



# Sykesville-Freedom District Fire Department

*Serving the Citizens of Carroll County, Maryland Since 1933*

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To: Kevin Rubenstein

Date: June 1, 2023

RE: The Enclave at Parkside

The Sykesville Fire Department has reviewed the plans that were provided for the proposed new subdivision in the Town of Sykesville for 47 townhouse units. After reviewing the plans and the fire truck movement diagram, we would like to make sure that all fire department access roads and all alleys maintain the minimal 20-foot clear and consistent width from curb to curb to allow for movement of and to allow a ladder truck's stabilizing outriggers to setup. Given the large wheelbase for our ladder tower, access would require sufficient room for an approximate 22 foot turning radius, in addition to ensuring any potential obstructions to the front of the tower have sufficient set back to allow the basket that extends to the front of vehicle has sufficient clearance to make the turns into those tight areas, for example it decks were built to the rear of the structures. We would like to suggest that "No Parking" signs be posted in all areas that are only 20-foot wide. Additionally, we would like to see the plans for fire hydrants once they become available for review.

Please feel free to contact me if you have any questions.

Eddie Ruch Jr,

Fire Chief  
Sykesville Freedom-District Fire Department



## *Town of Sykesville*

7547 Main Street, Sykesville, MD 21784  
p: 410.795.8959 f: 410.795.3818  
townofsykesville.org

## *Town House*

Stacy Link, Mayor  
Joe Cosentini, Town Manager  
Craig Weaver, Town Treasurer  
Kerry Kavaloski, Town Clerk

Re: Adequacy of Public Facilities

As per the Town of Sykesville Code §145-5 (C), the Planning Commission must obtain written certification of the adequacy of public facilities required by or servicing a proposed subdivision prior to approval of their preliminary plan.

This letter is to serve as written certification that *The Town of Sykesville Public Works Department* can provide adequate public facilities to service the proposed Enclave at Parkside Subdivision in the Town of Sykesville, including trash and recycling pickup and snow plow services on all public roads.

DEREK STREVES

Name of Authorized Individual

Public Works Director

Title of Authorized Individual

[Handwritten Signature]

Authorized Signature

6/12/23

Date



Building the Future  
Cynthia McCabe  
Superintendent

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# Carroll County Public Schools

125 N. Court Street | Westminster, MD 21157

410-751-3000  
410-751-3034 TTY  
410-751-3003 FAX

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June 9, 2023

Kevin Rubenstein  
Town of Sykesville  
7547 Main Street  
Sykesville, MD 21784

Subject: Enclave at Parkside Subdivision

Dear Mr. Rubenstein,

Regarding the Enclave at Parkside Subdivision, I have reviewed the utilization of schools that will serve the proposed subdivision. Based on the 2023-2024 to 2032-2033 Enrollment Projections document, here are the next six years' utilization percentages for impacted schools:

- Piney Ridge Elementary
  - 2023 – 107%
  - 2024 – 109%
  - 2025 – 113%
  - 2026 – 111%
  - 2027 – 114%
  - 2028 – 114%
- Sykesville Middle
  - 2023 – 106%
  - 2024 – 102%
  - 2025 – 110%
  - 2026 – 118%
  - 2027 – 128%
  - 2028 – 131%
- Century High
  - 2023 – 82%
  - 2024 – 83%
  - 2025 – 79%
  - 2026 – 80%
  - 2027 – 80%
  - 2028 – 81%

Since the Town of Sykesville does not have an Adequate Public Facilities ordinance, there is no Town standard to measure utilization percentages against to verify adequacy. In the absence of a Town standard, there are two other standards that could

be utilized for this purpose. One standard is contained in the Carroll County Adequate Public Facilities and Concurrency Management ordinance which is utilized for subdivisions occurring within the county. The other standard would be based on the Carroll County Board of Education's Adequate Facilities Policy.

The Carroll County Adequate Public Facilities and Concurrency Management ordinance (Chapter 156) includes the following adequacy levels for schools:

- **Adequate** – An elementary or high school serving a proposed project is adequate, for the purposes of this subchapter, when current or projected enrollment equals or is less than 109% of the state-rated capacity. A middle school serving a proposed project is adequate, for the purposes of this subchapter, when current or projected enrollment equals or is less than 109% of the functional capacity.
- **Approaching Inadequate** – An elementary or high school serving a proposed project is approaching inadequate, for the purposes of this subchapter, when current or projected enrollment is 110% to 119% of the state-rated capacity. A middle school serving a proposed project is approaching inadequate, for the purposes of this subchapter, when current or projected enrollment is 110% to 119% of the functional capacity.
- **Inadequate**- An elementary or high school serving a proposed project is inadequate, for the purposes of this subchapter, when current or projected enrollment is equal to or greater than 120% of the state-rated capacity. A middle school serving a proposed project is adequate, for the purposes of this subchapter, when current or projected enrollment is equal to or greater than 120% of the functional capacity.

