



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

November 26, 2024

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 Inc– Request No. 2024-098 - Request to convert existing slips 1 & 2 and 16 & 17 from existing boat slips to proposed floating jet ski platform launches at the Ocean Pines Swim and Racquet Club. Three launches (6 total) are proposed per slip. Also timber 4 mooring piles and a finger pier between slips 1 & 2 to be removed. Max channelward extension 14'. This project is located at 10 Seabreeze Rd, Berlin, also known as Tax Map 16, Parcel 57, 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 December 11, 2024.

Sincerely,

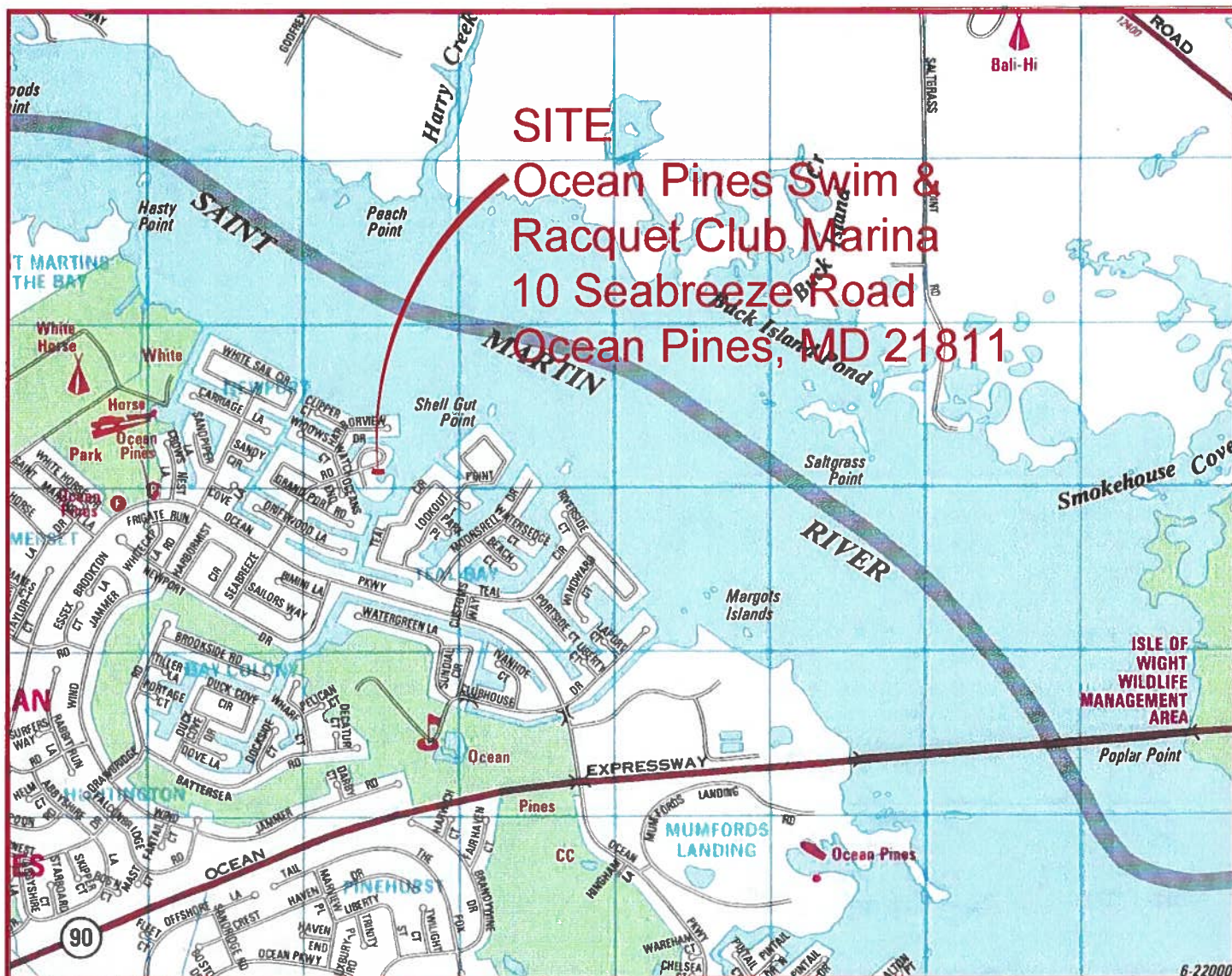
Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



Minor Construction (\$150.00)

Revised 7/1/19



UNNAMED MARINA BASIN TO ST. MARTIN RIVER 38°23'58" N 75°08'55" W

SHEET INDEX

- 1 VICINITY MAP, PERMIT REQUEST
- 2-3 OWNER & QUANTITY TABLE
- 4 ADJACENT PROPERTY PLAN
- 5-10 EXISTING SITE AREA/PROPOSED PLAN & SECTIONS
- 11 FLOATING PLATFORM LAUNCH DETAILS

QUANTITY SUMMARY

FLOATING PLATFORM LAUNCHES

SLIPS 1 & 2 PLATFORM FOOTPRINT = 182 SQ. FT.

SLIPS 16 & 17 PLATFORM FOOTPRINT = 182 SQ. FT.

PERMIT REQUEST

TO CONVERT EXISTING SLIPS 1 & 2 AND 16 & 17 FROM EXISTING BOAT SLIP TO PROPOSED FLOATING JET SKI PLATFORM LAUNCHES. EACH COMBINED SLIP IS PROPOSED TO HAVE THREE FLOATING PLATFORMS ANCHORED WITH 2" GALVANIZED POSTS. PLATFORM LAUNCHES ARE PROPOSED TO BE SEASONAL IN NATURE AND WILL EXTEND APPROXIMATELY 14' CHANNELWARD FROM MHWL AND WILL NOT EXTEND BEYOND THE EXISTING SLIP LENGTH OF 17' DELINEATED BY THE OUTER MOST MOORING PILE TO MHWL. 4 MOORING PILES AND 12 SQ. FT. OF EXISTING FINGER PIERS WILL BE REMOVED AS PART OF THIS PROJECT.

LEGEND

AFFECTED PROPERTY ADDRESS

ADJACENT PROPERTY ADDRESS

BULKHEAD ELEVATION POINTS

SOUNDINGS ELEVATION POINTS

EXISTING PROPERTY LINE

EXISTING BULKHEAD

PROPOSED FLOATING PLATFORM

84

82

X3.9

X (-4.1)

MARINA OWNER:

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

LOCATION:

UNNAMED MARINA BASIN
10 SEABREEZE ROAD
OCEAN PINES, MARYLAND 21811
WORCESTER COUNTY

0 1000 2000 4000 6000

SCALE: 1" = 2000'

NOTE:

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NOTE:

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OCEAN PINES
SWIM & RACQUET
CLUB MARINA

LOCATION
MAP

VISTA
DESIGN, INC. MDE AI#
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy. Showell, MD 21862
Ph. 410-352-3874 • www.vistadesigninc.com

PROJECT DATA

Project: 24-095
File: Base Drawing 10172-
Date: 11/6/2024
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Sheet: I of II

PROPOSED WATERACCESS IMPROVEMENT QUANTITIES

EXISTING TIMBER FINGER PIER TO BE REMOVED (1.5' W X 8' L) = 12 SQ. FT.

