



GOVERNOR'S CHOICE LOT 23 -BANK CONCEPT-

GENERAL NOTES:

1. SITE IS APPROXIMATELY 1.06 ACRES.
2. SITE IS WITHIN THE CITY OF FREDERICK AND IS CURRENTLY ZONED M1.
3. BASE INFORMATION IS FROM FREDERICK COUNTY GIS AND PROPERTY DEED COMPOSITE.
4. THIS PLAN IS FOR CONCEPTUAL PLANNING/FEASIBILITY PURPOSES ONLY AND NOT FOR CONSTRUCTION.
5. ADDITIONAL ENGINEERING AND OTHER STUDIES MAY BE REQUIRED TO VERIFY FEASIBILITY FINDINGS.
6. ACCESS POINT REQUIRED ALONG THOMAS JOHNSON DRIVE.
7. ADDITIONAL DEDICATION ALONG THOMAS JOHNSON DRIVE MAY BE REQUIRED TO MEET FULL 70' MASTER PLANNED RIGHT-OF-WAY (AS SHOWN).

DEVELOPMENT SUMMARY

- ± 4,200 SQ. FT. BANK (PRINCIPAL PERMITTED USE ALLOWED IN M1 ZONE)
- PROVIDED PARKING
- 16 (1/180) = 2,940 SF
- 17 (1/75) = 1,250 SF
- 33 TOTAL SPACES



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