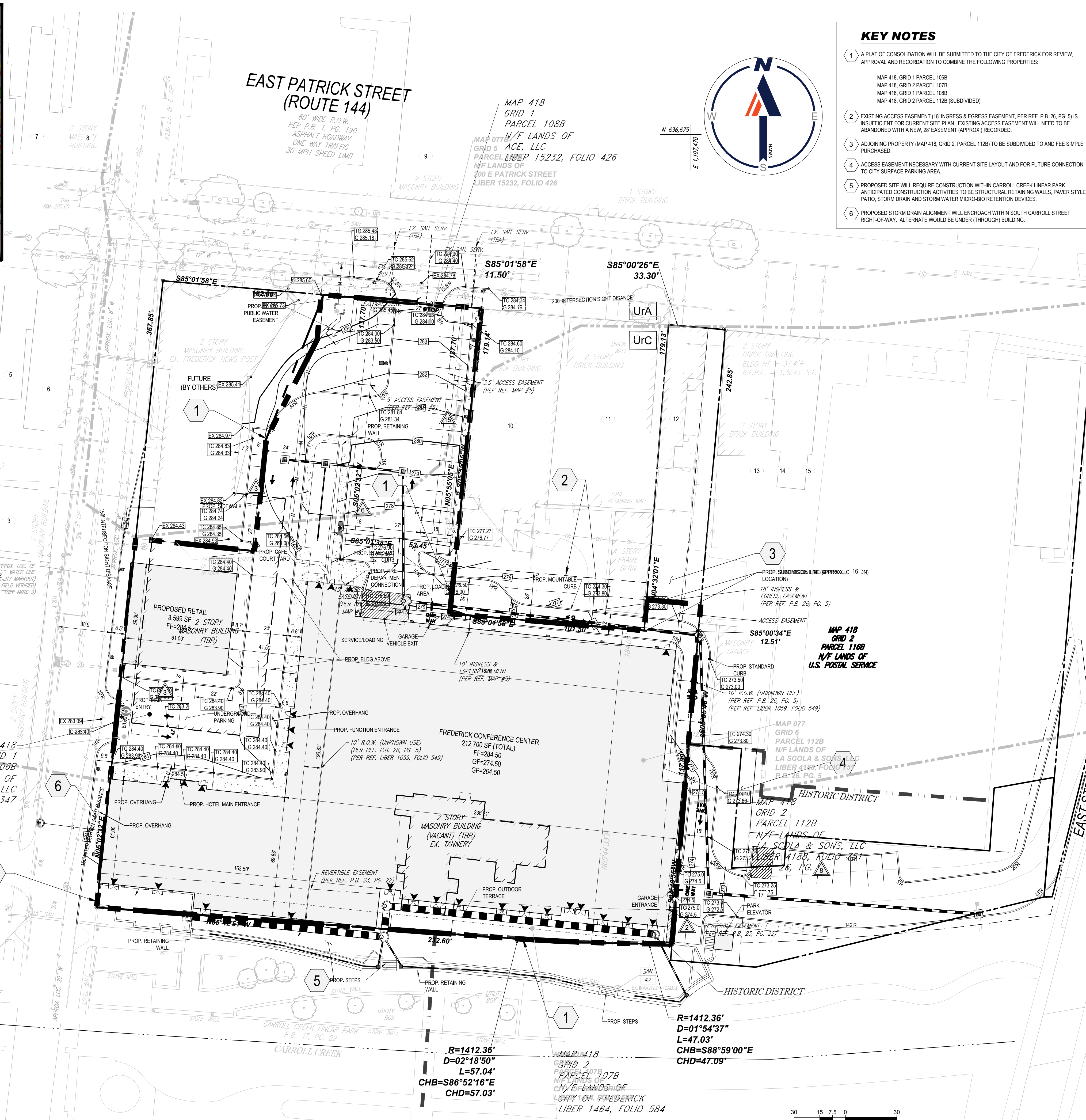


VICINITY MAP
SCALE: 1" = 100'
PLAN REFERENCE:
CITY OF FREDERICK
ZONING MAP



- KEY NOTES**
- 1 A PLAT OF CONSOLIDATION WILL BE SUBMITTED TO THE CITY OF FREDERICK FOR REVIEW, APPROVAL AND RECORDATION TO COMBINE THE FOLLOWING PROPERTIES:
MAP 418, GRID 1 PARCEL 108B
MAP 418, GRID 2 PARCEL 107B
MAP 418, GRID 2 PARCEL 108B
MAP 418, GRID 2 PARCEL 112B (SUBDIVIDED)
 - 2 EXISTING ACCESS EASEMENT (18' INGRESS & EGRESS EASEMENT, PER REF. P.B. 26, PG. 8) IS INSUFFICIENT FOR CURRENT SITE PLAN. EXISTING ACCESS EASEMENT WILL NEED TO BE ABANDONED WITH A NEW, 28' EASEMENT (APPROX.) RECORDED.
 - 3 ADJOINING PROPERTY (MAP 418, GRID 2, PARCEL 112B) TO BE SUBDIVIDED TO AND FEE SIMPLE PURCHASED.
 - 4 ACCESS EASEMENT NECESSARY WITH CURRENT SITE LAYOUT AND FOR FUTURE CONNECTION TO CITY SURFACE PARKING AREA.
 - 5 PROPOSED SITE WILL REQUIRE CONSTRUCTION WITHIN CARROLL CREEK LINEAR PARK. ANTICIPATED CONSTRUCTION ACTIVITIES TO BE STRUCTURAL RETAINING WALLS, PAVEMENT PATIO, STORM DRAIN AND STORM WATER MICRO-BIO RETENTION DEVICES.
 - 6 PROPOSED STORM DRAIN ALIGNMENT WILL ENDOURCH WITHIN SOUTH CARROLL STREET RIGHT-OF-WAY. ALTERNATE WOULD BE UNDER (THROUGH) BUILDING.

- SITE PLAN NOTES**
1. OWNERS: PARCEL 108B
200 EAST PATRICK STREET, LLC
200 EAST PATRICK STREET
FREDERICK, MD 21701
PARCEL 107B
CITY OF FREDERICK
101 NORTH COURT STREET
FREDERICK, MD 21707
PARCELS 108B
ACE, LLC
212 EAST PATRICK STREET
FREDERICK, MD 21701
PARCEL 112B
LA SCOLA & SONS, LLC
224 EAST PATRICK STREET
FREDERICK, MD 21701
 2. APPLICANT/DEVELOPER: PLAMONDON HOSPITALITY PARTNERS
4891 NEW DESIGN ROAD, SUITE 109
FREDERICK, MD 21703
 3. PARCEL DATA:
TAX MAP 048, GRID 1 & 2, PARCEL 108B, 107B, 108B & 112B, LOTS 2690 & 266
 4. ELECTION DISTRICT: 03A
 5. ZONE: DB (DOWNTOWN COMMERCIAL/RESIDENTIAL)
HPO (HISTORIC PRESERVATION OVERLAY)
CCO (CARROLL CREEK OVERLAY)
 6. EXISTING USE: VACANT 2 STORY BUILDING
PROPOSED USE: MIX USE (HOTEL, RESTAURANTS, BAR/LOUNGE, & RETAIL)
 7. TOTAL GROSS SF OF BUILDING:
GARAGE LEVEL G2 = 58,104 SF
GROUND LEVEL G1 = 58,104 SF
LEVEL 1 (GROUND) = 45,902 SF
LEVEL 2 = 32,873 SF
LEVEL 3 = 32,873 SF
LEVEL 4 = 29,784 SF
LEVEL 5 (PENTHOUSE) = 7,899 SF
TOTAL (W/O GARAGE) = 192,281 SF
TOTAL (W/ GARAGE) = 266,489 SF
 8. TOTAL HOTEL UNITS: 183 ROOMS
 9. TOTAL RETAIL SPACE: 9,083 SF
 10. TOTAL PUBLIC MEETING, RESTAURANTS, BAR/LOUNGE SPACE = 20,337 SF
 11. PROPERTY AREA: 101,567 SF OR 2.33 ACRES (PRIOR TO SUBDIVISION)
95,790 SF OR 2.20 ACRES (FOLLOWING SUBDIVISION)
 12. CITY OF FREDERICK BULK REQUIREMENTS:
MIN. LOT SIZE: 3,000 SF
MAX. IMPERVIOUS SURFACE RATIO: N/A
MIN. LOT FRONTAGE: 0' 07"
160'(EAST PATRICK STREET)
60' 07"
(SOUTH CARROLL STREET)
MAX. BUILDING HEIGHT: 75'
N/A
MINIMUM DENSITY: N/A
MINIMUM FRONTAGE: N/A
MINIMUM INTERIOR SETBACK: 0'
0'
MINIMUM STREET SETBACK: 0'
10'
MINIMUM REAR SETBACK: 10'
15'
FLOOR AREA RATIO (FAR): 4
2.22
 13. CARROLL CREEK OVERLAY DISTRICT BULK REQUIREMENTS:
MIN. LOT SIZE: 725 SF
MIN IMPERVIOUS SURFACE RATIO: N/A
MIN. LOT FRONTAGE: 0'
160'(EAST PATRICK STREET)
0'
(SOUTH CARROLL STREET)
MIN. BUILDING HEIGHT: 25'
30'
MIN. BUILDING HEIGHT (WITHIN 150' OF CENTERLINE OF CARROLL CREEK): N/A
MAX. MIN. FRONT YARD SETBACK: 60'
59'-4"
MAX. INTERIOR SETBACK: 2' OR 10'
10'
MIN. REAR SETBACK: 10' OR 0'
15'
 14. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODING AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD AS SHOWN ON FEMA MAP 240210201D). THIS AREA IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA WHICH WOULD BE SUBJECT TO INUNDATIONS BY THE 1% ANNUAL CHANCE FLOOD.
 15. PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.
 16. WATER AND SEWER: THE EXISTING WATER AND SEWER SERVICE AREA CLASSIFICATION IS W-1 AND S-1. NO CHANGE IN THE CLASSIFICATION IS REQUIRED.
 17. CITY OF FREDERICK WATER AND SEWER NOTE: THE CITY OF FREDERICK HAS INSTITUTED A CAPACITY MANAGEMENT PROGRAM GOVERNING THE ALLOCATION OF POTABLE WATER AND SEWERAGE CAPACITY TO COMPLY WITH ANNOTATED CODE OF MARYLAND ENVIRONMENT ARTICLE SEC. 8-512. THE ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY FOR THE DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS SITE PLAN WILL BE MADE IN ACCORDANCE WITH CHAPTER 25, ARTICLE IX OF THE CODE OF THE CITY OF FREDERICK, 1996 (AS AMENDED). FINAL ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY IS GENERALLY MADE AT THE TIME OF BUILDING PERMIT APPLICATION, SUBJECT TO THE AVAILABILITY OF SUCH CAPACITY AND THE PAYMENT OF ALL REQUIRED FEES. THE ABILITY TO PERMIT AND DEVELOP LOTS WILL BE DEPENDENT ON POTABLE WATER SUPPLY AND SEWERAGE TREATMENT CAPACITY AVAILABLE AT THE TIME OF BUILDING APPLICATION. FEDERAL, STATE, OR CITY ACTION INCLUDING OPERATIONAL MORATORIA MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION. RECORDATION OF THIS PLAT OR APPROVAL OF THIS SITE PLAN IS IN CONFORMANCE WITH THE FREDERICK COUNTY TEN YEAR WATER AND SEWERAGE PLAN. FOR THE PROVISIONS OF THIS PLAN, WATER AND SEWER TREATMENT CAPACITY WILL BE PROVIDED BY THE CITY OF FREDERICK.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT: MDA220149

DRAWN BY:	JCB
CHECKED BY:	TBD
DATE:	02/19/2024
CAD ID:	SITE-0

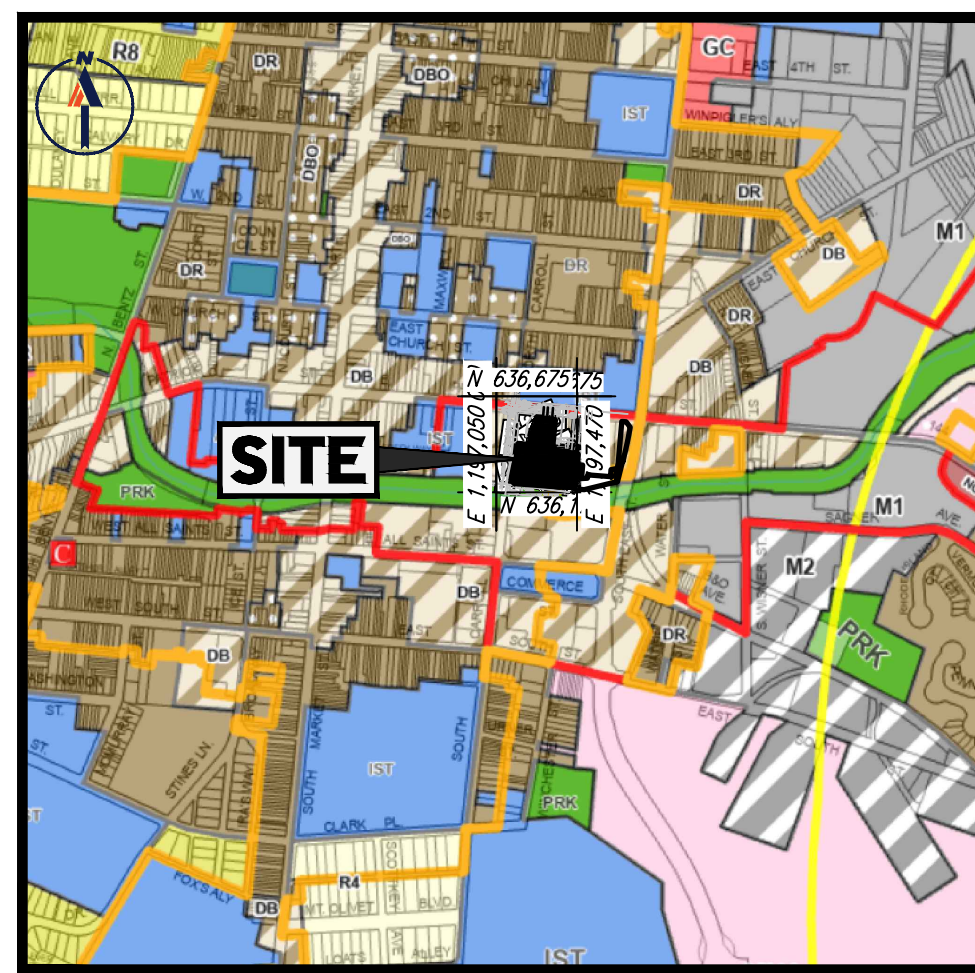
SITE DEVELOPMENT PLANS
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 E. PATRICK STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 418, GRID 1 & 2, PARCEL 108B
ELECTION DISTRICT 3A

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
MICHIGAN LICENSE NO. 488
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 14864, EXPIRATION DATE: 7/30/25

SHEET TITLE:
PRELIMINARY PLAT
SHEET NUMBER:
1 OF 2
ORG. DATE - 02/19/2024

Feb 23, 2024
H:\2022\MDA220149\02\DRAWINGS\SP\AN SETS\PRELIMINARY PLAT\MARIOTT FREDERICK - PRELIMINARY PLAT - JAVOUT - PRELIMINARY PLAT



VICINITY MAP
SCALE: 1" = 100'

PLAN REFERENCE:
CITY OF FREDERICK
ZONING MAP

SITE PLAN NOTES

- OWNERS:**
 - PARCEL 106B
200 EAST PATRICK STREET, LLC
200 EAST PATRICK STREET
FREDERICK, MD 21701
 - PARCEL 107B
CITY OF FREDERICK
101 NORTH COURT STREET
FREDERICK, MD 21707
 - PARCELS 108B
ACE, LLC
212 EAST PATRICK STREET
FREDERICK, MD 21701
 - PARCEL 112B
LA SCOLA & SONS, LLC
224 EAST PATRICK STREET
FREDERICK, MD 21701
- APPLICANT/DEVELOPER:** PLAMONDON HOSPITALITY PARTNERS
4991 NEW DESIGN ROAD, SUITE 109
FREDERICK, MD 21703
- PARCEL DATA:**
TAX MAP 048, GRID 1 & 2, PARCEL 106B, 107B, 108B & 112B, LOTS 2650 & 266
- ELECTION DISTRICT:** 03A
- ZONE:** DB (DOWNTOWN COMMERCIAL/RESIDENTIAL)
HCO (HISTORIC PRESERVATION OVERLAY)
CCO (CARROLL CREEK OVERLAY)
- EXISTING USE:** VACANT 2 STORY BUILDING
PROPOSED USE: MIXED USE (HOTEL, RESTAURANTS, BAR/LOUNGE, & RETAIL)
- TOTAL GROSS SF OF BUILDING:**
 - GARAGE LEVEL G2 = 58,104 SF
 - GROUND LEVEL G1 = 58,104 SF
 - LEVEL 1 (GROUND) = 48,062 SF
 - LEVEL 2 = 32,473 SF
 - LEVEL 3 = 32,473 SF
 - LEVEL 4 = 30,784 SF
 - LEVEL 5 (PENTHOUSE) = 7,059 SF
 - TOTAL (W/O GARAGE) = 150,281 SF
 - TOTAL (W/ GARAGE) = 208,489 SF
- TOTAL HOTEL UNITS:** 183 ROOMS
- TOTAL RETAIL SPACE:** 9,083 SF
- TOTAL PUBLIC MEETING, RESTAURANTS, BAR/LOUNGE SPACE:** 20,337 SF
- PROPERTY AREA:** 101,567 SF OR 2.33 ACRES (PRIOR TO SUBDIVISION)
84,135 SF OR 1.93 ACRES (FOLLOWING SUBDIVISION)
- LIMIT OF DISTURBANCE:** 112,068 SF OR 2.57 ACRES
- EXISTING IMPERVIOUS (WITHIN LOD):** 103,360 SF OR 2.37 ACRES. PROPOSED IMPERVIOUS (WITHIN LOD) 108,568 SF OR 2.49 ACRES. THE DOWNTOWN COMMERCIAL/RESIDENTIAL (DB) ZONE HAS NO IMPERVIOUS SURFACE RATIO REQUIREMENT THEREFORE NO SFR WILL BE REQUIRED.
- PER THE MDE 2007 DDM DESIGN MANUAL, THE SITE IS CONSIDERED A REDEVELOPMENT SINCE MORE THAN 40% OF THE SITE CONTAINS EXISTING IMPERVIOUS.**
- STORMWATER MANAGEMENT FOR THE SITE WILL BE PROVIDED THROUGH GREEN ROOFS, MICRO SCALE BEST MANAGEMENT PRACTICES (BMPs) AND UNDERGROUND FACILITY (IES).**
- CITY OF FREDERICK BULK REQUIREMENTS:**

	REQUIRED	PROVIDED
MIN. LOT SIZE	3,000 SF	95,763 S.F. OR 2.20 AC.
MAX. IMPERVIOUS SURFACE RATIO	N/A	0.97
MIN. LOT FRONTAGE	N/A	160'(EAST PATRICK STREET)
		0'(SOUTH CARROLL STREET)
MAX. BUILDING HEIGHT	75'	65'-0"
MAXIMUM DENSITY	N/A	N/A
MINIMUM FRONTAGE	N/A	N/A
MINIMUM INTERIOR SETBACK	0'	0'
MINIMUM STREET SETBACK	0'	0'
MINIMUM REAR SETBACK	10'	15'
FLOOR AREA RATIO (FAR)	4	2.22
- CARROLL CREEK OVERLAY DISTRICT BULK REQUIREMENTS:**

	REQUIRED	PROVIDED
MIN. LOT SIZE	725 SF	80,141 S.F. OR 1.84 AC.
MIN IMPERVIOUS SURFACE RATIO	N/A	0.97
MIN LOT FRONTAGE	0'	160'(EAST PATRICK STREET)
		0'(SOUTH CARROLL STREET)
MIN BUILDING HEIGHT	25'	30'
MIN BUILDING HEIGHT (WITHIN 150' OF CENTERLINE OF CARROLL CREEK)	60'	59'-4"
MAX. MIN FRONT YARD SETBACK	2' OR 10'	10'
MAX. INTERIOR SETBACK	10' OR 0'	0'
MINIMUM REAR SETBACK	10'	15'
- PARKING REQUIREMENTS:**

