



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS/FORESTRY
COMMUNITY HYGIENE

October 14, 2022

This notification is to advise you that the Department has received and is presently reviewing the following request for a shoreline construction project:

Ocean Pines Association- Request No. 2022-093 – Request to replace 165lf of existing failing timber bulkhead located at 44,46,48 & 50 Moonshell Dr with new vinyl sheet pile bulkhead and 27 piles with a maximum channelward encroachment of 18” and backfill the void between the old and new bulkhead with new clean sand. This project is located at 44, 46, 48 & 50 Moonshell Drive, Ocean Pines, also known as Tax Map 16, Parcel 41, Lots 44, 46, 48 & 50. Third Tax District of Worcester County, Maryland.

The Department in considering this application will make specific findings of fact with regard to the environmental impact, navigational impact, recreational potential, commercial benefit to Worcester County, impact of the proposed construction upon the surrounding neighborhood and upon property values therein, and any other pertinent issues. Approval from the Department does not guarantee approval from any other applicable regulatory agencies.

If you have an interest which may be adversely affected by the issuance of this permit, you are requested to notify this Department in writing within fifteen (15) calendar days which will end on October 29, 2022.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2022-093
Submission Date: 10-14-22

X Major Construction (\$300.00) _____ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

To replace 165 LF of existing failing timber bulkhead located at 44, 46, 48 and 50 Moonshell Drive in Ocean Pines with new vinyl sheet pile bulkhead and 27 piles with a maximum channelward encroachment of 18" and backfill the void between the old and new bulkhead with clean sand.

Property Description: _____ 44, 46,
Map: 16 Parcel: 41 Lot: 48 & 50 Section: 4 Block: _____ Tax District: _____
Street Address: Ocean Parkway, Ocean Pines, MD 21811
Subdivision: Ocean Pines - Teal Bay
Dwelling on lot: Yes Dwelling under construction: _____ Vacant: _____ Commercial: _____
(Bulkhead Owner) -
Owner: Ocean Pines Association, Inc. - Attention John Viola Phone No. (410) 641-5581
Mailing Address: 239 Ocean Parkway, Ocean Pines, MD 21811
E-Mail Address: jviola@oceanpines.org

Contractor: _____ Phone No.: _____
Mailing Address: _____
E-Mail Address: _____

Recorded Adjacent Property Owner: Joan Elizabeth Vogt
Property Address: 42 Moonshell Drive, Ocean Pines, MD 21811
Tax Map: 16 Parcel: 41 Lot: 180 Section: 4 Block: _____

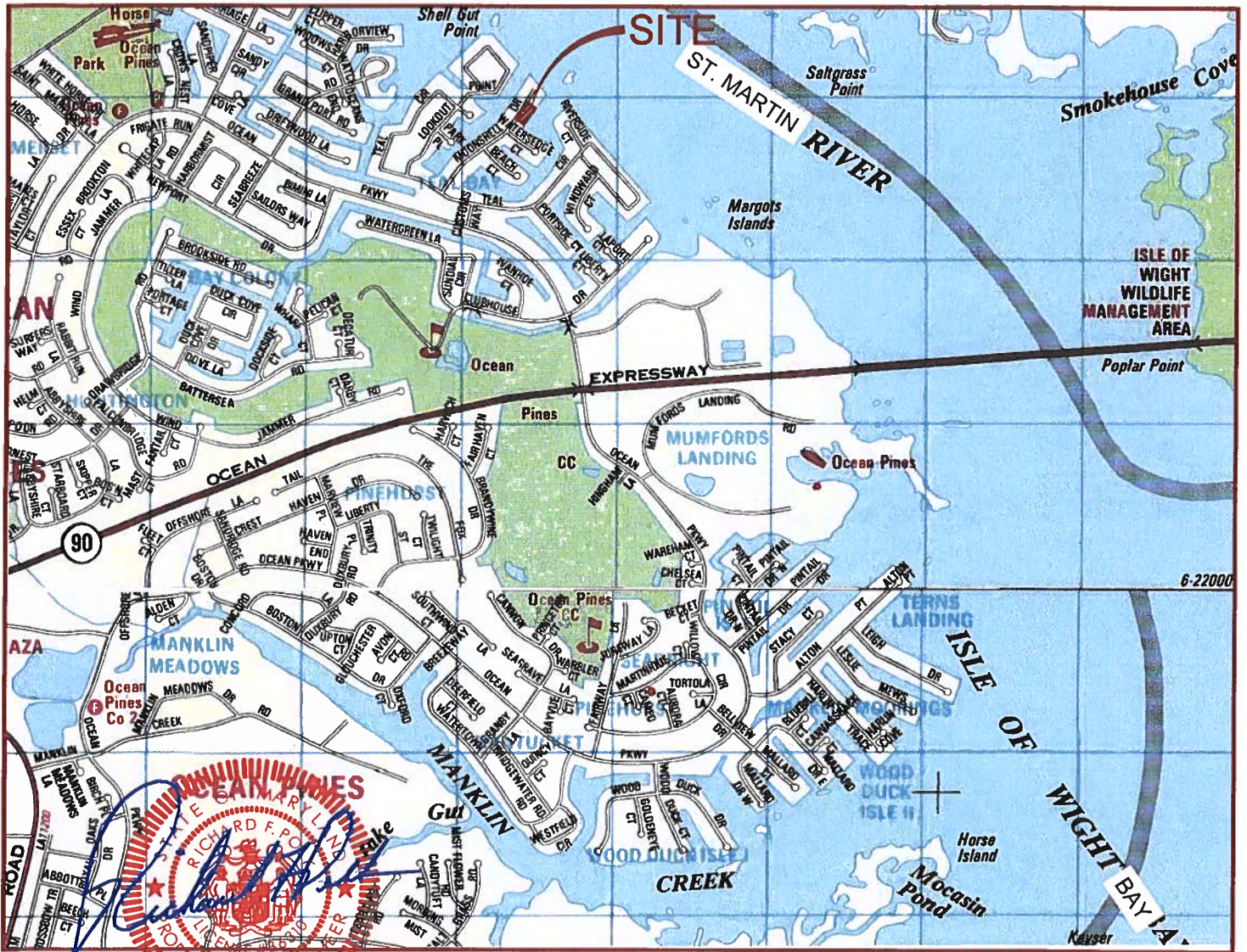
Recorded Adjacent Property Owner: Joseph & Dorothy Lynch Revocable Trust
Property Address: 52 Moonshell Drive, Ocean Pines, MD 21811
Tax Map: 16 Parcel: 41 Lot: 175 Section: 4 Block: _____

As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. Any deviation from these standards will require construction plans sealed by an engineer registered in the State of Maryland. I acknowledge that any falsification of information presented may result in revocation of this approval and of the subsequent Shoreline Construction Permit.

✓ John Viola 9/23/22
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 10/14/22 Public Comment Deadline: 10/29/22 (15 calendar days)
Department Approval Date: _____ Expiration: _____



UNNAMED LAGOON TO ST. MARTIN RIVER 38°23'52" N 75°08'33" W

SHEET INDEX

- 1 VICINITY MAP, PERMIT REQUEST & OWNER
- 2 QUANTITY TABLES & OWNER INFORMATION
- 3 EXISTING CONDITIONS PLAN
- 4 EXISTING & PROPOSED CHANNEL WIDTH
- 5 PROPOSED SITE PLAN
- 6-11 SECTION & ELEVATION DETAILS

QUANTITY

TOTAL LENGTH = 165 LF TOTAL AREA = 248 SQ. FT. TOTAL CLEAN SAND FILL = 64 CU. YD.

