

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

Prepared By:

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February 27, 1990

Rev. July 10, 1990

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### 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.

b. Soils:

In accordance with St. Mary's County's Soil Survey, issued March 1978, the parcel consists of six different soils series, a general description of each soils series utilizing the soil survey map follows:

Evesboro Series: (EvB, EvC2, EwD2)

This series consists of excessively drained, level to steep, very deep soils. They are very easy to work over a wide range of moisture content. The available water capacity is low. Permeability is rapid. The soils make good building sites. Slopes of more than 20% will be protected to provide water quality.

Chillum Series: (ChB2, ChC3)

This series consists of well drained, level to moderately sloping soils on plans. They are easy to work, have a moderate available water capacity. They are moderately permeable. They have only slight or moderate limitations for most nonfarm uses.

Caroline Series: (CaC3, CaD3)

This series consists of well drained, gently sloping to strongly sloping deep soils on uplands. They are moderately easy to work at a favorable moisture content. But care should be taken not to work them when too wet. Permeability is moderately slow and available water capacity is high. Impeded internal drainage, a seasonally perched water table in gently sloping areas and the hazard of erosion are major limitations to use these soils. The soils have severe limitations for septic tank disposal field. But are not severely limited for most other nonfarm uses.

Kempsville Series: (Ke C3)

The kempsville series constitutes a small part of the project (2.5 ac.). It consists of well drained, level to strongly sloping, deep soils on uplands. Soils are easy to work except in places where they are severely eroded. They have a high available water capacity and are moderately permeable. Slope and the hazard of further erosion are chief limitations for nonfarm uses.

Sassafras Series: (SaC2)

The sassafras series constitutes a small part of the property (2.5 Ac.). It consists of well drained, nearly level to strongly sloping, deep slopes. These soils are easy to work. They have moderate to high available water capacity and are moderately permeable. They are suited to practically all uses except where limited by slope erosion.

Bibb Series: (Bm)

This series consists of poorly drained, level or nearly level soils on flood plains. These soils are subject to flooding at irregular intervals. The available water capacity is high. Poor natural drainage, the seasonally high water table and the hazard of flooding are the limitations for most nonfarm uses. These soils are going to be considered wetland or flood plains and no construction will be performed on it in accordance with St. Mary's County's rules and regulations.

c. Wetlands and Flood Plain:

According to the National Wetlands Inventory Maps the site has wetlands type PF01A (palustrine forested broad leaved deciduous temporary wetlands) along the western property line just north of the asphalt plant. This wetlands is classified as temporary wetland. No flood plain exists within property, however, any area with a Bibb Series (Bm) soils was assumed to be either wetlands or flood plain and no proposed work is to be conducted within that area with the exception of necessary roadway crossing.

Water quality protection will be provided by using infiltration basins that would retain the total 2 year storm run off from all of the proposed impervious areas.

Even though water quality will be maintained by using infiltration basins, a minimum buffer of 25' along wetlands, steep slopes and flood plain will be provided as an extra protection.

An environmental summary was prepared which addresses wetlands and other regulated waters within the site as outlined in Section 404 of the clean water act. (copy included in the appendix).

d. Vegetation:

The site is approximately 85% wooded, 10% open space and 5% in use by Charles County Concrete. A report which was prepared by Mr. Rudolph J. Baliko, registered forester, concerning the forest conditions of the site is included in the report as appendix 2.

Every effort will be made to preserve the existing vegetation by utilizing it in the buffer and landscaped areas in addition to open spaces.

#### IV. Development Program:

In accordance with the current St. Mary's County Zoning Ordinance, a planned unit industrial development is allowed in the General Industrial District. Any use permitted in the I-1, C-1 & C-2 is permitted in the PU-ID.

The proposed PU-ID will incorporate the Dean property/ the property currently occupied by the Charles County Concrete, Inc. It will contain a mix of commercial, light industrial and office establishments. The commercial establishments are expected to be the warehouse type retail, which prefer to be independent of large shopping malls. The industrial establishments are expected to consist of warehouses and light type industries.

The Charles County Concrete, Inc. operation is expected to be relocated to an area in the interior of the development. Concrete plant type operations are to be restricted to area "D" as shown on the development plans. This would improve the appearance of the street landscape along MD 235 to the benefit of the whole area.

The ultimate development is expected to have an estimated 81 acres of buildable lands with the following conceptual building space.

250,000 s.f. of Commercial space  
450,000 s.f. of Office space  
600,000 s.f. of Industrial space

The height of the buildings will conform to the maximum height allowed by the ordinance and will be checked for conformance with the Federal Aviation Regulations concerning height of buildings in the vicinity of airports (St. Mary's Airport). This development is not within any aircraft overflight areas.

The actual distribution of the type of building space will be determined by the market place.

The estimated gross value of the land development is about \$6 million dollars using 1990 dollars. The projected sale price will depend on the economic conditions.

It is expected that the ultimate development of the project may take between 15-20 years depending on the economic conditions.

The stages of development are going to depend greatly on the market place. It is expected that the market place can absorb this development in 15-20 years. It is expected that the development will have 5-6 stages where the

infra-structure will be provided to one or two general buildable areas and then marketing will determine the need to proceed to the next stage. It is the intention of the developer to proceed to obtain the necessary permits for the first stage immediately after the approval of this plan. Each stage is projected to require 3-4 years and a cost equal to one fifth of the total project cost with the first stage having a higher cost because of the off-site improvements.

V. Development Design Information:

a. Offsite Improvements:

No off site improvements are needed with the exception of improvements to MD Rte. 235 which may be needed. The needed offsite roadway improvements are covered in the public facilities section of this report.



b. Public Facilities:

1. Water:

St. Mary's County Metropolitan Commission will be installing a 12" D. A. water main on Rte. 235. It will be looped with the existing 12" diameter main on Wildewood Boulevard. According to St. Mary's County Metropolitan Commission, the water distribution system and storage capacity are sufficient to serve the proposed development.

2. Sewer:

The property lies east of the sewer line connecting the Patuxent River Farms (now known as Hanover Run) to the 24" gravity sewer main on MD Rte. 235. The system was designed to allocate 300 EDU (Equivalent Dwelling Unit) to the Dean's property.

Our calculations indicates that the proposed development will produce a maximum flow of 80,000 gpd or 200 EDU which is much lower than the allocated 300 EDU. (A copy included in appendix 3).

3. Drainage:

Where possible, open channel flow will be utilized. This will present a rural atmosphere as well as improve water quality. Closed drainage systems may be needed onsite but will discharge into an open channel as soon as practical.

Stormwater quality and quantity will be controlled on site by utilizing several infiltration and detention basins to completely retain the two year storm runoff from any impervious surfaces, thus fulfilling the county's water quality requirements. The stormwater management facilities will retain and infiltrate the 10 year storm where possible. Peak outflow rates will be maintained at or below the existing peaks, thus, the project will have no impact on the drainage system whether natural or man made.

4. Refuse Disposal:

Refuse disposal is to be contracted to local refuse collection companies. Approved individual sites will be provided throughout the development in accordance with development needs and county regulations.

5. Schools:

The proposed development will have no direct impact on the County's school system due to the fact that no residential units are proposed as part of this development.

6. Roadways:

A trip generation analysis was conducted on the proposed development in order to determine the additional traffic generated and in order to design the roadway system within the development.

The trips generated by the ultimate development of the site were estimated utilizing "Trip Generation", 4th edition, published by the Institute of Transportation Engineers (September 1987). The ultimate development was projected to have the following maximum gross leasable floor areas:

250,000 s.f. Commercial space (shopping center used to find peaks)  
1,050,000 s.f. Industrial park (industrial & office)

The following trip generation rates were established: (calculations included in appendix 4):

	Morning Peak Hour			Evening Peak Hour		
	In	Out	Total	In	Out	Total
Commercial Area	210	90	300	494	556	1,050
-By Pass	<u>-84</u>	<u>-36</u>	<u>-120</u>	<u>-198</u>	<u>-222</u>	<u>-420</u>
Subtotal	126	54	180	296	334	630
Industrial Park	<u>687</u>	<u>103</u>	<u>790</u>	<u>249</u>	<u>611</u>	<u>860</u>
Development Total	813	157	970	518	945	<u>1,490</u>

The 1,490 vph peak hour trips generated is expected to have an impact on Rte. 235. It is expected that offsite roadway improvements may be required to accommodate the increase in traffic volumes. A traffic study that will determine the extent of the improvements will be conducted and improvements will be performed in accordance with St. Mary's County and the Maryland State Highway Administration Rules and Regulations.

The proposed internal roadway system has been layed out to accommodate the projected peak hour traffic flow and in accordance with St. Mary's Rules and Regulations. (Typical cross sections are included in appendix 5).

Roadways will be open section whenever possible to present a rural atmosphere and help provide for additional water quality for stormwater runoff.

c. Fiscal Impact on St. Mary's County:

Earlier in this report, under the Development Program, 81 acres was the estimated usable area, with a resultant building space of 250,000 square feet of commercial, 450,000 square feet of office and 600,000 square feet of industrial. This results in a estimated land development value of over \$6 million. Addition value is added due to construction of buildings, infrastructure and leasing of floor area. Additional sources of revenue to the County include increased real property tax, business property tax and business, professional and occupational licenses.

While commercial/industrial development generates revenue to the County, there are costs involved in providing services to employees of the proposed development. In 1986, per capital expenditures totaled \$985.00. However, this figure can be reduced to approximately \$343.00 per employee because the County no longer needs to provide educational and social service related functions to the employees of the commercial/industrial development as, would be required for residential development. An additional positive fiscal benefit to the County is that the developer will be responsible for the capital costs of public facilities for the project. These include road improvements (if required), stormwater management, erosion/sedimentation control and allocation of open space for preservation of onsite natural features. The development is also subject to impact fees to offset the public cost of roads.

d. Relationship to the Comprehensive Plan of St. Mary's County:

The October, 1988 Comprehensive Plan provides a series of policies and objectives to address immediate and long rang (20-30 year) planning considerations for Land Use Concept Plan consists of several policies, one specifically dealing with industrial and office use. This policy states: "Future industrial and office uses shall locate in and near existing office and industrial areas in the Lexington Park and Leonardtown areas, near the airport and the Town Centers".