MINIMUM STALL SIZE:	9'X18' (90' PARKINGS)	9'X22' (PARALLEL)		
PROPOSED USES:	UNIT	NUMBER OF UNITS	SPACES REQUIRED PER UNIT	SPACES REQUIRED
HOTEL	ROOMS	183	1 SPACE PER ROOM	183
PUBLIC MEETING/RESTURANT	SF	20,337	1 SPACES PER 800 SF	26
RETAIL SPACE	SF	9,083	1 SPACE PER 300 SF	31
TOTAL SPACES REQUIRED: 240				
MINIMUM REQUIRED PARKING IN THE DB DISTRICT IS 1/2 OF THE PARKING REQUIREMENT ESTABLISHED FOR THE USE IN SECTION 607, TABLE 607-2				
TOTAL ADJUSTED SPACES REQUIRED: 120				
PROVIDED:	37 SPACES: TYPICAL ABOVE GROUND/SITE			
	11 SPACES: COMPACT			
	(SEE PARKING PLANS SHEETS A1 & A1.02)			
	18 SPACES: TANDEM			
	7 ADA SPACES (INCLUDES 2 VAN SPACE)			
TOTAL:	279 SPACES			
- BIKECYCLE PARKING:**
 - REQUIRED: 1 SPACE PER 10 VEHICLES
 - 117.5 SPACES/10 VEHICLES = 11.75 BIKECYCLE SPACES
 - PROVIDED: 12 SPACES
- ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.**
- TRASH PICK-UP WILL BE BY A PRIVATELY CONTRACTED COMPANY.**
- THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODING AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES, AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FEMA MAP# 24021C0291D. THIS AREA IS NOT CONSIDERED A SPECIAL FLOOD HAZARD AREA WHICH WOULD BE SUBJECT TO INUNDATIONS BY THE 1% ANNUAL CHANCE FLOOD.**
- PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.**
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, A SITE PLAN ENFORCEMENT AGREEMENT SHALL BE EXECUTED AND RECORDED.**
- WATER AND SEWER: THE EXISTING WATER AND SEWER SERVICE AREA CLASSIFICATION IS W-1 AND S-1. NO CHANGE IN THE CLASSIFICATION IS REQUIRED.**
- CITY OF FREDERICK WATER AND SEWER NOTE: THE CITY OF FREDERICK HAS INSTITUTED A CAPACITY MANAGEMENT PROGRAM GOVERNING THE ALLOCATION OF POTABLE WATER AND SEWERAGE CAPACITY TO COMPLY WITH ANNOTATED CODE OF MARYLAND ENVIRONMENT ARTICLE SEC. 8-512. THE ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY FOR THE DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS SITE PLAN WILL BE MADE IN ACCORDANCE WITH CHAPTER 26, ARTICLE IX OF THE CODE OF THE CITY OF FREDERICK, 1996 (AS AMENDED). FINAL ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY IS GENERALLY MADE AT THE TIME OF BUILDING PERMIT APPLICATION, SUBJECT TO THE AVAILABILITY OF SUCH CAPACITY AND THE PAYMENT OF ALL REQUIRED FEES. THE ABILITY TO PERMIT AND DEVELOP LOTS WILL BE DEPENDENT ON POTABLE WATER SUPPLY AND SEWERAGE TREATMENT CAPACITY AVAILABLE AT THE TIME OF BUILDING APPLICATION. FEDERAL, STATE, OR CITY ACTION INCLUDING OPERATIONAL MORATORIA MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION. RECORDATION OF THIS PLAN OR APPROVAL OF THIS SITE PLAN IS IN CONFORMANCE WITH THE FREDERICK COUNTY TEN YEAR WATER AND SEWERAGE PLAN. FOR THE PROVISIONS OF THIS PLAN, WATER AND SEWER TREATMENT CAPACITY WILL BE PROVIDED BY THE CITY OF FREDERICK.**
- PLAN HISTORY: SKETCH PLAN STF17-6925P**

ADJACENT PROPERTY OWNERS:

- | | |
|---|---|
| <p>(1) OWNER: MCCLINTOCK HOLDINGS, LLC
112 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
C/O BRAEDEN BUMPERS
35 SOUTH CARROLL STREET
FREDERICK, MD 21701
LIBER 15880 FOLIO 421
TAX ID: 02065189
TAX MAP: 418, GRID 5, PARCEL 0101B</p> <p>(2) OWNER: 15 S CARROLL STREET, LLC
15 SOUTH CARROLL STREET
FREDERICK, MD 21701
MAILING ADDRESS:
C/O JACKSON SIEGAL
4843 WILLET PARKWAY
BETHESDA, MD 20814
LIBER 14876 FOLIO 301
P.B. 17
TAX ID: 02119420
TAX MAP: 418, GRID 5, PARCEL 0105B</p> <p>(3) OWNER: DONALD L & DEBRA A REEDY
13 SOUTH CARROLL STREET
FREDERICK, MD 21701
LIBER 1696 FOLIO 855
P.B. 17, PG 30
TAX ID: 02119412
TAX MAP: 418, GRID 5, PARCEL 0105B</p> <p>(4) OWNER: FERGUSON PROPERTIES, LLC
120 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
122 EAST PATRICK STREET, #3
FREDERICK, MD 21701
LIBER 12607 FOLIO 275
TAX ID: 02101718
TAX MAP: 418, GRID 5, PARCEL 0103B</p> <p>(5) OWNER: FERGUSON PROPERTIES, LLC
122 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
122 EAST PATRICK STREET, #3
FREDERICK, MD 21701
LIBER 12740 FOLIO 73
TAX ID: 02109913
TAX MAP: 418, GRID 5, PARCEL 0104B</p> <p>(6) OWNER: CMAR, LLC
126 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
1345 HOFFMASTER ROAD
KNOXVILLE, MD 21758
LIBER 5352 FOLIO 5
TAX ID: 02124211
TAX MAP: 418, GRID 5, PARCEL 0105B</p> <p>(7) OWNER: 127 E. PATRICK STREET, LLC
127 EAST PATRICK STREET
FREDERICK, MD 21701
LIBER 14556 FOLIO 157
TAX ID: 02036028
TAX MAP: 418, GRID 5, PARCEL 0123B</p> <p>(8) OWNER: WELLROCK CAPITAL PARTNERS, LLC
129 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
101 NORTH COURT STREET
SUITE 21
FREDERICK, MD 21701
LIBER 9469 FOLIO 125
TAX ID: 02069482
MAP: 077B, GRID 5, PARCEL 0122B</p> | <p>9 OWNER: UNITED STATES OF AMERICA
201 EAST PATRICK STREET
FREDERICK, MD 21701
TAX ID: 02115883
TAX MAP: 418, GRID 23, PARCEL 0121B</p> <p>10 OWNER: ACE, LLC
216 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
200 EAST PATRICK STREET
FREDERICK, MD 21701
LIBER 15232 FOLIO 426
TAX ID: 02044048
TAX MAP: 418, GRID 5, PARCEL 0109B</p> <p>11 OWNER: WM & KATHERINE SELLERS REV TRUST
220 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
18 EAST 2ND STREET
FREDERICK, MD 21701
LIBER 2620 FOLIO 569
TAX ID: 02035642
TAX MAP: 418, GRID 5, PARCEL 0110B</p> <p>12 OWNER: EDWARD J & JENNIFER H DIGIOVANNA
222 EAST PATRICK STREET
FREDERICK, MD 21701
LIBER 2965 FOLIO 1148
TAX ID: 02095157
TAX MAP: 418, GRID 6, PARCEL 0111B</p> <p>13 OWNER: CHC PROPERTIES, LLC
226 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
5257 BUCKEYSTOWN PIKE #202
FREDERICK, MD 21704
LIBER 16127 FOLIO 485
TAX ID: 02059703
TAX MAP: 418, GRID 6, PARCEL 0113B</p> <p>14 OWNER: LAWRENCE A CLOPPER, III & DONNA R PIAZZA
230 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
5257 BUCKEYSTOWN PIKE #202
FREDERICK, MD 21704
LIBER 16127 FOLIO 485
TAX ID: 02059711
TAX MAP: 418, GRID 6, PARCEL 0114B</p> <p>15 OWNER: ALEX & LIANA FLOOR
232 EAST PATRICK STREET
FREDERICK, MD 21701
LIBER 16259 FOLIO 400
TAX ID: 02033585
TAX MAP: 418, GRID 6, PARCEL 0115B</p> <p>16 OWNER: US POSTAL SERVICE
PATRICK STREET
FREDERICK, MD 21701
LIBER 1008 FOLIO 737
TAX ID: 02094827
TAX MAP: 418, GRID 6, PARCEL 0116B</p> <p>17 OWNER: CITY OF FREDERICK
EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
101 NORTH COURT STREET
FREDERICK, MD 21701
LIBER 1139 FOLIO 188
TAX ID: 02029812
TAX MAP: 408, GRID 6, PARCEL 0116B</p> |
|---|---|



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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PROJECT No.:	MDA220149
DRAWN BY:	JCB
CHECKED BY:	TBD
DATE:	02/19/2024
CAD ID:	SITE-0

SITE DEVELOPMENT PLANS
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 E. PATRICK STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 418, GRID 1 & 2, PARCEL 106B
ELECTION DISTRICT 3A

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
LIBRARIAN H. ROWE HEREBY CERTIFIES THAT THESE DOCUMENTS HAVE BEEN PREPARED BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND THAT HE IS A LICENSED PROFESSIONAL ENGINEER UNDER THE PROFESSIONAL ENGINEERING ACT OF MARYLAND LICENSE NO. 16044 EXPIRATION DATE: 7/30/25

SHEET TITLE:
PRELIMINARY PLAT
SHEET NUMBER:
2 OF 2
ORG. DATE - 02/19/2024

STANDARD DRAWING LEGEND
FOR ENTIRE PLAN SET

LIMIT OF WORK		—LOW—LOW—									
LIMIT OF DISTURBANCE		—LOD—LOD—									
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE									
---	ON SITE PROPERTY LINE / R.O.W. LINE	---									
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---									
---	EASEMENT LINE	---									
---	SETBACK LINE	---									
<table border="1"> <tr> <td></td> <td>CONCRETE CURB & GUTTER</td> <td></td> </tr> <tr> <td></td> <td>SPILL</td> <td></td> </tr> <tr> <td></td> <td>DEPRESSED CURB AND GUTTER</td> <td></td> </tr> </table>				CONCRETE CURB & GUTTER			SPILL			DEPRESSED CURB AND GUTTER	
	CONCRETE CURB & GUTTER										
	SPILL										
	DEPRESSED CURB AND GUTTER										
	UTILITY POLE WITH LIGHT										
	POLE LIGHT										
	TRAFFIC LIGHT										
	UTILITY POLE										
	TYPICAL LIGHT										
	ACORN LIGHT										
	TYPICAL SIGN										
	PARKING COUNTS										
	500 YEAR FLOODPLAIN LINE										
	CONTOUR LINE										
	SPOT ELEVATIONS										
	ADJOINING PROPERTY KEYNOTE										
	SANITARY LABEL										
	STORM LABEL										
	SANITARY SEWER LATERAL										
	UNDERGROUND WATER LINE										
	UNDERGROUND ELECTRIC LINE										
	UNDERGROUND GAS LINE										
	OVERHEAD WIRE										
	UNDERGROUND TELEPHONE LINE										
	UNDERGROUND CABLE LINE										
	STORM SEWER										
	SANITARY SEWER MAIN										
	HYDRANT										
	SANITARY MANHOLE										
	STORM MANHOLE										
	WATER METER										
	WATER VALVE										
	GAS VALVE										
	GAS METER										
	TYPICAL END SECTION										
	HEADWALL OR ENDWALL										
	GRATE INLET										
	CURB INLET										
	CLEAN OUT										
	ELECTRIC MANHOLE										
	TELEPHONE MANHOLE										
	ELECTRIC BOX										
	ELECTRIC PEDESTAL										
	MONITORING WELL										
	TEST PIT										
	BENCHMARK										
	BORING										

STANDARD ABBREVIATIONS
FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BML	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TBV	TO BE VACATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

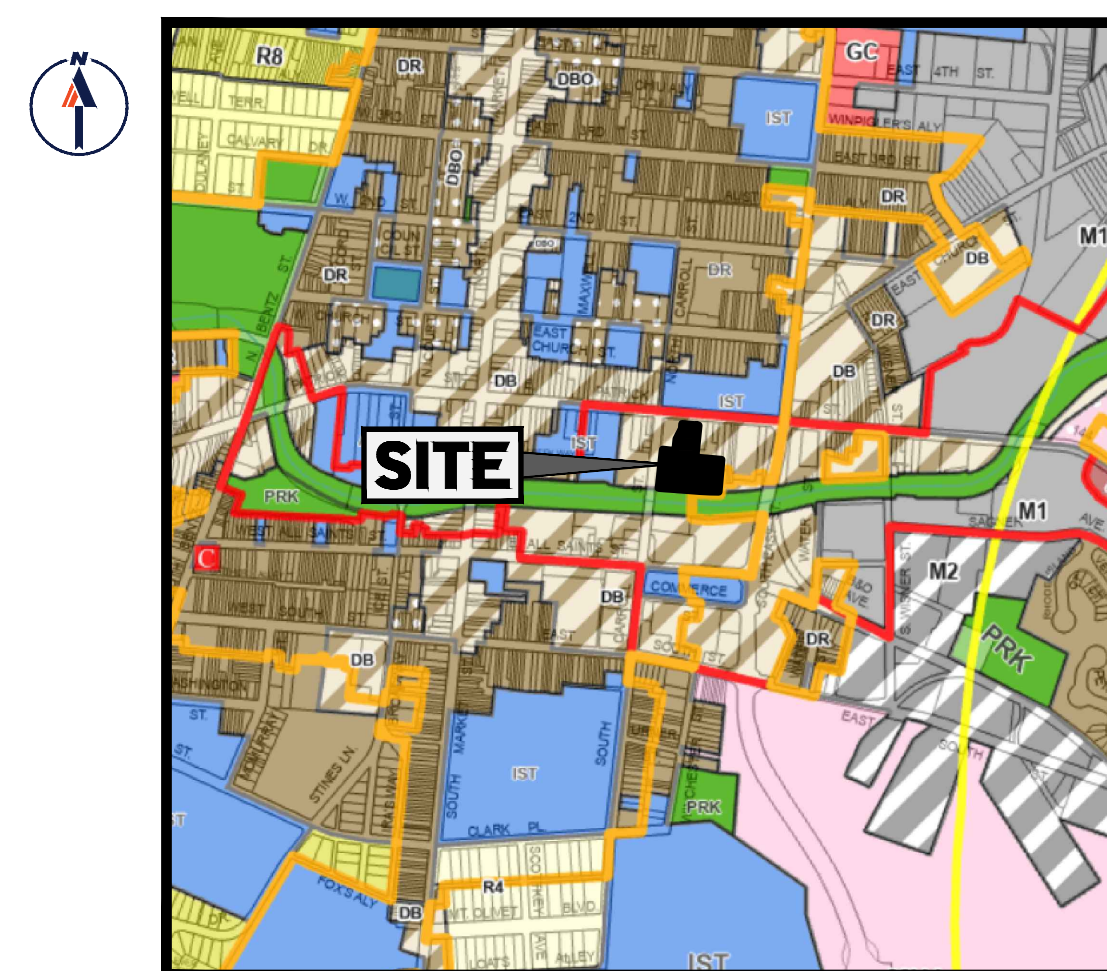
SITE DEVELOPMENT PLAN

PLAMONDON HOSPITALITY PARTNERS

FOR

PROPOSED FREDERICK CONFERENCE CENTER HOTEL

LOCATION OF SITE
200 E PATRICK STREET, CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
MAP 418, GRIDS 1 & 2, PARCELS 106B, 107B, 108B & 112B



VICINITY MAP
SCALE: 1" = 1000'

PLAN REFERENCE:
CITY OF FREDERICK
ZONING MAP

OWNERS
CITY OF FREDERICK
101 NORTH COURT STREET
FREDERICK, MARYLAND 21707
200 EAST PATRICK STREET, LLC
200 EAST PATRICK STREET
FREDERICK, MARYLAND 21701
LA SCOLA & SONS, LLC
224 EAST PATRICK STREET
FREDERICK, MARYLAND 21701

APPLICANT/DEVELOPER
PLAMONDON HOSPITALITY
PARTNERS
4991 NEW DESIGN ROAD, SUITE 109
FREDERICK, MARYLAND 21703
GARY FENWELL
301-695-5051
GARYF@PLAMONDON-COS.COM

PREPARED BY



CONTACT: BRANDON ROWE, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS AND DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING AND UTILITY PLAN	C-401
CONCEPT SWM PLAN AND DETAILS	C-501
CONCEPT SWM QUALITY (COVERAGE) MAPS	C-502
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
LIGHTING PLANS (BY OTHERS)	L01 - L05
PARKING PLANS (BY OTHERS)	A1.01 - A1.02

REFERENCES AND CONTACTS

- REFERENCES**
- **BOUNDARY & TOPOGRAPHIC SURVEY:**
CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
DATED: 11/20/2013
SURVEY JOB #CP13318
ELEVATIONS: NAVD 1988
 - **ARCHITECTURAL PLAN:**
FILLAT+ ARCHITECTURE
1432 K STREET NW
WASHINGTON, DC 20005
DATED: 04/28/2022
 - **GOVERNING AGENCIES**
 - **PLANNING, ZONING COMMITTEE**
CITY OF FREDERICK PLANNING DEPARTMENT
JOE ADKINS - DEPUTY DIRECTOR
140 W PATRICK STREET
FREDERICK, MD 21701
PHONE: (301) 600-1499
 - **BUILDING DEPARTMENT**
CITY OF FREDERICK BUILDING DEPARTMENT
TODD HIMES - CHIEF BUILDING CODE OFFICIAL
140 W PATRICK STREET
FREDERICK, MD 21701
PHONE: (301) 600-3808
PHONE/FAX: (301) 600-3826
 - **FIRE DEPARTMENT**
CITY OF FREDERICK BUILDING DEPARTMENT
TODD HIMES - CHIEF BUILDING CODE OFFICIAL
140 W PATRICK STREET
FREDERICK, MD 21701
PHONE: (301) 600-3808
PHONE/FAX: (301) 600-3826
 - **ROW JURISDICTION**
 - **TRAFFIC, STORMWATER, WATER & SEWER**
DEPARTMENT OF PUBLIC WORKS (DPW)
TRACY ANN COLEMAN - DEPUTY DIRECTOR
111 AIRPORT DRIVE E
FREDERICK, MD 21701
PHONE: (301) 600-1180
- * THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REFERENCES

- **BOUNDARY & TOPOGRAPHIC SURVEY:**
CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
DATED: 11/20/2013
SURVEY JOB #CP13318
ELEVATIONS: NAVD 1988
 - **ARCHITECTURAL PLAN:**
FILLAT+ ARCHITECTURE
1432 K STREET NW
WASHINGTON, DC 20005
DATED: 04/28/2022
- * THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT No.: MA220149
DRAWN BY: JCB
DATE: 02/19/2024
CAD ID: SITE-0

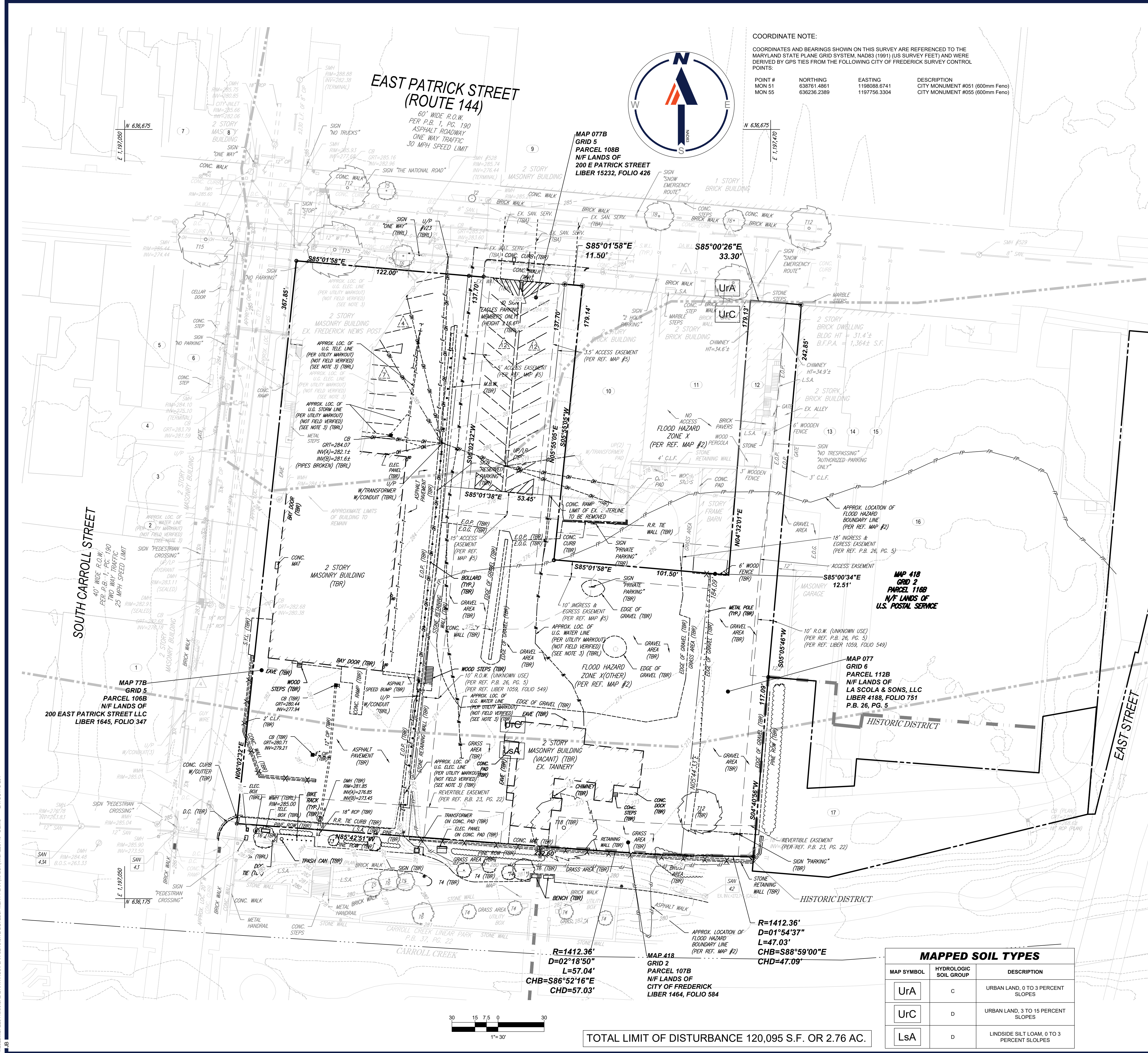
SITE DEVELOPMENT PLANS
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 E. PATRICK STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 418, GRID 1 & 2, PARCEL 106B
ELECTION DISTRICT 3A

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
BRANDON ROWE, P.E.
LICENSE NO. 18785
EXPIRATION DATE: 7/3/2025

SHEET TITLE:
COVER SHEET
SHEET NUMBER:
C-101
ORG. DATE - 02/19/2024

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND ALL FULL COMPLIANCE WITH ALL REGULATORY REQUIREMENTS.