PERMIT REQUEST

TO REPLACE DETERIORATING TIMBER BULKHEAD WITH NEW VINYL SHEETING WITH MAXIMUM CHANNEL-WARD ENCROACHMENT OF 18". ALSO INCLUDED AS PART OF THIS PERMIT IS TO BACKFILL THE VOID BETWEEN THE OLD BULKHEAD AND NEW BULKHEAD WITH CLEAN SAND.

NOTES:

EXISTING BULKHEAD IS THE PROPERTY OF OCEAN PINES ASSOCIATION. EXISTING BOAT LIFTS, POWER WATER CRAFT LIFTS, PIERS ETC. ARE NOT INCLUDED AS PART OF THIS PERMIT. THESE ARE PRIVATELY OWNED BY LOT OWNERS AND WILL REQUIRE SEPARATE PERMITS TO ALTER OR MOVE FURTHER CHANNEL-WARD.

LEGEND

- AFFECTED PROPERTY ADDRESS 48
- ADJACENT PROPERTY ADDRESS 52
- BULKHEAD ELEVATION POINTS X3.7
- SOUNDINGS ELEVATION POINTS X (-2.8)
- EXISTING PROPERTY LINE - - - - -
- PROPOSED NEW BULKHEAD —————

BULKHEAD OWNER:

OCEAN PINES ASSOCIATION INC.
239 OCEAN PARKWAY
OCEAN PINES, MARYLAND 21811
PHONE 410-641-7425

LOCATION:

44, 46, 48 & 50 MOONHELL DRIVE
OCEAN PINES, MARYLAND 21811
WORCESTER COUNTY



SCALE: 1" = 2000'

NOTE:

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NOTE:

This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



OPA BULKHEAD
REPLACEMENT
MOONHELL DR.

VICINITY MAP,
PERMIT REQUEST
& OWNER

VISTA
DESIGN, INC. MDE AI #

Engineers, Surveyors, Landscape Architects, Land Planning Consultants, GIS Specialists
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

Project:	18-014
File:	CE 092022.dwg
Date:	09/19/22
Scale:	1" = 2000'
Sheet:	I of II

BULKHEAD QUANTITIES

BULKHEAD REPLACEMENT AREA 165 LF x 1.5'W = 248 SQ. FT.
 CLEAN SAND FILL 165 LF x 1.5'W x 7'H = 1,733 CU. FT./64 CU.YD
 TOTAL 10" DIAMETER PILES: 27 PILES
 TOTAL DISTURBED (LOD) AREA = 2,490 SQ. FT.

APPLICANT & ADJACENT OWNERS ADDRESS

***APPLICANT & BULKHEAD OWNER**

BULKHEAD OCEAN PINES ASSOCIATION INC.
 239 OCEAN PARKWAY
 OCEAN PINES, MD 21811
1

PROPERTY OWNER

44 JOHN L. & HELEN R. PRICE AND
 MICHAEL G. & KELLY A. O'CONNELL
 44 MOONSHHELL DRIVE
 OCEAN PINES, MD 21811
 2506 APPLETON LANE
 BOWIE, MD 20716
 TM: 16 G: 00 P: 41
 PB: FWH 11 PG: 54
 SECTION 4 TEAL BAY
 LOT: 179 +/-14,442 SQ. FT.

PROPERTY OWNER

46 CATHERINE G. WILLIS
 46 MOONSHHELL DRIVE
 OCEAN PINES, MD 21811
 TM: 16 G: 00 P: 41
 PB: FWH 11 PG: 54
 SECTION 4 TEAL BAY
 LOT: 178 +/-14,413 SQ. FT.

PROPERTY OWNER

48 DONNA L. ROTHERT LIVING TRUST
 DONNA L. ROTHERT TRUSTEE
 48 MOONSHHELL DRIVE
 OCEAN PINES, MD 21811
 1641 OAK SPRING WAY
 RESTON, VA 20190
 TM: 16 G: 00 P: 41
 PB: FWH 11 PG: 54
 SECTION 4 TEAL BAY
 LOT: 177 +/-13,985 SQ. FT.

PROPERTY OWNER

50 MOONSHHELL ANNEX LLC.
 50 MOONSHHELL DRIVE
 OCEAN PINES, MD 21811
 48 MOONSHHELL DRIVE
 OCEAN PINES, MD 21811
 TM: 16 G: 00 P: 41
 PB: FWH 11 PG: 54
 SECTION 4 TEAL BAY
 LOT: 176 +/-13,430 SQ. FT.

ADJACENT OWNERS

42 JOAN ELIZABETH VOGT
 42 MOONSHHELL DRIVE
 OCEAN PINES, MD 21811
 6 FORTY OAKS ROAD
 WHITEHOUSE STATION, NJ 08889
 TM: 16 G: 00 P: 41
 PB: FWH 11 PG: 54
 SECTION 4 TEAL BAY
 LOT: 180 +/-15,445 SQ. FT.

ADJACENT OWNERS

52 JOSEPH & DOROTHY LYNCH REVOCABLE TRUST
 JOSEPH EDWARD LYNCH, TRUSTEE
 52 MOONSHHELL DRIVE
 OCEAN PINES, MD 21811
 TM: 16 G: 00 P: 41
 PB: FWH 11 PG: 54
 SECTION 4 TEAL BAY
 LOT: 175 +/-12,874 SQ. FT.

LEGEND

AFFECTED PROPERTY ADDRESS **84**
 ADJACENT PROPERTY ADDRESS **82**
 BULKHEAD ELEVATION POINTS X3.7
 SOUNDINGS ELEVATION POINTS X (-2.8)
 EXISTING PROPERTY LINE - - - - -
 PROPOSED NEW BULKHEAD ————



PERMIT REQUEST

TO REPLACE DETERIORATING TIMBER BULKHEAD WITH NEW VINYL SHEETING WITH MAXIMUM CHANNEL-WARD ENCROACHMENT OF 18". ALSO INCLUDED AS PART OF THIS PERMIT IS TO BACKFILL THE VOID BETWEEN THE OLD BULKHEAD AND NEW BULKHEAD WITH CLEAN SAND.

NOTES:

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- THERE ARE NO AQUATIC VEGETATIVE BEDS WITHIN PERMIT AREA

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NOTE:

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***OWNER:**

BULKHEAD
 OCEAN PINES ASSOCIATION INC.
 239 OCEAN PARKWAY
 OCEAN PINES, MARYLAND 21811
 PHONE 410-641-5581

LOCATION:

BULKHEAD LOCATED AT
 44, 46, 48 & 50 MOONSHHELL DRIVE
 OCEAN PINES, MARYLAND 21811
 WORCESTER COUNTY



OPA BULKHEAD
 REPLACEMENT
 MOONSHHELL DR.

