



SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 4

SHEET 10

SHEET 11

SHEET 18

SHEET 19

SHEET 17

SHEET 12

SHEET 13

SHEET 20

SHEET 21

SHEET 16

SHEET 14

SHEET 15

SHEET 22

SHEET 23

SHEET 23

PROP. BUILDING "A"
1,739,400 S.F.
CAR PARKING: 925 SPACES
TRUCK LOADING: 332 SPACES
TRUCK PARKING: 678
FF=446.00
PROP. LOT A
146.363 AC. ±
SHEET 8

PROP. LOT B
103.670
AC. ±

SHEET 20
PROP. LOT C
106.362 AC. ±
PROP. BUILDING "C"
605,280 S.F.
CAR PARKING: 238
SPACES
TRUCK LOADING: 162
SPACES
TRUCK PARKING: 190
SPACES
FF=374.20

PROP. LOT D
69.315
AC. ±

PROP. BUILDING "B"
1,026,000 S.F.
CAR PARKING
706 SPACES
TRUCK
LOADING: 212
SPACES
TRUCK
PARKING: 266
SPACES
FF=429.20

PROP. BUILDING "D"
378,000 S.F.
CAR PARKING: 337 SPACES
TRUCK LOADING: 60 SPACES
TRUCK PARK: 74 SPACES
FF=374.50

LANDS N/F
BAINBRIDGE DEVELOPMENT CORPORATION
LIBER WLB 874, FOLIO 508
TM 29, PARCEL 648
ZONE: B&I
USE: VACANT

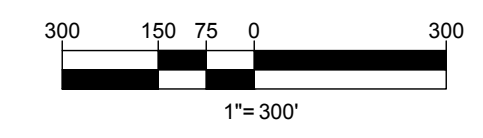
FOREST
CONSERVATION
EASEMENT
AREA

PERRYLAWN DR.
MD RTE. 275

JACOB TOME MEMORIAL
HWY - MD RTE. 276

PROPOSED
BAINBRIDGE BLVD

PROPOSED "SPINE" ROAD



TM

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING

LANDSCAPE ARCHITECTURE

PROGRAM MANAGEMENT

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOHLER AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BOHLER.

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.

NOT APPROVED FOR
CONSTRUCTION

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: MCO

CHECKED BY: AGS

DATE: 2/4/2021

CAD ID: MD192273-CDA-0

PROJECT:

GENERAL
DEVELOPMENT PLAN

FOR

MRPI
BAINBRIDGE I,
LLC

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

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

ANDREW G. STINE

2/4/2021

PROFESSIONAL ENGINEER
I, ANDREW G. STINE, being duly sworn, depose and say that these
DOCUMENTS WERE PREPARED AND APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 37867, EXPIRATION DATE: 7/1/21

SHEET TITLE:

OVERALL SITE
PLAN

SHEET NUMBER:
2

ORG. DATE - 2/4/2021



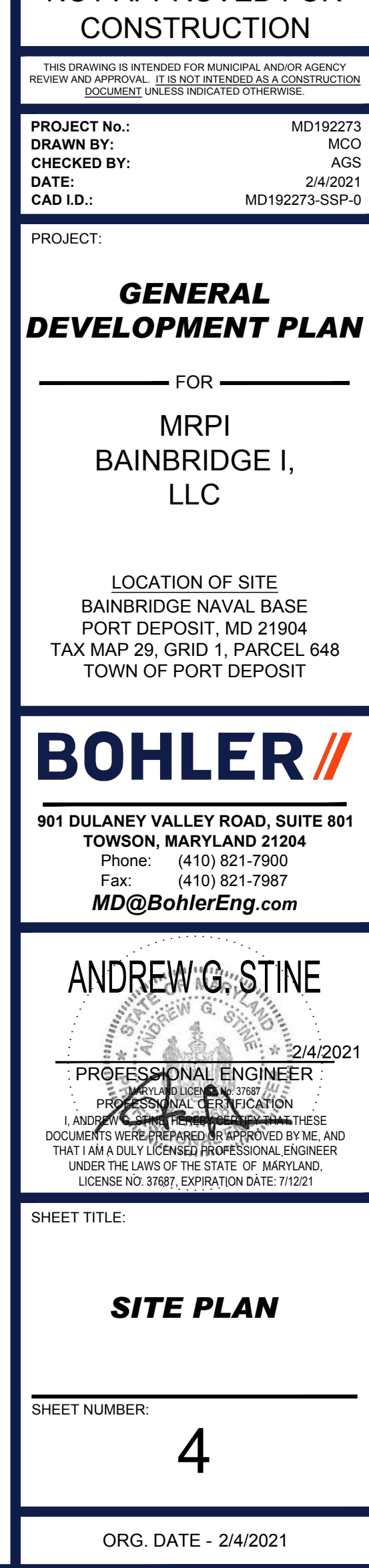
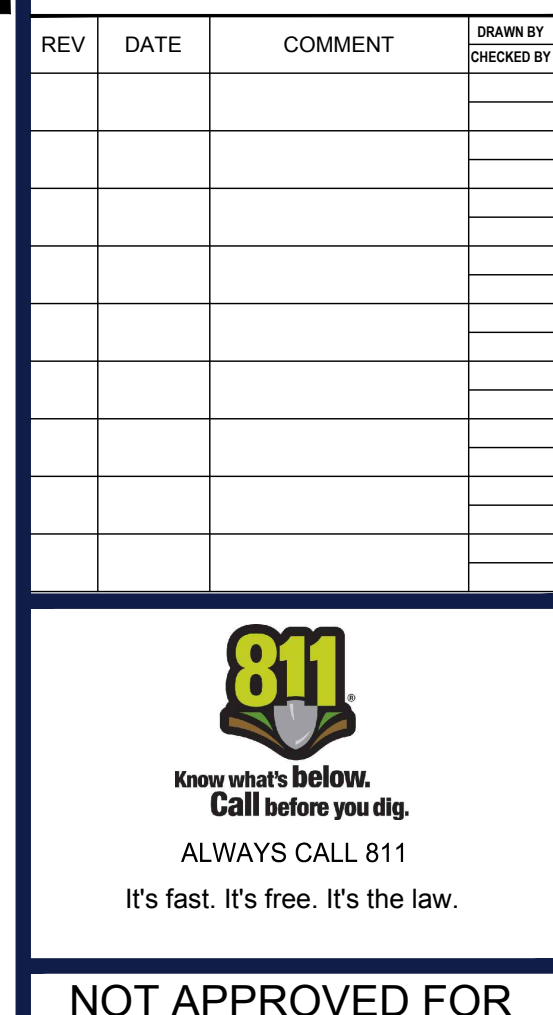
RESOURCE NOTES

1. THIS SITE IS NOT LOCATED IN THE CRITICAL AREA.
2. THIS SITE IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FIRM MAP 24015C0126C EFFECTIVE 5/4/2015 AND FIRM MAP 24015C0127D EFFECTIVE 7/8/2013.
3. NATURAL RESOURCES SHOWN HAVE BEEN FIELD VERIFIED PER MULTIPLE SITE VISITS BY ECOSCIENCE IN JULY, 2019 AND ARE SHOWN PER A FOREST STAND DELINEATION PLAN PREPARED BY ECOSCIENCE DATED 8/1/19.
4. EXISTING WATER AND SEWER LOCATIONS SHOWN HAVE NOT BEEN FIELD VERIFIED AND ARE APPROXIMATE PER A CAD FILE RECEIVED FROM RK&K, ENTITLED: "19147_mUT_0000.DWG," DATED 7/25/19.

300 150 75 0 75 150 300

1" = 300'

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOKER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOKER





LANDS N/F
JASON RASCHKA
LIBER 4290, FOLIO 402
TM 230, PARCEL 716
ZONE: LDR
USE: RESIDENTIAL

R=2864.79
Δ=005°10'04"
L=252.56
CHB=N48°35'56"E
CHD=252.48'

N44°13'45"E
86.28'

LANDS N/F
GUY & NANCY ANDERSON
LIBER WLB 567, FOLIO 254
TM 230, PARCEL 477
ZONE: LDR
USE: RESIDENTIAL

LANDS N/F
JACK JR. & SHARI BUCHANAN
LIBER WLB 2216, FOLIO 239
TM 230, PARCEL 164
ZONE: LDR
USE: RESIDENTIAL

LANDS N/F
PLEASANT VIEW
BAPTIST CHURCH
LIBER WLB 867, FOLIO 642
TM 230, PARCEL 4
ZONE: LDR
USE: CHURCH

LANDS N/F
RONALD & JANICE
LIBER WLB 561, FOLIO 523
TM 230, PARCEL 105
ZONE: LDR
USE: RESIDENTIAL

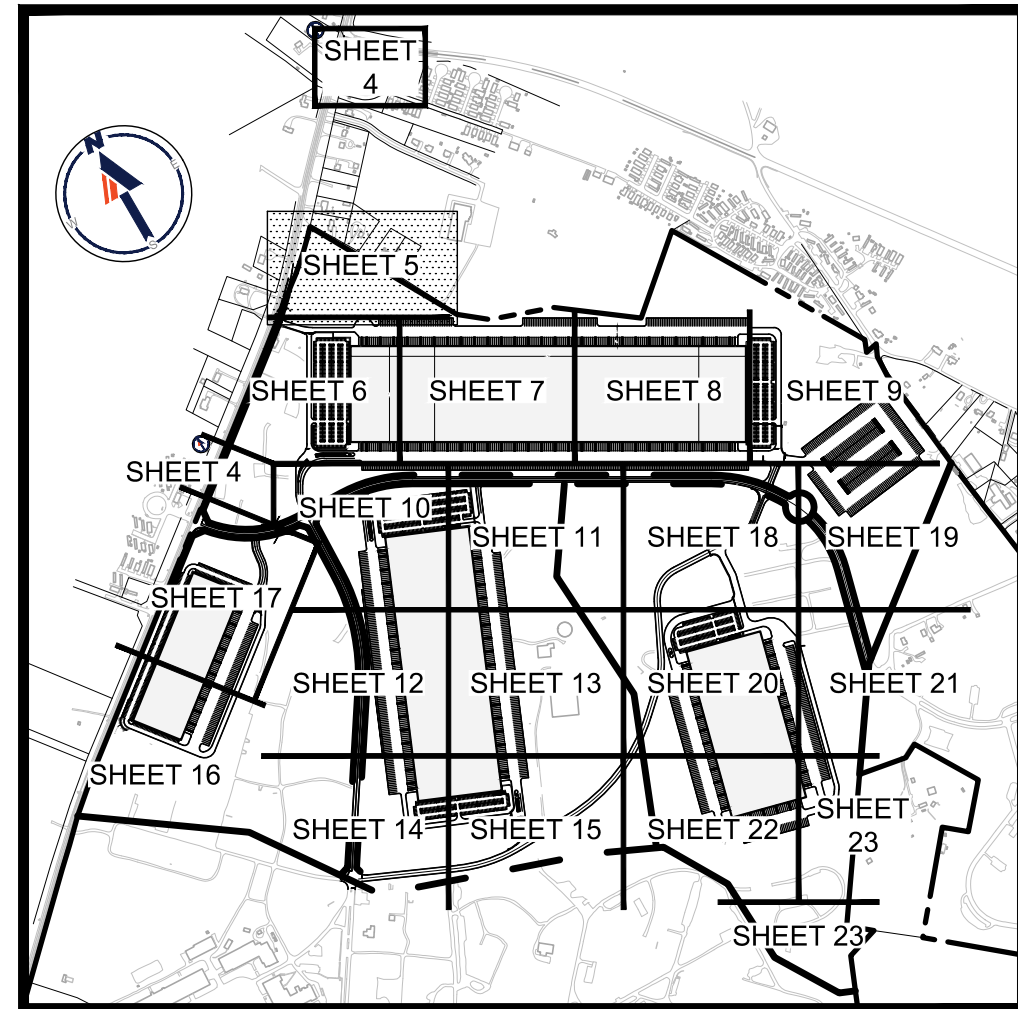
LANDS N/F
RONALD & JANICE
LIBER WLB 561, FOLIO 523
TM 230, PARCEL 105
ZONE: LDR
USE: RESIDENTIAL