COORDINATE NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS SURVEY ARE REFERENCED TO THE MARYLAND STATE PLANE GRID SYSTEM, NAD83 (1991) (US SURVEY FEET) AND WERE DERIVED BY GPS TIES FROM THE FOLLOWING CITY OF FREDERICK SURVEY CONTROL POINTS:

POINT #	NORTHING	EASTING	DESCRIPTION
MON 55	63676.4861	1197756.8741	CITY MONUMENT #051 (600mm Feno)
MON 55	636236.2389	1197756.3304	CITY MONUMENT #055 (600mm Feno)



NOTES:

- PROPERTY KNOWN AS MAP 418, GRID 2, PARCEL 01068 AS IDENTIFIED ON THE TAX MAPS OF CITY & COUNTY OF FREDERICK, STATE OF MARYLAND.
- AREA = 80.141 SQUARE FEET OR 1.840 ACRES.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AND FLOOD HAZARD ZONE X OTHER AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS ARE BASED UPON NGS MONUMENT 'J'V2525 AKA FREDERICK CITY MONUMENT 'G-13'. ELEVATION = 280.43 (NAVD 88).
- UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE AND SHOULD BE CONSIDERED BY THE CONTRACTOR OR DESIGN CONSULTANT PRIOR TO CONSTRUCTION.
- CONTIGUITY NOTE: I HEREBY CERTIFY THAT ALL LOTS WHICH COMPRISE THIS PROPERTY ARE CONTIGUOUS WITH RELATION TO EACH OTHER WITH NO GAPS, GORES OR OVERLAPS.

REFERENCES:

- MAP #418 OF THE OFFICIAL TAX MAPS OF CITY & COUNTY OF FREDERICK, STATE OF MARYLAND.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, FREDERICK COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 291 OF 510", MAP NUMBER 2402100291D, EFFECTIVE DATED SEPTEMBER 19, 2007.
- MAP ENTITLED "FINAL PLAT RESUBDIVISION OF #214 & #224 E. PATRICK STREET LOCATED ON EAST PATRICK STREET, FREDERICK COUNTY, MARYLAND" PREPARED BY ROTHEMHOEFER ENGINEERING, INC., DATED JUNE 10, 1982, REVISED 6/15/82, DWG. NO. 820-609, RECORDED IN PLAT BOOK 26, PAGE 5.
- MAP ENTITLED "RIGHT OF WAY PLAT, CITY OF FREDERICK CARROLL CREEK FLOOD CONTROL & LINEAR URBAN PARK PROJECT" OBTAINED FROM THE CITY OF FREDERICK
- MAP ENTITLED "ALTA/CASLAND TITLE SURVEY, 200 EAST PATRICK STREET, LLC, SITUATED AT #200 & #212 EAST PATRICK STREET, CITY OF FREDERICK, FREDERICK ELECTION DISTRICT NO. 2, FREDERICK COUNTY, MARYLAND", PREPARED BY HARRIS, SMARIGA & ASSOCIATES, INC., DATED 9-18-07, PROJECT NO 6123, SHEET 1 OF 1.

- OWNER: MCCLINTOCK HOLDINGS, LLC
112 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
C/O BRADEN BUMPERS
35 SOUTH CARROLL STREET
FREDERICK, MD 21701
LIBER 15880 FOLIO 421
TAX ID: 02065169
TAX MAP: 418, GRID 5, PARCEL 01018
- OWNER: 15 S CARROLL STREET, LLC
15 SOUTH CARROLL STREET
FREDERICK, MD 21701
MAILING ADDRESS:
C/O JACKSON SIGAL
4843 WILLET PARKWAY
BETHESDA, MD 20814
LIBER 14876 FOLIO 301
P.B. 17
TAX ID: 02119420
TAX MAP: 418, GRID 5, PARCEL 01058
- OWNER: DONALD L & DEBRA A REEDY
13 SOUTH CARROLL STREET
FREDERICK, MD 21701
LIBER 1096 FOLIO 855
P.B. 17, PG 30
TAX ID: 02119412
TAX MAP: 418, GRID 5, PARCEL 01058
- OWNER: FERGUSON PROPERTIES, LLC
120 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
122 EAST PATRICK STREET, #3
FREDERICK, MD 21701
LIBER 12607 FOLIO 275
TAX ID: 02101718
TAX MAP: 418, GRID 5, PARCEL 01038
- OWNER: FERGUSON PROPERTIES, LLC
122 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
122 EAST PATRICK STREET, #3
FREDERICK, MD 21701
LIBER 12740 FOLIO 73
TAX ID: 02109913
TAX MAP: 418, GRID 5, PARCEL 01048
- OWNER: GMARI, LLC
126 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
1345 HOFFMASTER ROAD
KNOXVILLE, MD 21758
LIBER 5352 FOLIO 5
TAX ID: 02124211
TAX MAP: 418, GRID 5, PARCEL 01058
- OWNER: 127 E. PATRICK STREET, LLC
127 EAST PATRICK STREET
FREDERICK, MD 21701
LIBER 14556 FOLIO 157
TAX ID: 02036028
TAX MAP: 418, GRID 5, PARCEL 01238
- OWNER: WELLROCK CAPITAL PARTNERS, LLC
129 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
SUITE 21
FREDERICK, MD 21701
LIBER 9465 FOLIO 125
TAX ID: 02069482
MAP: 077B, GRID 5, PARCEL 01228
- OWNER: UNITED STATES OF AMERICA
201 EAST PATRICK STREET
FREDERICK, MD 21701
TAX ID: 02115883
TAX MAP: 418, GRID 23, PARCEL 0121
- OWNER: ACE, LLC
216 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
200 EAST PATRICK STREET
FREDERICK, MD 21701
LIBER 15232 FOLIO 426
TAX ID: 02044048
TAX MAP: 418, GRID 5, PARCEL 01096
- OWNER: WM & KATHERINE SELLERS RE
220 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
18 EAST 2ND STREET
FREDERICK, MD 21701
LIBER 2620 FOLIO 569
TAX ID: 02035642
TAX MAP: 418, GRID 5, PARCEL 01106
- OWNER: EDWARD J & JENNIFER H DIGI
222 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
LIBER 2965 FOLIO 1148
TAX ID: 02095157
TAX MAP: 418, GRID 6, PARCEL 01116
- OWNER: CHC PROPERTIES, LLC
232 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
5257 BUCKEYSTOWN PIKE #202
FREDERICK, MD 21704
LIBER 16127 FOLIO 485
TAX ID: 02059703
TAX MAP: 418, GRID 6, PARCEL 01136
- OWNER: LAWRENCE A CLOPPER, III & L
230 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
5257 BUCKEYSTOWN PIKE #202
FREDERICK, MD 21704
LIBER 16127 FOLIO 485
TAX ID: 02059711
TAX MAP: 418, GRID 6, PARCEL 01146
- OWNER: ALEX & LIANA FLOOR
232 EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
LIBER 16259 FOLIO 400
TAX ID: 02033585
TAX MAP: 418, GRID 6, PARCEL 01156
- OWNER: US POSTAL SERVICE
PATRICK STREET
FREDERICK, MD 21701
LIBER 1008 FOLIO 737
TAX ID: 02094827
TAX MAP: 418, GRID 6, PARCEL 01166
- OWNER: CITY OF FREDERICK
EAST PATRICK STREET
FREDERICK, MD 21701
MAILING ADDRESS:
101 NORTH COURT STREET
FREDERICK, MD 21701
LIBER 1139 FOLIO 188
TAX ID: 02029812
TAX MAP: 408, GRID 6, PARCEL 01168

MAPPED SOIL TYPES

MAP SYMBOL	HYDROLOGIC SOIL GROUP	DESCRIPTION
UrA	C	URBAN LAND, 0 TO 3 PERCENT SLOPES
UrC	D	URBAN LAND, 3 TO 15 PERCENT SLOPES
LsA	D	LINDSIDE SILT LOAM, 0 TO 3 PERCENT SLOPES

TOTAL LIMIT OF DISTURBANCE 120,095 S.F. OR 2.76 AC.

R=1412.36'
D=02°18'50"
L=57.04'
CHB=S86°52'16"E
CHD=57.03'

R=1412.36'
D=01°54'37"
L=47.03'
CHB=S88°59'00"E
CHD=47.09'

MAP 418
GRID 2
PARCEL 107B
N/F LANDS OF
CITY OF FREDERICK
LIBER 1464, FOLIO 584

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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LANDSCAPE ARCHITECTURE
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REVISIONS

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD420149
JOB: TBD
DRAWN BY: TD
DATE: 02/19/2024
SITE: 0
CAD ID:

SITE DEVELOPMENT PLANS
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 E. PATRICK STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 418, GRID 1 & 2, PARCEL 106B
ELECTION DISTRICT 3A

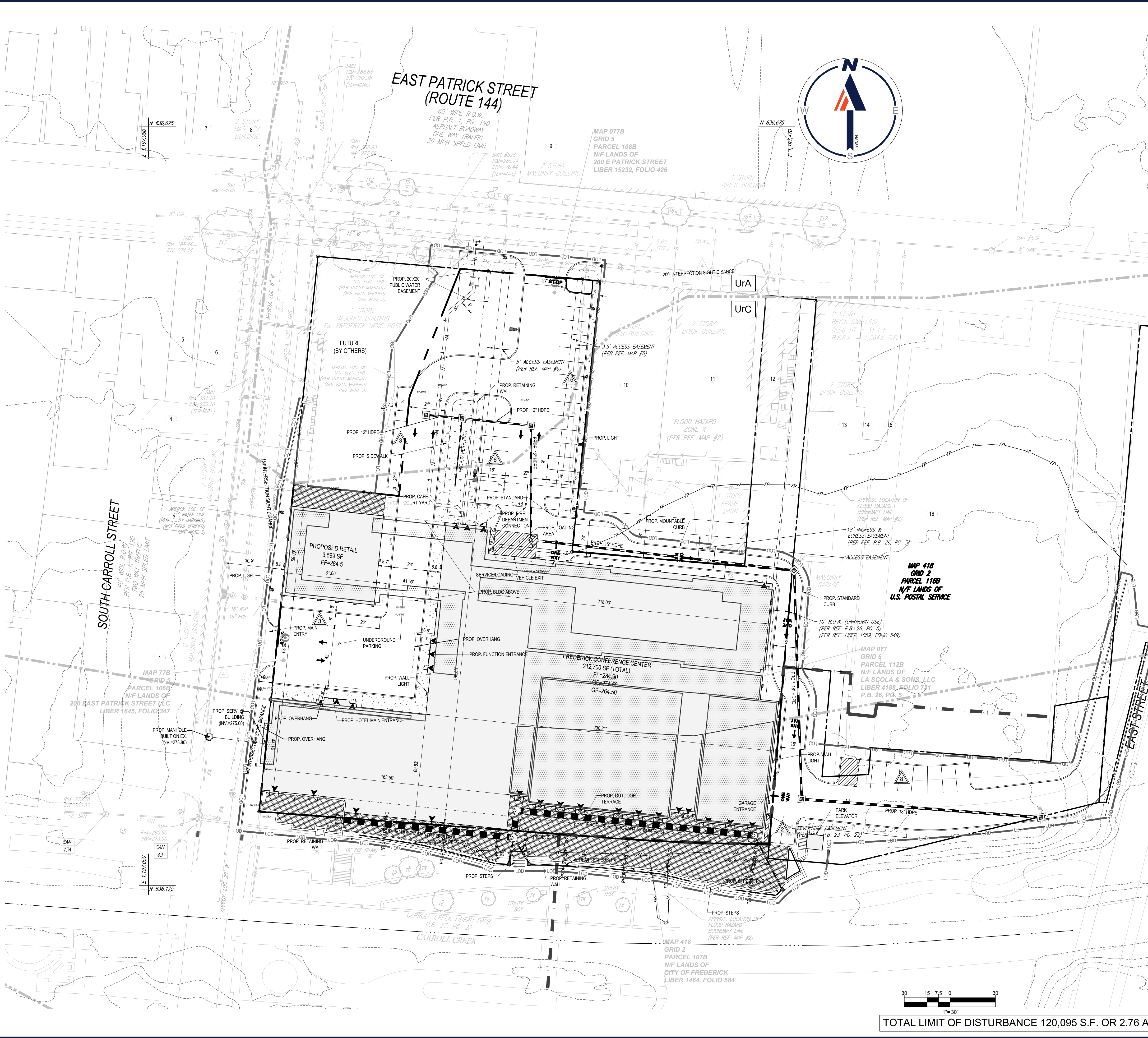
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE PROVISIONS OF THE MARYLAND PROFESSIONAL ENGINEERING AND SURVEYING ACT. MY LICENSE NO. IS 10494 AND EXPIRES ON 02/28/2025.

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: **C-201**

ORG. DATE - 02/19/2024



SITE PLAN NOTES

- OWNERS: PARCEL 1068
200 EAST PATRICK STREET, LLC
200 EAST PATRICK STREET
FREDERICK, MD 21701
- APPLICANT/DEVELOPER: PLANKIN HOSPITALITY PARTNERS
4901 NEW DESIGN ROAD, SUITE 109
FREDERICK, MD 21703
- PARCEL DATA: TAX MAP 048, GRID 1 & 2, PARCEL 1066, 1076, 1088 & 1128, LOTS 2690 & 268
- ELECTION DISTRICT: 03A
- ZONE: DB (DOWNTOWN COMMERCIAL/RESIDENTIAL)
HPO (HISTORIC PRESERVATION OVERLAY)
COO (CARROLL CREEK OVERLAY)
- EXISTING USE: VACANT 2 STORY BUILDING
PROPOSED USE: MIXED USE (HOTEL, RESTAURANTS, BAR/LOUNGE, & RETAIL)
- TOTAL GROSS SF OF BUILDING:
GARAGE LEVEL G2 = 58,104 SF
GROUND LEVEL G1 = 58,104 SF
LEVEL 1 (GROUND) = 46,002 SF
LEVEL 2 = 32,873 SF
LEVEL 3 = 32,873 SF
LEVEL 4 = 29,784 SF
LEVELS (PENTHOUSE) = 7,289 SF
TOTAL (W/ GARAGE) = 150,229 SF
TOTAL (W/ GARAGE) = 266,489 SF
- TOTAL HOTEL UNITS: 183 ROOMS
- TOTAL RETAIL SPACE: 9,083 SF
- TOTAL PUBLIC MEETING, RESTAURANTS, BAR/LOUNGE SPACE = 20,337 SF
- PROPERTY AREA: 101,547 SF OR 2.33 ACRES (PRIOR TO SUBDIVISION)
84,135 SF OR 1.93 ACRES (FOLLOWING SURFACE RATIO)
- LIMIT OF DISTURBANCE: 112,095 SF OR 2.57 ACRES
- EXISTING IMPERVIOUS (WITHIN LOD): 103,360 SF OR 2.3 ACRES. PROPOSED IMPERVIOUS (WITHIN LOD) 108,568 SF OR 2.49 ACRES. THE DOWNTOWN COMMERCIAL/RESIDENTIAL (DB) ZONE HAS NO IMPERVIOUS SURFACE RATIO REQUIREMENT THEREFORE NO ISR WILL BE REQUIRED.
- PER THE MDE 2007 SWM DESIGN MANUAL, THE SITE IS CONSIDERED A REDEVELOPMENT SINCE MORE THAN 40% OF THE SITE CONTAINS EXISTING IMPERVIOUS.
- STORMWATER MANAGEMENT FOR THE SITE WILL BE PROVIDED THROUGH GREEN ROOFS, MICRO SCALE BEST MANAGEMENT PRACTICES (BMPs) AND UNDERGROUND FACILITY (EIS).
- CITY OF FREDERICK BULK REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT SIZE	3,000 SF	95,760 S.F. OR 2.20 AC.
MAX. IMPERVIOUS SURFACE RATIO	N/A	N/A
MIN. LOT FRONTAGE	N/A	160'(EAST PATRICK STREET) 0'(SOUTH CARROLL STREET)
MAX. BUILDING HEIGHT	75'	80'0"
MAXIMUM DENSITY	N/A	N/A
MINIMUM FRONTAGE	N/A	N/A
MINIMUM INTERIOR SETBACK	0'	0'
MINIMUM REAR SETBACK	0'	0'
FLOOR AREA RATIO (FAR)	4	2.22
- CARROLL CREEK OVERLAY DISTRICT BULK REQUIREMENTS:

	REQUIRED	PROVIDED
MIN. LOT SIZE	725 SF	90,341 S.F. OR 1.84 AC
MIN. IMPERVIOUS SURFACE RATIO	0.97	0.97
MIN. LOT FRONTAGE	0'	160'(EAST PATRICK STREET) 0'(SOUTH CARROLL STREET)
MIN. BUILDING HEIGHT	25'	38'
MIN. BUILDING HEIGHT (WITHIN 150' OF CENTERLINE OF CARROLL CREEK)	60'	55'-4"
MAX. MIN. FRONT YARD SETBACK	2' OR 10'	10'
MAX. INTERIOR SETBACK	10' OR 0'	0'
MINIMUM REAR SETBACK	10'	13'
- PARKING REQUIREMENTS:

MINIMUM STALL SIZE:	9'X18' (90° PARKING)	8'X22' (PARALLEL)	NUMBER OF UNITS	SPACES REQUIRED PER UNIT	SPACES REQUIRED
PROPOSED USES:					
HOTEL	ROOMS		183	1 SPACE PER ROOM	183
PUBLIC MEETING/RESTAURANT	SF		20,337	1 SPACES PER 800 SF	26
RETAIL SPACE	SF		9,083	1 SPACE PER 300 SF	31
TOTAL SPACES REQUIRED					240
MINIMUM REQUIRED PARKING IN THE DB DISTRICT IS 1/2 OF THE PARKING REQUIREMENT ESTABLISHED FOR THE USE IN SECTION 607, TABLE 607-2					
TOTAL ADJUSTED SPACES REQUIRED:					120
- PROVIDED: ABOVE GROUND SITE: 37 SPACES TYPICAL
GARAGE SPACES: 11 SPACES COMPACT
(SEE PARKING PLANS SHEETS A1.01 & A1.02)
TOTAL: 279 SPACES
- BICYCLE PARKING: REQUIRED: 1 SPACE PER 10 VEHICLES
117.5 SPACES/VEHICLES = 11.75 BICYCLE SPACES
12 SPACES
- ALL HANDICAP PARKING SPACES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- TRASH PICKUP WILL BE BY A PRIVATELY CONTRACTED COMPANY.
- THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODING AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD) AS SHOWN ON FEMA MAP 5402C(01D). THIS AREA IS NOT CONSIDERED A SPECIAL FLOOD HAZARDOUS AREA WHICH WOULD BE SUBJECT TO INUNDATIONS BY THE 1% ANNUAL CHANCE FLOOD.
- PROPERTY TO BE SERVED BY PUBLIC WATER AND SEWER.
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, A SITE PLAN ENFORCEMENT AGREEMENT SHALL BE EXECUTED AND RECORDED.
- WATER AND SEWER: THE EXISTING WATER AND SEWER SERVICE AREA CLASSIFICATION IS W-1 AND S-1. NO CHANGE IN THE CLASSIFICATION IS REQUIRED.
- CITY OF FREDERICK WATER AND SEWER NOTE: THE CITY OF FREDERICK HAS INSTITUTED A CAPACITY MANAGEMENT PROGRAM GOVERNING THE ALLOCATION OF POTABLE WATER AND SEWERAGE CAPACITY TO COMPLY WITH ANNOTATED CODE OF MARYLAND ENVIRONMENT ARTICLE SEC. 8-51E. THE ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY FOR THE DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS SITE PLAN WILL BE MADE IN ACCORDANCE WITH CHAPTER 25, ARTICLE 1X OF THE CODE OF THE CITY OF FREDERICK, 1996 (AS AMENDED). FINAL ALLOCATION OF WATER AND SEWERAGE TREATMENT CAPACITY IS GENERALLY MADE AT THE TIME OF BUILDING PERMIT APPLICATION, SUBJECT TO THE AVAILABILITY OF SUCH CAPACITY AND THE PAYMENT OF ALL REQUIRED FEES. THE ABILITY TO PERMIT AND DEVELOP LOTS WILL BE DEPENDENT ON POTABLE WATER SUPPLY AND SEWERAGE TREATMENT CAPACITY AVAILABLE AT THE TIME OF BUILDING APPLICATION. FEDERAL, STATE, OR CITY ACTION INCLUDING OPERATIONAL CHANGES MAY TEMPORARILY SUSPEND, DELAY OR OTHERWISE AFFECT AN ALLOCATION RECORDATION OF THIS PLAN OR APPROVAL OF THIS SITE PLAN IS IN CONFORMANCE WITH THE FREDERICK COUNTY TEN YEAR WATER AND SEWERAGE PLAN. FOR THE PROVISIONS OF THIS PLAN, WATER AND SEWER TREATMENT CAPACITY WILL BE PROVIDED BY THE CITY OF FREDERICK.
- PLAN HISTORY: SKETCH PLAN STP11-9925P

LEGEND

LIMITS OF DISTURBANCE	---
SWM QUALITY CONTROLS	[Pattern]
GREEN ROOF	[Pattern]
PROPOSED BUILDING	[Pattern]
PROPOSED SIDEWALK	[Pattern]
PROPOSED PAVEMENT	[Pattern]
PROPOSED PATIO/PAVERS	[Pattern]

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PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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SITE DEVELOPMENT PLANS
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 E. PATRICK STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 418, GRID 1 & 2, PARCEL 1068
ELECTION DISTRICT 3A

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21284
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

B.R. ROWE
PROFESSIONAL ENGINEER
LICENSE NO. 14004, EXPIRATION DATE: 7/30/25

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
ORG. DATE - 02/19/2024

TOTAL LIMIT OF DISTURBANCE 120,095 S.F. OR 2.76 AC.