EXISTING TIMBER MOORING PILES TO BE REMOVED (10" DIAMETER) = 4 PILES

NEW COMBINED SLIP 1 (EXISTING SLIPS 1 & 2)

3 NEW FLOATING JET SKI PLATFORM LAUNCHES (4.875' W X 12.43' L) = 182 SQ. FT.

NEW COMBINED SLIP 16 (EXISTING SLIPS 16 & 17)

3 NEW FLOATING JET SKI PLATFORM LAUNCHES (4.875' W X 12.43' L) = 182 SQ. FT.

AFFECTED LOT OWNER INFORMATION

PROPERTY ADDRESS	MAILING ADDRESS	CURRENT OWNER	TAX MAP	GRID	PAR CEL	LOT #	SUB. SECT.	PLAT REF. (BOOK - PAGE)	DEED REF. (LIBER / FOLIO)
10 SEABREEZE ROAD OCEAN PINES 21811	239 OCEAN PARKWAY BERLIN, MD 21811	OCEAN PINES ASSOCIATION, INC.	16	9	57	A-2	1	FWH 8-25	609/ 691

ADJACENT LOT OWNER INFORMATION

PROPERTY ADDRESS	MAILING ADDRESS	CURRENT OWNER	TAX MAP	GRID	PAR CEL	LOT #	SUB. SECT.	PLAT REF. (BOOK - PAGE)	DEED REF. (LIBER / FOLIO)
2 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	3012 SOBUS DRIVE, WEST FRIENDSHIP, MD 21811	ALLEN E. TERRILL JR & CATHLEEN T. TERRILL	16	0	38	414	1	FWH 8-20	4251/398
4 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	SAME	JEREMIAH F. O'BRIEN & JANET R. O'BRIEN FOR LIFE	16	0	38	413	1	FWH 8-20	3972/191
6 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	1055 W. JOPPA ROAD, UNIT 230, TOWSON, MD 21204	JACQUELINE C. SANDERS	16	0	38	412	1	FWH 8-20	8495/335
8 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	SAME	DAVID B. & PAMELA A. MCGREGOR	16	0	38	411	1	FWH 8-20	6478/268
10 HARBORVIEW DRIVE,OCEAN PINES, MD 21811	6 WYNCLIFF LANE, NEWARK, NJ 19711	BASILIO N. BAUTISTA REVOCABLE TRUST UNDER AGREEMENT	16	0	38	410	1	FWH 8-20	8628/233
12 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	400 SOUTH STERLING ROAD, ELKINS PARK, PA19027	RICHARD S. & HIE WON YVONNE HANN	16	0	38	409	1	FWH 8-20	1510/154
14 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	6 LATCHES LAND, ASTON, PA 19014	KAREN S. MANKO & ANTHONY BOCCELLA	16	0	38	408	1-B	FWH 8-25	7971/281
16 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	9014 ELMONTE WOODS WAY, ELLCOTT CITY, MD 21042	JUAN A. & TERESITA BELTRAN	16	0	38	407	1-B	FWH 8-25	711/26
18 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	170 LATTICE LANE, COLLEGEVILLE, PA 19426	DOUGLAS NESTA & SUSAN NESTA	16	0	38	406	1-B	FWH 8-25	5723/86
20 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	20610 PLUM CREEK COURT, GAITHERSBURG, MD 20882	ANAND R. & SUSAN B. MODAK	16	0	38	405	1-B	FWH 8-25	8212/260
22 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	SAME	STEVEN S. & BONNIE L. KAISER	16	0	38	404	1-B	FWH 8-25	7060/363

NOTES:

1. NO SUB-AQUATIC VEGETATIVE (SAV) BEDS WERE OBSERVED WITHIN THE PERMIT AREA.
2. MEAN HIGH WATER ELEVATION = +/- 1.9'

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OCEAN PINES
SWM & RACQUET
CLUB MARINA

OWNER &
QUANTITY
TABLE

VISTA
DESIGN, INC. MDE AI#
Engineers • Architects • Surveyors • Landscape Architects
Land Planning Consultants • GIS Services
11634 Worcester Hwy, Shovel, MD 21862
Ph. 410-352-3874 • www.vistadesigninc.com

PROJECT DATA

Project: 24-095
File: Base Drawing 101
Date: 10/18/2024
Scale: 1" = 2000'
Sheet: 2 of 11

ADJACENT LOT OWNER INFORMATION (CONTINUED)

