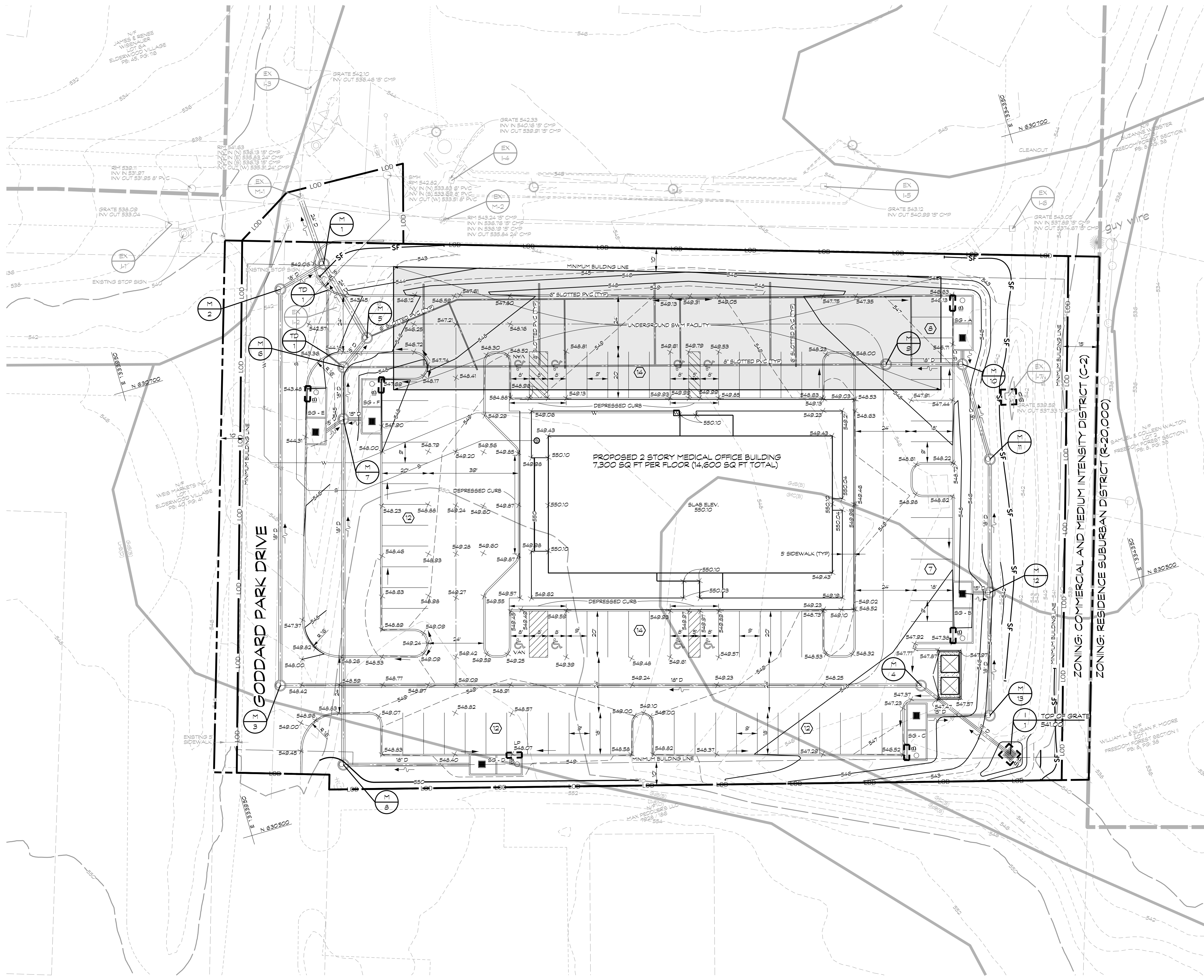




- LEGEND**
- SOL LINE
 - ZONING LINE
 - PROPERTY BOUNDARY
 - LOD
 - SF
 - PROPOSED STORM DRAIN
 - W
 - S
 - UNDERGROUND STORMWATER FACILITY
 - STANDARD INLET PROTECTION
 - INLET BLOCKING
 - PARKING SPACE COUNTER

NOTE: GUTTER PAN TO FOLLOW PAVING SLOPE.

- SHEET INDEX**
- 1. CONCEPT PLAN
 - 2. LIGHTING AND LANDSCAPING PLAN
 - 3. IMPLIFIED FOREST STAND DELINEATION/ FOREST CONSERVATION PLAN
 - 4. BUILDING ELEVATIONS

- PARKING TABULATIONS:**
- MEDICAL CENTER OR OFFICE
5 SPACES FOR EVERY 1,000 SQ. FT. OF FLOOR AREA.
- 14,600 SQ. FT. / 1,000 SQ. FT. = 14.6
14.6 X 5 SPACES = 73
- 73 SPACES REQUIRED
79 SPACES PROVIDED
- 4 HANDICAP SPACES REQUIRED
106 HANDICAP SPACES PROVIDED
12 VAN ACCESSIBLE SPACES REQUIRED
12 VAN ACCESSIBLE SPACES PROVIDED

- GENERAL NOTES:**
- 1. EXISTING ZONING: COMMERCIAL AND MEDIUM INTENSITY DISTRICT (C-2)
 - 2. EXISTING USE: PAD SITE
 - 3. PROPOSED USE: MEDICAL BUILDING
 - 4. TOTAL AREA OF SITE IN ACRES: 2.01 AC.
 - 5. TOTAL DEVELOPED AREA: 2.01 AC.
 - 6. TAX MAP: 74 BLOCK 8 PARCEL 0577
 - 7. LOCATION OF NEAREST WATER SUPPLY AVAILABLE FOR FIRE PROTECTION ON GODDARD PARK DRIVE AT SCHOOL ENTRANCE
 - 8. TOPOGRAPHY SHOWN HEREON IS FIELD RUN TOPO, DATED SEPT. 8, 2020 AND PREPARED BY CLSI
 - 9. THERE ARE NO FREE STANDING SIGNS PROPOSED AT THIS TIME.

CONCEPT PLAN

**GODDARD MEDICAL BUILDING
4400 GODDARD PARK DR**

EXISTING USE: PAD SITE PROPOSED USE: MEDICAL BUILDING
TAX MAP 74 GRID 8 PARCEL 0577
5th ELECTION DISTRICT CARROLL COUNTY, MD.



2/27/2023		439 East Main Street Westminster, MD 21157-5539 (410) 848-1790 FAX (410) 848-1791	
Bretton D. Messer, P.E.			
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 51285, EXPIRATION DATE: DECEMBER 7, 2023			
Date	Revisions	Drawn By:	BDM
		Designed By:	BDM
		Reviewed By:	
		Date:	FEB., 2023
		Scale:	1" = 20'
		Job No.:	2005234D
		Sheet:	1 OF 4