

STANDARD DRAWING LEGEND

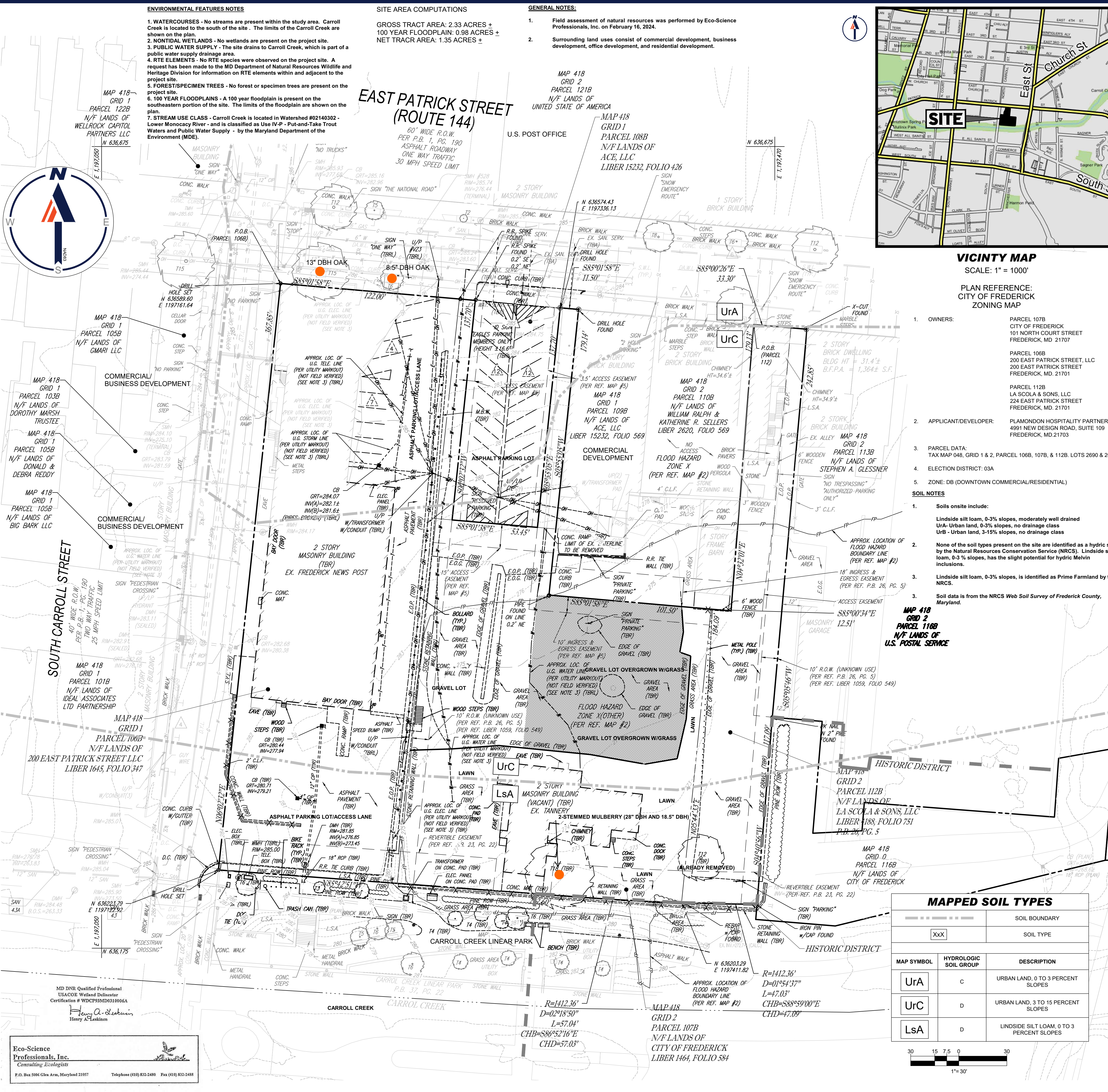
FOR ENTIRE PLAN SET

LIMIT OF WORK	LOW	LOW
LIMIT OF DISTURBANCE	LOD	LOD
EXISTING NOTE		PROPOSED NOTE
ONSITE PROPERTY LINE R.O.W. LINE		
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE		
EASEMENT LINE		
SETBACK LINE		
CONCRETE CURB & GUTTER		
UTILITY POLE WITH LIGHT		
POLE LIGHT		
TRAFFIC LIGHT		
UTILITY POLE		
TYPICAL LIGHT		
ACORN LIGHT		
TYPICAL SIGN		
PARKING COUNTS		
CONTOUR LINE	170	190
SPOT ELEVATIONS	TC 516.00	TC 516.00
	TC 516.55	ATCHER 518.02 ±
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
BM	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
GR	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
LIS	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
RAW	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	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