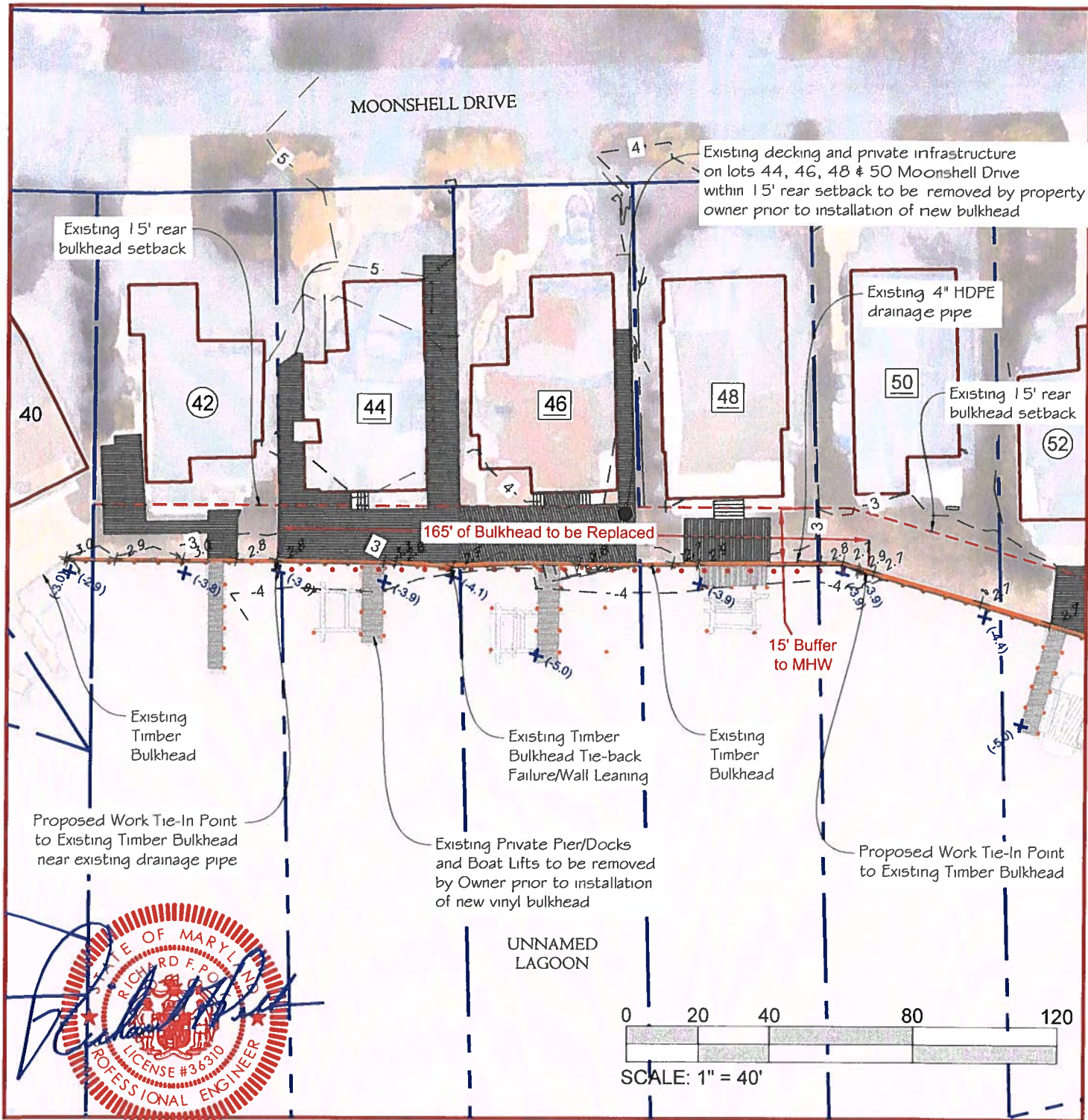
QUANTITY
 TABLE & OWNER
 INFORMATION

VISTA
 DESIGN, INC. MDE AI #

Engineers, Surveys, Landscape Architects, Land Planning Consultants, GIS Specialists
 11634 Worcester Hwy, Showell, MD 21862
 ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

Project: 18-014
 File: CE 092022.dwg
 Date: 09/19/22
 Scale: 1" = 2000'
 Sheet: 2 of 11



LEGEND

- AFFECTED PROPERTY ADDRESS 48
- ADJACENT PROPERTY ADDRESS 42
- BULKHEAD ELEVATION POINTS X2.9
- SOUNDINGS ELEVATION POINTS X (-4.1)
- EXISTING PROPERTY LINE ---
- PROPOSED NEW BULKHEAD ---

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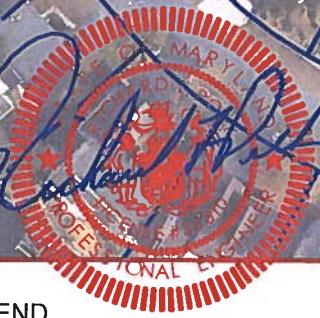
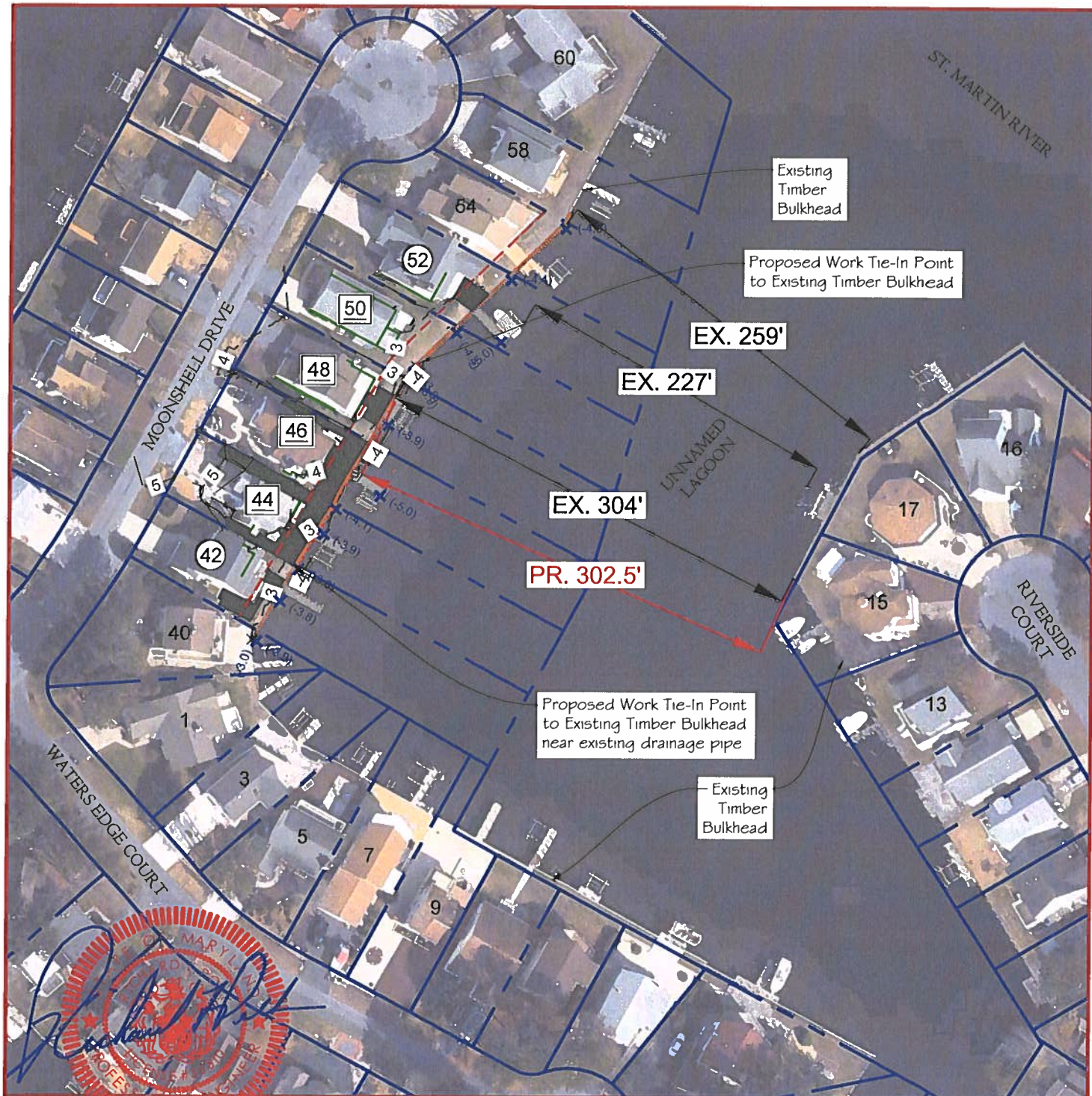


OPA BULKHEAD
 REPLACEMENT
 MOONHELL DR.