The subject site is consistent and compatible with this policy. The property is within the Comprehensive Plan's designated Development District. In addition, the site is near the existing St. Mary's Industrial Park and Airport, located to the north and opposite these existing facilities, with access to Maryland Route 235.

The Comprehensive Plan further develops a Land Use Concept Plan with seven general areas of future land use categories. As stated earlier, the site is within the Development District. This District consists of Lexington Park and Leonardtown and their immediate surrounding areas. This is where the County wishes to channel the majority of new growth because public facilities (roads, water, sewer, schools) are available today or can be in the near future. By directing new development to the Development District, outward sprawl can be minimized, while placing development in acres where facilities are available. This allows for developer participation in providing needed public facilities to those who directly benefit from them, while reducing the cost of these facilities to the public and the County.

The subject site is consistent with the following Development District policies:

While Development Districts are more accommodating to building activity than other districts, natural resources and the generally rural character of the county remain important public values , and shall be respected by new development.

Visual and functional qualities of development shall be maintained through adherence to standards for landscaping, design, on-site advertising, access, lot coverage and open space, and buffering from adjacent developments and transportation

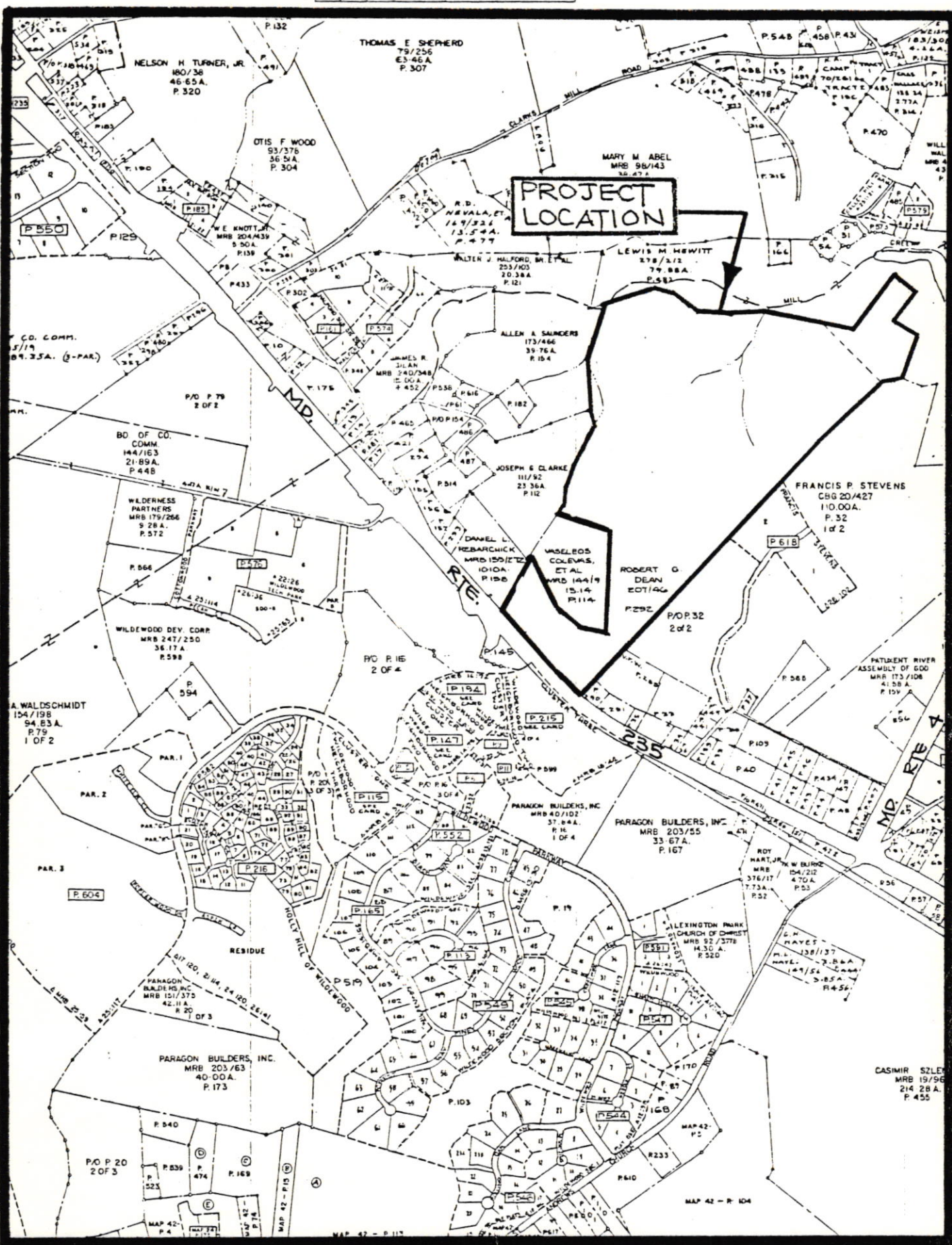
corridors. New development areas shall be sufficiently large ( at least ten acres) to accommodate such standards. Buffers shall be adequate to avoid conflicts between different land use types and to provide visual screening.

The Planned Development-Industrial Park proposal for the site will preserve onsite natural features such as steep slopes, streams, sensitive soil and woodland areas. The planned development requires and allows the opportunity for landscaping, buffers and other design elements resulting in visual and functional qualities desired by the comprehensive plan. The site's 146.4 acres is sufficiently large enough to accommodate all of the above design visual and buffering elements.

Appendix 1

1 - Location Maps





**DH Steffens Co.**

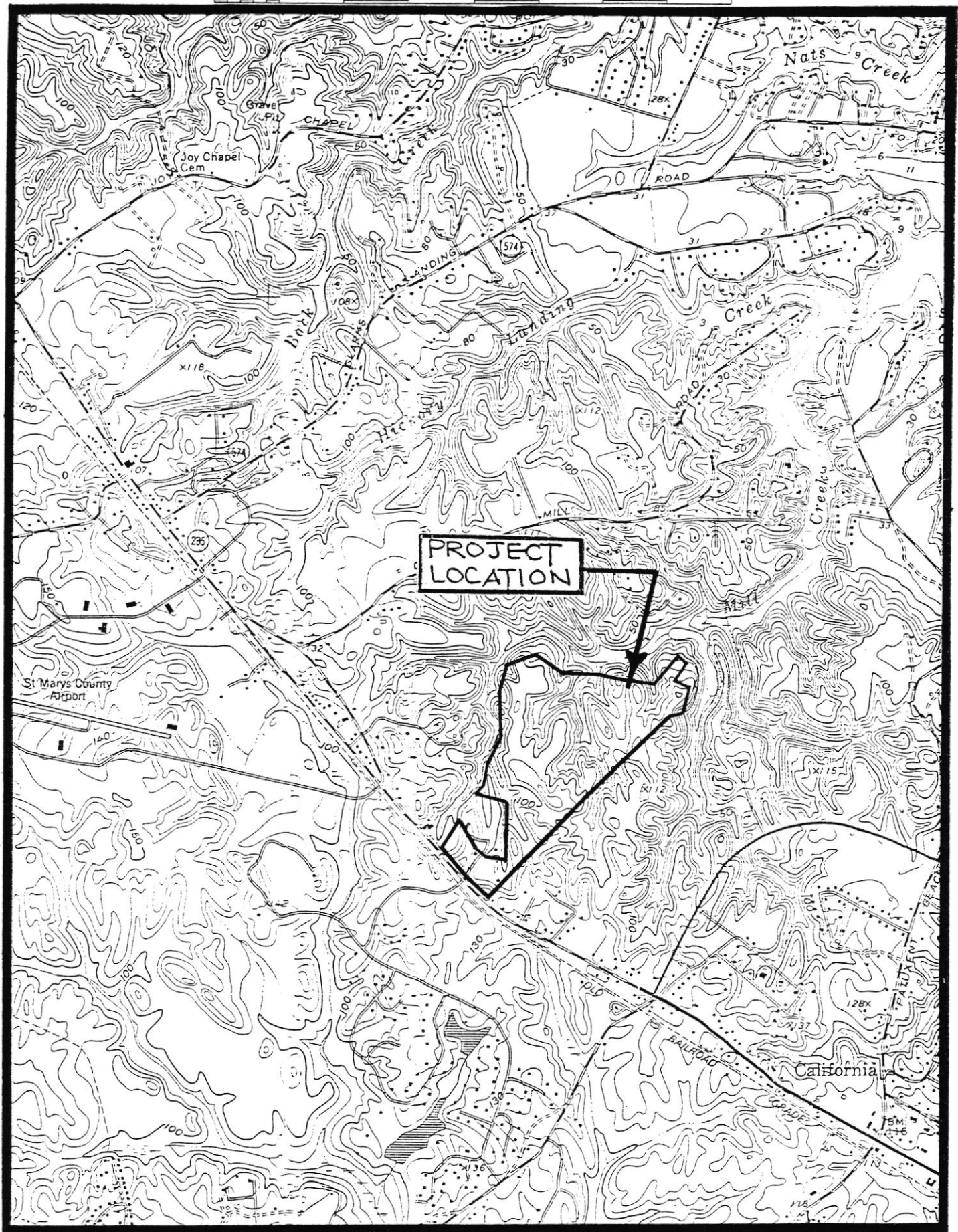
100 Exploration Drive, Suite 1020  
Lexington Park, Maryland 20653

