

ST. MARY'S COUNTY GOVERNMENT
23150 LEONARD HALL DRIVE
301-475-4200 EXT. 71500
LEONARDTOWN, MD 20650

CERTIFICATE OF OCCUPANCY

PERMANENT

Issue Date: 7/17/2024
Map/Grid/Parcel: 61A --5
Property Address: 18830 MCKAYS BEACH RD
LEONARDTOWN, MD 20650
Legal Description: LOTS 28 & 29 MCKAYS BEACH
Owner: BROWN WALTER M III & BROWN BARBARA R
Contractor: Donald J Major Construction Inc
(301)643-7882
Permit Number: SFDD21-1442
Description of Work: REPLACEMENT HOUSE
Occupancy Type:
Special Conditions:

CO PREPARED BY: R. Ramos

SIGNATURE: Walter Brown

DATE: 7/17/24

Approved: Brady Glenn

Land Use and Growth Management Director or Deputy Director

VOID UNLESS SIGNED BY LAND USE AND GROWTH MANAGEMENT DIRECTOR
OR DEPUTY DIRECTOR

FINAL INSPECTION CARD

for use by
COUNTY AND STATE ONLY

Applicant Contact Name: Walter Brown

Applicant Contact Phone: 301-758-9796

METROPOLITAN COMMISSION 301-373-4733
(for sites on public water or sewer)

N/A

STATE HIGHWAY ADMIN. 301-475-8035

N/A

DEPT. OF PUBLIC WORKS 301-863-8400
301-475-4200 Ex. 3531

N/A

HEALTH DEPT. 301-475-4321
(for sites on private well or septic)

Water Supply:

[Signature] 7/17/24

Sewerage Disposal:

[Signature] 7/17/24

MIDDLE DEPT. INSPECTION AGENCY / M.D.I.A. 301-884-4547 or 301-373-3212

Building:

[Signature] 7/17/24

Electric:

[Signature] 7/17/24

Plumbing/Gas:

[Signature] 7/17/24

DEPARTMENT OF LAND USE AND GROWTH MANAGEMENT 301-475-4200 Ext. *1580

Overlot Grading:

[Signature] 6/27/24

Stormwater Mgmt.:

[Signature] 6/27/24

Critical Area:

[Signature] 6/27/24

Forest Cons:

N/A

FIRE MARSHAL 443-550-6820

N/A

L.U.G.M. FINAL 301-475-4200 ext. *1580
(generally commercial only)

911

[Signature] 6/27/24

ALL INSPECTIONS REQUIRE 24 HOUR NOTICE

WHEN THIS FORM IS COMPLETED IT SHALL BE RETURNED TO THE
Department of Land Use & Growth Management, 23150 Leonard Hall Drive, Leonardtown, MD 20650

CONTROL NUMBER:

21-1442

Dept. of Land Use & Growth Management

23150 Leonard Hall Drive
Leonardtown, MD 20650

Phone: 301-475-4200 ext. *1500
Hours: 8:00 am - 5:00 pm

18830 McKays Beach Rd



RESIDENTIAL SPRINKLER SYSTEM (NFPA 13D)
CONTRACTOR'S CERTIFICATION OF COMPLETION

COMPLEX: Spot lot
(AS APPEARS ON ROUGH-IN INSPECTION FORM)
STREET: 18830 McKays Beach Rd.
CITY, ZIP: Leonardtown, MD. 20650
DATE: 06-June-2024

YES NO

1. UPRIGHT AND PENDENT HEADS POSITIONED 1"- 4" FROM CEILING. K
2. SIDEWALL HEADS POSITIONED 4"- 8" FROM CEILING. K
3. NO OBSTRUCTIONS TO SPRINKLER DISCHARGE BY CEILING SLOPE, BEAMS, OR PROPOSED LIGHT FIXTURES. K
4. SPRINKLER HEADS HAVE NOT BEEN PAINTED EXCEPT FOR FACTORY APPLIED COATINGS, SPRINKLERS THAT WERE PAINTED HAVE BEEN REPLACED. K
5. SPRINKLER HEADS HAVE BEEN UNCOVERED AND UNMASKED K
6. NEW LISTED SPRINKLER HEADS INSTALLED. K
7. ALL COMPONENTS HAVE BEEN INSTALLED IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF NFPA 13D. SPRINKER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MOBILE HOMES. K
8. SYSTEMS TESTED FOR LEAKAGE AT NORMAL SYSTEM OPERATING PRESSURE. K
9. SPARE SPRINKLER HEADS OF EACH TYPE INSTALLED HAVE BEEN LEFT ON THE PREMISES. K

