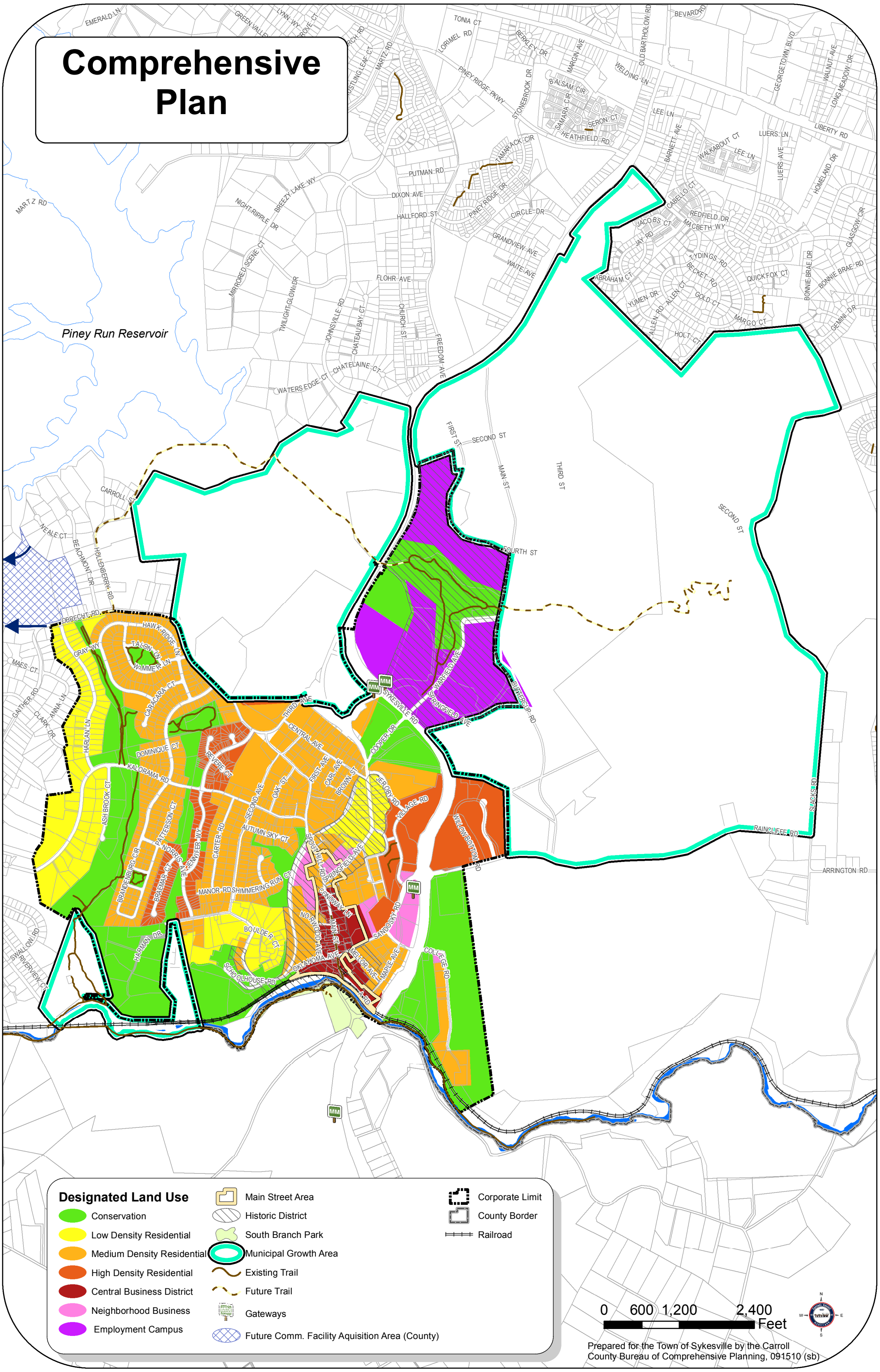
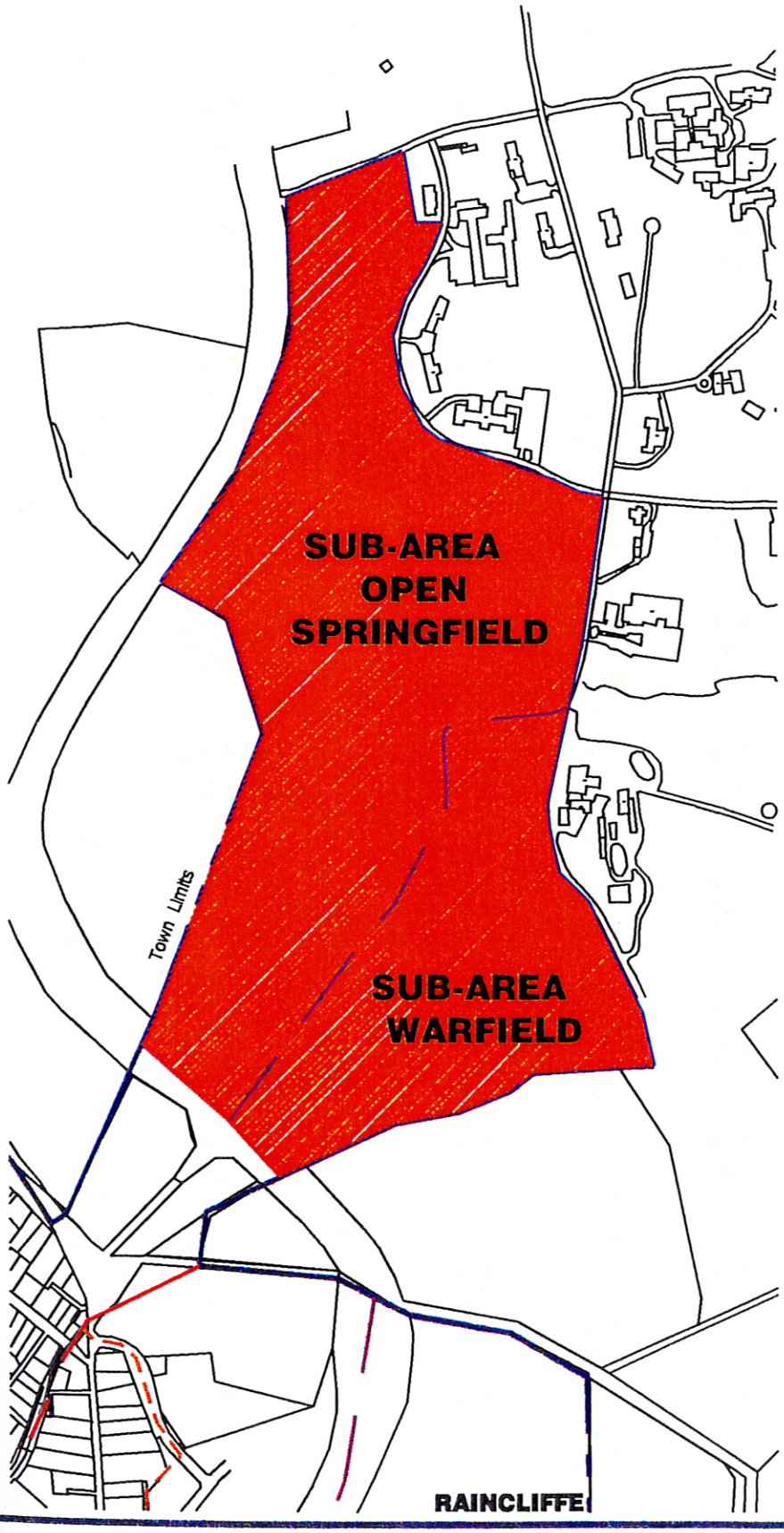
Comprehensive Plan