ENGINEERS  
SURVEYORS  
PLANNERS

**TAX MAP**  
**OAK CREST CENTER**  
MAP: 34, BLOCK: 10, PARCEL: 292  
SCALE: 1" = 1200' ISSUE: 1989



1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

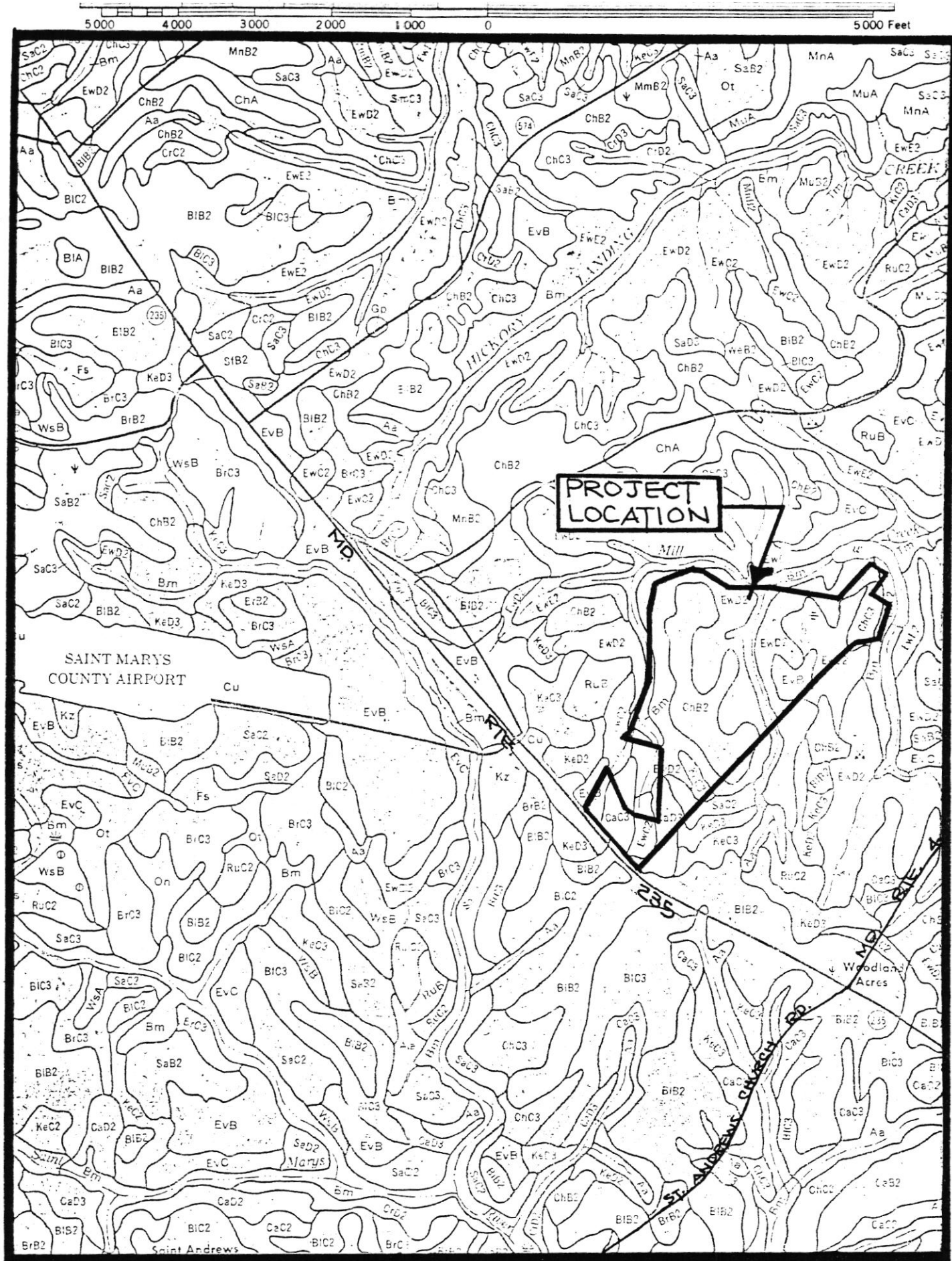


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ENGINEERS  
SURVEYORS  
PLANNERS

U.S.G.S. QUAD SHEET  
OAK CREST CENTER  
HOLLYWOOD QUADRANGLE  
1984 REV. EDITION



**DH Steffens Co**

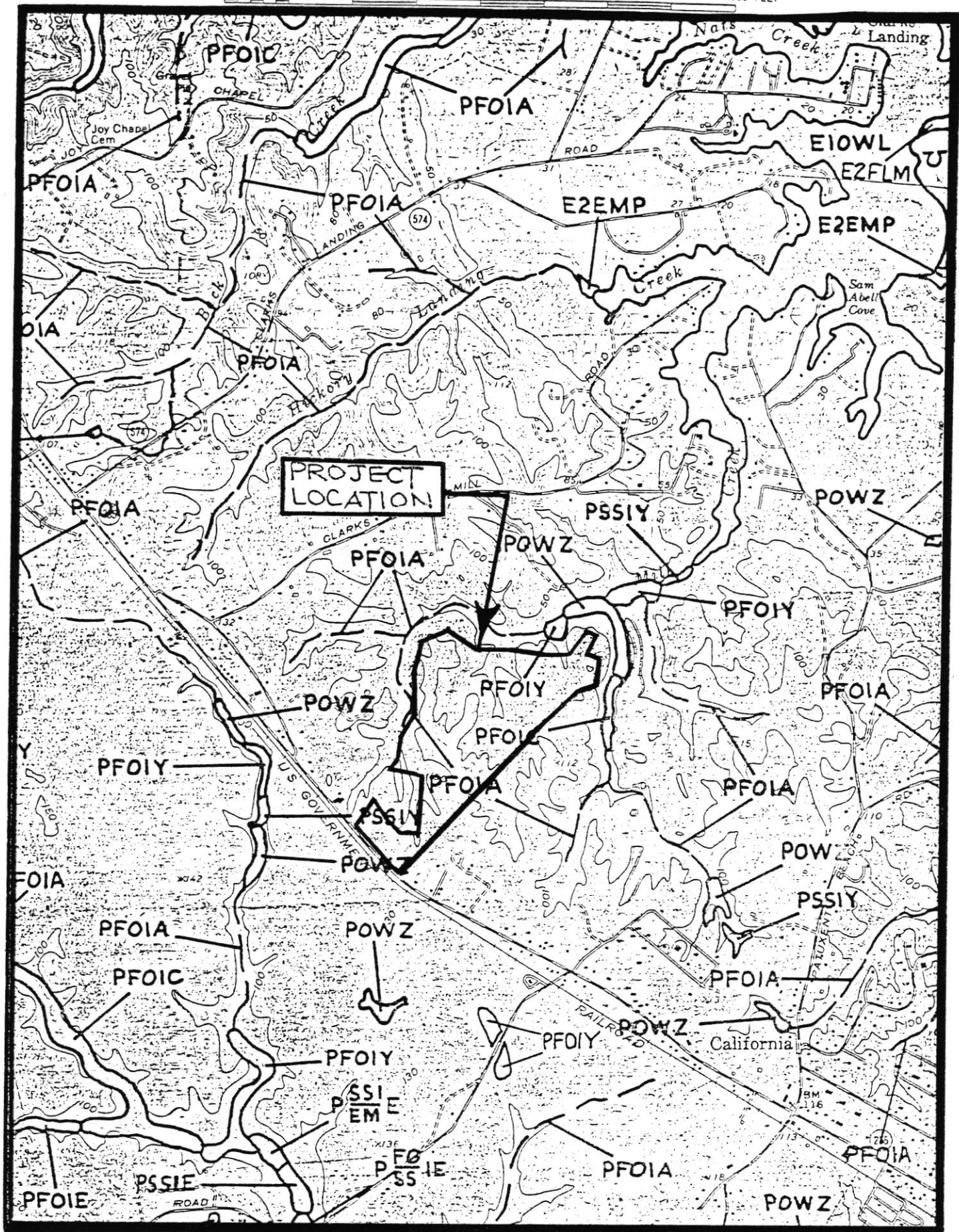
100 Exploration Drive, Suite 1020  
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ENGINEERS  
SURVEYORS  
PLANNERS

**SOILS MAP**  
**OAK CREST CENTER**  
**SOIL SURVEY OF ST. MARY'S COUNTY, MD.**  
Page : 16      MARCH, 1978



1000 0 1000 2000 3000 4000 5000 6000 7000 FEET



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NATIONAL WETLANDS INVENTORY MAP  
OAK CREST CENTER  
HOLLYWOOD SHEET  
PHOTOGRAPHED: APRIL, 1978

600 0 600 FEET

ZONE A

ZONE C

Creek

Mill

PROJECT  
LOCATION

THREE

235



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ENGINEERS  
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PLANNERS

FLOOD INSURANCE RATE MAP  
OAK CREST CENTER  
PANELS 16 & 17 of 55  
FEBRUARY 19, 1987

Stormwater Management should be designed so that the proposed development will not increase the rate of stormwater runoff entering wetlands nor adversely impact its quality. Best management practices such as infiltration and vegetated swales should be utilized where slopes and soils permit. Wetlands and adjacent highly erodable soils should not be disturbed. Clearing of vegetation should be minimized and existing general drainage patterns should be maintained.

By limiting the development to the upland areas and meeting or exceeding the requirements of the various environmental regulations, the proposed development's impact on the natural resources, both onsite and downstream, can be alleviated if not avoided.

Wendy Stanley  
Environmental Planner

WS/pcm

2 - Environmental Summary



**DH Steffens Co**

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OAK CREST CENTER  
ENVIRONMENTAL SUMMARY

The wetlands and other regulated waters as outlined in Section 404 of the Clean Water Act exist on the subject property in the form of intermittent drainage as well as intermittent and perennial streams, seeps and palustrine, forested wetlands.

The deep well drained Evesboro soils allow for good infiltration which is evident by the lack of "upland wetlands." The streams and drainage areas are characteristic of the Patuxent watershed. They are on steep gradients, with sandy, sometimes cobbled bottoms and are normally well channeled.

The slopes are heavily covered with Mountain Laurel, (*Kalmia latifolia*), Highhush Blueberry (*Vaccinium corymbosum*), and Sweet Pepperbush (*Clethra alternifolia*), in that order, as the slope reaches the bottom of the ravine. Chestnut, White and Scarlet Oaks (*Quercus* spp.) are dominant canopy species on the slopes with Sweetbay Magnolia (*Magnolia virginiana*), Red Maple (*Acer rubrum*), and Sweet Gum (*Liquidambar styraciflua*) mixing in at the lower elevations.

Many of the ravines begin as intermittent drainage and become intermittent and perennial streams as ground water and seeps appear. Outletting from the sandy soils, the hydrology from the seeps and streams support a wide range of herbaceous vegetation.

The site contains a large portion of the watershed to Mill Creek Pond. The pond has been placed in the Maryland Cooperative Natural Areas Registry voluntarily by the adjacent property owners. The pond and its adjacent wetlands harbor diverse aquatic and emergent plants, some of which have been designated as Highly State Rare.