I CERTIFY THAT THE SPRINKLER SYSTEM HAS BEEN COMPLETED, TESTED AND LEFT IN SERVICE AND IS FULLY FUNCTIONAL IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 13D. SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS AND MOBILE HOMES.

Residential + Commercial

Fire Protection, LLC
(SPRINKLER COMPANY)

John W. Anderson
(PRINT NAME)

John W. Anderson
(SIGN)

WITNESS:

DONALD L. MASON
(PRINT NAME)

Donald L. Mason
(SIGN)

DONALD L. MASON
CONSTRUCTION INC
(CONTRACTING COMPANY)

REMARKS:

REPLY TO:



Permit Reviews

St. Marys County

Permit Number: SFDD21-1442

Description: REPLACEMENT HOUSE

Applied: 6/10/2021

Approved: 5/11/2023

Site Address: 18830 MCKAYS BEACH RD

Issued: 9/1/2023

Finalized:

City, State Zip Code: LEONARDTOWN, MD 20650

Status: PERMIT ISSUED

Applicant: <NONE>

Parent Permit:

Owner: BROWN WALTER M III & BROWN BARBARA R

Parent Project:

Contractor: Donald J Major Construction Inc

Details:

3 final plans rcd = to SWM for stamping

Main File

PROCESSED A CHECK REQUEST FOR BP GUARANTY FUND FEE TO OAG ON 11/6/2023, LUGM #12729, \$50.00, FROM ACCOUNT #001-0000-202-01-28.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
6/10/2021	6/15/2021	6/17/2021	HISTORIC REVIEW	BCohen	APPROVED	Pictures attached to file.
Notes: on hold pending site plan						
9/26/2022	9/26/2022	9/26/2022	PERMITS AND INSPECTIONS	BNickerson	APPROVED	
Notes:						
9/26/2022	2/23/2023	10/26/2022	WETLANDS REVIEW	ACheney	APPROVED	
Notes:						
9/26/2022	10/4/2022	10/26/2022	STEEP SLOPES	LLangford	APPROVED	
Notes:						
1/19/2023	1/19/2023	1/19/2023	DEPT OF PLANNING AND ZONING	BNickerson	APPROVED	REVISED TO MOVE HOUSE LOCATION
Notes: On Hold pending receipt of 3 copies of final site plan approved by all agencies. revised site plan reviewed 1.19.23 approved. BN						



Permit Reviews St. Marys County

1/19/2023	1/25/2023		FLOODPLAIN	VCaswell	APPROVED	REVISED TO MOVE HOUSE LOCATION
Notes: Proposed structure is located within 25 feet from the Special Flood Hazard Area (SFHA) per FIRM panel number 316F. No elevation or venting required for floodplain review approval.						
1/19/2023	3/14/2023	4/6/2023	SOIL CONSERVATION DIST	JSanders	APPROVED	Engineered E&S plan approved
Notes: Review fee paid, plan in queue for review. Emailed comments to consultant. revised site plan sent by surveyor 1.13.23 BN Emailed comments Engineered erosion and sediment control plan approved. NOTE: A pre-construction meeting is required with St. Mary's Soil Conservation District before any work begins on site.						
1/19/2023	1/25/2023		STORM WATER MANAGEMENT	VCaswell	APPROVED	REVISED TO MOVE HOUSE LOCATION
Notes:						
2/7/2023	2/7/2023	2/7/2023	SWM I AND M AGREEMENT	BNickerson	APPROVED	signed swm and receipt received
Notes: On hold pending receipt of recorded I&M Agreement. The I&M Agreement needs to be signed in the witness of a notary and then taken to Land Records (in the Circuit Courthouse) for recording, they do charge a \$60.00 recording fee. Land Records will provide a receipt of payment, please bring that by Land Use & Growth Management. Then once recorded, we will need a copy of the recorded document.						
4/3/2023	5/3/2023		CRITICAL AREA	ACHeney	APPROVED	
Notes: 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. plans rcd re: AJ's comments Amber has emailed Mr. Buckler for a planting plan.						
Review Group: LUGM CRITICAL AREA						
10/4/2022	5/3/2023		PLANTING AGREEMENT	ACHeney	APPROVED	
Notes: New mitigation total of 7,945 sq. ft. of buffer mitigation. Nine 2" caliper trees will be planted. Meeting the mitigation requirements.						
5/11/2023	5/11/2023	5/11/2023	CAPA RECORDING	MHIGGS1	APPROVED	
Notes: CAPA sent to Amanda for approval. CAPA email in attachments. recorded capa received.						



