

REVISED FINAL SITE PLAN

BAINBRIDGE PHASE 1A | POWERS ROAD EXTENSION

OWNER/ DEVELOPER:



CONTACT: TONI SPRENKLE

ENGINEER:

BOHLER //

CONTACT: MORGAN O'DONNELL, P.E.

PLANNING COMMISSION MEETING AUGUST 14, 2025



JACOB TOME MEMORIAL
HWY - MD RTE. 276

TENNIS LANE

POWERS ROAD

COMMODORE BLVD

CRAIGTOWN ROAD

PERKINS DR -
MD RTE. 275

DIAMOND JIM
ROAD

PRESTON
DRIVE

BAINBRIDGE ROAD - MD RTE. 222

LANDS NW
BLG LOT D LLC
LIBER 5056 FOLIO 487
TM 230 G 15 P 648
LOT: 4
PLAT: 1123/1
EX. 569 ACRES
ZONE: B-1
USE: INDUSTRIAL

LANDS NW
BLG LOT R LLC
LIBER 5056 FOLIO 487
TM 230 G 15 P 648
LOT: 3
PLAT: 1123/1
EX. 114 ACRES
ZONE: B-1
USE: INDUSTRIAL

LANDS NW
BLG LOT A LLC
LIBER 5056 FOLIO 477
TM 230 G 15 P 648
LOT: 1
PLAT: 1123/1
EX. 145.535 ACRES
ZONE: B-1
USE: INDUSTRIAL

LANDS NW
BLG LOT C LLC
LIBER 5056 FOLIO 487
TM 230 G 15 P 648
LOT: 3
PLAT: 1123/1
EX. 35.216 ACRES
PROP. 34.204 ACRES
ZONE: B-1
USE: INDUSTRIAL

LANDS NW
BAINBRIDGE DEVELOPMENT
CORPORATION
LIBER 874 FOLIO 508
TM 230 G 15 P 648
PLAT: 1123/1
EX. 742.834 AC.
PROP. 737.488 AC.
ZONE: B-1
USE: VACANT

LANDS NW
BAINBRIDGE DEVELOPMENT
CORPORATION
LIBER 874 FOLIO 508
TM 230 G 15 P 648
PLAT: 1123/1
EX. 118.258 ACRES
PROP. 118.258 ACRES
ZONE: B-1
USE: VACANT

PHASE I

PHASE II

PHASE IA

PHASE IA

OVERALL BAINBRIDGE DEVELOPMENT



REQUEST REVISED FINAL SITE PLAN APPROVAL

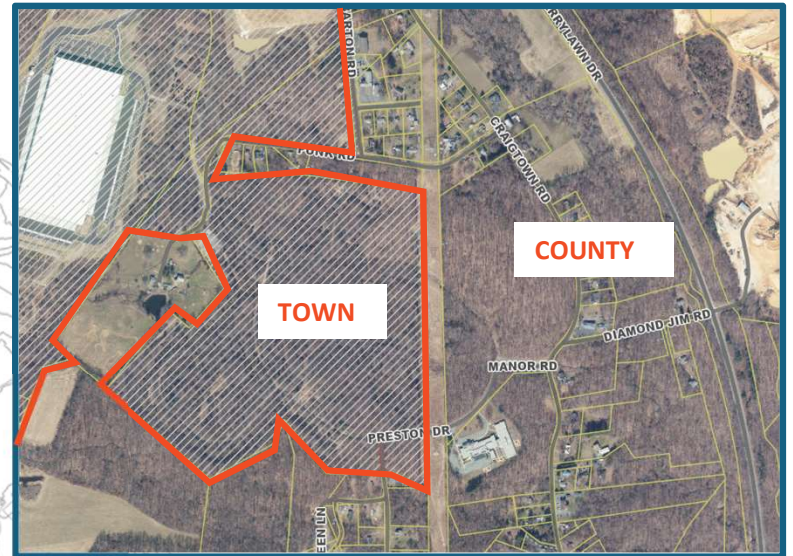
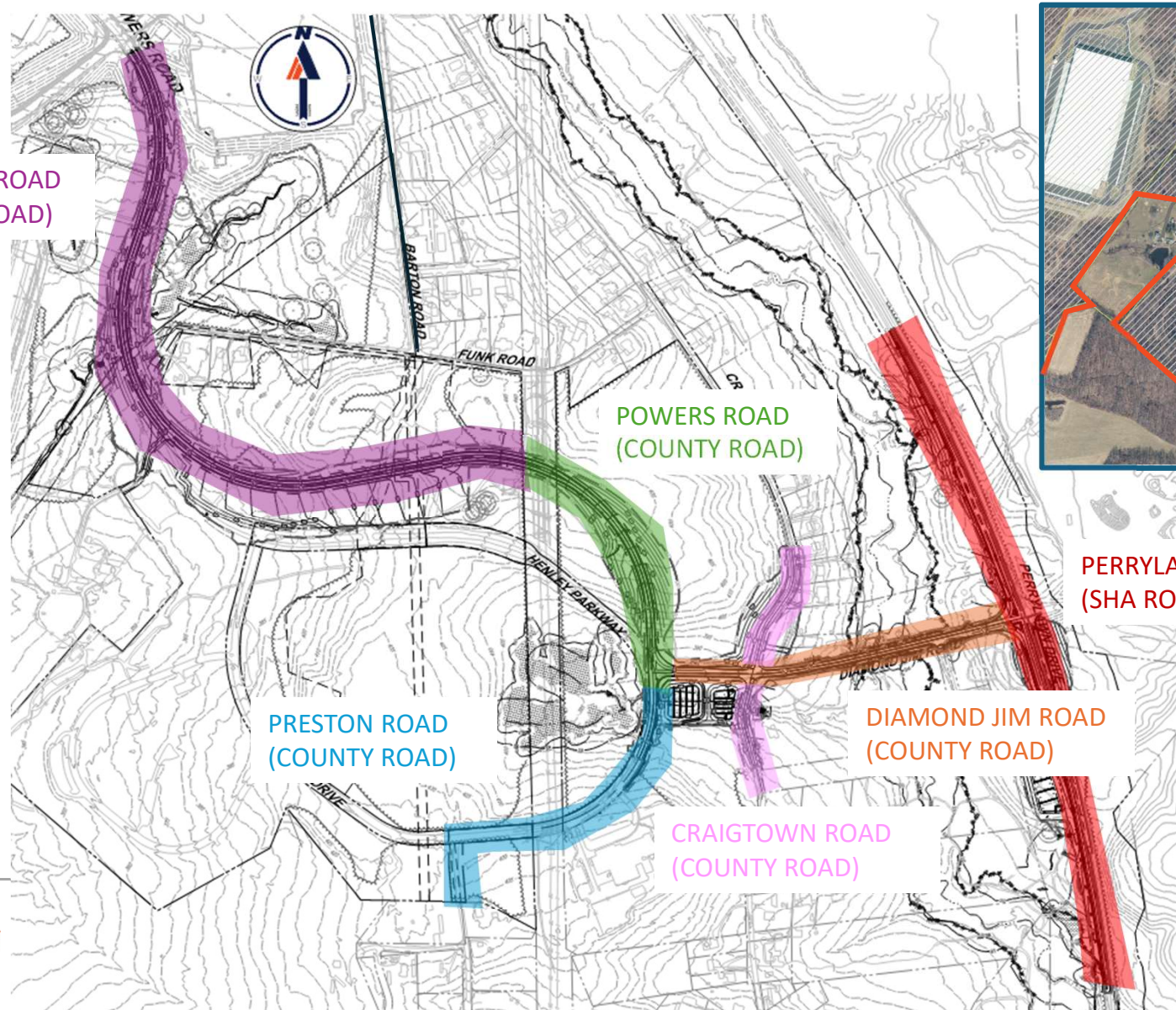
BOHLER //