Presently the quality of the water leaving the site visually appears to be good. This is presumed by the water's clarity, temperature and the vegetation that it supports.



3 - Forest Conditions Report

FOREST CONDITION - ROBERT G.DEAN. ET. AL. PROPERTY

139.542 ACRES  
DBK 207-046  
EIGHT DISTRICT  
ST. MARY'S COUNTY  
MARYLAND

Approximately 125 acres is in forest cover on this property. There a number of tree conditions present that will be detailed seperately. The woodland was harvested approximately 20 years ago. Many of the trees left from that logging operation were trees that were too small for commercial use. on land too steep to be harvested or with serious defects.

The upper terraced elevations is composed of predominantly Virginia Pines that are approximately 20 to 25 years old. Scattered in this stand of trees are a number of pole size hardwood trees consisting of scarlet, white, black, southern red and chestnut oaks along with sweetgum and yellow poplar. Patches of mountain laurel is present along with holly.

The Virginia pines have severe limitations in its development. It matures at 30 years of age. it is prone to red heart disease and is easily damaged by wind storms especially when the stand is opened. Mortality is very high due to competition. The use of these trees as a screen is also very poor because all the leaf area is confined to a small portion at the top of the trunk. There is a mature area of Virginia pines that is approximately 50 years old in the northeast section of the property that shows signs of no growth due to the limited growth of trees and mortality. Marketability of these trees is for pulpwood.

The slopes, and in some cases very steep consist of oaks primarily, these are chestnut, white and scarlet oaks. Minor species found in this area consist of sweetgum, yellow poplar, red oak, black oak, beech, hickory, red maple and blackgum. The trees range in size from pole to medium sawtimber. Ocassionally there are larger trees but these have severe defects or damage. Most of the slopes have a dense growth of mountain laurel. The growth is slow to moderate depending on the position of the tree on the slope. The trees have relatively short trunks that are not straight.

A small area along the bottom of the slopes in the far northern part of the property consists of bottomland species such as: red maple, sweetgum, yellow poplar and blackgum. This section is about one acre in size. The species are pole to medium sawtimber size. The growth is fair but the quality is poor.

Rudolph J. Baliko, RPF  
Consulting Forester  
Star Route, Box 154  
Valley Lee, Maryland 20692



#### 4 - Sewer Flow Calculations

### Sewer Flow Calculations:

It is assumed that water and sewer demand are equal. Sewer capacity flow factors for sewer was obtained from the Design guidelines for sewerage facilities published by Maryland Department of Health and mental hygiene.

#### Retail:

$$250,000 \times 0.05 = 12,500 \text{ gpd}$$

#### Warehouse & Light Industrial

$$600,000 \times 0.03 = 18,000 \text{ gph}$$

#### Offices

$$450,000 \times 0.09 = 40,500 \text{ gpd}$$

$$\text{Projected Total} = 71,000 \text{ gpd}$$

$$\text{Use } 80,000 \text{ gpd}$$

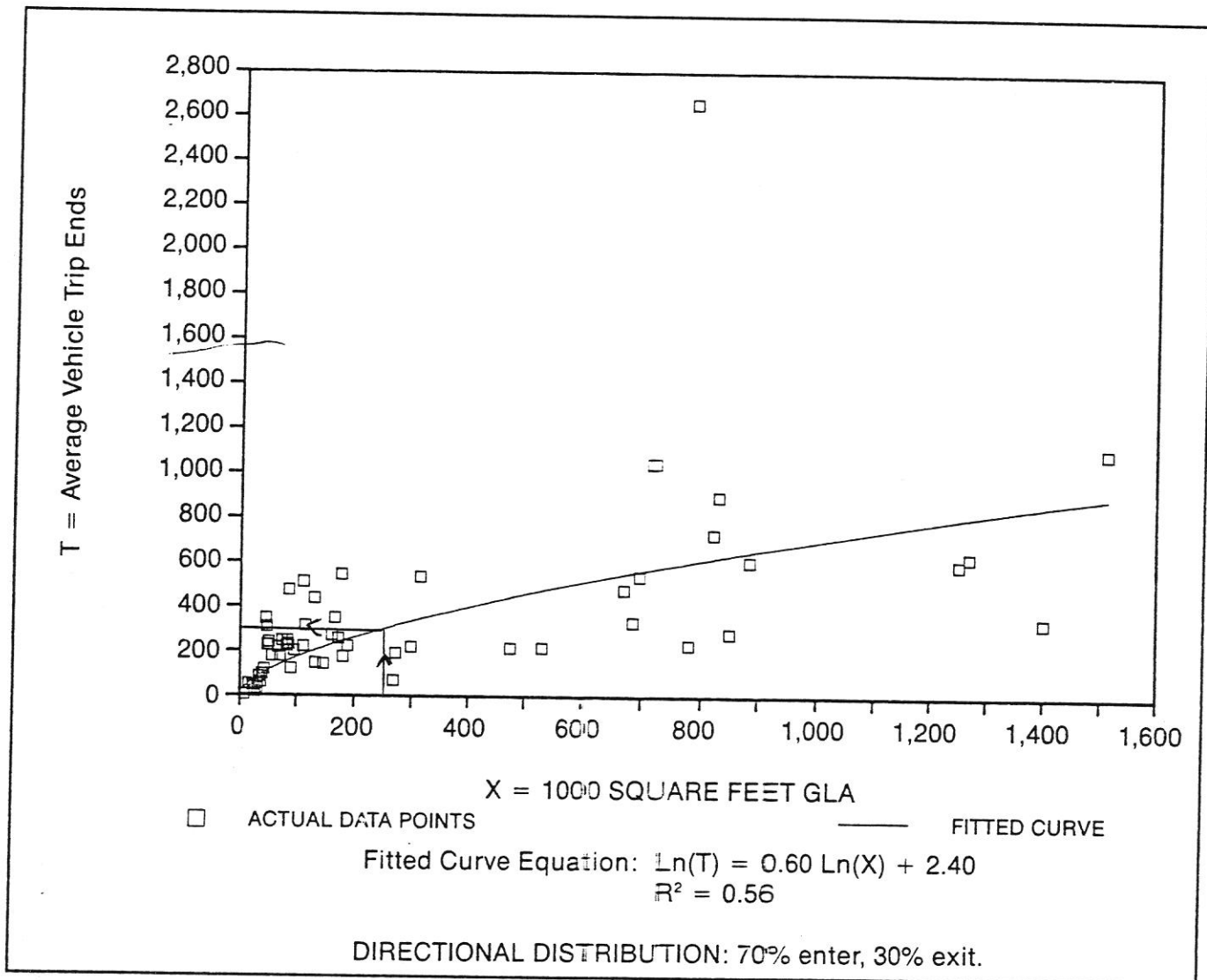
#### Required EDU

$$= \frac{80,000}{400} = 200 \text{ EDU}$$

$$200 < 300 \text{ EDU OK.}$$

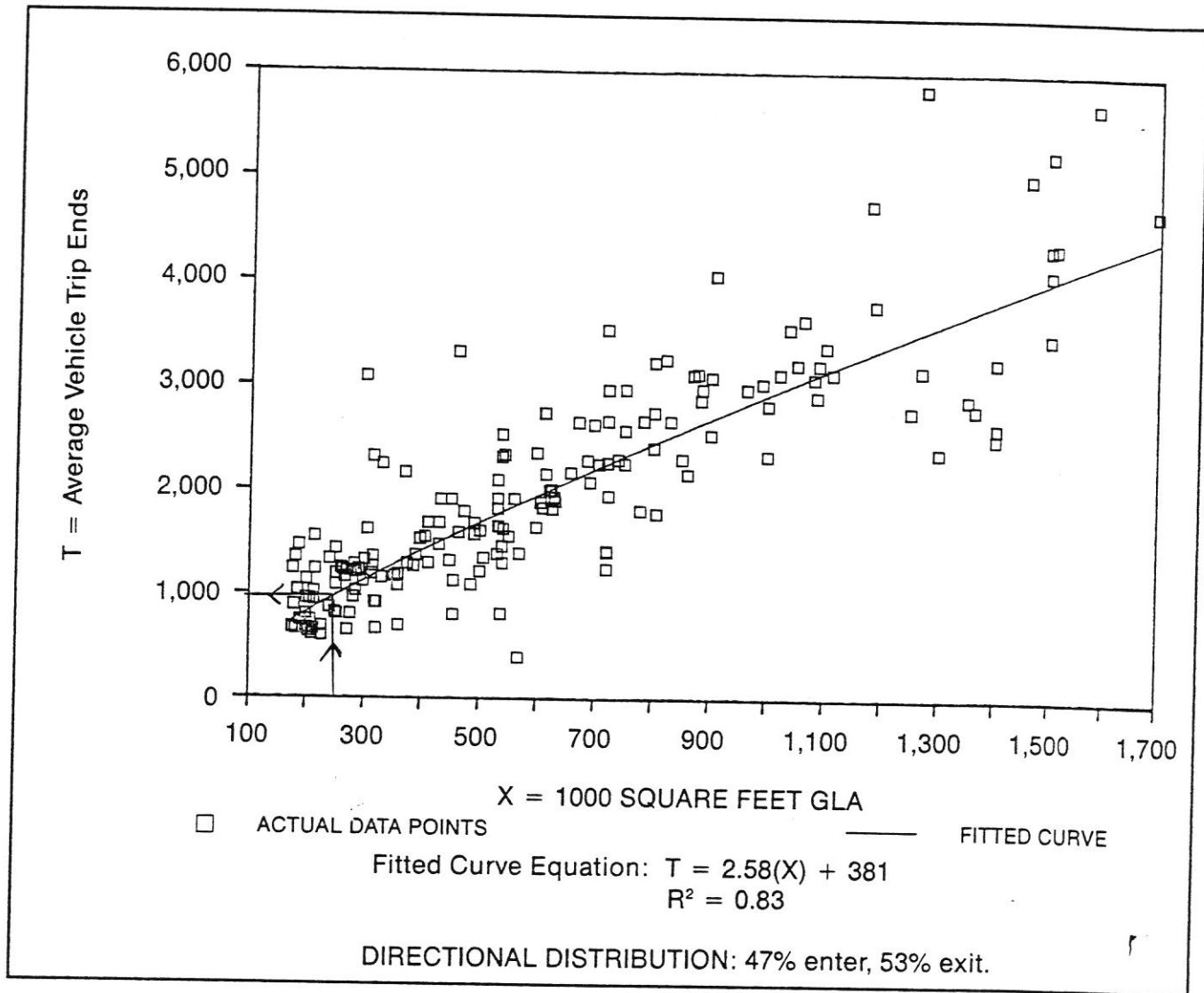
5 - Trip Generation Calculations

**Figure 3**  
**Shopping Center (820)**  
 A.M. Peak Hour Volume (Two-Way)  
 One Hour Between 7 and 9 A.M. Versus 1,000 Square Feet Gross Leasable Area



