

**GENERAL NOTES**

- EXISTING ZONING: AGRICULTURE (AG)
- EXISTING USE: MEADOW
- PROPOSED USE: DAY CAMP AND BEFORE/AFTER SCHOOL CARE
- TOTAL AREA OF SITE = 20.16 AC.
- TOTAL AREA OF LOTS = 617,766 SF (14.06 AC.)
- THE PROPERTY SHOWN HEREON IS OWNED BY SICKELS LLC, AND IS RECORDED IN THE LAND RECORDS OF CARROLL COUNTY AS DEED 10442/384, DATED AUGUST 31, 2021. THE TAX ACCOUNT NUMBER FOR THE PROPERTY IS 14-0133641.
- TAX MAP 63, GRID 20, PARCEL 16.
- PROPERTY BOUNDARY AND TOPOGRAPHY IS SHOWN PER ELECTRONIC TRANSFER FROM BPR AND SUPPLEMENTED WITH FIELD RUN TOPO BY DDC IN NOVEMBER 2023.
- LOCATION OF NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION IS A 30,000 GALLON TANK AT BARTHOLOM AND HEATH DRIVE, APPROXIMATELY 3,300' FROM THE SITE.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON 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 UTILITIES" 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.
- NOTE: ALL PROPOSED SPOT ELEVATIONS ARE LOCATED AT BOTTOM OF CURB AND ALL DIMENSIONS ARE TO FACE OF CURB UNLESS LABELED OTHERWISE.
- THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (1983) AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS PROVIDED BY THE NATIONAL GEODETIC SURVEY:  

DESIGNATION	NORTH (SFT)	EAST (SFT)
"GARLAND"	647860.43	1316561.03
"GARLAND AZI"	648377.13	1315916.26
- NO CONSTRUCTION VEHICLES, CONTRACTOR OR PRIVATE, OR CONSTRUCTION MATERIALS OR EQUIPMENT MAY BE PARKED, PLACED OR STORED WITHIN ANY PUBLIC RIGHT OF WAY.
- UNDERGROUND TANK NOTE: IF ANY UNDERGROUND TANKS ARE ENCOUNTERED ON SITE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT. THE CONTRACTOR SHALL REMOVE THE TANKS IN ACCORDANCE WITH MDE PROCEDURES.
- ENTRANCE CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CARROLL COUNTY DEPARTMENT OF PUBLIC WORKS. CONSTRUCTION INSPECTION DIVISION, CONTRACTOR IS RESPONSIBLE TO NOTIFY THAT OFFICE AT 410-386-2157 A MINIMUM OF THREE WORKING DAYS PRIOR TO BEGINNING WORK IN OR ALONG ANY PUBLIC ROAD. CONTRACTORS SHALL NOTIFY CARROLL COUNTY BUREAU OF UTILITIES AT 410-386-2164 AT LEAST 48 HRS BEFORE THE PROPOSED USE OF ANY BUILDING IS TO INCLUDE THE STORAGE OR USE OF REGULATED SUBSTANCES. THE REQUIREMENTS OF CHAPTER 154, WATER RESOURCE MANAGEMENT OF THE CARROLL COUNTY CODE OF PUBLIC LOCAL LAWS AND ORDINANCES MUST BE ADDRESSED.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED BY THE PROPERTY OWNER.
- NO CEMETERIES EXIST WITHIN THIS PROPERTY.
- ALL PROPOSED ROADS ARE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
- THERE ARE NO EXISTING WETLANDS OR THEIR ASSOCIATED BUFFERS ON FILE. NO FLOODPLAIN HAS BEEN IDENTIFIED ON SITE.
- ANY INTERNALLY LIT SIGNAGE SHALL CONFORM TO CARROLL COUNTY CODE, SECTION 205-55 ILLUMINATION.
- THERE IS NO EXISTING FOREST ON THIS PARCEL.
- ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO CARROLL COUNTY'S "SPECIFICATIONS FOR CONSTRUCTION OF STREETS AND STORMWATER MANAGEMENT FACILITIES", WHICH SHALL TAKE PRECEDENCE OVER OTHER NOTES ON THE DRAWING.
- THIS SITE IS LOCATED IN THE WINFIELD FIRE AND EMERGENCY SERVICES DISTRICT.
- A GRADING PERMIT WILL BE REQUIRED FOR THIS PROJECT PRIOR TO ISSUANCE OF THE GRADING PERMIT, THE OWNER SHALL OBTAIN ALL REQUIRED LETTERS OF AUTHORIZATION AND PERMITS FROM MDE.
- A NOTICE OF INTENT (NOI) SHALL BE OBTAINED FOR DISTURBANCES GREATER THAN ONE ACRE. A GENERAL PERMIT APPLICATION WILL BE SUBMITTED FOR THIS PROJECT.
- THE PROPERTY IS NOT IN AN ACQUIER PROTECTION OR WELL-HEAD PROTECTION AREA.
- THE SITE DOES NOT LIE WITHIN A TIER II CATCHMENT AS DESIGNATED BY MDE.
- THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES ON THE PROPERTY.
- THE SITE IS LOCATED IN THE MDE WATERSHED LIBERTY RESERVOIR (WATERSHED NUMBER 02130907), TRIBUTARY PATASKA WATERSHED AREA.
- AFFORESTATION, AS REQUIRED, WILL UTILIZE AN OFF-SITE BANK.
- BZA CASE NUMBER 6450. ON MAY 31, 2023 (DECISION LETTER DATED JUNE 7, 2023) THE BOARD OF ZONING APPEALS APPROVED A REQUEST FOR CONDITIONAL USE FOR AN OUTDOOR RECREATION AREA WITH AN ACCESSORY CARETAKER'S DWELLING AND AN ACCESSORY NURSERY SCHOOL AND OTHER NECESSARY STRUCTURES.

**STORMWATER MANAGEMENT NOTE**

Stormwater management will be provided in accordance with the Carroll County Policy for Stormwater Management. The runoff from the impervious surfaces will be treated for Pe, ESDv and Groundwater Recharge by a Submerged Gravel Wetland, a micro bioretention and drywells.

**DRAWING LEGEND**

- 682 EXISTING MINOR CONTOUR (2' INTERVAL)
- 680 EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- EX. ROAD / EDGE OF PAVING
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROP. REVERSE CURB & GUTTER
- ZONING
- LIMIT OF DISTURBANCE
- EX. BUILDING
- PROPOSED BUILDING EXPANSION
- PROPOSED SPOT ELEVATION & FLOW ARROW
- EXISTING TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- EXISTING SEPTIC RESERVE AREA
- PROP. SEPTIC RESERVE AREA
- PERC HOLE - PASSED
- PERC HOLE - FAILED

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

BY: \_\_\_\_\_ 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 of Sediment Control 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.

ENGINEER DATE: \_\_\_\_\_

OWNER / DEVELOPER DATE: \_\_\_\_\_

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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: \_\_\_\_\_

OWNER'S CERTIFICATION  
I/WE HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS(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 CARROLL COUNTY PLANNING AND ZONING COMMISSION BEFORE ANY CHANGE IN THE WORK IS MADE.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

(NAME/S) PRINTED DATE: \_\_\_\_\_

ENGINEER'S AS-BUILT CERTIFICATION  
I HEREBY CERTIFY THAT THE FACILITY/UTILITIES SHOWN ON THESE CONSTRUCTION DRAWINGS(S) WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS. I ALSO CERTIFY THAT INSPECTION FACILITIES WERE INSPECTED IN ACCORDANCE WITH SECTIONS § 151.095 AND § 151.096 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

ENGINEER'S DESIGN CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN DESIGNED ACCORDING TO CHAPTER 151 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY AND I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, UNDER THE LAWS OF THE STATE OF MARYLAND.

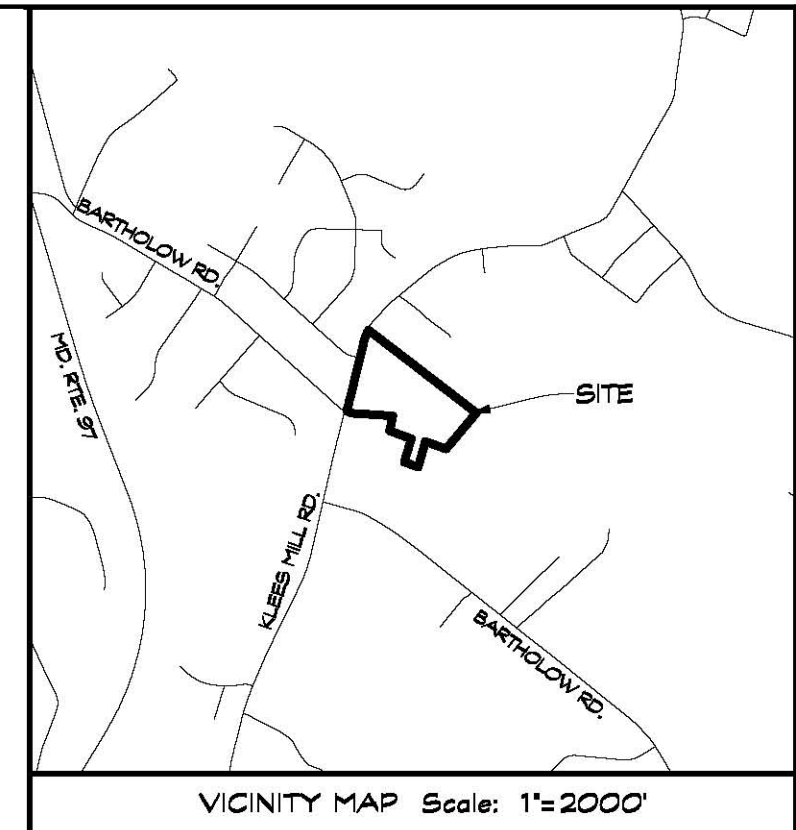
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
LICENSE NO. \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

