



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

September 29, 2025

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. 2025-074 – Request to install two new 4' x 25' timber platforms and associated piles. Max channelward extension 5'. This project is located at 98 Clubhouse Drive, Berlin, also known as Tax Map 16, Parcel 56, Section 4 & 5. 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 14, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-074
Submission Date: 9-29-25

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

Written Description of Proposed Improvement (include channelward distance):

To install two new 4' width by 25' length timber platforms and associated piles totaling a footprint of 200 sq. ft. The project proposed to not exceed a maximum channelward distance of 5' from the mean high water level to the outer piles.

Property Description:

Map: 16 Parcel: 56 Lot: N/A Section: 4 & 5 Block: Tax District: 03
Street Address: 98 Clubhouse Drive, Ocean Pines, MD 21811
Subdivision: Ocean Pines - Sections 4 & 5
Dwelling on lot: Dwelling under construction: Vacant: Commercial: Yes

Owner: Ocean Pines Association, Inc. - Attention Nobie Violante Phone No. (410) 641-7425
Mailing Address: 239 Ocean Parkway, Ocean Pines, MD 21811
E-Mail Address: nviolante@oceanpines.org

Contractor: Fisher Marine Construction 079(E) Phone No.: 757-336-5419
Mailing Address: 7203 Fisher Drive, Chincoteague, VA 23336
E-Mail Address: fishermarine@yahoo.com

Recorded Adjacent Property Owner: Eighty Three, LLC Francis & Jean Higgins, 89 Clubhouse Drive,
Property Address: 83 Clubhouse Drive, Ocean Pines, MD 21811 Ocean Pines, MD 21811 TM:16, P:41, Lot: 673
Tax Map: 16 Parcel: 41 Lot: 675 Section: 4 Block: Sect: 4

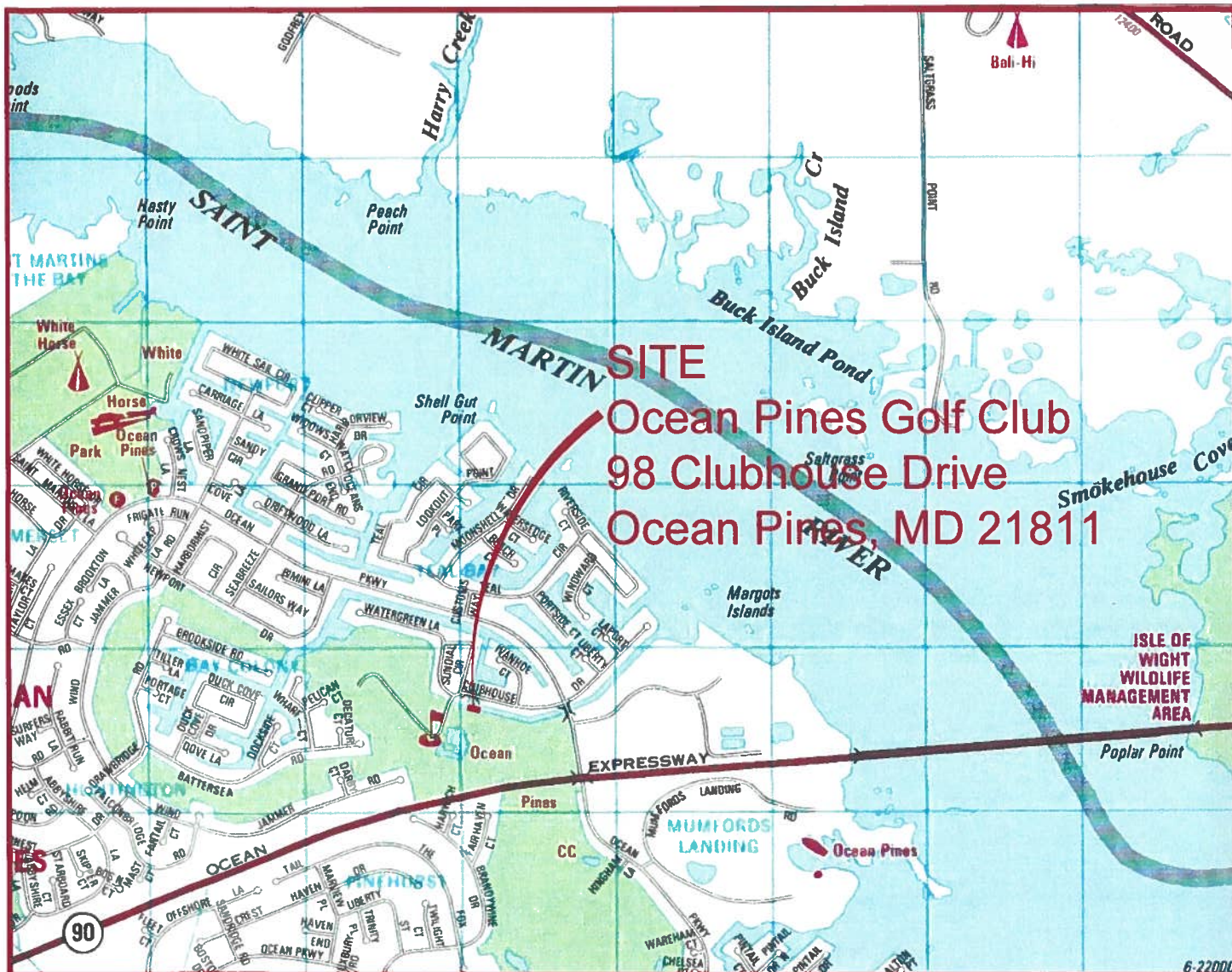
Recorded Adjacent Property Owner: Historic Bricks, LLC Eric & Alexandra Swanson, 91 Clubhouse Drive,
Property Address: 1091 Poplar Tree Dr, Annapolis, MD 21409 Ocean Pines, MD 21811 TM:16, P:41, Lot 672
Tax Map: 16 Parcel: 41 Lot: 674 Section: 4 Block: Sect: 4
87 Clubhouse