$T = 308 \text{ VPH}$   
 USE 300 VPH

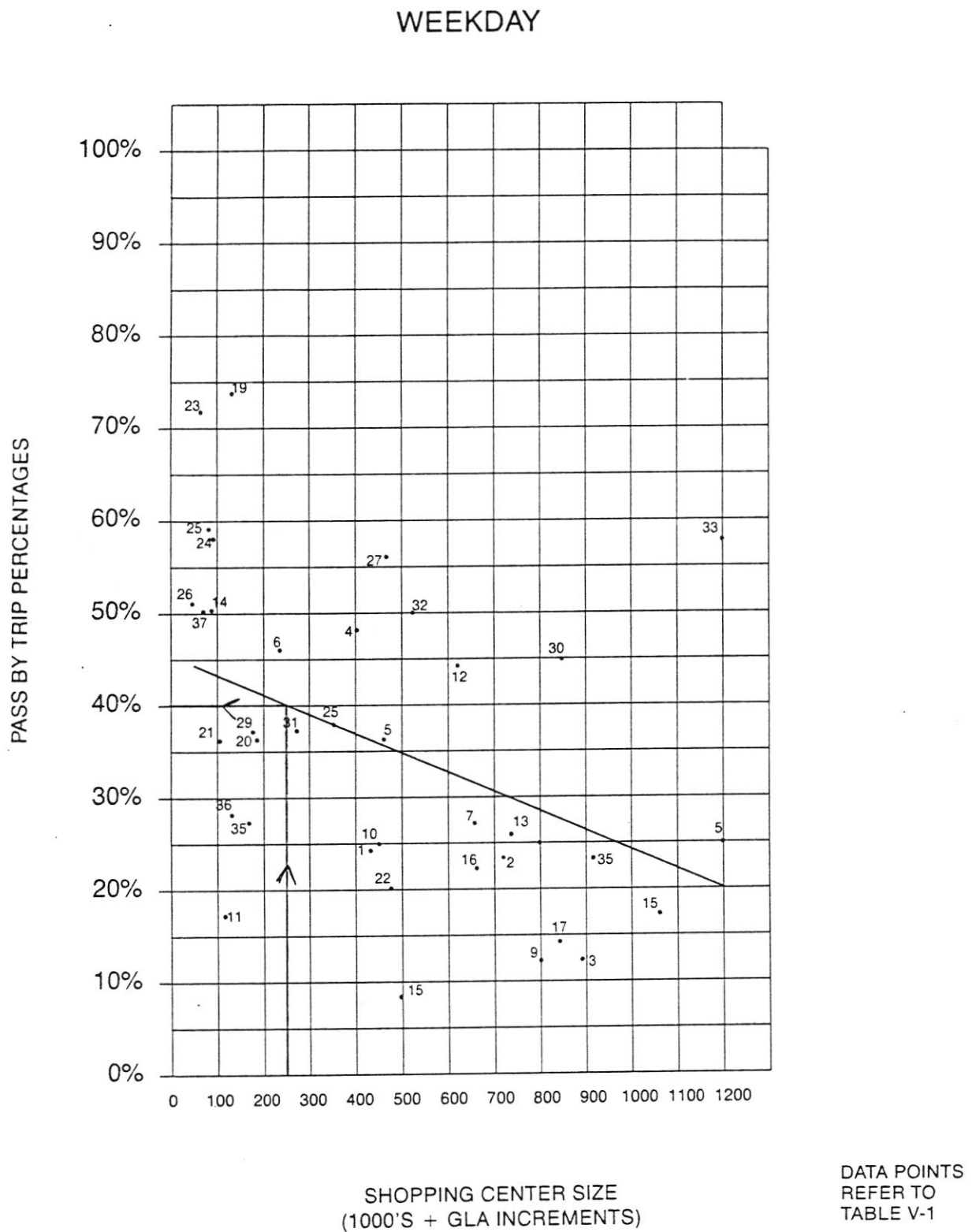
**Figure 5**  
**Shopping Center (820)**  
 Greater Than 175,000 Square Feet Gross Leasable Area P.M. Peak Hour Two-Way Volume  
 One Hour Between 4 and 6 P.M. Versus 1,000 Square Feet Gross Leasable Area



$$T = 1,045 \text{ vph}$$

$$\text{USE } 1,050 \text{ vph}$$

FIGURE V-1





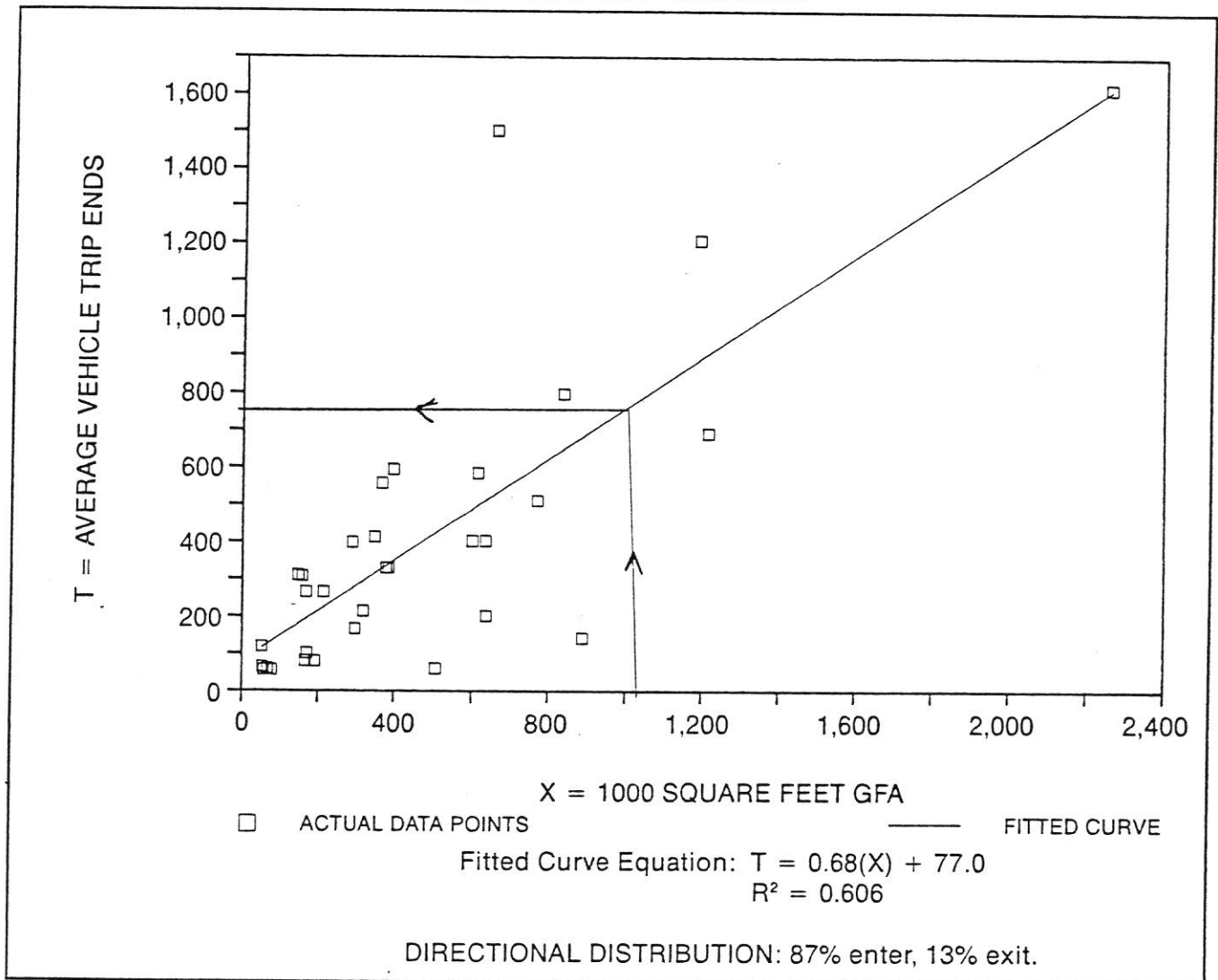
# INDUSTRIAL PARK (130)

Average Vehicle Trip Ends vs: 1,000 SQUARE FEET GROSS FLOOR AREA  
On a: WEEKDAY  
A.M. PEAK HOUR OF GENERATOR

## TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—A.M. Peak Hour of Generator) per 1,000 Square Feet Gross Floor Area				
Average Trip Rate	Range of Rates	Standard Deviation	Number of Studies	Average 1,000 Square Feet GFA
0.846	0.116–2.280	*	32	474.5