Prepared for the Town of Sykesville by the Carroll County Bureau of Comprehensive Planning, 091510 (sb)

SYKESVILLE, MARYLAND

Planning Areas



Warfield

PLANNING AREAS

SUB-AREAS

PRECINCTS

Prepared for
Sykesville, Maryland

Scale: 1" = 800'
Date: October 2001
Revised: November 2001

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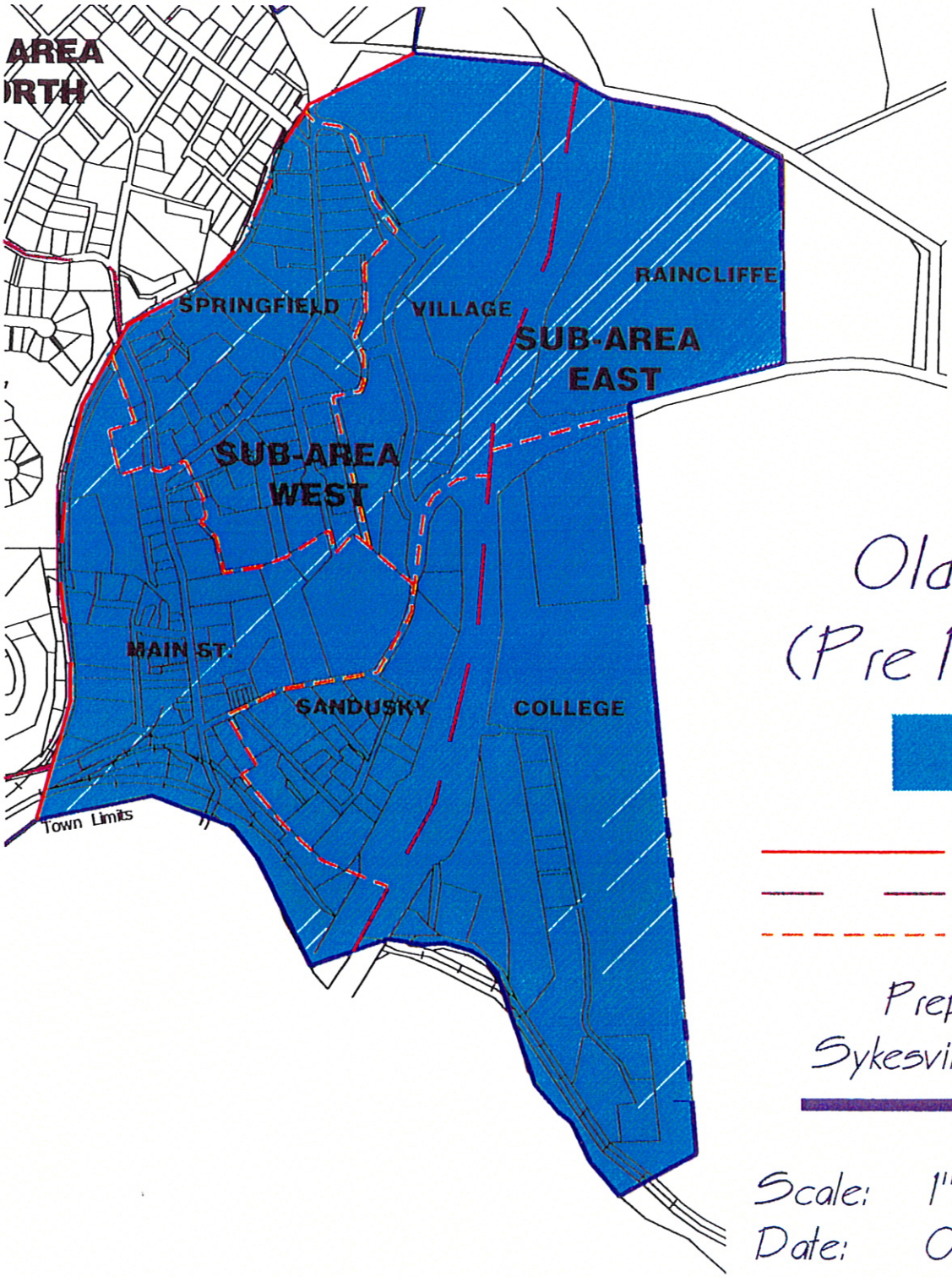
SYKESVILLE, MARYLAND

Planning Areas



Old Town
(Pre 1930's)

PLANNING AREAS
SUB-AREAS
PRECINCTS

Prepared for
Sykesville, Maryland

Scale: 1" = 800'
Date: October 2001
Revised: November 2001

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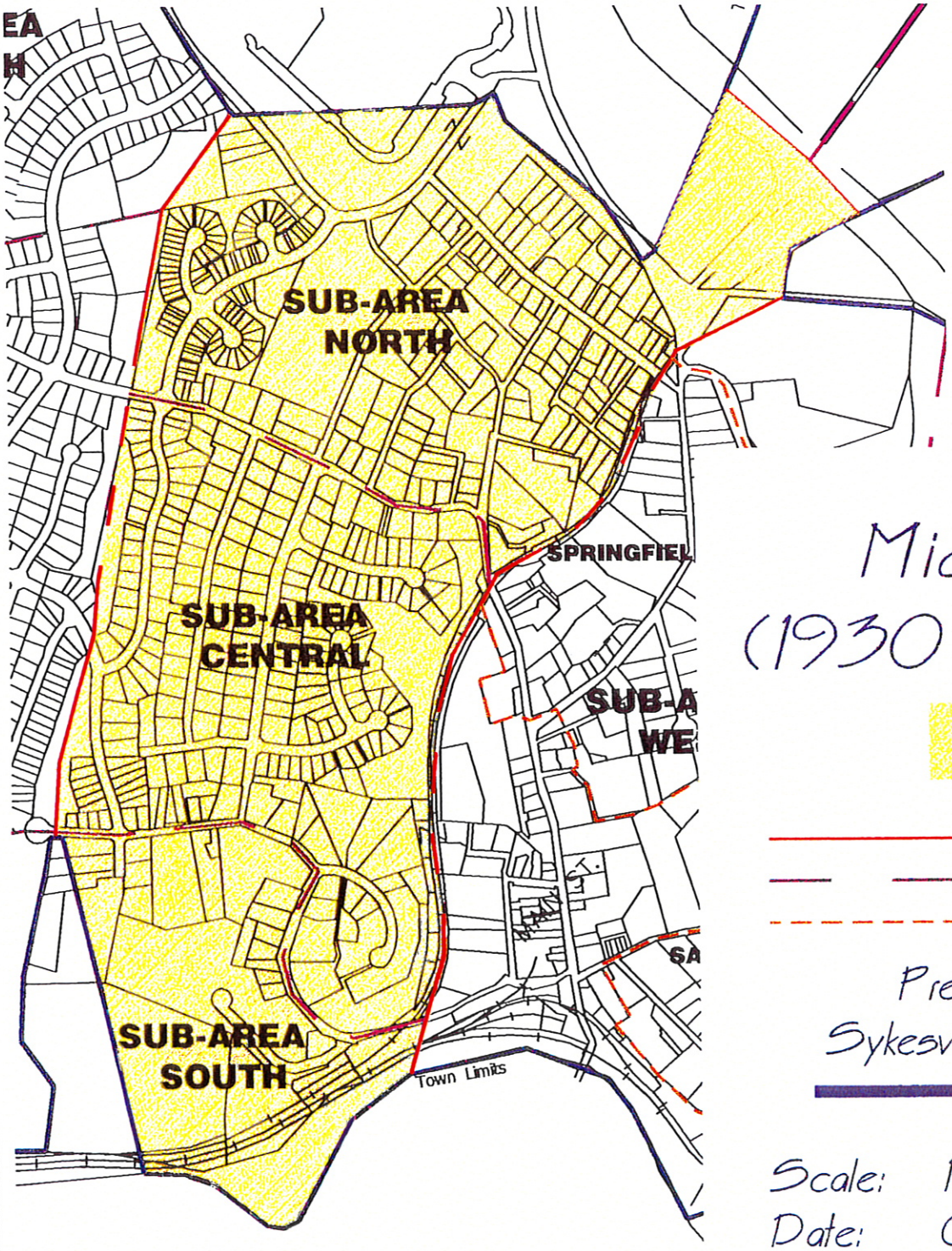
SYKESVILLE, MARYLAND