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.

Nobie Violante 9/18/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 9-29-25 Public Comment Deadline: 10-14-25 (15 calendar days)
Department Approval Date: Expiration:



SITE
Ocean Pines Golf Club
98 Clubhouse Drive
Ocean Pines, MD 21811

SHEET INDEX

- | | |
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| 1 | VICINITY MAP, PERMIT REQUEST |
| 2 | OWNER & QUANTITY TABLE |
| 3-6 | EXISTING SITE AREA/PROPOSED PLAN & SECTIONS |
| 7-8 | PROPOSED PLATFORM PLAN AND SECTION DETAILS |

QUANTITY SUMMARY

NEW TIMBER PLATFORM AREA = 200 SQ. FT.

PERMIT REQUEST

TO INSTALL TWO NEW 4' WIDTH X 25' LENGTH TIMBER PLATFORMS AND ASSOCIATED PILES TOTALING A FOOTPRINT OF 200 SQ. FT. THE PROJECT PROPOSES TO NOT EXCEED A MAXIMUM CHANNELWARD DISTANCE OF 5' FROM THE MEAN HIGH WATER LEVEL TO THE OUTER PILES.

NOTES:

- EXISTING BULKHEAD IS OWNED AND MAINTAINED BY THE OCEAN PINES ASSOCIATION, INC. AND IS PERMITTED TO BE REPLACED UNDER MDE TIDAL AUTHORIZATION NUMBER 23-GP-0205.
- NO SUB-AQUATIC VEGETATIVE (SAV) BEDS WERE OBSERVED WITHIN THE PERMIT AREA.
- MEAN HIGH WATER ELEVATION = +/- 1.9'

LEGEND

- AFFECTED PROPERTY ADDRESS
- ADJACENT PROPERTY ADDRESS
- BULKHEAD ELEVATION POINTS
- SOUNDINGS ELEVATION POINTS
- EXISTING PROPERTY LINE
- EXISTING BULKHEAD
- PROPOSED TIMBER PLATFORM

84

82

X3.9

X (-4.1)

RIPARIAN PROPERTY OWNER:

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

LOCATION:

UNNAMED CANAL
 98 CLUBHOUSE DRIVE
 OCEAN PINES, MARYLAND 21811
 WORCESTER COUNTY

0 1000 2000 4000 6000

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.



OCEAN PINES
 GOLF CLUB
 TRANSIENT SLIPS

LOCATION
 MAP

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: 25-064
 File: PD 090325.dwg
 Date: 9/3/2025
 Scale: 1" = 2000'
 Sheet: I of 8

PROPOSED PLATFORM IMPROVEMENT QUANTITIESPROPOSED TIMBER PLATFORM 1 (4' W X 25' L) = 100 SQ. FT.PROPOSED TIMBER PLATFORM 2 (4' W X 25' L) = 100 SQ. FT.TOTAL PLATFORM COVERAGE = 200 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)
98 CLUBHOUSE DRIVE OCEAN PINES 21811	239 OCEAN PARKWAY BERLIN, MD 21811	OCEAN PINES ASSOCIATION, INC.	16	21	56	N/A	4 & 5	FWH 11-54	609/ 708

