of any damage to the plan(s), which constitute(s) an integral part of the bioretention technology.



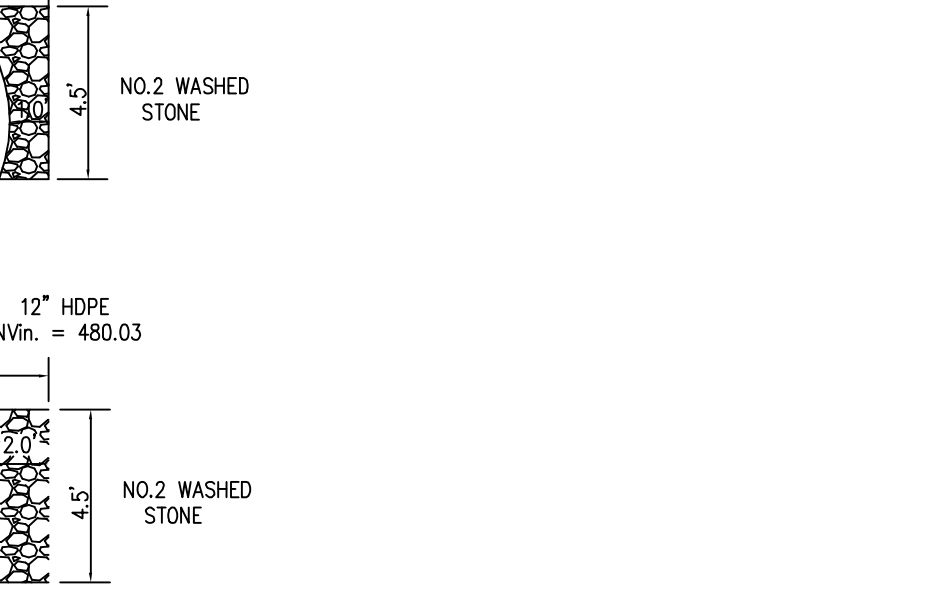
UNIT DESIGNATION	INSIDE VAULT DIMENSIONS	FILTERRA TREATMENT AREA	MAXIMUM DRAINAGE AREA TREATED (SF)	WQV STORAGE CAPACITY (GF)
FTSC 6' x 4'	12' x 4'	6' x 4'	5,216	103
FTSC 8' x 4'	16' x 4'	8' x 4'	7,141	141
FTSC 6' x 6'	12' x 6'	6' x 6'	7,847	155
FTSC 8' x 6'	16' x 6'	8' x 6'	10,734	212
FTSC 10' x 6'	19' x 6'	10' x 6'	12,638	250
FTSC 10' x 8'	20' x 8'	10' x 8'	18,178	360
FTSC 11' x 8'	22' x 8'	11' x 8'	20,000	398

NOTE:
 1. MAXIMUM DRAINAGE AREA TREATED ASSUMES 20% WQV AND FILTER SURFACE AREA REQUIREMENTS ARE BOTH MET.
 2. STORAGE CAPACITY ASSUMES 40% VOLUME IN UNDERDRAIN STONE AND 30% VOLUME IN MULCH AND MEDIA.
 3. ALL INFORMATION IS BASED ON STANDARD 3.83 RIM TO OUTLET DEPTH. CONTACT CONTECH FOR CUSTOM SIZING IF DEPTH IS NOT 3.83. ACCEPTABLE DEPTH IS 3.33' MIN. TO 5.00' MAX. RIM TO INVERT OUT.

(M-6) FILTERRA w/ SEDIMENTATION CHAMBER
NO SCALE



FILTERRA WITH BY-PASS

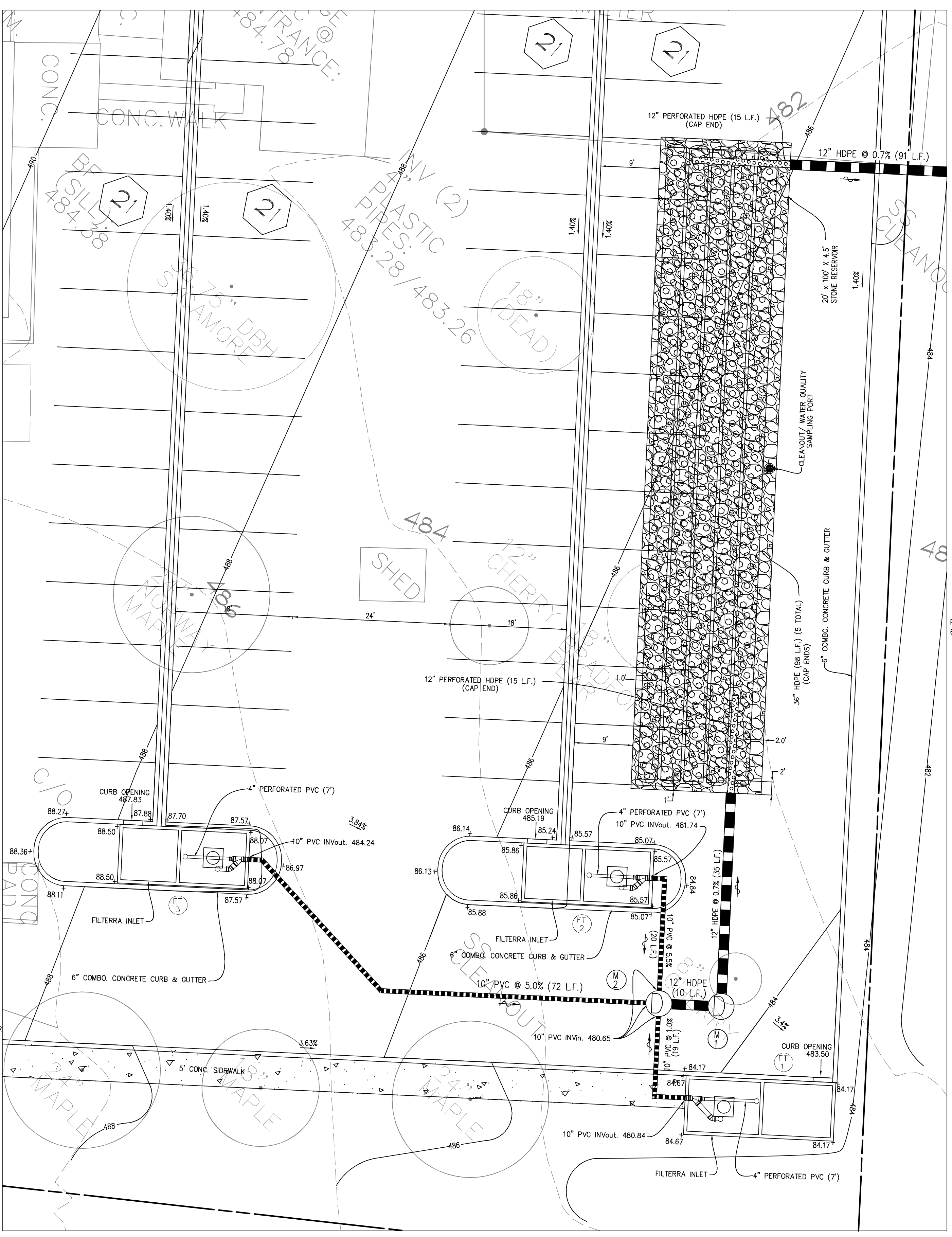


DESIGN GUIDELINES FOR USING FILTERRA

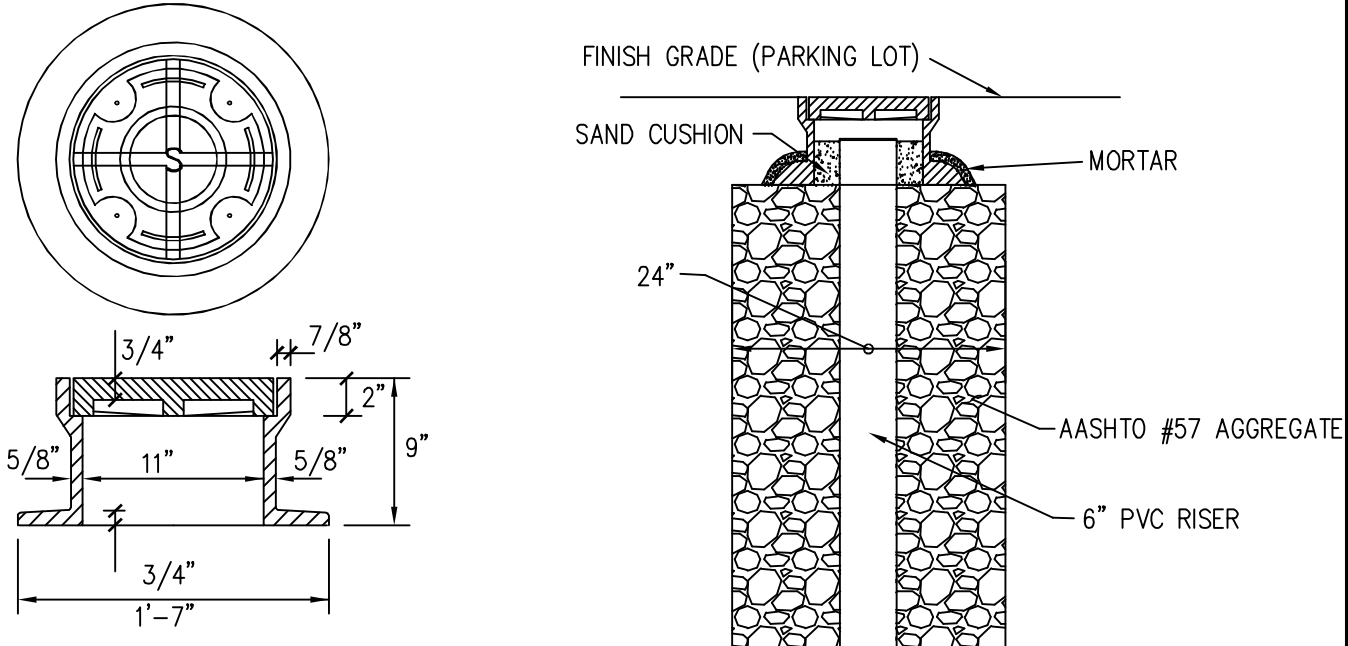
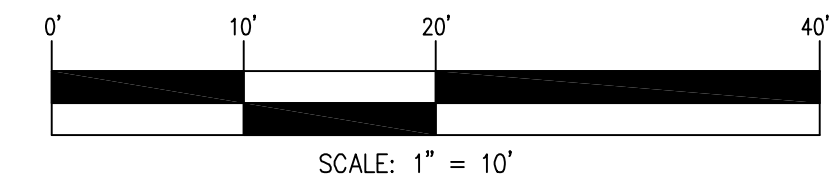
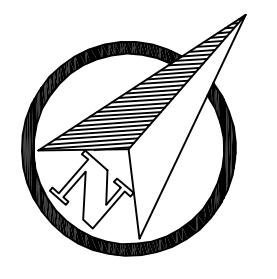
- Do not place in a sump condition. The Standard Filterra cannot be used as a stand alone inlet - it will need effective bypass during higher intensity rainfall events. For sump conditions please contact Filterra.
- Plans MUST show Filterra Top Curb (TC) and Flow Line (FL) spot elevations and also bypass TC (where applicable) and bypass FL spot elevations.
- The Filterra TC and FL elevations MUST be higher than the bypass TC and FL elevations for effective bypass. Use Drawing FLP-2 (p.24) as a detail on the project plans.
- For proper trash collection ensure a minimum 4" and maximum 6" Filterra throat opening depth and use Drawing GGT-3 (p.25) as a detail on the project plans.
- Do not direct surface flow to the standard Filterra in a head-on configuration. Refer to Guidelines GQI-A (p.13) and GQI-B (p.18) for grading design that encourages flow to enter a Filterra's cross linear flow - left-to-right or right-to-left in the gutter in front of the throat, so as per a wet curb which prevents system damage. During extreme storm events the excess flow should continue past the Filterra to a bypass inlet or other means of relief. Guideline GUS, Parking Lot Corners, shows common situations (p.19).
- To calculate which size Filterra is required, use Table 1, Filterra Sizing Table, appropriate to the project's geographical region and target treatment regime (p.22). The entire contributing drainage area to the Filterra should be considered and the minimum allowable C factors noted. The maximum contributing drainage area let vary with site conditions. For further information relating to sizing please contact Filterra.
- To ensure correct installation, include the Standard Filterra Plan Notes (p.26-27) on your Filterra detail project sheet, as well as detailed drawings FLP-2 and GGT-3 (p.24,25).
- Positive drainage of each Filterra's effluent treatment pipe is required to prevent free standing water from accumulating in the system or underdrain. This could occur due to local inflow or improper connection of Filterra's effluent pipe to a bypass structure or other outlet.

