



Town of Port Deposit
Application For
Preliminary/Final Subdivision Plan Review

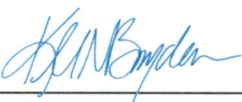
Town of Port Deposit
64 South Main Street
Port Deposit, MD 21904
townhall@portdeposit.org
410.378.2121
Fax: 410.378.9104

Subdivision Review Fees (please check one):

- ☒ Addition to Lots or Parcels (lot line adjustment) Review.....\$250.00
☒ Minor Subdivision three (3) lots or less with no public improvements..... \$560.00
☐ Major Subdivision (more than three (3) with or without public improvements and any subdivision involving public improvements)

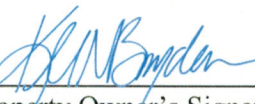
Project Description	Minimum	Plus Per Lot	Maximum	Staff Hours
Minor Subdivision	\$1,120	NA	\$1,120	16
Major Subdivision	\$1,120	\$100	N/A	N/A

Applicant's Name:	MRP INDUSTRIAL - KATE NOLAN BRYDEN		
Address:	509 S. EXETER STREET, SUITE 216		
Phone:	443-414-7855	Email:	KBRYDEN@MRPINDUSTRIAL.COM
Property Owner:	BLC LOT A, LLC - KATE NOLAN BRYDEN		
Phone:	443-414-7855	Email:	KBRYDEN@MRPINDUSTRIAL.COM
Site Location:	BAINBRIDGE LOGISTICS CENTER, LOT 1 - 100 POWERS RD, PORT DEPOSIT, MD 21904		
Proposed Use:	INDUSTRIAL DISTRIBUTION CENTER		
Tax Map: 23G	Parcel: 648	Zoned:	B&I
Engineer/Consultant:	BOHLER - MORGAN O'DONNELL, P.E.		
Phone:	410-821-7900	Email:	MODONNELL@BOHLERENG.COM


Applicant's Signature

May 23, 2025

Date


Property Owner's Signature

May 23, 2025

Date

NOTES:

- Charges for Town Staff in excess of the hours shown in Tables 1-3 are billed at the rate of \$70 per hour.
- Services provided by private consultants and legal council will be charged to the Applicant/Developer at the full cost plus 30%.
- Declaration of Land Restriction filing fees are \$90. As-Built Engineering Review Fees vary.
- Major amendments to subdivision and site plans shall be treated as new applications. Major amendments are revisions that result in additional lots, units, square footage, major realignment or relocation of streets or parking areas, and/or substantially impact any plans for utilities or storm water management. Minor amendments shall pay a \$500 application fee.
- All required fees and additional expenses must be paid before application for site plan or subdivision approval will be considered by Staff, The Planning Commission, Board of Appeals or Mayor and Council.
- Upon recommendation of the Town Administrator and approval by the Mayor and Council, fees determined to be significantly in excess of the cost to provide the Town's development review services may be waived in part or in whole.

OFFICE USE ONLY

Zoning Permit Number:	19-2025		
Fee:	\$560.00		
Filing Date:	5/27/2025		
Received by:	(VW)		
Concept Subdivision/Site Plan Approved <input type="checkbox"/> With Conditions Attached <input type="checkbox"/> Without Conditions			
Zoning Admin or Agent		Date	
P&Z Chairperson		Date	

Date reviewed by PC: 6/12/2025
Action: _____
Authorized Signature: _____
Contingencies/ Conditions: _____

Date reviewed by Council: _____
Action: _____

Critical Area Regulations Applicable: Yes _____ No ☒
If yes, approved by: _____
Date Approved: _____
Critical Area Designation: _____
Total Disturbed Area: _____
Non-conversion Agreement required? _____