Permit Reviews

St. Marys County

Review Group: PERMIT						
1/13/2023	2/1/2023	2/13/2023	HEALTH DEPARTMENT	Tmeddaugh	APPROVED	Fee-\$90.00
Notes: revised site plan sent by surveyor 1.13.23						



Permit Inspections

St. Marys County

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LIST OF INSPECTIONS					
SCHEDULED DATE	COMPLETED DATE	TYPE	INSPECTOR	RESULT	REMARKS
3/22/2024	3/22/2024	ELEC ROUGH	Acoppage	APPROVED	
Notes:					
3/22/2024	3/22/2024	ELEC SERVICE	Acoppage	APPROVED	SMECO temp card 37261
Notes:					
3/22/2024	3/22/2024	PLBG ROUGH	Acoppage	APPROVED	
Notes:					
3/22/2024	3/22/2024	HVAC ROUGH	Acoppage	APPROVED	
Notes:					
3/22/2024	3/22/2024	BLDG FRAMING	Acoppage	APPROVED	
Notes:					
3/27/2024	3/27/2024	BLDG INSULATION	JFinch	APPROVED	
Notes:					
5/24/2024	5/24/2024	ZONE SWM ROUGH-IN	AHardesty	PARTIALLY APPROVED	
Notes:					
Ok to proceed. They buried the pipes before the rough-in so I made them run water from a hose threw every pipe to verify they are running to the Cistern.					



Permit Inspections

St. Marys County

6/10/2024	6/10/2024	PLBG GAS TEST ROUGH	JFinch	APPROVED	Burch
Notes:					
6/10/2024	6/10/2024	HD SEPTIC	ACHeney	DISAPPROVED	
Notes: NO ACCESS					
6/14/2024	6/14/2024	ELEC PROGRESS	JFinch	APPROVED	SEPTIC ONLY final approved
Notes:					
6/27/2024	6/27/2024	ZONE CAPA INSPECTION	AHardesty	APPROVED	
Notes:					
6/27/2024	6/27/2024	ZONE CRITICAL AREA	AHardesty	APPROVED	
Notes:					
6/27/2024	6/27/2024	ZONE FINAL SITE DEVELOPMENT	AHardesty	APPROVED	
Notes:					
6/27/2024	6/27/2024	ZONE SWM FINAL	AHardesty	APPROVED	
Notes:					
6/27/2024	6/27/2024	ZONE 911 ADDRESS	AHardesty	APPROVED	
Notes:					
7/8/2024	7/8/2024	BLDG FINAL	JFinch	DISAPPROVED	
Notes:					
7/8/2024	7/8/2024	ELEC FINAL	JFinch	DISAPPROVED	
Notes:					
7/8/2024	7/8/2024	HVAC FINAL	JFinch	APPROVED	
Notes:					
7/8/2024	7/8/2024	PLBG FINAL	JFinch	DISAPPROVED	
Notes:					
7/8/2024	7/8/2024	PLBG GAS FINAL	JFinch	APPROVED	Burch
Notes:					



Permit Inspections

St. Marys County

6/28/2026		ZONE CAPA SURVIVAL 2YR	Inspection Coordinator		
Notes:					