LANDS N/F
PLEASANT VIEW BAPTIST CHURCH
LIBER WLB 867, FOLIO 642
TM 230, PARCEL 41
ZONE: LDR
USE: CHURCH

LANDS N/F
BAINBRIDGE DEVELOPMENT CORPORATION
LIBER WLB 874, FOLIO 508
TM 29, PARCEL 648
ZONE: B&I
USE: VACANT

MATCHLINE - SHEET 6

MATCHLINE - SHEET 7

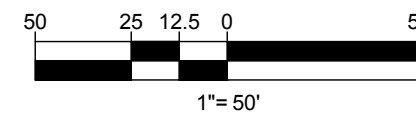


KEY MAP

NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES
GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS



BOHLER

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811

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

NOT APPROVED FOR
CONSTRUCTION

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: MGO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

PROJECT:

**GENERAL
DEVELOPMENT PLAN**

FOR

MRPI
BAINBRIDGE I,
LLC

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

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

ANDREW G. STINE

PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I AND MY EMPLOYER HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 37687, EXPIRATION DATE: 7/1/21

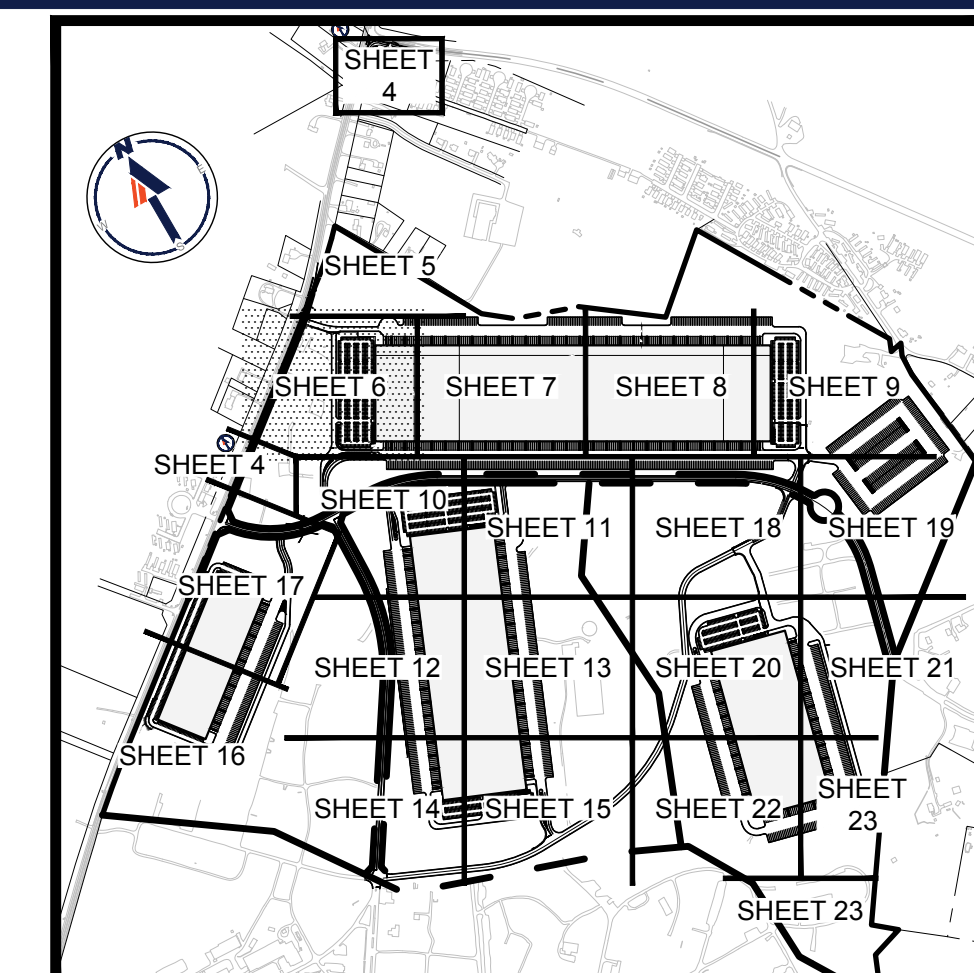
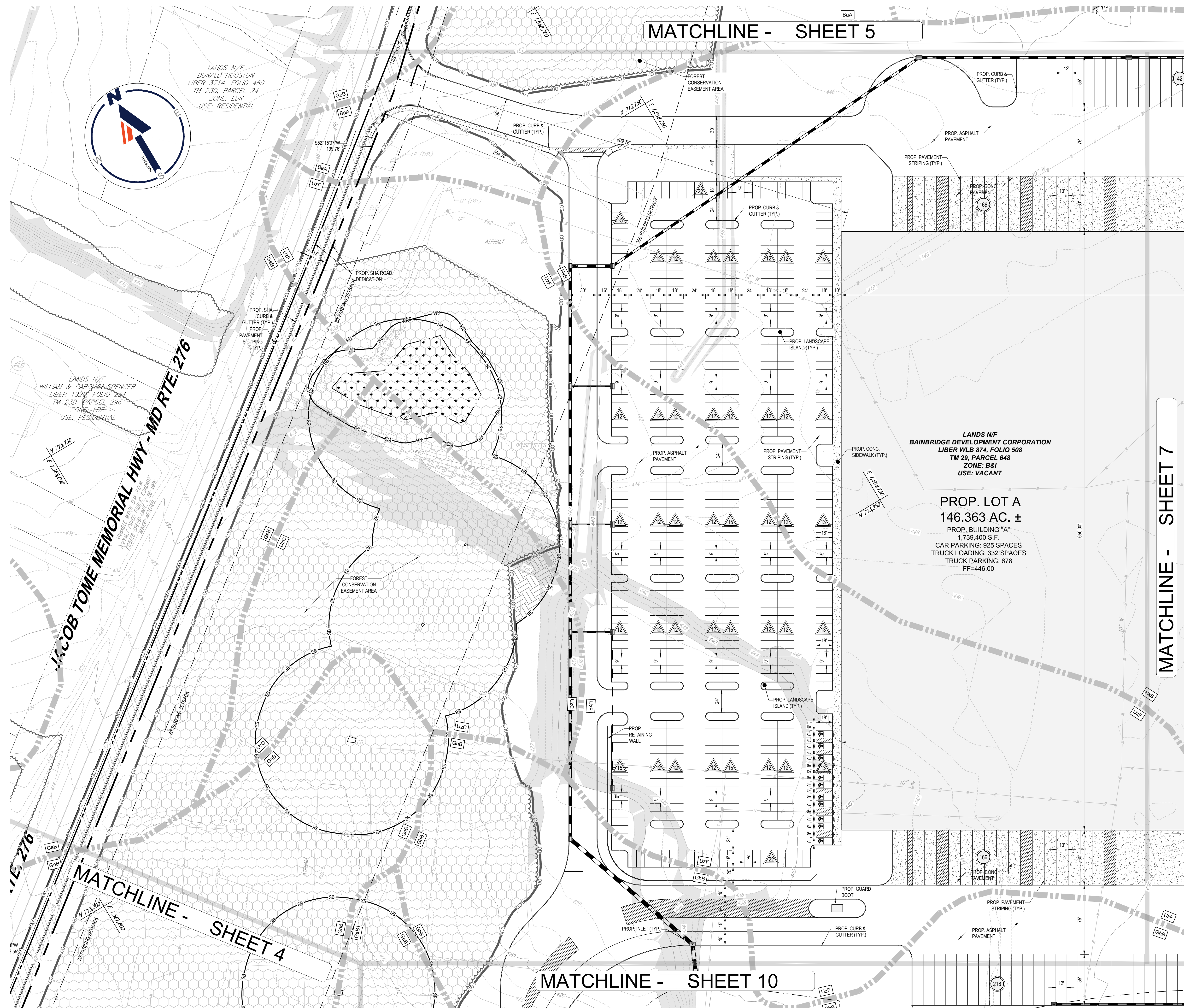
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

5

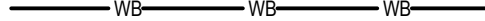
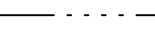
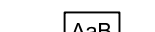
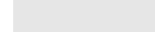
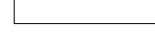
ORG. DATE - 2/4/2021



KEY MAP

NOT TO SCALE

LEGEND

- | | |
|---|---|
|  | EXISTING PROPERTY LINE |
|  | ADJACENT PROPERTY LINE |
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED ROAD CENTERLINE |
|  | LIMIT OF DISTURBANCE |
|  | STREAM BUFFER |
|  | NONTIDAL WETLAND BUFFER |
|  | STREAM |
|  | SOILS LINE |
|  | FOREST |
|  | SOIL LABEL |
|  | NONTIDAL WETLANDS |
|  | EXISTING STEEP SLOPES
GREATER THAN 15% |
|  | ASPHALT PAVEMENT |
|  | CONCRETE |
|  | PROPOSED SHA
R.O.W. DEDICATION |
|  | FOREST CONSERVATION AREA |
|  | STREAM BUFFER IMPACTS |



REVISIONS

[illegible]

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

NOT APPROVED FOR
CONSTRUCTION

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-SSF
DRAWN BY: MC
CHECKED BY: AC
DATE: 2/4/20
CAD I.D.: MD192273-SSF

PROJECT:

GENERAL DEVELOPMENT PLAN

FOI

MRPI
BAINBRIDGE I,
LLC

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

BOHLER //

901 DULANEY VALLEY ROAD, SUITE 80
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

ANDREW G. STINE

2/4/2021

PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 37687
PROFESSIONAL CERTIFICATION
I, ANDREW J. KATZ, CERTIFY THAT THE FOLLOWING 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: 7/1/21