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)
83 CLUBHOUSE DRIVE, OCEAN PINES, MD 21811	SAME	EIGHTY THREE, LLC	16	0	41	675	4	FWH 11-54	8316/ 174
87 CLUBHOUSE DRIVE, OCEAN PINES, MD 21811	1091 POPLAR TREE DRIVE ANNAPOLIS, MD 21409	HISTORIC BRICKS LLC	16	0	41	674	4	FWH 11-54	8524/ 52
89 CLUBHOUSE DRIVE, OCEAN PINES, MD 21811	SAME	FRANCIS V. & JEAN L. HIGGINS	16	0	41	673	4	FWH 11-54	7289/ 380
91 CLUBHOUSE DRIVE, OCEAN PINES, MD 21811	SAME	ERIC & ALEXANDRA SWANSON	16	0	41	672	4	FWH 11-54	8618/ 468

NOTES:

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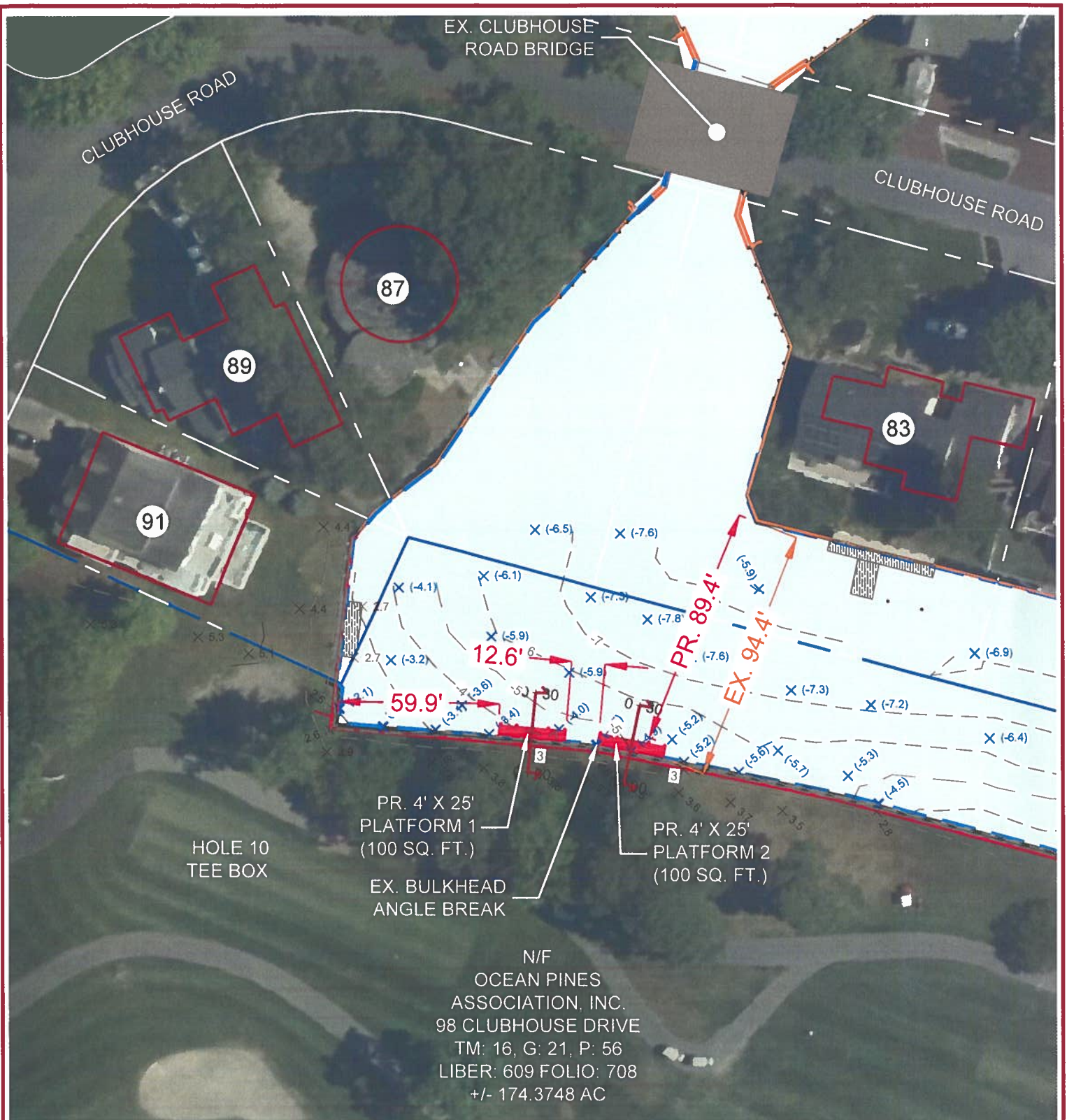
OCEAN PINES
GOLF CLUB
TRANSIENT SLIPS

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

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Date: 9/3/2025
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Sheet: 2 of 8