FILTERRA: Operation and Maintenance

- Annual maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads including salts and sands. The fall visit helps the system by removing excessive leaf litter.
- Each maintenance inspection consists of the following tasks:
 - Filtterra unit inspection
 - Foreign debris, silt, mulch and trash removal
 - Filter media evaluation and recharge as necessary
 - Plant health evaluation and pruning or replacement as necessary
 - Replacement of mulch
 - Disposal of all maintenance refuse items
 - Maintenance records updated and stored

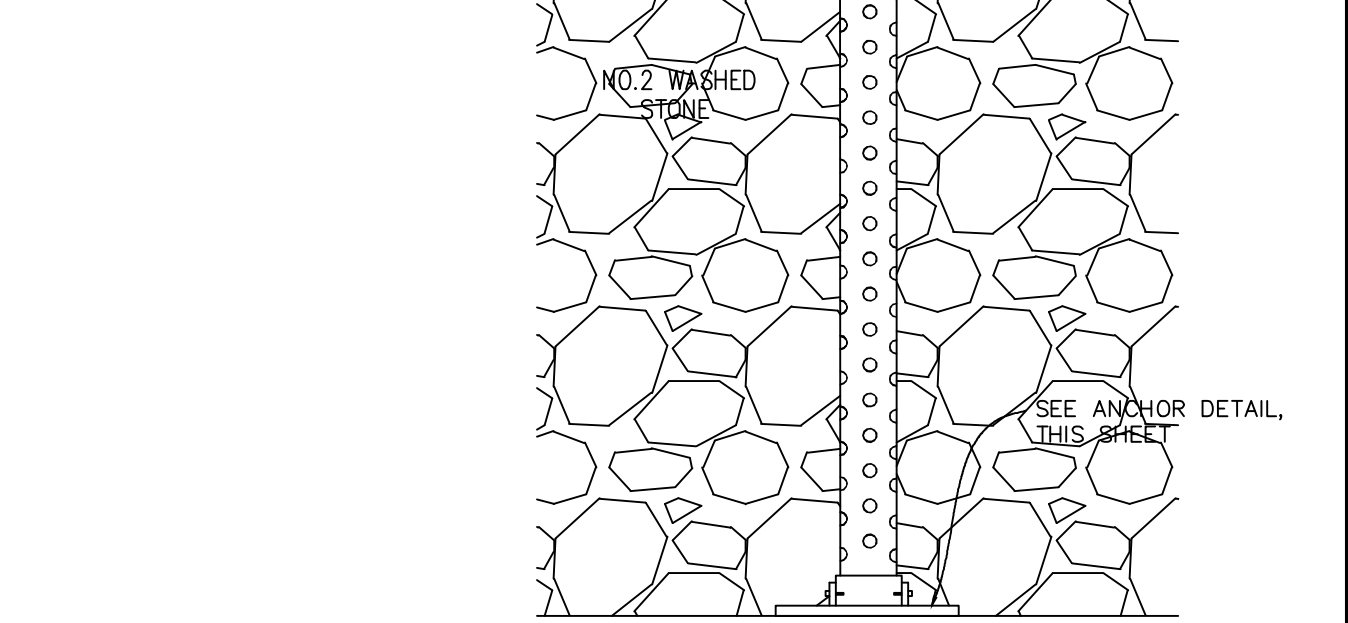


(M-6) FILTERRA INLETS & STONE RESERVOIR PLAN VIEW

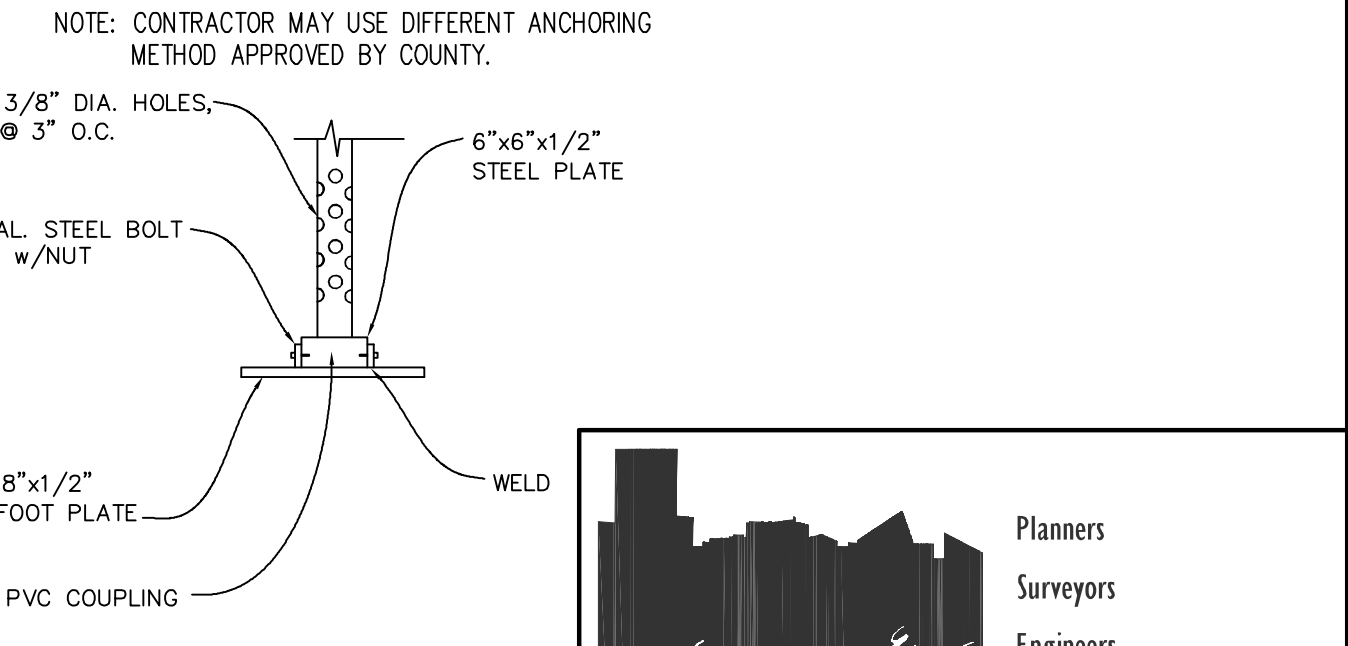


LAMP HOLE FRAME & COVER

NOTE:
Material shall be gray iron casting. Castings must be machined on bearing surfaces.



CLEANOUT/ WATER QUALITY SAMPLING PORT DETAIL
NO SCALE



ANCHOR DETAIL
NO SCALE

DDC INC.
Development Design Consultants

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
TANEYTOWN, MD 21787
(410) 756-2600

DEVELOPER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2600

SITE ADDRESS:
5182 ALLENDALE LANE (LOT 3)
TANEYTOWN, MD 21787
2911 FRANCIS SCOTT KEY HWY. (LOT 1)
TANEYTOWN, MD 21787

5190 ALLENDALE LANE (LOT 2)
TANEYTOWN, MD 21787

EVAPCO, INC.
PARCEL No. 712
LOT Nos. 1 THRU 3
STORMWATER MANAGEMENT NOTES & DETAILS
CITY OF TANEYTOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD

PROFESSIONAL CERTIFICATION
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. 27020, EXPIRATION DATE: JAN. 25, 2026.

03/27/2024
DATE

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

NO. DESCRIPTION OF CHANGES DRN REV. DATE

CO. FILE #: GRO-24-0003 DES. BY: J.L. / M.T.

