



23,940 S.F. (1ST FLOOR)
102,500 S.F. (APPROX. TOTAL)

BANKERS TRUST CO
6010 SYKESVILLE RD
TAX ACCT. 05001110
0469/101

ANTWERPEN
INVESTMENTS LLC
6110 SYKESVILLE RD
TAX ACCT. 05042658
09745/251

THREE Y LLC
6100 SYKESVILLE
TAX ACCT. 05042
09196/487

LOD = 59,578 SF ✓
RETAINING WALL ✓
EXHIBIT, SEE

SYKESVILLE RD
MARYLAND ROUTE 32
(PRINCIPAL ARTERIAL ROAD)

SCALE: 1"=30'

| | | | |
|--|-----------------------|--|------------------------|
| | EX. MAJOR CONTOUR | | EX. INLET |
| | EX. MINOR CONTOUR | | EX. FIRE HYDRANT |
| | RIGHT OF WAY | | EX. SIGN |
| | PROPERTY LINE | | EX. TREE |
| | EASEMENT LINE | | EX. TREE TO BE REMOVED |
| | EX. STORM DRAIN | | EX. TREELINE |
| | EX. SANITARY SEWER | | LIMITS OF DISTURBANCE |
| | EX. WATER | | PROPOSED MAJOR CONTOUR |
| | EX. GAS | | PROPOSED MINOR CONTOUR |
| | EX. OVERHEAD ELECTRIC | | SOIL LINE |
| | EX. CURB AND GUTTER | | PROPOSED STORM DRAIN |
| | EX. BUILDING | | PROPOSED CURB & GUTTER |
| | EX. POWER POLE | | PROPOSED TREELINE |
| | EX. MANHOLE | | |

HANDICAP PARKING:
1 PER 25 SPACES REQUIRED

PARKING PROVIDED:
12 SPACES (11 STANDARD, 1 HANDICAP)

NOTES:

1. THE 70' B.R.L. IS FROM AN OLD EXISTING RECORD PLAT, A PLAT OF REVISION WILL NEED TO BE PROCESSED AND RECORDED TO REFLECT CURRENT CARROLL COUNTY SETBACK REQUIREMENTS WHICH ARE ALSO INDICATED ON THIS PLAN AND IN SITE DATA #10 ON THE COVER SHEET.
2. TRASH COLLECTION WILL BE INTERNAL TO THE PROPOSED BUILDING NO EXTERIOR DUMPSTER IS PROPOSED.

SOILS TABLE

| MAP SYMBOL | MAP UNIT NAME & SERIES | MINIMUM K-FACTOR | HYDROLOGIC SOIL GROUP | DRAINAGE CLASS |
|------------|--|------------------|-----------------------|----------------|
| GeB | GLENELG LOAM, 3 TO 8 PERCENT SLOPES | 0.01 - 0.20 | B | WELL DRAIN |
| GeB | GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES | 0.20 - 1.98 | B | WELL DRAIN |
| U-B | URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES | 0.00 - 0.20 | D | WELL DRAIN |

OWNER
AJCET RESTORATION
SERVICES
2206 SKYLARK DRIVE
WESTMINSTER, MD 21157

DEVELOPER
BARTHOLOW ROAD LLC.
C/O BAREFOOT LAND CO.
4324 NW 10TH ST
CAPE CORAL, FL 33993
MASON NEWBERRY
(404) 317 - 9063

ENGINEER
KCI TECHNOLOGIES
36 RIDGEBROOK ROAD
SPARKS, MD 21152
MATTHEW SICHEL
(410) 316 - 7894

SITE & GRADING PLAN
ELDERSBURG CROSSROADS
SELF STORAGE
XXXX SYKESVILLE RD,
ELDERSBURG, MD 21784

| | |
|-------------|--|
| DRAWING NO. | |
|-------------|--|

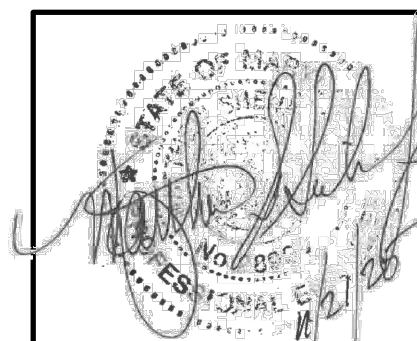
C-03

SHEET 03 OF 17
KCI JOB NUMBER
00049505

CARROLL COUNTY

5TH ELECTION DISTRICT

PROFESSIONAL ENGINEER 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. 28935 EXPIRATION DATE: 1/15/27



KCI
TECHNOLOGIES

*ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS*

936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

[illegible]

| | |
|-------------|------------|
| DATE | 11/24/2025 |
| SCALE | 1" = 30' |
| DESIGNED BY | KCI |
| DRAWN BY | KCI |

CARROLL COUNTY

5TH ELECTION DISTRICT

00049505

PLOTTED: Monday, November 24, 2025 11:29:12 AM
 BY: SETH COMPTON