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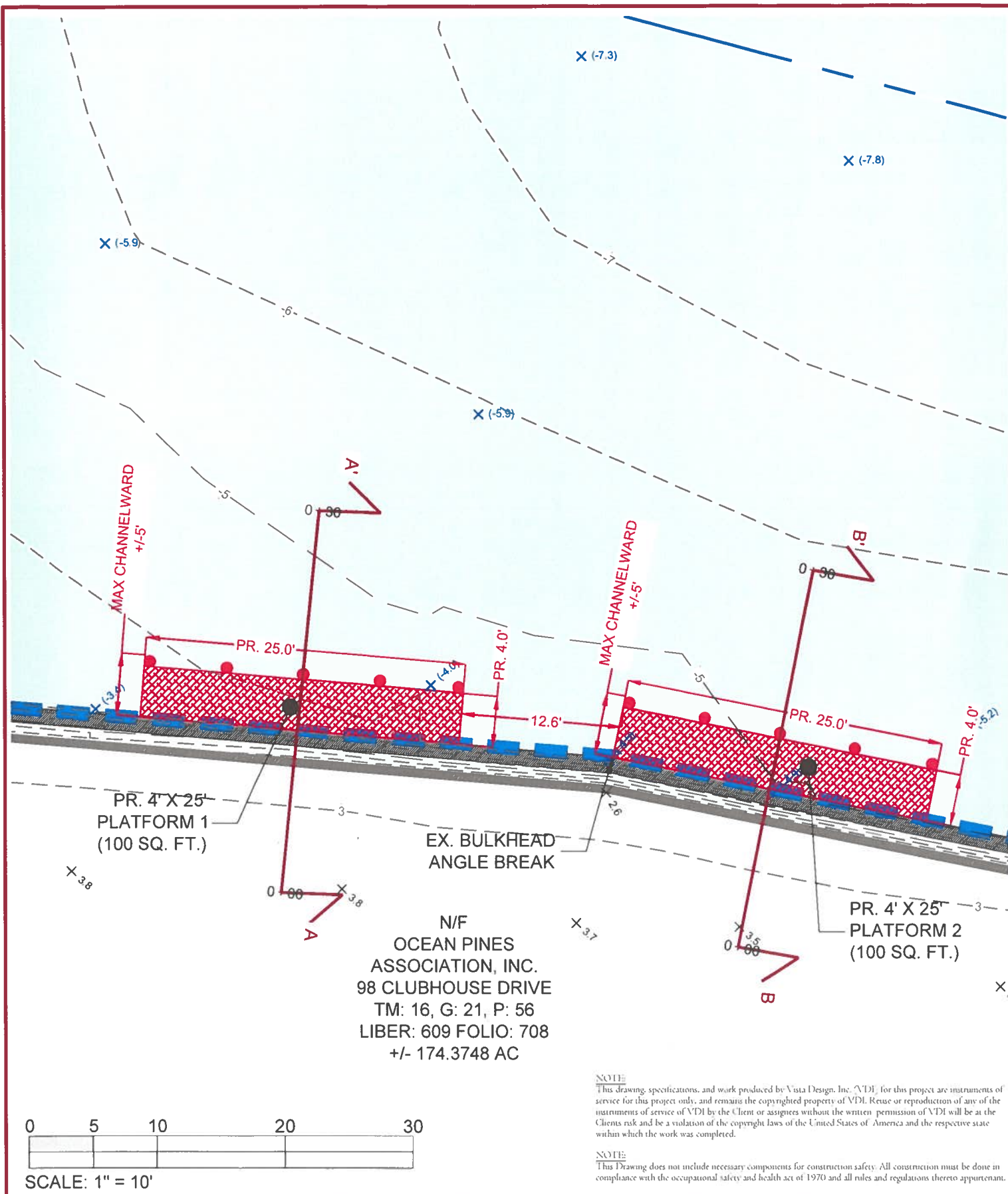
OCEAN PINES
GOLF CLUB
TRANSIENT SLIPS