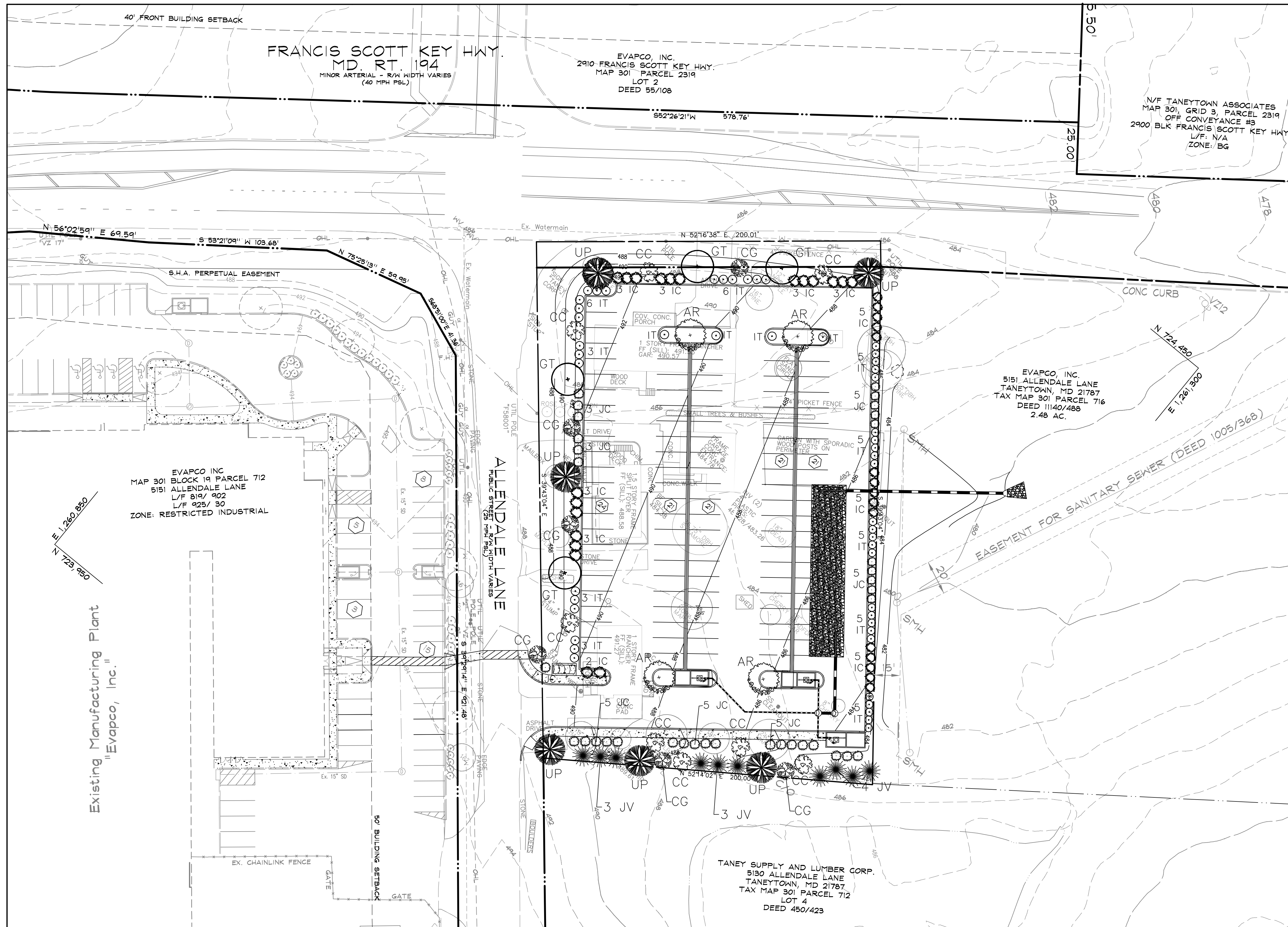
TAX ACC. #: 01-009214 (P. 712) DRN. BY: J.L.

BLOCK / GRID: 015/019 DATE: 03/27/2024

PARCEL #: 712 DDC JOB#: 07006.7

ZONE / USE: R-I SHEET NUMBER: 6 of 9

DWG. SCALE: AS SHOWN



QTY	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS	PLANTING UNITS (P.U.)
LARGE TREES					
4	AR	ACER RUBRUM 'FRANKSRED'	2 1/2" CAL. 12' - 14' HT.	B & B	4.0 P.U.
4	GT	'RED SUNSET' RED MAPLE	2 1/2" CAL. 12' - 14' HT.	B & B	4.0 P.U.
6	UP	GLEDITSIA TRIACANTHOS 'IMPERIAL'	2 1/2" CAL. 12' - 14' HT.	B & B	6.0 P.U.
6	UP	ULMUS PARVIFOLIA CHINESE ELM	2 1/2" CAL. 12' - 14' HT.	B & B	6.0 P.U.
FLOWERING TREES					
8	CC	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL. 8' MIN. HT.	B & B	4.0 P.U.
6	CC	FORREST PANSY EASTERN REDBUD	2" CAL. 8' MIN. HT.	B & B	3.0 P.U.
SHRUBS					
35	IC	ILEX X MESEREAUE 'MESOG'	18" MIN. HT.	#5/#7 CONT.	7.0 P.U.
50	IT	CHINA GIRL HOLLY	18" MIN. HT.	#5/#7 CONT.	10.0 P.U.
35	JC	TEA VIRGINICA	18" MIN. HT.	#5/#7 CONT.	7.0 P.U.
35	JC	VIRGINIA SWEETSPICE	18" MIN. HT.	#5/#7 CONT.	7.0 P.U.
EVERGREEN TREES					
10	JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	8' MIN. HT.	B & B	5.0 P.U.
		EMERALD SENTINEL EASTERN REDCEDAR			

Carroll County Landscape Installation Notes & Specifications

- Standards to conform to the most recent version of ANSI A300 Part 6 - "Transplanting" and "Landscape Specification Guidelines" of the Landscape Contractors Association of 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.
- A completed and sealed certificate shall be provided at the initial inspection. The completion form with photographs is required.
- Acceptable plant survival shall be determined as not more than 15% mortality. A 12 month inspection will be performed by the county. No inspections shall be finalized from November 1st to March 31st.

Carroll County Landscape Inspection Notes (Minimum of Two Inspections Required)

- Initial inspection: this inspection shall be performed when planting is completed to verify compliance with the approved planting plan. The inspection shall be performed by a landscape architect. A completed and sealed landscape certificate shall be provided with photographs or other visual documentation. The 12 month survival period will begin upon receipt of the landscape certification.
- Final inspection: this inspection shall be performed by the county 12 months after certification of the initial planting.

Carroll County Landscape Maintenance Notes

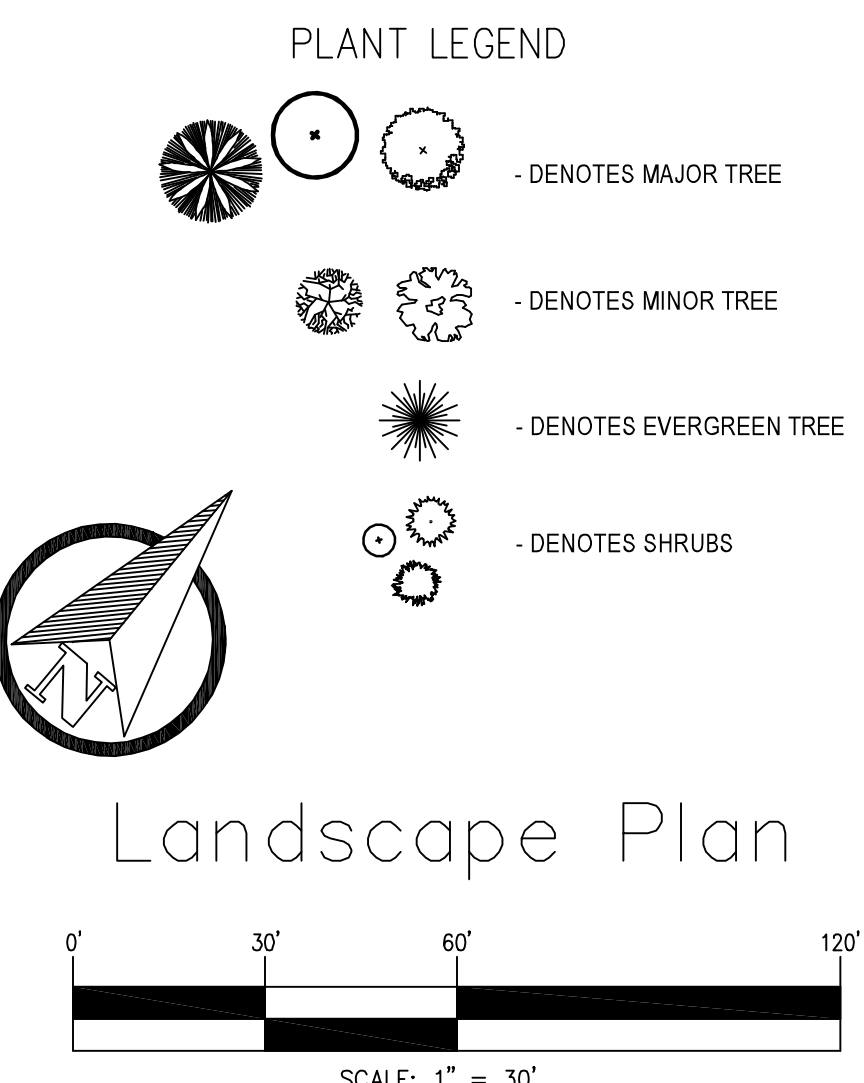
- The Owner of any property on which landscaping has been installed pursuant to this chapter shall maintain the landscaping in good condition in perpetuity. A Landscape Maintenance Agreement shall be required. Failure to replace dead or dying plants or the removal of any installed plants is a violation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

Carroll County Landscape Specifications

- All plants shall be identified in accordance with the latest edition of Hortus Third, by the Staff of the L.H. Bailey Hortorium, 1976.
- All nursery stock shall conform to American Nursery and Landscape Association (ANLA) standards as described in "American Standards for Nursery Stock," Current Edition (ANSI Z60.1) and ANSI A-200 Specifications.
- Landscape specifications shall also conform to "Landscape Specification Guidelines for Maryland, D.C. and Virginia" by the Landscape Contractor's Association of MD, D.C. & VA, latest edition. All nursery stock shall be planted in accordance with the procedures outlined in these guidelines.
- Three (3) inches topsoil are required on all disturbed areas to be landscaped, seeded, or sodded.