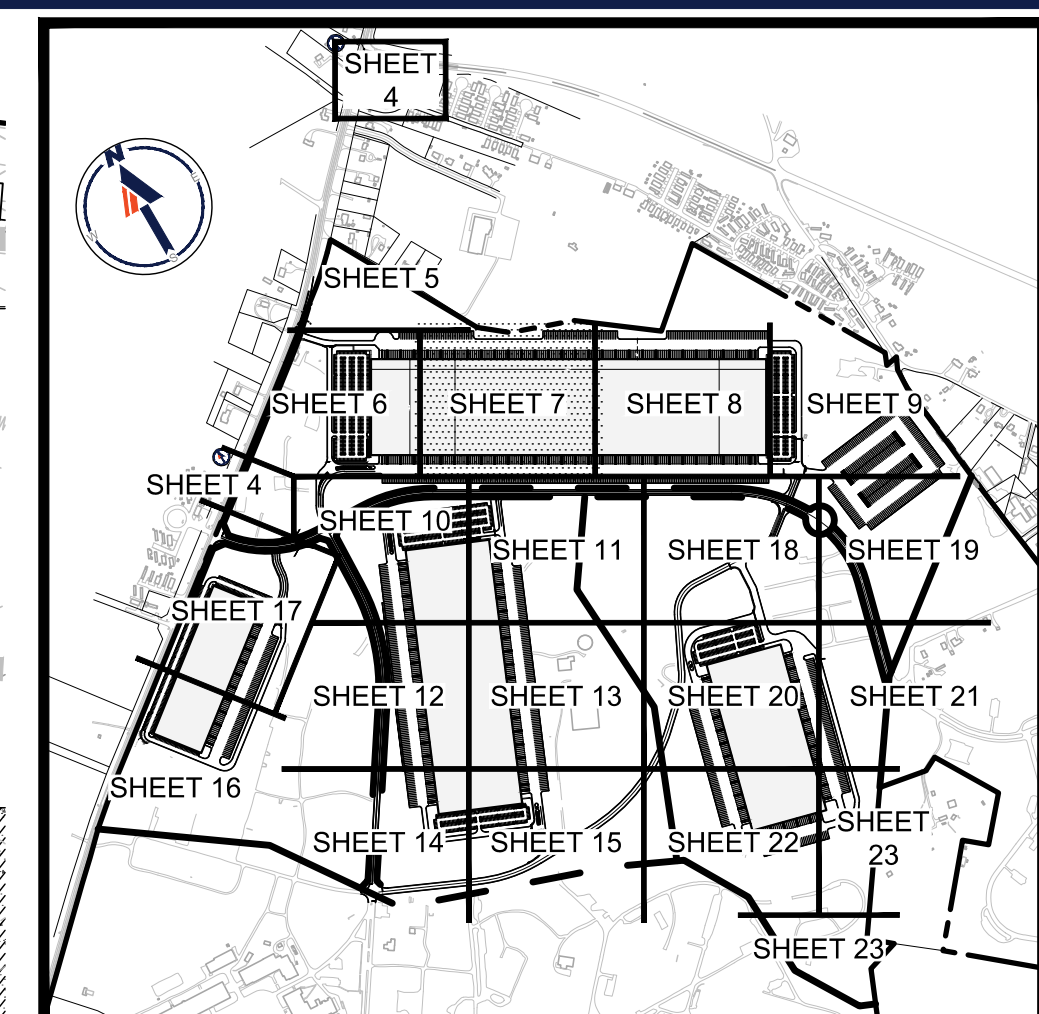
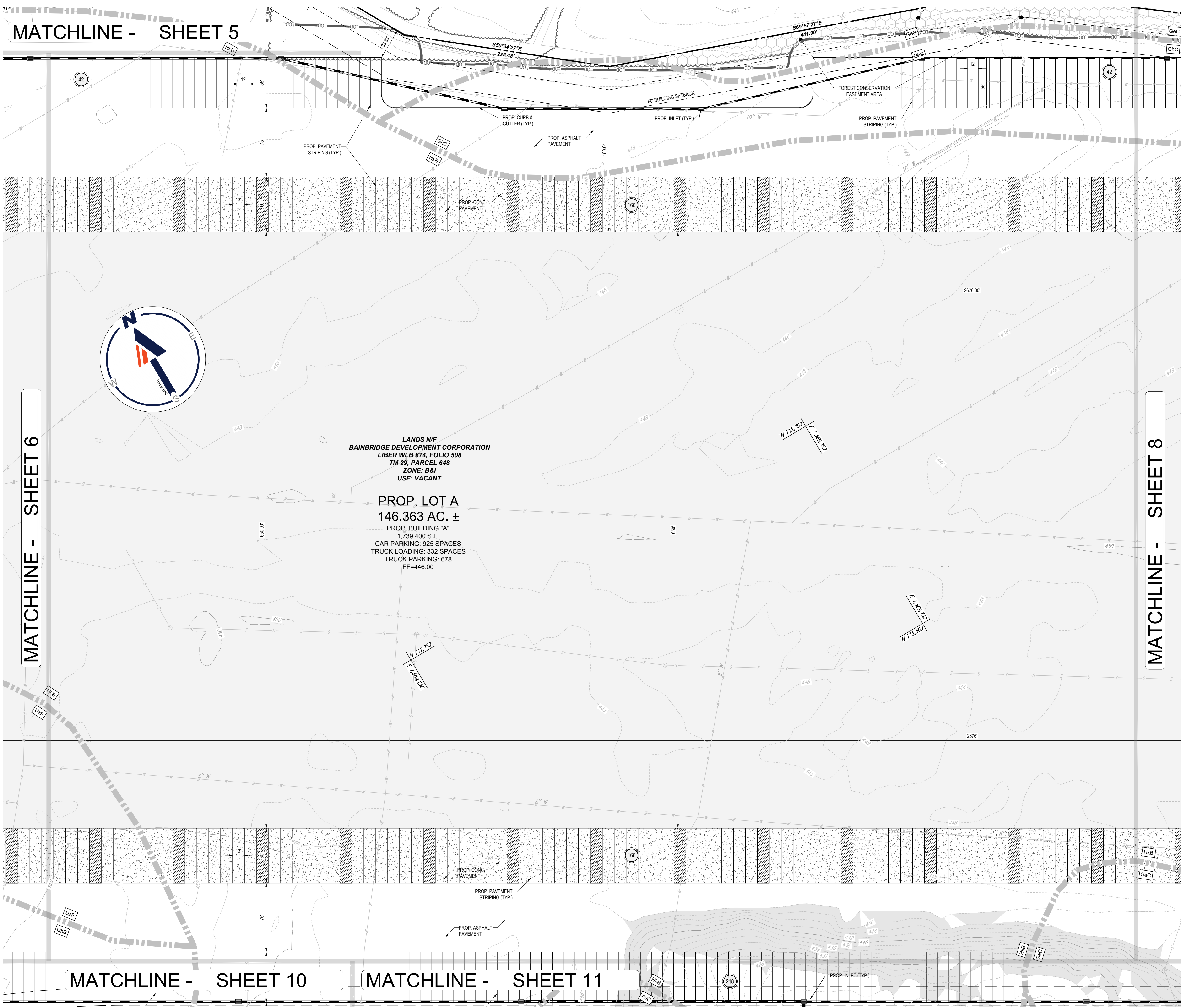
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

6

ORG. DATE - 2/4/2021



KEY MAP
NOT TO SCALE

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	LIMIT OF DISTURBANCE
	STREAM BUFFER
	NONTIDAL WETLAND BUFFER
	STREAM
	SOILS LINE
	FOREST
	SOIL LABEL
	NONTIDAL WETLANDS
	EXISTING STEEP SLOPES GREATER THAN 15%
	ASPHALT PAVEMENT
	CONCRETE
	PROPOSED SHA R.O.W. DEDICATION
	FOREST CONSERVATION AREA
	STREAM BUFFER IMPACTS

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.

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	MD192273
DRAWN BY:	MCO
CHECKED BY:	AGS
DATE:	2/4/2021
CAD ID:	MD192273-SSP-0

PROJECT:
**GENERAL
DEVELOPMENT PLAN**
FOR
MRPI
BAINBRIDGE I,
LLC

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

BOHLER

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

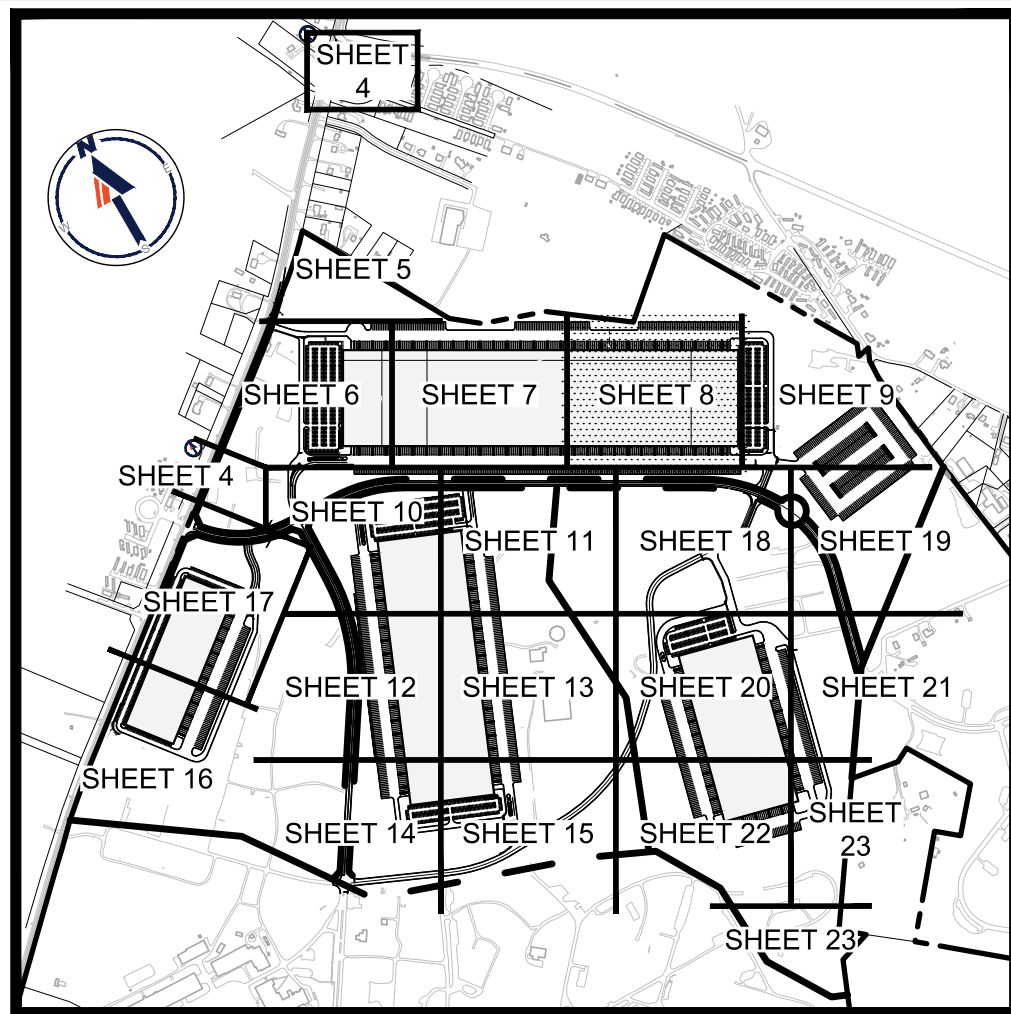
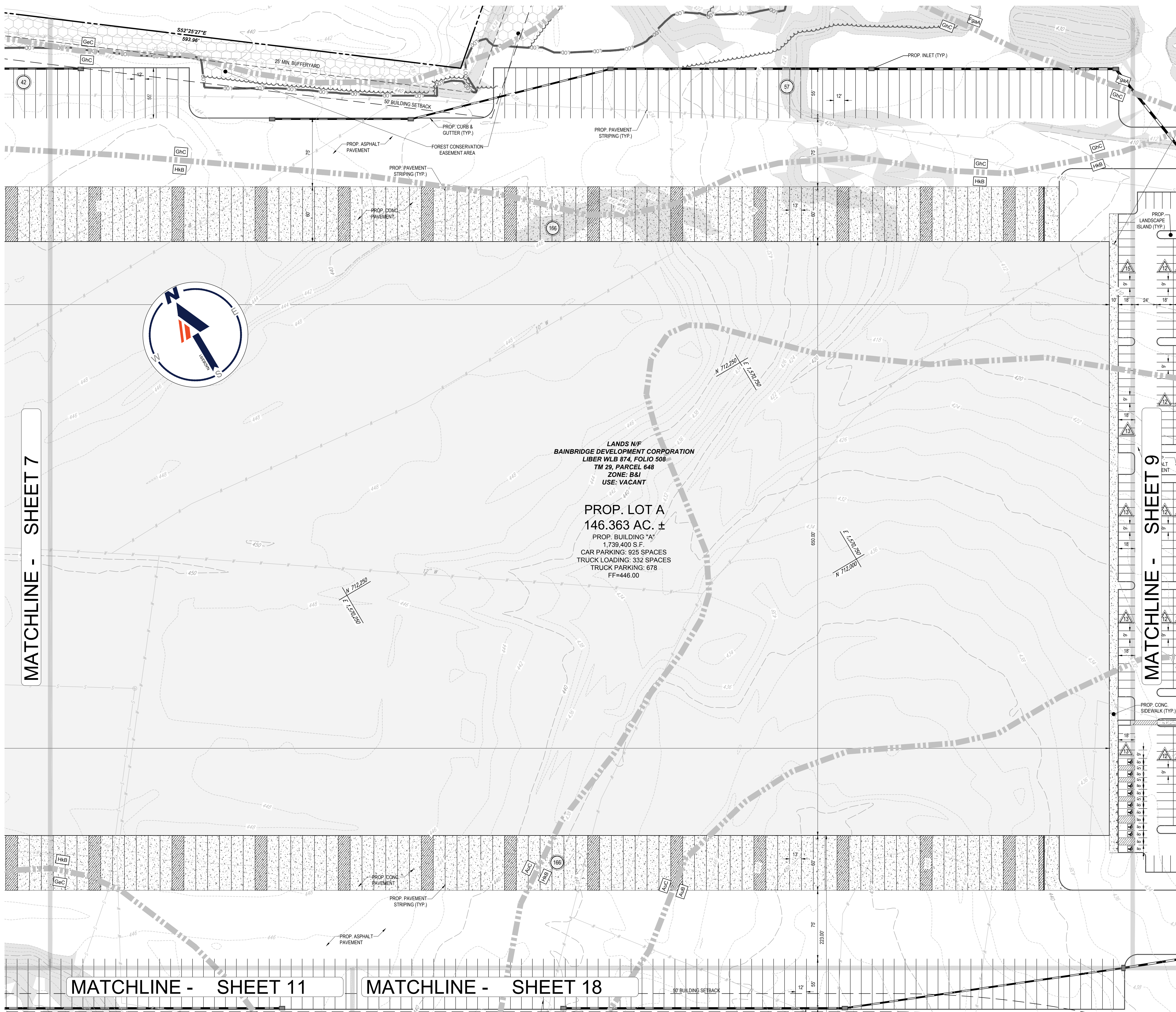
ANDREW G. STINE