AGENDA

- + Overall Phase 1A Road Improvements
- + Powers Road Ext – Town Portion
- + Stormwater Management/Utilities
- + Landscape & Lighting
- + Preliminary Site Plan Conditions
- + Plan Approvals
- + Questions

OVERALL PHASE 1A ROAD IMPROVEMENTS

PUBLIC ROAD PROJECT
FUNDED THROUGH
STATE GRANT
(NO LAND
DEVELOPMENT
ASSOCIATED WITH THIS
PROJECT)

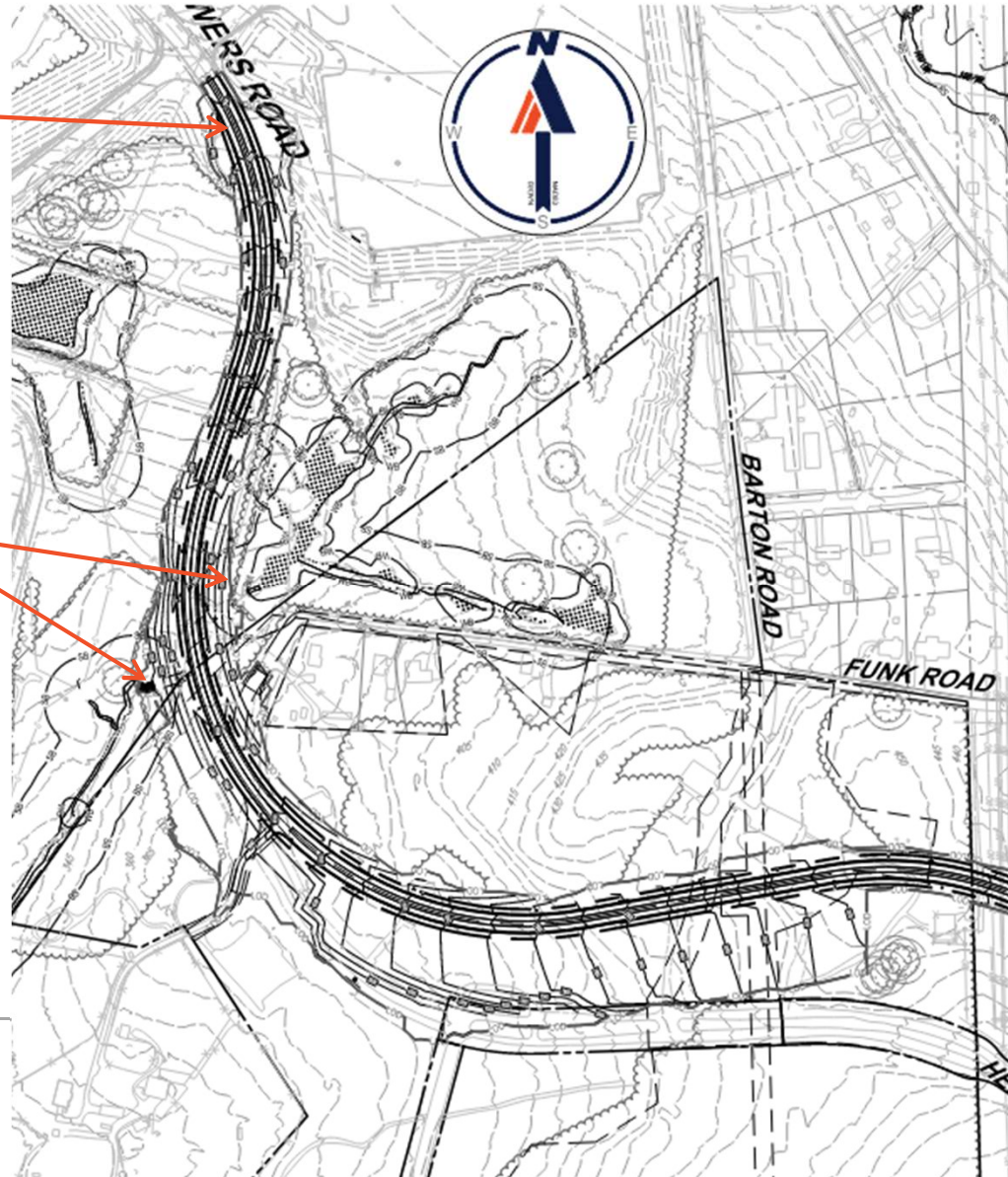


PERRYLAWN DRIVE – MD 275
(SHA ROAD)