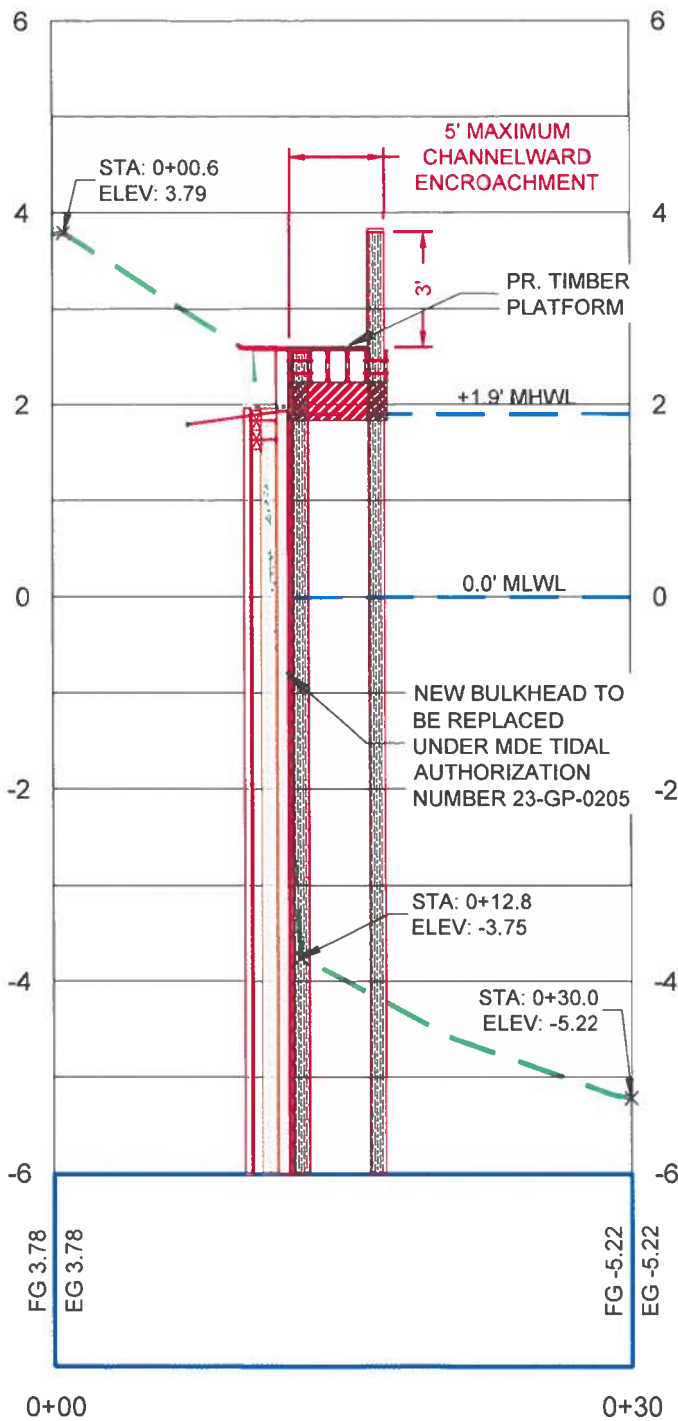
PROPOSED
PLATFORM
LOCATIONS

VISTA
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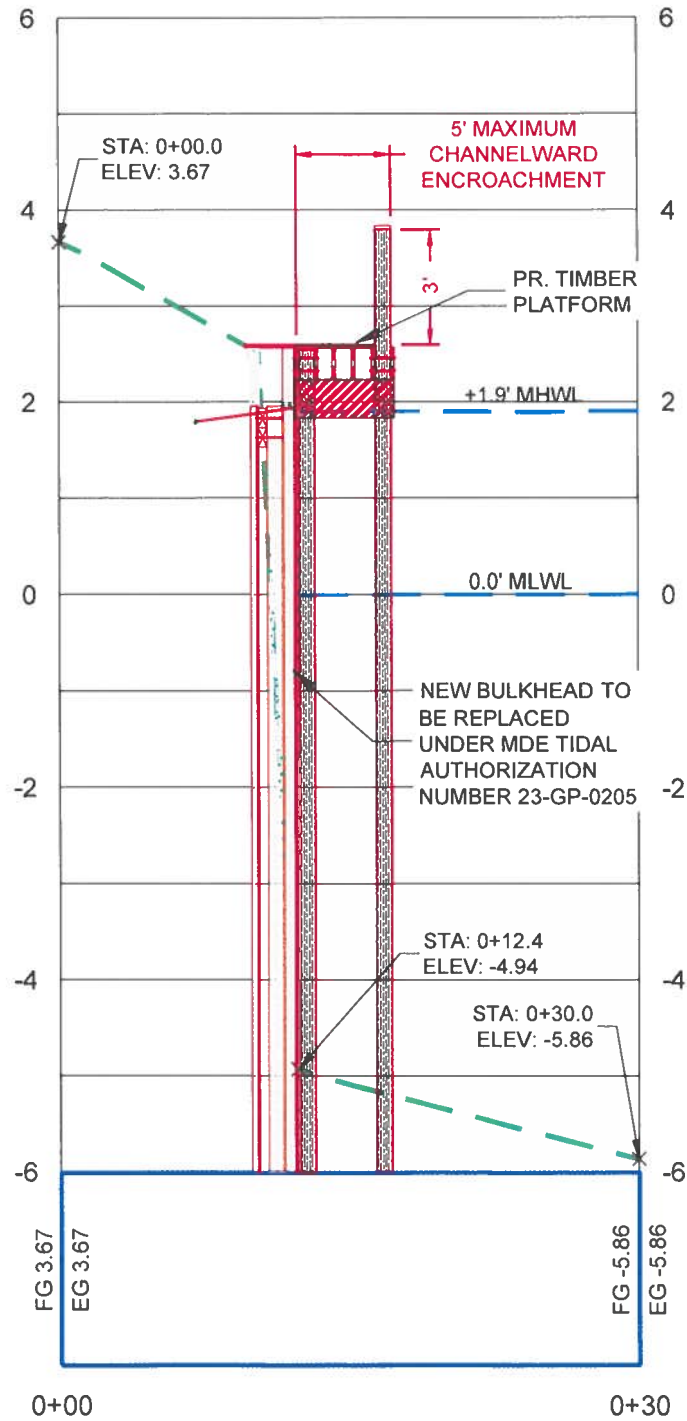
PROJECT DATA