EXISTING
 CONDITIONS
 PLAN

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PROJECT DATA	
Project:	18-014
File:	CE 092022.dwg
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Scale:	1" = 40'
Sheet:	3 of II



LEGEND

- AFFECTED PROPERTY ADDRESS 48
- ADJACENT PROPERTY ADDRESS 42
- BULKHEAD ELEVATION POINTS X2.9
- SOUNDINGS ELEVATION POINTS X (-4.1)
- EXISTING PROPERTY LINE - - - - -
- PROPOSED NEW BULKHEAD ————



SCALE: 1" = 100'

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OPA BULKHEAD
REPLACEMENT
MOONSHELL DR.

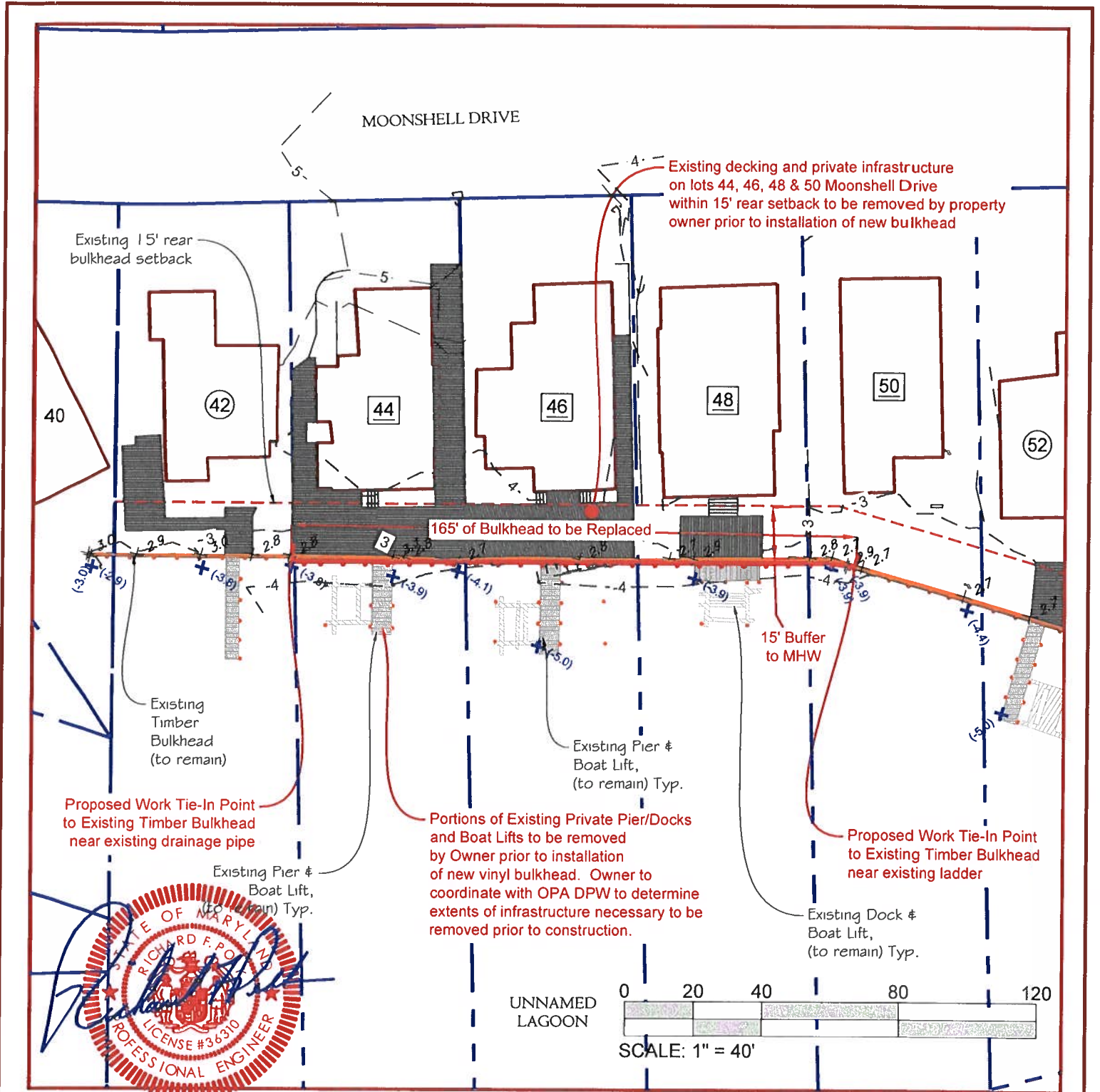
EXISTING &
PROPOSED
CHANNEL WIDTH

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LEGEND

- AFFECTED PROPERTY ADDRESS 48
- ADJACENT PROPERTY ADDRESS 42
- BULKHEAD ELEVATION POINTS X2.9
- SOUNDINGS ELEVATION POINTS X(-4.1)
- EXISTING PROPERTY LINE - - - - -
- PROPOSED NEW BULKHEAD ———

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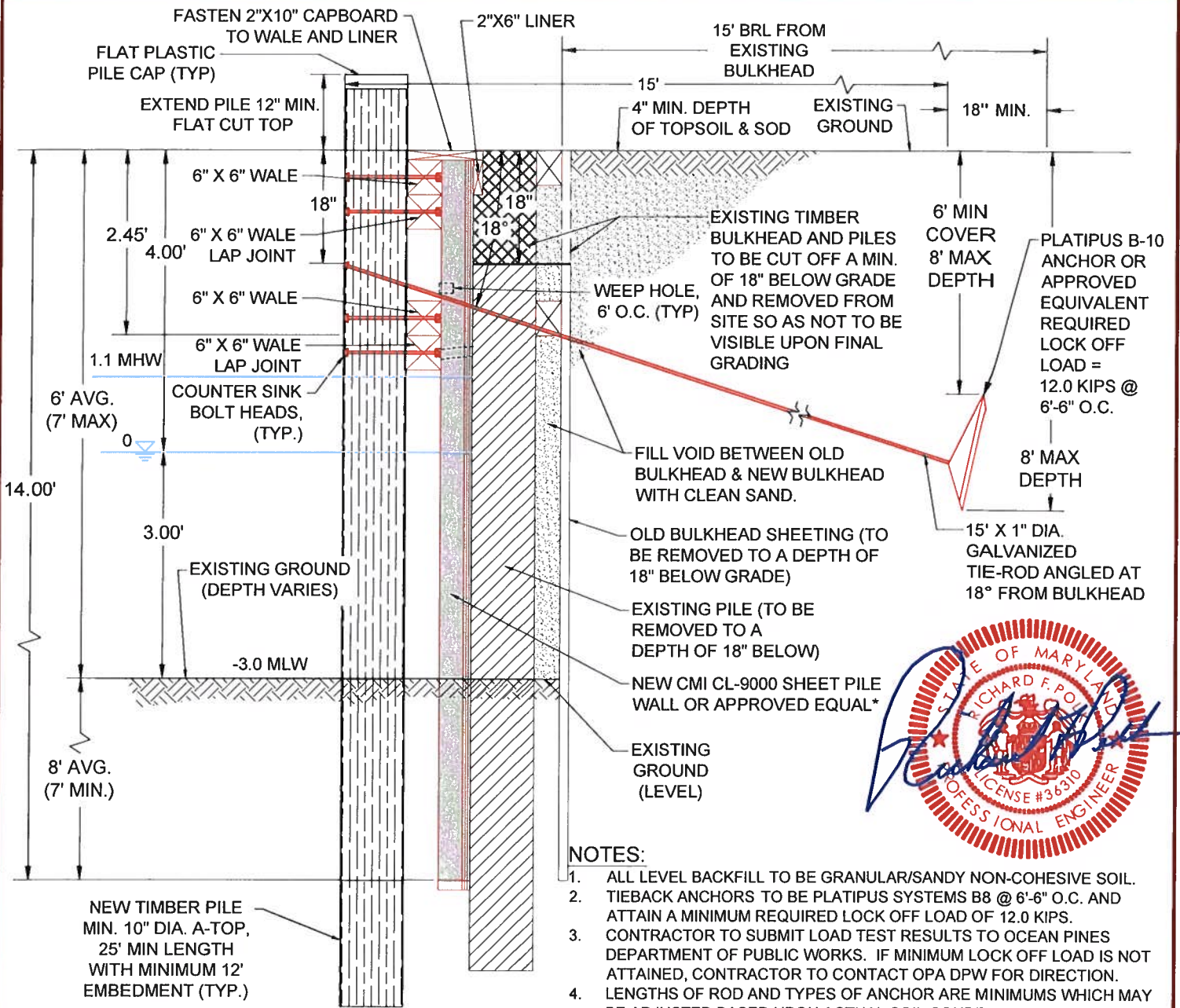