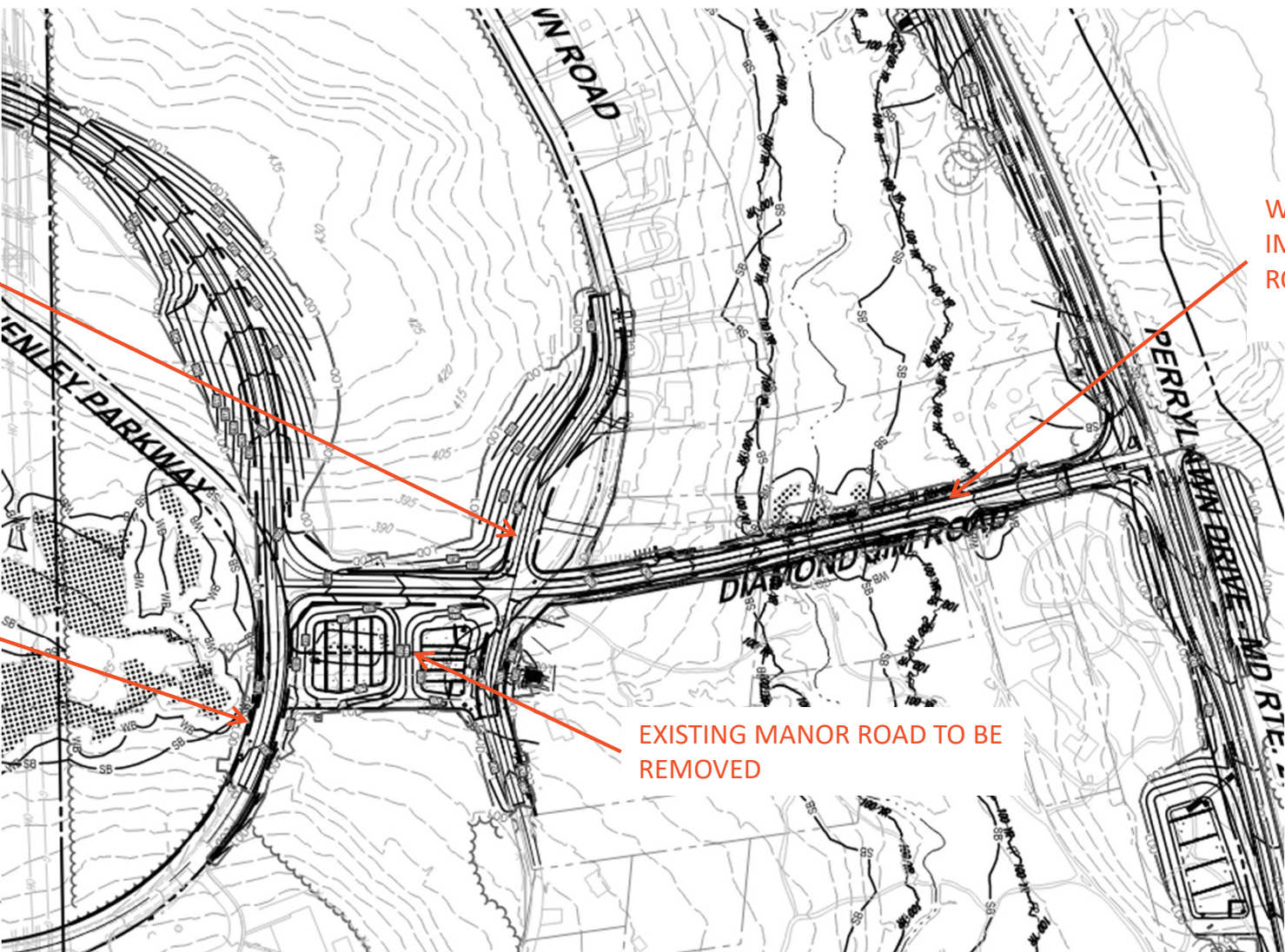
POWERS ROAD EXTENSION – TOWN

REMOVE EXISTING CUL-DE-SAC AND
EXTEND POWERS ROAD

0.57 AC OF STREAM BUFFER
IMPACTS



DIAMOND JIM & CRAIGTOWN – COUNTY



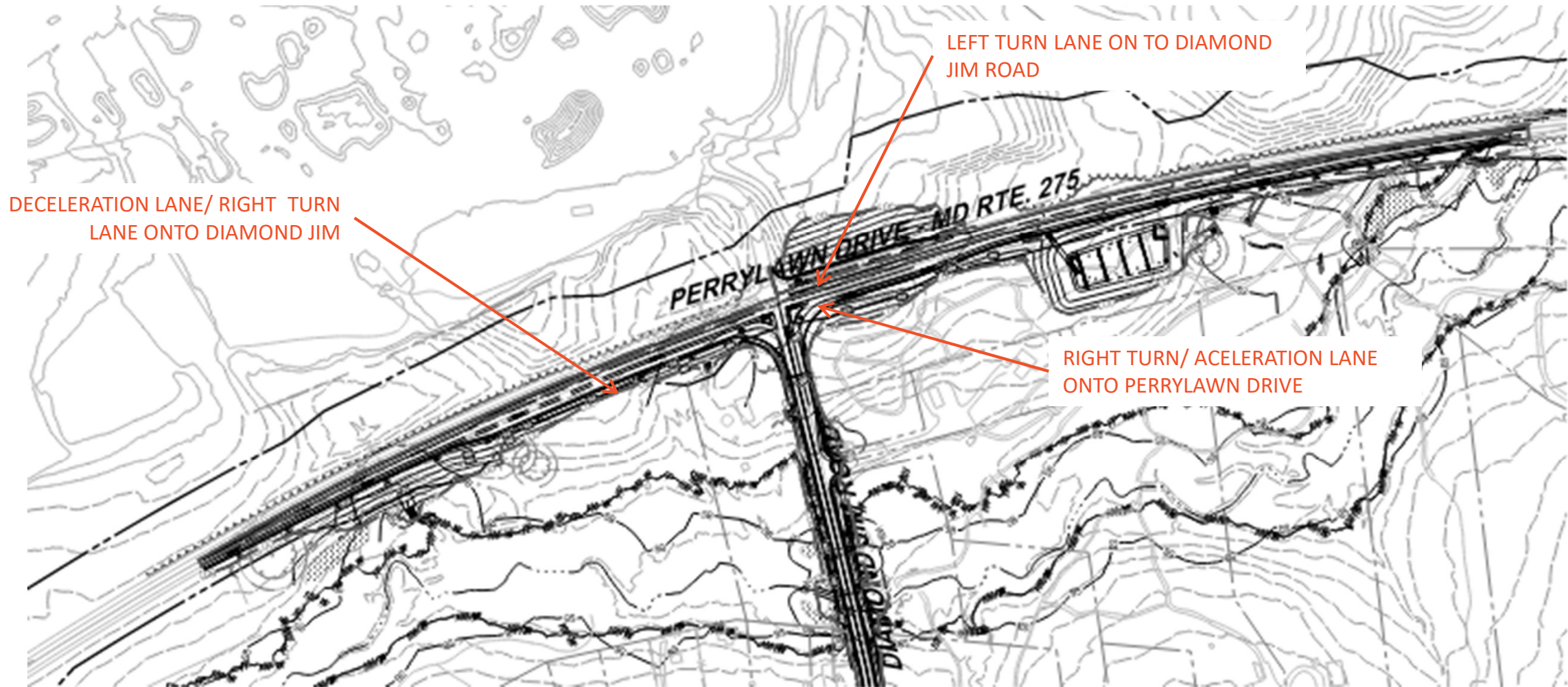