SCHEDULE A: LANDSCAPE CALCULATIONS

CATEGORY	PARKING LOT REQUIREMENT	PARKING ADJACENT TO R.O.W.	PARKING ADJACENT TO COMMERCIAL
DISTANCE / AREA, ETC.	108 SPACES	485 L.F. CLASS 'B'	500 L.F.
TOTAL PLANTING UNITS (P.U.'S) REQUIRED	11 P.U.	19 P.U.	20 P.U.
TOTAL PLANTING UNITS (P.U.'S) PROVIDED	11 P.U.	19 P.U.	20 P.U.
MAJOR (1 P.U.)	5 (0.0 P.U.)	7 (2.0 P.U.)	2 (2.0 P.U.)
MINOR (1/2 P.U.)	0 (0.0 P.U.)	8 (4.0 P.U.)	6 (3.0 P.U.)
EVERGREEN (1/2 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)	10 (5.0 P.U.)
SHRUBS (1/2 P.U.)	30 (0.0 P.U.)	40 (8.0 P.U.)	50 (10.0 P.U.)
S.F. GROUND COVER (1/20 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)



Landscape Plan

DDC Inc.
Development Design Consultants

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
TANEYTOWN, MD 21787
(410) 756-2800

DEVELOPER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2800

SITE ADDRESS:
5182 ALLENDALE LANE (LOT 3)
TANEYTOWN, MD 21787
2911 FRANCIS SCOTT KEY HWY. (LOT 1)
TANEYTOWN, MD 21787

5190 ALLENDALE LANE (LOT 2)
TANEYTOWN, MD 21787

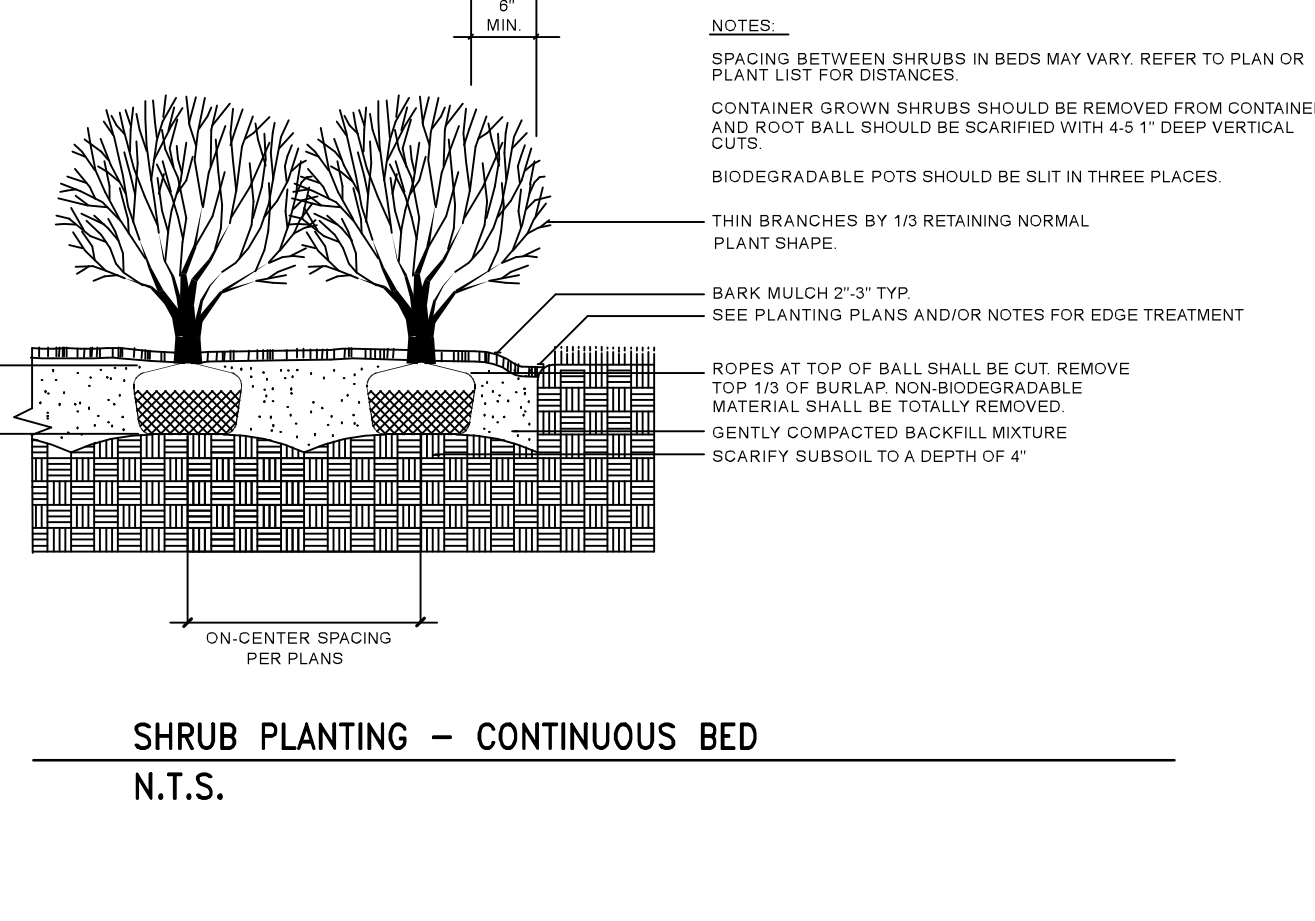
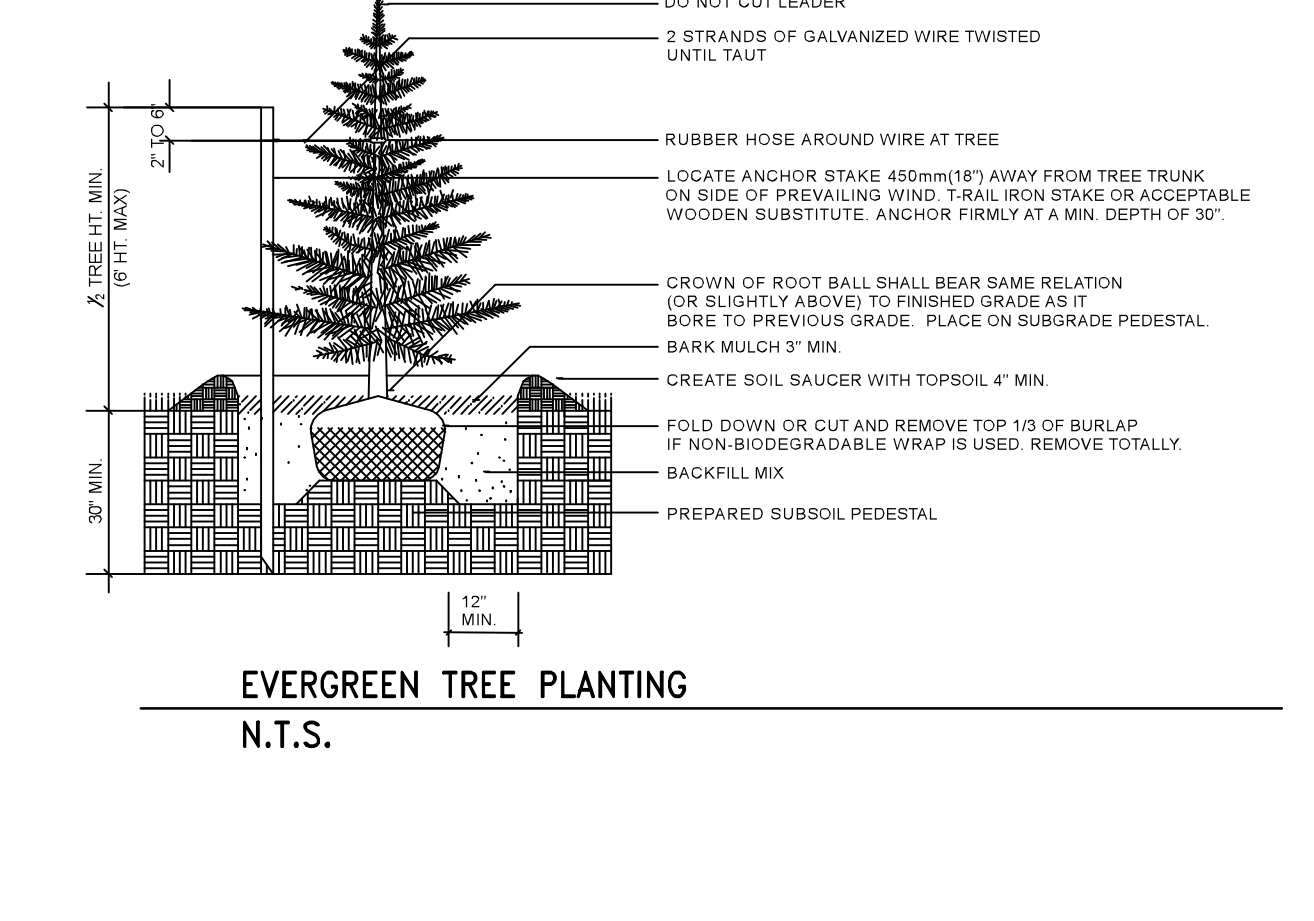
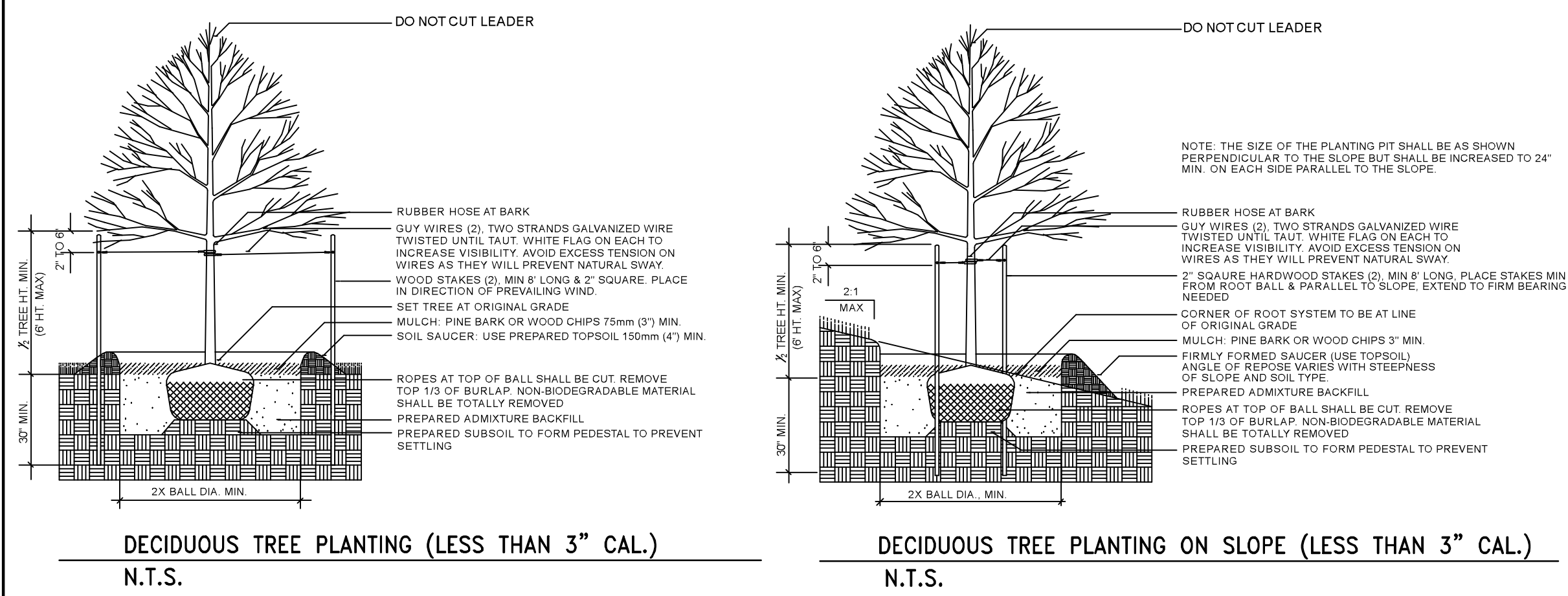
EVAPCO, INC.
PARCEL No. 712
LOT Nos. 1 THRU 3
LANDSCAPE PLAN,
NOTES & DETAILS
CITY OF TANEYTOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD

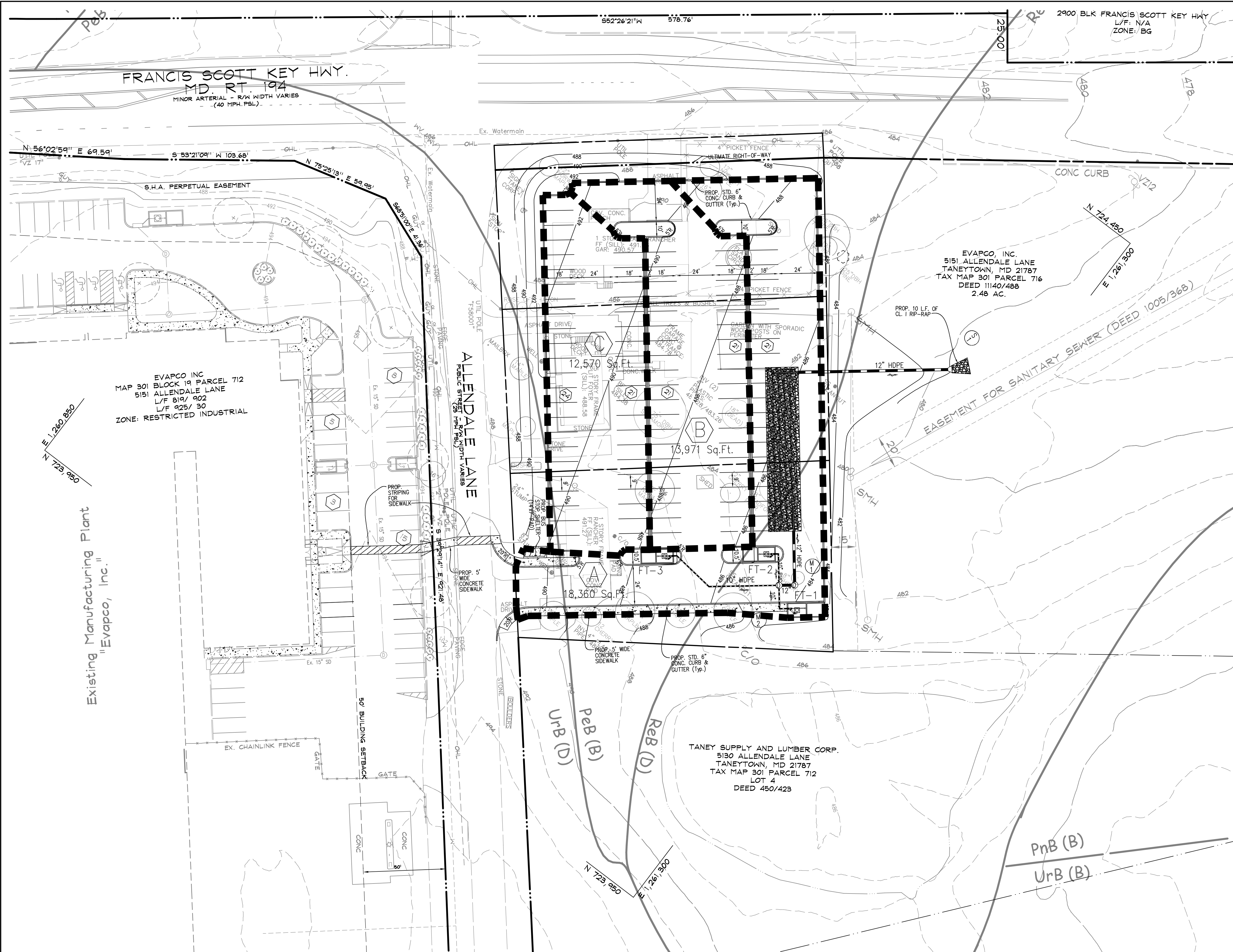
NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
CO. FILE #:	GRO-24-0003	DES. BY:	J.L. / M.T.	
TAX ACC. #:	01-009214 (P. 712)	DRN. BY:	J.L.	
TAX MAP:	301	CHK. BY:	P.C.	
BLOCK / GRID:	015/019	DATE:	03/27/2024	
PARCEL #:	712	DDC JOB#:	07006.7	
ZONE / USE:	R-1	SHEET NUMBER:	7 of 9	
DWG. SCALE:	AS SHOWN			

PROFESSIONAL CERTIFICATION
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. 21020. EXPIRATION DATE: JAN 25, 2026

DATE: 03/27/2024

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020





SOILS LEGEND					
SOIL	NAME	Kw	GROUP	Acres in AOI	Percent of AOI
PbB	PENN LOAM, 3%-8% SLOPES	0.32	B	3.6	11.5%
PnB	PENN CHANNERY LOAM, 3%-8% SLOPES	0.24	B	3.4	11.0%
RoB	REAVILLE SILT LOAM, 3%-8% SLOPES	0.37	D	3.4	10.8%
URB	URBAN LAND - UDORTMENTS COMPLEX, 0%-8% SLOPES	N/A	D	18.6	59.8%

DATA SOURCES:
 EXISTING TOPOGRAPHY SHOWN PER FIELD SURVEY BY SHANBERGER & LANE, INC. ON OR ABOUT JANUARY 2, 2024. EXISTING BOUNDARY SHOWN PER A BOUNDARY SURVEY PREPARED BY SHANBERGER & LANE, INC. ON OR ABOUT JUNE 30, 2023.

DDC Inc.
 Development Design Consultants

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
 TANEYTOWN, MD 21787
 (410) 756-2600

DEVELOPER:
 EVAPCO, INC.
 5151 ALLENDALE LANE
 TANEYTOWN, MD 21787
 (410) 756-2600

SITE ADDRESS:
 5182 ALLENDALE LANE (LOT 3)
 TANEYTOWN, MD 21787
 2911 FRANCIS SCOTT KEY HWY. (LOT 1)
 TANEYTOWN, MD 21787

EVAPCO, INC.
 PARCEL No. 712
 LOT Nos. 1 THRU 3
 DRAINAGE AREA MAP

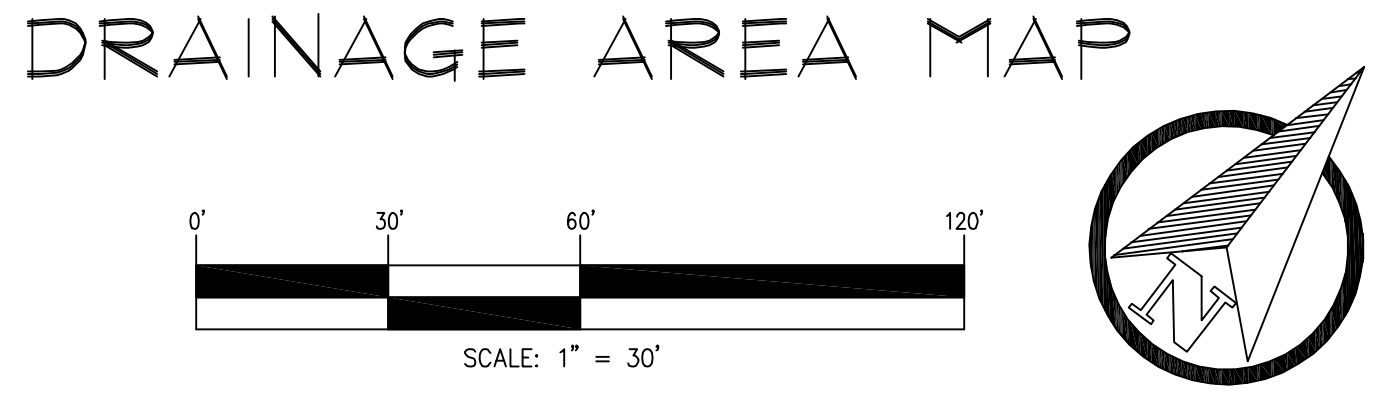
CITY OF TANEYTOWN
 1ST ELECTION DISTRICT CARROLL COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN	REV DATE

PROFESSIONAL CERTIFICATION
 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. 27020, EXPIRATION DATE: JAN 23, 2028.