PROPERTY ADDRESS	MAILING ADDRESS	CURRENT OWNER	TAX MAP	GRID	PAR CEL	LOT #	SUB. SEC.	PLAT REF. (BOOK - PAGE)	DEED REF. (LIBER / FOLIO)
24 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	6118 TULANE DRIVE, CLARKSVILLE, MD 21029	THE CARY HO LIVING TRUST & THE MICHELLE HUYEN HO LIVING TRUST	16	0	38	403	1-B	FWH 8-25	8512/460
26 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	2104 HAMPTON COURT, FALLSTON, MD 21047	DARRIN PATRICK RYAN & ANNE GENEVIEVE RYAN	16	0	38	402	1-B	FWH 8-25	7125/180
28 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	9 CHILTERN HILL DRIVE, WORCESTER, MA 1602	MICHAEL G. MYERS	16	0	38	401	1-B	FWH 8-25	8495/172
30 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	SAME	HARRY E. DOWNS & MARION S. FURLONG	16	0	38	400	1-B	FWH 8-25	2716/305
32 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	1627 CARNOUSTIE DRIVE, PASADENA, MD 21122	ROBERT BLAISE GARNER SR. & MARY V. GARNER	16	0	38	399	1-B	FWH 8-25	7234/466
34 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	4 BAYBERRY COURT, MECHANICSBURG, PA 17050	SVEND D. SHEPPARD III & DEBRA ANN SHEPPARD	16	0	38	398	1-B	FWH 8-25	6891/332
36 HARBORVIEW DRIVE, OCEAN PINES, MD 21811	6647 WALNUTWOOD CIRCLE, BALTIMORE, MD 21212	MARDINEY MARYANN FOR LIFE	16	0	38	397	1-B	FWH 8-25	8534/497
1 OCEAN'S END ROAD, OCEAN PINES, MD 21811	SAME	TOMASELLI FAMILY REVOCABLE TRUST PHILIP J. TOMASELLI JR. TRUSTEE ETAL	16	0	38	415	1-B	FWH 8-20	8437/353
3 OCEAN'S END ROAD, OCEAN PINES, MD 21811	SAME	PAUL & DARLENE STEVENS	16	0	38	416	1	FWH 8-20	641/40
5 OCEAN'S END ROAD, OCEAN PINES, MD 21811	7 WHISPER LANE, BERLIN, MD 21811	GIOVANNI SCARDINA & JENNIFER R. STEELE	16	0	38	417	1	FWH 8-20	8231/203
7 OCEAN'S END ROAD, OCEAN PINES, MD 21811	SAME	THOMAS A. & MARIANNE MCFADDEN	16	0	38	418	1	FWH 8-20	8171/32
9 OCEAN'S END ROAD, OCEAN PINES, MD 21811	395 SHADY LANE, HUMMELSTOWN, PA 17036	RICHARD A. & DONNA J. LEBOWITZ	16	0	38	419	1	FWH 8-20	7022/363
11 OCEAN'S END ROAD, OCEAN PINES, MD 21811	736 PINEHURST WAY, PALM BEACH GARDENS, FL 33418	WILLIAM V. PURVIS REVOCABLE TRUST WILLIAM V. PURVIS TRUSTEE	16	0	38	420	1	FWH 8-20	6933/255
61 GRAND PORT ROAD, OCEAN PINES, MD 21811	SAME	DOUGLAS B. & CHRISTINA A. BAKER	16	0	38	451	1	FWH 8-20	8807/122
63 GRAND PORT ROAD, OCEAN PINES, MD 21811	47 TAPPAN AVENUE, BABYLON, NY 11702	VICTOR & SHERRILL L. HANSEN	16	0	38	452	1	FWH 8-20	2224/304
65 GRAND PORT ROAD, OCEAN PINES, MD 21811	11720 CHAPEL ROAD, CLIFTON, VA 20124	ERNESTO V. CASTRO FAMILY TRUST	16	0	38	453	1	FWH 8-20	5189/521
54 TEAL CIRCLE, OCEAN PINES, MD 21811	SAME	HAROLD & LUCILLE FLYNN	16	0	41	53	4	FWH 11-54	1511/122
56 TEAL CIRCLE, OCEAN PINES, MD 21811	SAME	LEE A. & DEBORAH A. RAPP	16	0	41	54	4	FWH 11-54	2922/564

NOTES:

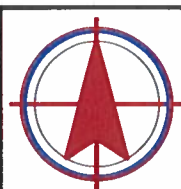
1. NO SUB-AQUATIC VEGETATIVE (SAV) BEDS WERE OBSERVED WITHIN THE PERMIT AREA.
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OCEAN PINES
SWM & RACQUET
CLUB MARINA

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PROJECT DATA

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NOTE:

SEE AFFECTED AND ADJACENT PROPERTY OWNER TABLES FOR LOT RECORDATION INFORMATION.

0 75 150 300 450



SCALE: 1" = 150'

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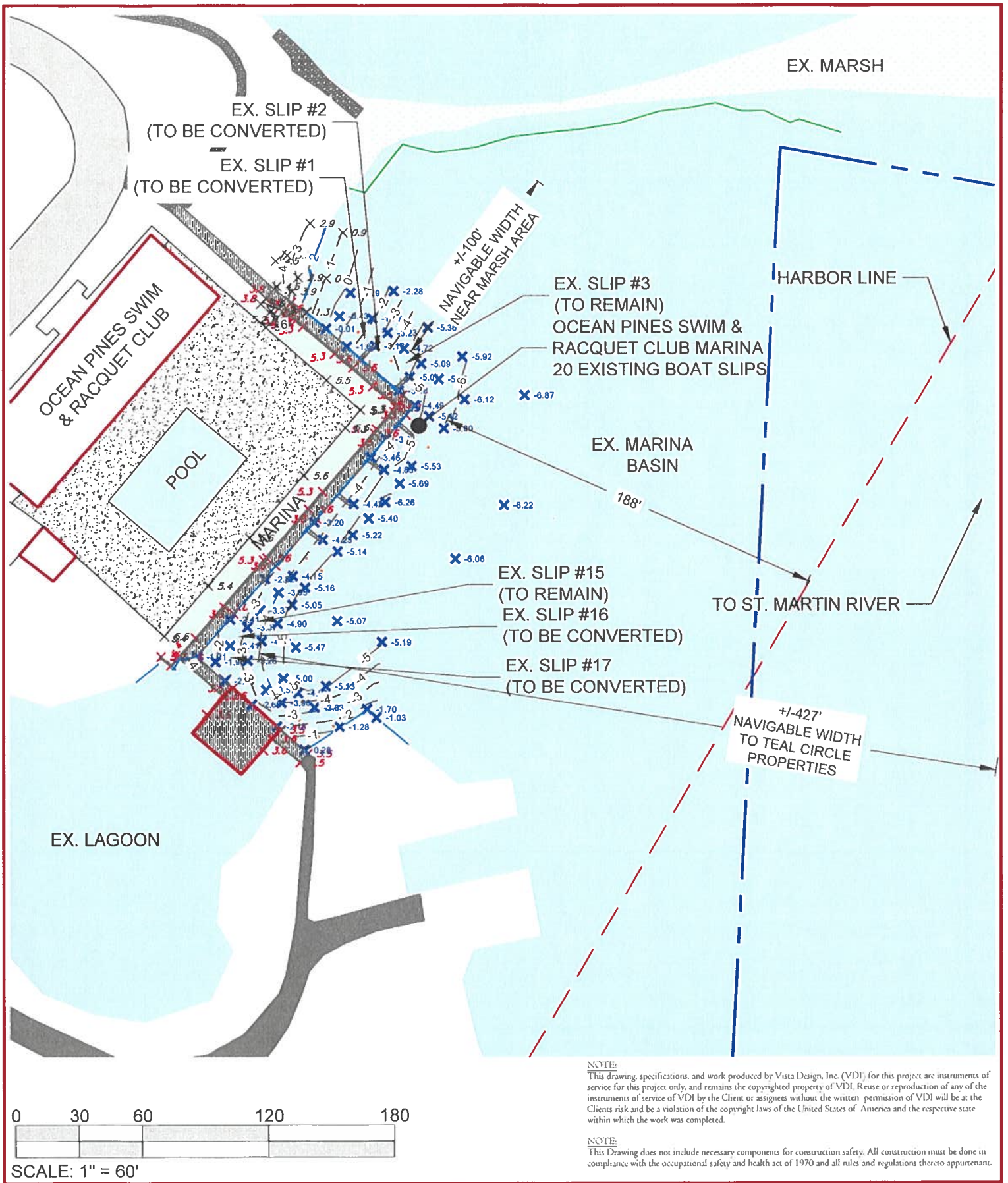
OCEAN PINES
SWM & RACQUET
CLUB MARINA