**EAST PATRICK STREET
(ROUTE 144)**

60' WIDE R.O.W.
PER P.B. 1, PG. 190
ASPHALT ROADWAY
ONE WAY TRAFFIC
30 MPH SPEED LIMIT

MAP 077B
PARCEL 108B
N/2 LANDS OF
200 E PATRICK STREET
LIBER 15232, FOLIO 426

SOUTH CARROLL STREET
40' WIDE R.O.W.
PER P.B. 1, PG. 90
TWO WAY TRAFFIC
25 MPH SPEED LIMIT

MAP 77B
GRID 5
PARCEL 108B
N/2 LANDS OF
200 EAST PATRICK STREET LLC
LIBER 1645, FOLIO 347

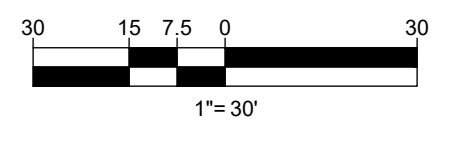
MAP 77B
GRID 5
PARCEL 108B
N/2 LANDS OF
200 EAST PATRICK STREET LLC
LIBER 1645, FOLIO 347

MAP 418
GRID 2
PARCEL 107B
N/2 LANDS OF
CITY OF FREDERICK
LIBER 1464, FOLIO 584

MAP 077
GRID 6
PARCEL 112B
N/2 LANDS OF
LA SCOLA & SONS, LLC
LIBER 4188, FOLIO 751
P.B. 26, PG. 5

$R=1412.36'$
 $D=01^{\circ}54'37''$
 $L=47.03'$
 $CHB=S88^{\circ}59'00''E$
 $CHD=47.09'$

$R=1412.36'$
 $D=02^{\circ}18'50''$
 $L=57.04'$
 $CHB=S86^{\circ}52'16''E$
 $CHD=57.03'$



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REVISIONS			
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PROJECT No.: MDA220149
DRAWN BY: JCB
CHECKED BY: TBD
DATE: 02/19/2024
CAD ID: SICE0

SITE DEVELOPMENT PLANS
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 E. PATRICK STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 418, GRID 1 & 2, PARCEL 106B
ELECTION DISTRICT 3A

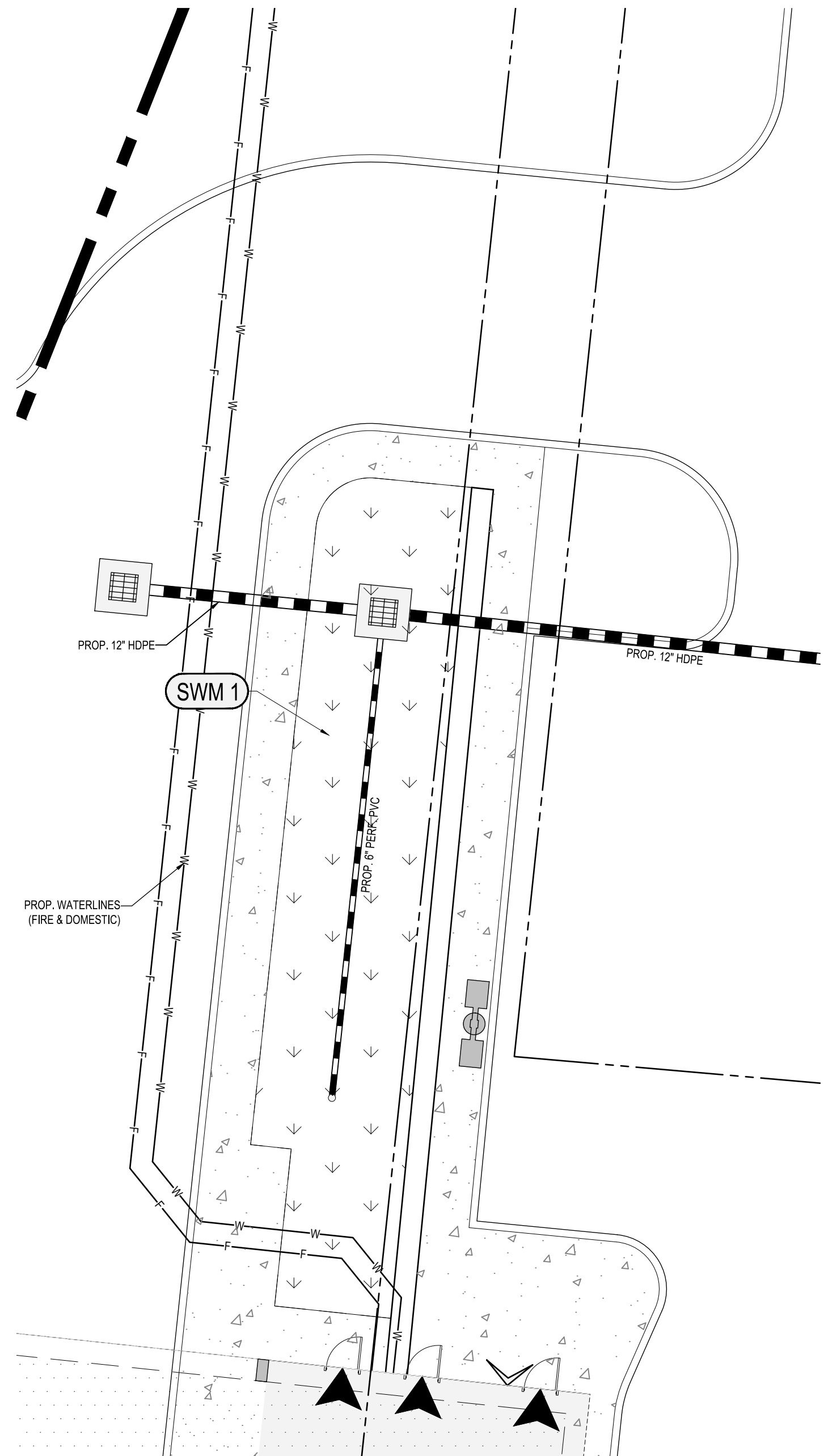
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B.R. ROWE
PROFESSIONAL ENGINEER
No. 14183
B.R. ROWE ENGINEERING, INC.
1800 W. PATRICK STREET, SUITE 200
FREDERICK, MARYLAND 21702
PHONE: (410) 821-7900
FAX: (410) 821-7987
LICENSE NO. 14183, EXPIRATION DATE: 12/31/25

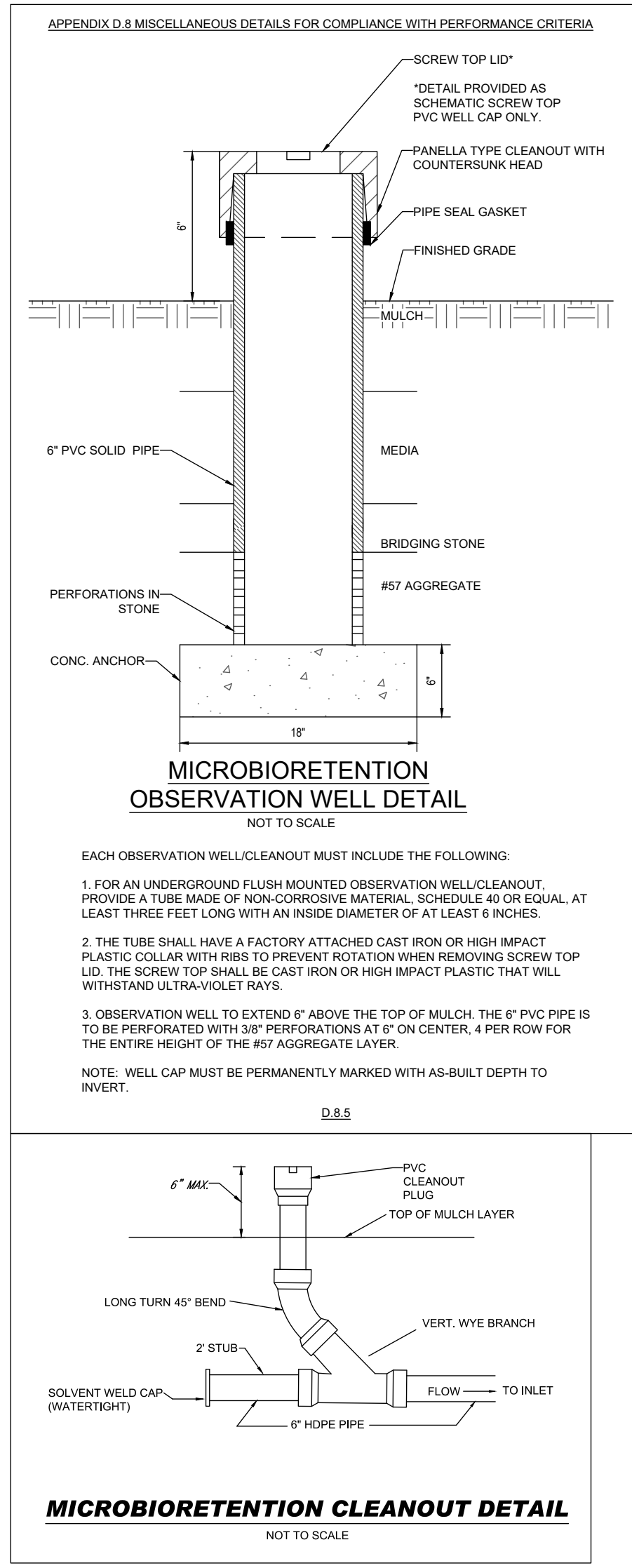
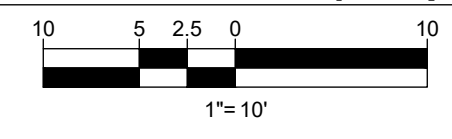
SHEET TITLE:
GRADING AND UTILITY PLAN

SHEET NUMBER:
C-401

ORG. DATE - 02/19/2024



MICRO-BIORETENTION (M-6) FACILITY #1



TOTAL LIMIT OF DISTURBANCE 120,095 S.F. OR 2.76 AC.

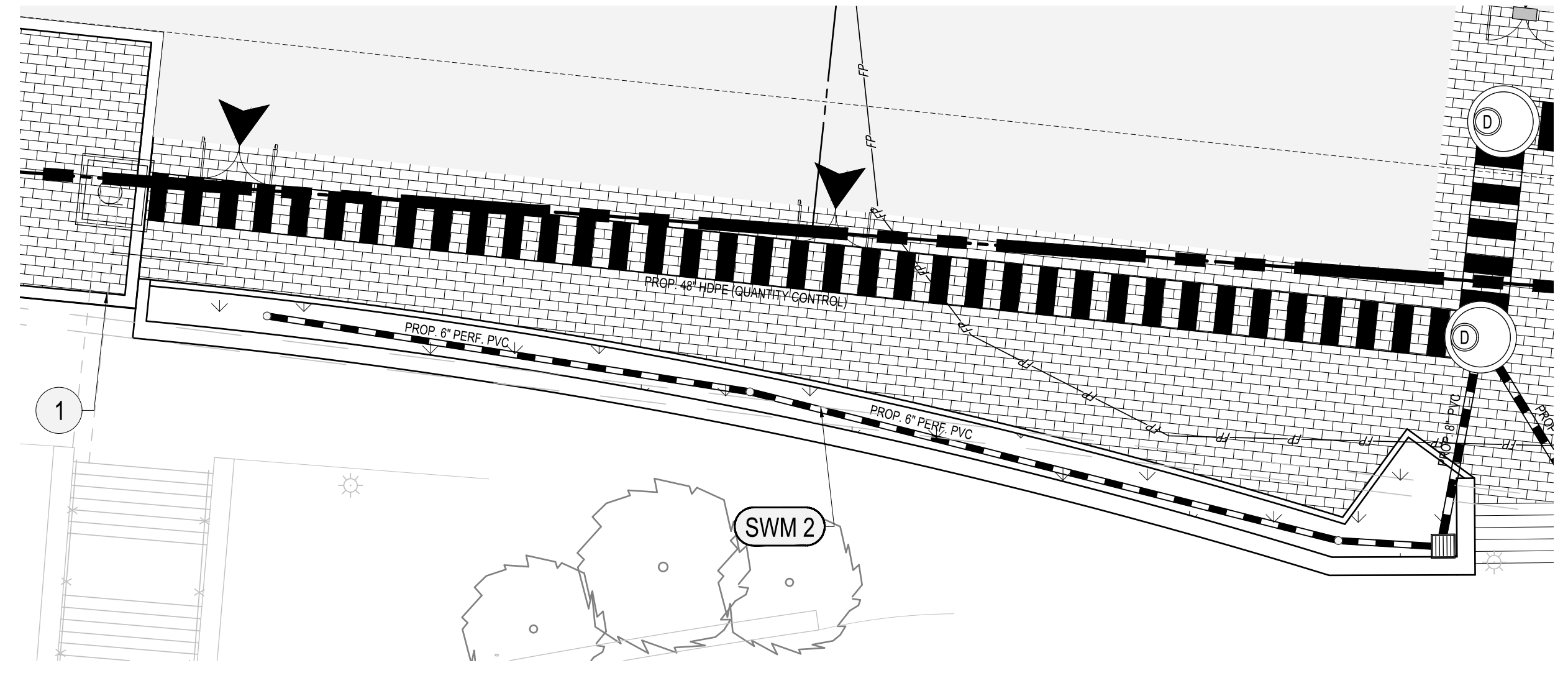
ESD Facility Summary

Facility #	Practice	Surface Area	Max Volume	Impervious Area	Pervious Area	Treatment Volume
1	Micro-Bioretentation	1332 SF	1157 CF	0.170 Acres	0.040 Acres	1157 CF
2	Micro-Bioretentation Planter	369 SF	294.44 CF	0.024 Acres	0.009 Acres	299 CF
3	Micro-Bioretentation Planter	399 SF	758.85 CF	0.098 Acres	0.009 Acres	759 CF
4	Micro-Bioretentation Planter	174 SF	256.51 CF	0.024 Acres	0.004 Acres	257 CF
	Green Roof (Assumed 4")	23600 SF	-	0.542 Acres	-	1817 CF
		Total ESD Treatment Volume Provided =		Total Impervious Area Treated =		4286 CF
				PE Treatment Provided * =		0.89 acres
				PE Treatment Provided ** =		1.40 acres

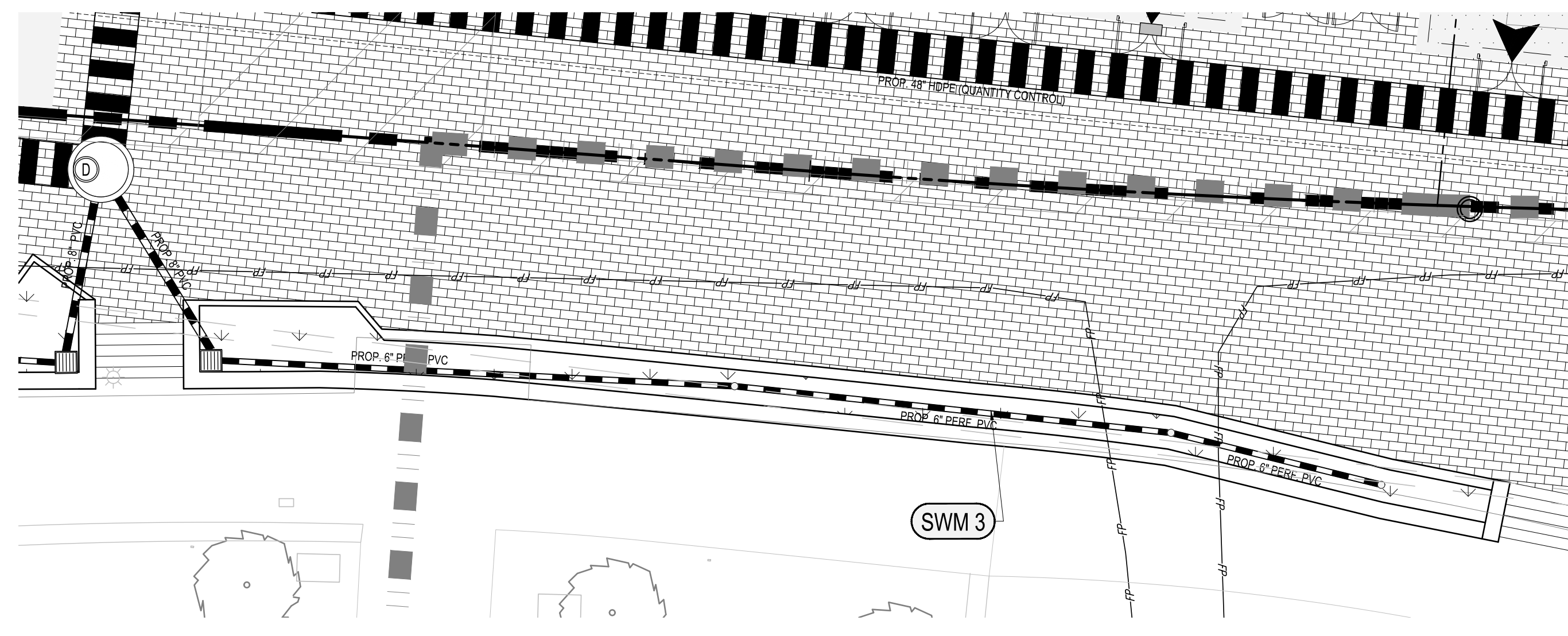
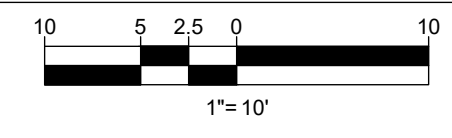
ESD Req Met

LEGEND

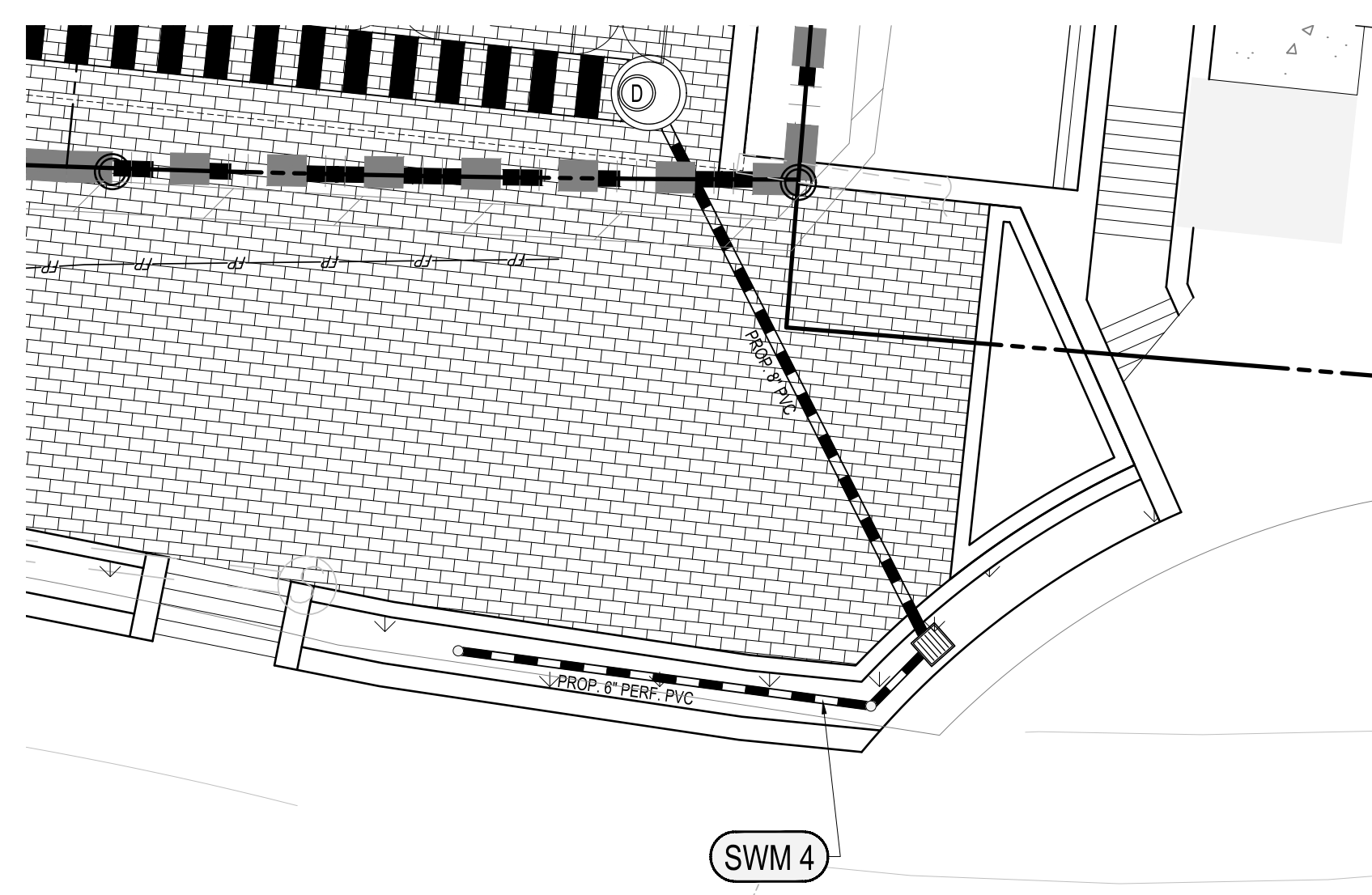
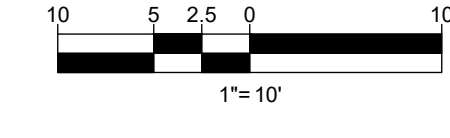
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	STORM SEWER	
	STORM MANHOLE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	SAWCUT LINE	
	LIMITS OF DISTURBANCE	
	SWM QUALITY CONTROLS	
	GREEN ROOF	
	SWM FACILITY NUMBER	(SWM 1)
	SITE OUTFALL (POINT OF INVESTIGATION)	1