DEVELOPER'S CERTIFICATION  
I HEREBY CERTIFY THAT ALL PROPOSED WORK SHOWN ON THESE CONSTRUCTION DRAWINGS(S) WILL BE CONDUCTED IN STRICT ACCORDANCE WITH THESE PLANS. I ALSO UNDERSTAND THAT IT IS MY RESPONSIBILITY TO HAVE THE CONSTRUCTION SUPERVISED AND CONTROLLED, INCLUDING THE SUBMITTAL OF AS-BUILT PLANS CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, WITHIN THIRTY (30) DAYS OF COMPLETION OF WORK ON THE STORMWATER MANAGEMENT FACILITY/FACILITIES. I ALSO CERTIFY THAT THESE STORMWATER MANAGEMENT FACILITY/FACILITIES WILL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR, AS APPROPRIATE, IN ACCORDANCE WITH SECTIONS § 151.095 AND § 151.096 OF THE CODE OF PUBLIC LOCAL LAWS AND ORDINANCES OF CARROLL COUNTY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

# CONCEPT SITE DEVELOPMENT PLAN FOR RED BARN RANCH

TAX MAP # 63, GRID # 20, PARCEL # 16  
ELECTION DISTRICT: 14 CARROLL COUNTY, MD.



NO.	DRAWING TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT PLAN
4	SITE GRADING PLAN
5	CONCEPT SWM PLAN w/ SEC OVERLAY
6	CONCEPT SWM DETAILS
7	LANDSCAPE PLAN

**FOREST CONSERVATION WORKSHEET**

A. FOREST TO BE CLEARED:	0 ACRES
B. REFORESTATION REQUIRED: (FOREST WHICH IS CUT OR CLEARED, MEASURED TO THE NEAREST ONE-TENTH ACRES, SHALL BE REFORESTED AT A RATE OF ONE ACRE PLANTED OR BANKED FOR EVERY ONE ACRE OF FOREST REMOVED)	0 ACRES
C. NET TRACT AREA:	14.1 ACRES
D. MINIMUM FOREST THRESHOLD: (15% FOR AREAS ZONED COMMERCIAL OR INDUSTRIAL OR INSTITUTIONAL AREAS; 20% FOR ALL OTHER ZONES)	2.8 ACRES
E. EXISTING FOREST WITHIN THE NET TRACT:	0 ACRES
F. FOREST TO BE RETAINED (E-A):	0 ACRES
G. FOREST CREDIT (B+F):	0 ACRES
H. AFFORESTATION REQUIRED (D-G): (AFFORESTATION MAY BE ADDRESSED BY RETAINING IN AN EASEMENT FOREST THAT IS WITHIN THE NET TRACT AREA, PLANTING, OR BANKING. IF NO, NO AFFORESTATION IS REQUIRED)	2.8 ACRES

OWNER/DEVELOPER: SICKELS LLC  
12440 WILKINS AVE  
ROCKVILLE, MD 20852  
(240) 687-6201

SITE ADDRESS: 175 KLEES MILL ROAD  
SYKESVILLE, MD 21784

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: SICKELS LLC  
12440 WILKINS AVE  
ROCKVILLE, MD 20852

DEVELOPER: SAME

SITE ADDRESS: 175 KLEES MILL ROAD  
SYKESVILLE, MD 21784

RED BARN RANCH  
175 KLEES MILL ROAD

COVER SHEET

14TH ELECTION DISTRICT CARROLL COUNTY, MD

NO.	REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN	REV.	DATE

CO. FILE #: S-23-0033 DES. BY: LJC/RM

TAX ACC. #: 14-013369 DRN. BY: LJC/RM

TAX MAP: 63 CHK. BY: JLM

BLOCK / GRID: 20 DATE: 9/24/24

PARCEL #: 16 DDC JOB#: 21047.1

ZONE / USE: AG SHEET NUMBER: 1 of 7

DWG. SCALE: 1" = 100'

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: 03/05/26.

9/24/24  
DATE



PAUL G. CAVANAUGH  
PROFESSIONAL ENGINEER 27020

**PARKING TABULATION**

PARKING REQUIRED: 32 SPACES

a) DAY CARE CENTER/NURSERY SCHOOL  
1 SPACE PER EMPLOYEE (10 EMPLOYEES) = 10 SPACES  
1 SPACE PER 10 CHILDREN (200 CHILDREN) = 20 SPACES

b) CARETAKERS RESIDENCE  
2 PER DWELLING UNIT - 2 SPACES

SPACES PROVIDED: 66 SPACES\*  
\*INCLUDES 3 ACCESSIBLE PARKING SPACES



**DATA SOURCES:**  
 BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY BPR, LLC, DATED AUGUST 20, 2021. TOPOGRAPHY BASED ON CARROLL COUNTY GIS AND SUPPLEMENTED BY FIELD RUN TOPO PERFORMED BY FISHER, COLLINS AND CARTER IN NOVEMBER 2023.

**DDC**  
 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:**  
 SICKLES LLC  
 12440 WILKINS AVE  
 ROCKVILLE, MD 20852

**DEVELOPER:**  
 SAME

**SITE ADDRESS:**  
 175 KLEES MILL ROAD  
 SYKESVILLE, MD 21784

**RED BARN RANCH  
 175 KLEES MILL ROAD**

**EXISTING CONDITIONS  
 PLAN**

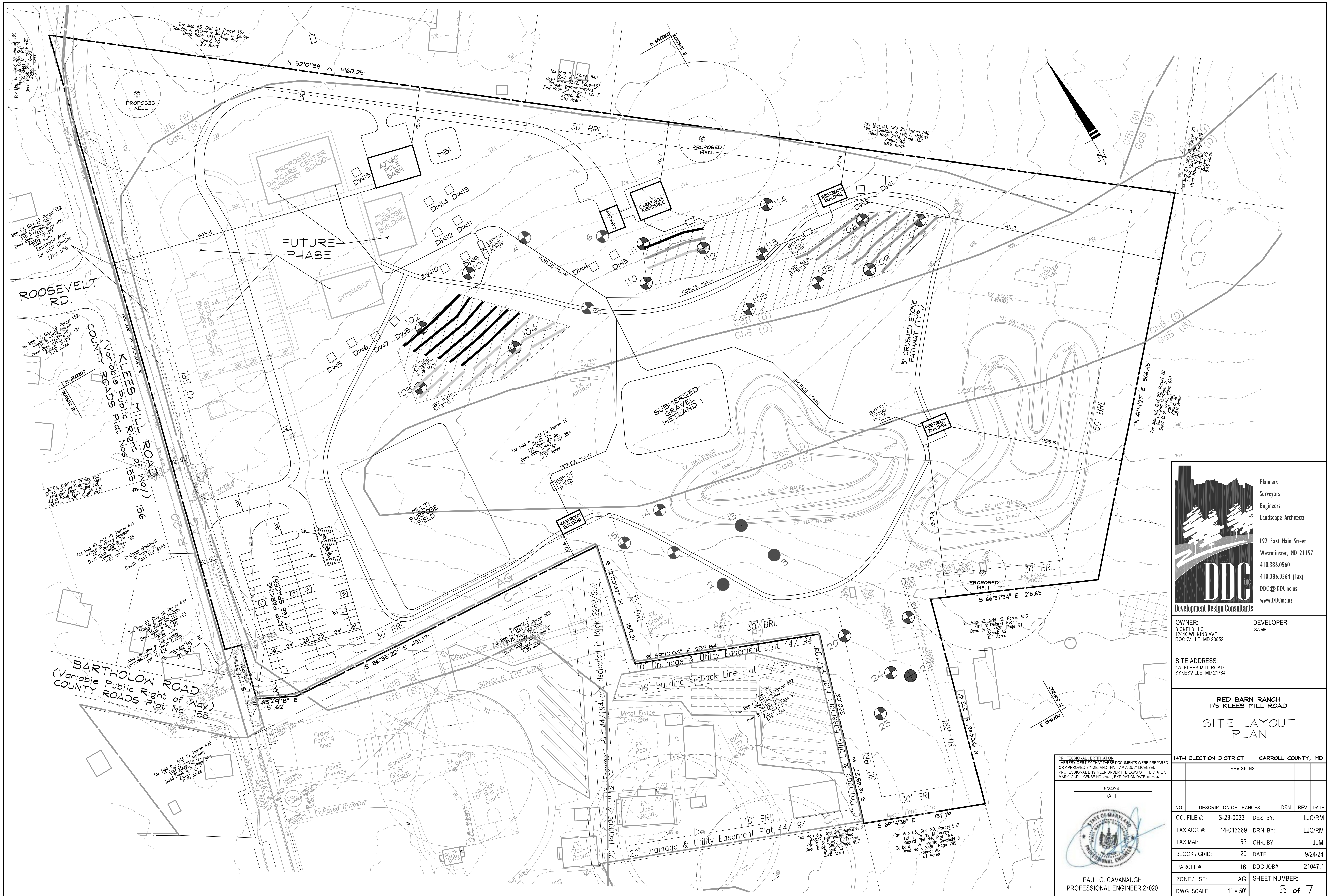
14TH ELECTION DISTRICT CARROLL COUNTY, MD

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 12/31/2026.