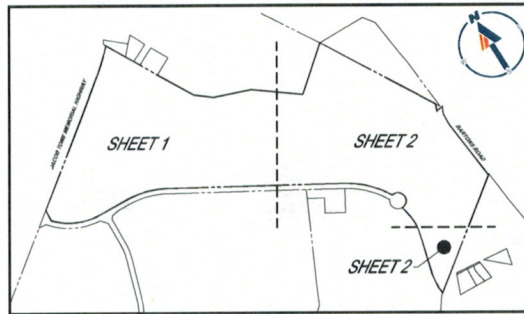
Flood Plain Regulations Applicable: Yes _____ No ☒
100 Year Flood Elevation _____
Proposed structural lowest floor elevation _____
Is structure elevated/ flood proofed? _____
Elevation Certificate required? _____
If yes, date received EC: _____

COMPLIANCE REPORT

Date: _____ Compliance: Yes _____ No _____ Work Completed: _____

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOT 1, BAINBRIDGE DEVELOPMENT CORPORATION SUBDIVISION AS RECORDED IN PLAT CABINET PC, SLOT 1123, FOLIO 1-13, AND BEING THE LANDS OF B.L.G. LOT A, L.L.C. AS RECORDED IN LIBER CANN 5555 FOLIO 477. ALL AMONG THE LANDS RECORDS OF CECIL COUNTY, MARYLAND, AND SHOWN ON TAX MAP 250 AS PARCEL 648 PER THE DEPARTMENT OF ASSESSMENTS.
2. DENOTES CORNER MARKER TO BE SET
3. ZONING: BAI BUSINESS AND INDUSTRIAL EMPLOYMENT DISTRICT
4. THE AFFORESTATION/REFORESTATION AND/OR FOREST RETENTION AREAS SHOWN ON THIS PLAT SHALL REMAIN UNDISTURBED EXCEPT TO BE USED FOR PURPOSES CONSISTENT WITH FOREST CONSERVATION AND THE APPROVED FOREST CONSERVATION PLAN FILED IN THE OFFICE OF COOLOSUS DIVISION OF PLANNING AND ZONING.
5. THE NON-TIDAL WETLANDS LOCATIONS SHOWN HEREON ARE BASED UPON A WETLAND DETERMINATION PLAN PREPARED BY ECO SCIENCE PROFESSIONAL, INC. AND FIELD LOCATED BY BOHLER ON JANUARY 11, 2021.
6. DEED RESTRICTIONS FOR THE LONG TERM PROTECTION OF THE FOREST RETENTION AREAS ARE RECORDED IN BOOK 5338 PAGE 325.
7. SETBACKS: SEE APPROVED SITE PLAN(S) ON FILE WITH THE TOWN OF PORT DEPOSIT.
8. POWERS ROAD MAY BE EXTENDED IN THE FUTURE UPON APPROVAL OF THE TOWN OF PORT DEPOSIT.
9. MODIFICATIONS APPROVED BY PLANNING COMMISSION MAY 27, 2021:
 - MODIFICATION TO DISTURB WITHIN THE STREAM BUFFER AS SPECIFIED WITHIN THE SITE PLAN.
 - PREVIOUSLY APPROVED VARIANCES/REQUESTS:
 - VARIANCES FROM FOREST CONSERVATION AND PROTECTION OF SPECIMEN TREES FOR THE PURPOSES OF GRADING DUE TO HAZARDOUS MATERIAL CLEANUP WERE REQUESTED ON 7/31/20 AND GRANTED BY CECIL COUNTY ON 8/16/20.
 - A STORMWATER MANAGEMENT VARIANCE FOR THE PURPOSES OF ROW REMEDIATION WAS GRANTED BY CECIL COUNTY ON 8/20/20.
 - PERMISSION TO EXCEED THE CECIL COUNTY GRADING UNIT LIMIT OF 20 ACRES OF DISTURBANCE WAS REQUESTED ON 7/22/20 AND GRANTED BY CECIL COUNTY SCD ON 7/24/20.
10. THERE SHALL BE NO DISTURBANCE WITHIN THE STREAM BUFFER EXCEPT AS PERMITTED BY NOTE 9 HEREIN.
11. THIS PLAT HEREBY GRANTS UNTO CECIL COUNTY, DEPARTMENT OF PUBLIC WORKS OR ITS AGENT AND/OR CONTRACTOR, FOR THE RIGHT OF ENTRY AT REASONABLE TIMES AND IN A REASONABLE MANNER FOR THE PURPOSE OF INSPECTING, OPERATING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OR REPAIRING THE STORMWATER MANAGEMENT FACILITIES.
12. THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER MAPS ENTITLED "FIRM FLOOD INSURANCE RATE MAP: CECIL COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 127 OF 305 AND 162 OF 302" MAP NUMBER 2415C01270 AND 2415C01262, WITH A MAP EFFECTIVE DATE OF JULY 8, 2015 AND MAY 4, 2015, RESPECTIVELY.



