



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

December 11, 2024

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

Tizzard Island LLC– Request No. 2024-0102 - Request to re construct in same footprint existing 25' wide x38' long boat house with associated bulkheading and disturbance. This project is located at 6648 Taylor Landing Rd, Snow Hill, also known as Tax Map 87, Parcel 11. Second 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 26, 2024.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2024-0102  
Submission Date: 12-11-24

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

**Written Description of Proposed Improvement (include channelward distance):**

To re-construct in the same footprint and existing 25 foot wide by 38 foot long boathouse with associated bulkheading and disturbance

**Property Description:**

Map: 87 Parcel: 11 Lot:            Section:            Block:            Tax District:           

Street Address: 6648 Taylor Landing Road, Girdletree MD

Subdivision:           

Dwelling on lot:            Dwelling under construction:            Vacant: X Commercial:           

**Owner:** Tizzard Island LLC

Phone No.           

Mailing Address: 8230 Boone BLVD, suite 340, Vienna VA 22180

E-Mail Address: trey@willscompanies.com

**Contractor:** Not chosen

Phone No.:           

Mailing Address:           

E-Mail Address:           

**Recorded Adjacent Property Owner:** County Commissioners of Worcester County

Property Address: Taylor Landing Road, Girdletree MD - 1 West Market St Snow Hill, MD

Tax Map: 87 Parcel: 12 Lot:            Section:            Block:            21863

**Recorded Adjacent Property Owner:** BAR I LLC

Property Address: 6707 Taylor Landing Road, Girdletree MD - 32193 W. nery way Lewes, De 19958

Tax Map: 87 Parcel: 10 Lot:            Section:            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.

CESUE  
AWT  
Owner/Applicant's Signature

10/20/24  
Date

\*\*\*\*\*

**DEPT. USE ONLY:**

Notification Distribution Date: 12-11-24 Public Comment Deadline: 12-26-24 (15 calendar days)

Department Approval Date:            Expiration:

**PLAN DATA AND NOTES:**

1. TAX PARCEL NO: TAX MAP 87, GRID 7, PARCEL 11
2. SITE ADDRESS: 6648 TAYLOR LANDING ROAD  
GIRDLETREE, MD 21829
3. DEED REFERENCE: 8649/0448
4. PROPERTY AREA: 7952.5 S.F. +/-
5. OWNER: TIZZARD ISLAND, LLC  
8230 BOONE BOULEVARD, STE. 340, VIENNA, VA 22182
6. ENGINEER: CARPENTER ENGINEERING, LLC, c/o RONNIE B. CARPENTER, PE  
P.O. BOX 3460, OCEAN CITY, MD 21843 (302) 438-6745 PHONE (888) 372-2844 FAX



7. THE PURPOSE OF THIS PLAN IS TO SERVE AS A REFERENCE DRAWING FOR A SHORELINE PERMIT APPLICATION PREPARED ON BEHALF OF THE PROPERTY OWNERS. THE APPLICATION PROPOSES TO RECONSTRUCT THE EXISTING BOATHOUSE (25' x 38') IN PLACE WITH NO CHANNELWARD ENCROACHMENT AND NO CHANGE TO THE BOATHOUSE ELEVATION. AS PART OF THE BOATHOUSE RECONSTRUCTION, APPROXIMATELY 95 L.F. OF EXISTING BULKHEAD WILL BE REPLACED WITH NO CHANNELWARD ENCROACHMENT. THIS PLAN DOES NOT PROVIDE SUFFICIENT DATA TO BE USED AS A BUILDING CONSTRUCTION PERMIT.

8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SAFETY REGULATIONS, PROGRAMS AND PRECAUTION RELATED TO ALL WORK ON THIS PROJECT AND FOR THE PROTECTION OF PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS. THE CONTRACTOR SHALL PROTECT FROM DAMAGES EXISTING BUILDING(S), OWNER EQUIPMENT, ROADS, WALKS AND UTILITIES. THE CONTRACTOR SHALL MAINTAIN THESE DURING THE COURSE OF THE WORK, AND SHALL REPAIR ALL DAMAGES AT NO ADDITIONAL EXPENSE TO THE OWNER.

9. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED, AND EXPOSED HARDWARE SHALL BE TREATED WITH ASPHALT ROOFING CEMENT. ALL TIMBER MATERIALS SHALL BE TREATED WITH 2.5 LB TREATED LUMBER. CMI SHOREGUARD VINYL SHEET PILING SHALL BE THE SG-425 TYPE, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INCLUDING ANY FALSEWORK. SHEET PILING SHALL BE 10 FEET LONG (MIN.) AND SHEETING SHALL BE DRIVEN TO A MINIMUM DEPTH OF 6 FEET. PLATYPUS ANCHORING B6, OR APPROVED EQUAL BY THE ENGINEER, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PRIOR TO INSTALLATION OF THE NEW SHEET PILING, ANCHORS SHALL BE DRIVEN INTO THE BANK AND PROOF TESTED WITH A LOCK LOADER. ONCE THE NEW SHEET PILING AND WALERS ARE INSTALLED, TIE ROD SHALL BE CONNECTED TO WALERS PRIOR TO BACKFILL.

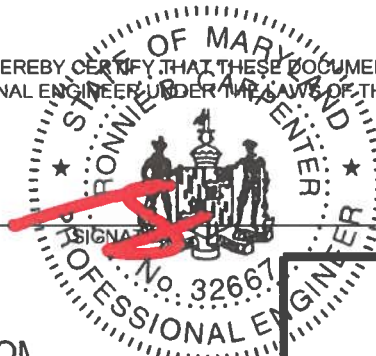
**INDEX OF SHEETS**

- 1 SITE DATA  
2 LOCATION SKETCH  
3 ORTHOMETRIC PHOTO  
4 PLAN VIEW  
5-9 BOATHOUSE DETAILS  
10 BULKHEAD DETAIL

**PROFESSIONAL CERTIFICATION:**

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVE BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32667, EXPIRATION DATE JANUARY 17, 2026.