9/24/24  
 DATE

PAUL G. CAVANAUGH  
 PROFESSIONAL ENGINEER 27020

NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
CO. FILE #:	S-23-0033	DES. BY:	LJC/RM	
TAX ACC. #:	14-013369	DRN. BY:	LJC/RM	
TAX MAP:	63	CHK. BY:	JLM	
BLOCK / GRID:	20	DATE:	9/24/24	
PARCEL #:	16	DDC JOB#:	21047.1	
ZONE / USE:	AG	SHEET NUMBER:		
DWG. SCALE:	1" = 50'			



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

**DDC**  
Development Design Consultants

OWNER:  
SICKLES LLC  
12440 WILKINS AVE  
ROCKVILLE, MD 20852

DEVELOPER:  
SAME

SITE ADDRESS:  
175 KLEES MILL ROAD  
SYKESVILLE, MD 21084

**RED BARN RANCH**  
175 KLEES MILL ROAD

**SITE LAYOUT PLAN**

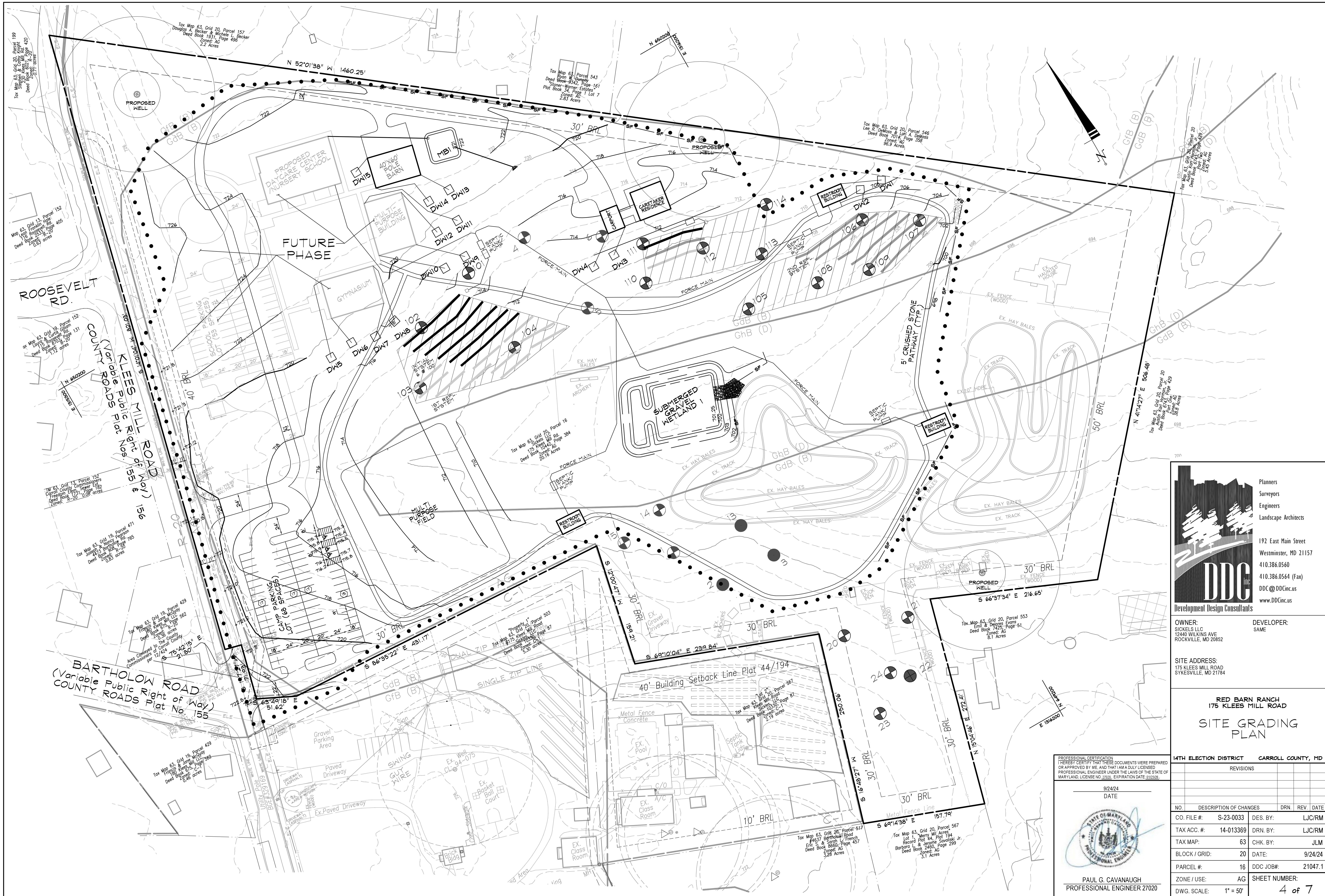
14TH ELECTION DISTRICT CARROLL COUNTY, MD

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 3/31/2026.

9/24/24  
DATE

PAUL G. CAVANAUGH  
PROFESSIONAL ENGINEER 27020

NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
CO. FILE #:	S-23-0033	DES. BY:	LJC/RM	
TAX ACC. #:	14-013369	DRN. BY:	LJC/RM	
TAX MAP:	63	CHK. BY:	JLM	
BLOCK / GRID:	20	DATE:	9/24/24	
PARCEL #:	16	DDC JOB#:	21047.1	
ZONE / USE:	AG	SHEET NUMBER:		
DWG. SCALE:	1" = 50'			



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

**DDC**  
Development Design Consultants

OWNER:  
SICKLES LLC  
12440 WILKINS AVE  
ROCKVILLE, MD 20852

DEVELOPER:  
SAME

SITE ADDRESS:  
175 KLEES MILL ROAD  
SYKESVILLE, MD 21084

**RED BARN RANCH**  
175 KLEES MILL ROAD

**SITE GRADING PLAN**

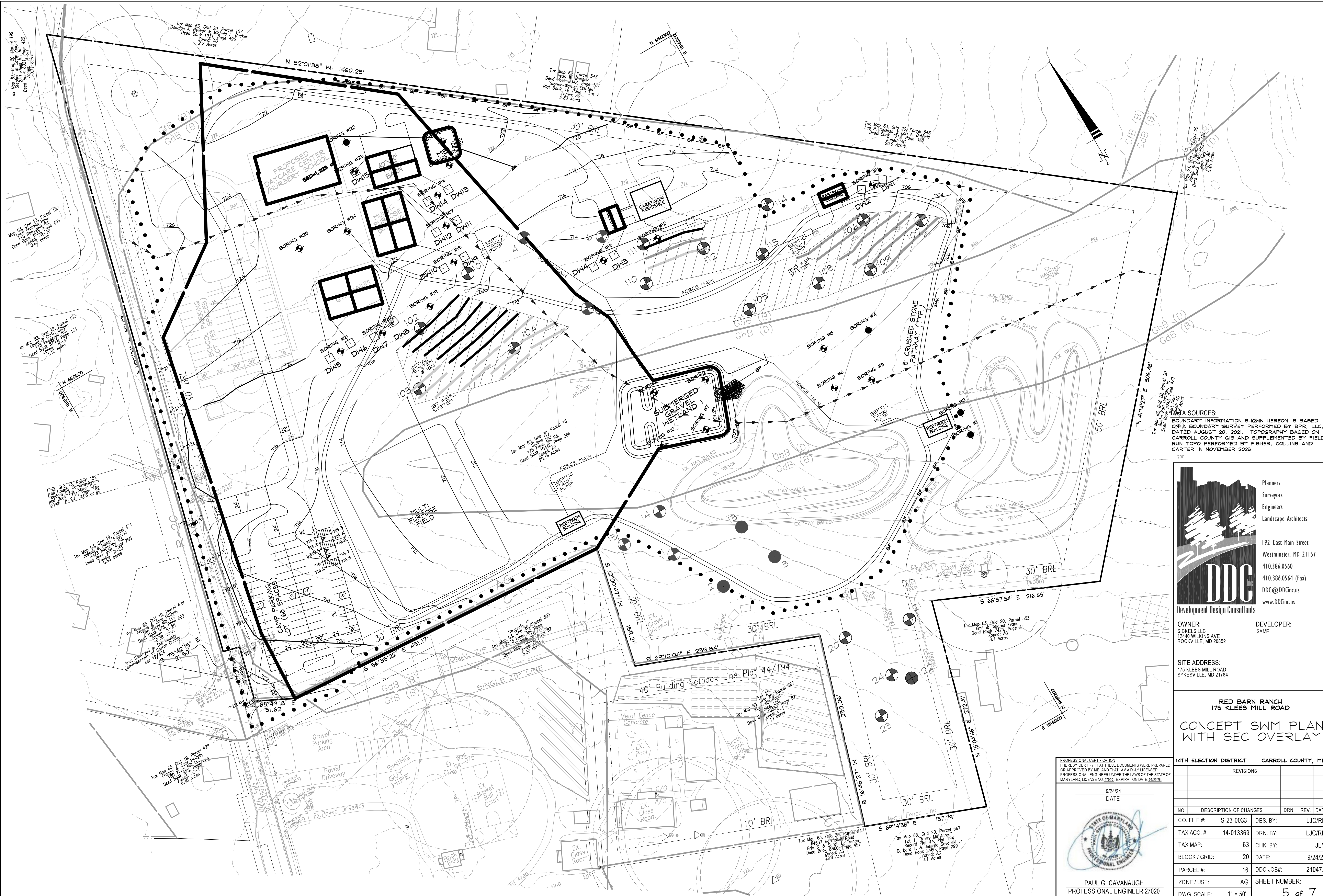
14TH ELECTION DISTRICT CARROLL COUNTY, MD

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 10/2026.

