



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 16, 2024

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

Michael & Susan McNabb– Request No. 2024-0104 - Request to extend existing 5.25'x27.66' pier 10' channelward for max encroachment of 38'. Remove two existing 8" mooring poles on north side of pier and install a 20,000 lb four pile boatlift with 15x15 pile spacing. (Max encroachment 37'). Leave existing boat lift in place and convert to a PWC Lift. This project is located at 65 Wood Duck Drive, Berlin, also known as Tax Map 21, Parcel 260, Lot 8. 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 31, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024-0104
Submission Date: 12-16-24



Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Extend existing 5.25' x 27.66' pier 10' channelward for max encroachment of 38'.
Remove 2 existing 8" mooring poles on the north side of the pier & install a 20,000 lb 4 pile
boatlift with 15' x 15' pile spacing (max encroachment 37'). Leave existing boat lift in place
& convert to PWC lift.

Property Description:

Map: 0021 Parcel: 0260 Lot: 8 Section: 140 Block: _____ Tax District: No. 3
Street Address: 65 Wood Duck Dr. Ocean Pines, MD 21811
Subdivision: Wood Duck Isle
Dwelling on lot: Yes Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Michael + Susan McNabb Phone No. 610-495-8254
Mailing Address: 108 Trevor Dr. West Chester, PA 19380
E-Mail Address: mmcnabb1@comcast.net

Contractor: Coastal Marine Contractors Phone No.: 443-859-7976
Mailing Address: 605 Barnsdale Dr. Salisbury, MD 21804
E-Mail Address: jake@coastalmarine.net

Recorded Adjacent Property Owner: Michael G + Kathy Bennaman
Property Address: 67 Wood Duck Dr. Ocean Pines, MD 21811 - 220 Brickhouse Dr
Tax Map: 0021 Parcel: 0260 Lot: 9 Section: 140 Block: _____ Greentown, MD 21658

Recorded Adjacent Property Owner: Kevin + Deborah Burns
Property Address: 63 Wood Duck Dr. Ocean Pines, MD 21811 - 454 Polly Drummond Hill Rd
Tax Map: 0021 Parcel: 0260 Lot: 7 Section: 140 Block: _____ Newark, De 19711

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.

[Signature] 12/2/2024
Owner/Applicant's Signature Date

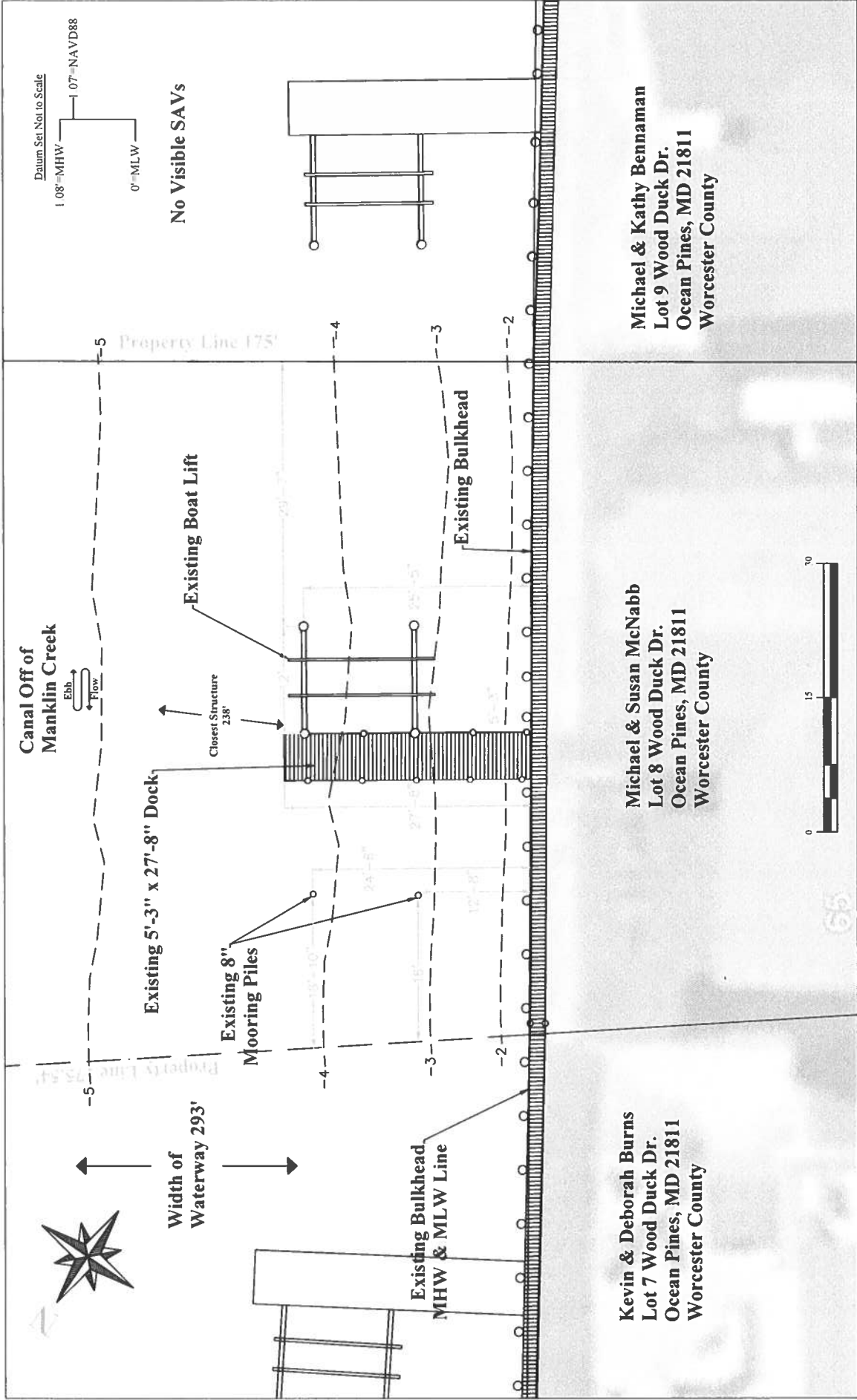
DEPT. USE ONLY:

Notification Distribution Date: 12-16-24 Public Comment Deadline: 12-31-24 (15 calendar days)

Department Approval Date: _____ Expiration: _____



Sheet 1 of 4	Drawing Details		Work Scope				Vicinity Map	
	Date Drawn: 11/20/2024 Survey Date: 11/17/2024 Drawn By: TJ File Name: 65 Wood Duck Dr. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.		Extend existing 5'-3" x 27'-8" fixed dock 10' channelward for a total dock length of 5'-3" x 37'-8" (Max channelward encroachment 37'-8"). Remove 2 existing 8" mooring piles on the north side of the pier. Install a 20,000 lb four pile boat lift on the north side of the fixed pier with a 15'x15' pile spacing with max channelward encroachment of 36'-9". Leave existing boat lift in place and convert to PWC lift.				Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813	
Scale NTS		Owner: Michael and Susan McNabb (Lot 8) 65 Wood Duck Dr. Ocean Pines, MD 21811 Worcester County, MD	Lot 8	Parcel 0260	Section 14D	Plat Book FWH 42, pp. 1-5 MSA C2157-925		



Sheet 2 of 4	<u>Drawing Details</u> Date Drawn: 11/20/2024 Survey Date: 11/17/2024 Drawn By: TJ File Name: 65 Wood Duck Dr. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.		<u>Work Scope</u> Extend existing 5'-3" x 27'-8" fixed dock 10' channelward for a total dock length of 5'-3" x 37'-8" (Max channelward encroachment 37"-8"). Remove 2 existing 8" mooring piles on the north side of the pier. Install a 20,000 lb four pile boat lift on the north side of the fixed pier with a 15'x15' pile spacing with max channelward encroachment of 36'-9". Leave existing boat lift in place and convert to PWC lift.				
			Owner: Michael and Susan McNabb (Lot 8) 65 Wood Duck Dr. Ocean Pines, MD 21811 Worcester County, MD	Lot 8	Parcel 0260	Section 14D	Plat Book FWH 42, pp. 1-5 MSA C2157-925
Scale 1"=15'			Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813				

Existing Boat Lift
Converted to Jet Ski
Lift

Proposed 20K
Boat Lift

ELE 4.02'

MHW 1.08'
MLW 0.0'

Mudline Varies ~ 4.5'

New Boat Lift
Piles for 20K Lift

■ New Construction
■ Existing Conditions

Existing
Pier

Existing
Bulkhead

Extend Existing
Dock 10' Channelward

ELE 4.02'

MHW 1.08'
MLW 0.0'

Mudline



Drawing Details

Date Drawn: 11/20/2024
Survey Date: 11/17/2024
Drawn By: TJ
File Name: 65 Wood Duck Dr.
Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.

Work Scope

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Owner: Michael and Susan McNabb
(Lot 8) 65 Wood Duck Dr.
Ocean Pines, MD 21811
Worcester County, MD

Parcel
8

Section
14D

Plat Book
FWH 42, pp. 1-5
MSA C2157-925

**Proposed
Conditions**

Tidal Solutions, LLC

12314 Bette Dr.
Bishopville, MD 21813

**Sheet
4 of 4**

**Scale
1"=10'**