REALIGNED INTERSECTION TO MEET
CURRENT ROAD CODE STANDARDS

WIDENED ROAD AND CULVERT
IMPROVEMENTS TO MEET CURRENT
ROAD CODE STANDARDS

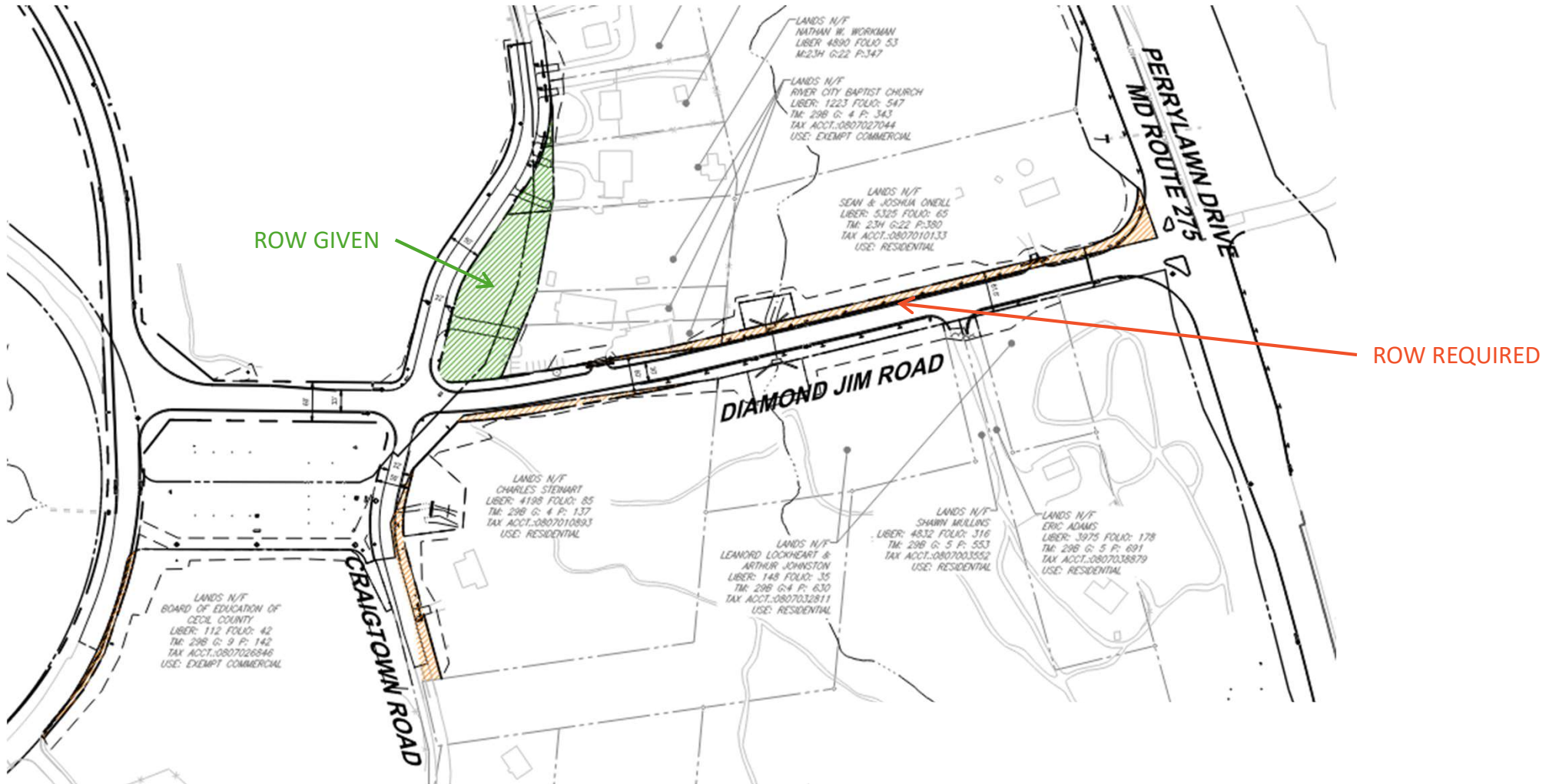
TIE IMPROVEMENTS INTO
EXISTING PRESTON ROAD