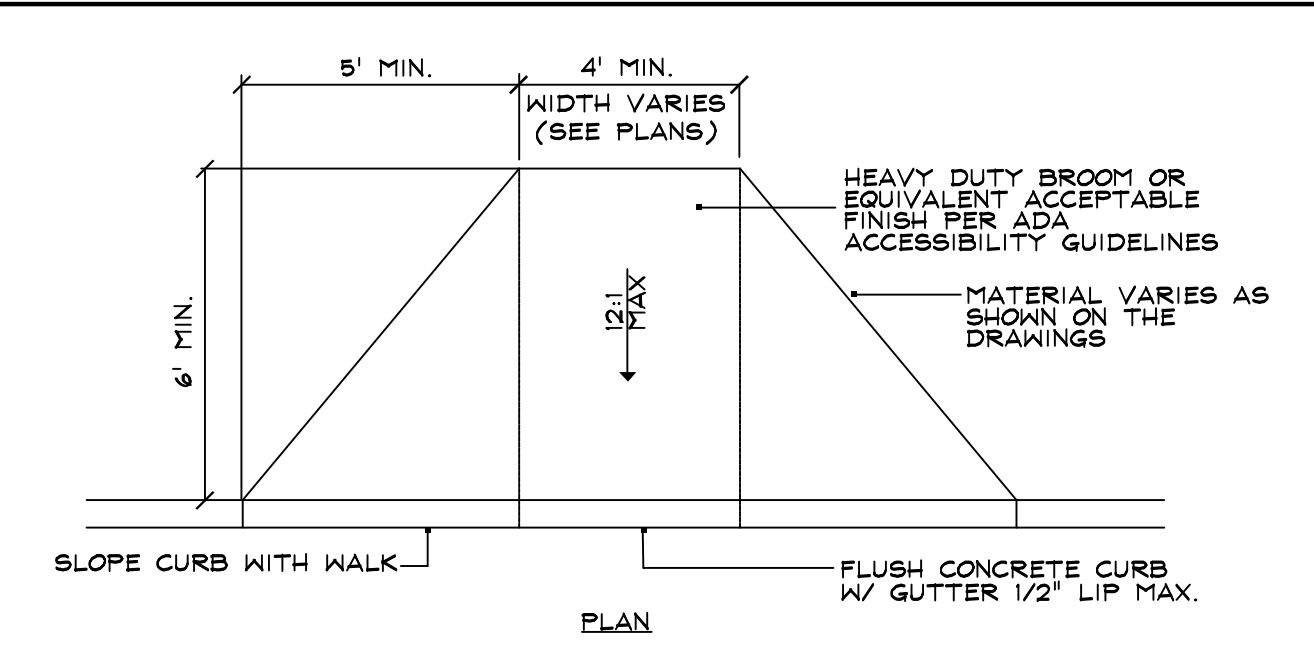
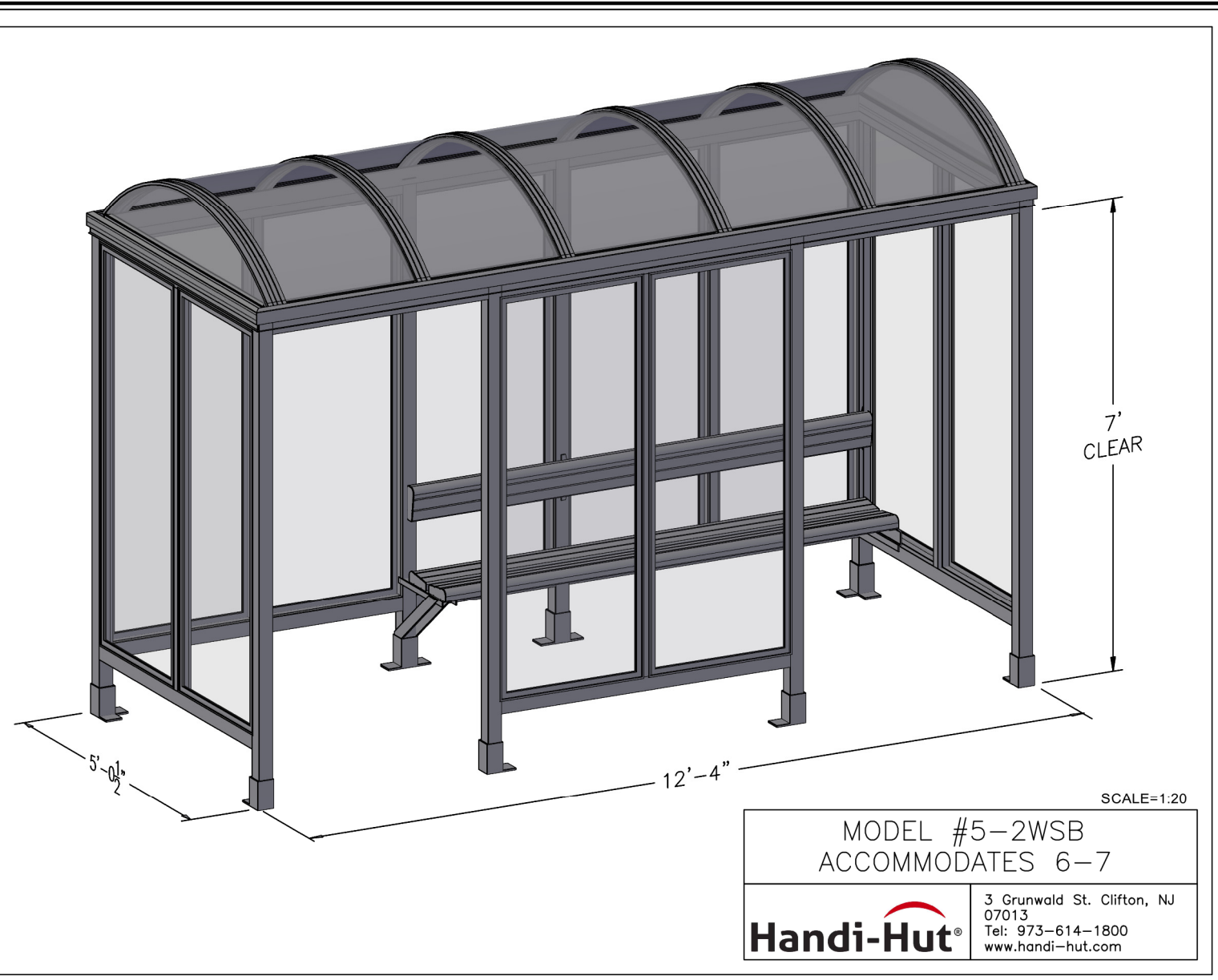
03/27/2024
 DATE

PAUL G. CAVANAUGH
 PROFESSIONAL ENGINEER NO. 27020

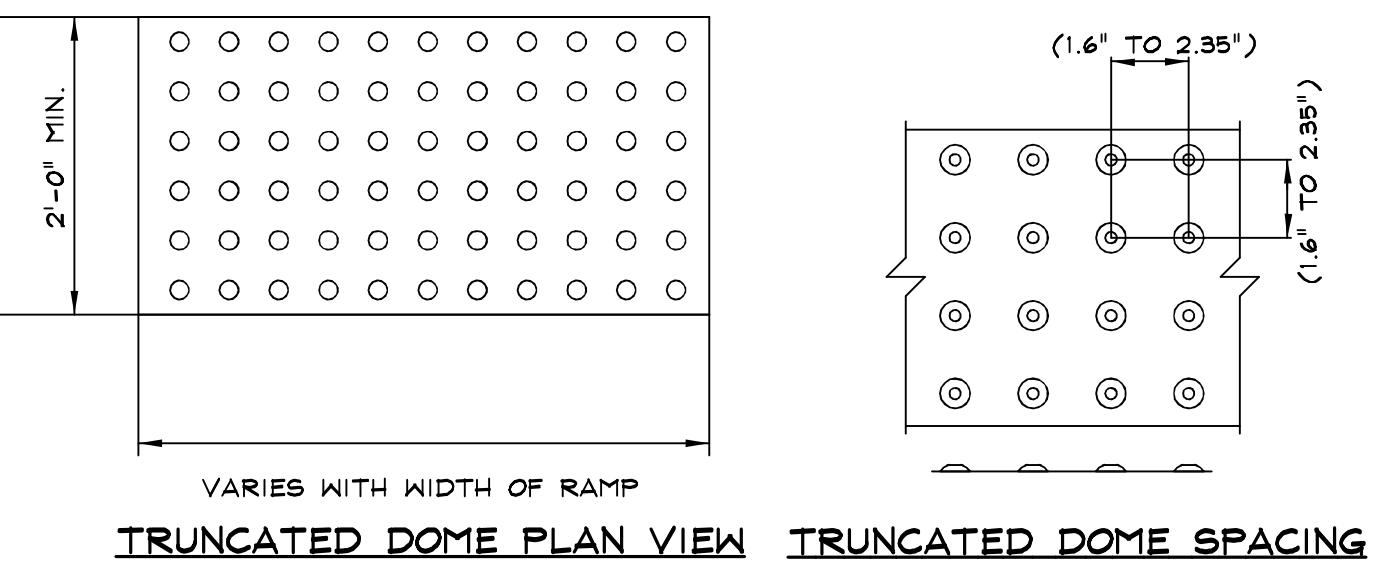
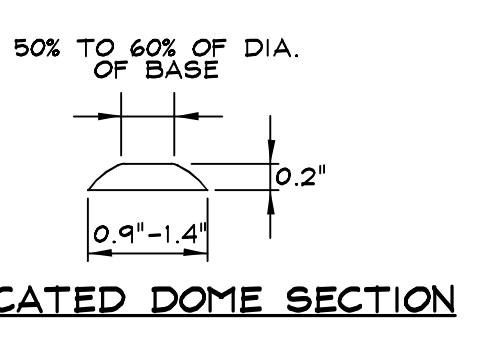


DRAINAGE AREA MAP

Existing Manufacturing Plant
 "Evapco, Inc."

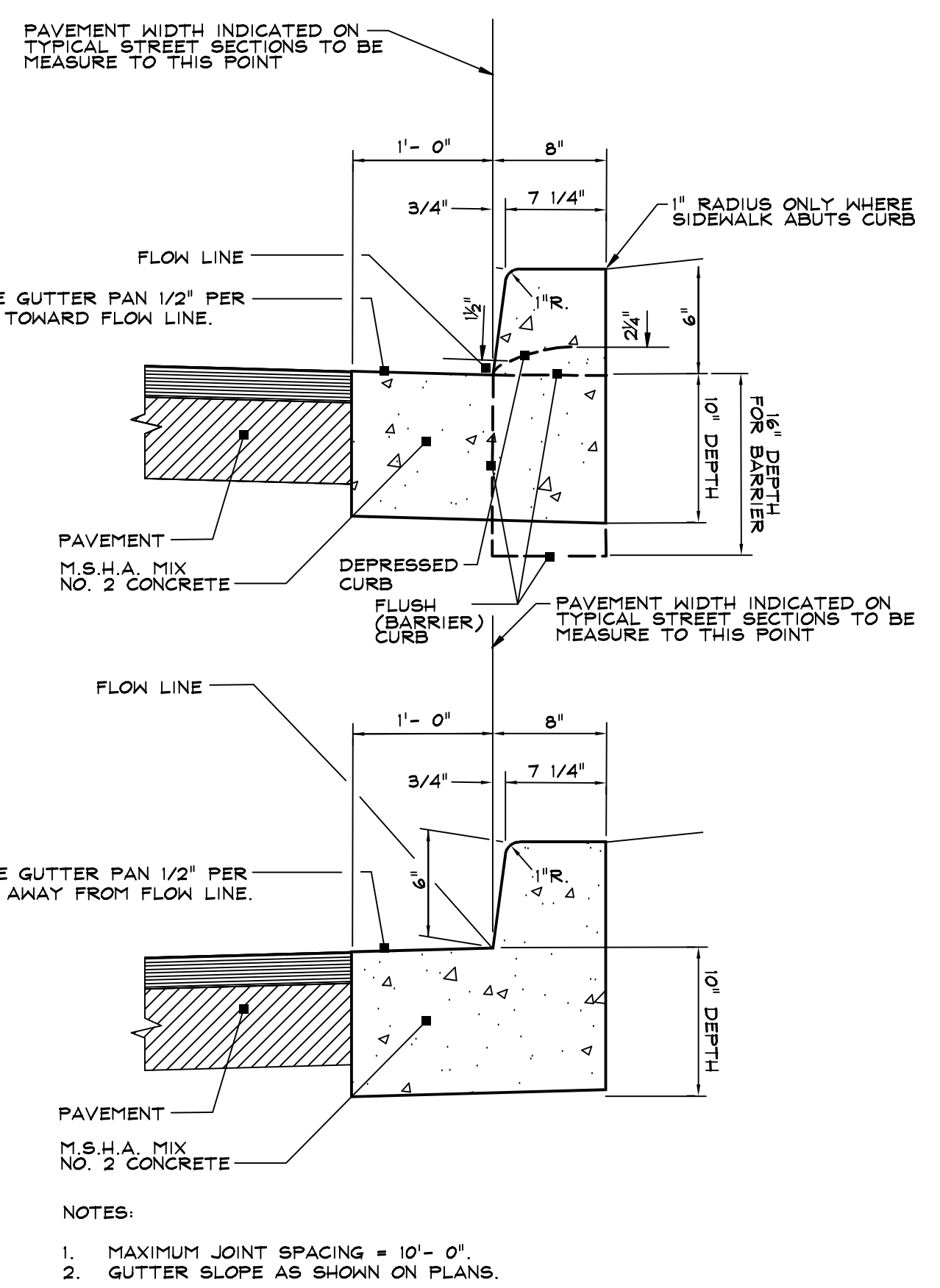


C CONCRETE CURB RAMP
10 N.T.S.