Planning Areas



Midtown
(1930 - 1970)

PLANNING AREAS
SUB–AREAS
PRECINCTS

Prepared for
Sykesville, Maryland

Scale: 1" = 800'
Date: October 2001
Revised: November 2001

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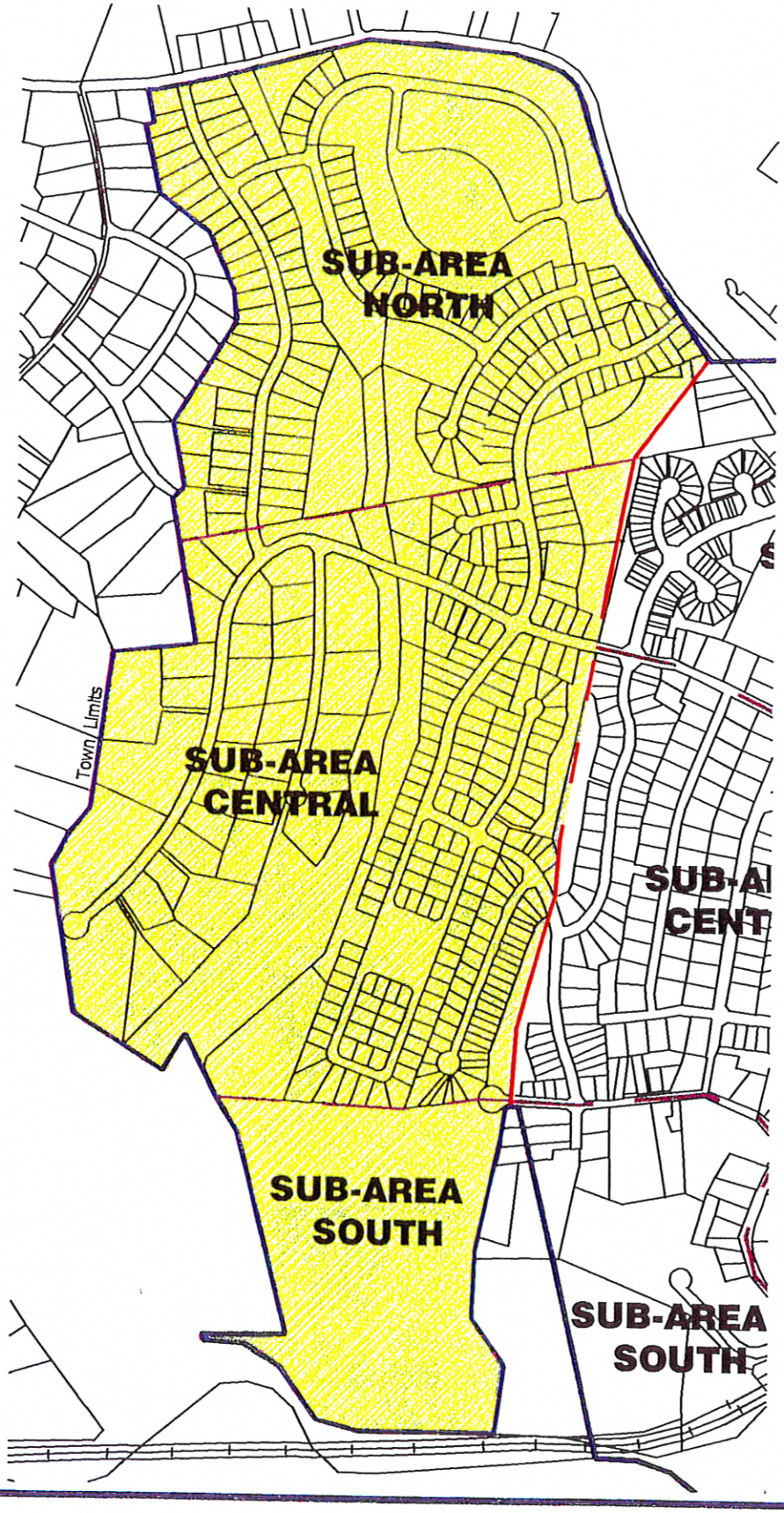
SYKESVILLE, MARYLAND

Planning Areas



New Town (1990's)

PLANNING AREAS
SUB-AREAS
PRECINCTS

Prepared for Sykesville, Maryland

Scale: 1" = 800'
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Revised: November 2001