AREA TABULATION		
EXISTING PARCELS	SQ. FT.	ACRES
LOT 1	6,391,481	146.751
PROPOSED PARCELS		
LOT 1A	6,391,481	146.751
LOT 1B	1,190,480	26.779
TOTAL	7,581,961	173.530

THE LOTS SHOWN HEREON SHALL ONLY BE DEVELOPED IN ACCORDANCE WITH THE PLANS HEREON AND APPROVED BY THE TOWN OF PORT DEPOSIT PLANNING COMMISSION BY A RESOLUTION WITHIN THE TOWN'S ZONING ORDINANCE.

APPROVED BY: DATE: _____

APPROVED BY: DATE: _____

THE USE OF COMMUNITY WATER SUPPLY AND/OR OF THE COMMUNITY WASTEWATER SYSTEM IS IN CONFORMANCE WITH CECIL COUNTY WASTEWATER AND SOLID WASTE PLAN.

APPROVED: DATE: _____

APPROVED AUTHORITY: _____ DATE: _____

OWNER:
B.L.G. LOT A, L.L.C.
604 S. EIGHTH STREET, SUITE 216
BALTIMORE, MD 21202

OWNER'S CERTIFICATE
CERTIFICATION IS HEREBY MADE THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF SECTION 3-106, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND CONCERNING THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM AN AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THIS SUBDIVISION PLAT (HEREBY) WAS MADE AT OUR DISCRETION.

B.L.G. LOT A, L.L.C.
BY: _____ DATE: _____

SURVEYOR'S CERTIFICATE
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT HAS BEEN PREPARED IN CONFORMANCE WITH SECTION 3-106, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND SUBSEQUENT AMENDMENTS.

ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL
LAND SURVEYOR NO. 51987

RECORDING STAMP

RECEIVED: _____
AND ON THE SAME DAY RECORDED IN PLAT
CABINET _____ NO. _____ FOLIO _____
ONE OF THE RECORD _____ BOOKS
OF CECIL COUNTY AND EXAMINED PER _____
CLERK
CIRCUIT COURT FOR CECIL COUNTY