Project:	25-064
File:	PD 090325.dwg
Date:	9/3/2025
Scale:	1" = 50'
Sheet:	4 of 8





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



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

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SCALE: 1" = 10'



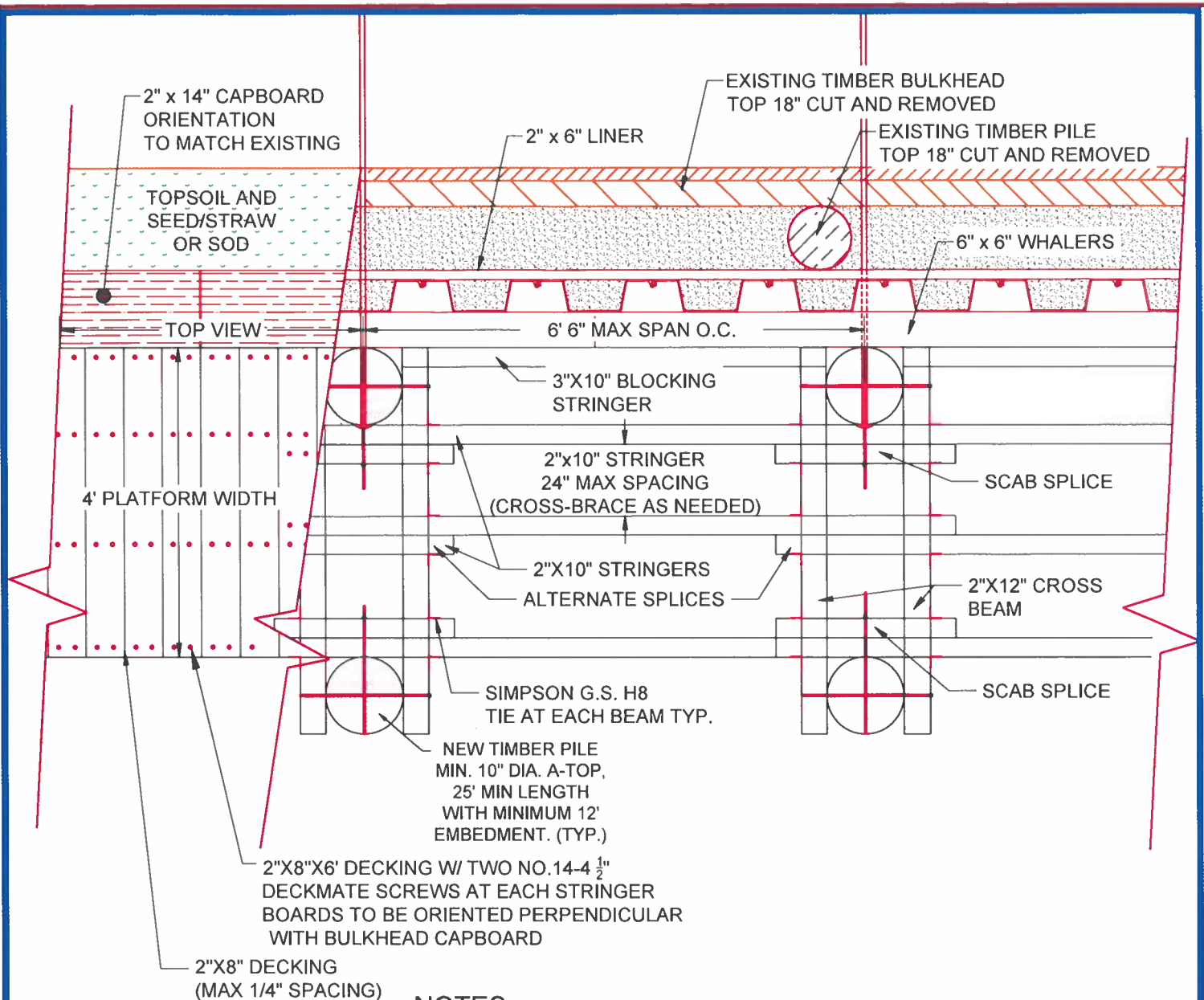
OCEAN PINES
GOLF CLUB
TRANSIENT SLIPS

PROPOSED
PLATFORMS A & B
PROFILES

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PROJECT DATA

Project:	25-064
File:	PD 090325.dwg
Date:	9/3/2025
Scale:	1" = 10'
Sheet:	6 of 8