EXISTING MANOR ROAD TO BE
REMOVED

PERRYLAWN DR (MD 275) – SHA

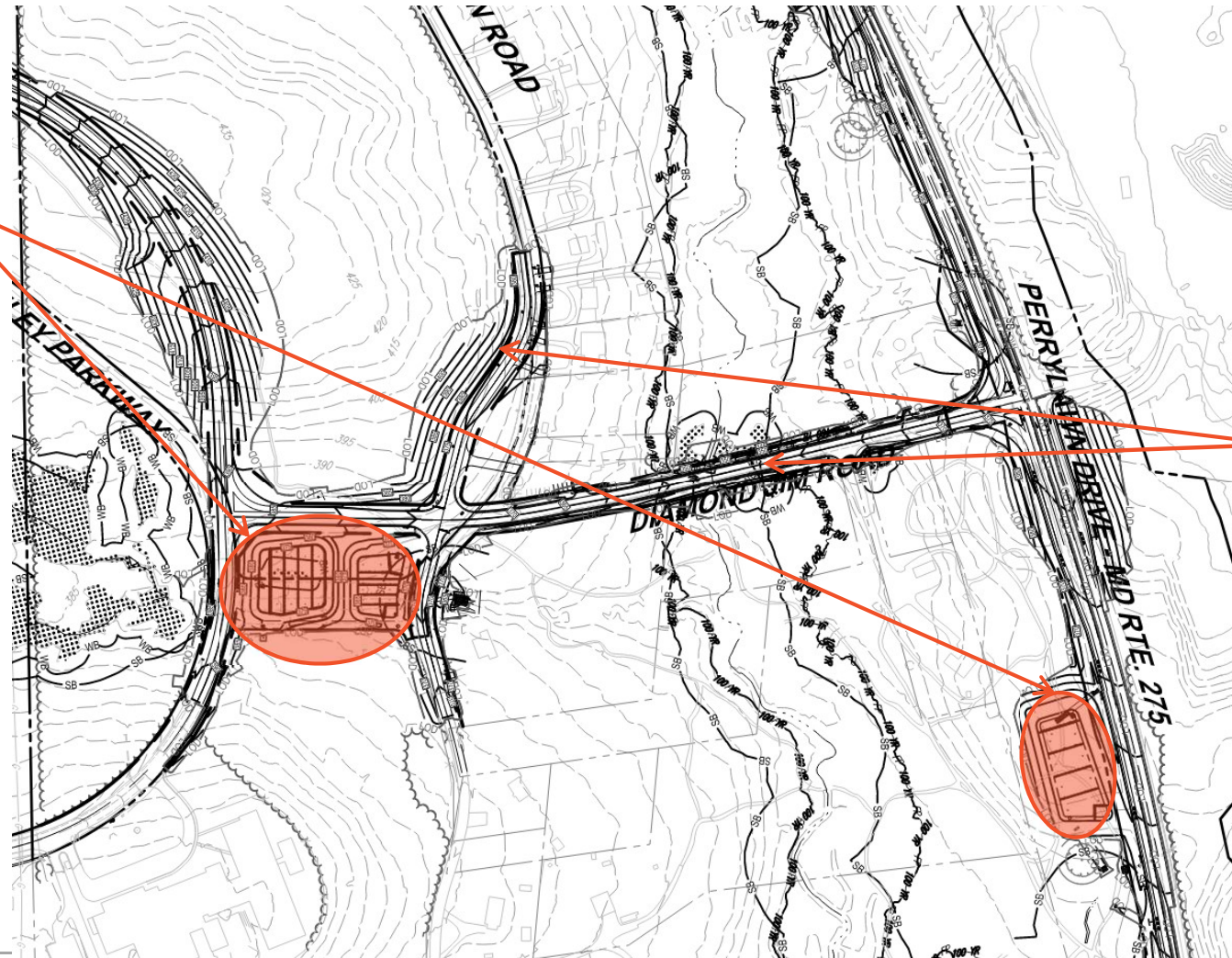


ROW ACQUISITION