2/4/2021
PROFESSIONAL ENGINEER
I, ANDREW G. STINE, being duly sworn, depose and say that these documents were prepared and 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: 7/1/21

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
7

ORG. DATE - 2/4/2021



KEY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES
GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

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: MCO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

PROJECT:

GENERAL
DEVELOPMENT PLAN

FOR

MRPI
BAINBRIDGE I,
LLC

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

BOHLER

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

ANDREW G. STINE

2/4/2021
PROFESSIONAL ENGINEER
I AND MY EMPLOYER 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: 7/1/21

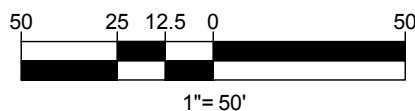
SHEET TITLE:

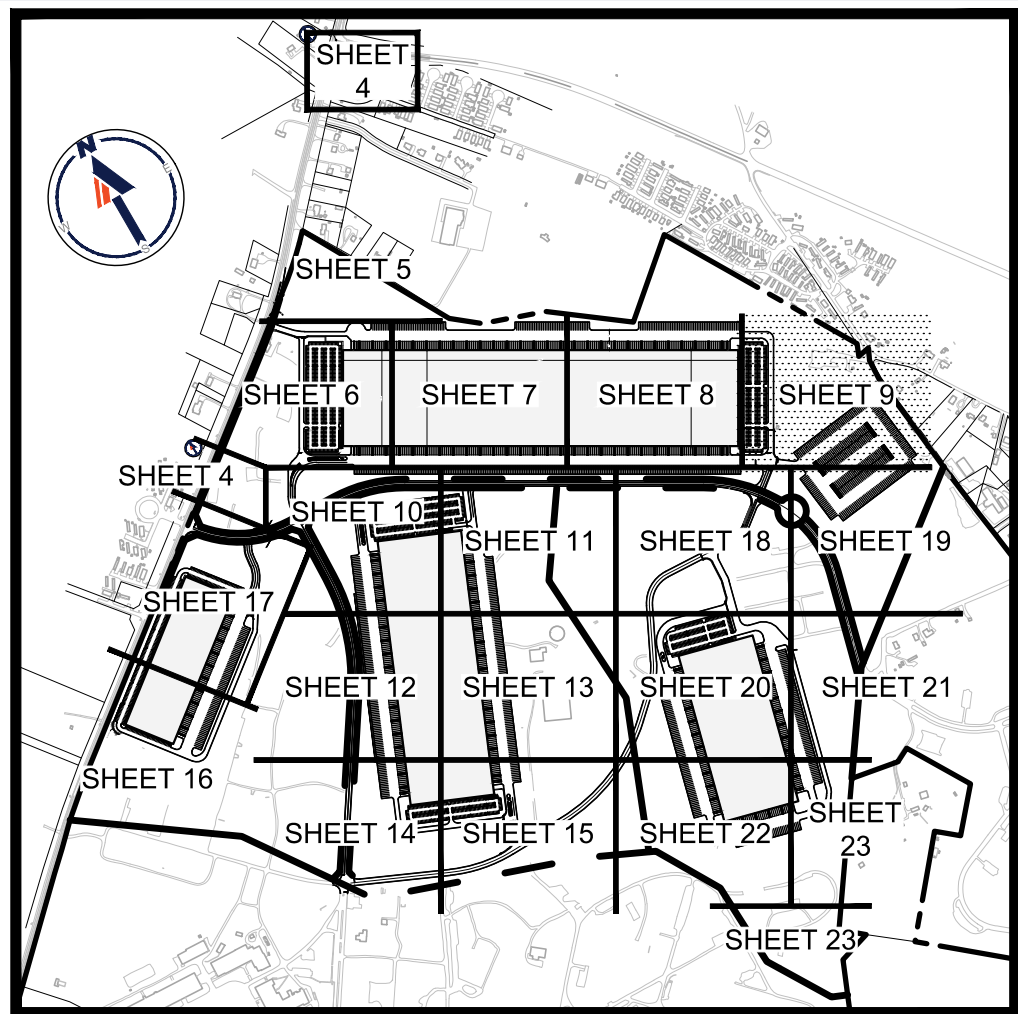
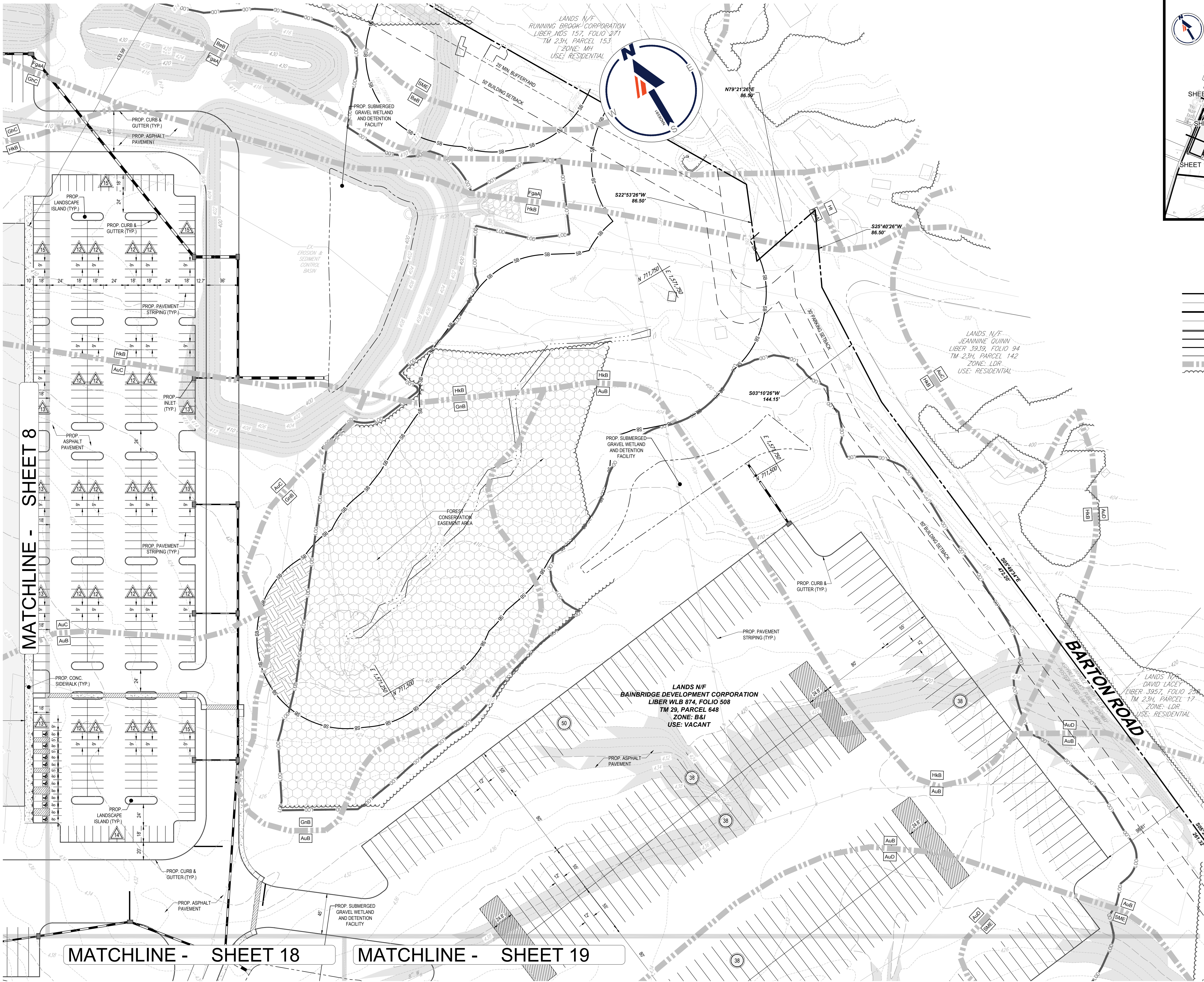
SITE PLAN

SHEET NUMBER:

8

ORG. DATE - 2/4/2021





KEY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES
GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

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: MCO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

PROJECT:

GENERAL
DEVELOPMENT PLAN

FOR

MRPI
BAINBRIDGE I,
LLC

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

BOHLER

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

ANDREW G. STINE

PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I AND MY EMPLOYER 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: 7/1/2021

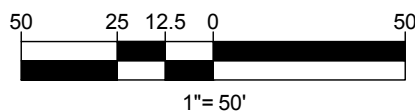
SHEET TITLE:

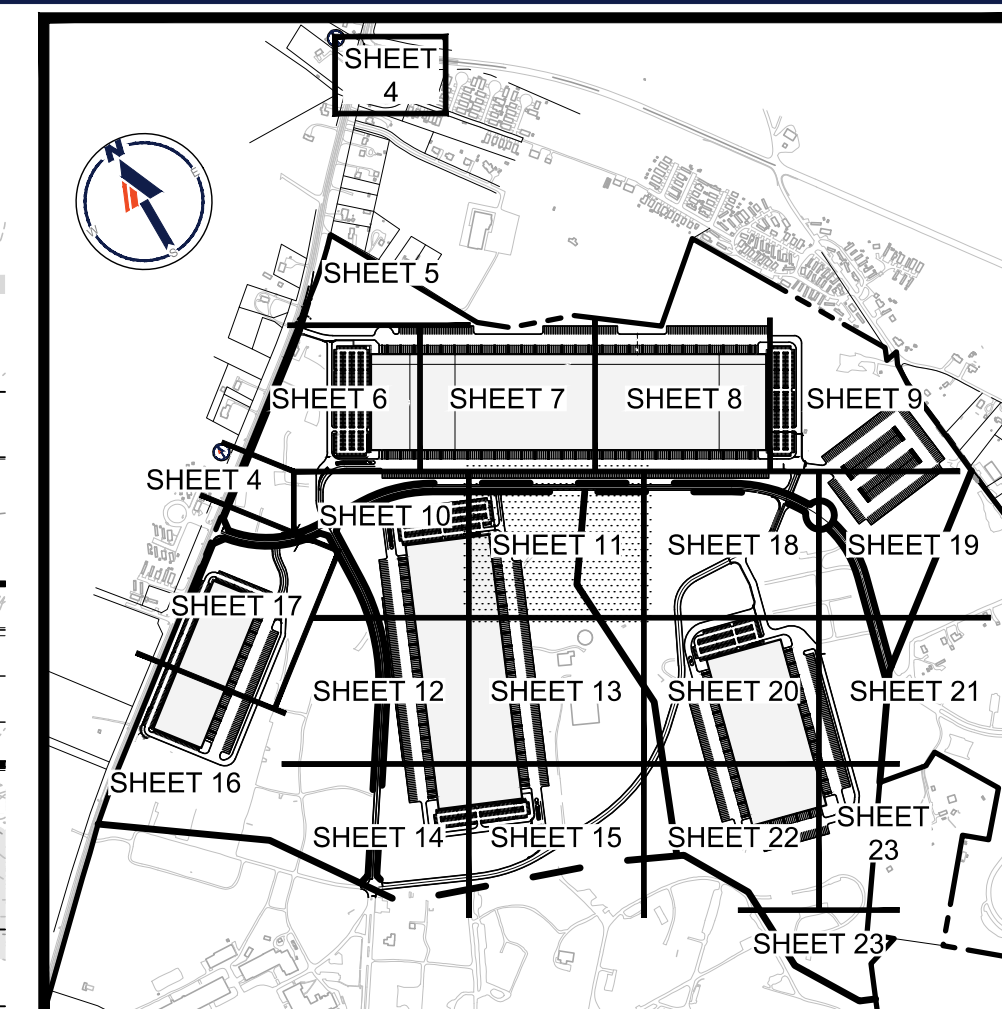
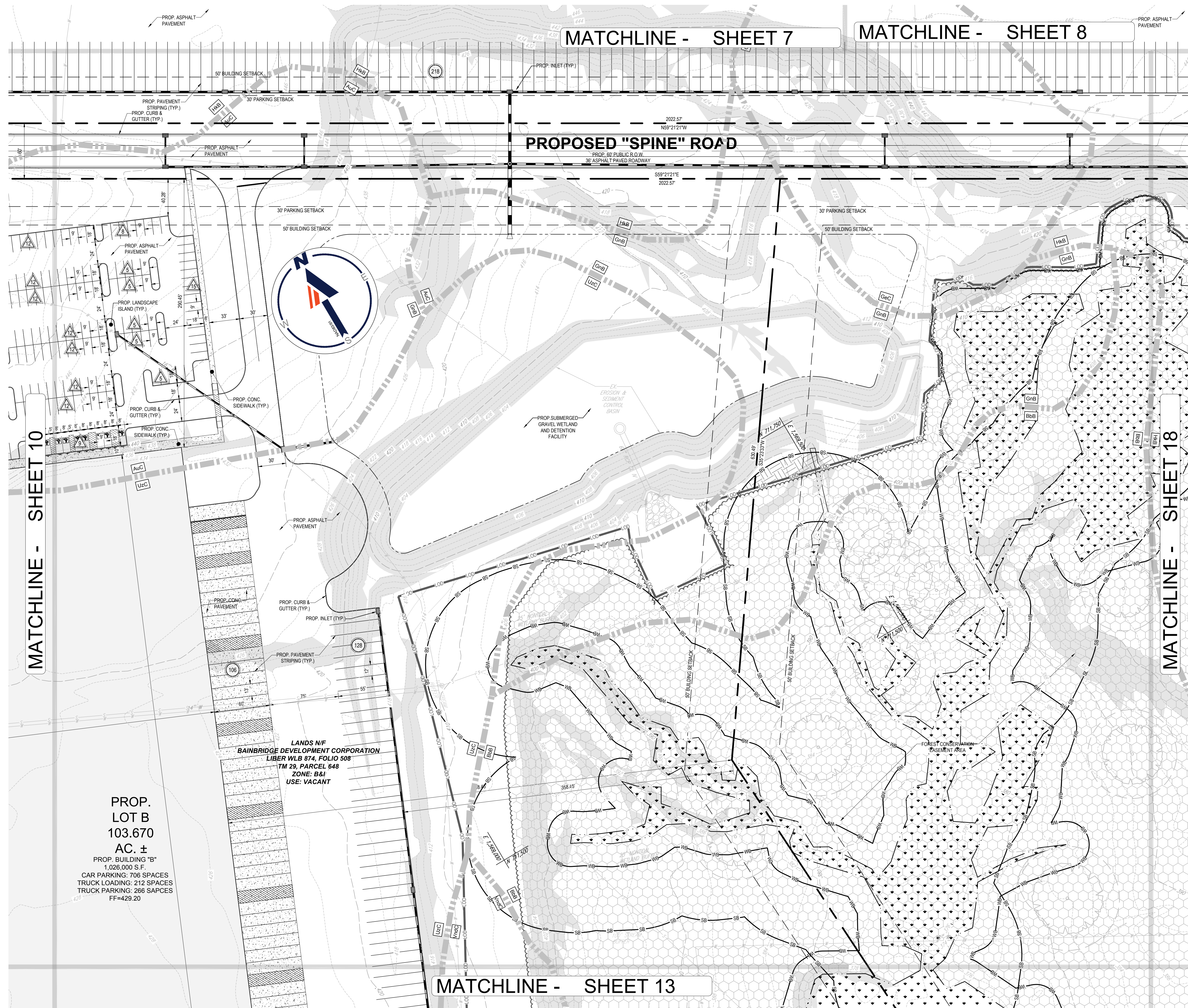
SITE PLAN

SHEET NUMBER:

9

ORG. DATE - 2/4/2021





KEY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES
GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS

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.

NOT APPROVED FOR CONSTRUCTION
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: MGO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

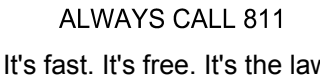
PROJECT:
GENERAL DEVELOPMENT PLAN
FOR
MRPI
BAINBRIDGE I,
LLC

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

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

ANDREW G. STINE
PROFESSIONAL ENGINEER
2/4/2021
I, ANDREW G. STINE, THE ENGINEER OF RECORD, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND 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: 7/1/2021

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
11
ORG. DATE - 2/4/2021

[illegible]

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.:	MD19227
DRAWN BY:	MC
CHECKED BY:	AG
DATE:	2/4/202
CAD I.D.:	MD192273-SSP4

PROJECT

- FOR _____

MRPI
BAINBRIDGE I,
LLC

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

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

2/4/2021

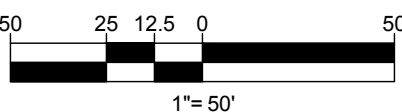
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 37687
PROFESSIONAL CERTIFICATION
I, ANDREW G. STINE, CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 37687, EXPIRATION DATE: 7/1/21

SHEET TITLE

SHEET NUMBER

12

ORG. DATE - 2/4/2021



LEGEND

- 

Know what's below.
Call before you dig.

ALWAYS CALL 811

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

NOT APPROVED FOR
CONSTRUCTION

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.: MD19222
DRAWN BY: MC
CHECKED BY: AC
DATE: 2/4/20
CAD I.D.: MD192273-SSF

PROJECT:

GENERAL DEVELOPMENT PLAN

FOR —

MRPI
BAINBRIDGE I,
LLC

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

BOHLER //

**901 DULANEY VALLEY ROAD, SUITE 80
TOWSON, MARYLAND 21204**
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

ANDREW G. STINE

STATE OF MARYLAND
ANDREW G. STINE
2/4/2012
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 37887
PROFESSIONAL CERTIFICATION
I, ANDREW G. STINE, 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. 37887, EXPIRATION DATE: 7/12/21

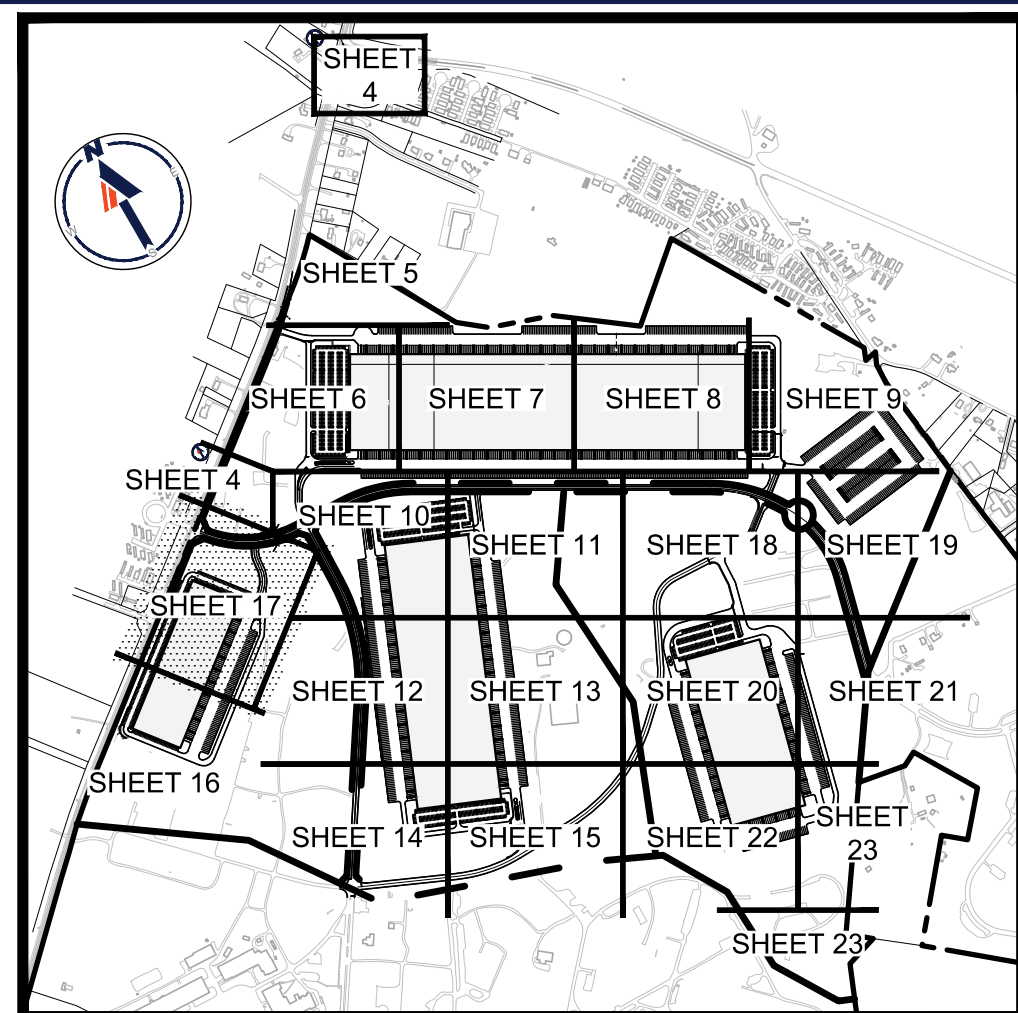
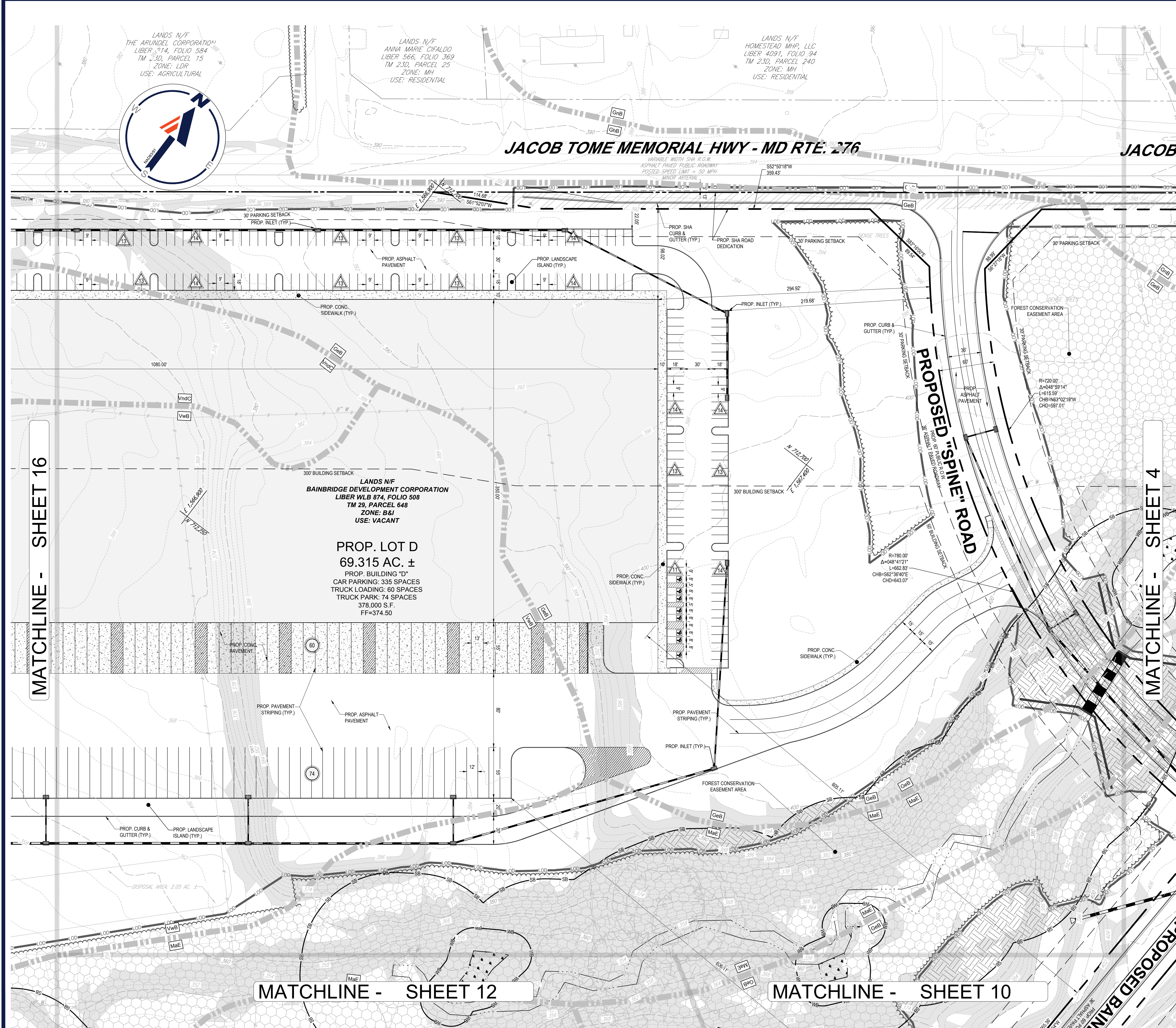
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