9/24/24  
DATE

PAUL G. CAVANAUGH  
PROFESSIONAL ENGINEER 27020

NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
CO. FILE #:	S-23-0033	DES. BY:	LJC/RM	
TAX ACC. #:	14-013369	DRN. BY:	LJC/RM	
TAX MAP:	63	CHK. BY:	JLM	
BLOCK / GRID:	20	DATE:	9/24/24	
PARCEL #:	16	DDC JOB#:	21047.1	
ZONE / USE:	AG	SHEET NUMBER:		
DWG. SCALE:	1" = 50'			



**DATA SOURCES:**  
 BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY BPR, LLC, DATED AUGUST 20, 2021. TOPOGRAPHY BASED ON CARROLL COUNTY GIS AND SUPPLEMENTED BY FIELD RUN TOPO PERFORMED BY FISHER, COLLINS AND CARTER IN NOVEMBER 2023.

**DDC**  
 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:**  
 SICKLES LLC  
 12440 WILKINS AVE  
 ROCKVILLE, MD 20852

**DEVELOPER:**  
 SAME

**SITE ADDRESS:**  
 175 KLEES MILL ROAD  
 SYKESVILLE, MD 21784

**RED BARN RANCH  
 175 KLEES MILL ROAD**

**CONCEPT SWM PLAN  
 WITH SEC OVERLAY**

**14TH 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 10/31/26.



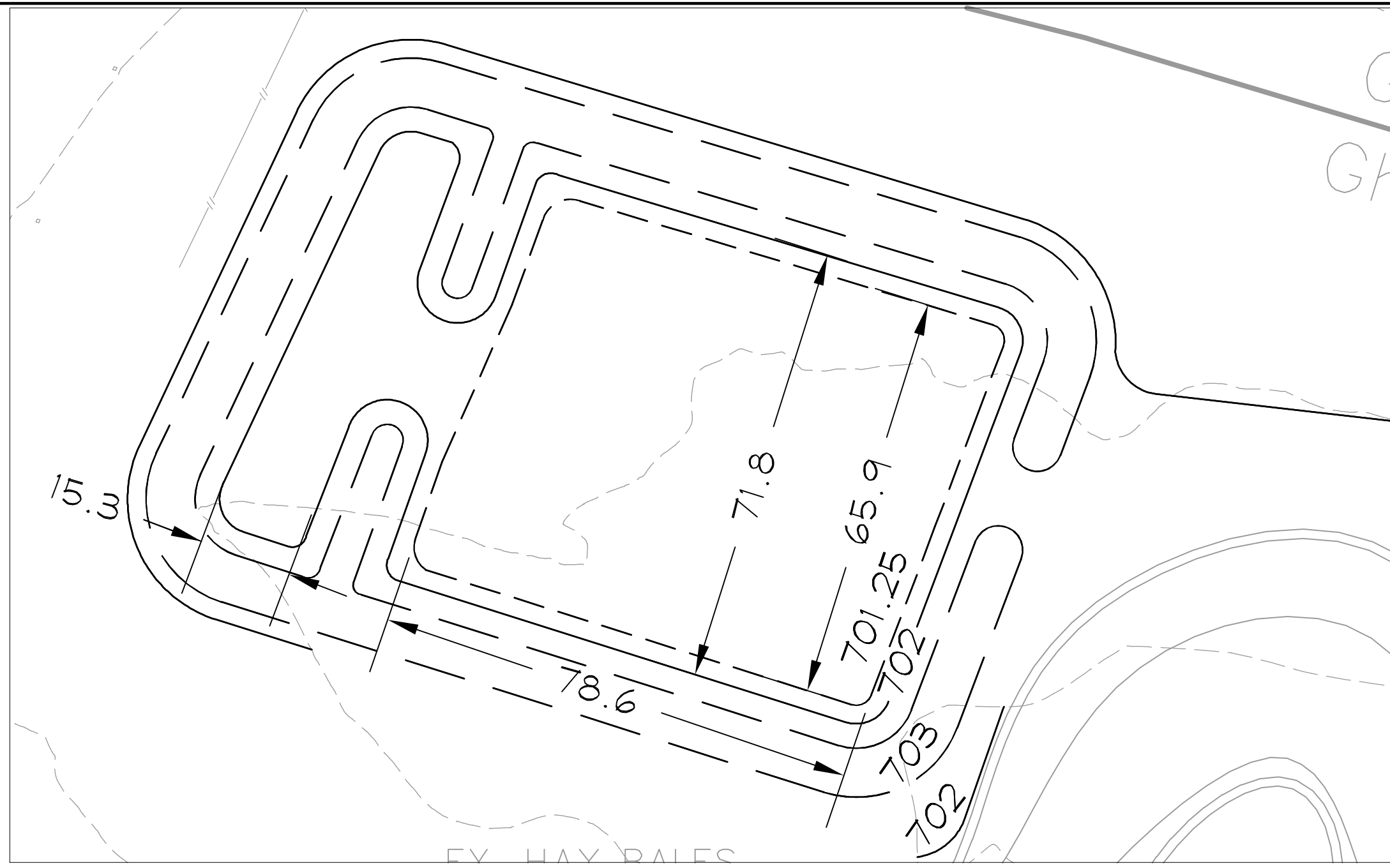
PAUL G. CAVANAUGH  
 PROFESSIONAL ENGINEER 27020

REVISIONS	
NO.	DESCRIPTION OF CHANGES

NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
CO. FILE #:	S-23-0033	DES. BY:	LJC/RM	
TAX ACC. #:	14-013369	DRN. BY:	LJC/RM	
TAX MAP:	63	CHK. BY:	JLM	
BLOCK / GRID:	20	DATE:	9/24/24	
PARCEL #:	16	DDC JOB#:	21047.1	
ZONE / USE:	AG	SHEET NUMBER:		
DWG. SCALE:	1" = 50'			

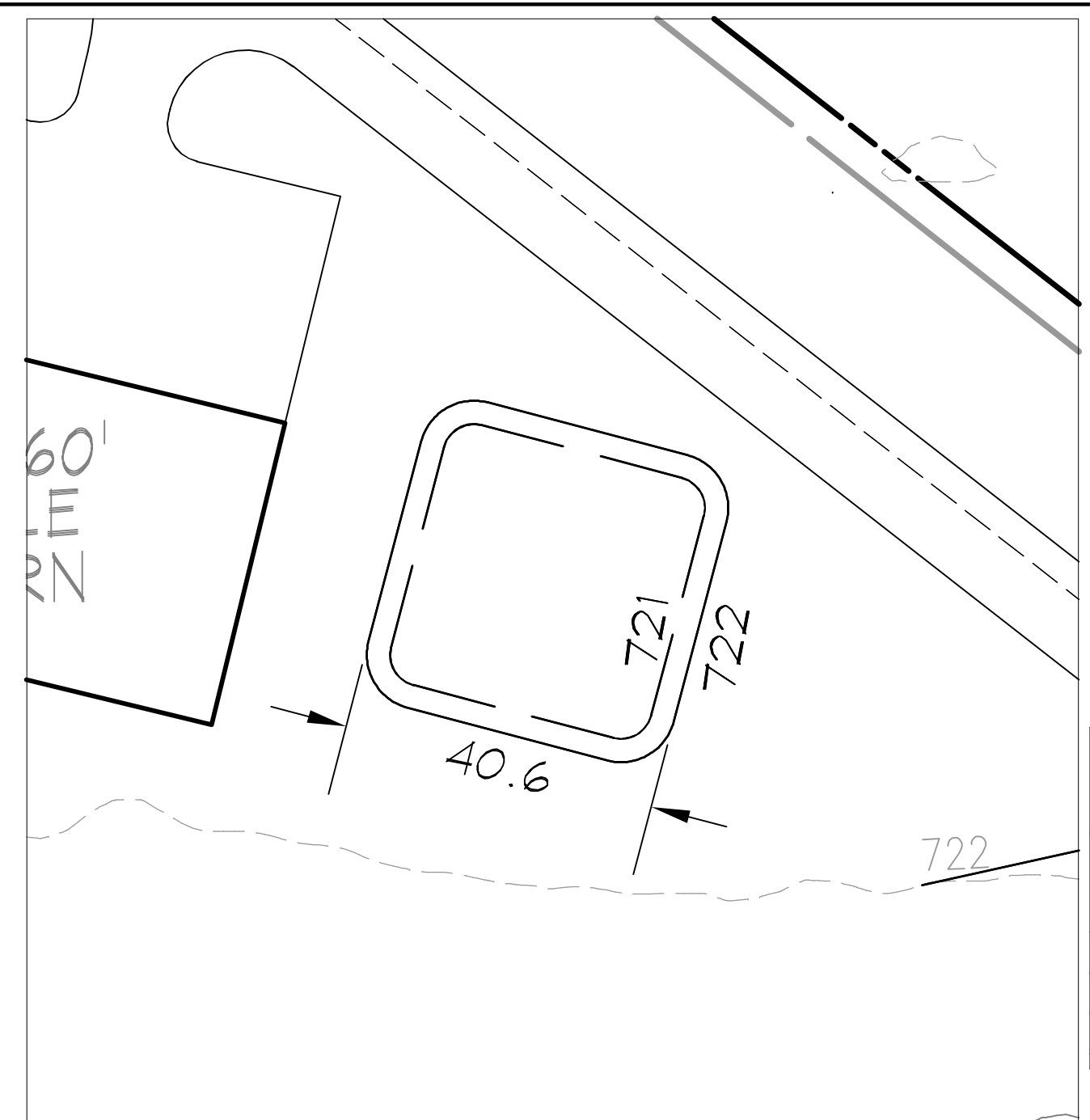
STORMWATER FACILITY DATA TABLE - SUBMERGED GRAVEL WETLAND 1	
OWNED & MAINTAINED BY STRUCTURE CLASSIFICATION WATERSHED RECEIVING STREAM CLASSIFICATION CONTRIBUTORY AREA IMPERVIOUS AREA MAX. EMBANKMENT HEIGHT EMBANKMENT WIDTH CENTROID COORDINATES:	POPS PROPERTIES LLC NON MD-376 DAM WATERSHED #2130907 LIBERTY RESERVOIR Use III-P 7.67 ACRES 1.55 ACRES N/A N/A N 649,779.26 E 1,315,972.75
UNIFORM STORMWATER SIZING CRITERIA: ESD Volume (ESD) Overbank Flood Protection Volume(Qp) Extreme Flood Volume(Qf)	REQUIRED N/A --- Not Required: No Immediate Flood Hazard