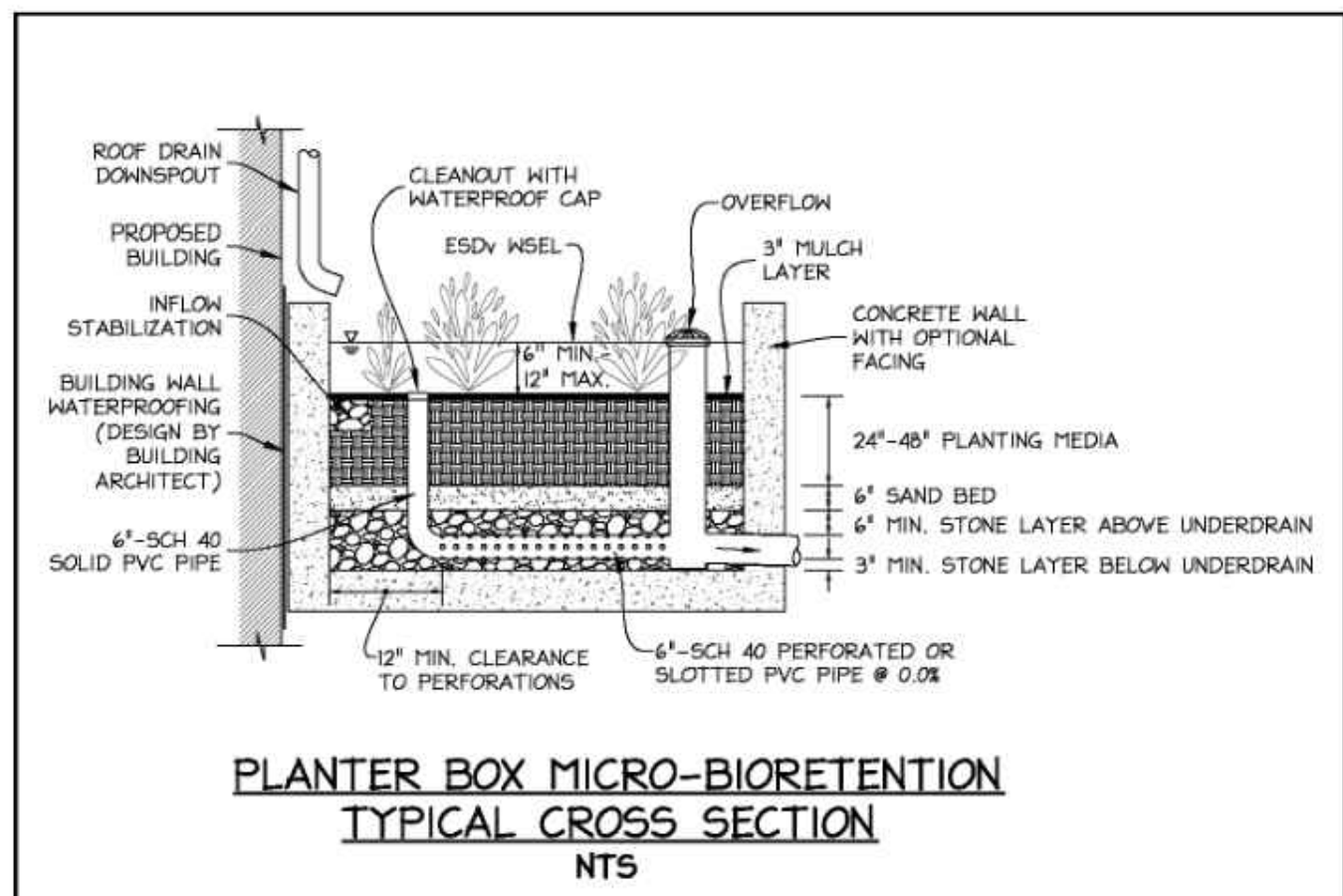
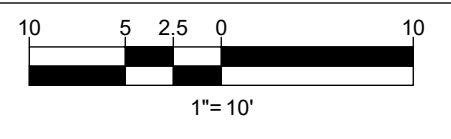
MICRO-BIORETENTION (M-6) FACILITY #2



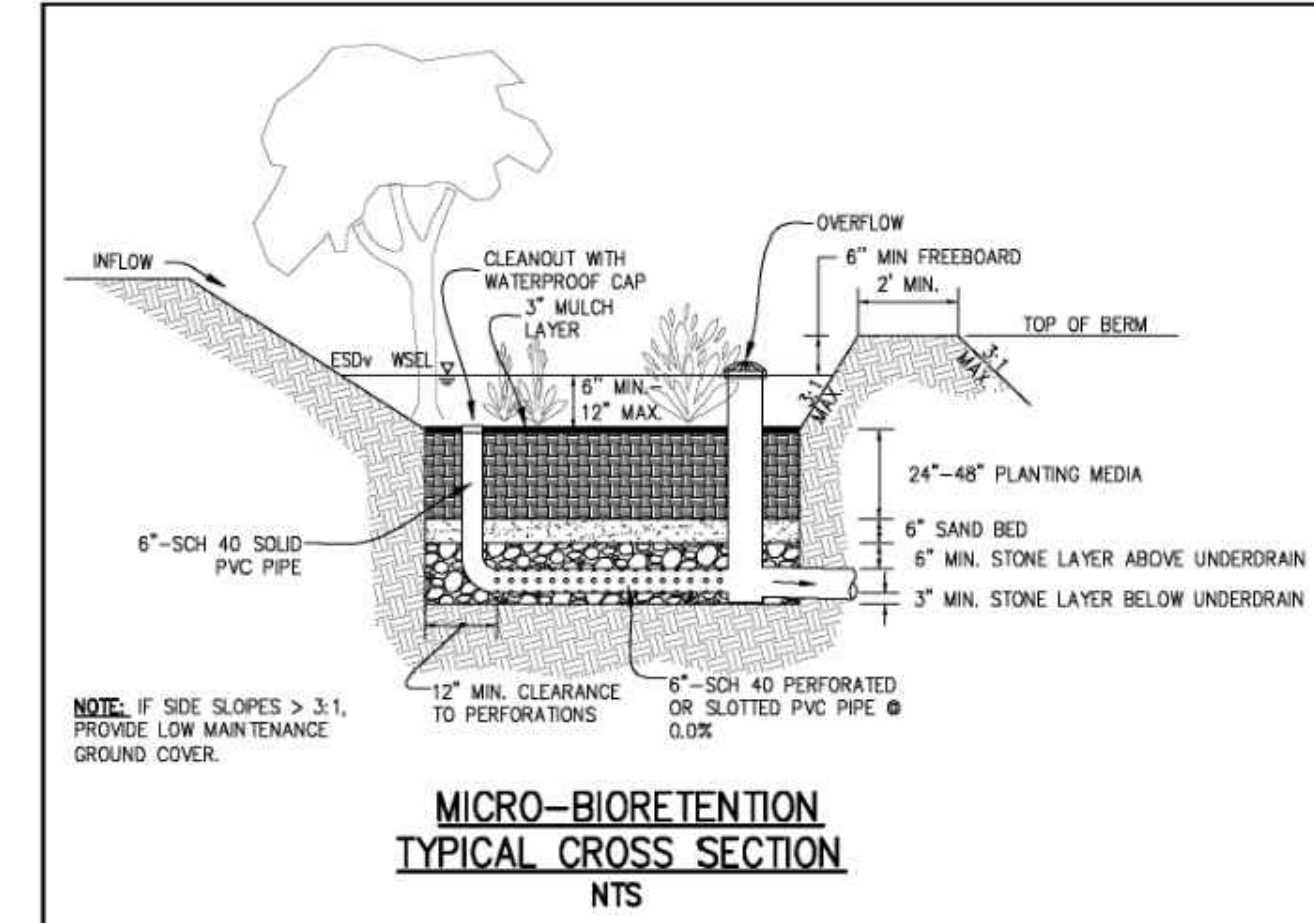
MICRO-BIORETENTION (M-6) FACILITY #3



MICRO-BIORETENTION (M-6) FACILITY #4



PLANTER BOX MICRO-BIORETENTION TYPICAL CROSS SECTION NTS



MICRO-BIORETENTION TYPICAL CROSS SECTION NTS

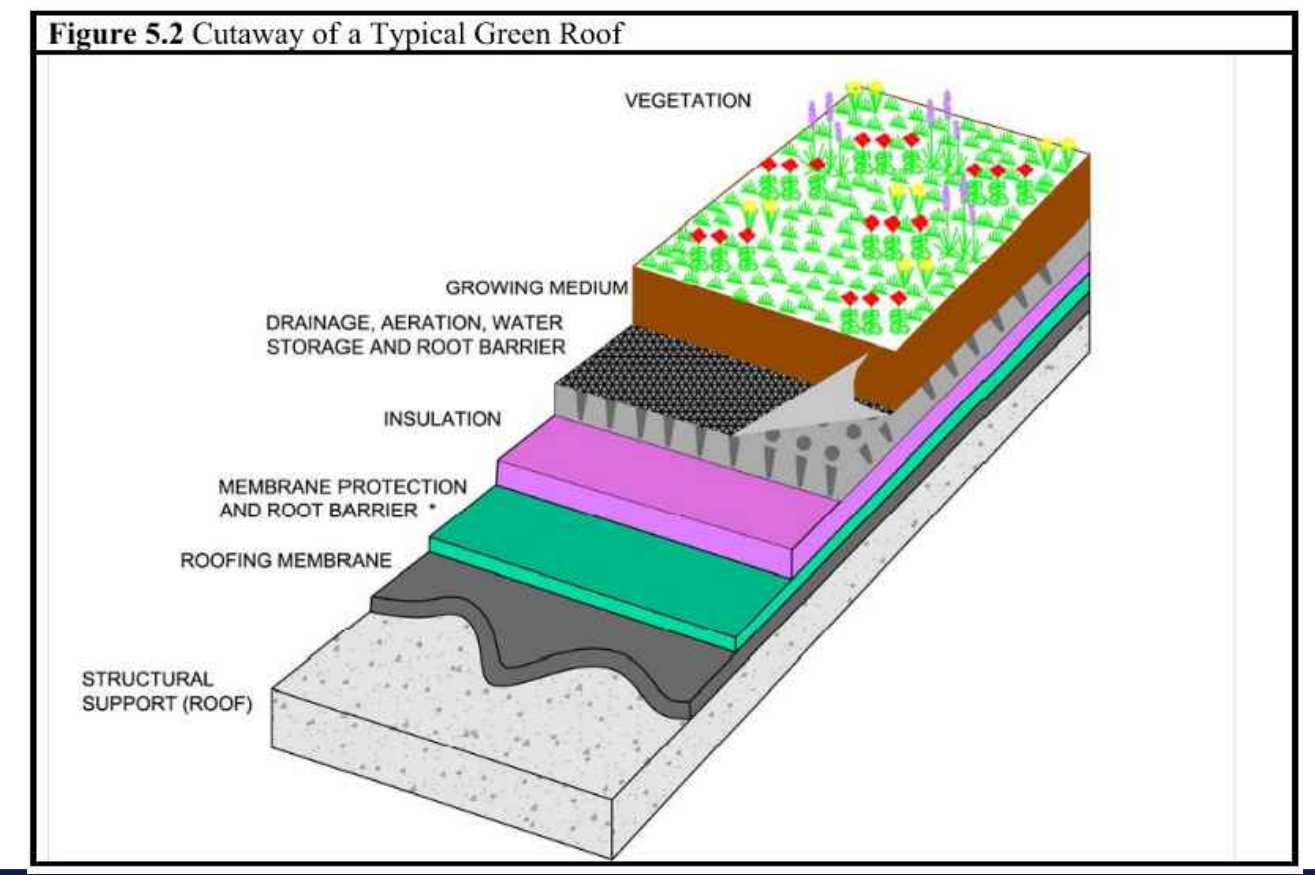


Figure 5.2 Cutaway of a Typical Green Roof

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PROJECT No.: MDA220149
 DRAWN BY: JCB
 CHECKED BY: TBD
 DATE: 02/19/2024
 CAD ID: SITE-0

SITE DEVELOPMENT PLANS
 FOR
FREDERICK CONFERENCE CENTER HOTEL
 PROPOSED MIXED USE DEVELOPMENT
 200 E. PATRICK STREET
 CITY OF FREDERICK
 FREDERICK COUNTY, MARYLAND
 TAX MAP 418, GRID 1 & 2, PARCEL 106B
 ELECTION DISTRICT 3A

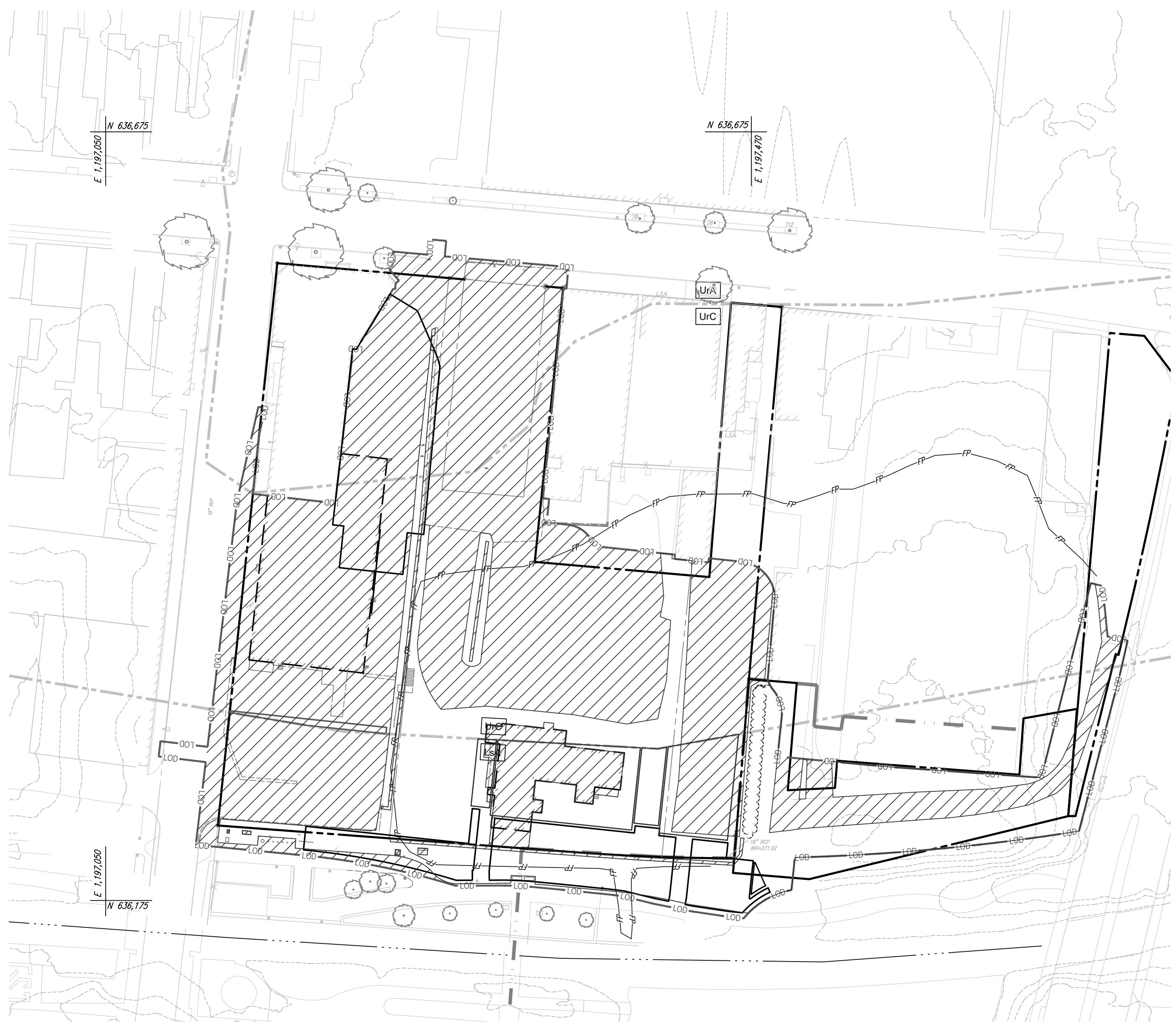
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 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 10004 EXPIRATION DATE: 7/30/25

SHEET TITLE:
CONCEPT SWM PLAN AND DETAILS

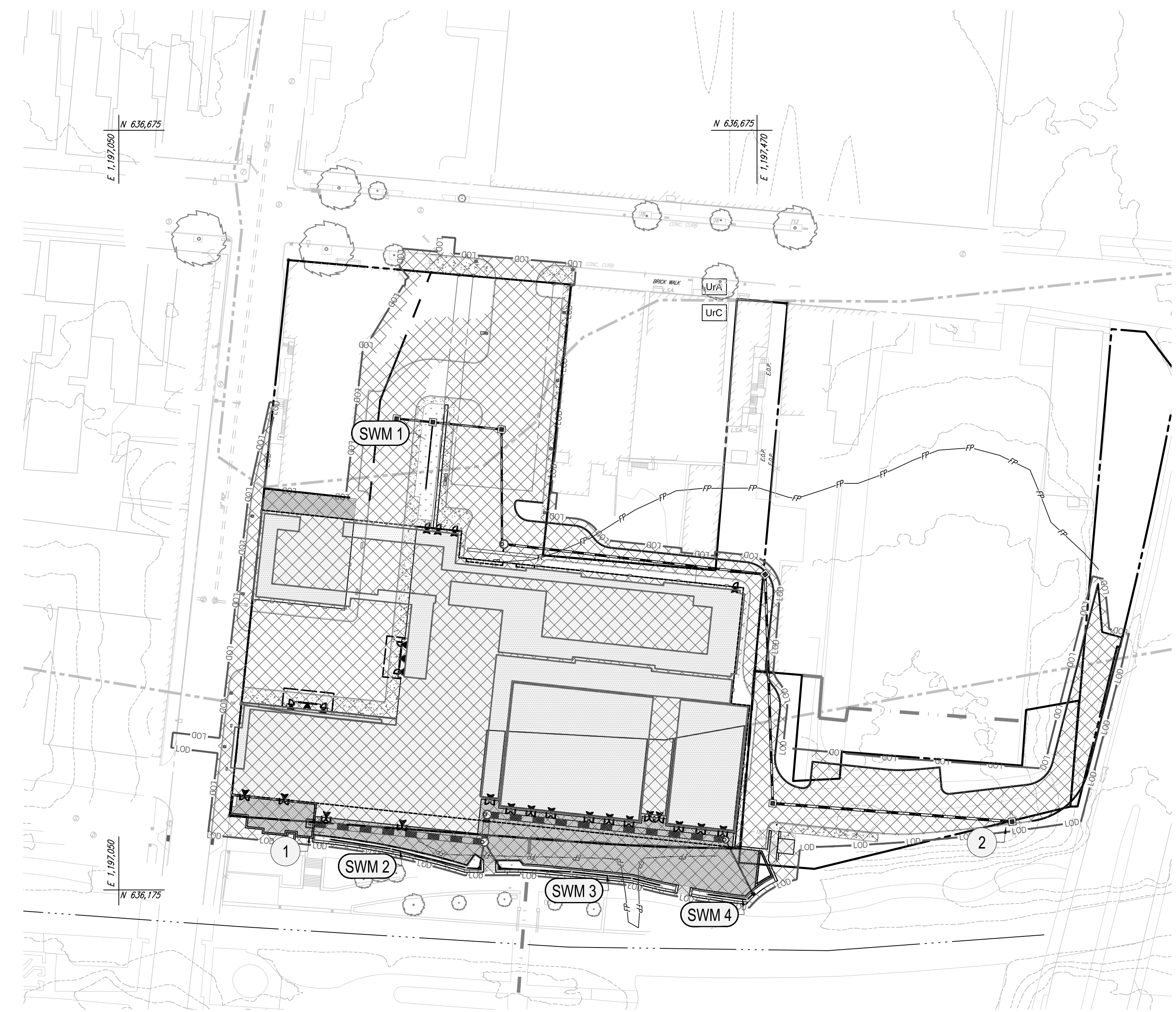
SHEET NUMBER:
C-501

ORG. DATE - 02/19/2024



PRE DEVELOPMENT COVERAGE AREA

IMPERVIOUS AREA: 1.91 AC.
 PERVIOUS AREA: 0.85 AC.
 TOTAL AREA: 2.76 AC.



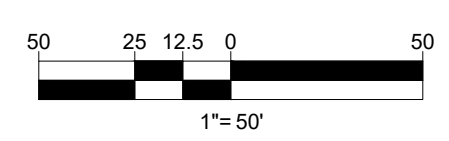
POST DEVELOPMENT COVERAGE AREA

IMPERVIOUS AREA: 1.99 AC.
 PERVIOUS AREA: 0.77 AC.
 TOTAL AREA: 2.76 AC.

LEGEND

- LIMITS OF DISTURBANCE — LOD — LOD —
- LIMITS OF DISTURBANCE —————
- SWM QUALITY CONTROLS [Pattern]
- GREEN ROOF [Pattern]
- SWM FACILITY NUMBER (SWM 1)
- SITE OUTFALL (POINT OF INVESTIGATION) ①
- PROPOSED BUILDING [Pattern]
- PROPOSED SIDEWALK [Pattern]
- PROPOSED PAVEMENT [Pattern]
- PROPOSED PATIO/PAVERS [Pattern]
- PRE DEVELOPMENT IMPERVIOUS AREA [Pattern]
- POST DEVELOPMENT IMPERVIOUS AREA [Pattern]

MAPPED SOIL TYPES		
MAP SYMBOL	HYDROLOGIC SOIL GROUP	DESCRIPTION
UrA	C	URBAN LAND, 0 TO 3 PERCENT SLOPES
UrC	D	URBAN LAND, 3 TO 15 PERCENT SLOPES
LsA	D	LINDSIDE SILT LOAM, 0 TO 3 PERCENT SLOPES



TOTAL LIMIT OF DISTURBANCE 120,095 S.F. OR 2.76 AC.