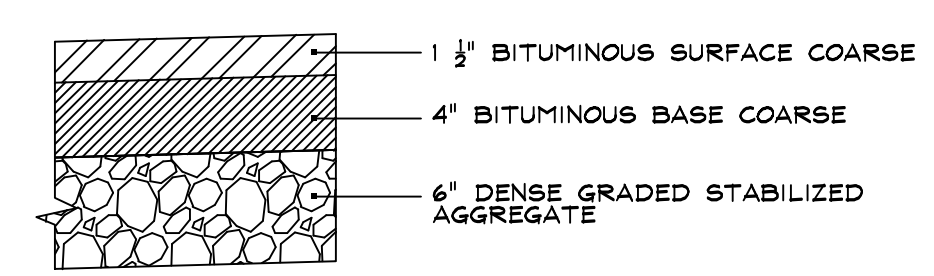


- TRUNCATED DOME NOTES:
1. DETECTABLE WARNINGS TO BE PROVIDED NEAR THE BASE OF ALL HANDICAP ACCESS RAMP AND ANY LOCATION WHERE DEPRESSIONED CURB IS PROPOSED.
 2. DETECTABLE WARNINGS SHALL BE OF THE PAVER OR MAT TYPE WITH ADHESIVE PER MANUFACTURERS SPECIFICATIONS.
 3. LENGTH OF DETECTABLE WARNING AREA SHALL VARY WITH WIDTH OF RAMP.
 4. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
 5. DETECTABLE WARNING AREA SHALL BE COLORED YELLOW OR RED TO PROVIDE VISUAL CONTRAST.
 6. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 PSI CONCRETE.
 7. IF MATS ARE TO BE USED, EDGES SHALL BE BEVELED TO ELIMINATE TRIP HAZARD.
 8. SURFACES SHALL BE FABRICATED TO PROVIDE FULL DOMES ONLY.

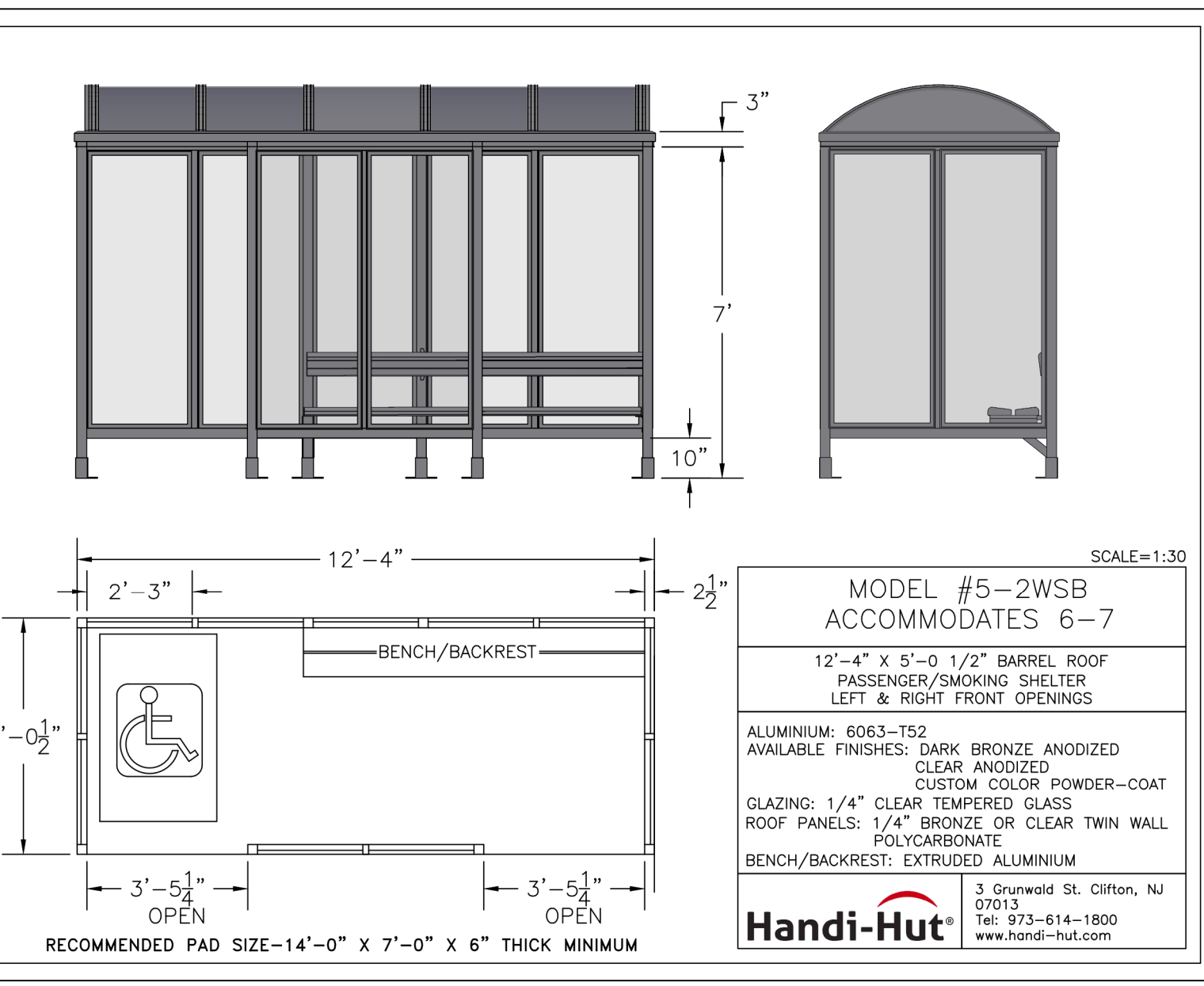
D ADA DETECTABLE WARNING (SEE MSHA STANDARD NO MD 655.40)
10 N.T.S.



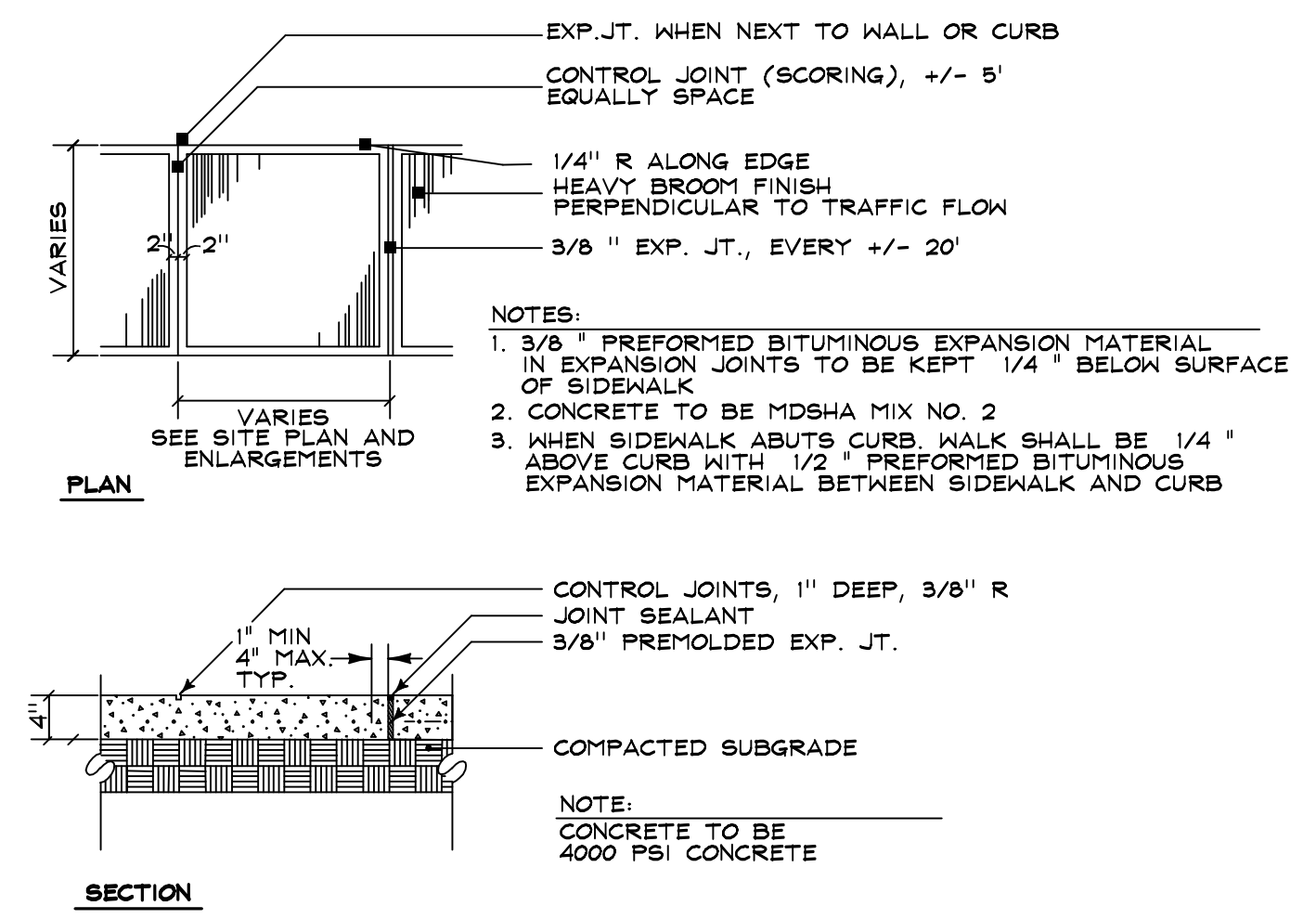
E 6" COMBINATION CONCRETE CURB & GUTTER
10 N.T.S.