ENVIRONMENTAL FEATURES NOTES

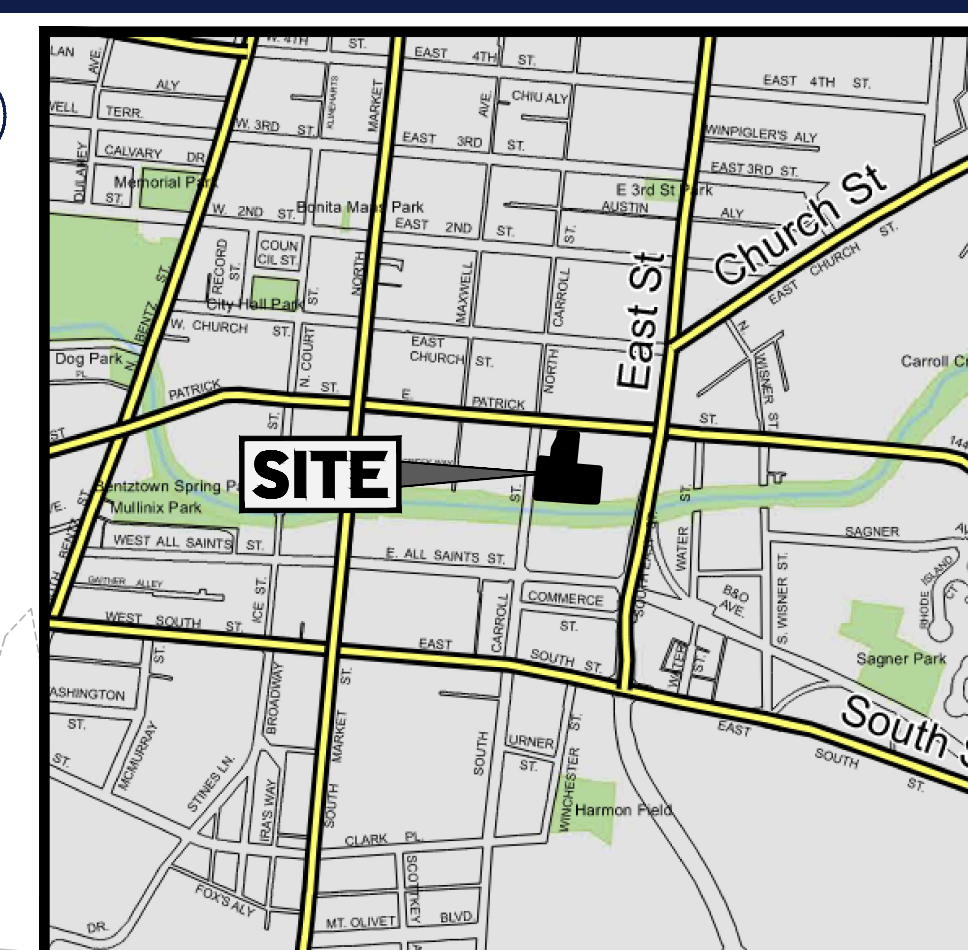
1. WATERCOURSES - No streams are present within the study area. Carroll Creek is located to the south of the site. The limits of the Carroll Creek are shown on the plan.
2. NONTIDAL WETLANDS - No wetlands are present on the project site.
3. PUBLIC WATER SUPPLY - The site drains to Carroll Creek, which is part of a public water supply drainage area.
4. RTE ELEMENTS - No RTE species were observed on the project site. A request has been made to the MD Department of Natural Resources Wildlife and Heritage Division for information on RTE elements within and adjacent to the project site.
5. FOREST/SPECIMEN TREES - No forest or specimen trees are shown on the project site.
6. 100 YEAR FLOODPLAINS - A 100 year floodplain is present on the southeastern portion of the site. The limits of the floodplain are shown on the plan.
7. STREAM USE CLASS - Carroll Creek is located in Watershed #02140302 - Lower Monocacy River - and is classified as Use I/P - Put-and-Take Trout Waters and Public Water Supply - by the Maryland Department of the Environment (MDE).

SITE AREA COMPUTATIONS

GROSS TRACT AREA: 2.33 ACRES ±
100 YEAR FLOODPLAIN: 0.98 ACRES ±
NET TRACT AREA: 1.35 ACRES ±

GENERAL NOTES

1. Field assessment of natural resources was performed by Eco-Science Professionals, Inc. on February 16, 2024.
2. Surrounding land uses consist of commercial development, business development, office development, and residential development.



VICINITY MAP
SCALE: 1" = 1000'

PLAN REFERENCE:
CITY OF FREDERICK
ZONING MAP

1. OWNERS: PARCEL 107B CITY OF FREDERICK 101 NORTH COURT STREET FREDERICK, MD 21707
PARCEL 106B 200 EAST PATRICK STREET, LLC 200 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 4991 NEW DESIGN ROAD, SUITE 109 FREDERICK, MD 21703
3. PARCEL DATA: TAX MAP 048, GRID 1 & 2, PARCEL 106B, 107B, & 112B. LOTS 2690 & 266
4. ELECTION DISTRICT: 03A
5. ZONE: DB (DOWNTOWN COMMERCIAL/RESIDENTIAL)

SOIL NOTES

1. Soils onsite include:
Landside silt loam, 0-3% slopes, moderately well drained
UrA - Urban land, 0-3% slopes, no drainage class
UrB - Urban land, 3-15% slopes, no drainage class
2. None of the soil types present on the site are identified as a hydric soil by the Natural Resources Conservation Service (NRCS). Landside silt loam, 0-3% slopes, has the slight potential for hydric Melvin inclusions.
3. Landside silt loam, 0-3% slopes, is identified as Prime Farmland by the NRCS.

Soil data is from the NRCS Web Soil Survey of Frederick County, Maryland.

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

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

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

SITE DEVELOPMENT PLANS
FOR
FREDERICK CONFERENCE CENTER HOTEL
PROPOSED MIXED USE DEVELOPMENT
200 N. 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

SHEET TITLE:
SIMPLIFIED FOREST STAND DELINEATION PLAN
SHEET NUMBER:
C-201
ORG. DATE - 02/19/2024

MD DNR Qualified Professional
USACOR Wetland Delineator
Certification # WD0993M0319066A
Eco-Science Professionals, Inc.
Consulting Ecologists
P.O. Box 2066 Cloa Area, Maryland 21087 Telephone (410) 833-2480 Fax (410) 833-2488