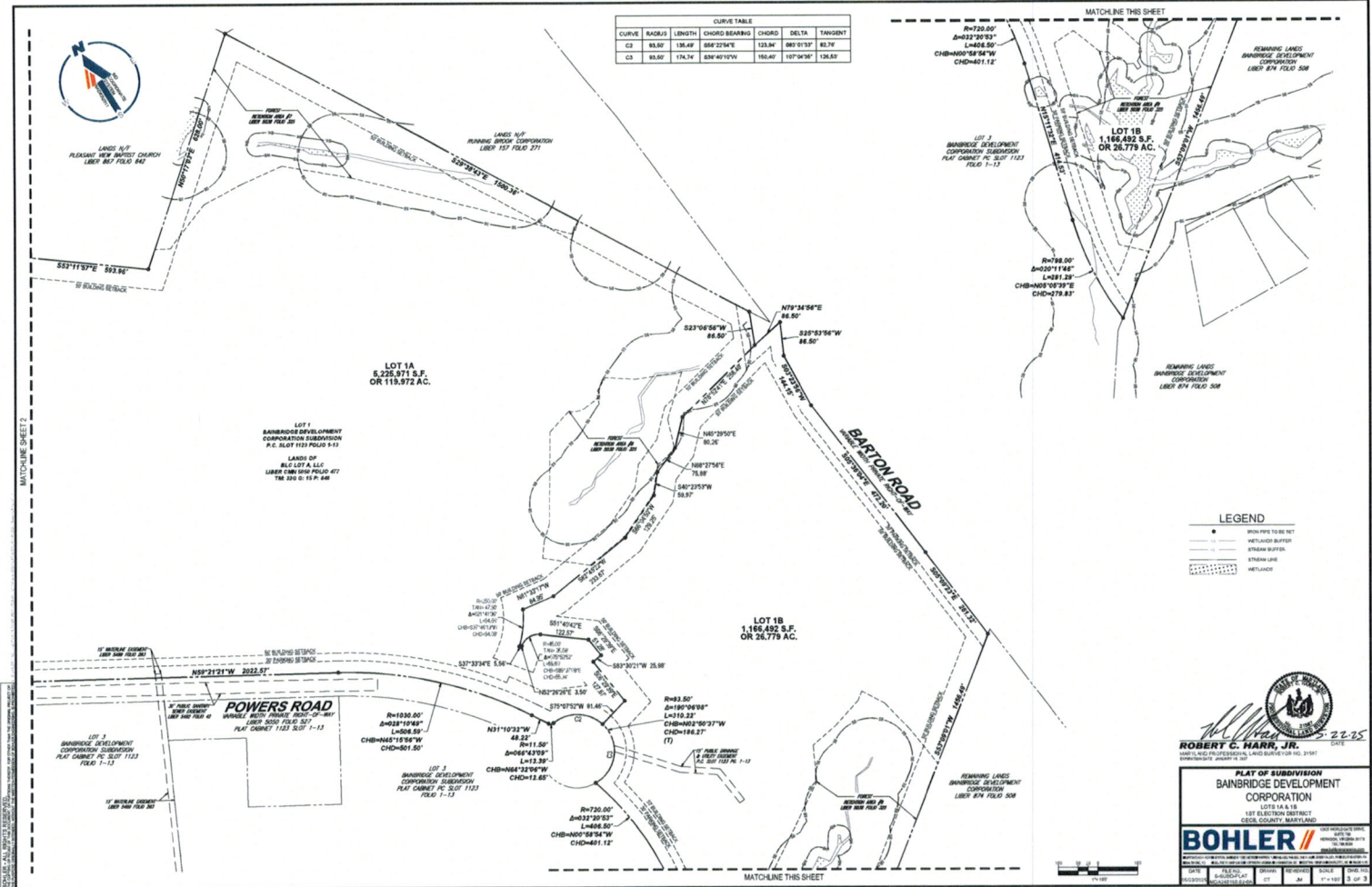
SURVEYOR'S SEAL



PLAT OF SUBDIVISION
BAINBRIDGE DEVELOPMENT CORPORATION
LOTS 1A & 1B
1ST ELECTION DISTRICT
CECIL COUNTY, MARYLAND

BOHLER
BOHLER & ASSOCIATES, INC.
1000 W. BALTIMORE AVENUE, SUITE 200
BALTIMORE, MD 21201
TEL: 410-528-1100
FAX: 410-528-1101
WWW.BOHLER-INC.COM

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	83.50'	126.44'	S85°22'45"E	123.80'	88°31'33"
C2	83.50'	174.74'	S85°40'10"W	155.49'	107°54'38"



LEGEND	
—	IRON PIPE TO BE SET
---	WETLAND BUFFER
---	STREAM BUFFER
---	STREAM LINE
---	WETLAND

BOHLER

PLAY OF SUBDIVISION
BAINBRIDGE DEVELOPMENT
CORPORATION
LOTS 1A & 1B
1ST ELECTION DISTRICT
CECIL COUNTY, MARYLAND

DATE: 11/11/2011
FILE NO.: 11-11-11
DRAWN BY: J. HARR, JR.
CHECKED BY: J. HARR, JR.
SCALE: 1" = 100'
SHEET: 2 OF 2