G PAVING SECTION
10 N.T.S.

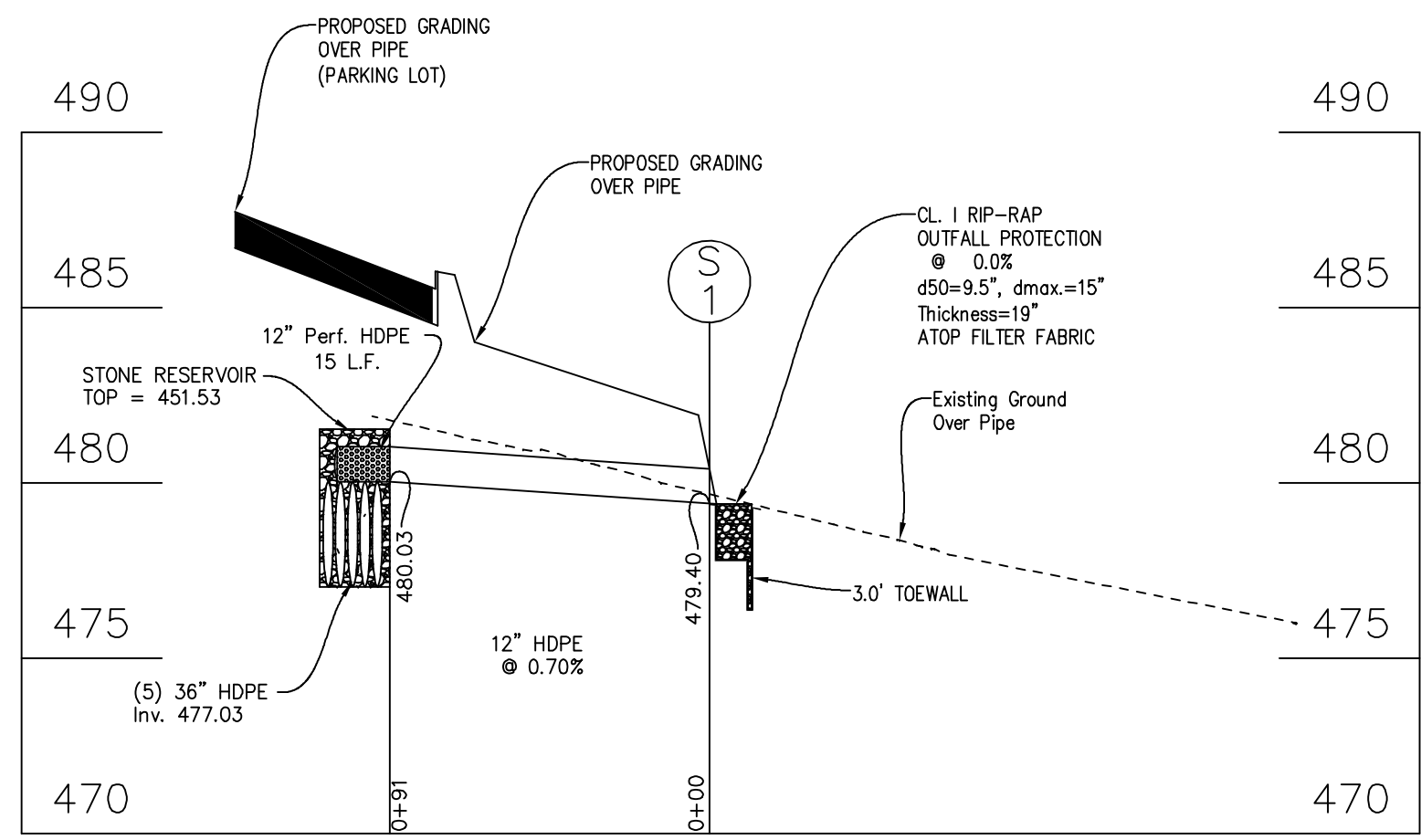


A Handi-Hut BUS SHELTER (OR EQUIVALENT)
10 N.T.S.



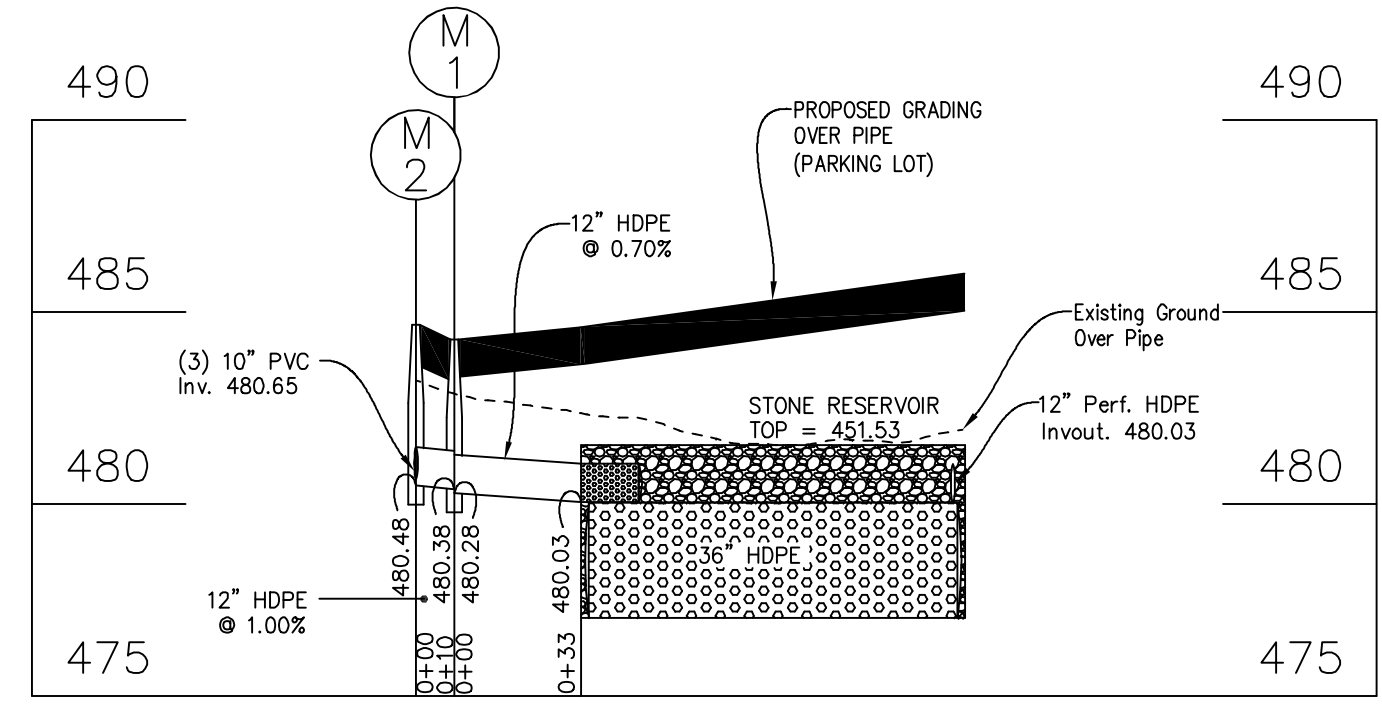
B PRIVATE CONCRETE WALK (ON SITE)
10 N.T.S.

PRIVATE STRUCTURE SCHEDULE									
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	NORTH	EAST	TYPE	REMARKS		
FT-1	484.17	-----	480.84 (10")	724153.4057	1261277.7845	FILTERRA w/ SEDIMENTATION CHAMBER	Contech OR EQUAL		
FT-2	485.86	-----	481.74 (10")	724162.3245	1261233.6889	FILTERRA w/ SEDIMENTATION CHAMBER	Contech OR EQUAL		
FT-3	488.50	-----	484.24 (10")	724123.4244	1261185.4361	FILTERRA w/ SEDIMENTATION CHAMBER	Contech OR EQUAL		
M-1	484.30	480.38 (12")	480.28 (12")	724160.8069	1261263.1584	48" PRECAST MH	PLATE 94		
M-2	484.65	480.65 (10"), 480.65 (10"), 480.65 (10")	480.48 (12")	724154.8817	1261255.6598	48" PRECAST MH	PLATE 94		
S-1	480.40	479.40 (12")	-----	724321.7399	1261258.0441	12" HDPE END SECTION	Nyloplast OR EQUAL		



PROFILE
SCALE: HORIZ : 1" = 50'
VERT. : 1" = 5'

NOTE: SEE SHEET 7 FOR STONE RESERVOIR PLAN & DETAILS.



PROFILE
SCALE: HORIZ : 1" = 50'
VERT. : 1" = 5'

SIZE	CLASS	LENGTH
10"	PVC, SCH. 40	111 L.F.
12"	HDPE	134 L.F.
12"	PERFORATED HDPE	30 L.F.
36"	PERFORATED HDPE	490 L.F.
4"	PVC SCH. 40 PERFORATED	21 L.F.

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

Development Design Consultants

OWNER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2800

DEVELOPER:
EVAPCO, INC.
5151 ALLENDALE LANE
TANEYTOWN, MD 21787
(410) 756-2800

SITE ADDRESS:
5192 ALLENDALE LANE (LOT 3)
TANEYTOWN, MD 21787
2911 FRANCIS SCOTT KEY HWY. (LOT 1)
TANEYTOWN, MD 21787

EVAPCO, INC.
PARCEL No. 712
LOT Nos. 1 THRU 3
SITE DETAILS & STORM DRAIN PROFILES
CITY OF TANEYTOWN
1ST ELECTION DISTRICT CARROLL COUNTY, MD

PROFESSIONAL CERTIFICATION
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. 22020. EXPIRATION DATE: JAN 25, 2026

03/27/2024
DATE

PAUL G. CAVANAUGH
PROFESSIONAL ENGINEER NO. 27020

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE
CO. FILE #	GRO-24-0003	DES. BY:	J.L. / M.T.	
TAX ACC. #	01-009214 (P. 712)	DRN. BY:	J.L.	
TAX MAP:	301	CHK. BY:	P.C.	
BLOCK / GRID:	015/019	DATE:	03/27/2024	
PARCEL #	712	DDC JOB#:	07006.7	
ZONE / USE:	R-I	SHEET NUMBER:	9 of 9	
DWG. SCALE:	AS SHOWN			