STORMWATER MANAGEMENT/UTILITIES

STORMWATER
MANAGEMENT FACILITY

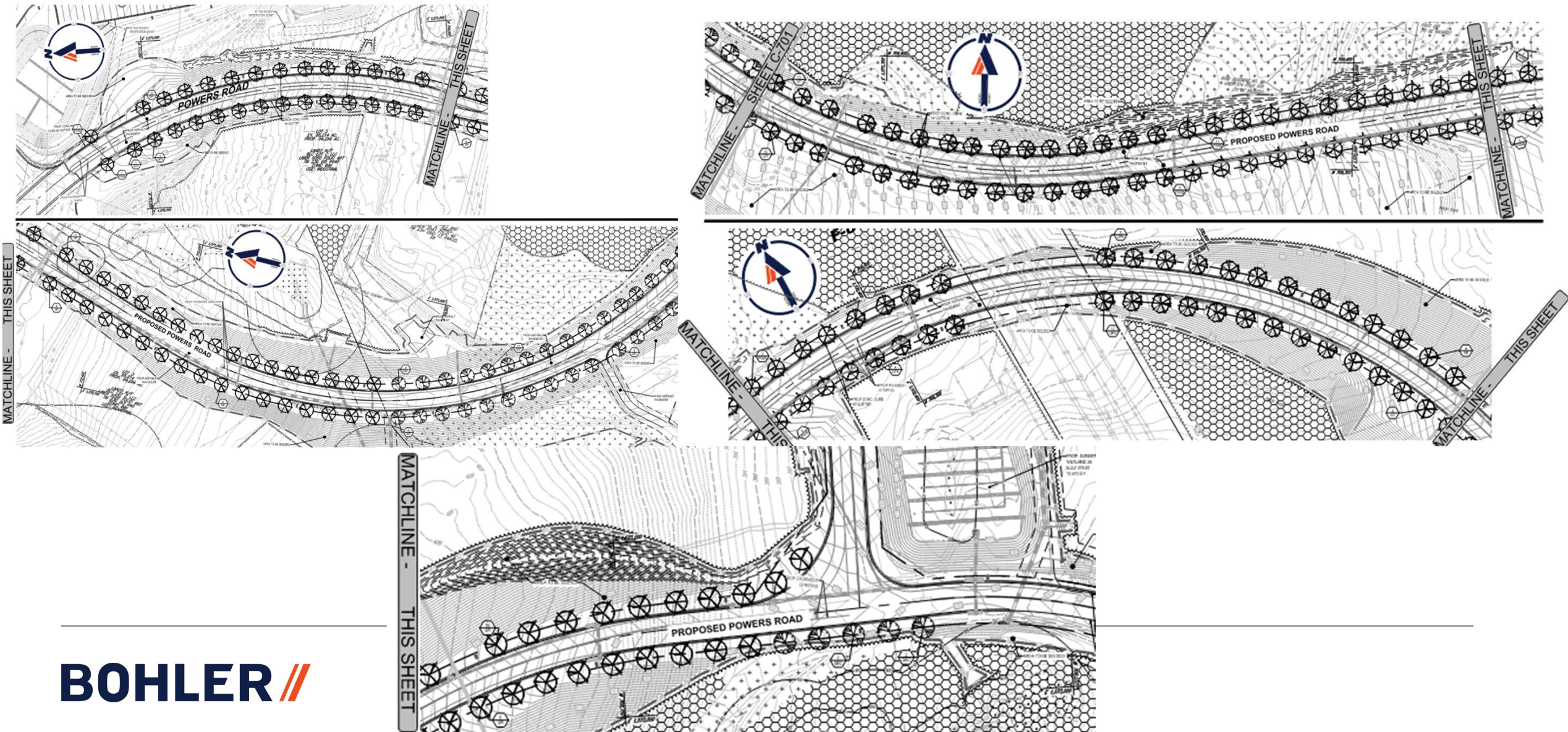


FUTURE PLANNING:

- SEWER
- WATER
- ELEC/TELE

ELECTRIC INFRASTRUCTURE
IMPROVEMENTS BEING
COORDINATED WITH DELAMRVA
& VERIZON WITHIN DIAMOND
JIM AND CRAIGTOWN ROAD

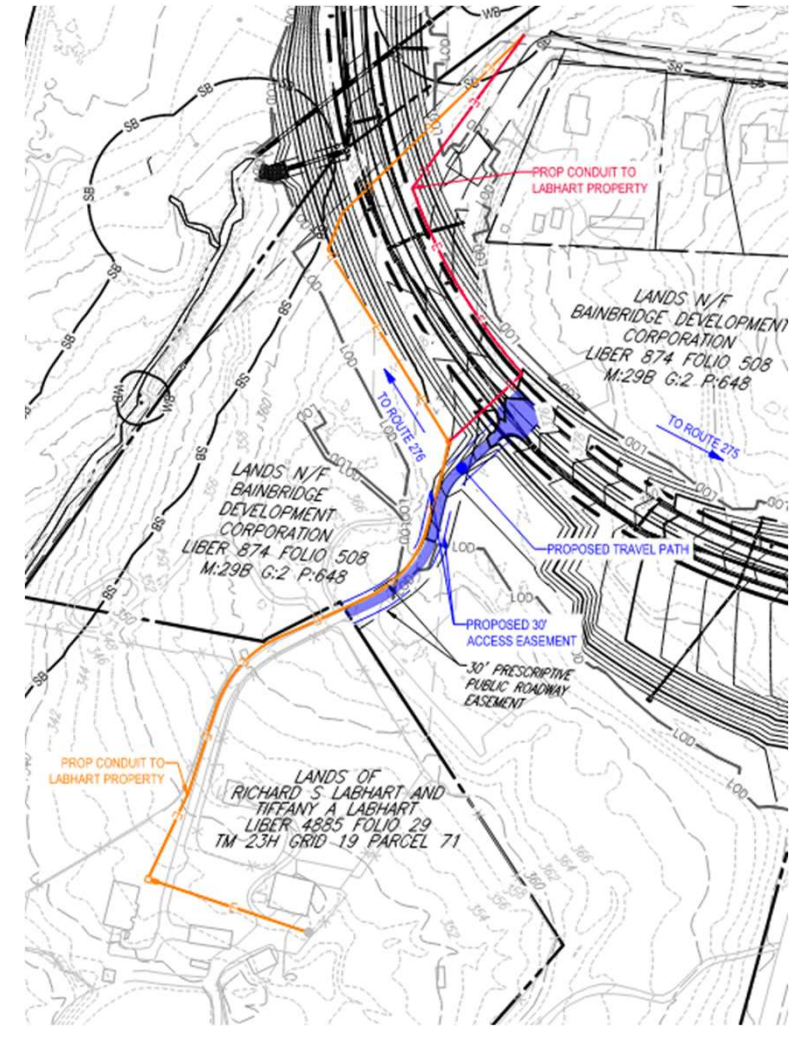
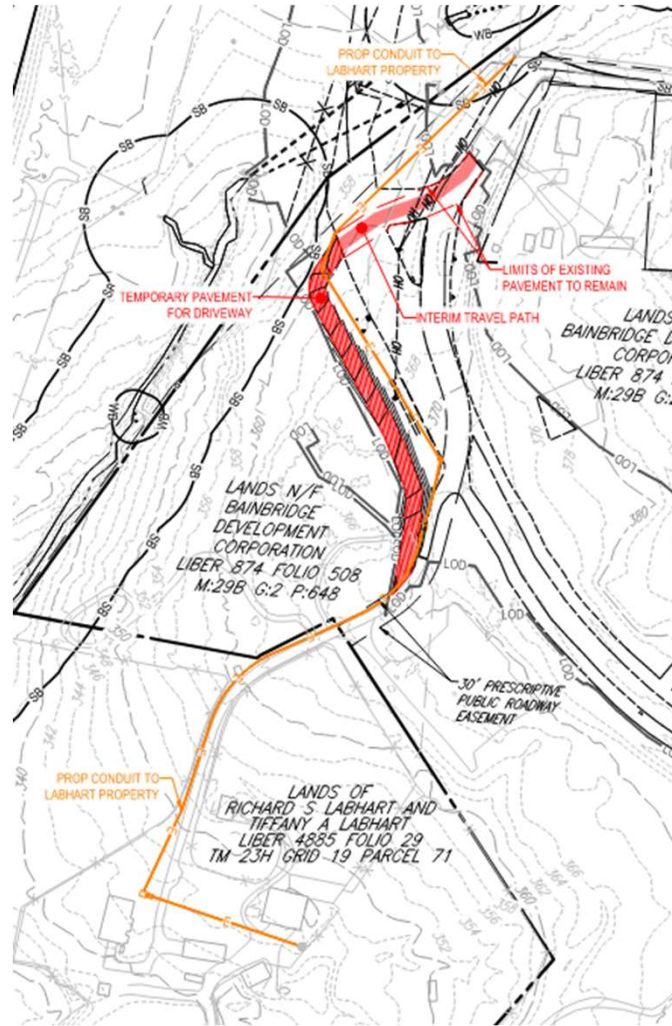
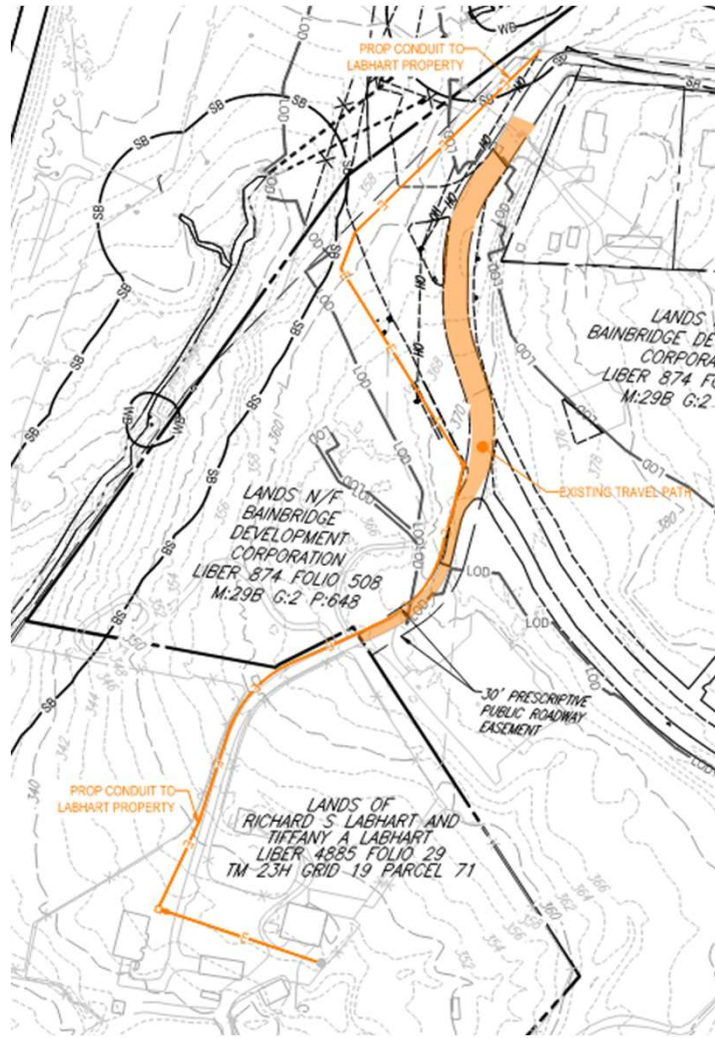
LANDSCAPE & LIGHTING



