

PLAN REVIEW CORRECTIONS REPORT**ST. MARY'S COUNTY GOVERNMENT**

23150 LEONARD HALL DRIVE

301-475-4200 EXT. 71500

LEONARDTOWN, MD 20650

Application Number: SFDD21-1442**Address:** 18830 MCKAYS BEACH
RD**Application Date:** 6/10/2021**Application Type:** SINGLE FAMILY
DWELLING DETACHED**Property Owner:** BROWN WALTER M III &
BROWN BARBARA R
18822 MCKAYS BEACH
RD
LEONARDTOWN,
LEONARDTOWN 20650**Contractor:****Review Type:** CRITICAL AREA

DATE	STATUS	CONTACT
2/23/2023	COMMENTS RETURNED	ACheney

Per CZO 41.7.5.a (1) Revise mitigation calculations to reflect BMO 2:1 buffer mitigation for new lot coverage (4,916 x 2 = 9,832) then subtract 1,887 for lot coverage removed per COMAR 27.01.09.01-2.I. Please revise site plan to reflect new mitigation total of 7,945 sq. ft. of buffer mitigation.

Review Type: WETLANDS REVIEW

DATE	STATUS	CONTACT
2/23/2023	APPROVED	ACheney

Review Type: PLANTING AGREEMENT

DATE	STATUS	CONTACT
2/23/2023	SITEPLAN NEEDED	ACheney

New mitigation total of 7,945 sq. ft. of buffer mitigation.

Buffer Establishment mitigation must be planted in the 100-foot buffer area.

The table below must be used in the development of your landscaping/ planting plan illustrating the size, location, species, and type of vegetation you are proposing to plant to meet your mitigation requirements.

Vegetation Type	Minimum Size Eligible for Credit	Credit Allowed (Square Feet)	Maximum Percent Credit
Canopy Tree	2-inch caliper	200	No maximum
Canopy Tree	¾ inch caliper	100	No maximum

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Understory tree	¾ inch caliper	75	No maximum
Large Shrub	3 feet high	50	30%
Small Shrub	18 inches high	25	20%
Herbaceous perennial*	1-quart of based upon the area covered by plugs or seed mix	2	10%
Planting Cluster 1*	1 Canopy tree; and 3 large shrubs or 6 small shrubs	300	Not applicable
Planting Cluster 2*	2 Understory trees; and 3 large shrubs or 6 small shrubs	350	Not applicable