RONNIE B. CARPENTER, PE  
PRINT NAME



32667  
LICENSE NO.

06-19-2024  
DATE

PLAN TO ACCOM  
SHORELINE PERMIT APPLICATION  
TO  
6648 TAYLOR LANDING ROAD  
FOR

**TIZZARD ISLAND, LLC**

GIRDLETREE, WORCESTER COUNTY, MARYLAND



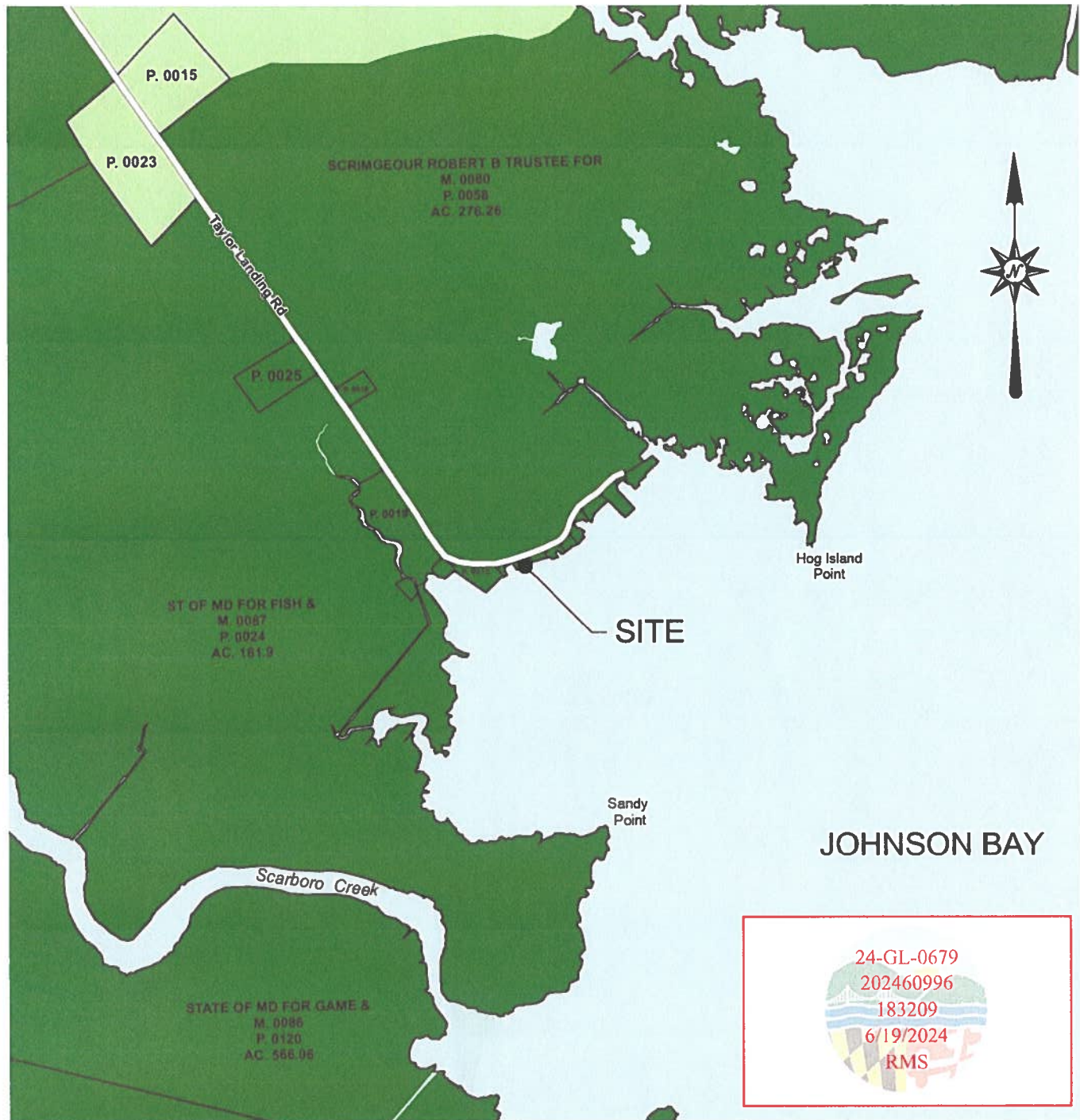
**CARPENTER**  
ENGINEERING, LLC

Professional Civil Engineering Services

P.O. Box 3460  
Ocean City, Maryland 21843  
Tel: (302) 438-6745 Fax: (888) 372-2844  
Ronnie@CarpenterEngineeringLLC.com

DATE 05-02-2024 SCALE NONE  
DRAWN BY R. CARPENTER DRAWING NO. 6888-SP01(rev.1)  
CHECKED BY R. CARPENTER SHEET NO. SP01 OF SP10

BASE MAPPING TAKEN FROM WC ZONING MAP 87



PLAN TO ACCOMPANY  
SHORELINE PERMIT APPLICATION  
TO

**6648 TAYLOR LANDING ROAD**

FOR

**TIZZARD ISLAND, LLC**

GIRDLETREE, WORCESTER COUNTY, MARYLAND



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Ronnice@CarpenterEngineeringLLC.com