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 DATE: 02/19/2024
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SITE DEVELOPMENT PLANS
 FOR
FREDERICK CONFERENCE CENTER HOTEL
 PROPOSED MIXED USE DEVELOPMENT
 200 E. PATRICK STREET
 CITY OF FREDERICK
 FREDERICK COUNTY, MARYLAND
 TAX MAP 418, GRID 1 & 2, PARCEL 106B
 ELECTION DISTRICT 3A

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
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 MD@BohlerEng.com

B.R. ROWE
 PROFESSIONAL ENGINEER
 LICENSE NO. 15496
 STATE OF MARYLAND
 LICENSE EXPIRES 03/31/2025

SHEET TITLE:
CONCEPT SWM QUALITY (COVERAGE) MAPS

SHEET NUMBER:
C-502

ORG. DATE - 02/19/2024

FEB 23, 2024
 H:\2022\MDA220149\CADD\DRAWINGS\PLAN SET\SITE DEVELOPMENT PLAN (MAJOR)\MDA220149 - DRN\1000 - LAYOUT_C-502.DRN

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PROJECT: **SITE DEVELOPMENT PLANS**
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FREDERICK CONFERENCE CENTER HOTEL
 PROPOSED MIXED USE DEVELOPMENT
 200 E. PATRICK STREET
 CITY OF FREDERICK
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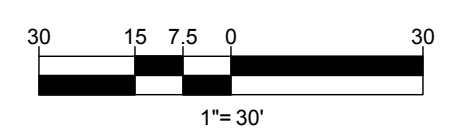
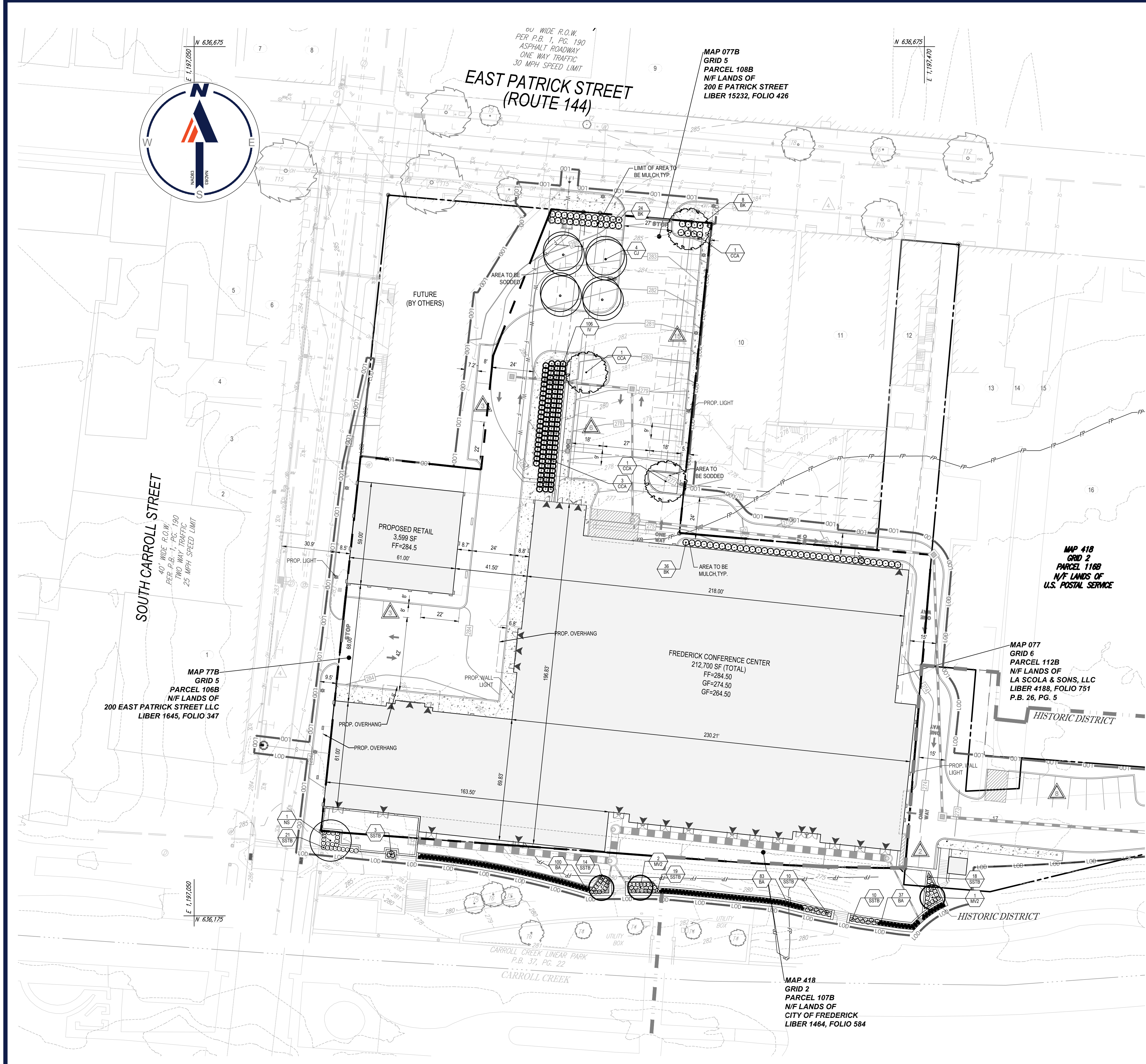
E.R. McWILLIAMS
 02/23/2024
 REGISTERED LANDSCAPE ARCHITECT
 PROFESSIONAL CERTIFICATION
 I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3897, EXPIRATION DATE: 02/24.

SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
C-701
 ORG. DATE - 02/19/2024

LANDSCAPE SCHEDULE						
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES						
	CCA	3	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2-3" CAL.	B+B
	CJ	4	CERCIDIPHYLLUM JAPONICUM	JAPANESE KATSURA TREE	2 1/2-3" CAL. / 12-14'	B+B
	NS	1	NYSSA SYLVATICA	SOURGUM OR TUPELO	2 1/2-3" CAL.	B+B
SUBTOTAL:		8				
ORNAMENTAL TREES						
	MVZ	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA (SPECIMEN)	12-14'	B+B
SUBTOTAL:		3				
DECIDUOUS SHRUBS						
	IV	106	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#5 CAN
SUBTOTAL:		106				
EVERGREEN SHRUBS						
	BK	68	BUXUS KOREANA	KOREAN BOXWOOD	30-36"	B+B
SUBTOTAL:		68				
ORNAMENTAL GRASSES						
	BA	223	BOUTELOUA GRACILIS BLONDE AMBITION	BLONDE AMBITION BLUE GRAMA	2 GAL.	CONTAINER
	SSTB	95	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	2 GAL.	CONTAINER
SUBTOTAL:		318				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

FREDERICK CITY LAND MANAGEMENT CODE		
SECTION	REQUIREMENTS	APPLICATION
605 (c) PROPERTY LANDSCAPING REQUIREMENTS	(3) IN THE DB AND DBO DISTRICTS, ONE PERCENT OF THE TOTAL PROJECT COST FOR NEW BUILDINGS SHALL BE DEVOTED TO LANDSCAPING OR OTHER PUBLIC ART OR AMENITIES, SUCH AS LANDSCAPED PLAZAS, FOUNTAINS, ETC. THE APPLICANT SHALL SUBMIT CONSTRUCTION COST ESTIMATES, ALONG WITH A DETAILED BREAKDOWN OF LANDSCAPING/PUBLIC ART AMENITIES TO THE PLANNING DEPARTMENT FOR CONFIRMATION OF THE ONE PERCENT CONTRIBUTION AT THE BUILDING PERMIT STAGE. NO BUILDING PERMIT WILL BE ISSUED UNTIL THE CITY HAS REVIEWED AND APPROVED THE ONE PERCENT CONTRIBUTION. THIS SUBSECTION DOES NOT APPLY TO PROPERTIES WITHIN THE CARROLL CREEK OVERLAY.	N/A: PROPERTY ZONED DB, WITHIN THE HISTORIC AND CARROLL CREEK DISTRICTS N/A: PROPERTY ZONED DB, WITHIN THE HISTORIC AND CARROLL CREEK DISTRICTS
605 (d) SCREENING LEVELS ESTABLISHED GENERAL STANDARDS	(E) LANDSCAPE BUFFERS AND BERMS, BUFFER AND SCREENING REQUIREMENTS BY DISTRICT OR USE CATEGORIES.	N/A: PROPERTY ZONED DB, WITHIN THE HISTORIC AND CARROLL CREEK DISTRICTS
605 (f) STREET TREE LANDSCAPING REQUIREMENTS	THIS SUBSECTION IMPLEMENTS POLICY LU.11 OF THE COMPREHENSIVE PLAN, WHICH REQUIRES THE CITY TO ASSESS STREET TREE REQUIREMENTS TO DETERMINE THE BEST WAY TO MAINTAIN A TREE-LINED URBAN FABRIC, WHILE ACCOUNTING FOR THE POTENTIAL CONFLICT BETWEEN TREE ROOTS AND UNDERGROUND UTILITIES. THIS SECTION REQUIRES STREET TREES IN ORDER TO PROVIDE SHADING OF PEDESTRIANS, AND TO MINIMIZE URBAN HEAT ISLANDS THAT ACCUMULATE ON STREET AND SIDEWALK PAVEMENT. ADEQUATE PLANTING AREAS ARE REQUIRED IN ORDER TO ENSURE THE SURVIVABILITY OF TREES OVER TIME. TREES ARE LOCATED BETWEEN SIDEWALKS AND STREETS IN ORDER TO MAXIMIZE SHADING, AND TO BUFFER PEDESTRIANS FROM TRAFFIC. (J) APPLICABILITY. THIS SUBSECTION APPLIES TO: ALL DEVELOPMENTS WITH FIVE OR MORE PARKING SPACES; AND ALL DEVELOPMENTS REQUIRING SUBDIVISION OR SITE PLAN REVIEW. STREETSCAPE PLANTING STANDARDS SHALL NOT APPLY TO ANY STREET CLASSIFICATION UNLESS STREET TREES ARE REQUIRED BY THE STREET IMPROVEMENT STANDARDS, SECTION 611E (GEOMETRIC DESIGN), FOR THE PARTICULAR STREET CLASSIFICATION. THIS SUBSECTION APPLIES TO ALL EXPANSIONS, REUSE AND/OR MODIFICATIONS OF EXISTING DEVELOPMENT.	COMPLIES
605 (g) PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS	THIS SUBSECTION APPLIES TO ANY SURFACE PARKING LOT WITH 20 OR MORE SPACES. INTERIOR LANDSCAPING SHALL CONSIST OF ORNAMENTAL PLANTINGS AND SHADE TREES. THE FOLLOWING MINIMUM AREA OF THE PARKING LOT SHALL BE LANDSCAPED IN ADDITION TO LANDSCAPING REQUIRED ELSEWHERE WHICH EXCLUDES PERIMETER SCREENING AND LANDSCAPING	N/A: PROPERTY ZONED DB, WITHIN THE HISTORIC AND CARROLL CREEK DISTRICTS



LANDSCAPE SPECIFICATIONS

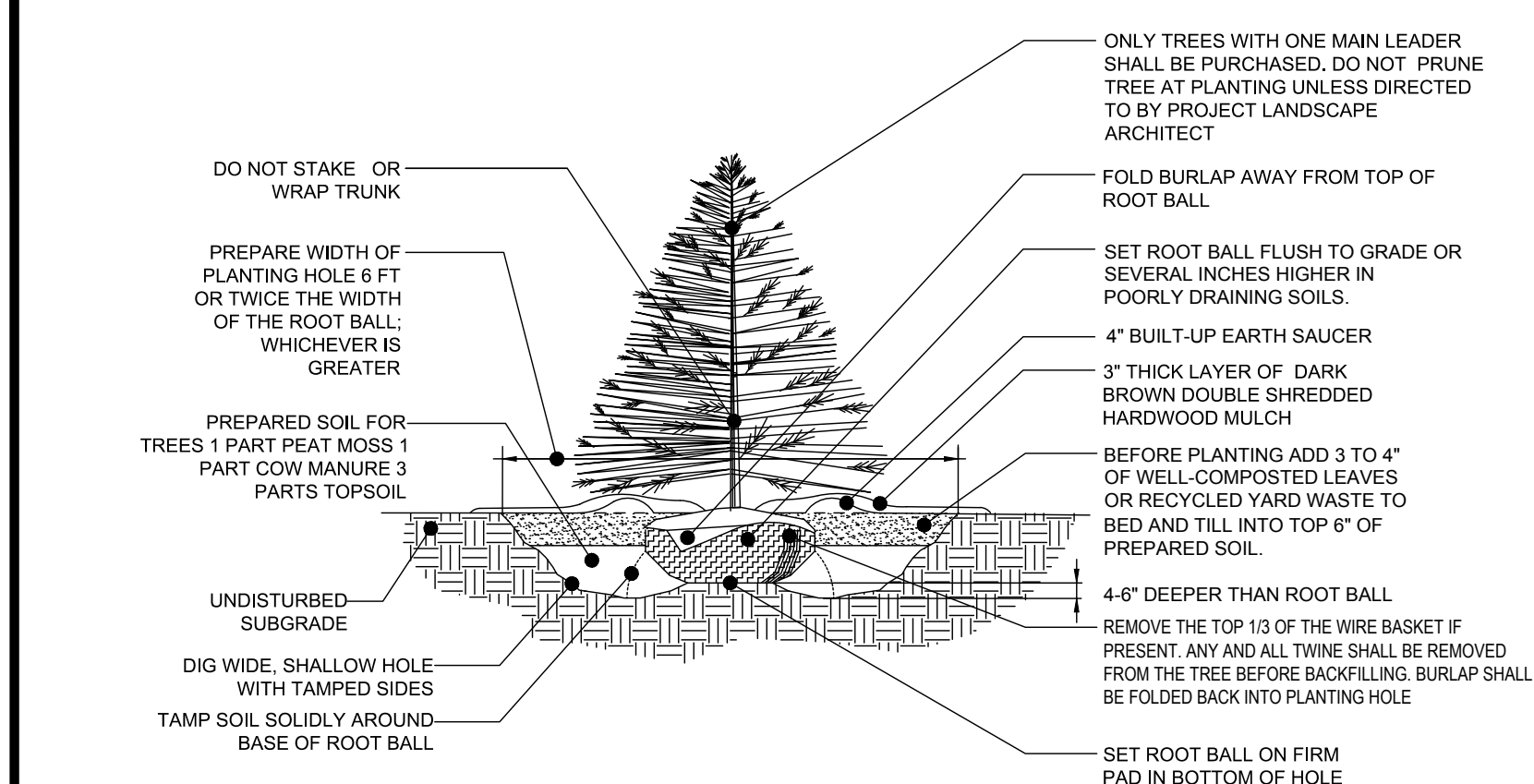
- SCOPE OF WORK:** THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.
- MATERIALS**
 - GENERAL** - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
 - TOPSOIL** - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 - LAWN** - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
 - LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
 - SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
 - SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
 - MULCH** - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED DARK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
 - FERTILIZER**
 - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
 - FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - PLANT MATERIAL**
 - ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIALS.
 - PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
 - TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 - TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

- PLANTING**
 - INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
 - PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
 - ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
 - ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
 - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 - PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
 - PLANTS: MARCH 15 TO DECEMBER 15
 - LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
 - PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
 - FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPORT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

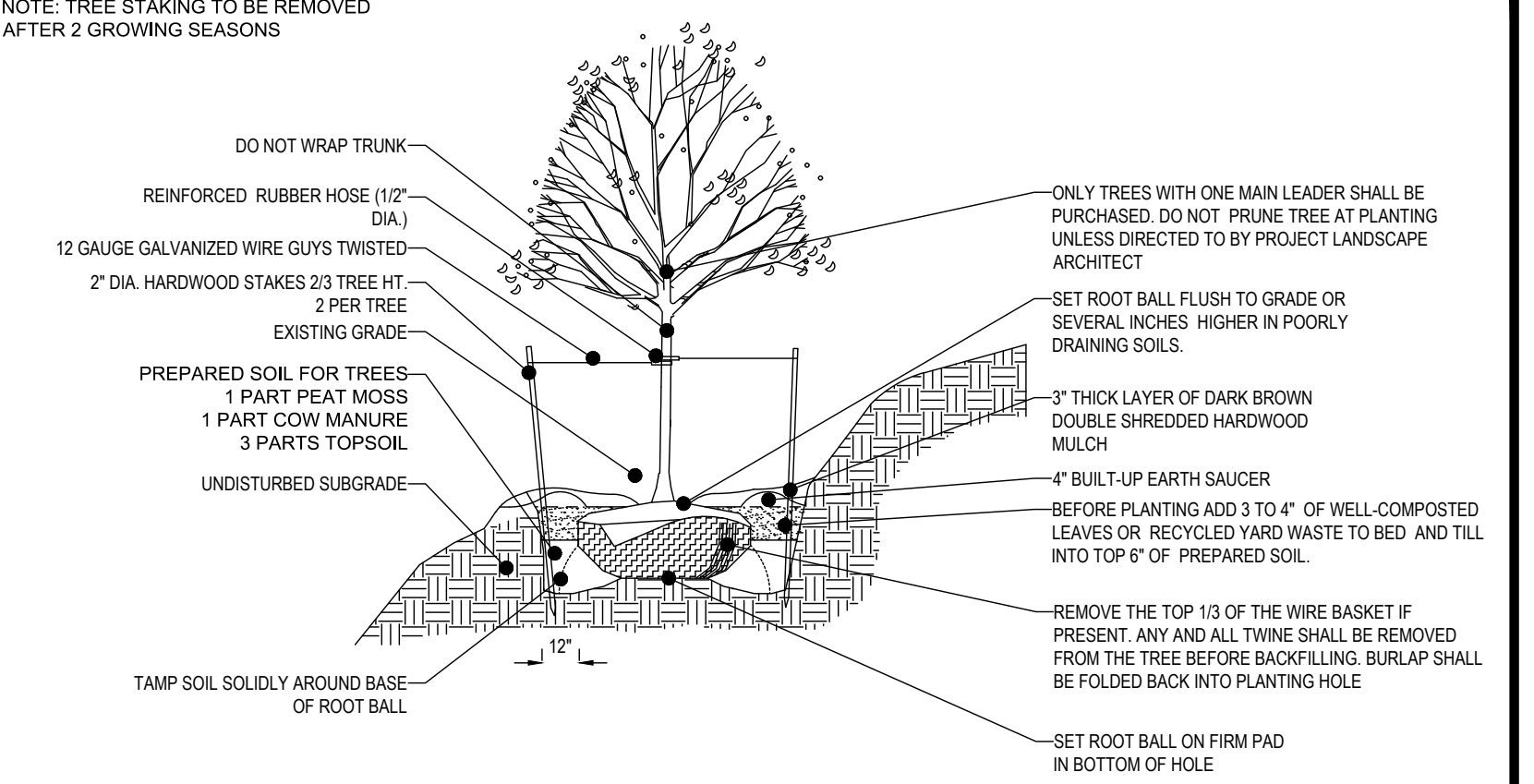
ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELFUERIERA	QUERCUS VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

- GENERAL WORK PROCEDURES**
 - CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
 - WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
- SITE PREPARATIONS**
 - BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
 - ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
 - CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- TREE PROTECTION**
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
 - A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY VISI-FENCE, OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
 - WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 - AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

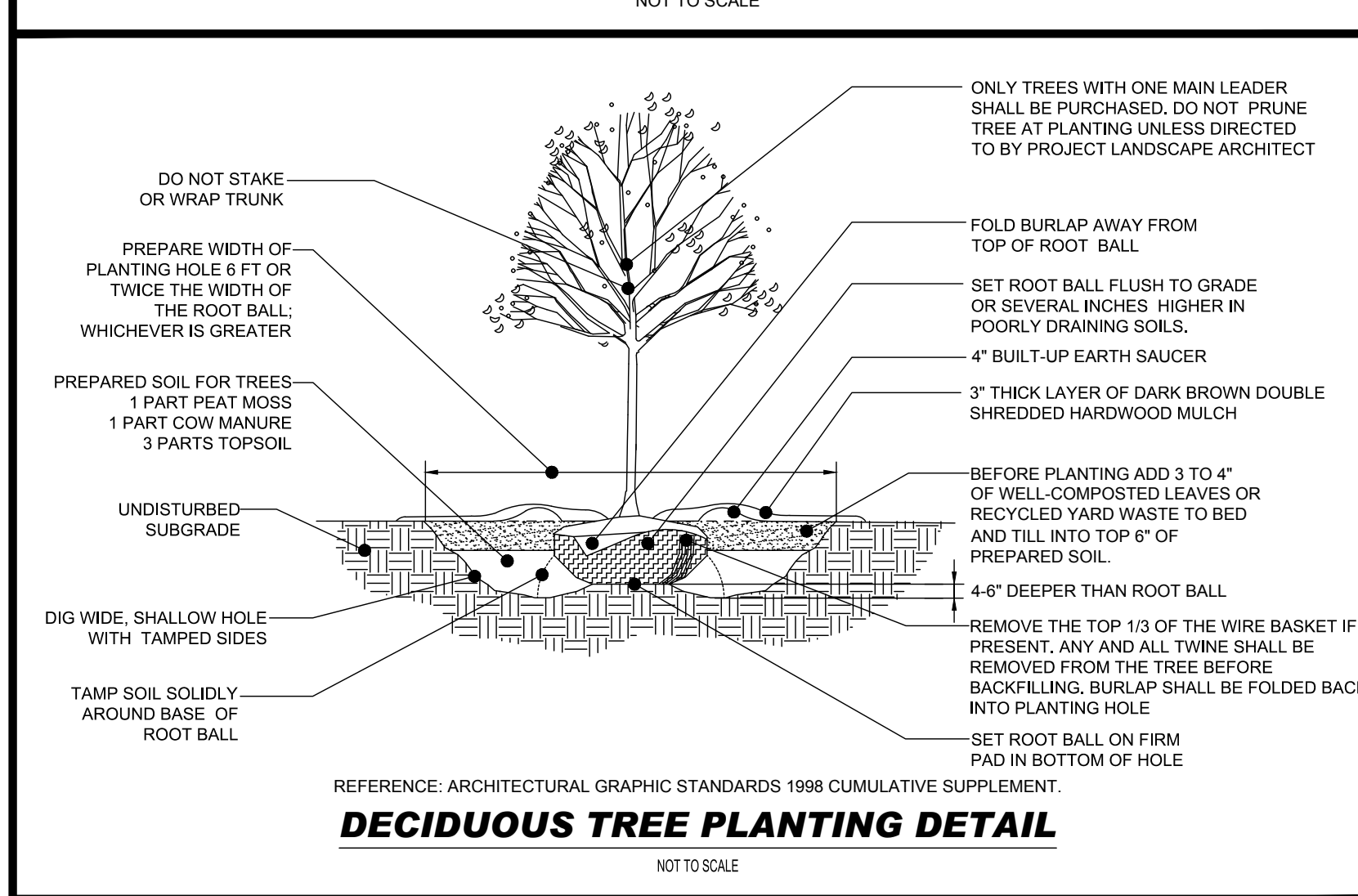
- SOIL MODIFICATIONS**
 - CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY BE REQUIRED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
 - THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
 - TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
 - TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY BE ADDED TO INCREASE DRAINAGE.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- FINISHED GRADING**
 - UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
 - LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1-3).
 - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS SPECIFIED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
- TOPSOILING**
 - CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
 - ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
 - ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
 - 20 POUNDS GROW POWER OR APPROVED EQUAL
 - 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
 - THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.