OPA BULKHEAD
 REPLACEMENT
 MOONSHHELL DR.

PROPOSED
 SITE
 PLAN

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Scale:	1" = 40'
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- NOTES:**
1. ALL LEVEL BACKFILL TO BE GRANULAR/SANDY NON-COHESIVE SOIL.
 2. TIEBACK ANCHORS TO BE PLATIPUS SYSTEMS B8 @ 6'-6" O.C. AND ATTAIN A MINIMUM REQUIRED LOCK OFF LOAD OF 12.0 KIPS.
 3. CONTRACTOR TO SUBMIT LOAD TEST RESULTS TO OCEAN PINES DEPARTMENT OF PUBLIC WORKS. IF MINIMUM LOCK OFF LOAD IS NOT ATTAINED, CONTRACTOR TO CONTACT OPA DPW FOR DIRECTION.
 4. LENGTHS OF ROD AND TYPES OF ANCHOR ARE MINIMUMS WHICH MAY BE ADJUSTED BASED UPON ACTUAL SOIL CONDITIONS TO ACHIEVE MINIMUM LOCK OFF LOAD.
 5. ANCHORS ARE TO BE INSTALLED PER THE MANUFACTURER'S APPROVED SPECIFICATIONS AND INSTALLATION METHODS.
 6. ALL FASTENERS AND BOLTS SHALL CONFORM TO ASTM A304, GRADE A.
 7. ALL HARDWARE TO BE HOT DIPPED GALVANIZED ALLOY STEEL CONFORMING TO ASTM A193 GRADE B7.
 8. 10" DIAMETER 'A' TOP TIMBER PILES TO BE DRIVEN MIN. 12 FEET BELOW FINISHED GRADE. 2.5 CCA MARINE GRADE TREATED.

ROD AND ANCHOR CROSS-SECTION

*SHEETING MAY BE SUBSTITUTED IF DIFFERENT MANUFACTURER IS SELECTED. REPLACEMENT SHEETING TO MEET OR EXCEED SPECIFICATIONS OF SHEETING NOTED ON PERMIT DRAWING. ANY SUBSTITUTIONS TO BE APPROVED BY OCEAN PINES ASSOCIATION AND PROJECT ENGINEER.



SCALE: 1" = 2'

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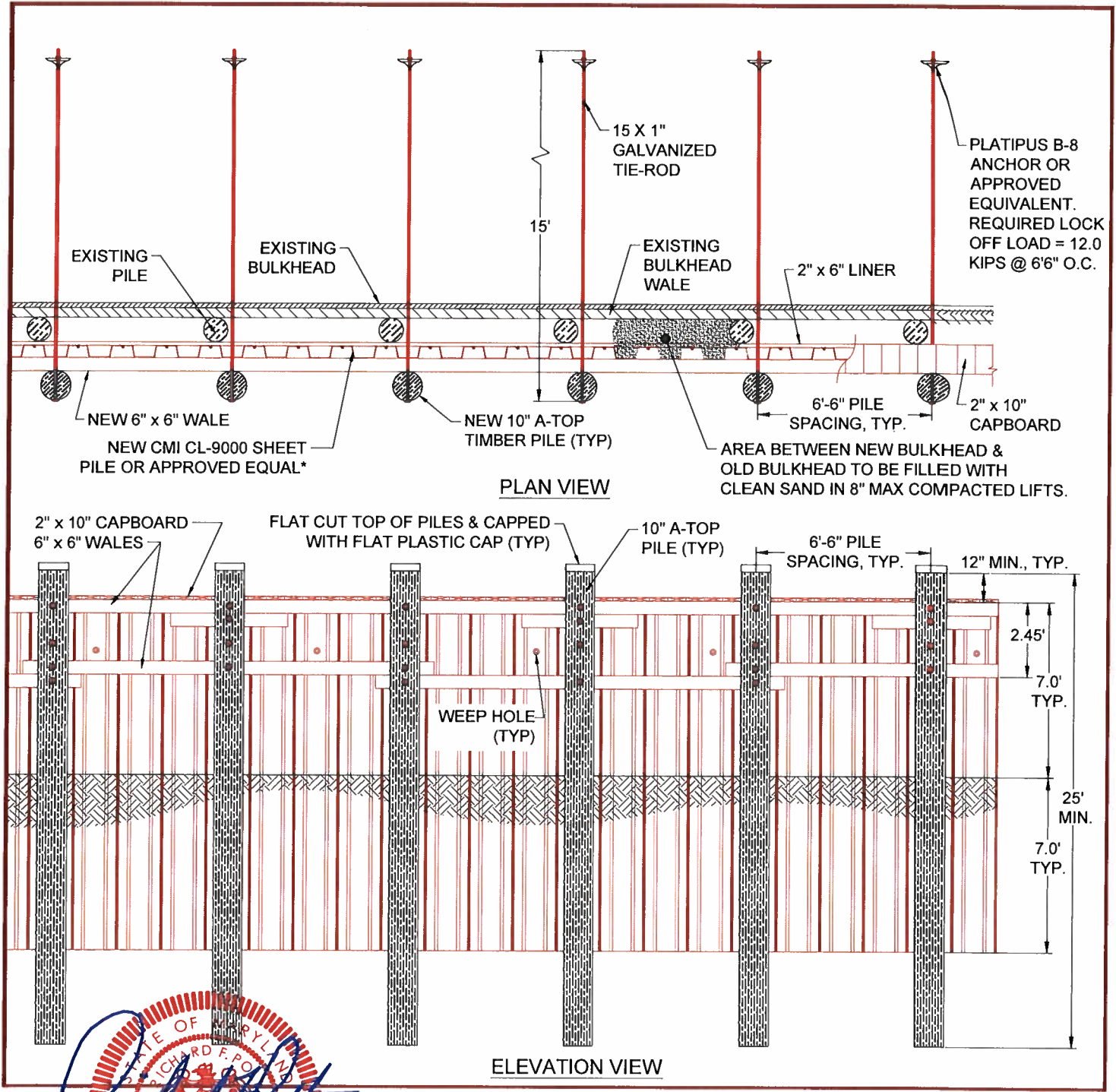


OPA BULKHEAD
REPLACEMENT
MOONSHELL DR.

TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

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PROJECT DATA	
Project:	18-014
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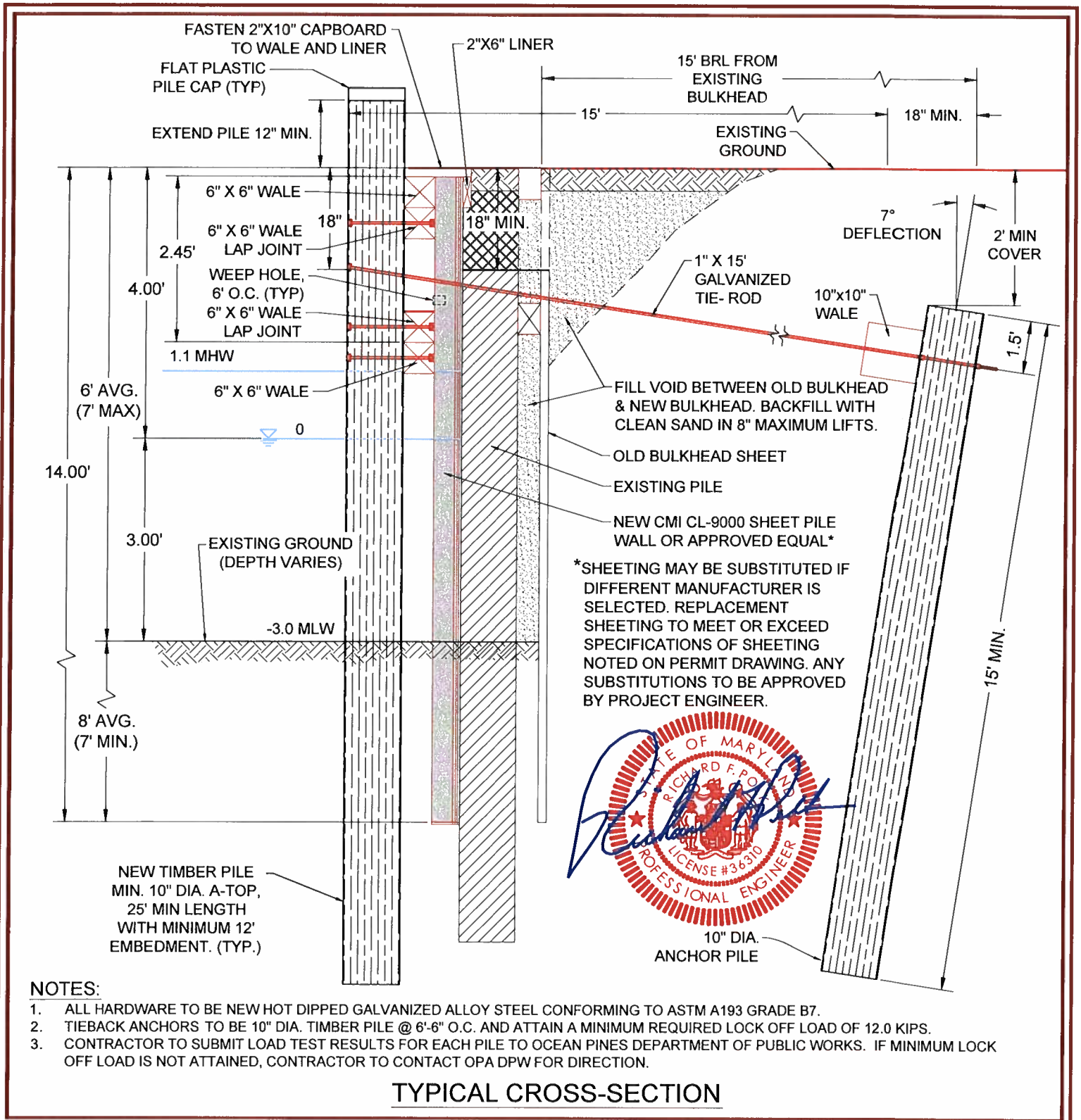
SCALE: 1" = 5'

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	OPA BULKHEAD REPLACEMENT MOONSHELL DR.	TYPICAL SECTION THRU NEW/ OLD BULKHEAD	 MDE AI # Engineers, Surveyors, Landscape Architects, Land Planning Consultants, GIS Specialists 11634 Worcester Hwy, Showell, MD 21862 ph. 410-352-3874 email vista@vistadesigninc.com	PROJECT DATA Project: 18-014 File: CE 092022.dwg Date: 09/19/22 Scale: 1" = 5' Sheet: 7 of 11



NOTES:

1. ALL HARDWARE TO BE NEW HOT DIPPED GALVANIZED ALLOY STEEL CONFORMING TO ASTM A193 GRADE B7.
2. TIEBACK ANCHORS TO BE 10" DIA. TIMBER PILE @ 6'-6" O.C. AND ATTAIN A MINIMUM REQUIRED LOCK OFF LOAD OF 12.0 KIPS.
3. CONTRACTOR TO SUBMIT LOAD TEST RESULTS FOR EACH PILE TO OCEAN PINES DEPARTMENT OF PUBLIC WORKS. IF MINIMUM LOCK OFF LOAD IS NOT ATTAINED, CONTRACTOR TO CONTACT OPA DPW FOR DIRECTION.

TYPICAL CROSS-SECTION



SCALE: 1" = 2'

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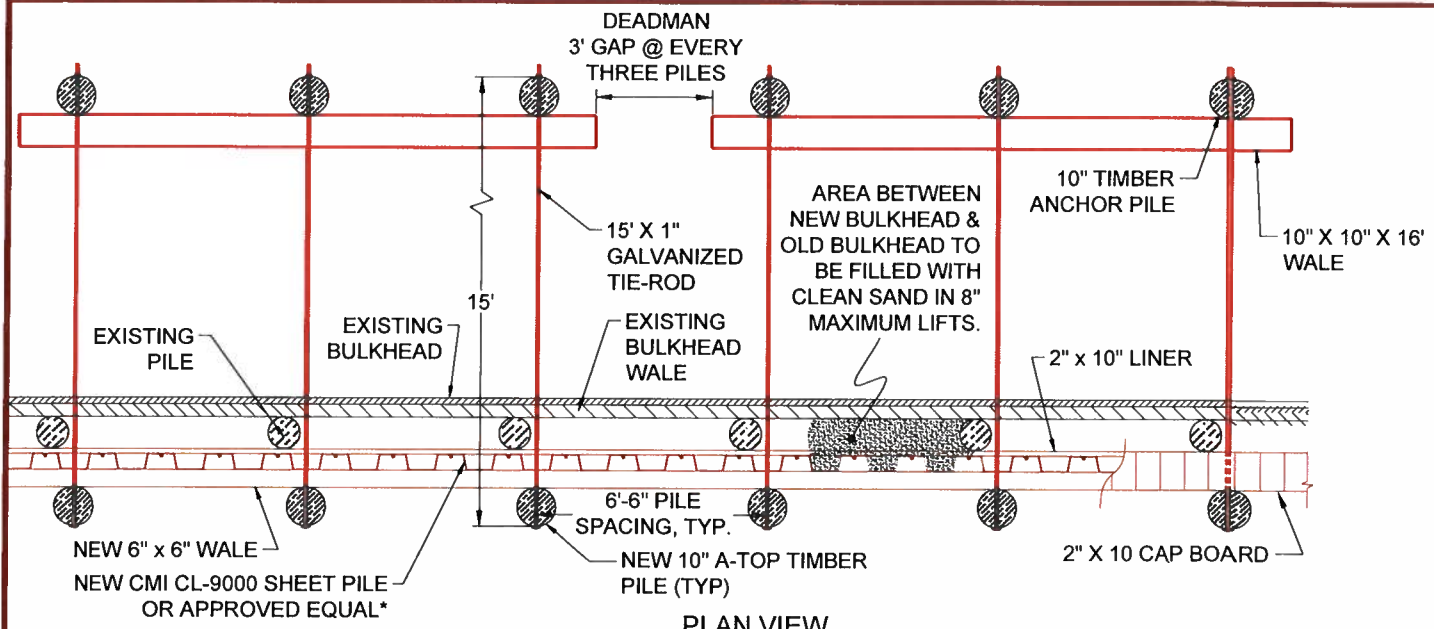