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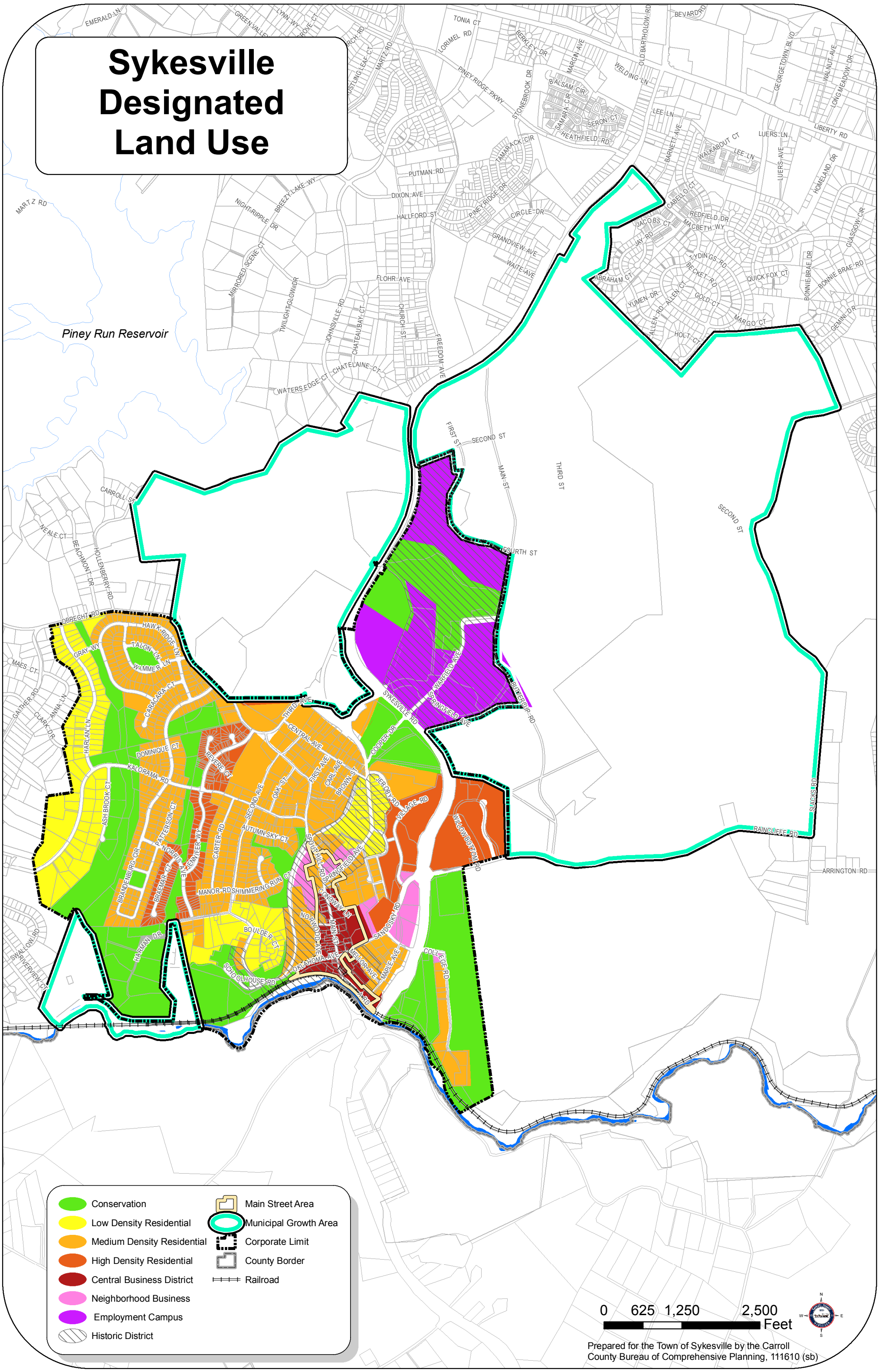
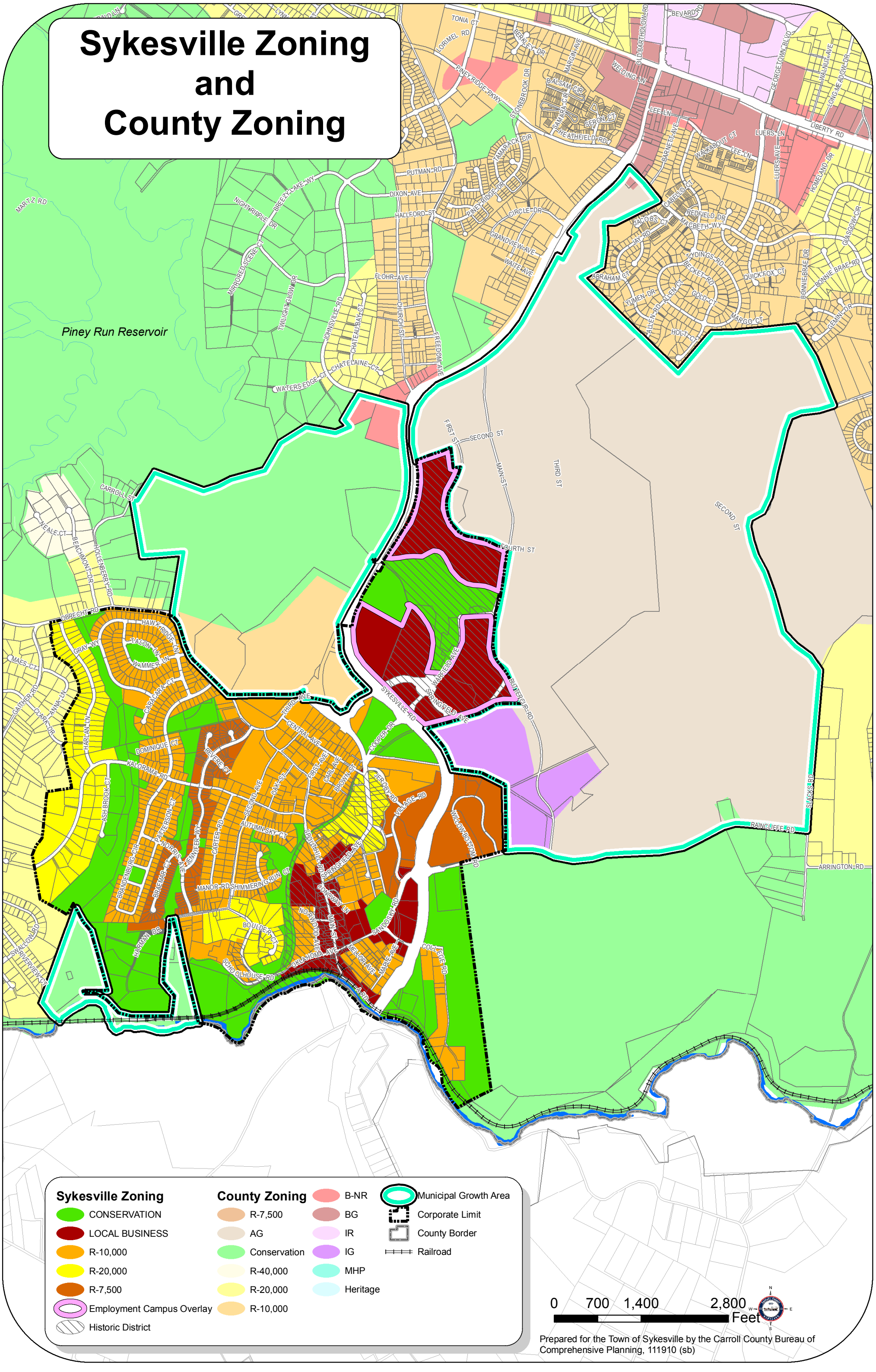
Sykesville Designated Land Use



