

## **LOCATION MAP** COPYRIGHT ADC THE MAP PEOPLE PERMIT USE NO. 20602153-5 SCALE: 1"=2000'

## **SURVEY NOTES**

145.389 AC.

105.072 AC.

107.472 AC.

68.735 AC.

9.880 AC.

1.570 AC.

438.118 AC.

532.547 AC.

970.665 AC.

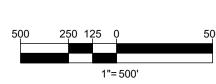
- THE SUBJECT PARCEL THE LANDS OF BAINBRIDGE DEVELOPMENT CORPORATION, RECORDED IN LIBER 874 FOLIO 508, AMONG THE LANDS RECORDS OF CECIL COUNTY, MARYLAND, AND SHOWN ON TAX MAP 29 AS PARCEL 648 PER THE DEPARTMENT OF ASSESSMENTS.
- 2. PHASE I AREA =19,084,429 SQUARE FEET OR 438.118 ACRES
- 3. LOCATION OF 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 127 OF 305", MAP NUMBER 24015C0127D, 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 24015C0126C, WITH A MAP EFFECTIVE DATE OF MAY 4, 2015.
- 6. ZONING: B&I, BUSINESS AND INDUSTRIAL EMPLOYMENT DISTRICT
- 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, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, 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 HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
- 7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- 8. THERE ARE NO GAP/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF JACOB TOME MEMORIAL HIGHWAY AND THE SUBJECT PARCEL.
- 9. WETLAND FLAGS SHOWN HEREON WERE MARKED BY ECO-SCIENCE AND FIELD LOCATED BY BOHLER ON JANUARY
- 10. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
- 11. PROPERTY HAS ACCESS ALONG JACOB TOME MEMORIAL HIGHWAY
- 12. ALL LOTS WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER

## **OWNER**

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

## **APPLICANT DEVELOPER**

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



TOWN OF PORT DEPOSIT REVIEWED AND APPROVED: DATE

**REVISIONS** REV DATE COMMENT



NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUC'

<u>DOCUMENT</u> UNLESS INDICATED OTHERWISE.

PROJECT No.: DRAWN BY: **CHECKED BY:** DATE: CAD I.D.: MD192273-PLT-

PROJECT:

**PRELIMINARY SUBDIVISION PLAN** 

> MRPI BAINBRIDGE I,

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

CECIL COUNTY, MARYLAND

TOWN OF PORT DEPOSIT

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

ANDREW G. STINE

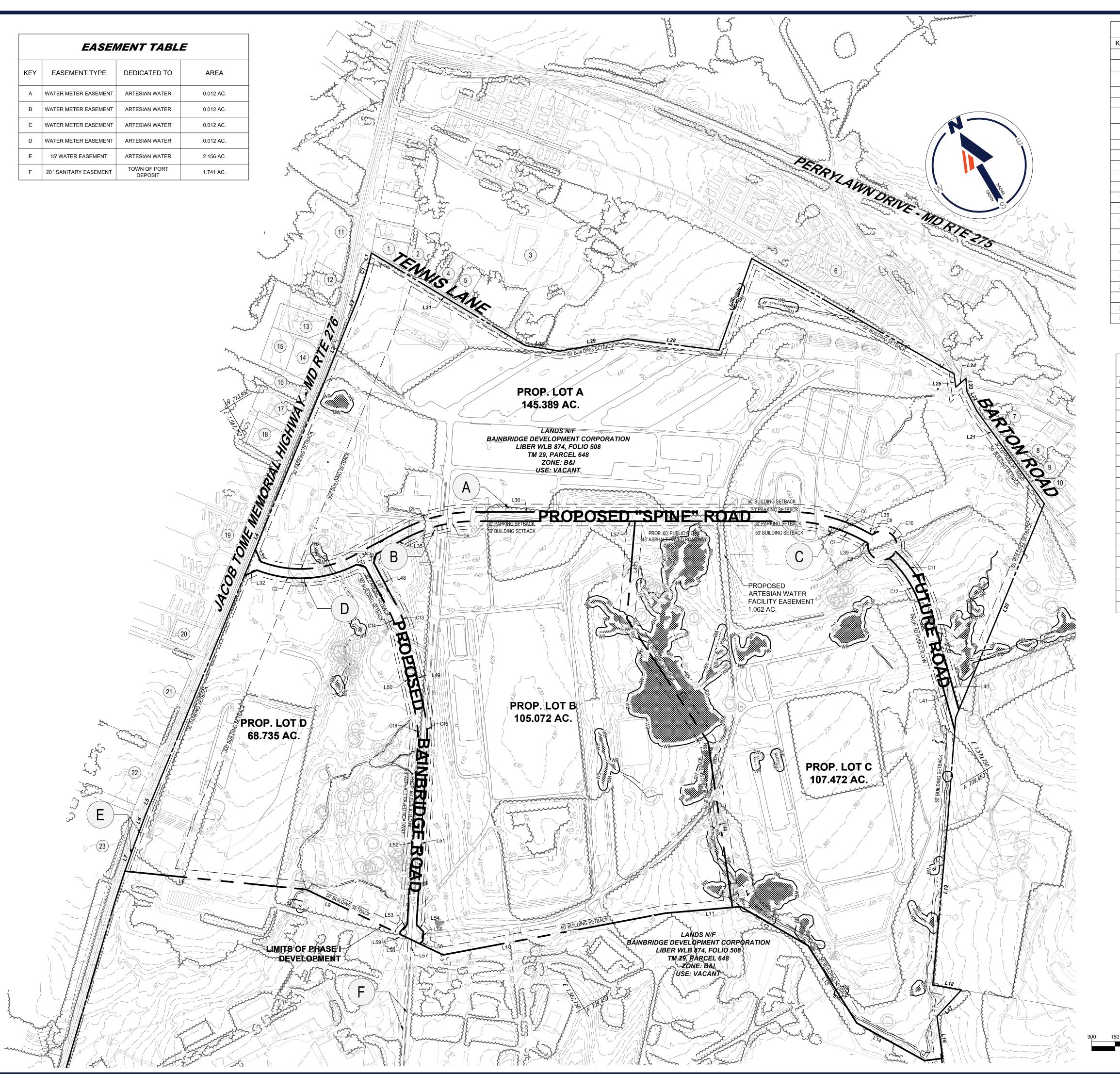
UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37687, EXPIRATION DATE: 7/12/21 SHEET TITLE:

**PRELIMINARY SUBDIVISION** PLAN

SHEET NUMBER:

OF 2

ORG. DATE - 04/01/21



	A	DJACE	ENT PROPERTY	OWNER INF	ORMATIC	N
KEY	MAP	PARCEL	OWNER	DEED REFERENCE	USE	ZONE
1	23D	477	GUY & NANCY ANDERSON	567/ 477	RESIDENTIAL	LDR
2	23D	104	JACK JR. & SHARU BUCHANAN	2216/ 239	RESIDENTIAL	LDR
3	23D	41	PLEASANT VIEW BAPTIST CHURCH	867/ 642	CHURCH	ST
4	23D	105	RONALD & JANICE ADAMS	561/ 523	RESIDENTIAL	LDR
5	23D	105	RONALD & JANICE ADAMS	561/ 523	RESIDENTIAL	LDR
6	23H	153	RUNNING BROOK CORPORATION	157/ 271	RESIDENTIAL	МН
7	23H	142	JEANNINE QUINN	3939/ 94	RESIDENTIAL	LDR
8	23H	17	DAVID LACEY	3957/ 258	RESIDENTIAL	LDR
9	23H	386	REX HODGE	4170/ 368	RESIDENTIAL	LDR
10	23H	18	RESTORE CHURCH	4026/ 371	CHURCH	LDR
11	23D	716	JASON RASCHKA	4290/ 402	RESIDENTIAL	LDR
12	23D	495	CRAIG & JO ANNE BIERLY	129/ 733	RESIDENTIAL	LDR
13	23D	24	CHARLES T. MCKENZIE	3131/ 113	RESIDENTIAL	LDR
14	2D	24	DONALD HOUSTON	3714/ 460	RESIDENTIAL	LDR
15	23D	24	COREY A. MELLOT & TAMMY L. WEINREICH	3977/ 46	RESIDENTIAL	LDR
16	23D	24	JIMMY E. BOWMANN & SHERYL A. SCANDROL	4257/ 279	RESIDENTIAL	LDR
17	23D	296	WILLIAM & CAROLYN SPENCER	1928/ 234	RESIDENTIAL	LDR
18	23D	272	PRISCILLA O. MILLS ET. AL.	3374/ 263	RESIDENTIAL	LDR
19	23D	240	HOMESTEAD MHP, LLC	4091/ 94	RESIDENTIAL	МН
20	23D	25	ANNA MARIE CIFALDO	566/ 369	RESIDENTIAL	LDR
21	23D	15	THE ARUNDEL CORPORATION	214/ 584	AGRICULTURAL	LDR
22	23D	15	WILLIAM & DARETTA BRUCHEY	8/ 425	RESIDENTIAL	LDR
23	23D	421	THE ARUNDEL CORPORATION	214 584	AGRICULTURAL	LDR