ADJACENT
PROPERTY
PLAN

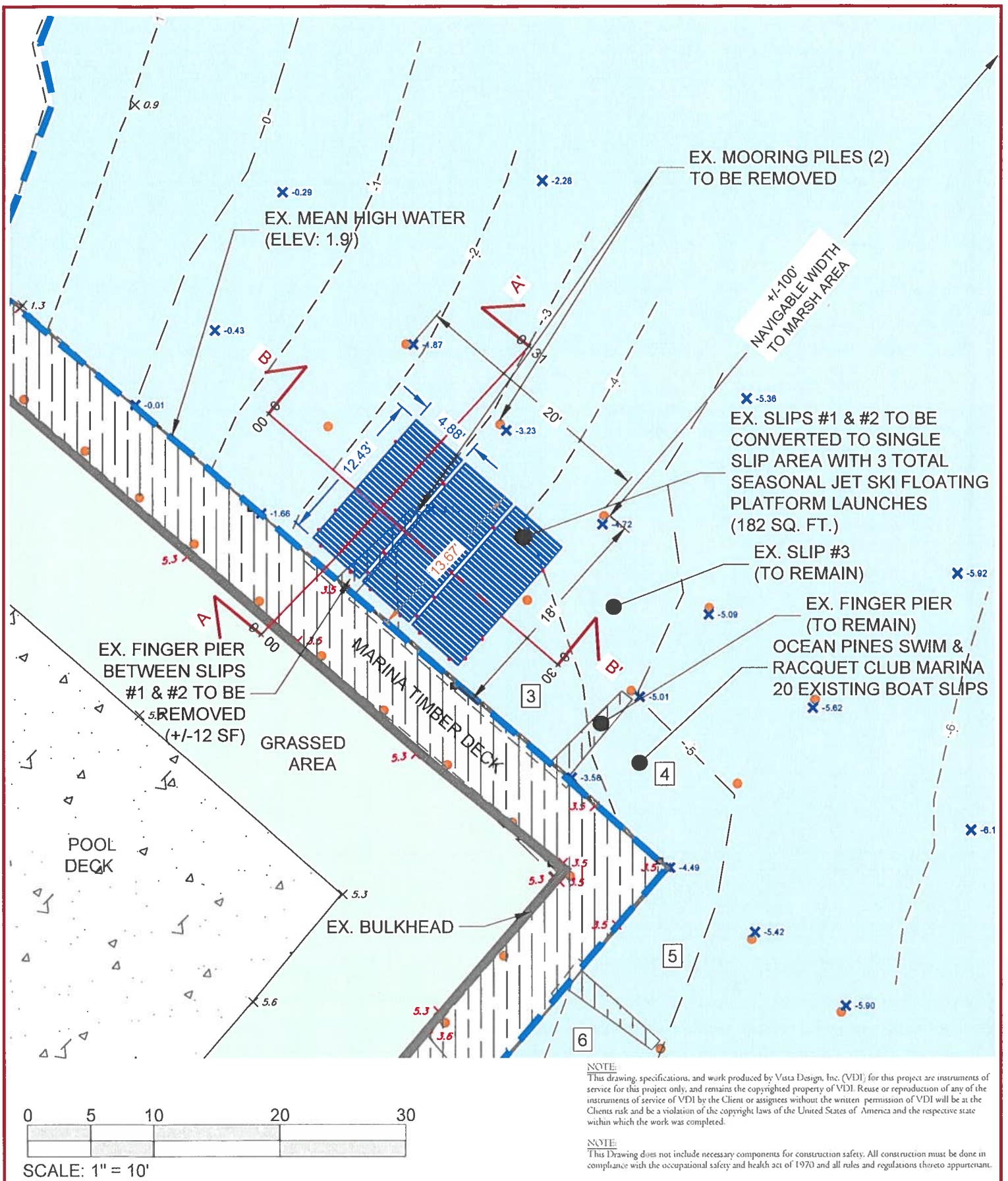
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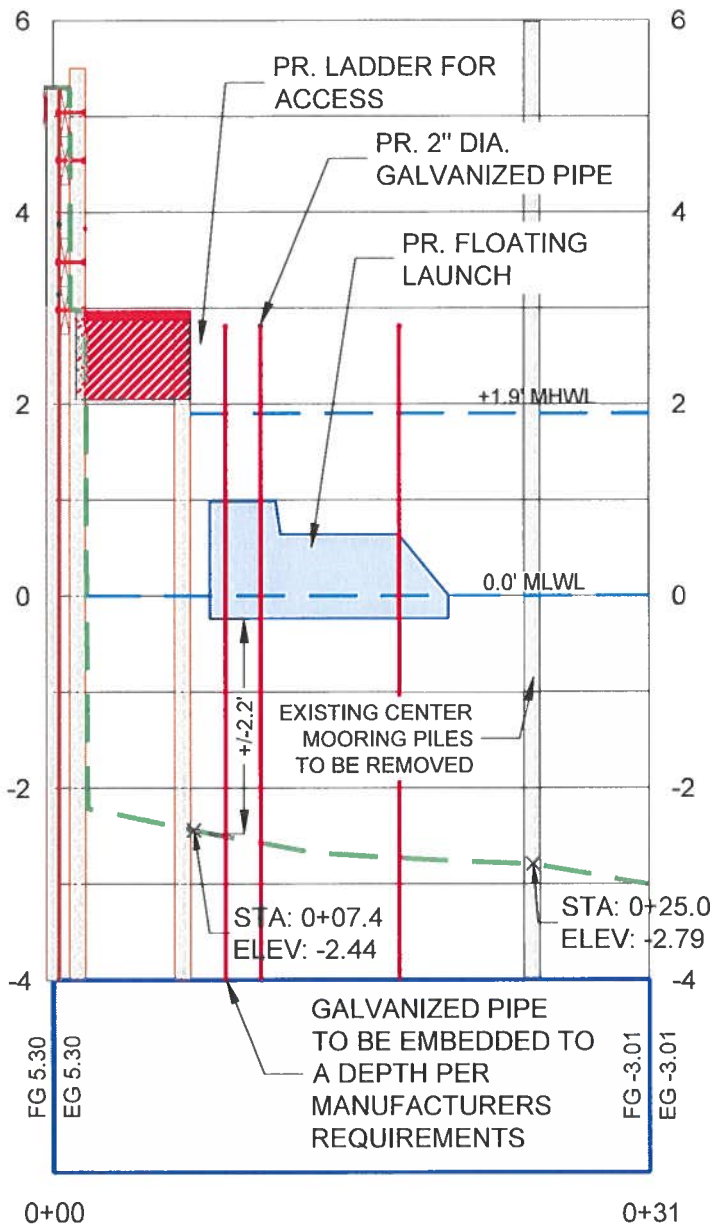
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File: Base Drawing 101 12-
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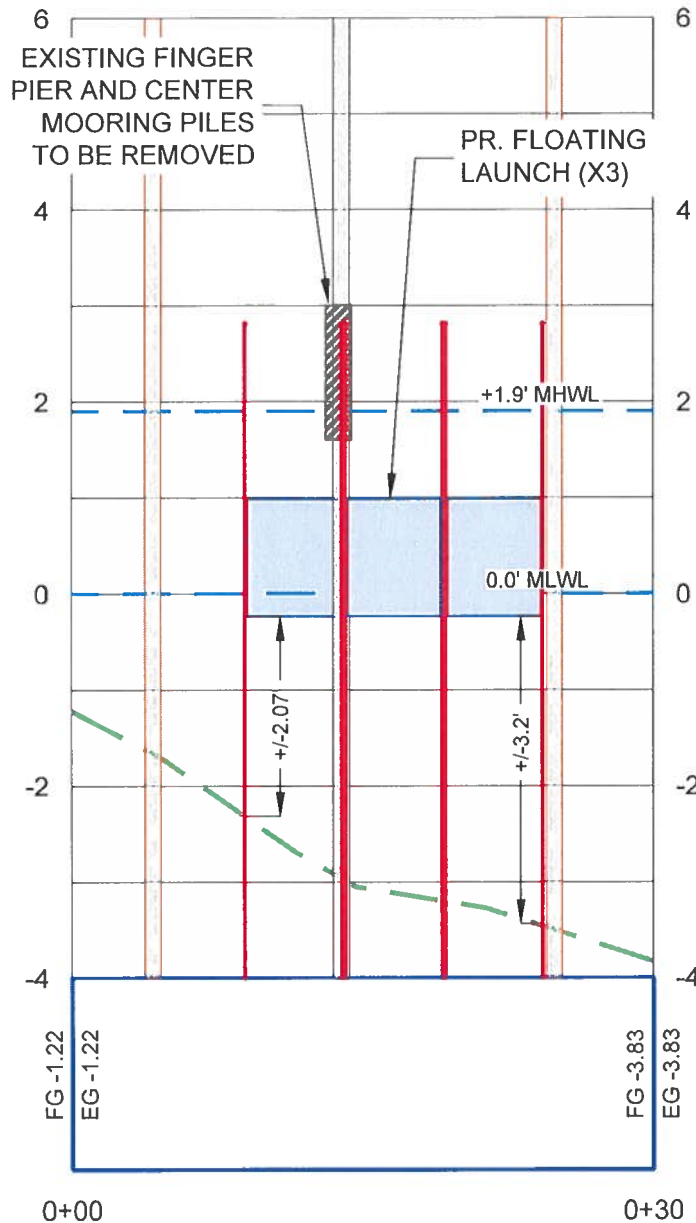
	OCEAN PINES SWM & RACQUET CLUB MARINA	EXISTING CONDITIONS PLAN	<div>VISTA DESIGN, INC. MDE AI# Engineers • Architects • Surveyors • Landscape Architects Land Planning Consultants • GIS Services 11634 Worcester Hwy, Shovel, MD 21862 Ph. 410-352-3874 • www.vistadesigninc.com</div>	<table><tr><th colspan="2">PROJECT DATA</th></tr><tr><td>Project:</td><td>24-095</td></tr><tr><td>File:</td><td>Base Drawing 10172-</td></tr><tr><td>Date:</td><td>10/18/2024</td></tr><tr><td>Scale:</td><td>1" = 60'</td></tr><tr><td>Sheet:</td><td>5 of 11</td></tr></table>	PROJECT DATA		Project:	24-095	File:	Base Drawing 10172-	Date:	10/18/2024	Scale:	1" = 60'	Sheet:	5 of 11
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Project:	24-095															
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	OCEAN PINES SWM & RACQUET CLUB MARINA	PROPOSED SLIP CONVERSION SLIPS 1 & 2	<div>VISTA DESIGN, INC. MDE AI# Engineers • Architects • Surveyors • Landscape Architects Land Planning Consultants • GIS Services 11634 Worcester Hwy, Showell, MD 21862 Ph. 410-352-3874 • www.vistadesigninc.com</div>	<div>PROJECT DATA</div> <table><tr><td>Project:</td><td>24-095</td></tr><tr><td>File:</td><td>Base Drawing 10172-</td></tr><tr><td>Date:</td><td>10/18/2024</td></tr><tr><td>Scale:</td><td>1" = 10'</td></tr><tr><td>Sheet:</td><td>6 of 11</td></tr></table>	Project:	24-095	File:	Base Drawing 10172-	Date:	10/18/2024	Scale:	1" = 10'	Sheet:	6 of 11
Project:	24-095													
File:	Base Drawing 10172-													
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Scale:	1" = 10'													
Sheet:	6 of 11													