Sykesville Zoning and County Zoning



Environmental Resources

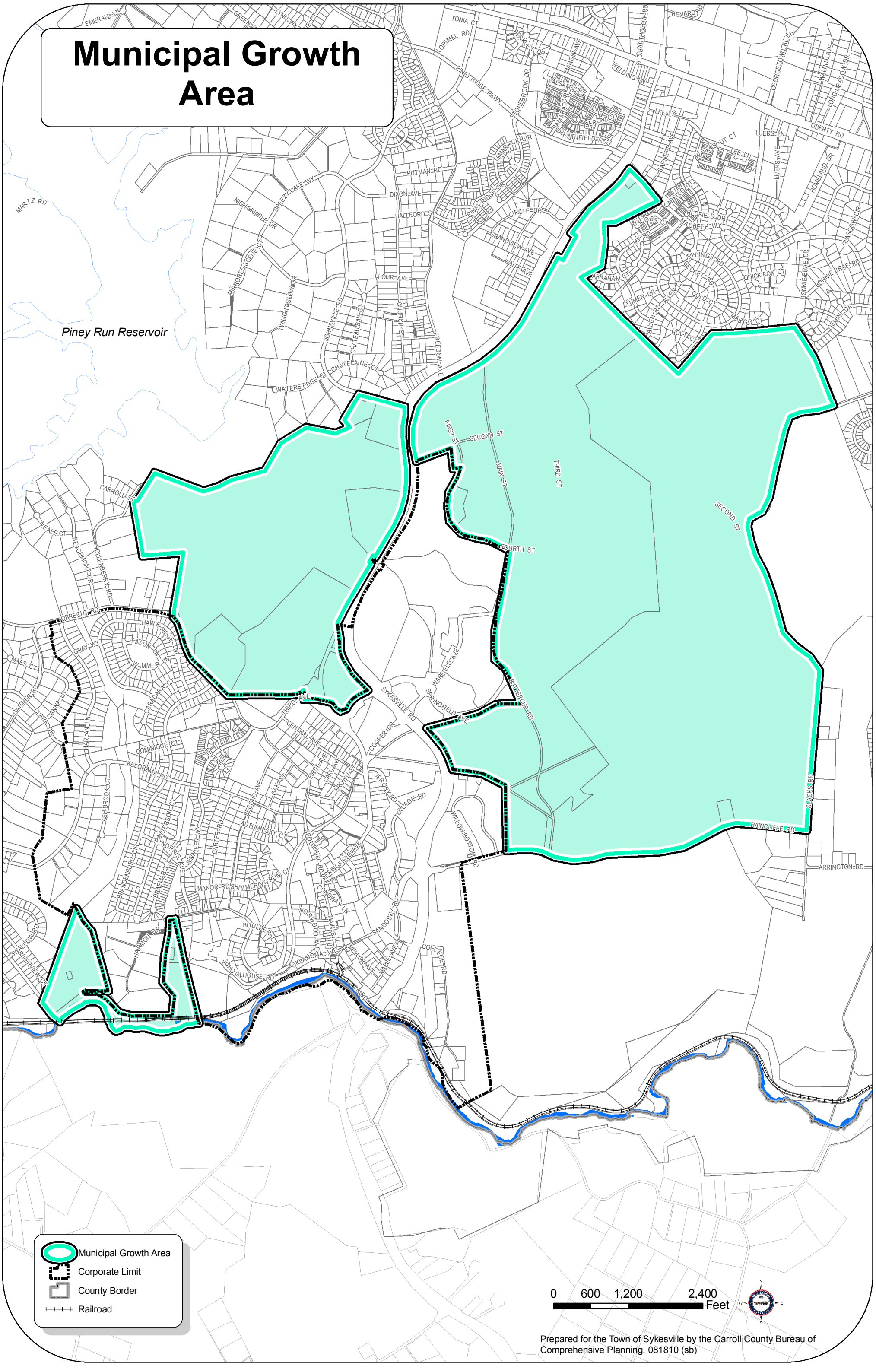
Piney Run Reservoir

Streams
Use III Waters
Forest Cover
Municipal Growth Area
Over 25% Slope
Wetlands
100 year Floodplain
Wellhead Protection Areas
Reservoir Watersheds
Railroad
Corporate Limit
County Border

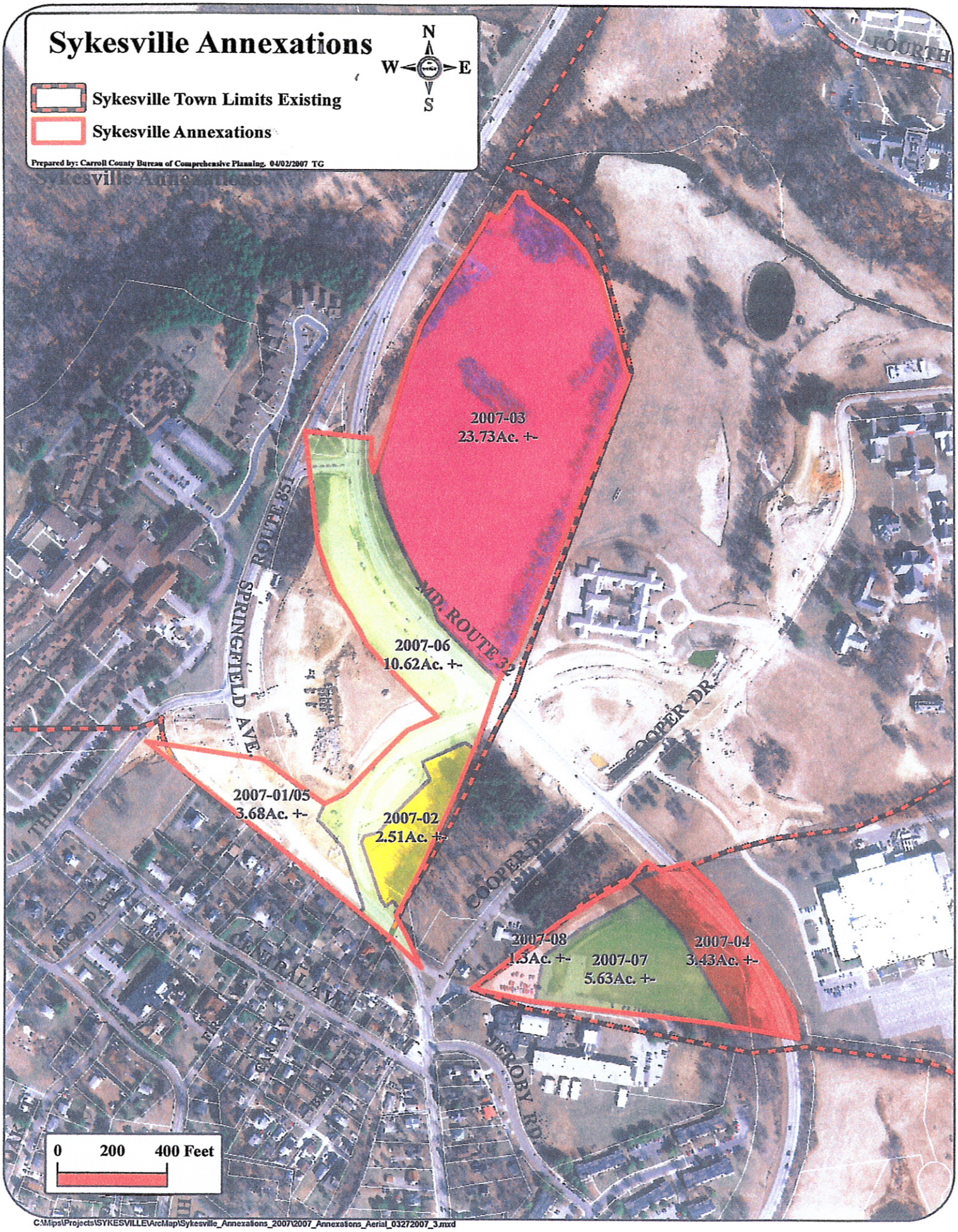
0 600 1,200 2,400 Feet

Prepared for the Town of Sykesville by the Carroll County Bureau of Comprehensive Planning, 080210 (sb)

Municipal Growth Area



Prepared for the Town of Sykesville by the Carroll County Bureau of Comprehensive Planning, 081810 (sb)