PRELIMINARY SITE PLAN CONDITIONS

- Powers Road terminating in a cul-de-sac at the Town boundary. ALL OF POWERS ROAD TO BE CONSTRUCTED
- The Final Site Plan indicating the revised stream buffer limits and the amount of disturbed buffer being quantified. 0.57 AC
- The applicant receiving approval for the road design plans for Powers Road from the Town Engineer prior to seeking Final Site Plan approval. POWERS ROAD PLANS APPROVED 10/15/25
- The applicant receiving approval to improve existing County roads from the County Department of Public Works prior to seeking Final Site Plan approval. POWERS, CRAIGTOWN, AND DIAMOND JIM ROAD PLANS APPROVED 9/4/25; ROW ACQUISITION UNDERWAY – NO GRADING PERMIT ISSUED UNTIL FINAL
- The applicant providing evidence of their legal authority for the vacating of public roadways and easements, prescriptive or otherwise, for review and acceptance by the Town Attorney prior to seeking Final Site Plan approval. ALL EASEMENTS WILL BE FINALIZED WITH FUTURE PLAT. MANY OF THESE EASEMENTS HAVE EXPIRED
- The applicant receiving a wetland permit from the Maryland Department of the Environment for the stream crossing prior to seeking Final Site Plan approval. MDE PERMIT UNDER REVIEW – NO GRADING PERMIT ISSUANCE
- The Final Site Plan being accompanied by a revised subdivision plat. NECESSARY DOCUMENTATION TO BE PROVIDED AT TIME OF TOWN DEDICATION.
- The Final Site Plan including the improvements to Dawns Chase Lane. IMPROVEMENTS SHOWN ON PLANS AND COORDINATED WITH LABHARTS

DAWN'S CHASE LANE



APPROVALS

- + Preliminary Site Plan Approval – 3/23/23
- + Sediment and Erosion Control Plans - Cecil SCD
 - + Approved: 10/3/25
- + Stormwater Management Plans - County Land Use
 - + Approved w/ Comments: 11/18/25
- + Powers Road Public Plans – County DPW
 - + Approved: 10/15/25
- + Diamond Jim & Craigtown Road Public Plans – County DPW
 - + Approved: 9/4/25
- + Non-tidal Wetland Permit – MDE & US Army Corp of Engineers
 - + Not Approved – Under Review
- + Landscape and Lighting Plans - Town Engineer
 - + Request approval with Final Site Plan
- + Forest Conservation - DNR
 - + Approved: 5/17/24



QUESTIONS?

BOHLER //