16

ORG. DATE - 2/4/2021



KEY MAP

NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
- R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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: MCO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

PROJECT:

GENERAL DEVELOPMENT PLAN

FOR

MRPI
BAINBRIDGE I,
LLC

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

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

ANDREW G. STINE

PROFESSIONAL ENGINEER
2/4/2021
I AND MY EMPLOYER HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37687, EXPIRATION DATE: 7/1/2021

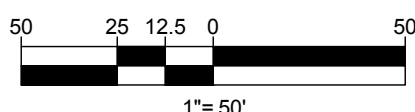
SHEET TITLE:

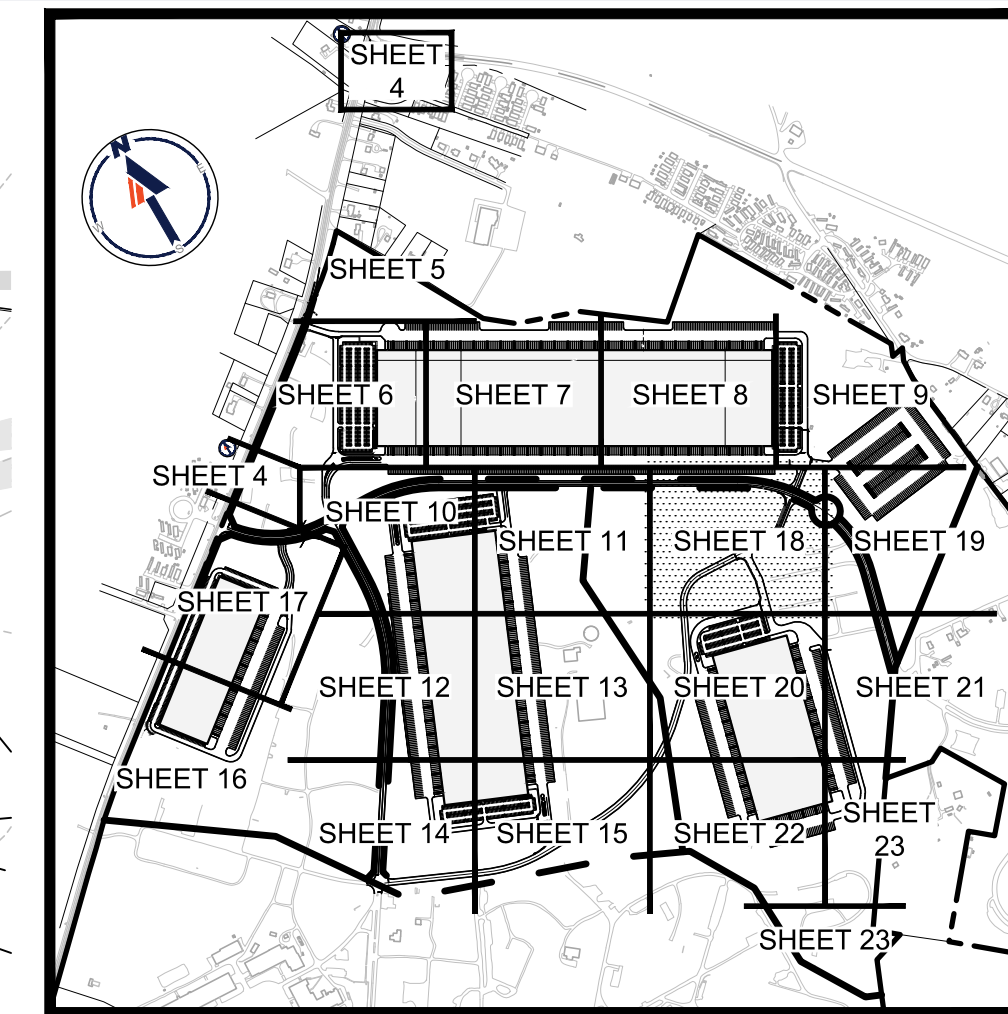
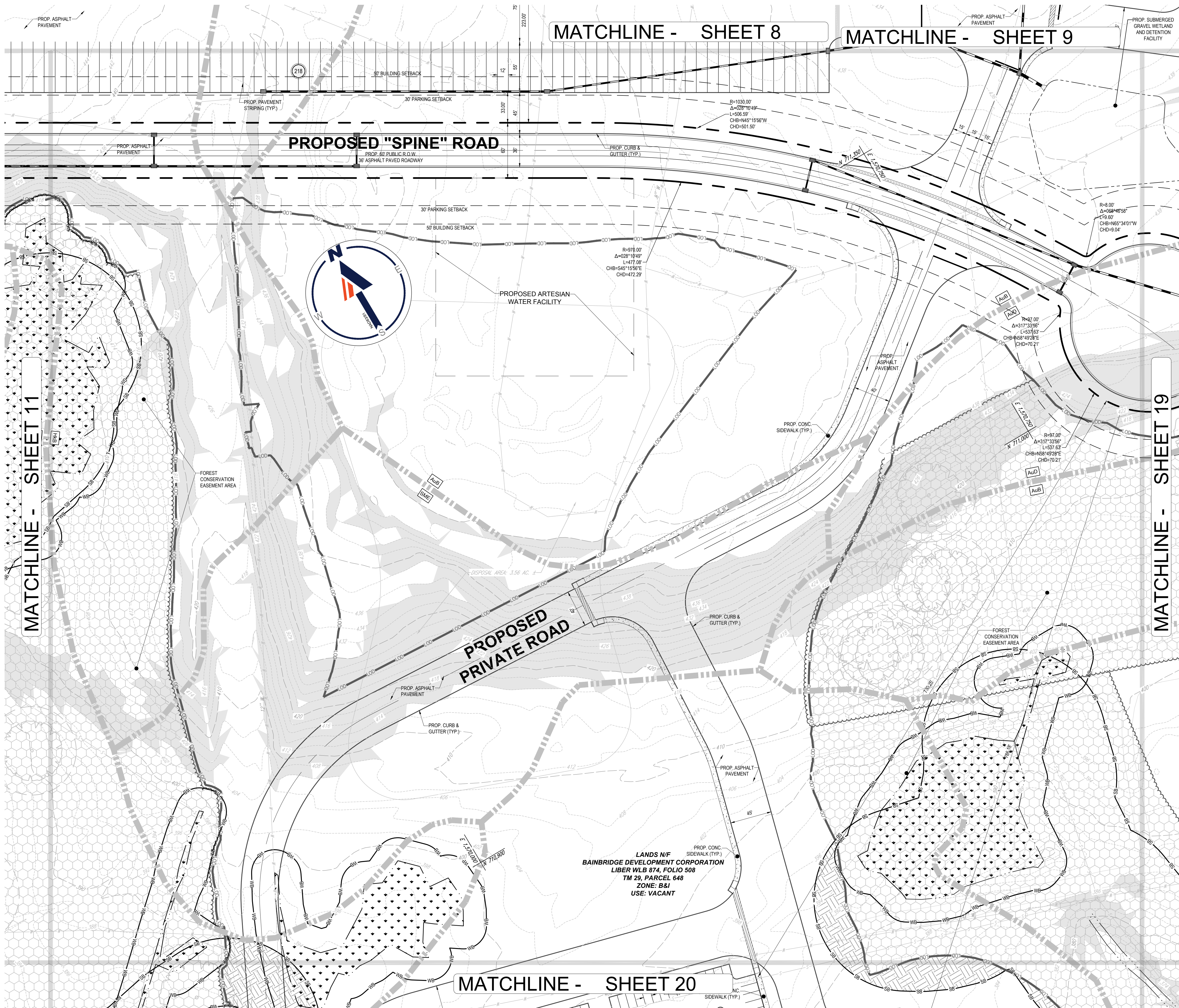
SITE PLAN

SHEET NUMBER:

17

ORG. DATE - 2/4/2021





KEY MAP
NOT TO SCALE

LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED ROAD CENTERLINE
	LIMIT OF DISTURBANCE
	STREAM BUFFER
	NONTIDAL WETLAND BUFFER
	STREAM
	SOILS LINE
	FOREST
	SOIL LABEL
	NONTIDAL WETLANDS
	EXISTING STEEP SLOPES GREATER THAN 15%
	ASPHALT PAVEMENT
	CONCRETE
	PROPOSED SHA
	R.O.W. DEDICATION
	FOREST CONSERVATION AREA
	STREAM BUFFER IMPACTS

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

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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

NOT APPROVED FOR
CONSTRUCTION

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: MCO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