DATE 05-02-2024

SCALE 1" = 800'

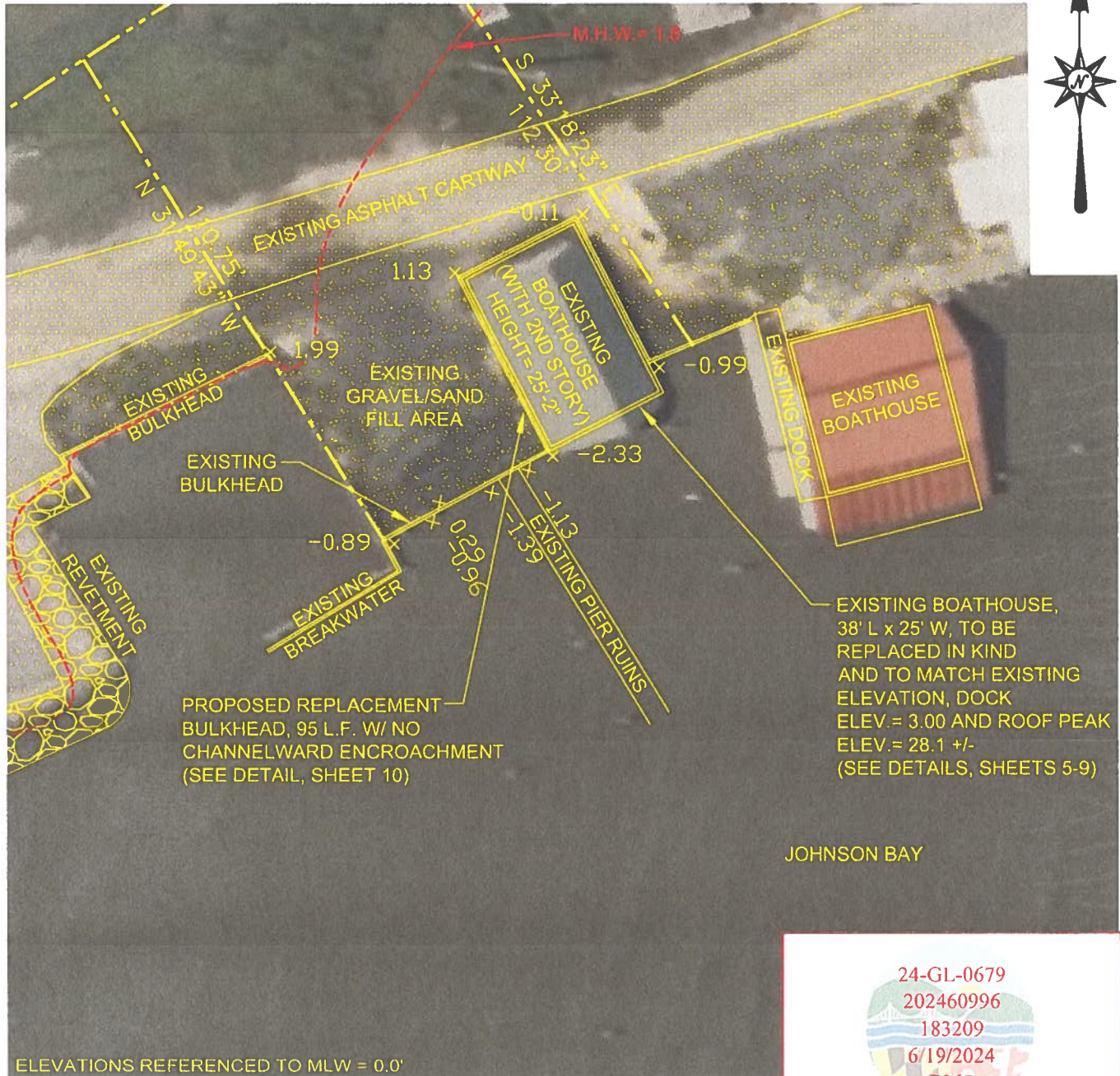
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DRAWING NO. 6888-SP02(rev.1)