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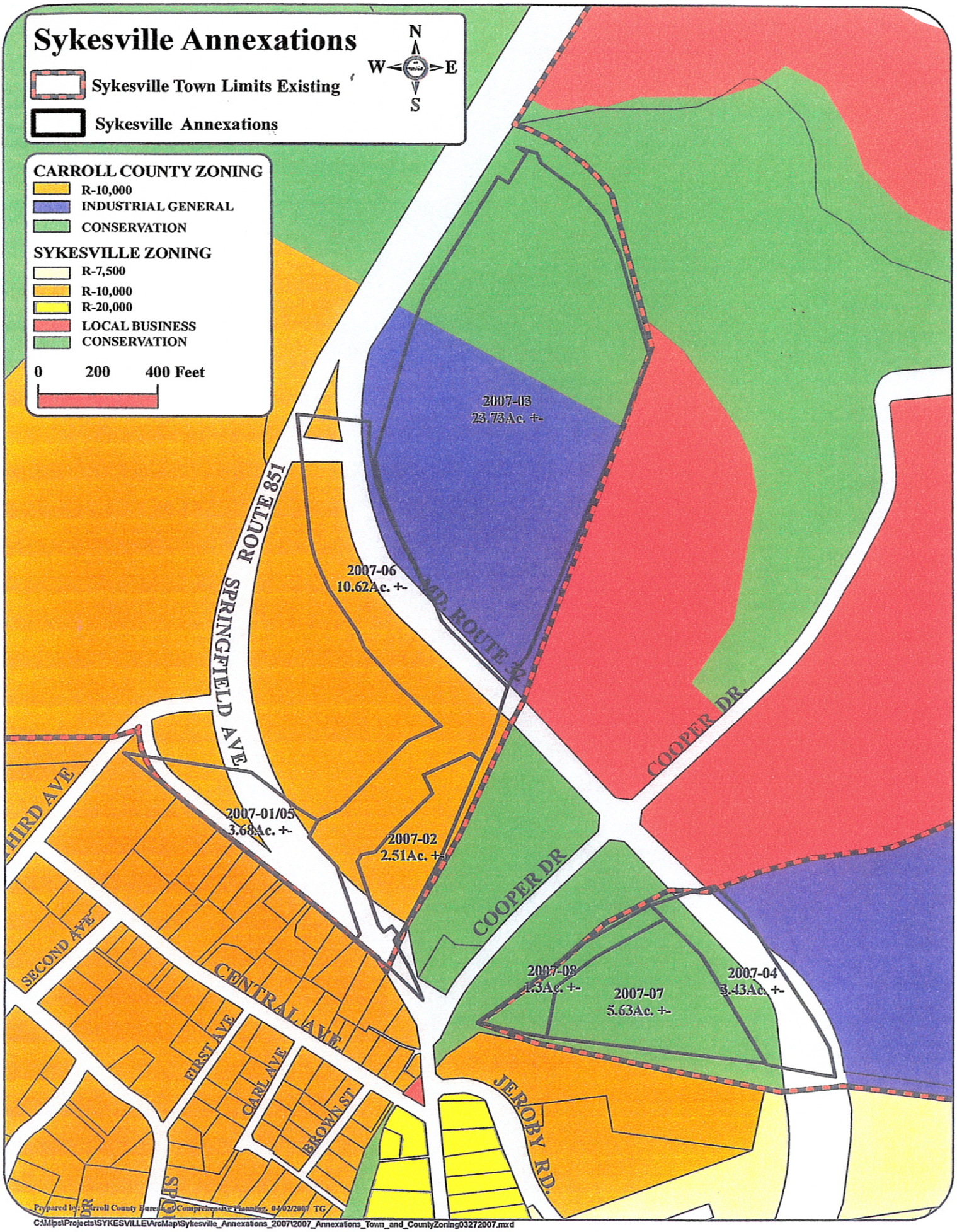
Sykesville Annexations
N
W
E
S
Sykesville Town Limits Existing
Sykesville Annexations
CARROLL COUNTY ZONING
R-10,000
INDUSTRIAL GENERAL
CONSERVATION
SYKESVILLE ZONING
R-7,500
R-10,000
R-20,000
LOCAL BUSINESS
CONSERVATION
0 200 400 Feet
2007-03
23.73Ac. +-
2007-06
10.62Ac. +-
2007-01/05
3.68Ac. +-
2007-02
2.51Ac. +-
2007-08
1.3Ac. +-
2007-07