NOTES:

1. ALL FASTENERS AND BOLTS SHALL CONFORM TO ASTM A304, GRADE A.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED ALLOY STEEL CONFORMING TO ASTM A193 GRADE B7.
3. 10" DIAMETER 'A' TOP TIMBER PILES TO BE DRIVEN MIN. 12 FEET BELOW FINISHED GRADE. 2.5 CCA MARINE GRADE TREATED.

PLATFORM FRAMING PLAN VIEW DETAIL

N.T.S.

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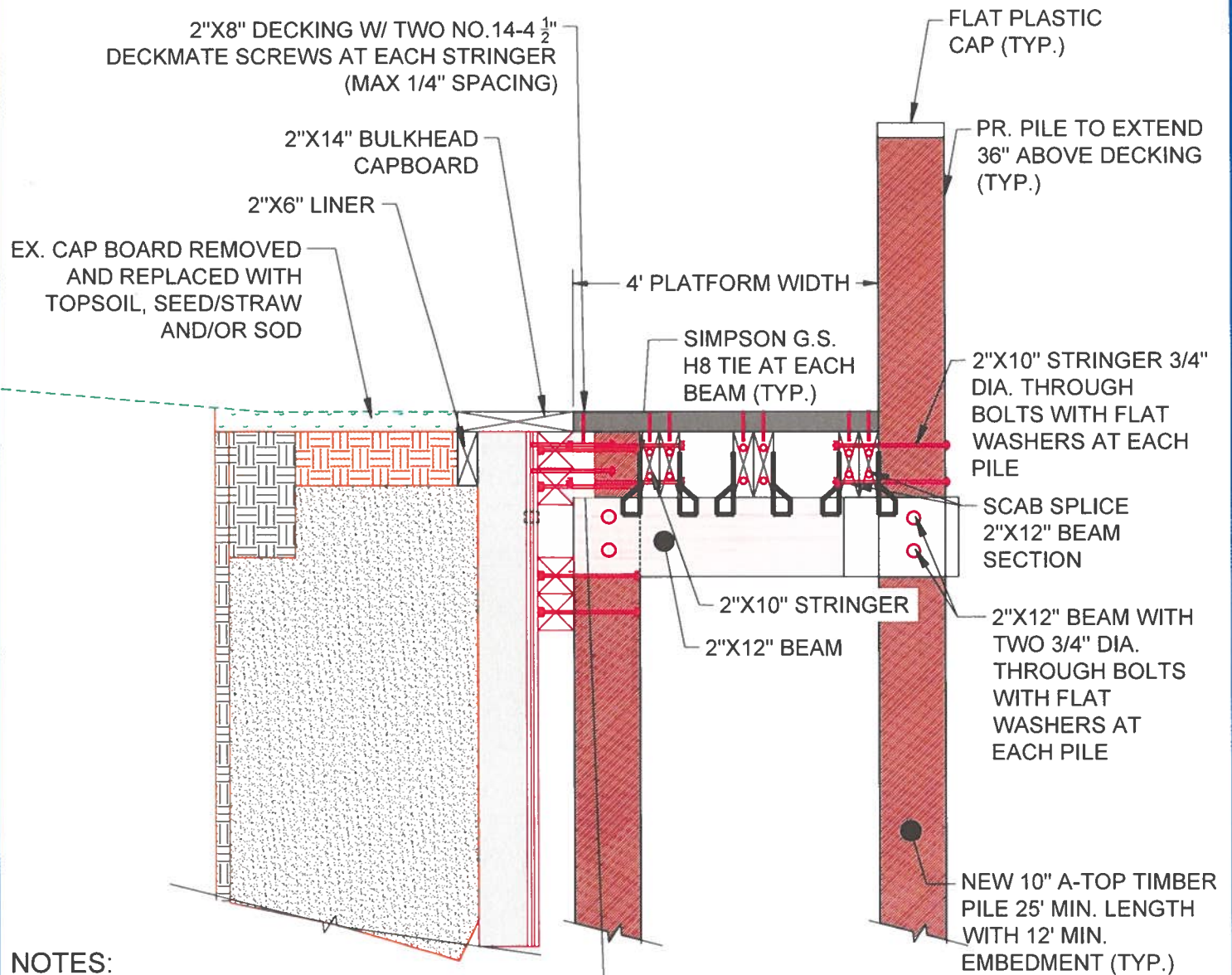
OCEAN PINES
GOLF CLUB
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PROPOSED
FLOAT
DETAIL