OPA BULKHEAD
REPLACEMENT
MOONSHELL DR.

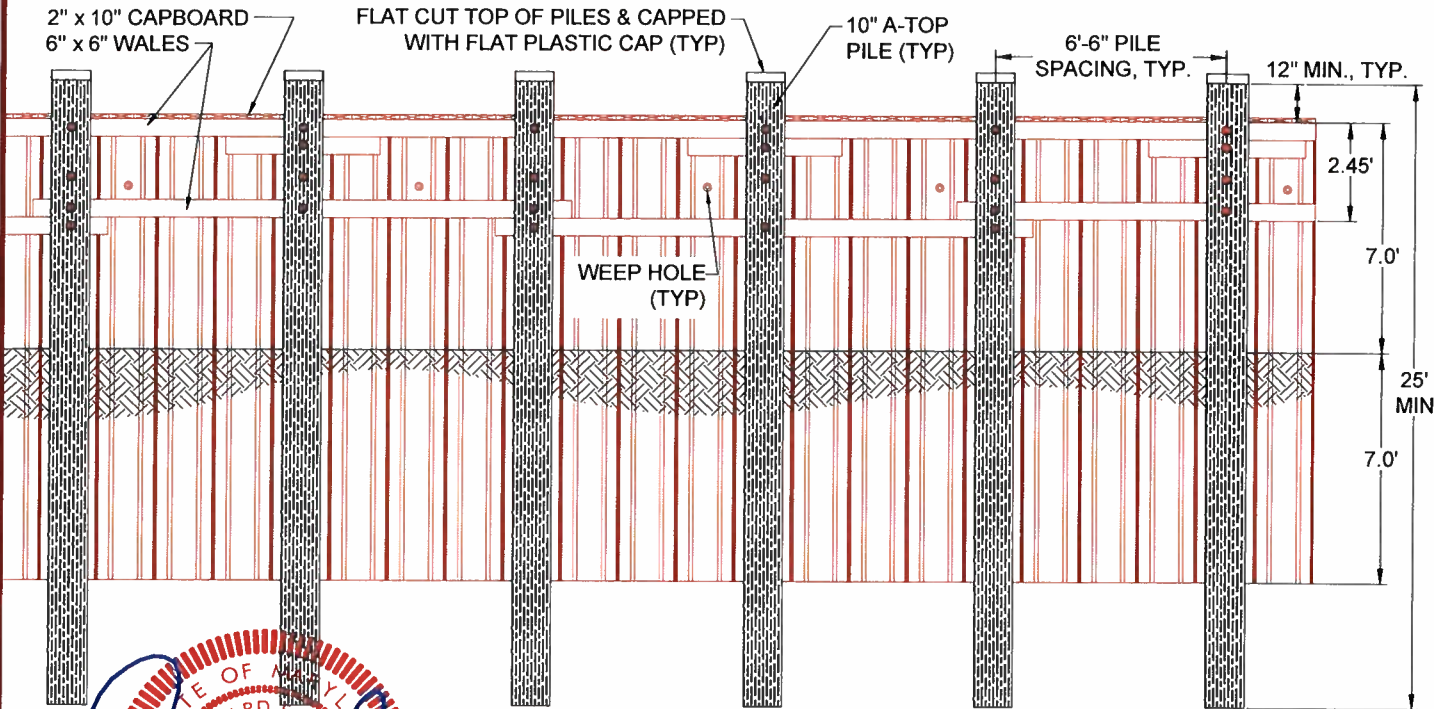
TYPICAL SECTION
THRU NEW/
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PLAN VIEW



ELEVATION VIEW



SCALE: 1" = 5'

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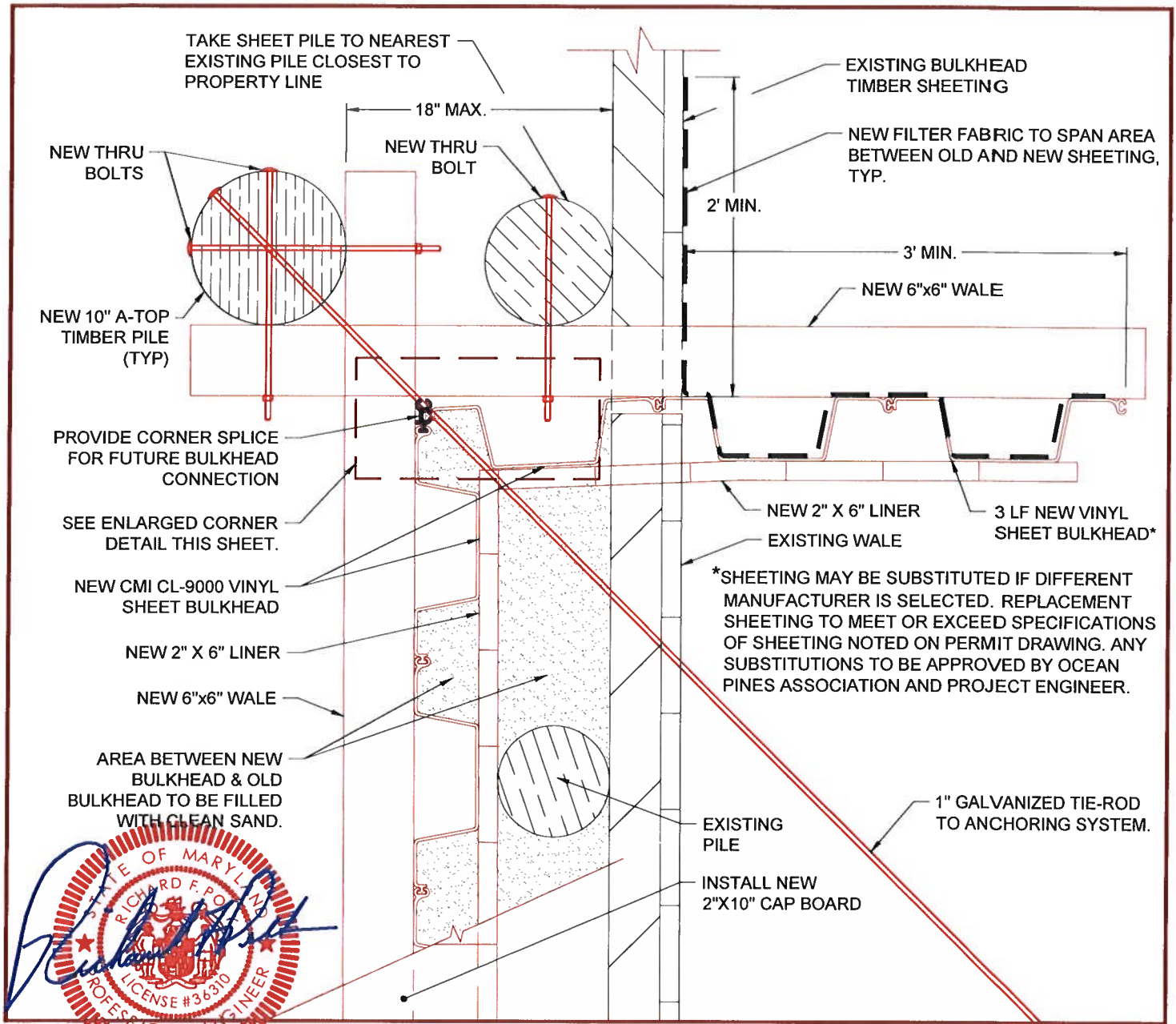


OPA BULKHEAD
REPLACEMENT
MOONHELL DR.

TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

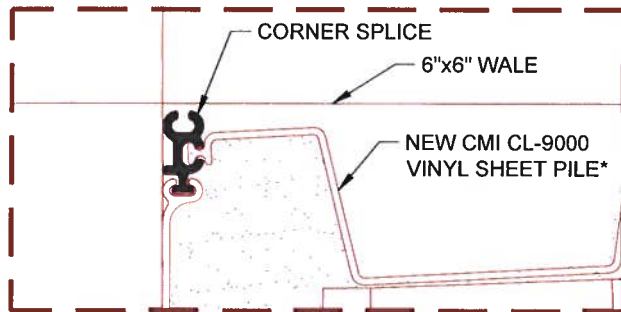
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Engineers, Surveyors, Landscape Architects, Land Planning Consultants, GIS Specialists
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Sheet:	9 of 11



PLAN VIEW CORNER DETAIL

SCALE: 1" = 1'



ENLARGED CORNER DETAIL

SCALE: 1" = 2'



SCALE: 1" = 1.0'

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OPA BULKHEAD
REPLACEMENT
MOONSHELL DR.

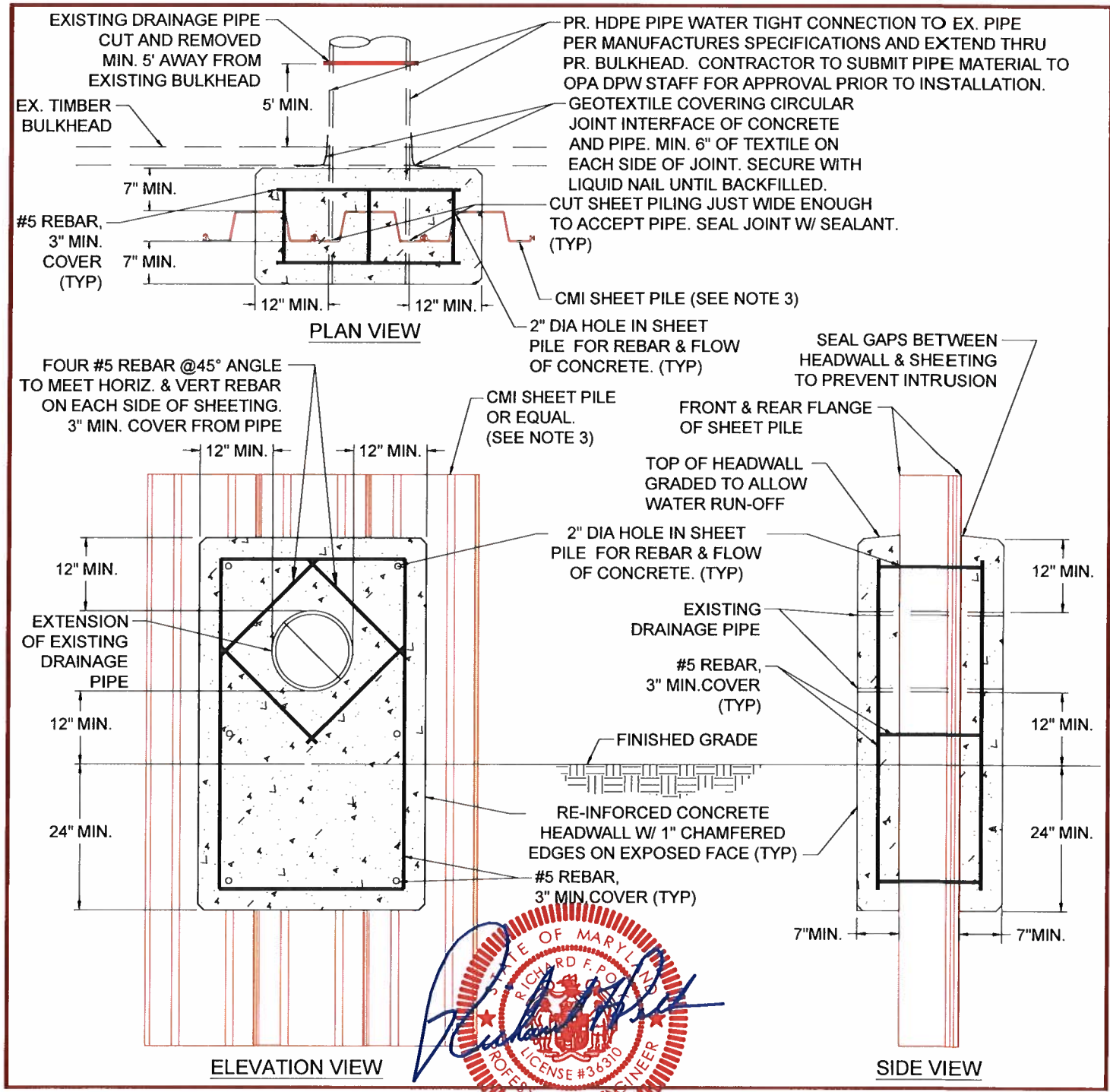
PARALLEL TIE-IN
TO EXISTING
BULKHEAD DETAIL

VISTA
DESIGN, INC. MDE AI #

Engineers, Surveyors, Landscape Architects, Land Planning Consultants, GIS Specialists
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

Project: 18-014
File: CE 092022.dwg
Date: 09/19/22
Scale: 1" = 1'
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GENERAL NOTES

1. CONCRETE TO HAVE A MINIMUM OF COMPRESSIVE STRENGTH OF 5000 PSI AND MAXIMUM WATER/CEMENT RATIO OF 0.4. ALSO CONCRETE TO BE VIBRATED DURING PLACEMENT TO PREVENT HONEYCOMBS.
2. STEEL MARINE GRADE EPOXY COATED REBAR TO BE GRADE 60 AND TO HAVE COVER OF 3 INCHES
3. SHEETING MAY BE SUBSTITUTED IF DIFFERENT MANUFACTURER IS SELECTED. REPLACEMENT SHEETING TO MEET OR EXCEED SPECIFICATIONS OF SHEETING NOTED ON PERMIT DRAWING. ANY SUBSTITUTIONS TO BE APPROVED BY OCEAN PINES ASSOCIATION AND PROJECT ENGINEER.



SCALE: 1" = 2'

NOTE:
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NOTE:
This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



OPA BULKHEAD
REPLACEMENT
MOONHELL DR.

PIPE THRU
BULKHEAD
DETAIL

VISTA
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PROJECT DATA	
Project:	18-014
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