

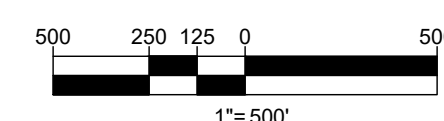
1. THE SUBJECT PARCEL THE LANDS OF BAIRNBIDGE DEVELOPMENT CORPORATION, RECORDED IN LIBER 874 FOLIO 108, AMONG THE LANDS RECORDS OF CECIL COUNTY, MARYLAND, AND SHOWN ON TAX MAP 29 AS PARCEL 648 PER THE DEPARTMENT OF ASSESSMENTS.
2. PHASE 1 AREA =119,084.429 SQUARE FEET OR 438.118 ACRES
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JANUARY 11, 2021 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CECIL COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 162 OF 302" WITH A MAP EFFECTIVE DATE OF JULY 8, 2013 AND IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, CECIL COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 162 OF 302". MAP NUMBER 2401503128C, WITH A MAP EFFECTIVE DATE OF MAY 4, 2015.
6. ZONING: B&I, BUSINESS AND INDUSTRIAL EMPLOYMENT DISTRICT
7. ALL ZONING INFORMATION WAS PROVIDED BY A ZONING MAP PREPARED BY TOWN OF PORT DEPOSIT, ORDINANCE # 2020-02, ADOPTED FEBRUARY 18, 2020, AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACKS AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREON, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREON, OR REFERENCES SAME, AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS NOR MATTER OF SURVEY AREA OR ADJACENT AREAS, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF JACOB TOME MEMORIAL HIGHWAY AND THE SUBJECT PARCEL.
10. WETLAND FLAGS SHOWN HEREON WERE MARKED BY ECO-SCIENCE AND FIELD LOCATED BY BOHLER ON JANUARY 11, 2021.
11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AREA, AND AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
12. PROPERTY HAS ACCESS ALONG JACOB TOME MEMORIAL HIGHWAY
13. ALL LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER

PROP. LOT A	145.389 AC.
PROP. LOT B	105.072 AC.
PROP. LOT C	107.472 AC.
PROP. LOT D	68.735 AC.
PROP. PUBLIC R.O.W. DEDICATION	9.880 AC.
FUTURE PUBLIC R.O.W. DEDICATION	1.570 AC.
PHASE I AREA (SUB-TOTAL)	438.118 AC.
REMAINING PHASE II AREA	532.547 AC.
<b>TOTAL AREA</b>	<b>970.665 AC.</b>

BAINBRIDGE DEVELOPMENT CORPORATION  
748 JACOB TOME MEMORIAL HWY  
PO BOX 2  
PORT DEPOSIT MD 21904-0002  
CONTACT: TONI SPRENKLE  
P: 410-378-9200  
F: 410-378-9265

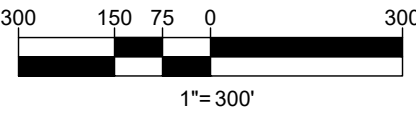
MRPI BAINBRIDGE I, LLC  
509 SOUTH EXETER STREET, SUITE 216  
BALTIMORE, MD 21202  
CONTACT: REID TOWNSEND  
P. 410-322-6443

DATE \_\_\_\_\_





Apr 01, 2021  
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\AC\PUBLISH\_12492\MD192273-PLT-0----->LAYOUT: 2 - PRELIMINARY SUBDIVISION PLAN



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44° 27' 05"E	86.28'
L2	N53° 20' 19"E	74.83'
L3	N52° 29' 07"E	475.71'
L4	N53° 03' 48"E	2861.27'
L5	N53° 30' 20"E	142.82'
L6	N51° 18' 27"E	199.59'
L7	N50° 16' 19"E	195.86'
L8	N53° 36' 07"E	1173.53'
L9	N33° 49' 28"W	977.76'
L10	N69° 56' 14"W	1171.56'
L11	N64° 59' 25"W	486.44'
L12	N29° 24' 30"W	501.31'
L13	N01° 32' 48"W	589.22'
L14	N30° 17' 07"W	499.74'
L15	N66° 36' 17"W	117.60'
L16	S23° 02' 58"W	273.02'
L17	S73° 25' 04"W	230.95'
L18	S49° 19' 55"E	187.20'
L19	S35° 51' 04"W	1025.28'
L20	SS3° 09' 01"W	1491.01'

<b>LINE TABLE</b>		
LINE	BEARING	DISTANCE
L41	N15° 11' 32"E	794.08'
L42	S35° 23' 33"W	630.49'
L43	S02° 44' 37"E	950.67'
L44	S22° 16' 17"	1077.40'
L45	S42° 31' 56"E	59.45'
L46	N47° 28' 04"E	59.40'
L47	S02° 28' 04"W	310.92'
L48	N02° 28' 04"E	310.92'
L49	N18° 12' 40"E	490.09'
L50	S18° 12' 40"W	490.09'
L51	N33° 57' 16"E	1167.47'
L52	S33° 57' 16"W	1167.47'
L53	S73° 25' 54"E	66.65'
L54	N13° 57' 53"W	62.19'
L55	N33° 57' 16"E	60.32'
L56	N79° 28' 12"E	64.26'
L57	S56° 02' 44"E	60.32'
L58	S16° 01' 42"E	55.36'
L59	S33° 57' 16"W	60.00'

**TOWN OF PORT DEPOSIT**  
REVIEWED AND APPROVED:

\_\_\_\_\_ DATE



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

PROJECT:

- FOR

LOCATION OF SITE  
BAINBRIDGE NAVAL BASE  
PORT DEPOSIT, MD 21904  
TAX MAP 29, GRID 1, PARCEL 648  
1ST ELECTION DISTRICT  
TOWN OF PORT DEPOSIT  
CECIL COUNTY, MARYLAND

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

PROFESSIONAL ENGINEER  
MARYLAND LICENSE NO. 37687  
PROFESSIONAL CERTIFICATION  
I, ANDREW J. SCHWARTZ, HEREBY CERTIFY THAT THESE  
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER  
UNDER THE LAWS OF THE STATE OF MARYLAND,  
LICENSE NO. 37687, EXPIRATION DATE: 7/12/21

SHEET TITLE:

SHEET NUMBER

ORG. DATE - 04/01/21