Based on this County standard, Piney Ridge Elementary is considered approaching inadequate for 2025 to 2028, Sykesville Middle is considered approaching inadequate for 2025 to 2026, and Sykesville Middle is considered inadequate for 2027 to 2028.

The Carroll County Board of Education Adequate Facilities Policy (Policy FB) includes the following adequacy levels for schools:

- **Adequate** – An elementary or high school is considered adequate if enrollment equals or is less than 100% of the state-rated capacity. A middle school is considered adequate if enrollment equals or is less than 100% of the functional capacity.
- **Approaching Inadequate** – An elementary school is considered approaching inadequate if enrollment is between 101% to 105% of the state-rated capacity. A middle school is considered approaching inadequate if enrollment is between 101% to 110% of the functional capacity. A high school is considered approaching inadequate if enrollment is between 101% to 110% of the state-rated capacity.
- **Inadequate**- An elementary school is considered inadequate if enrollment is greater than 105% of the state-rated capacity. A middle school is considered inadequate if enrollment is greater than 110% of the functional capacity. A

high school is considered inadequate if enrollment is greater than 110% of the state-rated capacity.

Based on the Board of Education policy, Piney Ridge and Sykesville Middle are considered inadequate for the majority of the next six years.

At a May 31, 2023 work session, the Board of Education indicated that they will be including an addition to Sykesville Middle School in their 2023-2032 Educational Facilities Master Plan in order to address the capacity issue at Sykesville Middle. They also indicated that they would not be considering any other capacity relief options for the Southern area until the impacts of the Blueprint for Maryland's Future on the school system are more fully known.

If you need additional information regarding the schools that will serve this development, please do not hesitate to contact me.

Sincerely

A handwritten signature in black ink, appearing to read 'W. E. Caine', written in a cursive style.

William E. Caine  
Facilities Planner

Cc: Raymond Prokop, Director of Facilities Management



## *Town of Sykesville*

7547 Main Street, Sykesville, MD 21784  
p: 410.795.8959 f: 410.795.3818  
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Re: Adequacy of Public Facilities

As per the Town of Sykesville Code §145-5 (C), the Planning Commission must obtain written certification of the adequacy of public facilities required by or servicing a proposed subdivision prior to approval of their preliminary plan.

This letter is to serve as written certification that the *Sykesville Police Department* can provide adequate public facilities to service the proposed Enclave at Parkside Subdivision in the Town of Sykesville.

*Michael A. Spaulding*  
\_\_\_\_\_  
Name of Authorized Individual

*Chief of Police*  
\_\_\_\_\_  
Title of Authorized Individual

*Michael A. Spaulding*  
\_\_\_\_\_  
Authorized Signature

*5/31/2023*  
\_\_\_\_\_  
Date

**Jason C. Green, Deputy Director**  
**Department of Public Works**  
410-386-2248  
1-888-302-8978, X2248

**Andrew C. Watcher, Chief**  
410-386-2164,  
awatcher@carrollcountymd.gov  
1-888-302-8978, X2164  
MD Relay service 7-1-1/800-735-2258



**Bureau of Utilities**

Carroll County Government  
225 North Center Street, Room 218  
Westminster, Maryland 21157  
410-386-2164, fax 410-386-2752

May 26, 2023

Town of Sykesville  
7547 Main Street  
Sykesville, MD 2784

RE: The Enclave at Parkside – Water and Sewer Availability

To whom it may concern:

This letter is to confirm that the Carroll County Bureau of Utilities shall be the provider of water and sewer service at the subject location referenced above. Water and sewer capacity is currently available for this proposed subdivision which includes 47 single family townhomes as shown on the Preliminary Plan by Morris & Richie Associates dated May 23, 2023. Water and sewer allocations shall be officially reserved when the associated Public Works Agreement for this project is recorded. Please contact my office if you have any questions or require additional information.

Sincerely,

*Sean Hartman*

Sean Hartman  
Utilities Engineer

Cc: Computer File: Utilities\Plan Review\The Enclave at Parkside\Water and Sewer Availability Ltr. 5.26.23

**CARROLL COUNTY**