STORMWATER FACILITY DATA TABLE - MICRO BIO RETENTION 1	
OWNED & MAINTAINED BY STRUCTURE CLASSIFICATION WATERSHED RECEIVING STREAM CLASSIFICATION CONTRIBUTORY AREA IMPERVIOUS AREA MAX. EMBANKMENT HEIGHT EMBANKMENT WIDTH CENTROID COORDINATES:	POPS PROPERTIES LLC NON MD-376 DAM WATERSHED #2130907 LIBERTY RESERVOIR Use III-P 0.140 ACRES 0.140 ACRES N/A N/A N 650,229.46 E 1,315,879.51
UNIFORM STORMWATER SIZING CRITERIA: ESD Volume (ESD) Overbank Flood Protection Volume(Qp) Extreme Flood Volume(Qf)	REQUIRED N/A --- Not Required: No Immediate Flood Hazard



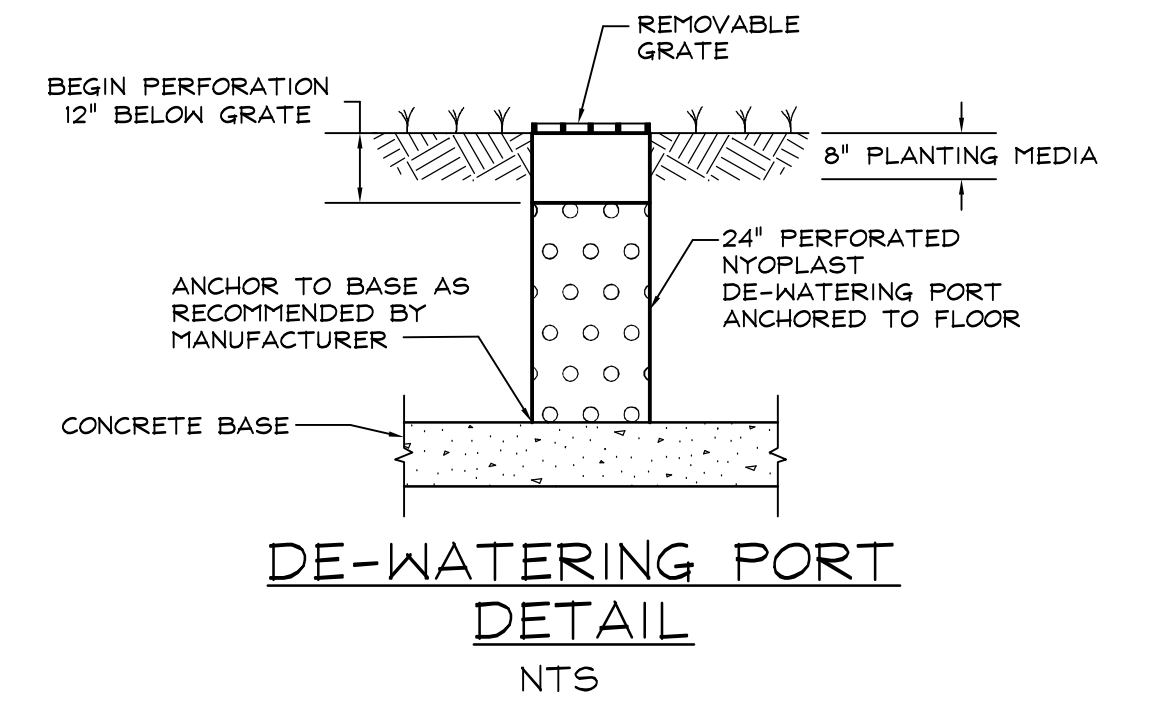
SUBMERGED GRAVEL WETLAND

SCALE 1" = 20'



MICRO BIO RETENTION

SCALE 1" = 20'



DE-WATERING PORT  
DETAIL  
NTS

ESD STRUCTURE SUMMARY TABLE			
FACILITY #	DRAINAGE AREA	SURFACE AREA	ESDv
Micro Bio	6,080 sf	1,185 sf	1,223 sf
SGW	7.67 Ac	5,110 sf	14,028 sf
TOTAL	7.81 Ac	6,295 sf	15,251 sf

	DA	ESDV Provided	PE
DRYWELL #1	600	200 CF	2.5"
DRYWELL #2	600	200 CF	2.5"
DRYWELL #3	600	200 CF	2.5"
DRYWELL #4	600	200 CF	2.5"
DRYWELL #5	1000	200 CF	2.5"
DRYWELL #6	1000	200 CF	2.5"
DRYWELL #7	1000	200 CF	2.5"
DRYWELL #8	500	200 CF	2.5"
DRYWELL #9	1000	200 CF	2.5"
DRYWELL #10	1000	200 CF	2.5"
DRYWELL #11	1000	200 CF	2.5"
DRYWELL #12	500	200 CF	2.5"
DRYWELL #13	1000	200 CF	2.5"
DRYWELL #14	1000	200 CF	2.5"
DRYWELL #15	1000	200 CF	2.5"