## DATA PLOT AND EQUATION



$$T = 791 \text{ vph}$$

$$\text{USE } 790 \text{ vph}$$

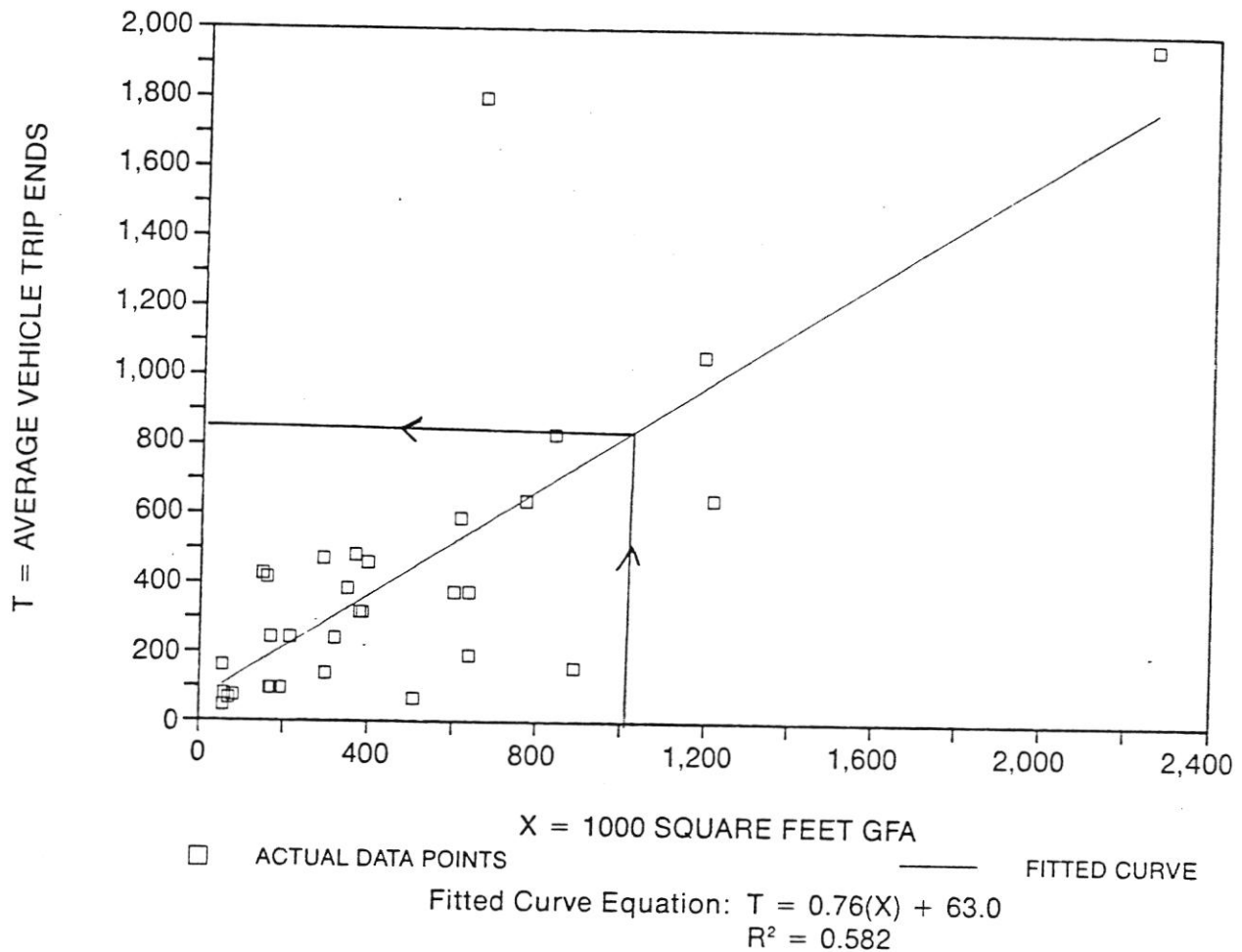
# INDUSTRIAL PARK (130)

Average Vehicle Trip Ends vs: 1,000 SQUARE FEET GROSS FLOOR AREA  
On a: WEEKDAY  
P.M. PEAK HOUR OF GENERATOR

## TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—P.M. Peak Hour of Generator) per 1,000 Square Feet Gross Floor Area				
Average Trip Rate	Range of Rates	Standard Deviation	Number of Studies	Average 1,000 Square Feet GFA
0.893	0.129–2.945	*	32	474.5

## DATA PLOT AND EQUATION



DIRECTIONAL DISTRIBUTION: 29% enter, 71% exit.

$T = 861 \text{ vph}$   
USE 860 vph

6 - Typical Roadway Cross Sections

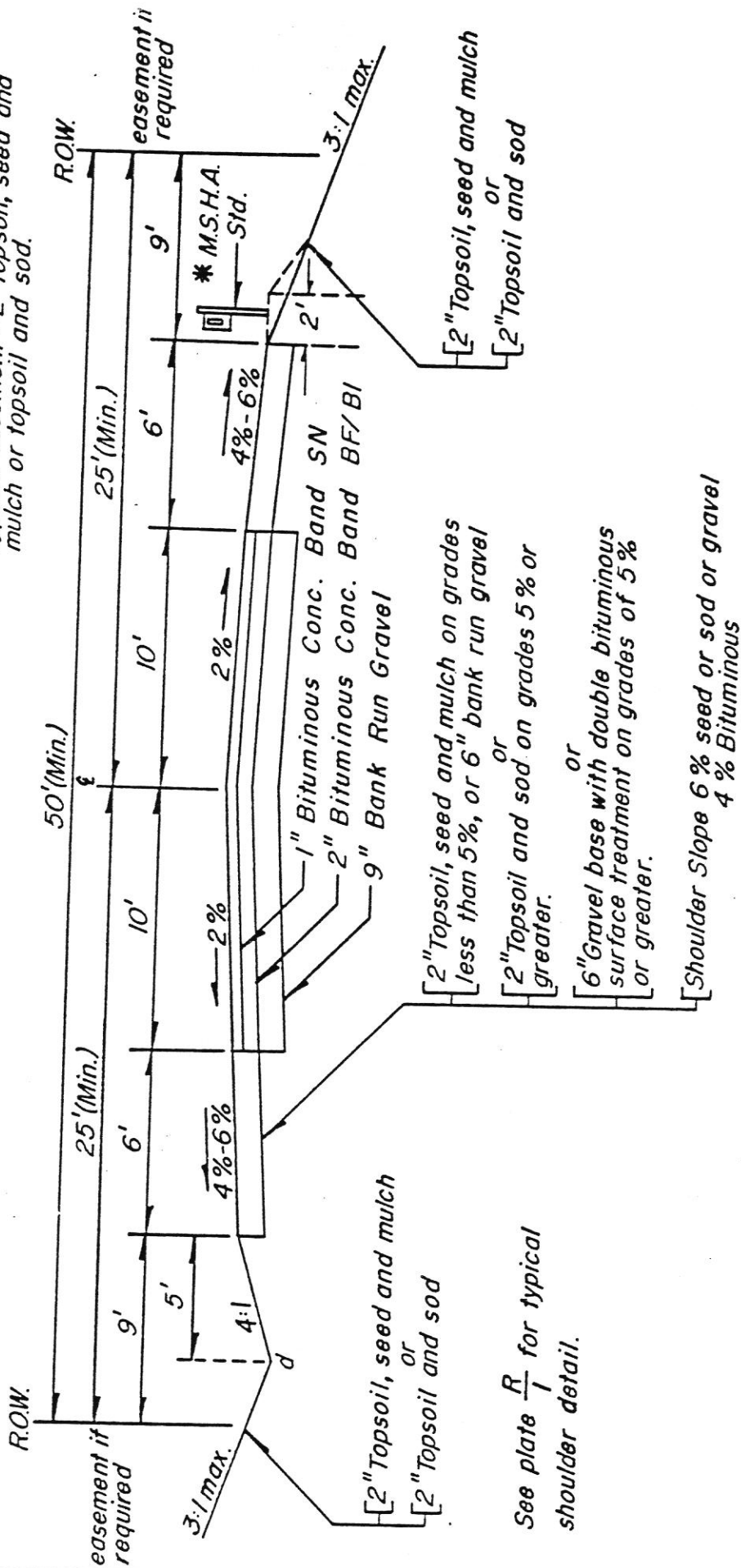
SAARD — 1425

$Sod$  —  $2.5 \leq V < 4.0$

$Sod$  —  $2.5 \leq V < 4.0$

$$V \geq 4.0$$

*Typical easement—2" topsoil, seed and mulch or topsoil and sod.*



See plate  $\frac{R}{I}$  for typical shoulder detail.

*Note: Tack coat required between paving layers at a rate of 0.05-0.10 gal./sq. yd.*

*St. Mary's County  
Department of  
Public Works*

Approved July 2, 1988  
George C. Dine  
President, Board County Comm.

*Julia B. Mann*  
Director, Public Works

*Typical Section  
Rural Street  
Minor Collector  
Drive*

Revised:

$$\frac{R}{3}$$

Ditch lining (d) determined by velocity (fps)