CHECKED BY R. CARPENTER

SHEET NO. SP02 OF SP10





24-GL-0679  
202460996  
183209  
6/19/2024  
RMS

PLAN TO ACCOMPANY  
SHORELINE PERMIT APPLICATION  
TO  
**6648 TAYLOR LANDING ROAD**  
FOR  
**TIZZARD ISLAND, LLC**

GIRDLETREE, WORCESTER COUNTY, MARYLAND

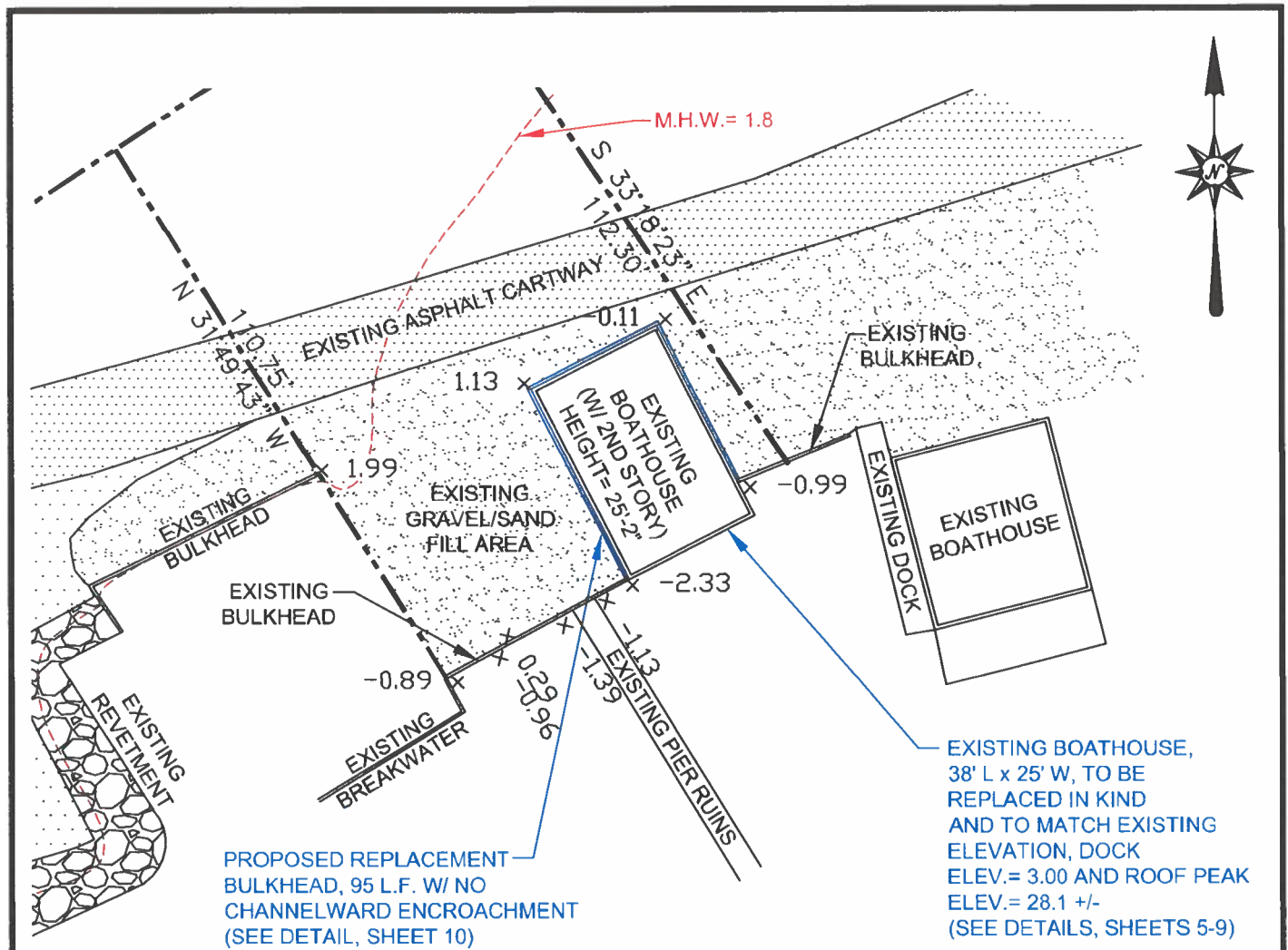


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DATE 05-02-2024 SCALE 1" = 30'  
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CHECKED BY R. CARPENTER SHEET NO. SP03 OF SP10



ELEVATIONS REFERENCED TO MLW = 0.0'

24-GL-0679  
202460996  
183209  
6/19/2024  
RMS

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SCALE 1" = 30'

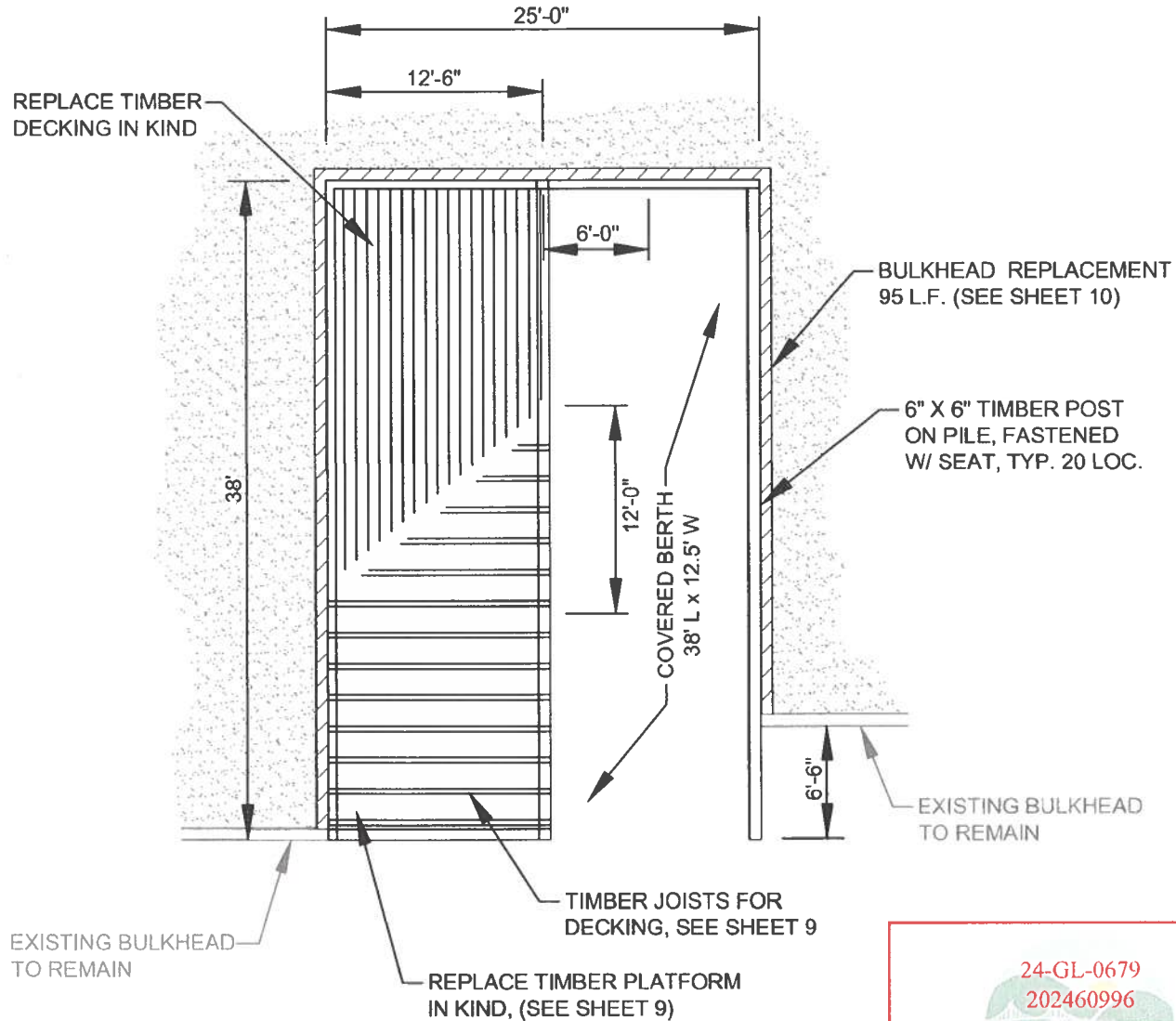
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DRAWING NO. 6888-SP04(rev.1)