ESDV SUMMARY

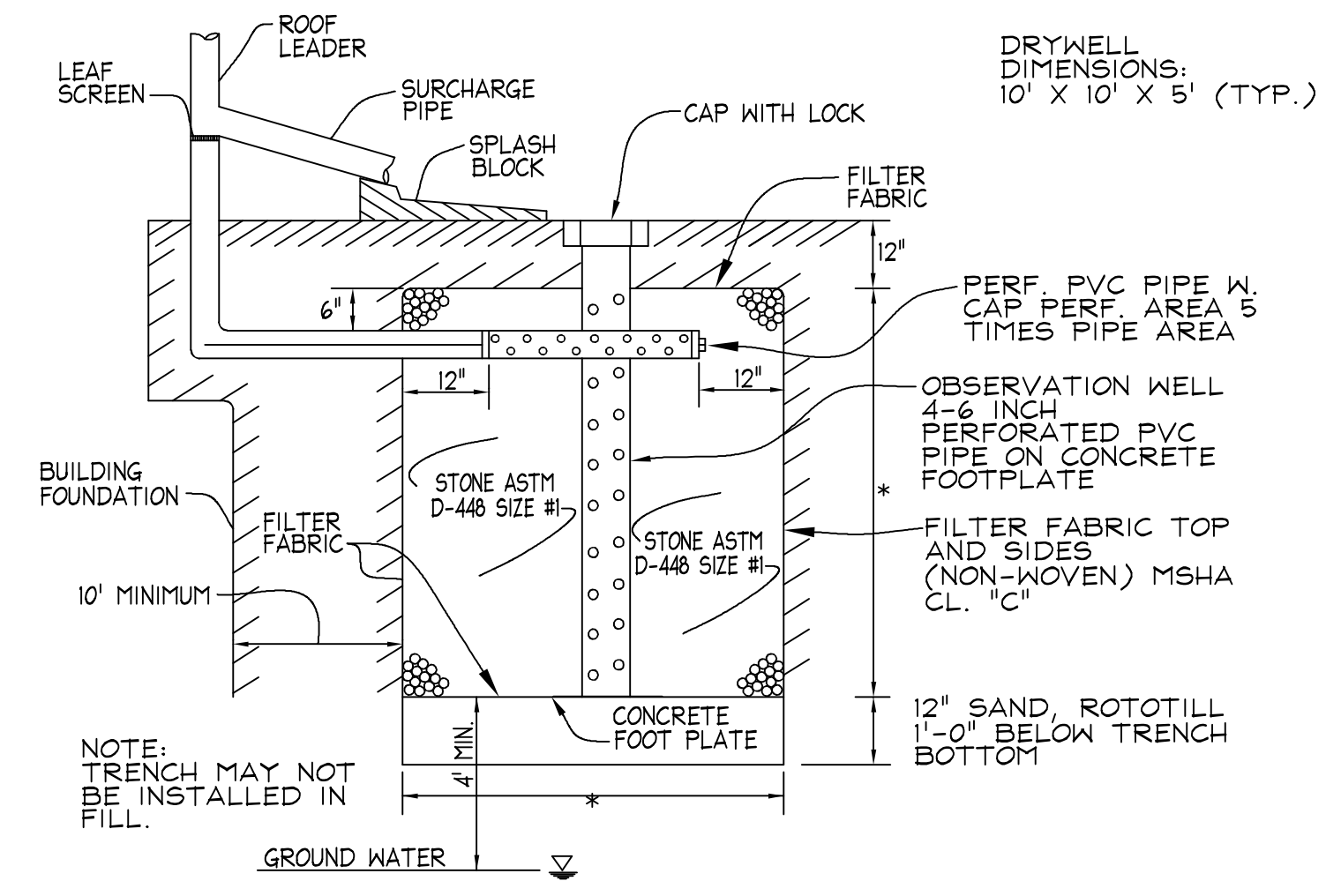
M-5 DRYWELLS 3,000 CF  
2,815.2 CF MAX

M-6 MICRO BIORETENTION 1,862 CF  
1,223 CF MAX

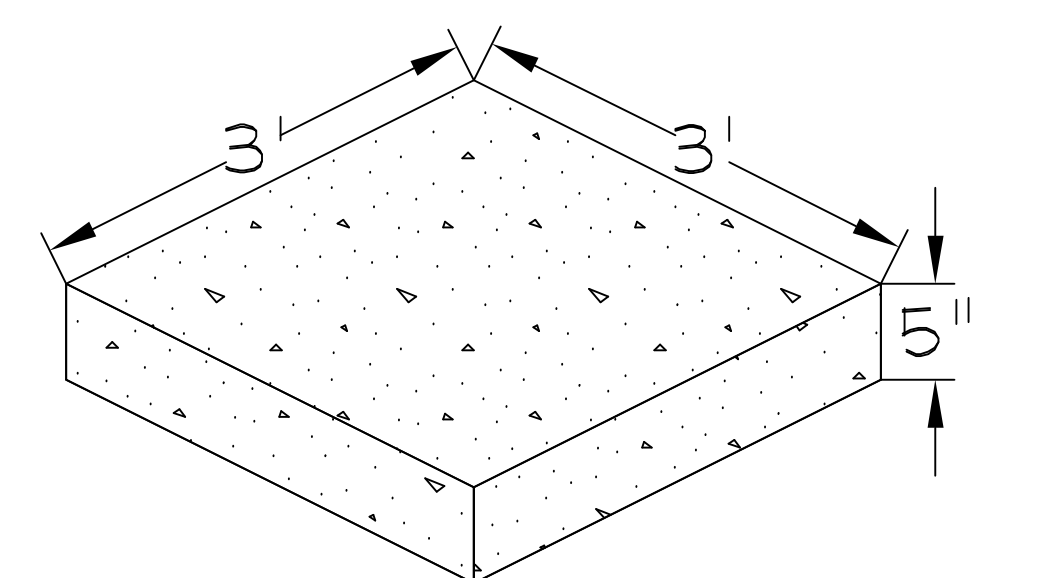
M-2 SUBMERGED GRAVEL WETLAND 14,028 CF  
18,801 CF MAX

TOTAL ESDv = 18,066 CF  
Pe = 1.30"

DATA SOURCES:  
BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY BPR, LLC, DATED AUGUST 20, 2021. TOPOGRAPHY BASED ON CARROLL COUNTY GIS AND SUPPLEMENTED BY FIELD RUN TOPO PERFORMED BY FISHER, COLLINS AND CARTER IN NOVEMBER 2023.

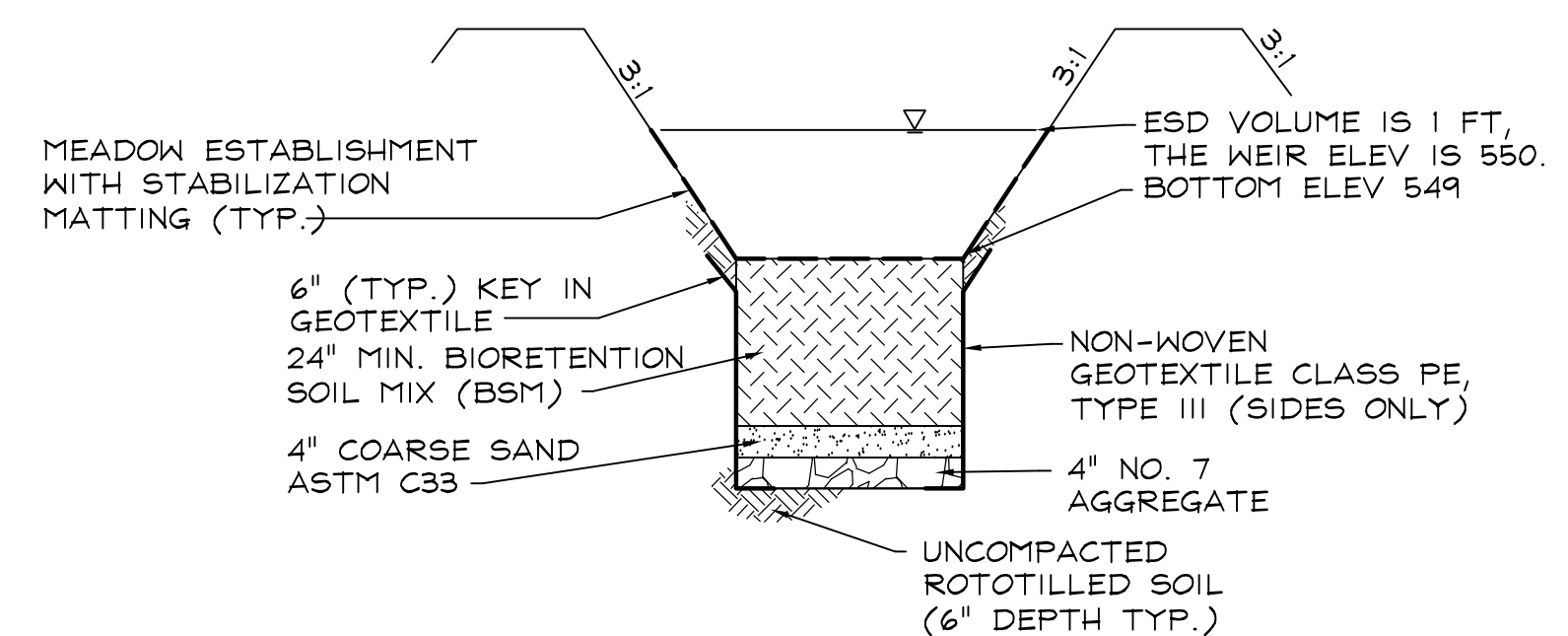


DRYWELL DETAIL (M-5)  
N.T.S.



CONCRETE SPLASH PAD (TYP.)  
N.T.S.

\*NOTE: THE SPLASH PADS IN THE BIOSWALE WILL BE 3' X 6' X 6", I.E. THE SAME WIDTH AS THE BIOSWALE



TYPICAL SECTION MICRO BIO-RETENTION  
SCALE: NTS

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

**DDC**  
Development Design Consultants

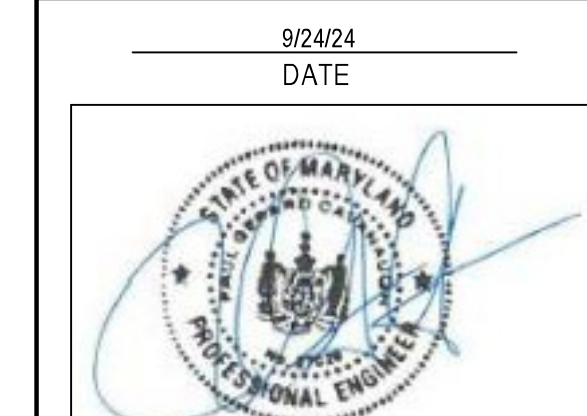
OWNER:  
SICKELS LLC  
12440 WILKINS AVE  
ROCKVILLE, MD 20852

DEVELOPER:  
SAME

SITE ADDRESS:  
175 KLEES MILL ROAD  
SYKESVILLE, MD 21784

RED BARN RANCH  
175 KLEES MILL ROAD  
CONCEPT SWM PLAN  
DETAILS

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 09/30/26.