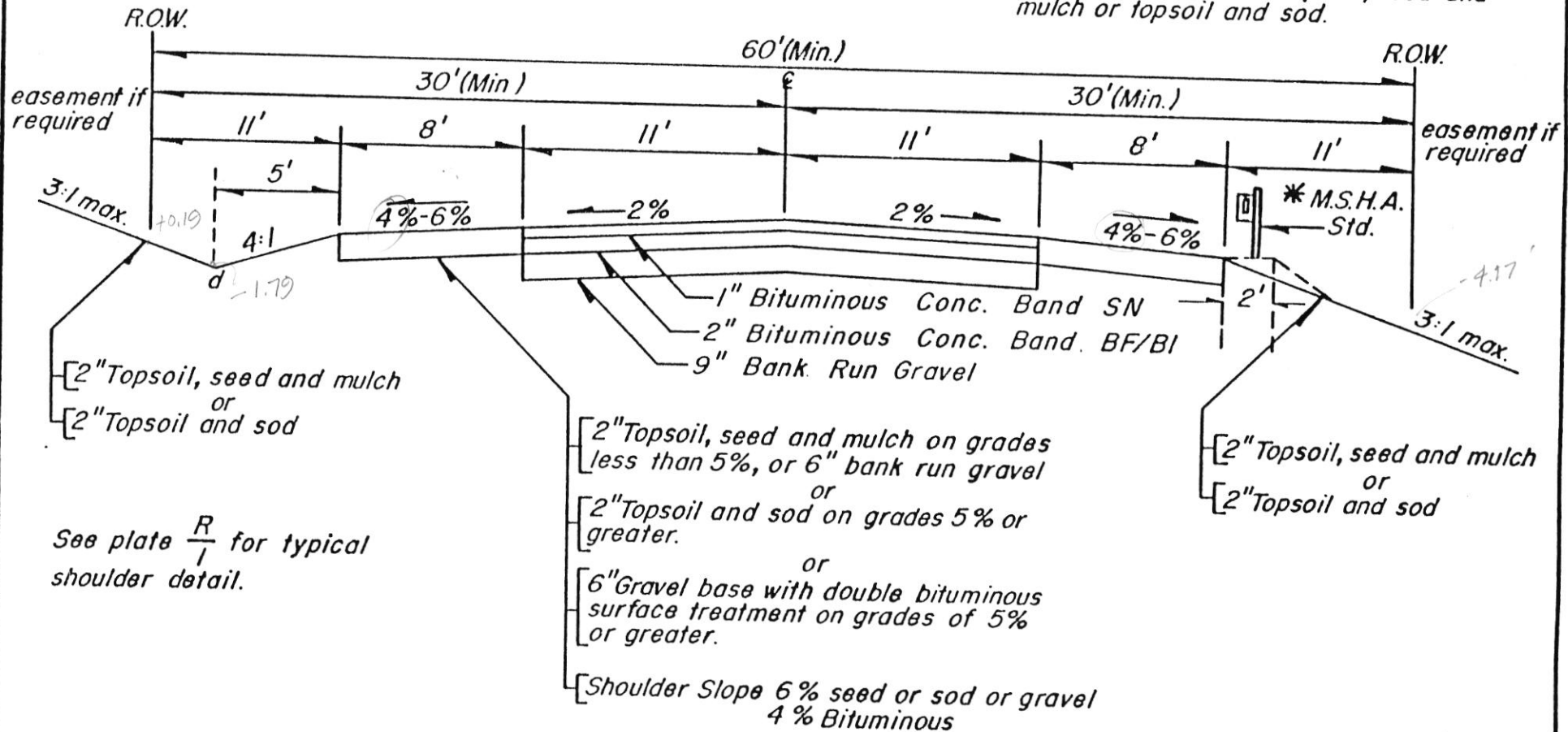
Seed ———  $V < 2.5$

Sod ———  $2.5 \leq V < 4.0$

Concrete or Rip-rap ———  $V \geq 4.0$

\* Guard rail—With fills 15' or greater in height or fills of 8' or more with slopes steeper than 4:1.

Typical easement—2" topsoil, seed and mulch or topsoil and sod.



See plate  $\frac{R}{1}$  for typical shoulder detail.

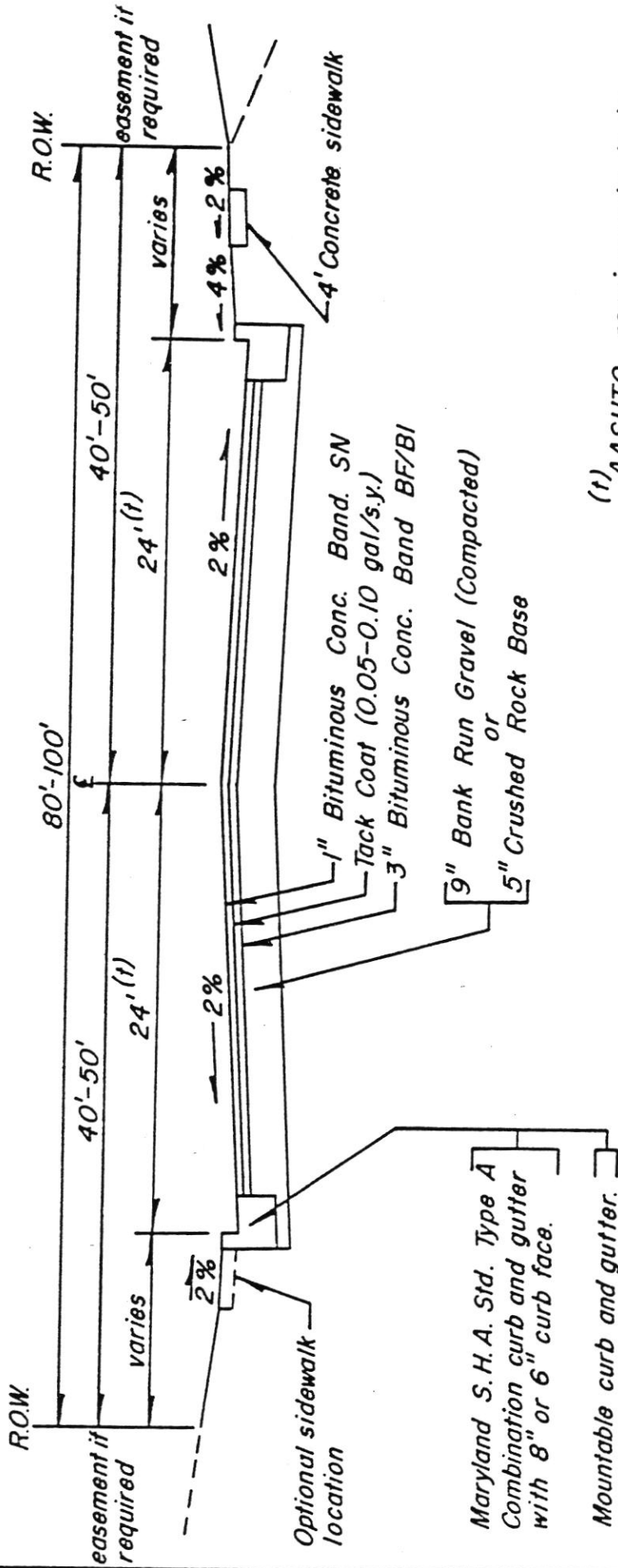
St. Mary's County  
Department of  
Public Works

Approved July 2, 1985  
George P. Caud  
President, Board County Comm.  
John B. Nunn  
Director, Public Works

Typical Section  
Rural Street  
Major Collector  
Road

Revised:

$\frac{R}{4}$



(1) AASHTO requirements to be followed. Design approval by Department of Public Works is required.

See plate  $\frac{R}{6}$  for alternate mountable curb and gutter detail.

St Mary's County Department of Public Works	Approved <u>July 2, 1985</u> <u>George R. Paul</u> President, Board County Comm. <u>John B. Mann</u> Director, Public Works	Typical Section Urban Street Arterial Boulevard	Revised:   
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Exhibits

1 - Overall Development Plan



2 - Evidence of Marketable Interest (Deeds)

TIME 1:20 P. M.

NOV 12-75 \* 28580 \*\*\*\*396.98  
 NOV 12-75 A 28580 \*\*\*\*165.88  
 NOV 12-75 A 28579 \*\*\*\*221.10  
 NOV 12-75 A 28578 \*\*\*\*\*10.00

FEE-SIMPLE DEED—CODE—CITY OR COUNTY

This Deed, Made this 21 day of July,

in the year one thousand nine hundred and seventy five, by and between ROBERT G. DEAN and MARGARET C. DEAN, his wife, ROBERT G. DEAN, JR., and LINDA A. DEAN, his wife, Parties of the first part, and CHARLES COUNTY CONCRETE, INC., Party of the second part.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the premises and of the sum of ten dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Robert G. Dean and Margaret C. Dean, his wife, and Robert G. Dean, Jr., and Linda A. Dean, his wife, do hereby grant and convey unto the said Charles County Concrete Company, Inc., its successors or assigns, in fee simple, all that lot, tract or parcel of land situate, lying and being in the Eighth Election District of St. Mary's County, Maryland, and described as follows:

BEGINNING at a point marked by a hub set on the northeasterly side of Maryland State Route 235, 60 foot right of way, said point being the southerly corner of property now or formerly L.S. Rebarchik, as recorded among the land records of St. Mary's County, Maryland, at Liber 163, folio 373; thence from said point of beginning and along the dividing line of said L.S. Rebarchik and property herein described N. 30° 58' 38" E. a distance of 541.15 feet to a point marked by an iron pipe found; thence leaving said dividing line and running through the lands of the Grantors herein S. 24° 53' 05" E. a distance of 529.07 feet to a point marked by a hub set at the northerly corner of property now or formerly Charles County Concrete Company, Inc., as recorded among the above-mentioned land records at Liber 129, folio 289; thence along the dividing line of said Charles County Concrete Company, Inc., and property herein described S. 51° 06' 12" W. a distance of 380.00 feet to a point marked by a hub set on the northeasterly side of aforesaid Maryland State Route 235; thence with the said northeasterly side of Maryland State Route 235 N. 38° 53' 48" W. a distance of 327.12 feet to a point at the place of beginning, containing 4.1469 acres of land, more or less, as shown on a survey dated 6/2/75 prepared by Larry Day and Associates.

BEING part of the same land conveyed to the within Grantors by deed dated March 5, 1974, by A. Leola Dean, widow, which deed is recorded among the land records of St. Mary's County, Maryland, at Liber DBK No. 207, folio 46. SUBJECT TO a right of way as a means of ingress and egress, and an easement for utilities, which the within Grantors hereby reserve for themselves, their heirs and assigns, over and through the hereinabove described 4.1469 acre parcel, to be used jointly with the Grantee, its successors and assigns, which right of way is described as follows: BEGINNING for the same at a hub set at a point made by the intersecting of the southeasterly boundary line of L.S. Rebarchik property, with the northeasterly right of way line of Md. State Rt. 235; thence leaving the said State Rt. 235 northeasterly right of way and running N. 30° 58' 38" E. (along and binding on the southeasterly property line of Rebarchik property) for a distance of 541.15 feet to an iron pipe; thence leaving the Rebarchik line and running S. 24° 53' 05" E. for a distance of sixty feet to an iron pipe; thence running S. 30° 58' 38" W. a distance of approximately 518 feet to an iron pipe set in the northeasterly right of way line of Md. State Rt. 235; thence running along and binding on the northeasterly right of way line of Md. State Rt. 235 N. 38° 53' 48" W. for a distance of 60 feet to the point of beginning. The cost of constructing the entrance for said right of way, and the cost of constructing the roadway on and through said right of way shall be born by the Grantors, their heirs and assigns; the costs of maintaining the said right of way shall be born equally by the within Grantors, their heirs and assigns, and the within Grantee, its successors or assigns.

Witness my hand and seal this 12th day of November, 1975.  
 [Signature]  
 Notary Public for St. Mary's County, Md.

This is to certify that transfer has been made on the County Assessment Books of the property conveyed by the within deed  
 Dated Nov. 12/ 1975  
 [Signature]  
 Supervisor of Assessments  
 St. Mary's County, Md.

Together, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the land and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Charles County Concrete Company, Inc., its successors or assigns, in fee simple.