L	INE TA	BLE
LINE	BEARING	DISTANCE
L1	N44° 27' 15"E	86.28'
L2	N53° 20' 06"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° 16' 27"E	199.59'
L7	N50° 16' 19"E	195.86'
L8	N53° 36' 07"W	1173.53'
L9	N33° 49' 28"W	977.76'
L10	N69° 59' 14"W	1171.56'
L11	N64° 16' 26"W	486.44'
L12	N29° 24' 20"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' 48"W	1025.28'
L20	S53° 09' 01"W	1491.01'

CURVE TABLE										
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT				
C1	2864.79'	252.56'	N48°49'26"E	252.48'	005°03'04"	126.36'				
C2	780.00'	662.83'	S62°36'40"E	643.07'	048°41'21"	352.91'				
C3	720.00'	615.59'	N63°02'19"W	597.01'	048°59'14"	328.03'				
C4	970.00'	477.02'	S73°26'38"E	472.22'	028°10'35"	243.43'				
C5	1030.00'	506.52'	N73°26'38"W	501.43'	028°10'35"	258.49'				
C6	1030.00'	506.59'	N45°15'56"W	501.50'	028°10'49"	258.53'				
C7	970.00'	477.08'	S45°15'56"E	472.29'	028°10'49"	243.47'				
C8	11.50'	13.39'	N64°32'06"W	12.65'	066°43'09"	7.57'				
C9	11.50'	13.39'	S02°11'03"W	12.65'	066°43'09"	7.57'				
C10	93.50'	511.49'	N58°49'28"E	73.91'	313°26'18"	40.23'				
C11	780.00'	439.70'	N00°57'25"W	433.90'	032°17'54"	225.86'				
C12	720.00'	406.50'	N00°58'54"W	401.12'	032°20'53"	208.83'				
C13	780.00'	214.32'	N10°20'22"E	213.65'	015°44'36"	107.84'				
C14	720.00'	197.83'	S10°20'22"W	197.21'	015°44'36"	99.54'				
C15	780.00'	214.32'	N26°04'58"E	213.65'	015°44'36"	107.84'				
C16	720.00'	197.83'	S26°04'58"W	197.21'	015°44'36"	99.54'				

TOWN OF PORT DEPOSIT REVIEWED AND APPROVED:

DATE

TE CIVIL AND CONSULTING ENGINEERIN LAND SURVEYING

REVISIONS

REV DATE COMMENT

LINE TABLE

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"W 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"W 66.65'

L54 N13° 57' 53"W 62.19'

L55 N33° 57' 16"E 60.36'

L56 N79° 28' 12"E 64.22'

L57 S56° 02' 44"E 60.32'

L58 | S16° 01' 42"E | 55.36'

L59 S33° 57' 16"W 60.00'

Know what's below.
Call before you dig.
ALWAYS CALL 811

NOT APPROVED FOR CONSTRUCTION

It's fast. It's free. It's the law.

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.: MD192273

DRAWN BY: MCC
CHECKED BY: AGS
DATE: 04/01/21
CAD I.D.: MD192273-PLT-0

PROJECT:

PRELIMINARY SUBDIVISION PLAN

> MRPI BAINBRIDGE I,

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

BOHLER/

901 DULANEY VALLEY ROAD, SUITE 804
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

ANDREW G. STINE

4/1/21

PROFESSIONAL ENGINEER

MAYLAND LICENON, 37687

PROFESSIONAL CERTIFICATION

I, ANDREW STIME PIERES CERTIFICATION

OUMENTS WERE PREPARED OR APPROVED BY ME, A

THAT I AM A DULY LICENSED PROFESSIONAL ENGINEE

UNDER THE LAWS OF THE STATE OF MARYLAND,

LICENSE NO. 37687, EXPIRATION DATE: 7/12/21

TITI E:

PRELIMINARY SUBDIVISION PLAN

EET NUMBER:

**2**OF 2

ORG. DATE - 04/01/21