CHECKED BY R. CARPENTER

SHEET NO. SP04 OF SP10

NOTE: BOATHOUSE TO BE RECONSTRUCTED IN KIND.



**BOATHOUSE PLAN VIEW**  
SCALE: 1" = 10'

24-GL-0679  
202460996  
183209  
6/19/2024  
RMS

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TO

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DATE 05-02-2024

SCALE 1" = 10'

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DRAWING NO. 6888-SP05(rev.1)

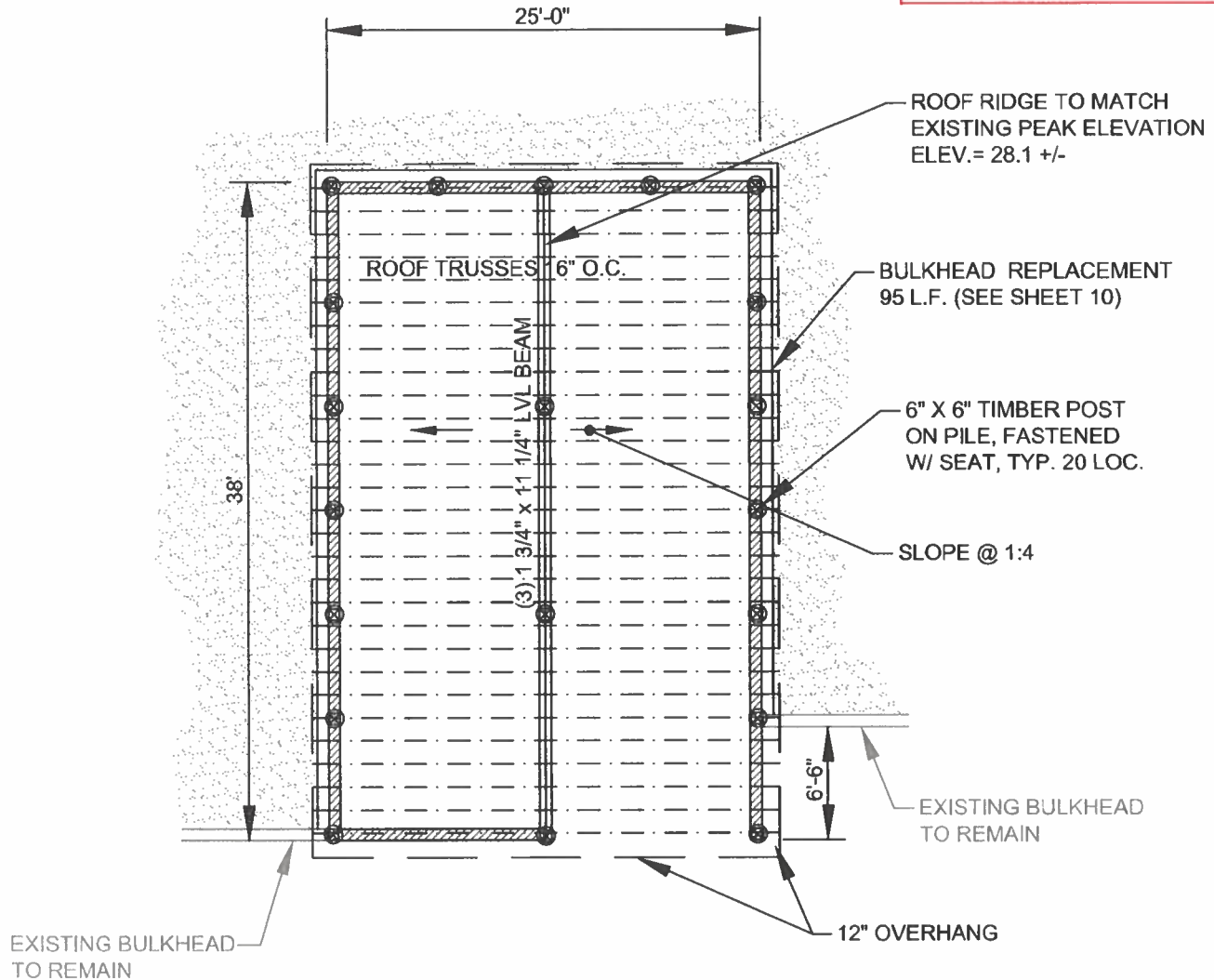
CHECKED BY R. CARPENTER

SHEET NO. SP05 OF SP10



NOTE: BOATHOUSE TO BE RECONSTRUCTED IN KIND.