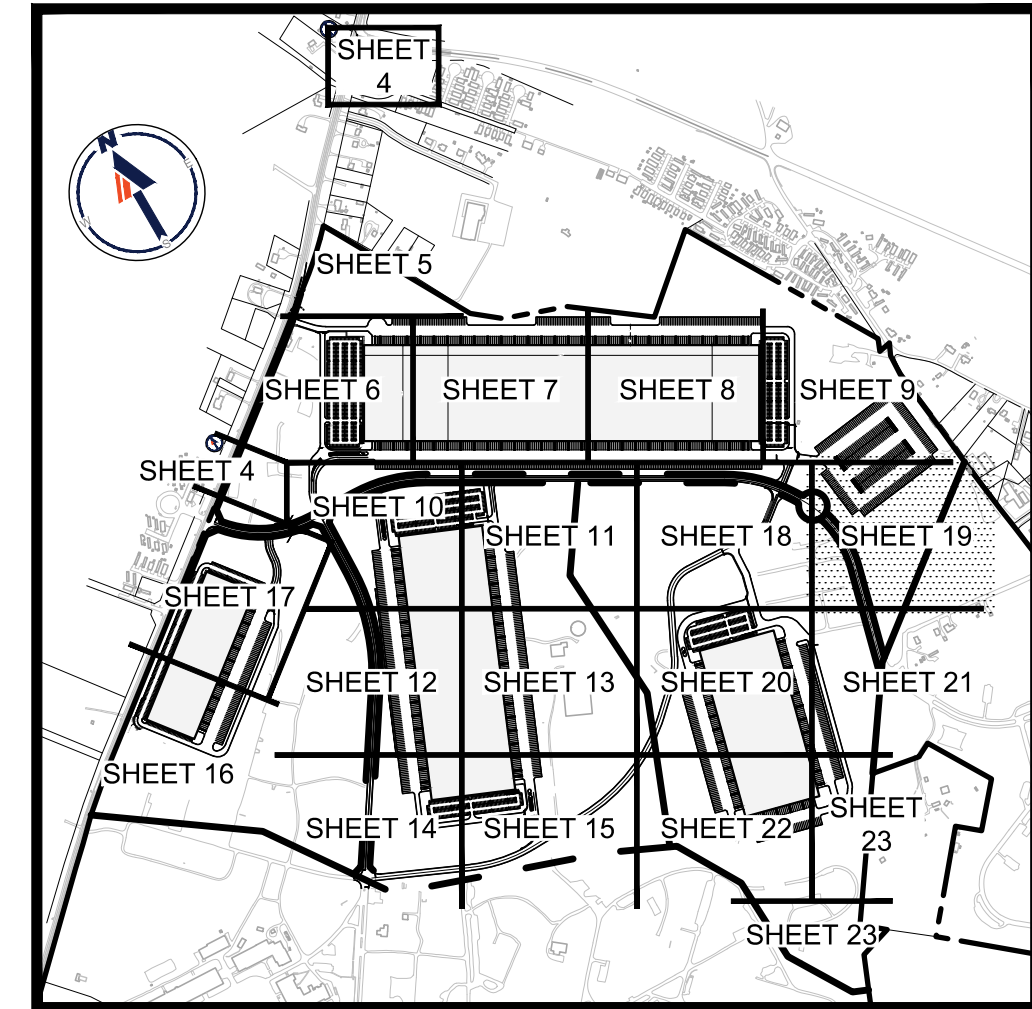
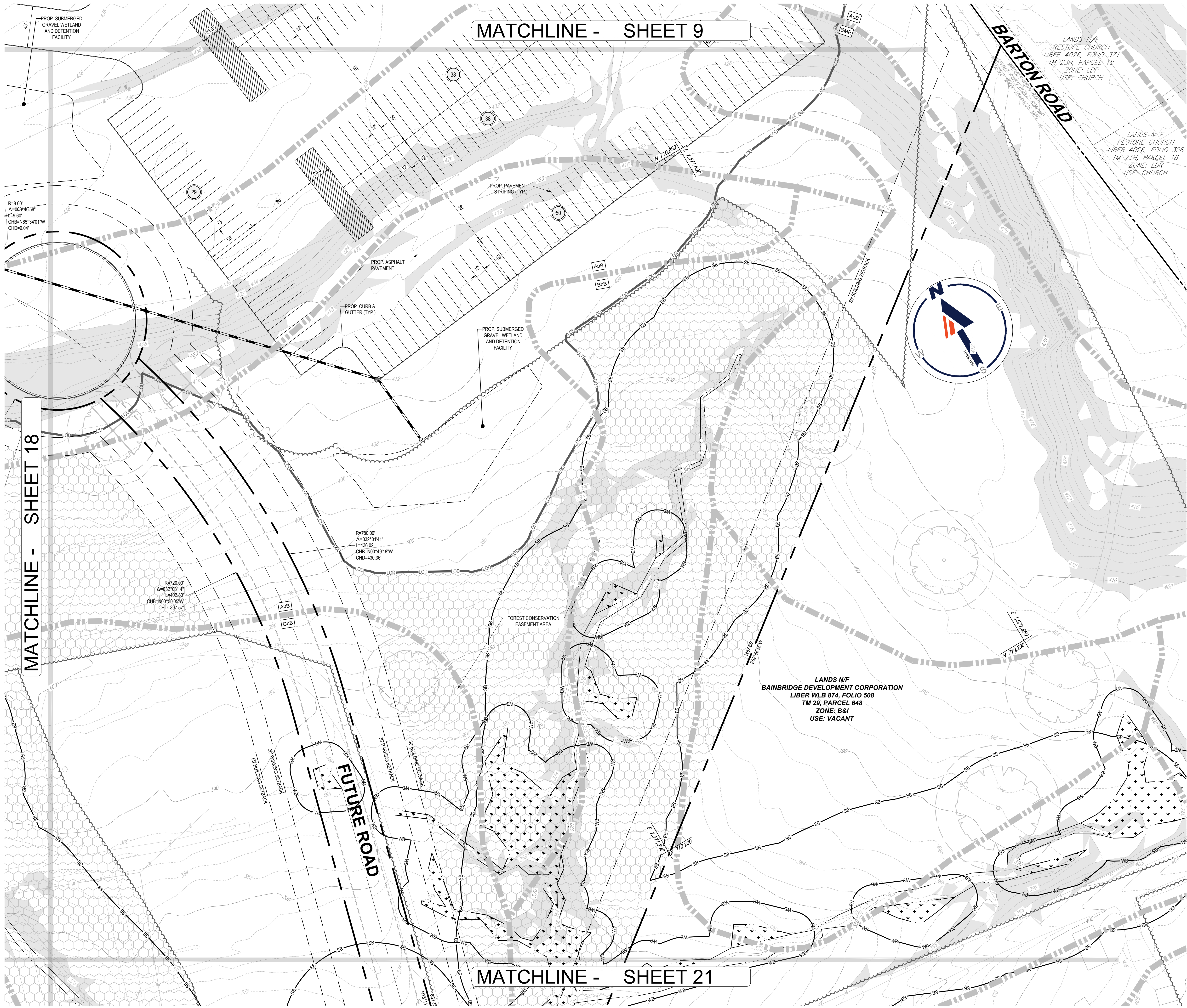
PROJECT:
GENERAL DEVELOPMENT PLAN
FOR
MRPI
BAINBRIDGE I, LLC

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

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

ANDREW G. STINE
PROFESSIONAL ENGINEER
2/24/2021
I AND MY EMPLOYER 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: 7/1/21

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
18
ORG. DATE - 2/4/2021



KEY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
- R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

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:	MCO
CHECKED BY:	AGS
DATE:	2/4/2021
CAD ID:	MD192273-SSP-0

GENERAL DEVELOPMENT PLAN

FOR
**MRPI
BAINBRIDGE I,
LLC**

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

BOHLER

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

ANDREW G. STINE

PROFESSIONAL ENGINEER
2/4/2021
I, ANDREW G. STINE, THE ENGINEER OF RECORD, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37687, EXPIRATION DATE: 7/1/21

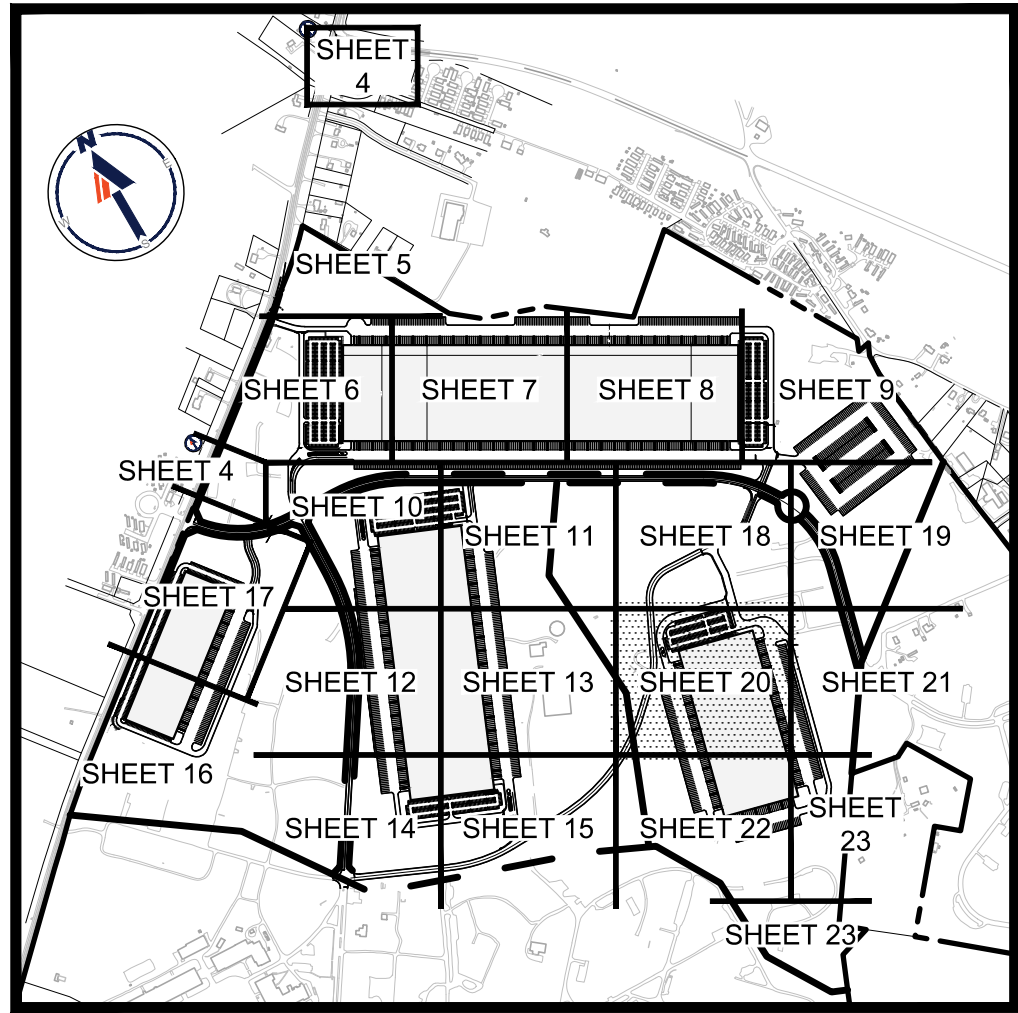
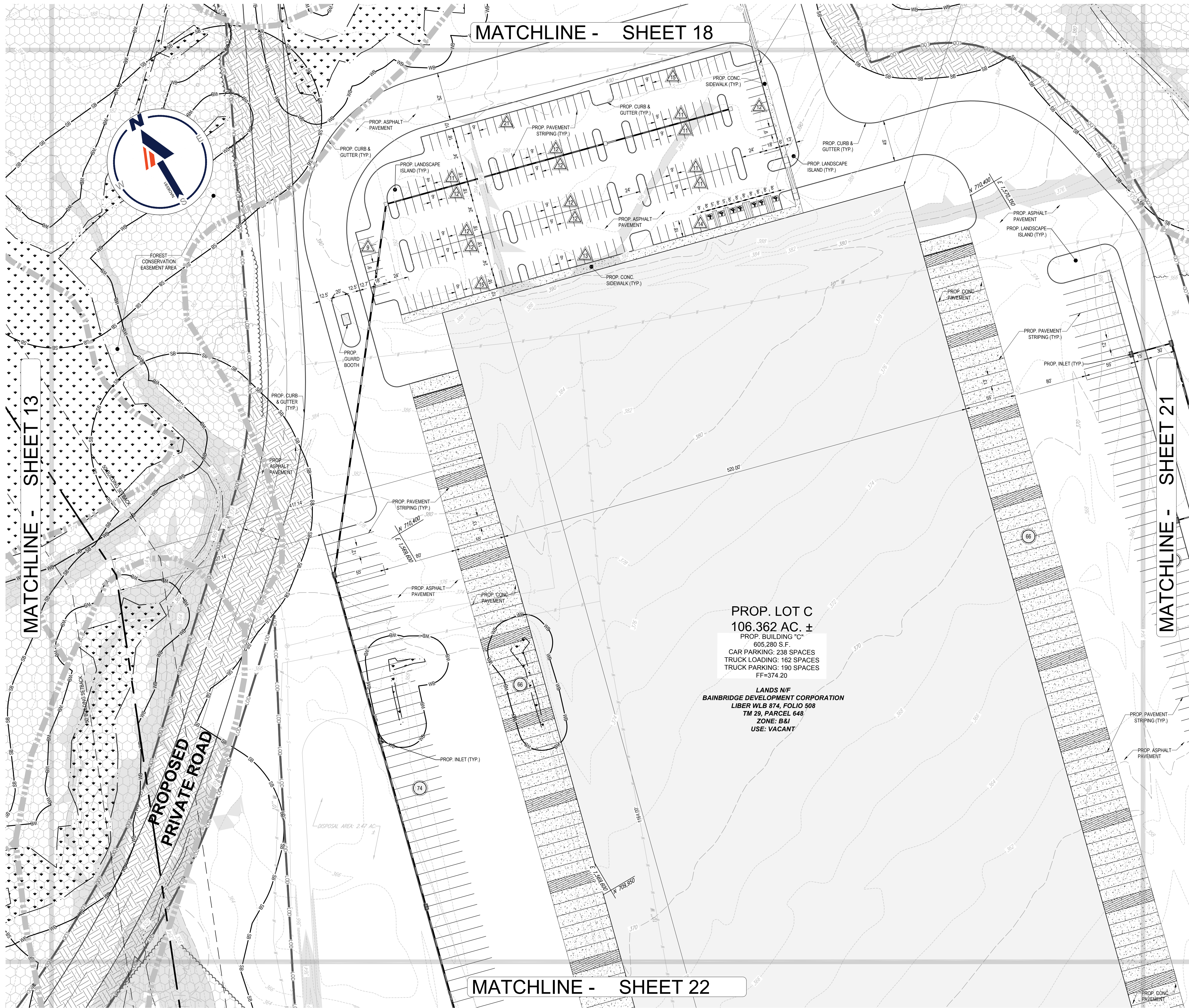
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