5.63Ac. +-
2007-04
3.43Ac. +-
ROUTE 851
SPRINGFIELD AVE
MD. ROUTE 32
COOPER DR.
COOPER DR
THIRD AVE
SECOND AVE
CENTRAL AVE
FIRST AVE
CARL AVE
BROWN ST
JEROBY RD.
Prepared by: Carroll County Bureau of Comprehensive Planning, 04/02/2007 TG
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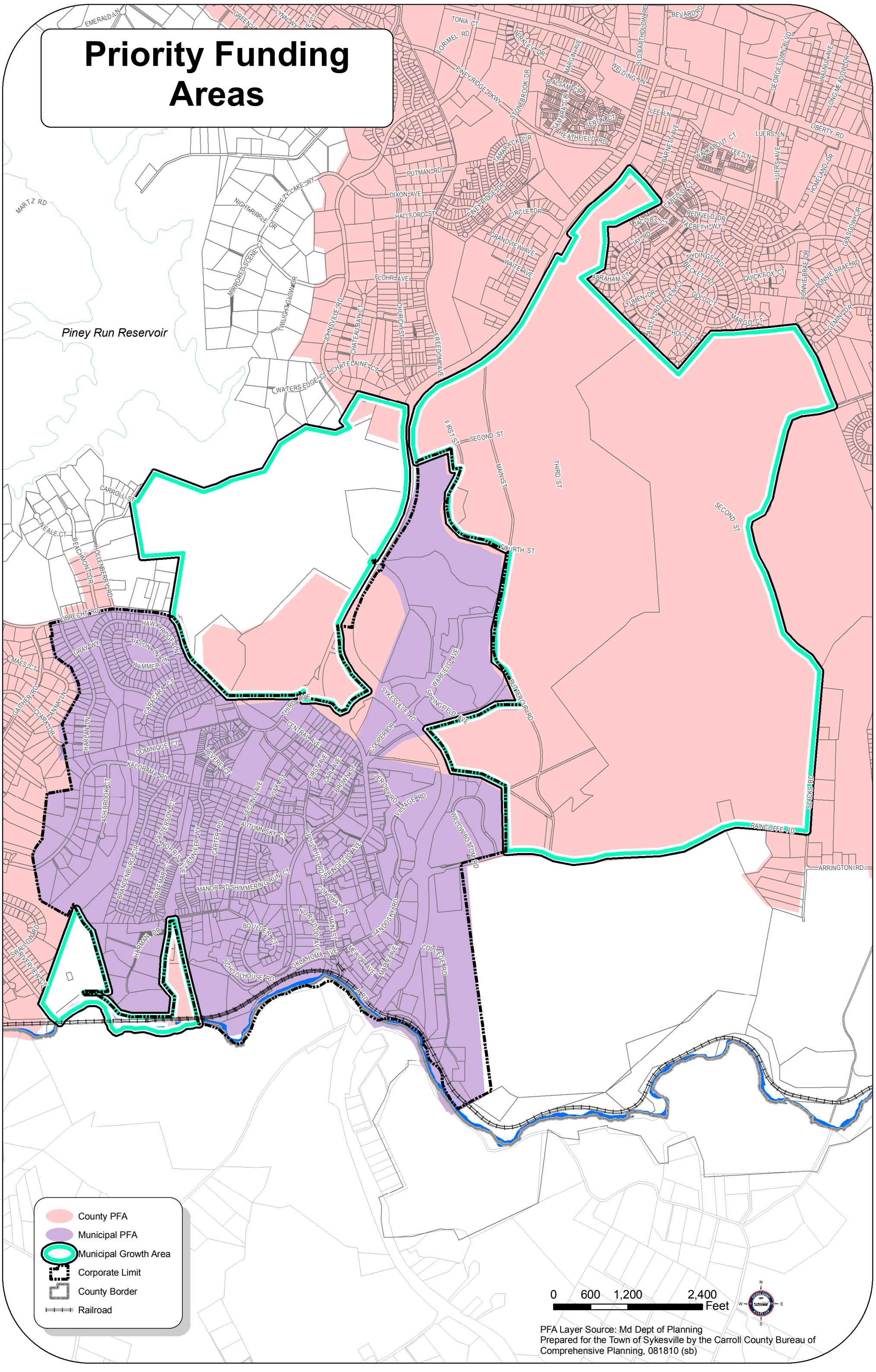
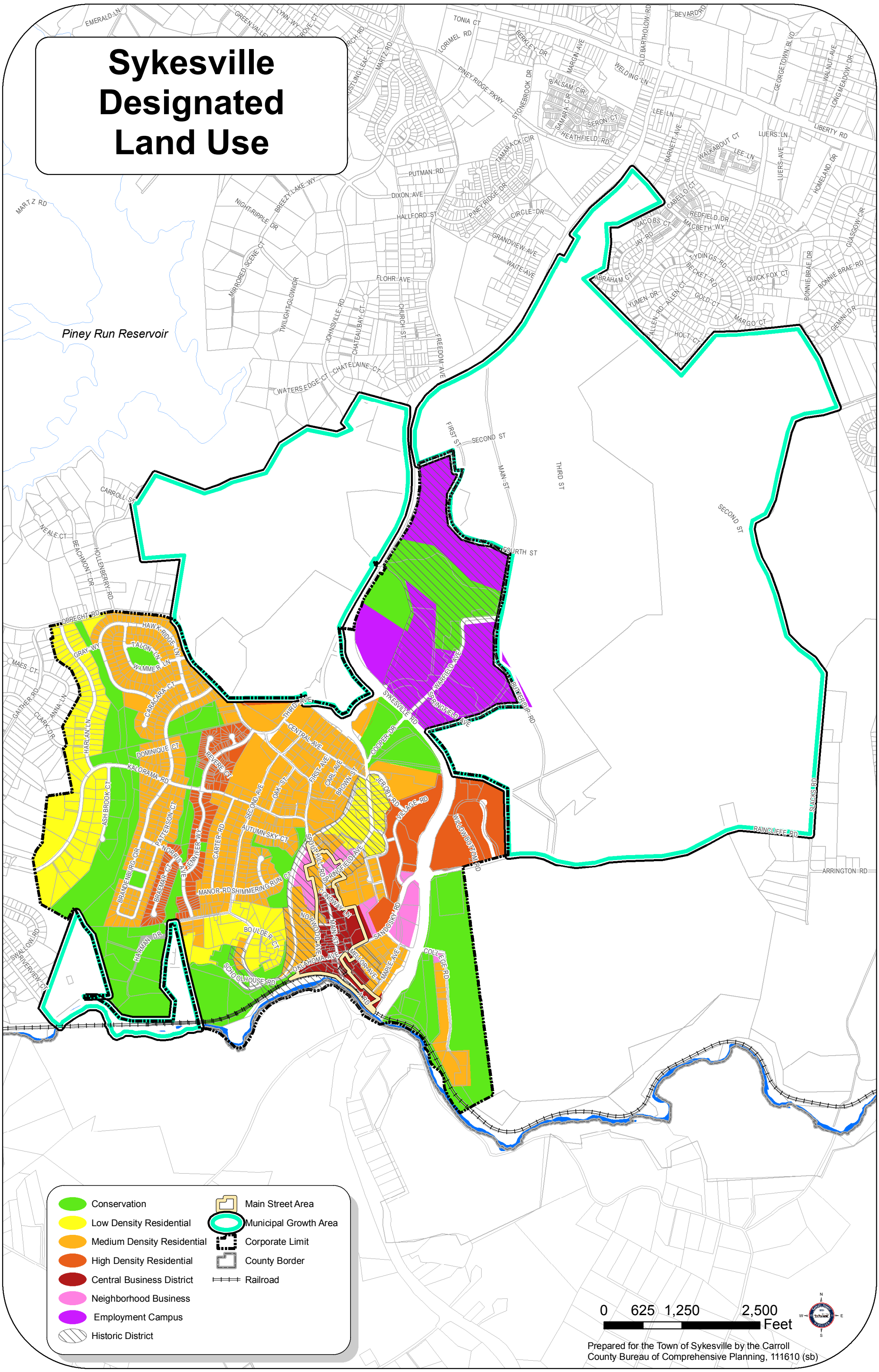
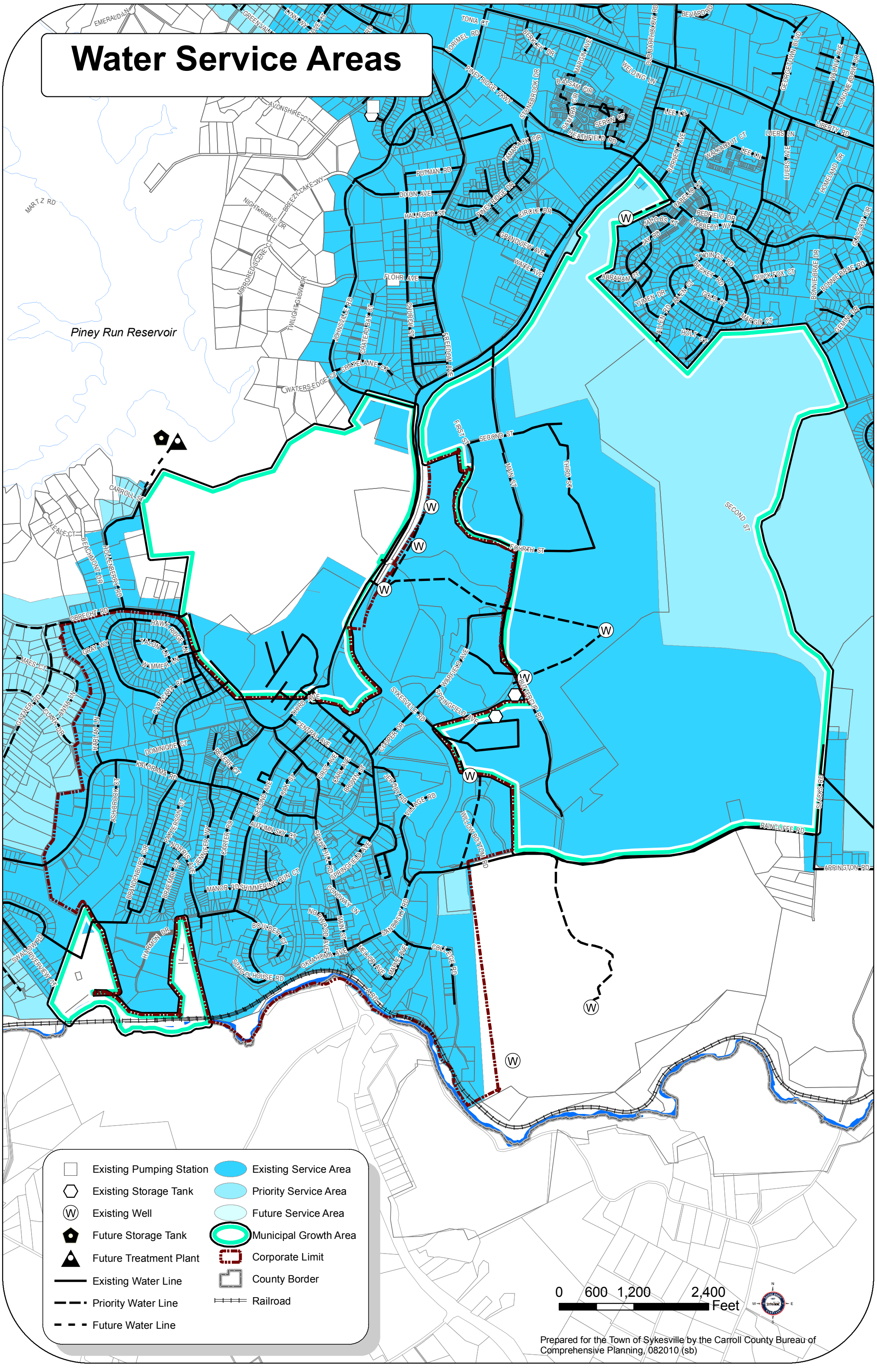
Priority Funding Areas