A-A'
SCALE
HORIZ: 1" = 10'
VERT: 1" = 2'



B-B'
SCALE
HORIZ: 1" = 10'
VERT: 1" = 2'



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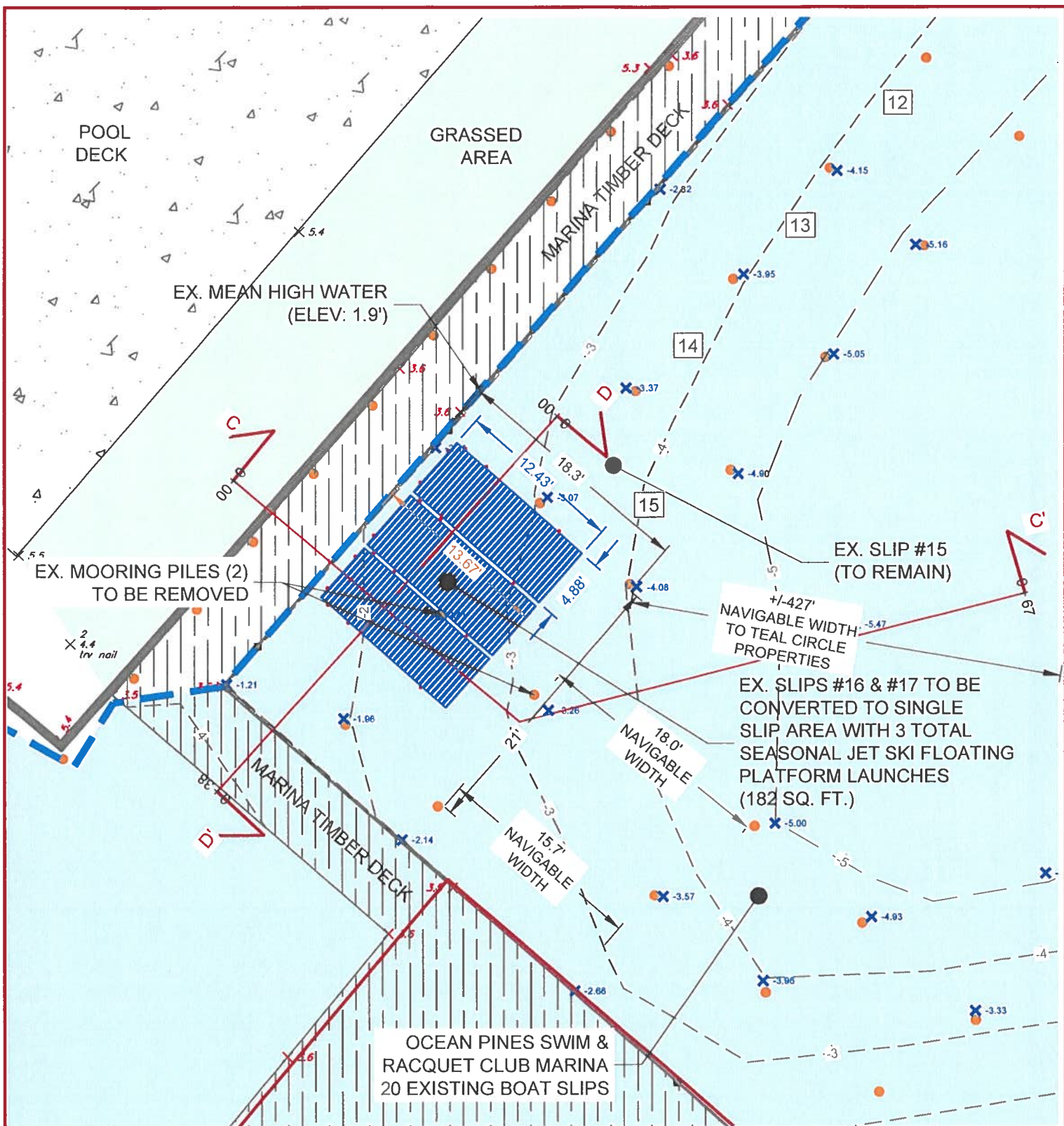
OCEAN PINES
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CLUB MARINA

PROPOSED
SLIPS I & 2
PROFILES

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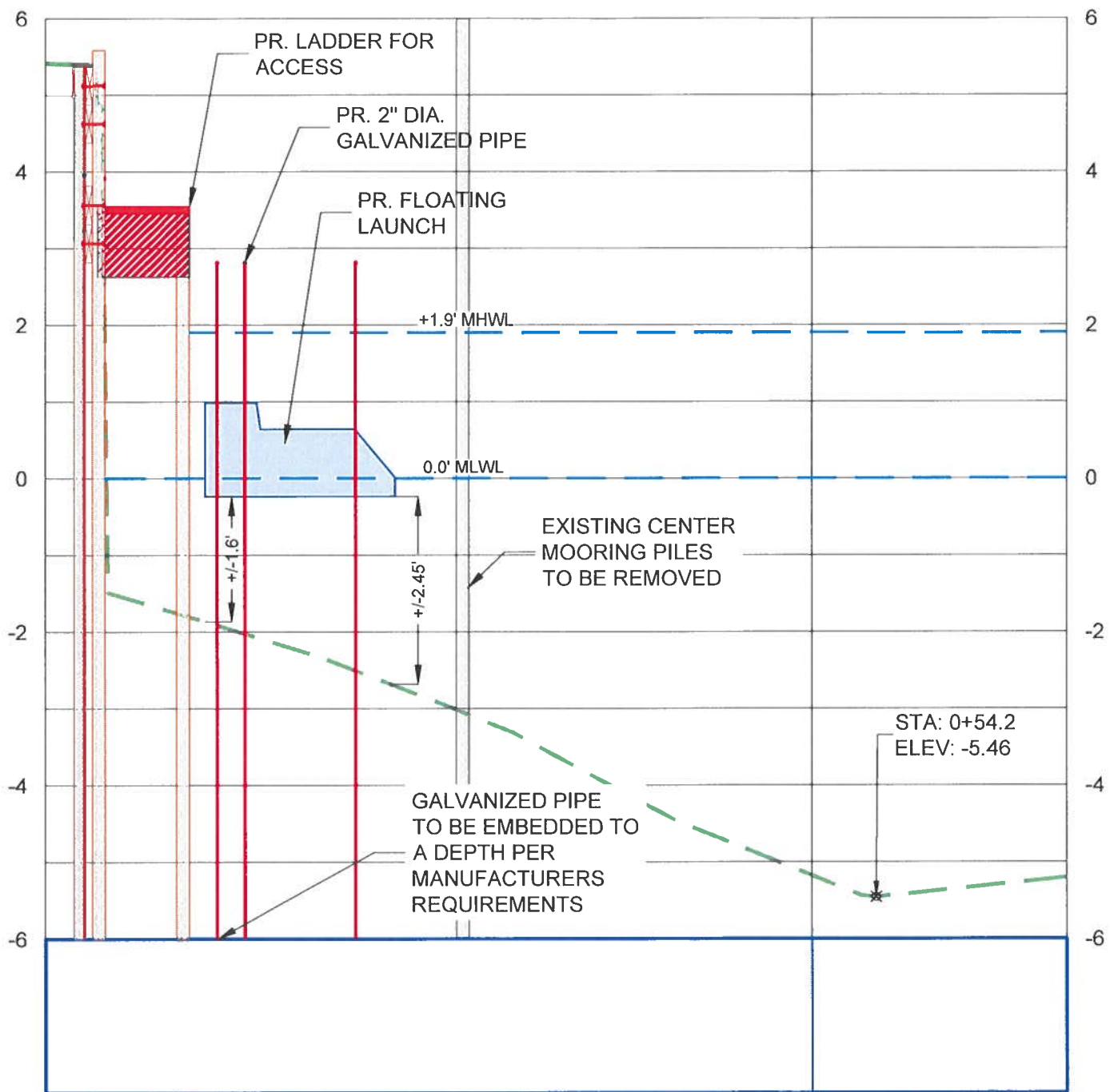


SCALE: 1" = 10'