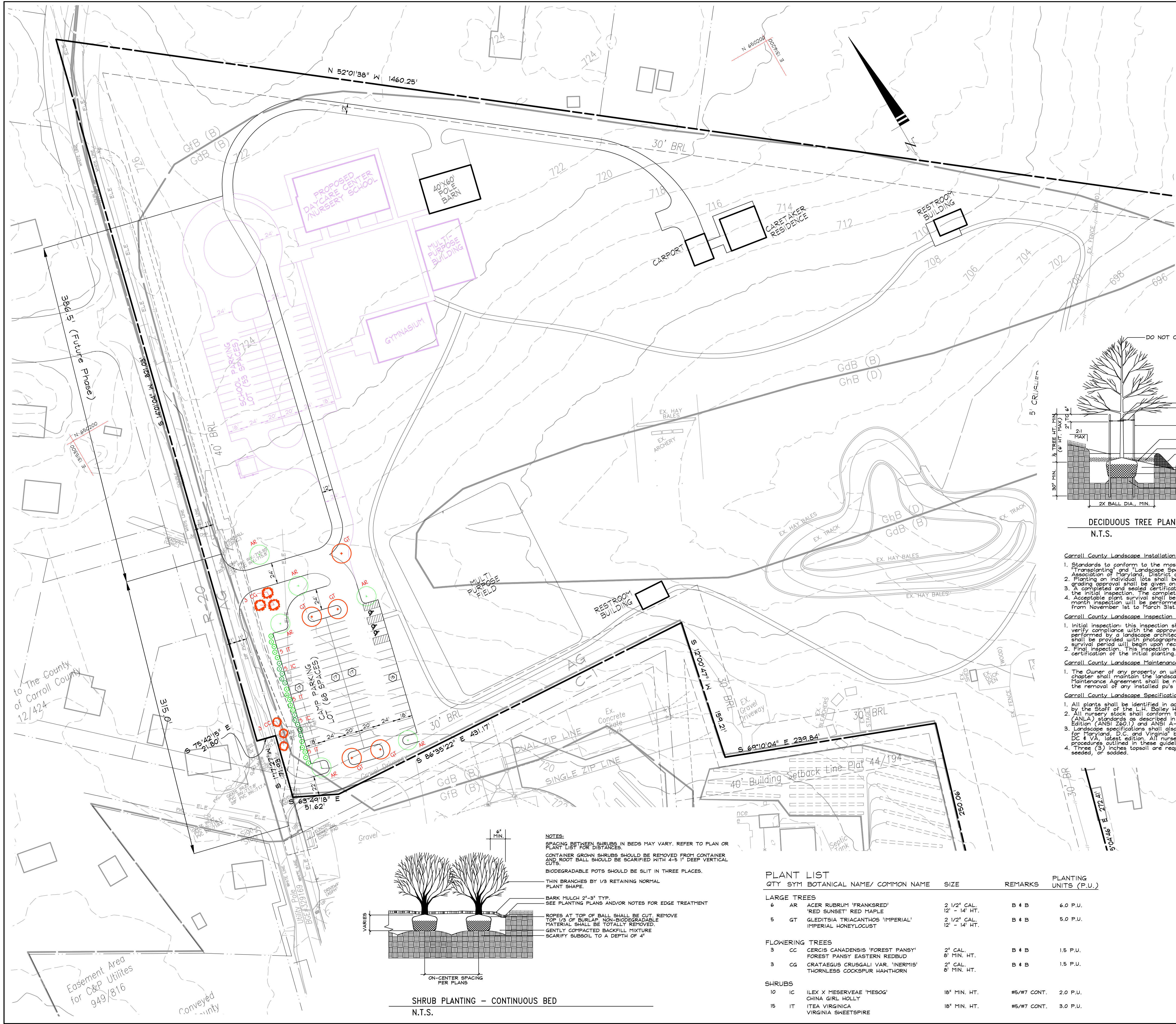


PAUL G. CAVANAUGH  
PROFESSIONAL ENGINEER 27020

14TH ELECTION DISTRICT CARROLL COUNTY, MD

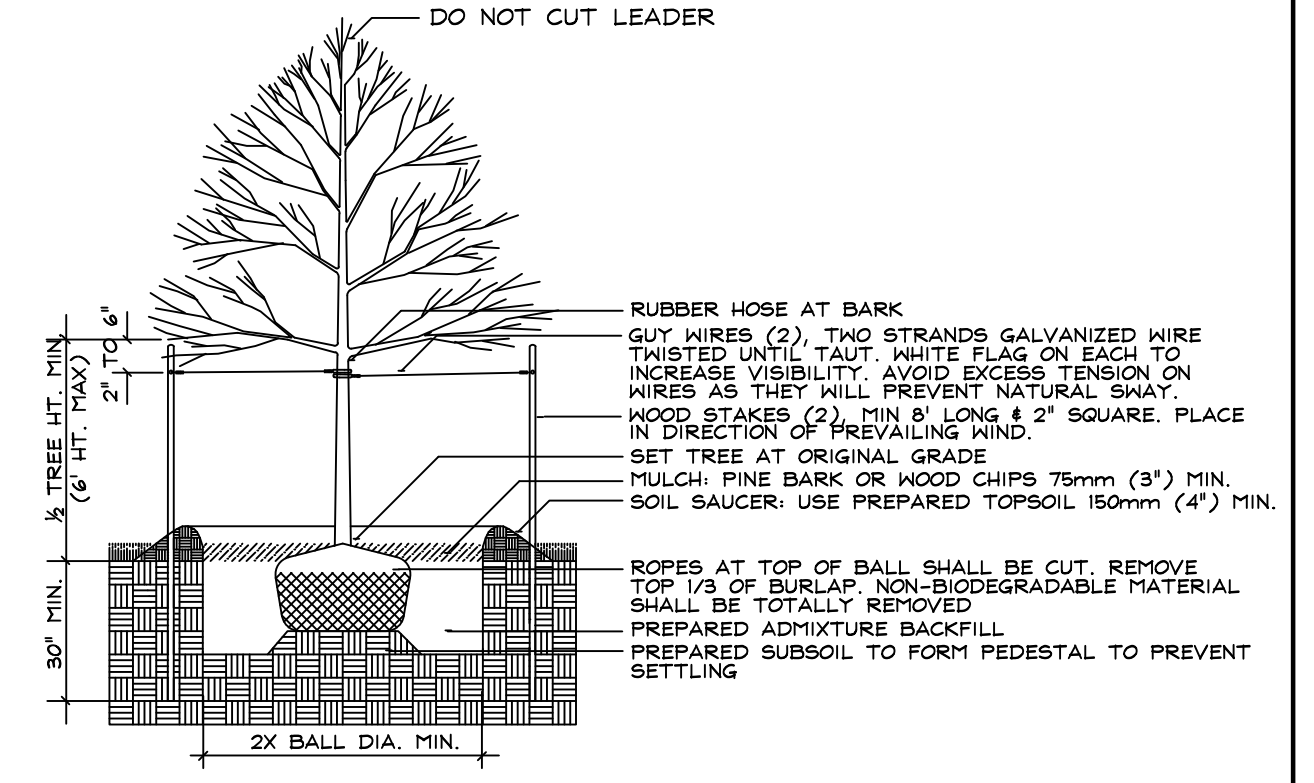
REVISIONS	
NO.	DESCRIPTION OF CHANGES

NO.	DESCRIPTION OF CHANGES	DRN	REV	DATE
CO. FILE #:	S-23-0033	DES. BY:	LJC/RM	
TAX ACC. #:	14-013369	DRN. BY:	LJC/RM	
TAX MAP:	63	CHK. BY:	JLM	
BLOCK / GRID:	20	DATE:	9/24/24	
PARCEL #:	16	DDC JOB#:	21047.1	
ZONE / USE:	AG	SHEET NUMBER:		
DWG. SCALE:	AS SHOWN			