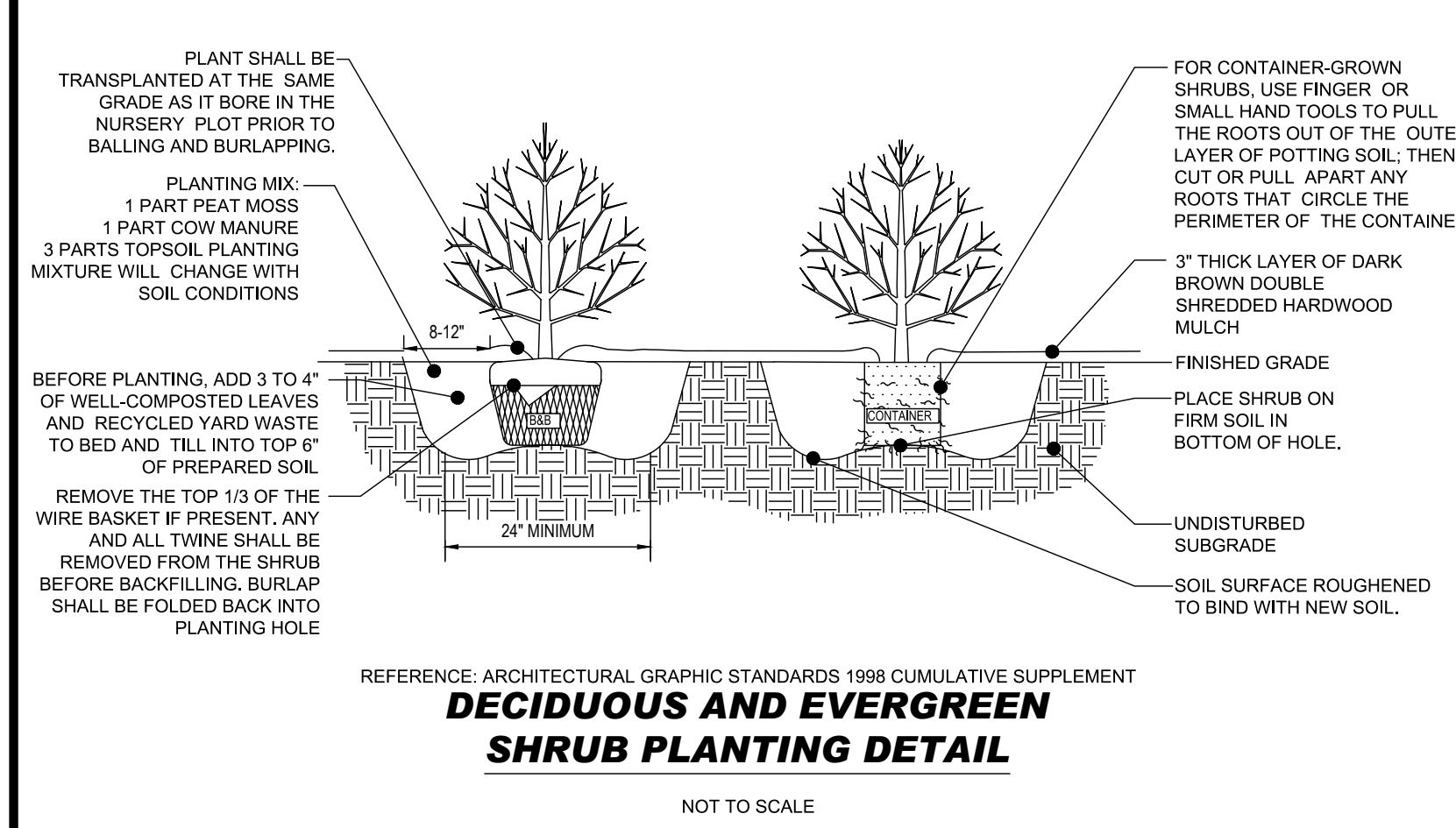
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



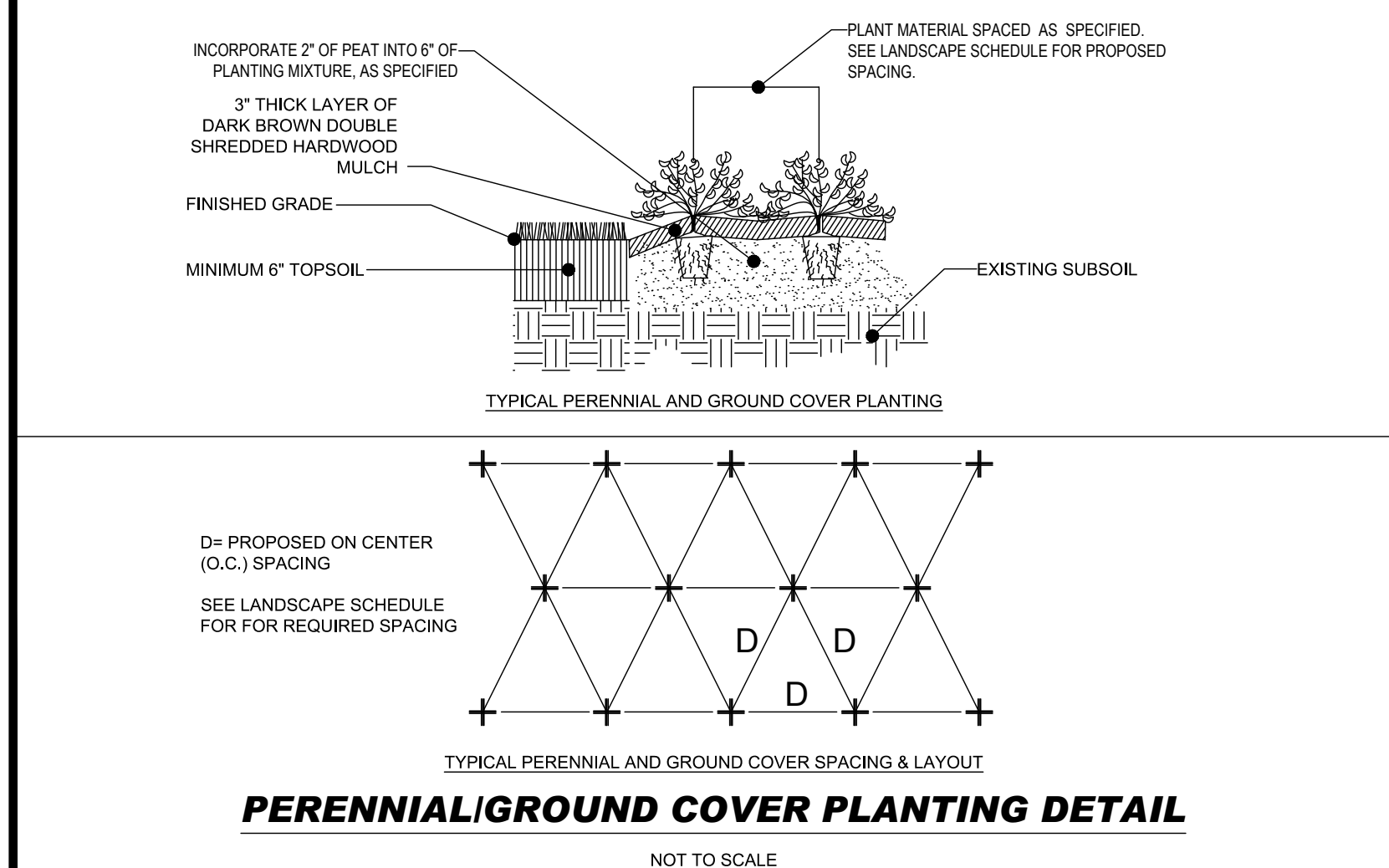
TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



PERENNIAL/GROUND COVER PLANTING DETAIL
NOT TO SCALE

SEEDING SPECIFICATIONS

- PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
- PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20-10-10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT
- GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPE AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVELED SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

FREDERICK CITY MINIMUM LANDSCAPE MAINTENANCE REQUIREMENTS

GENERAL LANDSCAPING NOTES AND INFORMATION: FOR CITY TREE PLANTINGS, WHERE APPLICABLE, NOTES ON IMPROVEMENT PLANS, AT A MINIMUM, SHALL INCLUDE THE FOLLOWING:

- ONLY TREES ON THE CITY APPROVED TREE PLANTING LIST IN THE CITY STANDARD DETAILS, LATEST EDITION, ARE PERMITTED TO BE PLANTED IN THE CITY OF FREDERICK'S RIGHT-OF-WAY.
- ALL STREET TREE PLANTINGS SHALL BE A MINIMUM OF 2-1/2" CALIPER AND DISPLAY A SINGLE STRAIGHT TRUNK TO 7' OF WHICH 5' SHALL BE FREE OF BRANCHING (ANZI 260.1).
- THERE SHALL BE NO EXCESS SOIL OR MULCH ON TOP OF ROOT BALL SO AS TO EXPOSE BASAL ROOT FLARE. ALL STREET TREE PLANTINGS SHALL BE FREE OF DAMAGE, DISEASE AND DEFECTS.
- PER THE CITY OF FREDERICK CHARTER AND CODE OF LAWS SEC. 22-102, "PLANTINGS" ON UTILITIES OR IN EASEMENTS: (A) IT SHALL BE UNLAWFUL TO PLACE OR PLANT A TREE OR TREES ON TOP OF OR WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR EQUIPMENT OF THE CITY, (B) IT SHALL BE UNLAWFUL TO PLACE OR PLANT TREES, BUSHES, SHRUBS OR OTHER PLANTINGS OR GROUND COVER OF ANY NATURE WHATSOEVER WITHIN THE UTILITY EASEMENT AREA OF THE CITY UNLESS PRIOR WRITTEN APPROVAL OF THE CITY IS SECURED. ALSO THERE SHALL BE A MIN. OF FIFTEEN (15) FEET OF SEPARATION BETWEEN PLANTED TREES AND CITY STREETLIGHTS. TO OBTAIN PRIOR WRITTEN APPROVAL OF EXCEPTION TO ANY OF THE ABOVE IN DESIGN OR IN CONSTRUCTION, CONTACT THE CITY ENGINEER. FOR UTILITIES OWNED BY COMPANIES OTHER THAN THE CITY ON PUBLIC OR PRIVATE PROPERTY WITH PRIVATELY MAINTAINED LANDSCAPING, THERE SHALL BE A MIN. OF TEN (10) FEET OF SEPARATION BETWEEN THE CENTER OF DESIGNED OR PLANTED TREES AND ANY SUCH UTILITY LINES AND STRUCTURES (UNDER OR ABOVE GROUND) UNLESS PRIOR WRITTEN CONSENT IS OBTAINED FROM THE UTILITY COMPANY OWNER, WHERE UTILITIES ARE PRIVATELY-OWNED, A REASONABLE AND PRUDENT EFFORT TO MAINTAIN A MIN. TEN (10) FOOT SEPARATION BETWEEN DESIGNED OR PLANTED TREES AND UTILITY LINES SHALL BE REQUIRED.
- CONTRACTOR SHALL CALL THE CITY OF FREDERICK ARBORIST AT 301-600-1233 PRIOR TO PLACEMENT AND PLANTING OF CITY TREES FOR FIELD ADJUSTMENTS TO LOCATIONS. PRIOR TO ANY EXCAVATION WITHIN 10' OF CITY STREET TREES OR DESIGNATED STATE TREES, CONTRACTOR TO OBTAIN PERMIT FROM THE OFFICE OF THE CITY ARBORIST.

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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1570 NATIONAL CAPITAL PKWAY, SUITE 100, WASHINGTON, DC 20045
1570 NATIONAL CAPITAL PKWAY, SUITE 100, WASHINGTON, DC 20045

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: MDA220149
DRAWN BY: JCB
CHECKED BY: TBD
DATE: 02/19/2024
CAD ID: SITE-0

SITE DEVELOPMENT PLANS

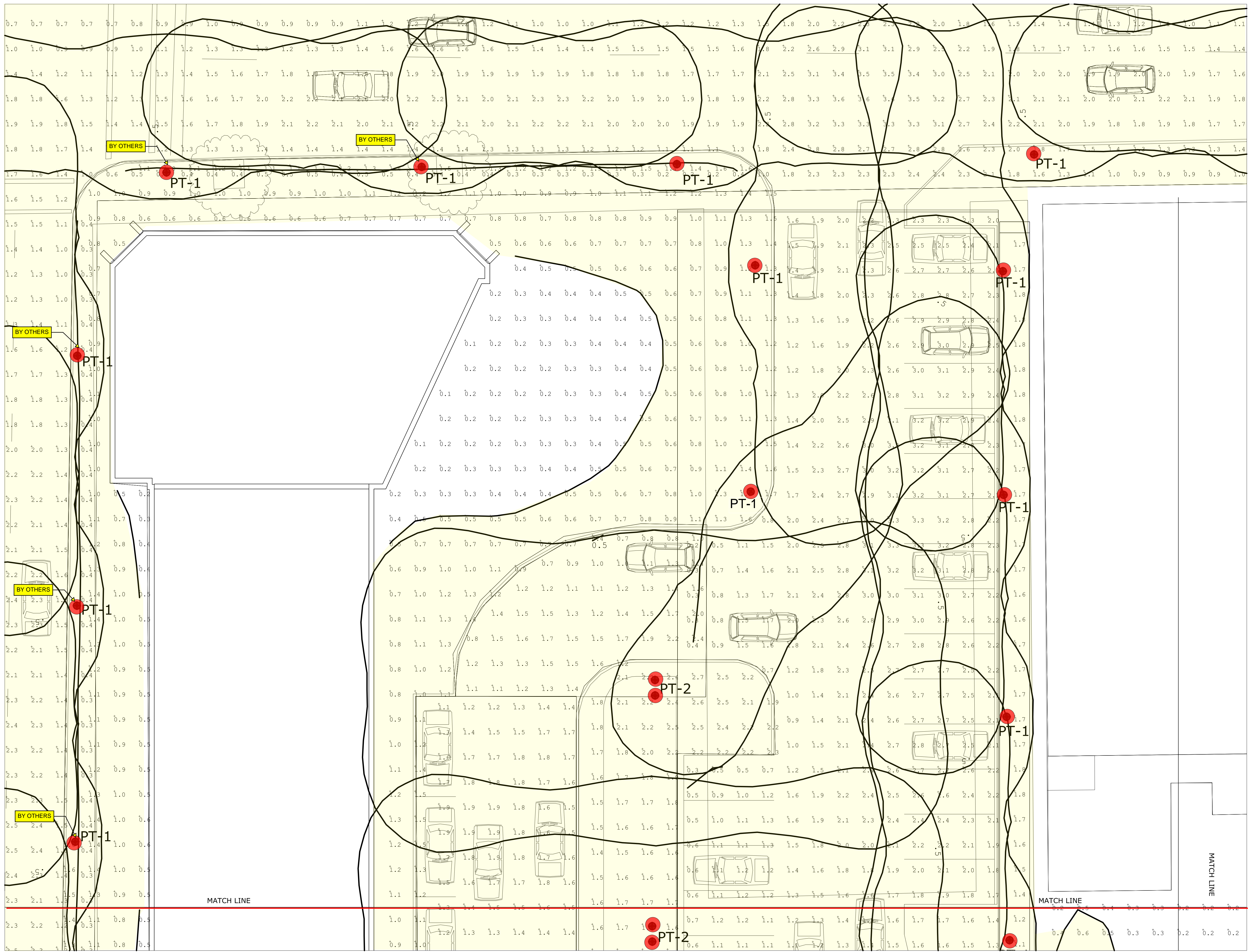
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 E. PATRICK STREET
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND
TAX MAP 418, GRID 1 & 2, PARCEL 106B
ELECTION DISTRICT 3A

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7987
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
02/23/2024
REGISTERED LANDSCAPE ARCHITECT
PROFESSIONAL CERTIFICATION
I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3697 EXPIRATION DATE: 6/30/24

SHEET TITLE:
LANDSCAPE NOTES AND DETAILS
SHEET NUMBER:
C-702

ORG. DATE - 02/19/2024



General Notes

FOOT-CANDLE READINGS TAKEN AT GRADE

No.	Revision/Issue	Date

Firm Name and Address

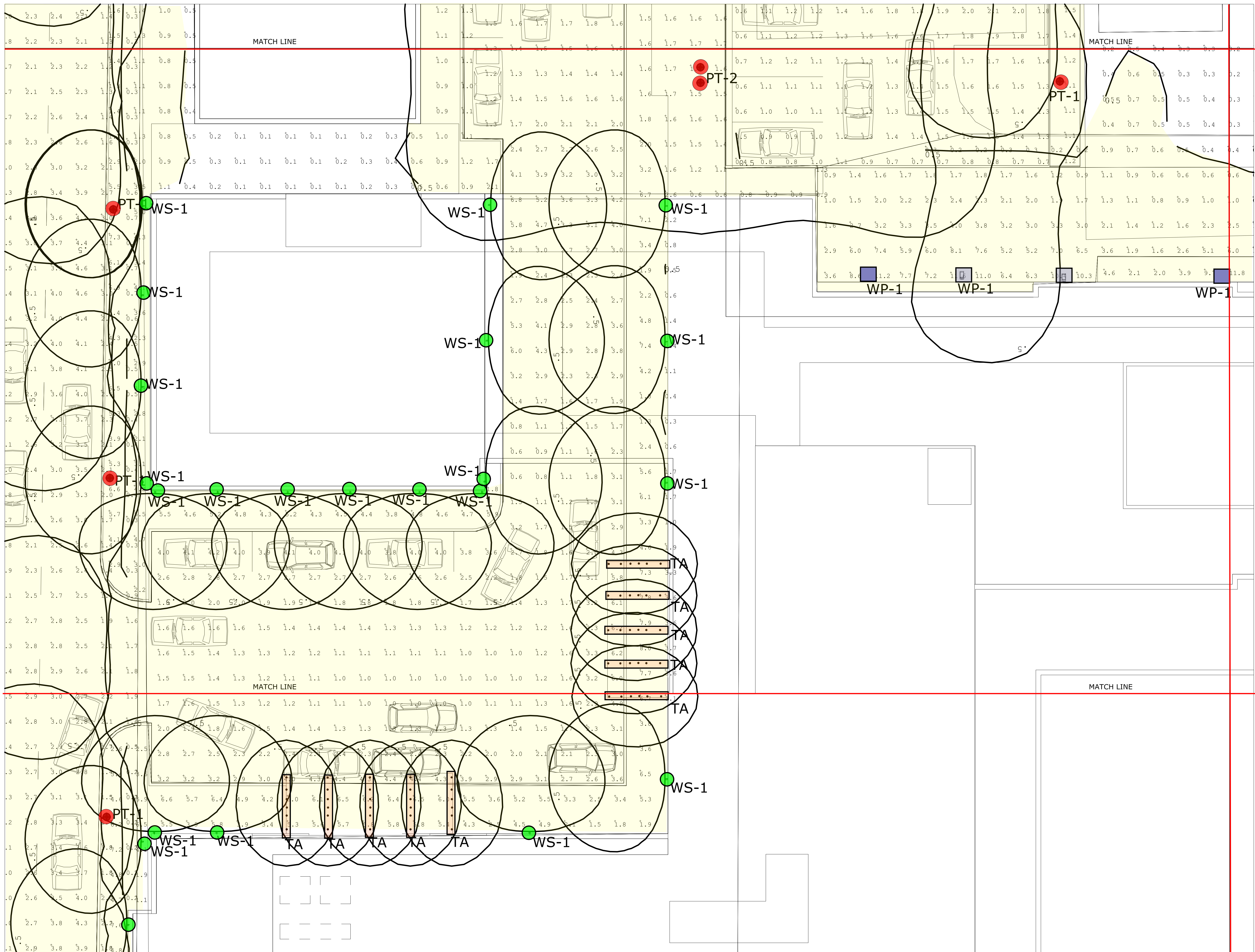
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www.palindromedesignus.com

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Project Lighting Analysis	Sheet L01
Date 2/20/2024	
Scale 1:100	