24-GL-0679  
202460996  
183209  
6/19/2024  
RMS



**BOATHOUSE ROOF PLAN VIEW**  
SCALE: 1" = 10'

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GIRDLETREE, WORCESTER COUNTY, MARYLAND



**CARPENTER**  
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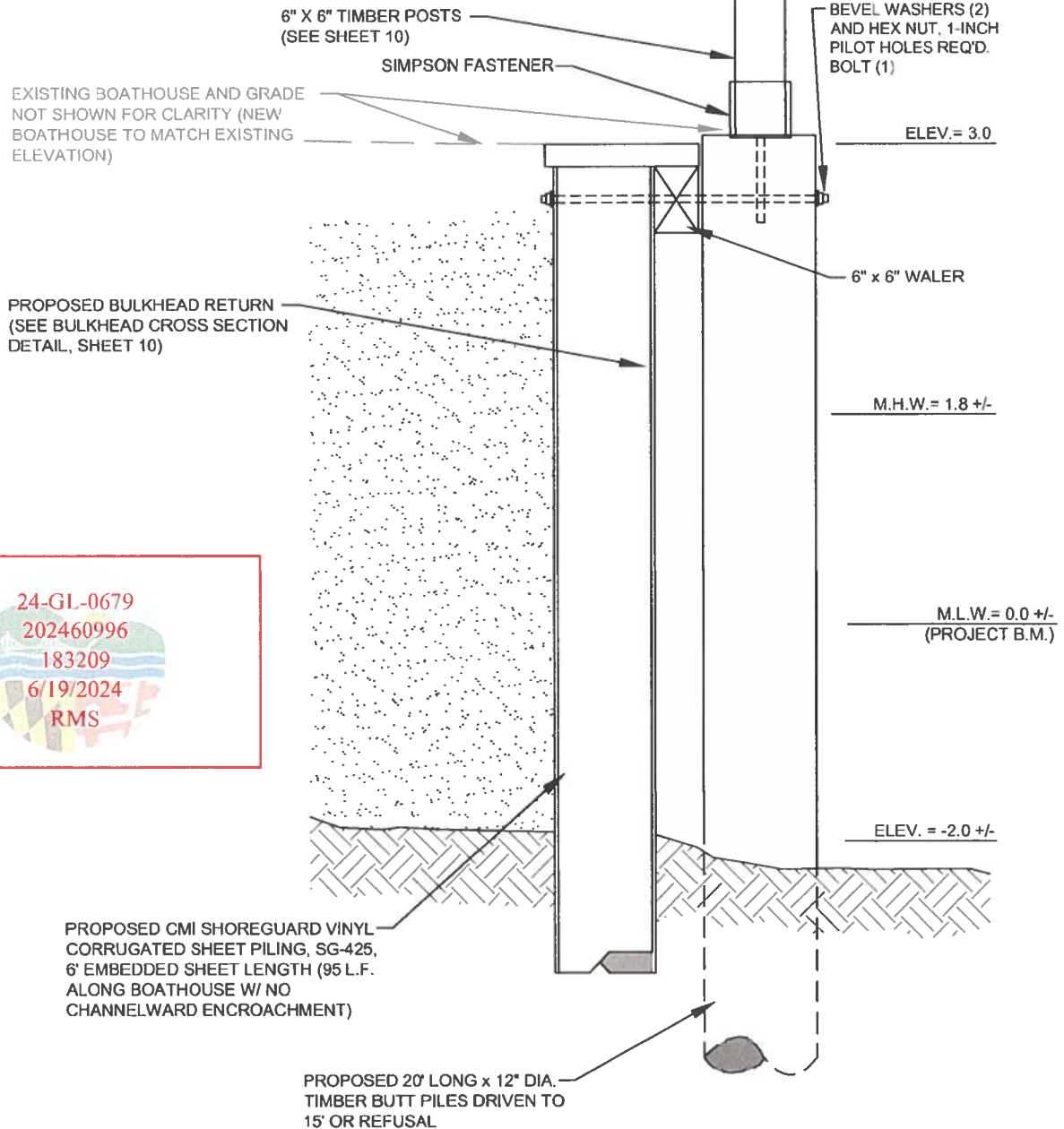
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DATE 05-02-2024 SCALE 1" = 10'  
DRAWN BY R. CARPENTER DRAWING NO. 6888-SP06(rev.1)  
CHECKED BY R. CARPENTER SHEET NO. SP06 OF SP10



NOTE: BOATHOUSE TO BE RECONSTRUCTED IN KIND.