And the said Robert G. Dean and Margaret C. Dean, his wife, and Robert G. Dean, Jr., and Linda A. Dean, his wife,

hereby covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land and premises as may be requisite.

Witness the hands and seals of said grantor s:

Robert G. Dean (SEAL)  
ROBERT G. DEAN  
Margaret C. Dean (SEAL)  
MARGARET C. DEAN

Test:

Oliver R. Hughes } Robert G. Dean, Jr. (SEAL)  
ROBERT G. DEAN, JR.  
Linda A. Dean (SEAL)  
LINDA A. DEAN

State of Maryland, Saint Mary's County, to wit:

I HEREBY CERTIFY, that on this 21 day of July, in the year one thousand nine hundred and seventy five, before me, the subscriber a Notary Public of the State of Maryland, in and for the County, aforesaid, personally appeared Robert G. Dean, Margaret C. Dean, his wife, Robert G. Dean, Jr., and Linda A. Dean, his wife,

and they acknowledged the foregoing Deed to be their act.

As witness my hand and Notarial Seal.



Jeannette C. Davis  
Notary Public

I the undersigned Maryland Attorney certify that the within instrument was prepared under my supervision.

Oliver R. Hughes

DOROTHY BAILEY KUNTER, CLERK



This is to Certify that the within instrument was prepared by the undersigned Attorney, duly admitted to practice before the Court of Appeals at Maryland, or by an employee of such Attorney.

*M. Wigginton*

LIBER 207 PAGE 46

25,000.00  
Rao-10.00  
55-165.00  
77-125.00

FEE SIMPLE DEED—CODE—CITY OR COUNTY.

NO TITLE SEARCH

This Deed, Made this 5th day of March

in the year one thousand nine hundred and seventy-four, by

A. LEOLA DEAN, Widow,

WITNESSETH, that for and in consideration of ten dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said A. Leola Dean does hereby grant and convey unto Robert G. Dean and Margaret C. Dean, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, a one-half undivided interest, and unto Robert G. Dean, Jr. and Linda A. Dean, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, a one-half undivided interest, the two interests forming a tenancy in common, in and to all those lots, tracts or parcels of land situate, lying and being in the Eighth Election District of St. Mary's County, Maryland, called and known as "Hopewell Adventure", "Addition to Adventure", "Four Square", or better known as "The Hezekiah Dent Homestead", and that tract called and known as "Resurrection Manor", and being the same property which was conveyed to Mervell M. Dean and G. Wilson Dean by deed from Charles D. Heard, et ux., dated November 10, 1933, recorded in Liber JMM No. 8, folio 373, by deed from James Kenny Heard, et al, dated November 27, 1933, recorded in Liber JMM No. 8, folio 386, and by deed from William G. Joy, Committee of Minnie Heard, a.k.a. Minnie Heard Cusic, dated October 18, 1935, and recorded in JMM No. 9, folio 316, all of the Land Records of St. Mary's County, Maryland. The interest of the said G. Wilson Dean was conveyed to Mervell M. Dean by deed dated October 5, 1934, and recorded among the aforesaid Land Records in Liber JMM No. 9, folio 84, and being the same conveyed to the said Mervell M. Dean and A. Leola Dean, his wife, as tenants by the entireties, by Straw Deed from Robert E. Wigginton, dated December 6, 1940, and recorded among the aforesaid Land Records in Liber CBG No. 12, folio 370. SAVE AND EXCEPTING THEREFROM all that 2.76 acres of land which was conveyed by deed from Mervell M. Dean and A. Leola Dean, his wife, to Charles County Concrete Company, Inc., dated October 4, 1966, and recorded among the aforesaid Land Records in Liber CBG No. 129, folio 289, and described therein as follows:

BEGINNING for the same at an iron pipe on the east side of Maryland State Route 235 and on the north side of a 50 foot private road said iron pipe being north a distance of 543 feet plus or minus from the Southwesterly corner of the entire tract; thence along and with said State Road North 33° 25' West a distance of 300.00 feet to an iron pipe; thence leaving said road North 56° 35' East a distance of 380.00 feet to a point; thence South 45° 06' 45" East a distance of 262.18 feet to an iron pipe on the north side of aforesaid private road; thence along and with said private road South 38° 35' West a distance of 140.00 feet; thence South 56° 35' West a distance of 300.00 feet to the point of beginning, containing 2.76 acres, as surveyed by Lorenzi, Dodds & Gunnill, registered surveyors.

This is to certify that all taxes on this property have been paid to and including the levy for the year of 1973

*Francis G. Cecil* Treasurer

This is to certify that transfer has been made on the County Assessment Books of the property conveyed by the within deed.

*John J. Housley* 1974  
Superior of Assessments  
St. Mary's County, Md.

TAX \$125.00 REC # 22155 MAR 6, 74  
STATE PROPERTY TRANSFER

Received this 6th

day of March 1974

at 1:32 o'clock P. M., for  
RECORD AND RECORDED

DOROTHY BAILEY KUCHER, CLERK

Refy 10.00  
H 165.00



Together, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the land ----- and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Robert G. Dean and Margaret C. Dean, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, as to one-half undivided interest, and Robert G. Dean, Jr. and Linda A. Dean, his wife, as tenants by the entireties, their ~~heirs and assigns~~ heirs and assigns, in fee simple, as to one-half undivided interest, the two interests forming a tenancy in common,

And the said Grantor -

----- hereby covenant that she will warrant specially the property hereby granted and conveyed, and that she will execute such further assurances of said land as may be requisite.

Witness the hand and seal of said grantor

TEST:

*James S. Joyce* } *A. Leola Dean* [SEAL]  
A. Leola Dean  
----- [SEAL]

State of Maryland, St. Mary's

County to wit:

I HEREBY CERTIFY, that on this 5<sup>th</sup> day of March in the year one thousand nine hundred and seventy-four before me, the subscriber a Notary Public of the State of Maryland, in and for St. Mary's County ----- aforesaid, personally appeared A. Leola Dean -----

----- and she acknowledged the foregoing Deed to be her act  
As witness my hand and Notarial Seal.

*James S. Joyce*  
Notary Public  
NOTARY PUBLIC  
ST. MARY'S COUNTY  
MARYLAND

ATTORNEY AT LAW

*Robert G. Dean* *3-26-74*

DOROTHY BAILEY KUCHER, CLERK

RECEIPT 109760

10,000  
R. 5.50  
F. 11.00  
S. 22.00

FREE SIMPLE DEED—CODE—CITY OR COUNTY.

LIBER 129 PAGE 289

**This Deed.** Made this 4<sup>th</sup> day of October.

----- In the year one thousand nine hundred and sixty-six, by  
Mervell M. Dean and A. Leola Dean, his wife,

WITNESSETH, that for and in consideration of ten dollars and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Mervell M. Dean and A. Leola Dean, his wife, do hereby grant and convey unto Charles County Concrete Company, Inc., a body corporate, its successors and assigns, in fee simple, all that lot, tract or parcel of land situate, lying and being in the Eighth Election District of St. Mary's County, Maryland, and described as follows, that is to say:

BEGINNING for the same at an iron pipe on the east side of Maryland State Route 235 and on the north side of a 50 foot private road said iron pipe being north a distance of 543 feet plus or minus from the Southwesterly corner of the entire tract; thence along and with said State Road North 33° 25' West a distance of 300.00 feet to an iron pipe; thence leaving said road North 56° 35' East a distance of 380.00 feet to a point; thence South 45° 06' 45" East a distance of 262.18 feet to an iron pipe on the north side of aforesaid private road; thence along and with said private road South 38° 35' West a distance of 140.00 feet; thence South 56° 35' West a distance of 300.00 feet to the point of beginning. Containing 2.76 acres, as surveyed by Lorenzi, Dodds & Gunnill, Registered Surveyors, and being a part of the same property which was conveyed Mervell M. Dean and G. Wilson Dean by deed from Charles D. Hoard, et ux., dated November 10, 1933; recorded in Liber JMM No. 8, folio 373, by deed from James Kenny Heard, et al, dated November 27, 1933; recorded in Liber JMM No. 8, folio 386, and by deed from William G. Joy, Committee of Minnie Heard, a.k.a. Minnie Heard Cusic, dated October 18, 1935, and recorded in JMM No. 9, folio 316, all of the Land Records of St. Mary's County, Maryland. The interest of the said G. Wilson Dean was conveyed to Mervell M. Dean by deed dated October 5, 1934, and recorded among the aforesaid Land Records in Liber JMM No. 9, folio 84.



This is to certify that all taxes on this property have been paid to and including the levy for the year of 1966

James D. Calk Treasurer  
St. Mary's County, Md.



This is to certify that transfer has been made to the County Assessor's Office of the property described by the within deed.

Dated October 10 1966  
Edna Fawcett Clerk

Superior of notaries  
St. Mary's County, Md.

RECORDED  
MARY R. FOWLER  
CLERK, CIRCUIT COURT

'66 OCT 13 PM 3 37

Redy 5.50  
S. 22.00

Together, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the land ----- and premises;  
above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges,  
appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit  
of the said Charles County Concrete Company, Inc., a body corporate, its successors  
and assigns ----- in fee-simple.

And the said Mervell M. Dean and A. Leola Dean, his wife, Grantors -----

----- hereby covenant that they will warrant specially the property  
hereby granted and conveyed, and that they will execute such further assurances of said land-----  
as may be requisite.

Witness the hands and seals of said grantors

Test:

*Jim S. Jager* } *Mervell M. Dean* ..... [SEAL]  
Mervell M. Dean  
*A. Leola Dean* ..... [SEAL]  
A. Leola Dean

State of Maryland, St. Mary's

County to wit:

I HEREBY CERTIFY, that on this *4th* day of *October*, in the year  
one thousand nine hundred and sixty-six, before me, the subscriber a Notary Public of the State of  
Maryland, in and for the County -----  
aforesaid, personally appeared Mervell M. Dean and A. Leola Dean, his wife -----

----- and they acknowledged the foregoing Deed to be their  
As witness my hand and Notarial Seal.

*Jim S. Jager* .....  
Notary Public  
JACKSONVILLE, FLORIDA  
OCT 20 1966

Rel: CCC Co. per mail 10-20-66 Mary R. Fowler, clerk