Sykesville Designated Land Use

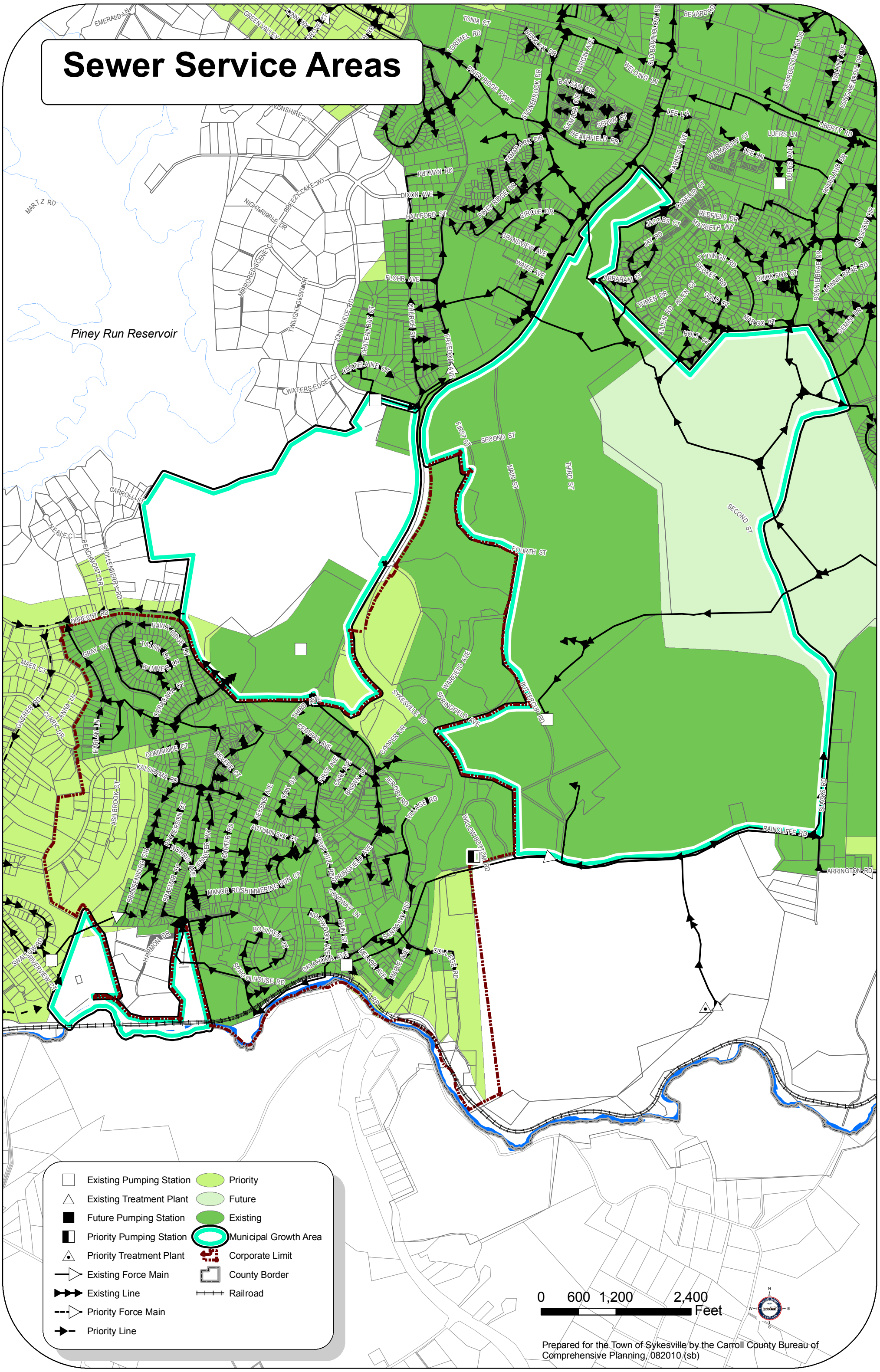


Water Service Areas



Prepared for the Town of Sykesville by the Carroll County Bureau of Comprehensive Planning, 082010 (sb)

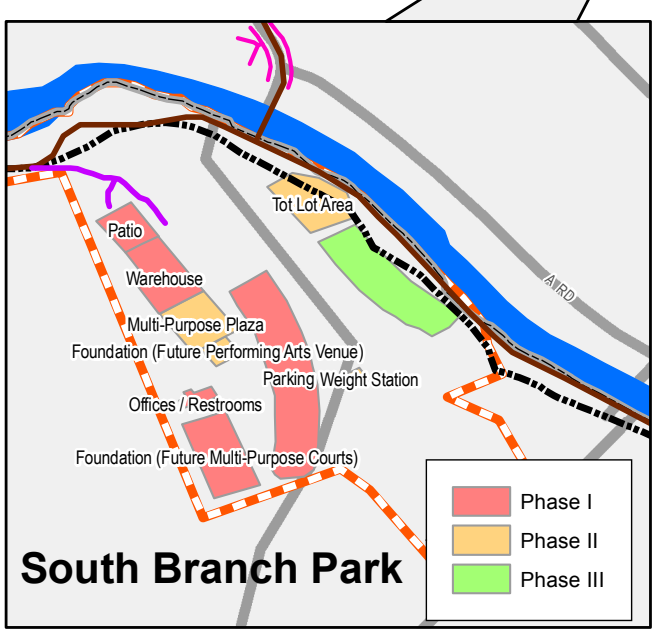
Sewer Service Areas



Prepared for the Town of Sykesville by the Carroll County Bureau of Comprehensive Planning, 082010 (sb)

Community Facilities and Improvements

Piney Ridge Elem. School
Piney Run Reservoir
Piney Run Park
Warfield Park
Proposed Pavilion
Proposed Amphitheater
Bloomfield Park
Sykesville Linear Park Trail
Burkett Town Park
Millard Cooper Park
Bike / Ped Underpass
Sykesville Middle School
Jones Park
Beach Park
Lexington Run Park
Shannon Run Park
Little Sykes Railway Park
Old Main Line Park and Centennial Fountain
Freedom Park



South Branch Park

Existing Trail
Future Trail
Existing Sidewalk
Paved Pedestrian Trail
Schoolhouse Museum
Church
Gate House Museum
Maintanence Bldg
Police Station
Schools
Train Station
Town House
Old Main Line Visitor's Center & Post Office
Future Comm. Facility Aquisition Area (County)
Gateways
Parks & Open Space
Municipal Growth Area
Corporate Limit
County Border
Railroad

0 600 1,200 2,400 Feet

Prepared for the Town of Sykesville by the Carroll County Bureau of Comprehensive Planning, 092210 (sb)