General Notes

FOOT-CANDLE READINGS TAKEN AT GRADE

No.	Revision/Issue	Date

Firm Name and Address

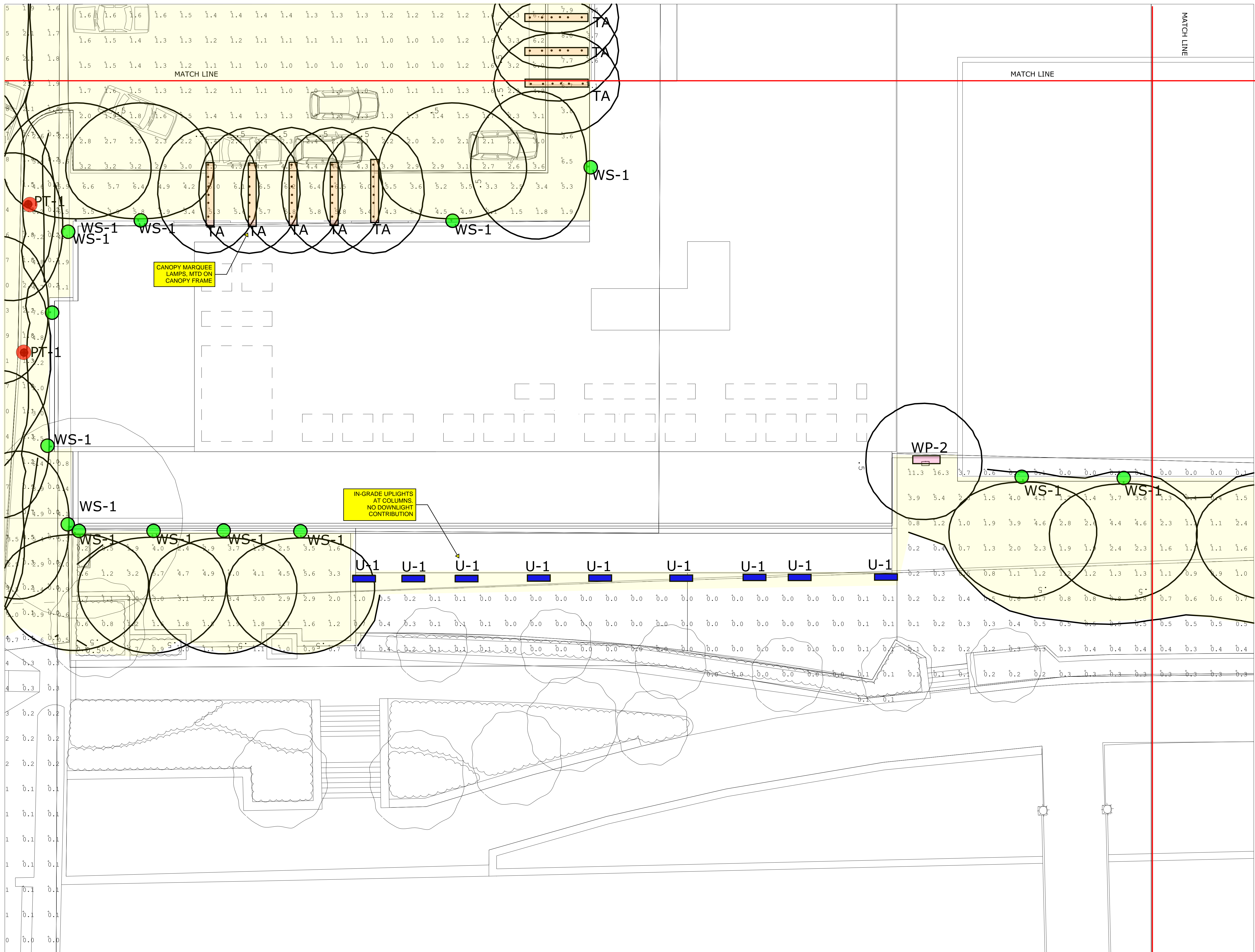
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General Notes

FOOT-CANDLE READINGS TAKEN AT GRADE

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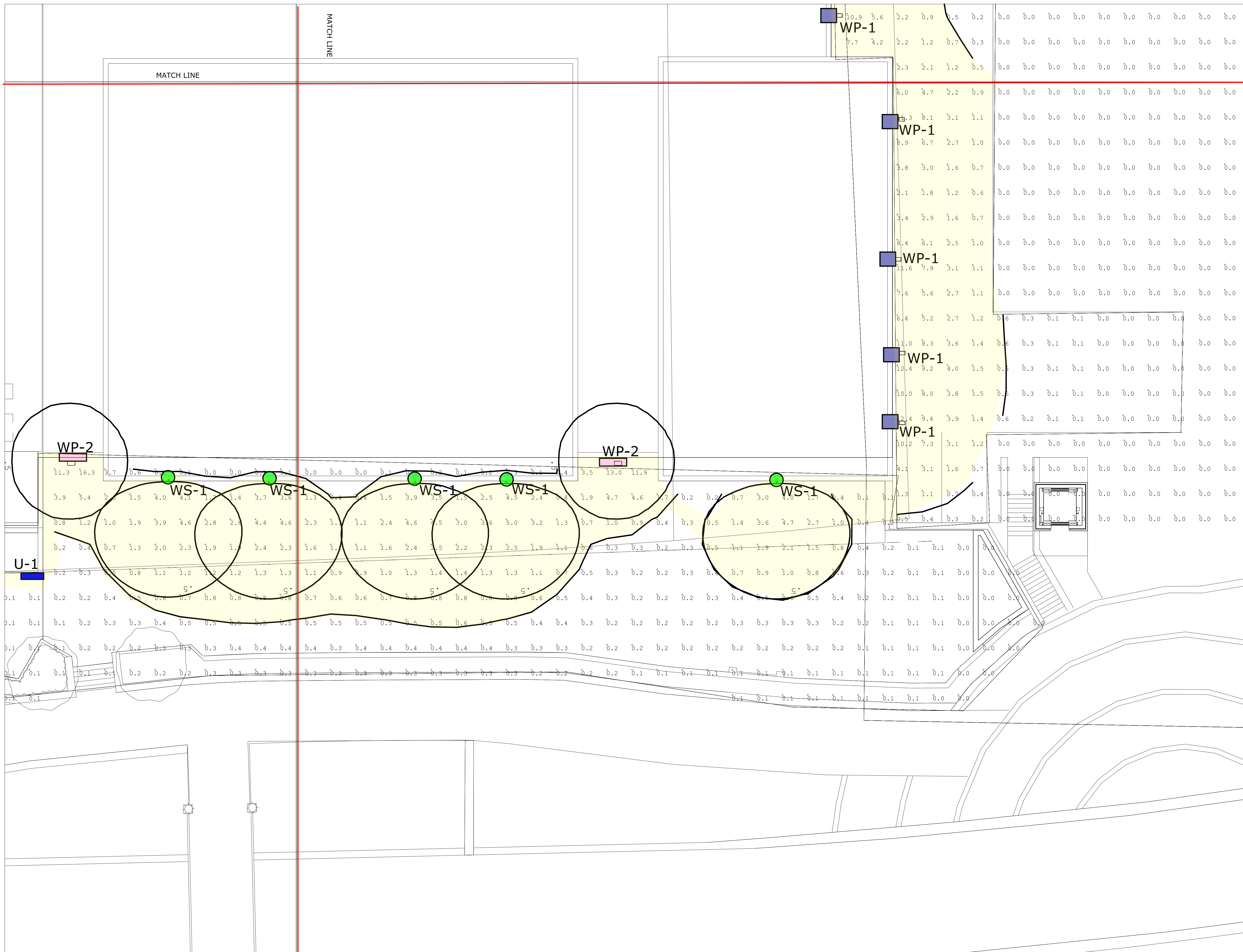
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Project Lighting Analysis	Sheet L03
Date 2/20/2024	
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General Notes

FOOT-CANDLE READINGS TAKEN AT GRADE

No.	Revision/Issue	Date

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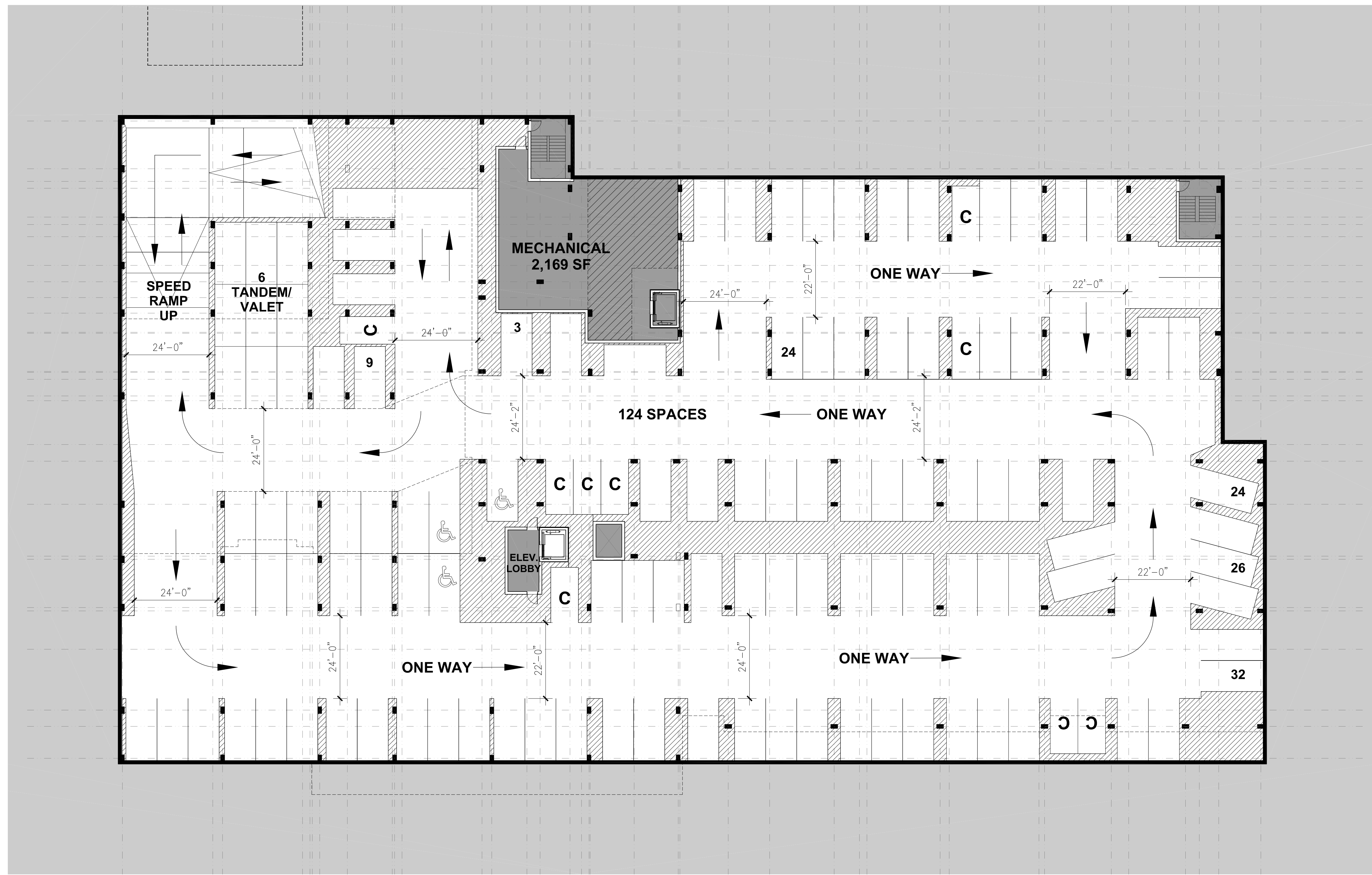
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FREDERICK, MD

Project Lighting Analysis	Sheet L04
Date 2/20/2024	
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Frederick Conference Center Hotel
FREDERICK, MARYLAND

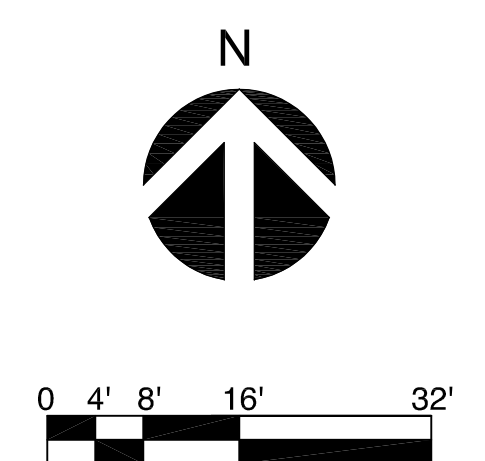
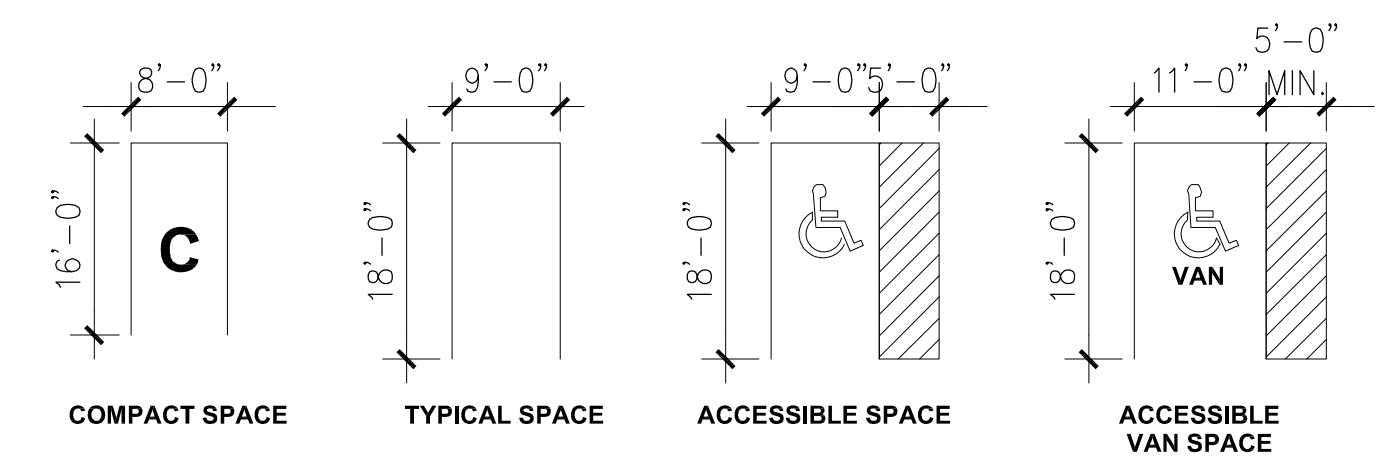
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A2 GARAGE LEVEL 2 (LOWER LEVEL) REF: FILE

GARAGE LEVEL 2 PARKING COUNT	
COMPACT	9
TYPICAL	106
TANDEM	6
ACCESSIBLE	3
TOTAL	124

GARAGE LEVEL 1 + LEVEL 2 PARKING COUNT	
COMPACT	11
TYPICAL	206
TANDEM	18
ACCESSIBLE	7 (2 VAN SPACE)
TOTAL	242



GARAGE LEVEL 2 (LOWER LEVEL)

PROJECT NO.: 13013
SCALE: 1/16" = 1'-0"
DATE: 02.26.2024

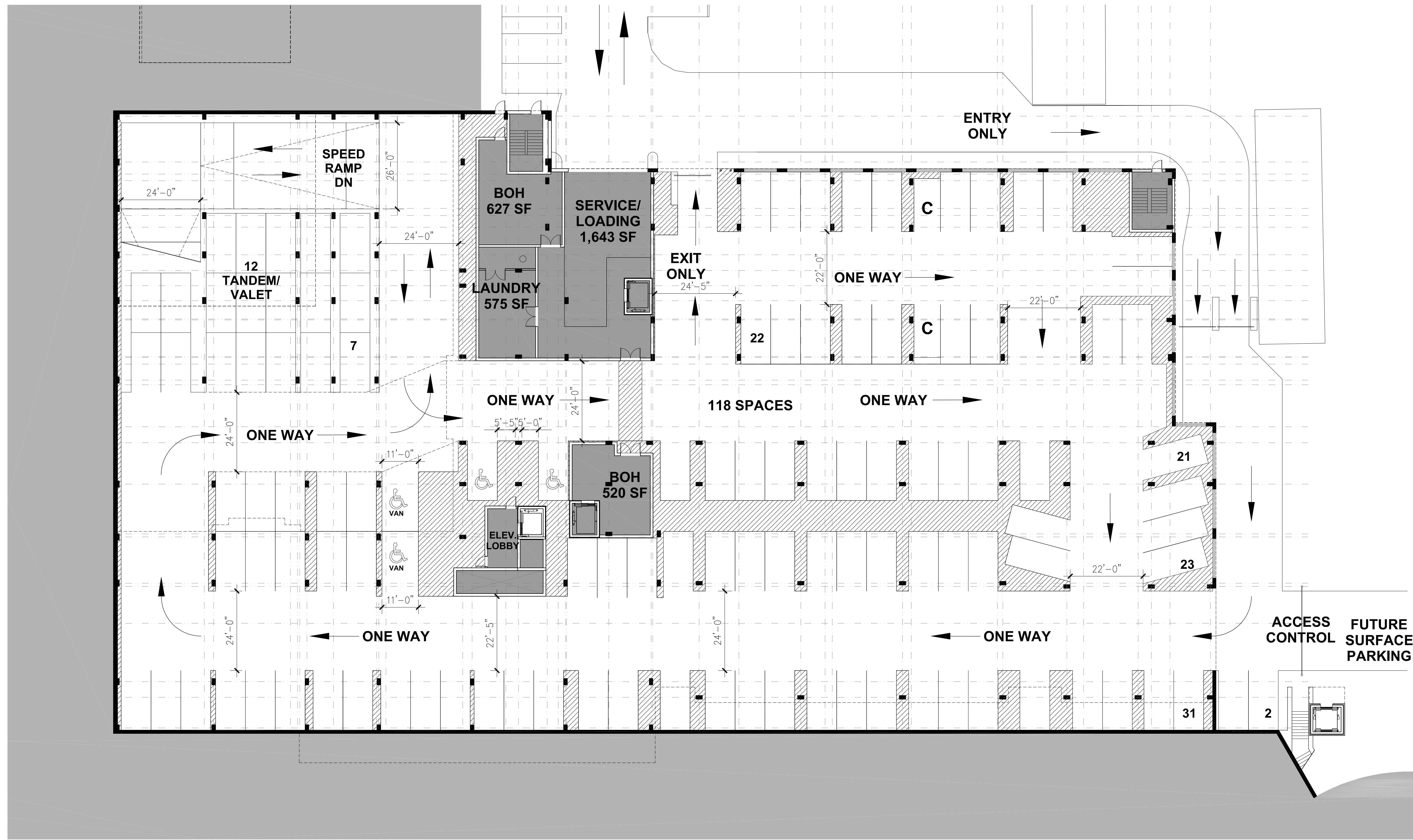
REVISIONS:

NO.	DESCRIPTION

A1.01

Frederick Conference Center Hotel
FREDERICK, MARYLAND

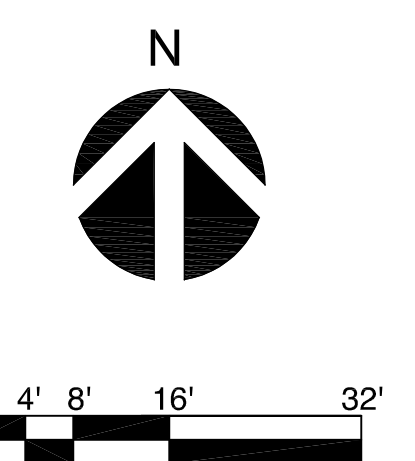
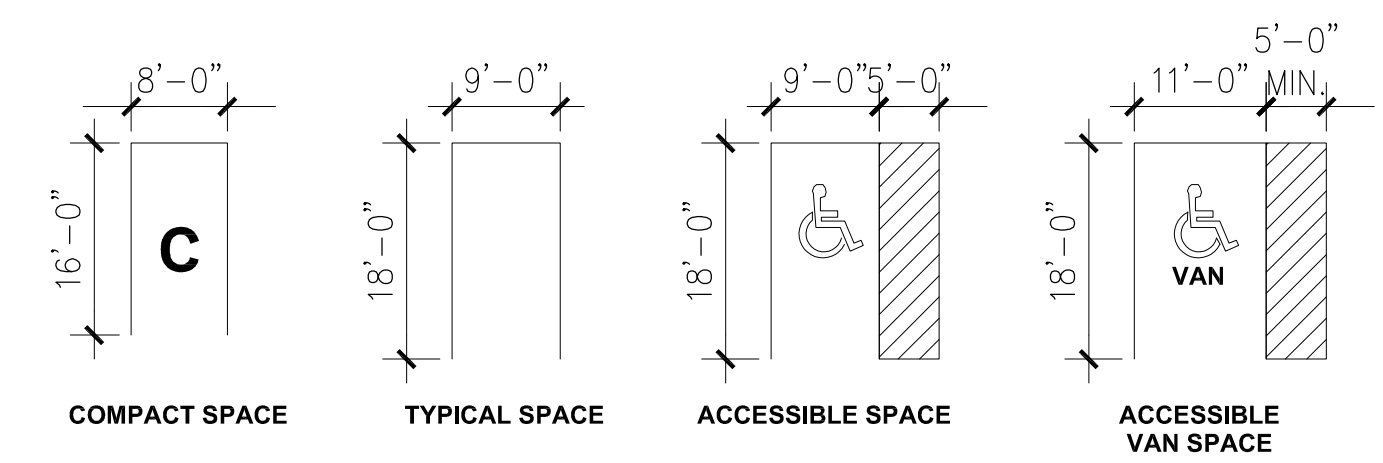
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A2 GARAGE LEVEL 1
1/16" = 1'-0" REF: FILE

GARAGE LEVEL 1 PARKING COUNT	
COMPACT	2
TYPICAL	100
TANDEM	12
ACCESSIBLE	4 (2 VAN SPACE)
TOTAL	118

GARAGE LEVEL 1 + LEVEL 2 PARKING COUNT	
COMPACT	11
TYPICAL	206
TANDEM	18
ACCESSIBLE	7 (2 VAN SPACE)
TOTAL	242



GARAGE LEVEL 1

PROJECT NO.: 13013
SCALE: 1/16" = 1'-0"
DATE: 02.26.2024

REVISIONS:

NO.	DESCRIPTION