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DECKING FASTENED TO 2"X10" BLOCKING SPACER BLOCK LAG BOLTED TO 6"X6" BULKHEAD WHALER CONTRACTOR TO ADD SECTIONS OF WHALERS AS NEEDED TO PROVIDE STRUCTURAL CONNECTION.

PLATFORM FRAMING SECTION VIEW DETAIL

N.T.S.

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OCEAN PINES
GOLF CLUB
TRANSIENT SLIPS

PROPOSED
FLOAT
DETAIL

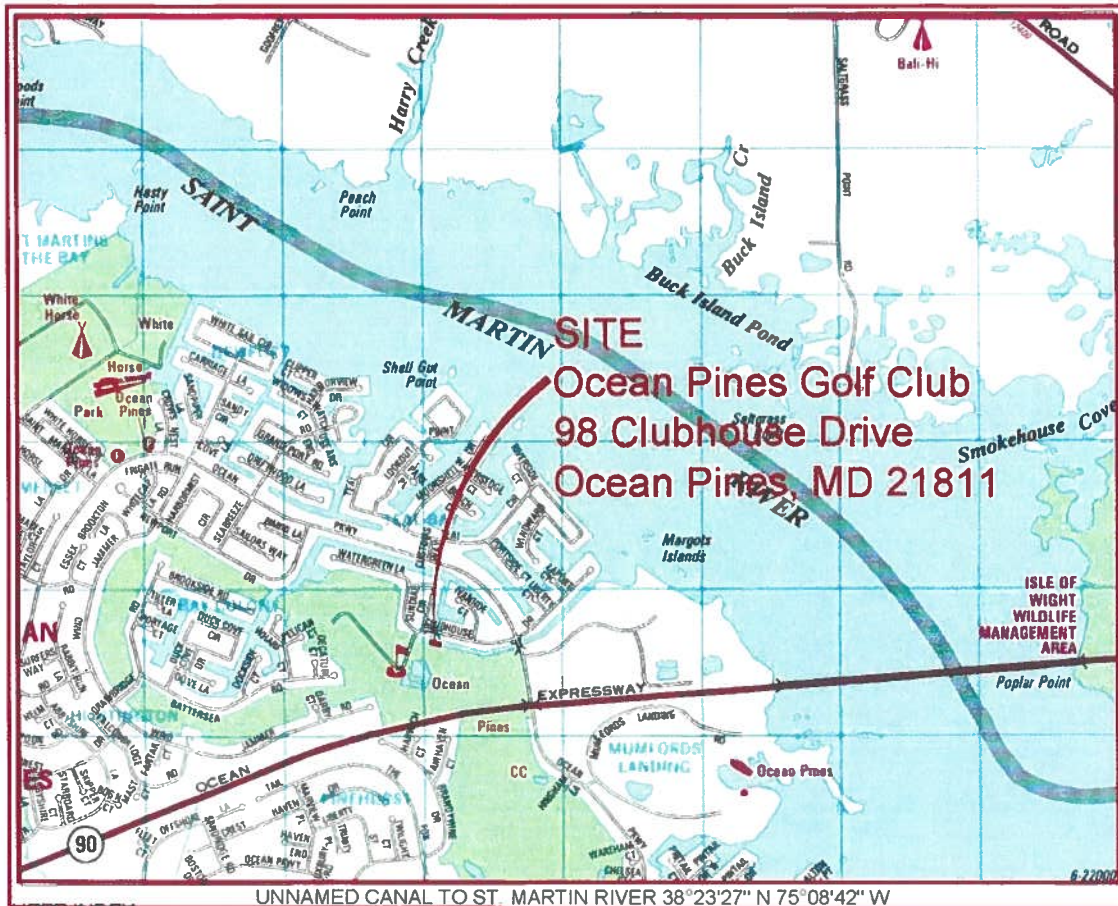
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Scale: N.T.S.
Sheet: 8 of 8

98 Clubhouse Drive
Application for Ocean Pines Golf Club
New Timber Platforms
Ocean Pines Subdivision

Site Photo Appendix



September 23, 2025

Prepared by:

Vista Design Inc.

11634 Worcester Highway • Showell, Maryland 21862

Phone: 410-352-3874 www.Vistadesigninc.com

Site Photos



Site Photos

