

Development Plan Report
for
Oak Crest Center
(A Planned Unit Industrial Development)

Tax Map 34 - Block 10 - Parcel 292

8th Election District
St. Mary's County, Maryland

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APPENDIX:

- 1 - Location Maps
 - Tax Map
 - USGS Map
 - Soils Map
 - Wetlands Map
 - Flood Plain Map
- 2 - Environmental Summary
- 3 - Forest Conditions Report
- 4 - Sewer Flow Calculations
- 5 - Trip Generation Calculations
- 6 - Typical Roadway Cross Sections

EXHIBITS:

- 1 - Overall Development Plan
- 2 - Evidence of Marketable Interest (Deeds)

I. Introduction:

This report is prepared to accompany the application submitted to St. Mary's County's Planning Commission for the purpose of designating Parcel 292 - Block 10 of Tax Map 34 as a Planned Unit Industrial District in accordance with the St. Mary's County Zoning Ordinance.

This report, in addition to the development plan drawings, will provide the necessary information to the Planning Commission concerning the proposed development and its affect on St. Mary's County.

II. General Information:

The 146.4+ acre tract is located on the east side of MD State Rte. 235, about 0.5 miles north of MD Rte. 4, directly across from the Wildewood Shopping Center. The site can be located on the following maps (copies included in appendix 1):

1. St. Mary's County Tax Map 34, Block 10, Parcel 292, Issue: 1989
2. U.S.G.S. Quad Sheet, Hollywood Quadrangle, 1984 Rev. Edition
3. Soil Survey of St. Mary's County, MD, March 1978, Sheet #16
4. National Wetlands Inventory Map, Hollywood Sheet, Photographed April 1978
5. Flood Insurance Rate Map, Panels 16 & 17 of 55, February 19, 1987

The site is currently zoned General Industrial and is vacant with the exception of 6.9+ acres that are used by Charles County Concrete.

The site is surrounded by residential districts (R-1) to the west, north and east with the exception of the two properties adjacent to Rte. 235 (Parcels 290 and 158), which are zoned C-L & C-2, and the existing asphalt plant enclosed by the site, which is zoned industrial (I-1).

The site is not within the Chesapeake Bay critical areas.

III. Natural Features:

a. Topography:

The site consists of three uplands areas with two intermittent tributaries of Mill Creek separating them. The site has steep slopes (>15%) around the stream banks and mild to moderate slopes towards the uplands. The topography in the existing Charles County Concrete areas has been altered as a result of the nature of the operations and is continuously changing.