**BOATHOUSE / BULKHEAD CONNECTION DETAIL**  
NOT TO SCALE

PLAN TO ACCOMPANY  
SHORELINE PERMIT APPLICATION  
TO  
**6648 TAYLOR LANDING ROAD**  
FOR

**TIZZARD ISLAND, LLC**

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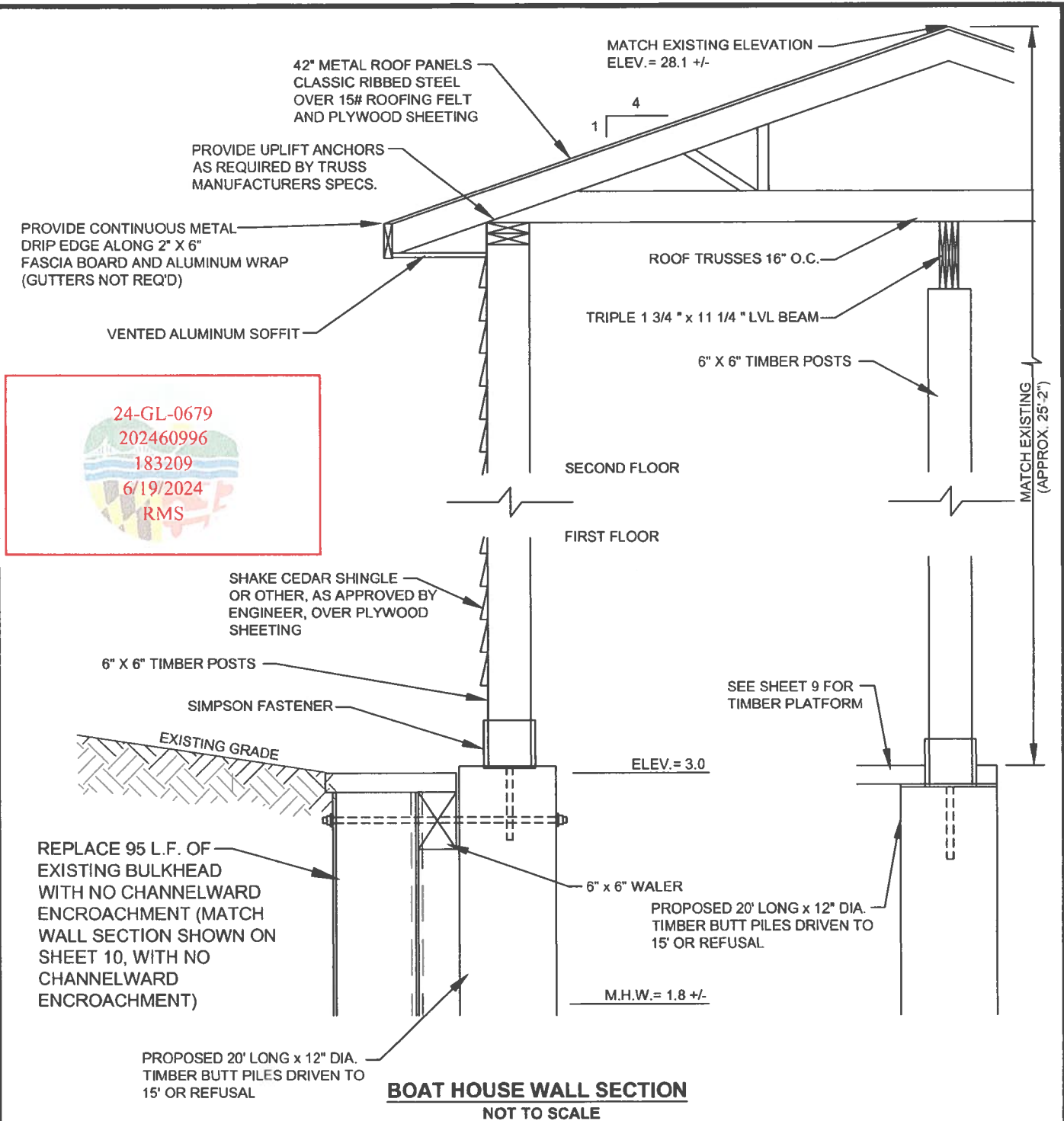
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DRAWING NO. 6888-SP07(rev.1)

CHECKED BY R. CARPENTER

SHEET NO. SP07 OF SP10



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SHORELINE PERMIT APPLICATION  
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DATE 05-02-2024

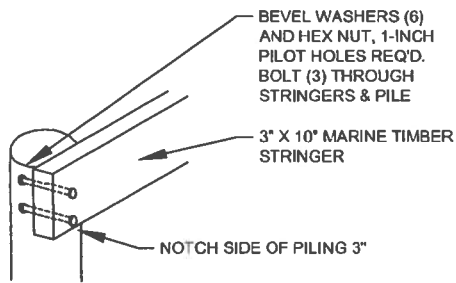
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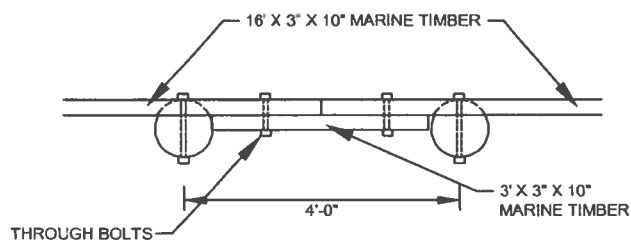
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CHECKED BY R. CARPENTER