19

ORG. DATE - 2/4/2021



KEY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES
GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
- R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

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: MCO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

PROJECT:

GENERAL
DEVELOPMENT PLAN

FOR

MRPI
BAINBRIDGE I,
LLC

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

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

ANDREW G. STINE

2/4/2021
PROFESSIONAL ENGINEER
I AND MY FELLOW ENGINEERS AT BOHLER ENGINEERING, P.C. HAVE PREPARED THESE DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT OF 1996, AS AMENDED, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37687, EXPIRATION DATE: 7/1/21

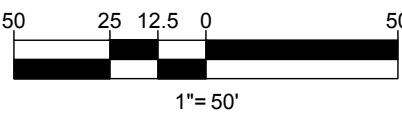
SHEET TITLE:

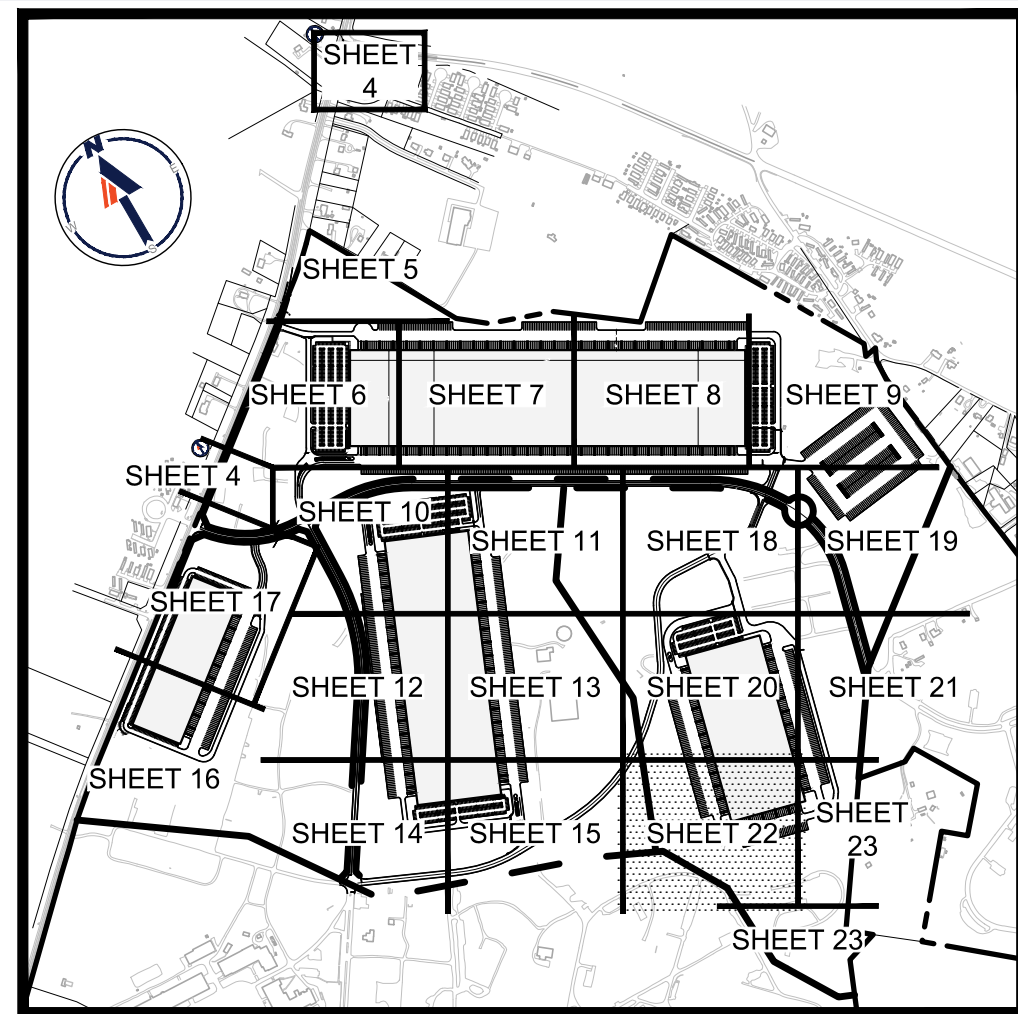
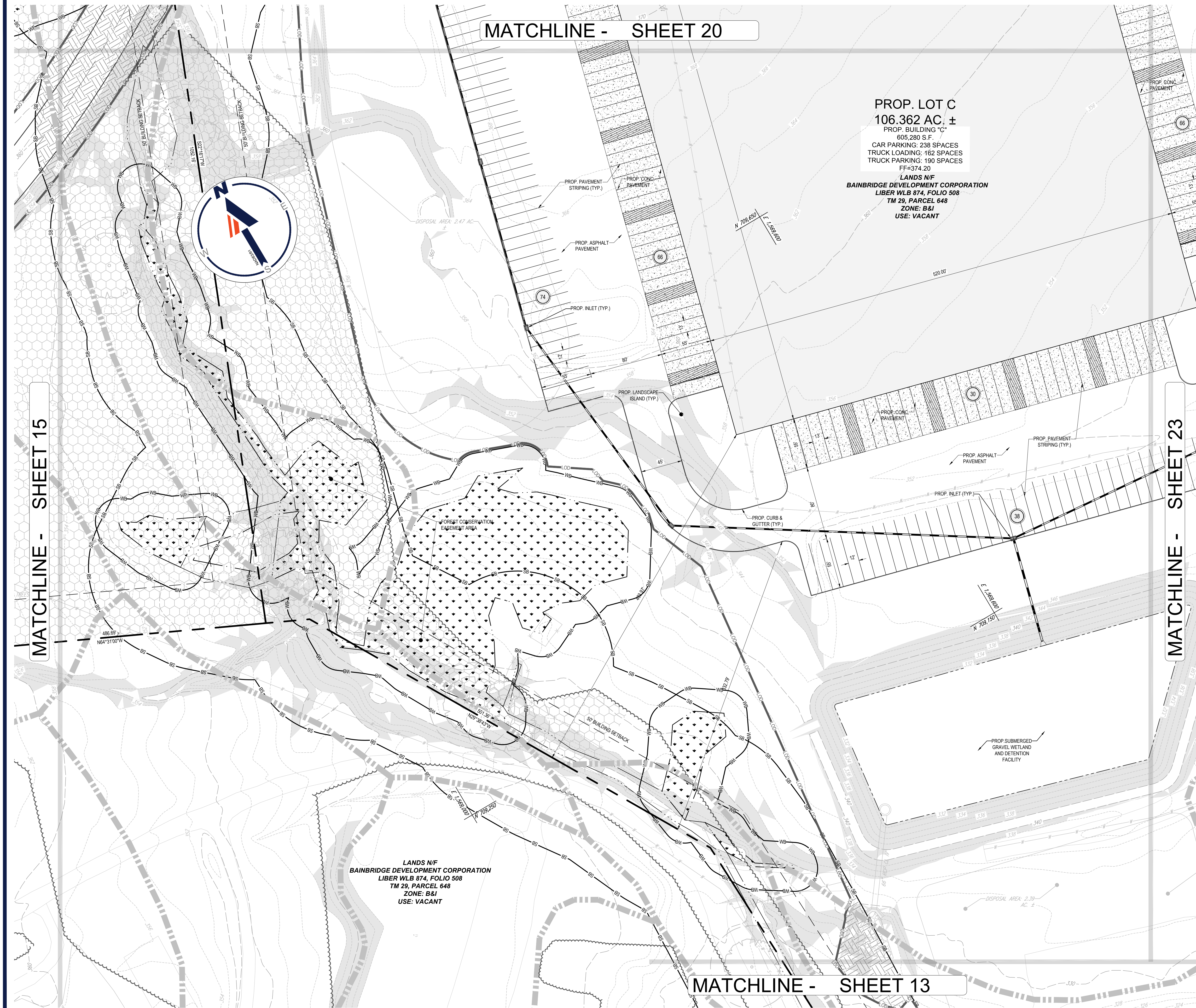
SITE PLAN

SHEET NUMBER:

20

ORG. DATE - 2/4/2021





KEY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- LIMIT OF DISTURBANCE
- STREAM BUFFER
- NONTIDAL WETLAND BUFFER
- STREAM
- SOILS LINE
- FOREST
- SOIL LABEL
- NONTIDAL WETLANDS
- EXISTING STEEP SLOPES
GREATER THAN 15%
- ASPHALT PAVEMENT
- CONCRETE
- PROPOSED SHA
R.O.W. DEDICATION
- FOREST CONSERVATION AREA
- STREAM BUFFER IMPACTS

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY



ALWAYS CALL 811
It's fast. It's free. It's the law.

**NOT APPROVED FOR
CONSTRUCTION**

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: MGO
CHECKED BY: AGS
DATE: 2/4/2021
CAD ID: MD192273-SSP-0

PROJECT:

**GENERAL
DEVELOPMENT PLAN**

FOR

MRPI
BAINBRIDGE I,
LLC

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

BOHLER

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

ANDREW G. STINE

PROFESSIONAL ENGINEER
I AM A DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
PHONE: (410) 821-7900
FAX: (410) 821-7987
MD@BOHLERENG.COM
I AND MY FIRM, BOHLER ENGINEERING, P.C., ARE NOT PROVIDING THESE DOCUMENTS TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF BOHLER ENGINEERING, P.C. THESE DOCUMENTS ARE THE PROPERTY OF BOHLER ENGINEERING, P.C. AND ARE TO BE USED ONLY FOR THE PROJECT AND PURPOSE SPECIFICALLY IDENTIFIED ON THESE DOCUMENTS. ANY REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF BOHLER ENGINEERING, P.C. IS STRICTLY PROHIBITED.

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

22

ORG. DATE - 2/4/2021