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	OCEAN PINES SWM & RACQUET CLUB MARINA	PROPOSED SLIP CONVERSION SLIPS 16 & 17	VISTA DESIGN, INC. MDE AI# Engineers • Architects • Surveyors • Landscape Architects Land Planning Consultants • GIS Services 11634 Worcester Hwy, Showell, MD 21862 Ph. 410-352-3874 • www.vistadesigninc.com	PROJECT DATA	
				Project: 24-095	
				File: Base Drawing 1012	
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				Scale: 1" = 10'	
				Sheet: 8 of 11	



C-C'

SCALE

HORIZ: 1" = 10'

VERT: 1" = 2'



SCALE: 1" = 10'

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OCEAN PINES
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CLUB MARINA

PROPOSED
PROFILE C-C'
SLIPS 16 & 17

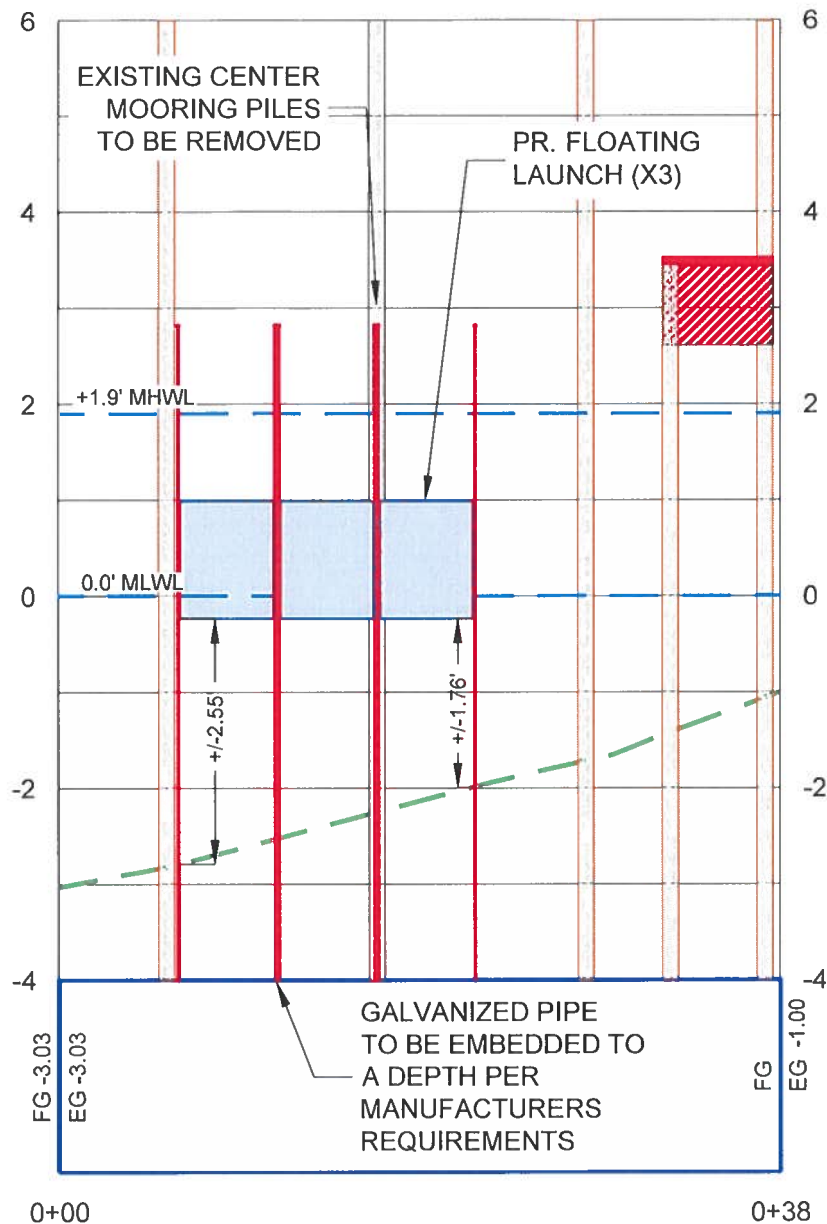
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MDE AI#

PROJECT DATA

Project: 24-095
File: Base Drawing 1012-
Date: 10/18/2024
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D-D'
SCALE
HORIZ: 1" = 10'
VERT: 1" = 2'



SCALE: 1" = 10'

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OCEAN PINES
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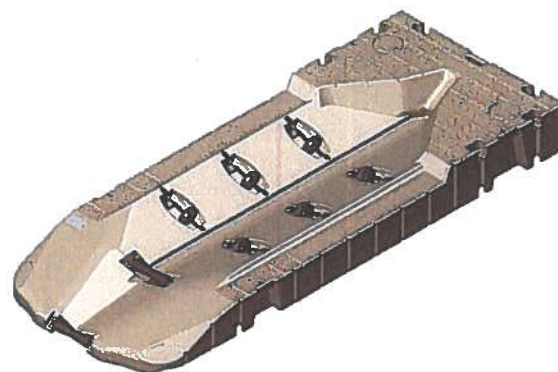
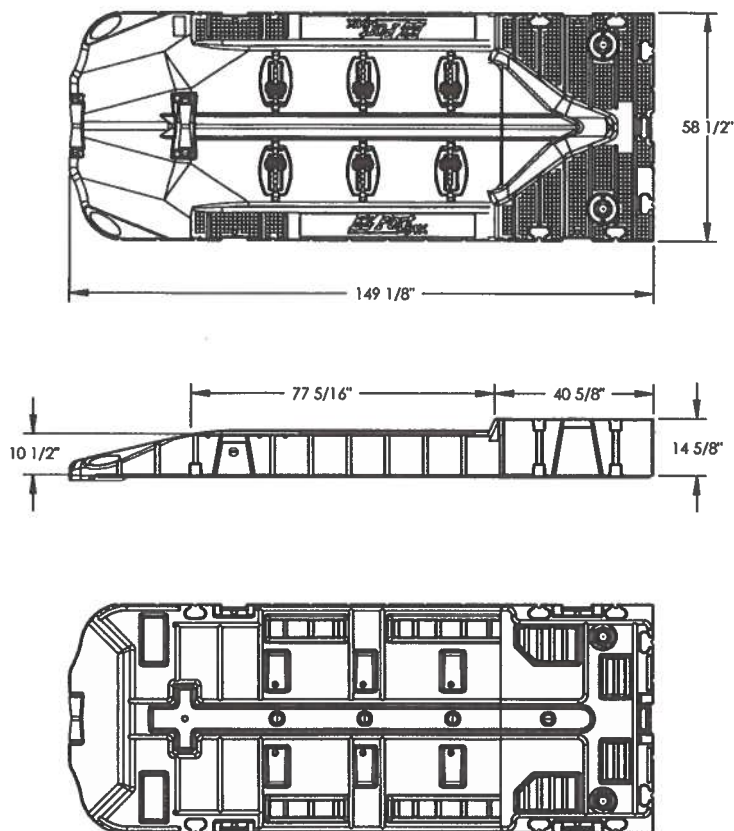
PROPOSED
PROFILE C-C'
SLIPS I6 & I7