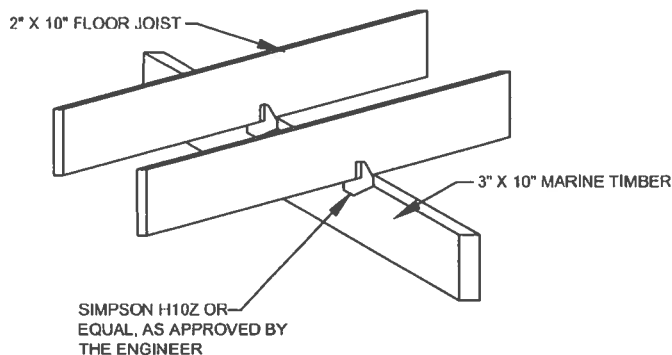
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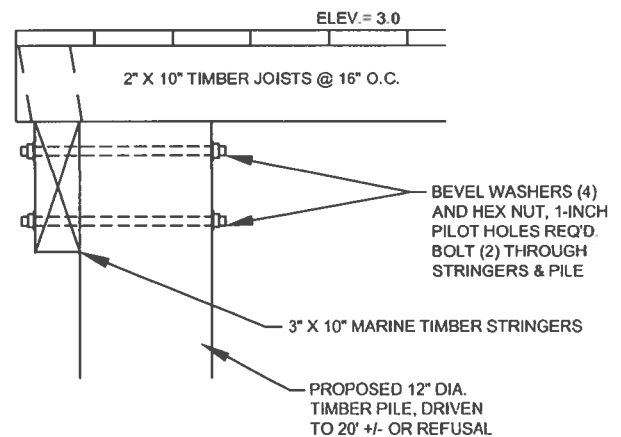
PILE / STRINGER DETAIL



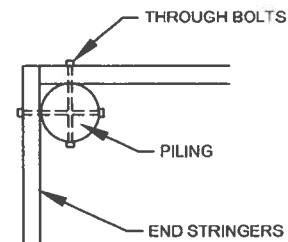
STRINGER DETAIL



JOIST / STRINGER DETAIL



EXTERIOR PILE DETAIL



END STRINGER DETAIL

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DATE 05-02-2024

SCALE NONE

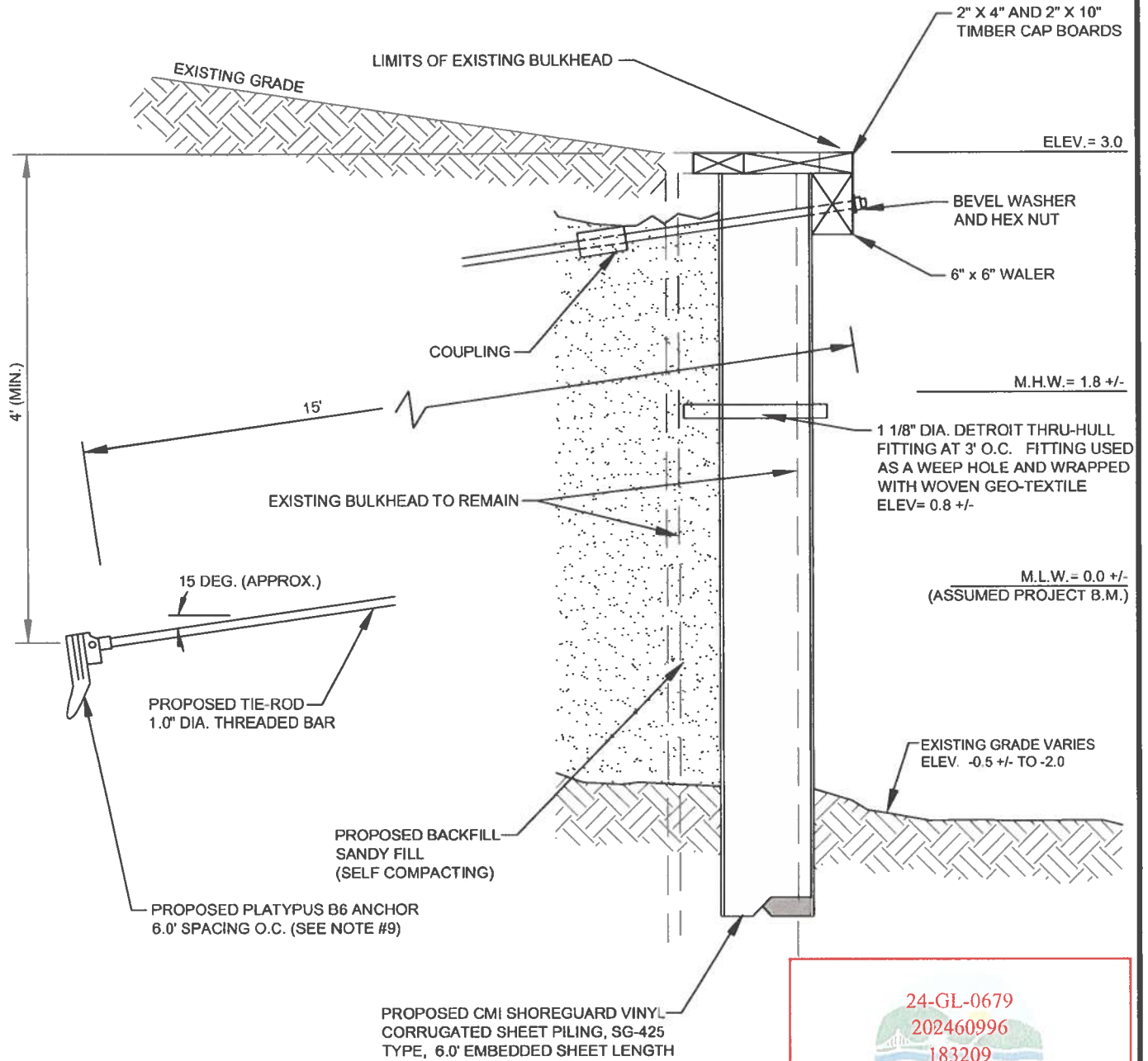
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DRAWING NO. 6888-SP09(rev.1)

CHECKED BY R. CARPENTER

SHEET NO. SP09 OF SP10





**TIMBER AND VINYL BULKHEAD DETAIL**  
NOT TO SCALE

24-GL-0679  
202460996  
183209  
6/19/2024  
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SCALE NONE

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SHEET NO. SP10 OF SP10