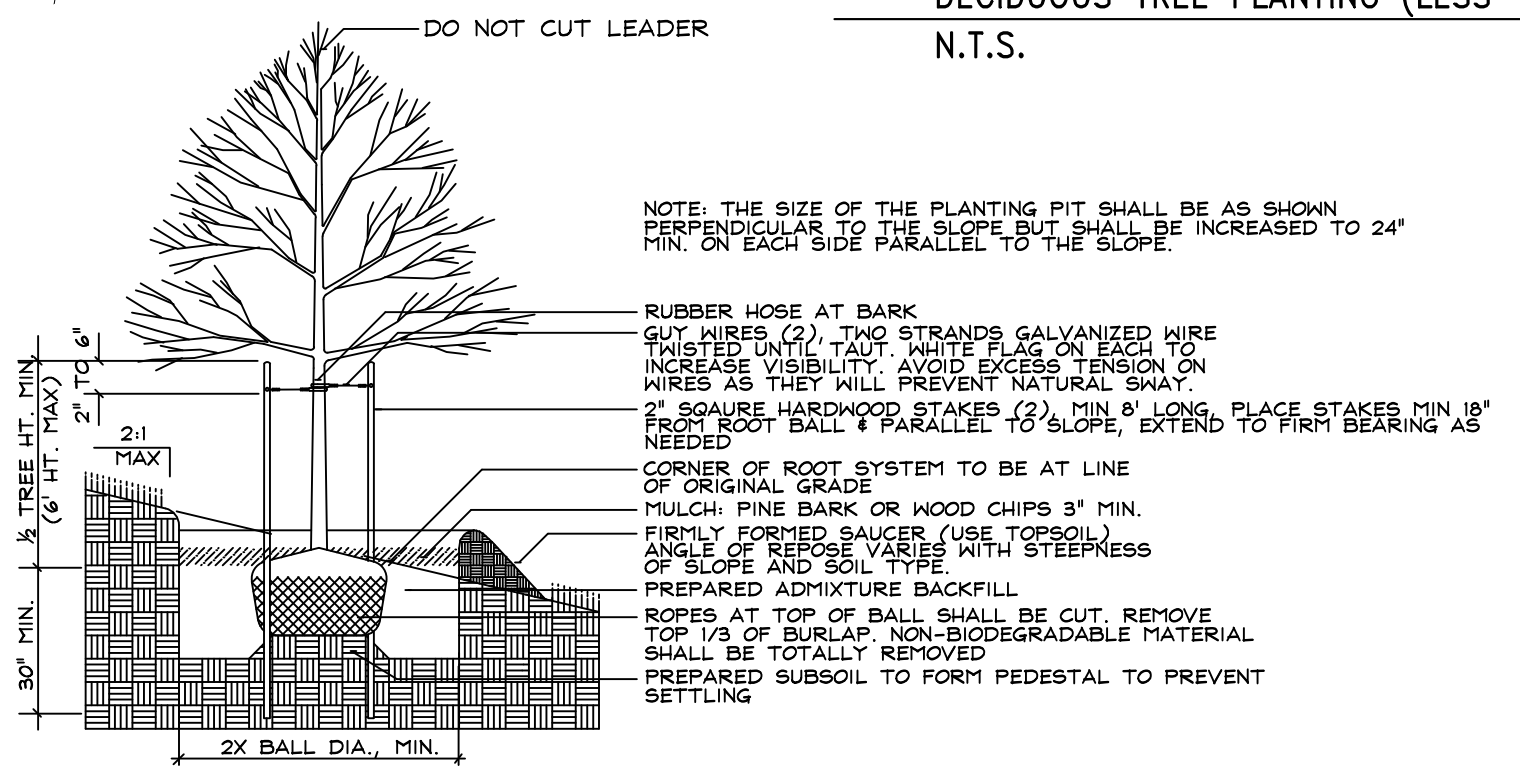


**SCHEDULE A: LANDSCAPE CALCULATIONS**

CATEGORY	FUTURE PHASE		FUTURE PHASE	
	PARKING LOT REQUIREMENT	PARKING ADJACENT TO R.O.W.	PARKING LOT REQUIREMENT	PARKING ADJACENT TO R.O.W.
DISTANCE / AREA, ETC.	68 SPACES	315 L.F. CLASS 'B'	53 SPACES	386.5 L.F. CLASS 'B'
TOTAL PLANTING UNITS (P.U.'S) REQUIRED	6 P.U.	13 P.U.	5 P.U.	16 P.U.
TOTAL PLANTING UNITS (P.U.'S) PROVIDED	6 P.U.	13 P.U.		
MAJOR (1 P.U.)	6 (6.0 P.U.)	5 (5.0 P.U.)		
MINOR (12 P.U.)	0 (0.0 P.U.)	6 (3.0 P.U.)		
EVERGREEN (12 P.U.)	0 (0.0 P.U.)	6 (3.0 P.U.)		
SHRUBS (15 P.U.)	0 (0.0 P.U.)	25 (5.0 P.U.)		
S.F. GROUND COVER (1/20 P.U.)	0 (0.0 P.U.)	0 (0.0 P.U.)		



**DECIDUOUS TREE PLANTING (LESS THAN 3" CAL.)**  
N.T.S.



**DECIDUOUS TREE PLANTING ON SLOPE (LESS THAN 3" CAL.)**  
N.T.S.

- Carroll County Landscape Installation Notes & Specifications**
- Standards to conform to the most recent version of Ansi A300 Part 6 - "Planting 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 certification by a landscape architect shall be provided at the initial inspection. The completion form is required.
  - Acceptable plant survival shall be determined as not more than 1/3 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-300 Specifications.
  - Landscape specifications shall also conform to "Landscape Specification Guidelines for Maryland, D.C. and Virginia" by the Landscape Contractors Association of MD, DC & VA, latest edition. All nursery stock shall be planted in accordance with the procedures outlined in these guidelines.
  - Trees (3" caliche topsoil are required on all disturbed areas to be landscaped, seeded, or sodded.

**DDG Inc.**  
Development Design Consultants

Planners  
Surveyors  
Engineers  
Landscape Architects

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

OWNER: SICKELS LLC  
12440 WILKINS AVE  
ROCKVILLE, MD 20852

DEVELOPER: SAME

SITE ADDRESS:  
175 KLEES MILL ROAD  
SYKESVILLE, MD 21784

**RED BARN RANCH**  
175 KLEES MILL ROAD

**LANDSCAPE PLAN**

14TH ELECTION DISTRICT CARROLL COUNTY, MD

REVISIONS				
NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
CO. FILE #:	S-23-0033	DES. BY:	LJC/RM	
TAX ACC. #:	14-013369	DRN. BY:	LJC/RM	
TAX MAP:	63	CHK. BY:	JLM	
BLOCK / GRID:	20	DATE:	9/13/24	
PARCEL #:	16	DDC JOB#:	21047.1	
ZONE / USE:	AG	SHEET NUMBER:		
DWG. SCALE:	1" = 50'			

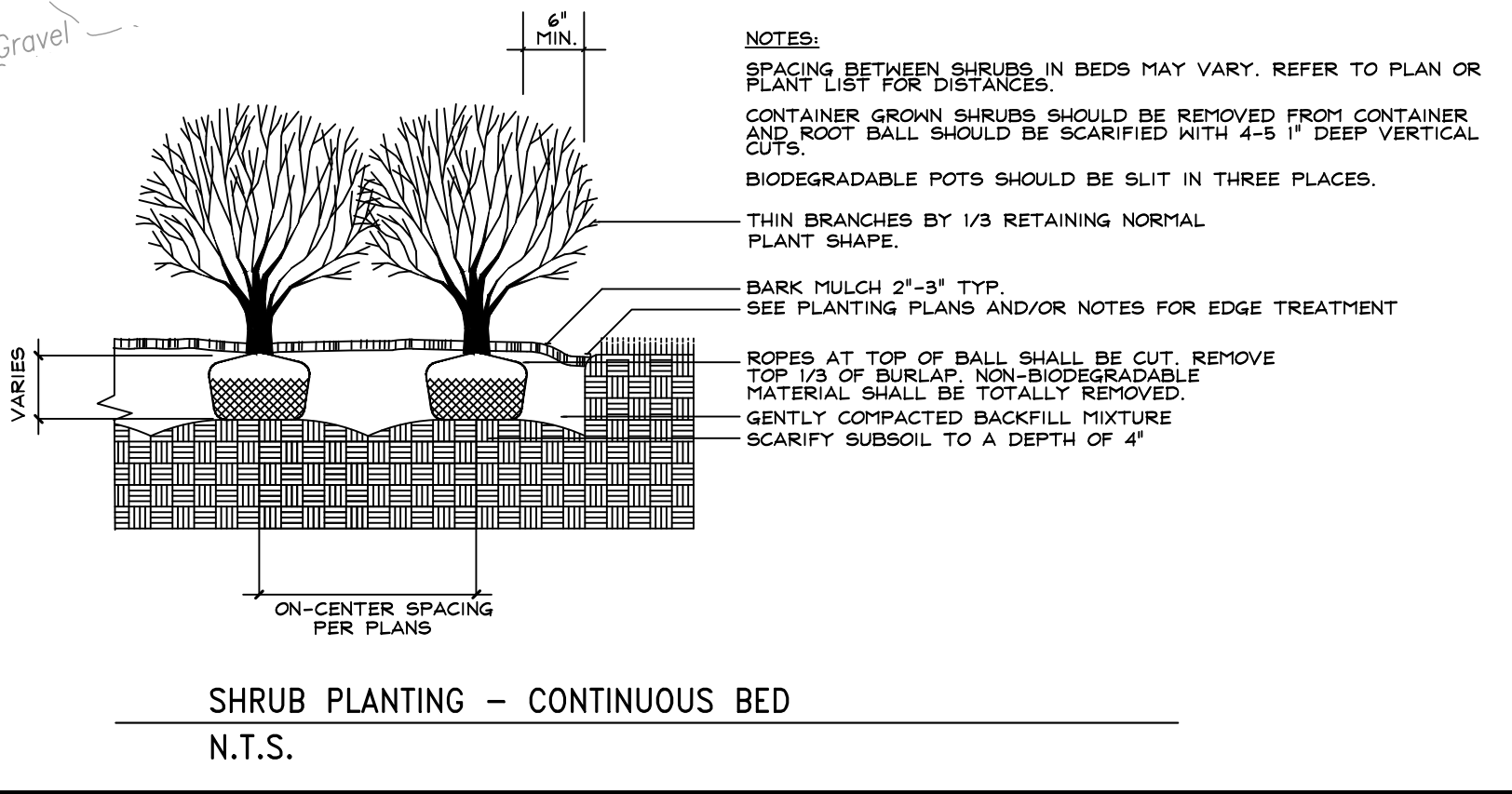
PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27020, EXPIRATION DATE: 01/29/26.

9/13/24  
DATE

PAUL G. CAVANAUGH  
PROFESSIONAL ENGINEER 27020

**PLANT LIST**

QTY	SYM	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS	PLANTING UNITS (P.U.)
<b>LARGE TREES</b>					
6	AR	ACER RUBRUM 'FRANKSRED'	2 1/2" CAL. 12' - 14' HT.	B # B	6.0 P.U.
5	GT	GLEDITSIA TRIACANTHOS 'IMPERIAL'	2 1/2" CAL. 12' - 14' HT.	B # B	5.0 P.U.
<b>FLOWERING TREES</b>					
3	CC	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL. 8' MIN. HT.	B # B	1.5 P.U.
3	CG	CRATAEGUS CRUGALI VAR. 'INERMIS'	2" CAL. 8' MIN. HT.	B # B	1.5 P.U.
<b>SHRUBS</b>					
10	IC	ILEX X MESERVEAE 'MESOG'	18" MIN. HT.	#5/#7 CONT.	2.0 P.U.
15	IT	ITEA VIRGINICA VIRGINIA SWEETSPIRE	18" MIN. HT.	#5/#7 CONT.	3.0 P.U.



- NOTES:**
- SPACING BETWEEN SHRUBS IN BEDS MAY VARY. REFER TO PLAN OR PLANT LIST FOR DISTANCES.
  - CONTAINER GROWN SHRUBS SHOULD BE REMOVED FROM CONTAINER AND ROOT BALL SHOULD BE SCARIFIED WITH 4-5 1" DEEP VERTICAL CUTS.
  - BIODEGRADABLE POTS SHOULD BE SLIT IN THREE PLACES.
  - THIN BRANCHES BY 1/3 RETAINING NORMAL PLANT SHAPE.
  - BARK MULCH 2"-3" TYP. SEE PLANTING PLANS AND/OR NOTES FOR EDGE TREATMENT
  - ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED. GENTLY COMPACTED BACKFILL MIXTURE SCARIFY SUBSOIL TO A DEPTH OF 4"

Easement Area for C&P Utilities  
949/816  
Conveyed Utility

13/2023/2018 Red Barn Ranch Engineering/Dwg3210471\_SHT001.rvt.dwg, 9/11/2024, 12:30:04 PM, AutoCAD PDF (Small Plot) PlotJob