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206032PW-EZ



TOLERANCES (UNLESS OTHERWISE NOTED)		EZ Dock, Inc. 878 E. Highway 60 Monett, MO 65708 1-888-654-8168 FX 1-417-235-2232	
\angle	$\pm 1^\circ$	DESCRIPTION	WT. LBS.
X	± 0.125	PORT MAX W/INTERGRATED BOW	320
X/Y	± 0.063	PORT FOR PWC'S-BEIGE	
X.XX	± 0.031	MATERIAL	
X.XXX	± 0.016	120221EZ	
ALL BENDS 90° ALL BEND RADIUS EQUAL TO MATERIAL GAUGE		DATE: 08-06-08	DATE: 11-25-08
		FINISH	1 OF 1
		PART NO.	REV.
		206032PW-EZ	H

NOTES:

1. PROPOSED JET SKI PLATFORM TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
2. DETAIL SHOWN ABOVE WAS PROVIDED BY THE CLIENT FOR INFORMATIONAL PURPOSES ONLY FOR PERMITTING.

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.



OCEAN PINES
SWM & RACQUET
CLUB MARINA

PROPOSED
FLOAT
DETAIL

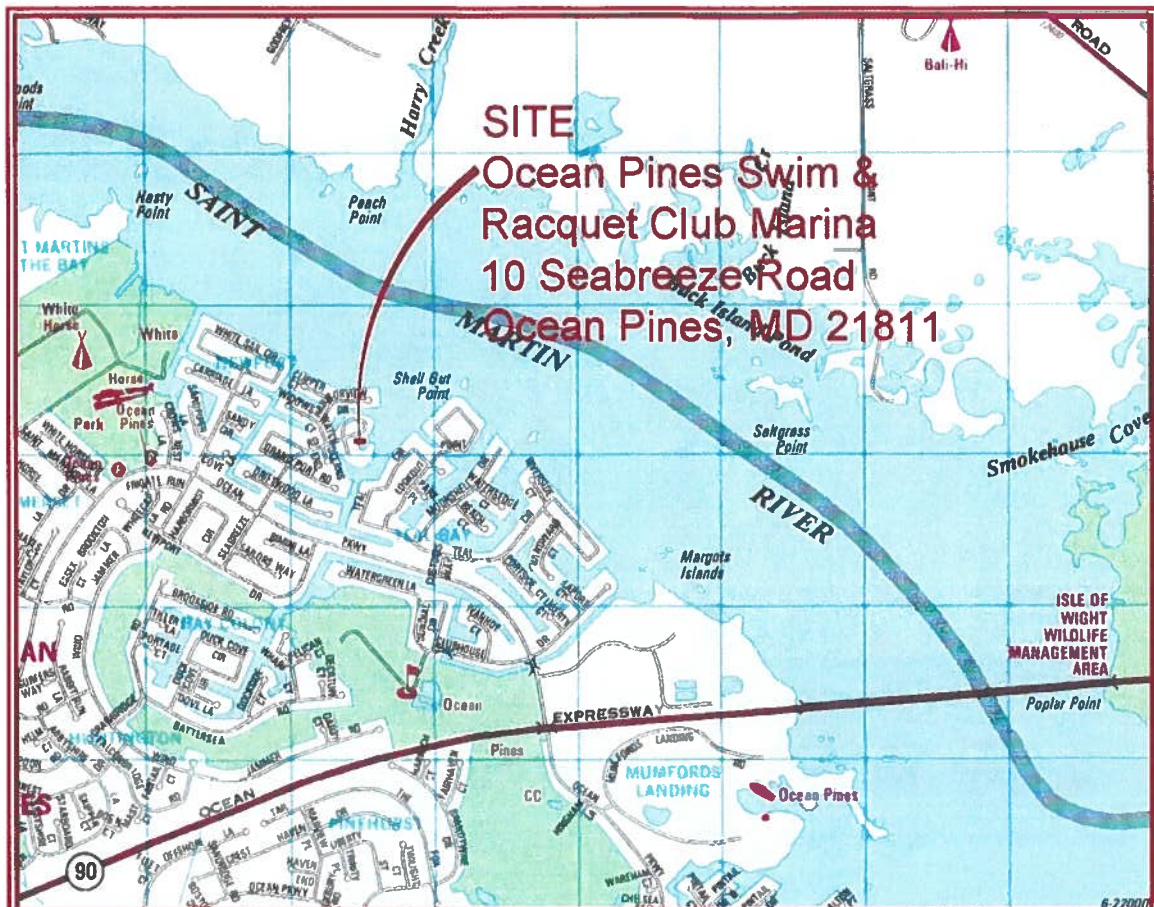
VISTA
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PROJECT DATA

Project: 24-095
File: Base Drawing 1012-
Date: 10/18/2024
Scale: N.T.S.
Sheet: II of II

Ocean Pines Association, Inc.
Application for Marina Boat Slip Conversion at the
Ocean Pines Swim & Racquet Club Marina
in Ocean Pines Subdivision

Site Photo Appendix



November 20, 2024

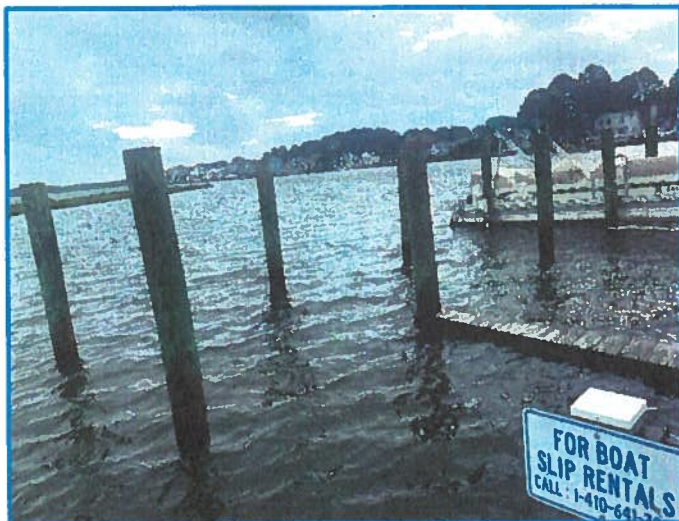
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Slips 1 & 2 Site Photos



Slips 16 & 17 Site Photos

