



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

August 4, 2026

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. 2026-055 – Request to replace deteriorating bulkhead with new vinyl sheeting. Max channelward extension 18". This project is located at 84-92 Watertown Rd, Berlin, also known as Tax Map 16, Parcel 47, Lots 328-332. 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 August 19, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-055
Submission Date: 8-4-26

 Major Construction (\$300.00)

 X Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

To replace deteriorating bulkhead with new vinyl sheeting with maximum channelward encroachment of 18" and fill with clean sand.

Property Description:

Map: 16 Parcel: 47 Lot 328-332 Section 11 Block: Tax District: 03

Street Address: 84-92 Watertown Road, Ocean Pines, MD 21811

Subdivision: Ocean Pines - Sections 11

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

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: Mayr Family Trust, Mayr Andreas N. Trustee Etal,

Property Address: 82 Watertown Rd, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 47 Lot: 333 Section: 11 Block:

Recorded Adjacent Property Owner: Mager Sanford E. & Mager Linda M.,

Property Address: 94 Watertown Rd, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 47 Lot: 327 Section: 11 Block:

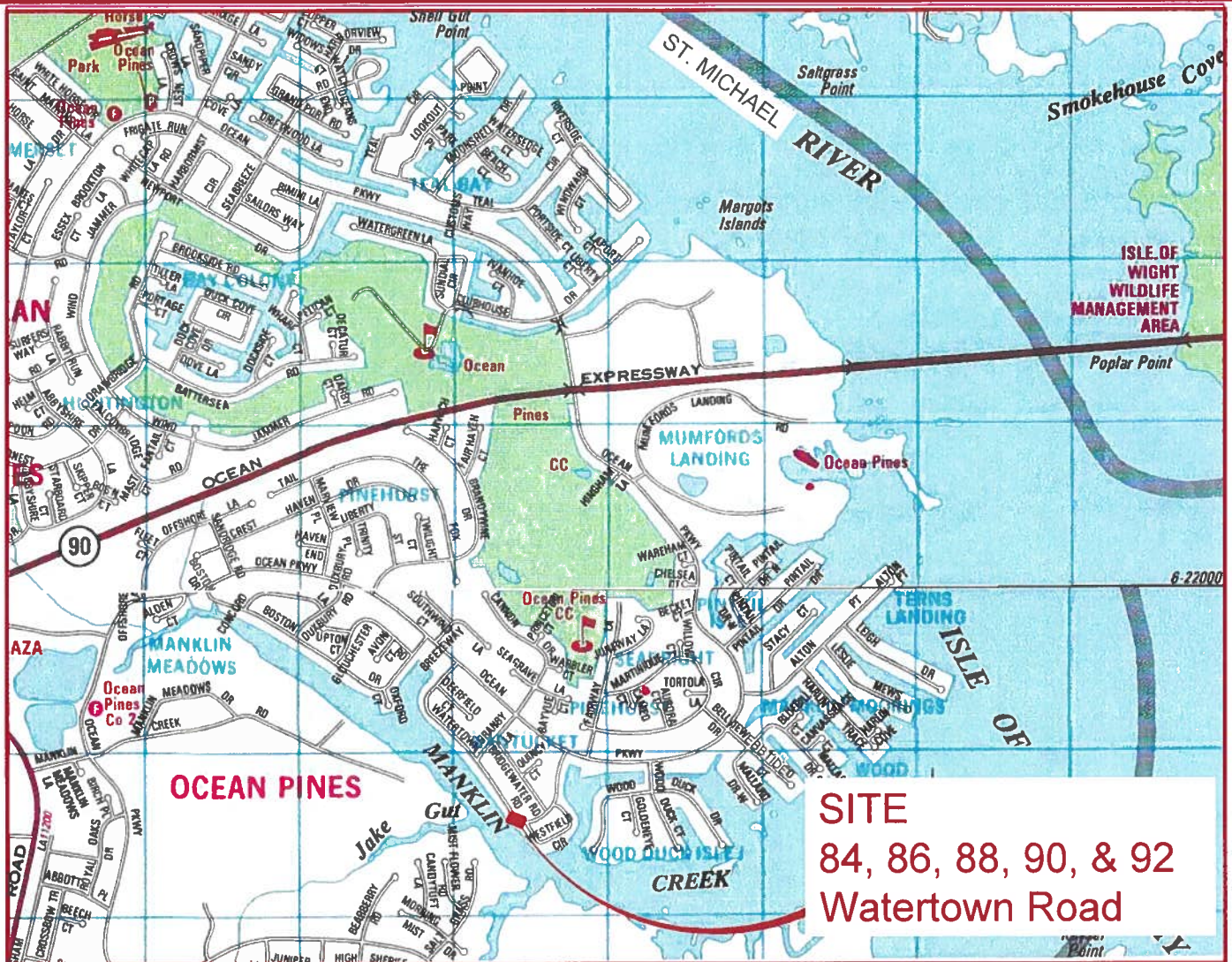
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. 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.

8-3-26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 8-4-26 Public Comment Deadline: 8-19-26 (15 calendar days)

Department Approval Date: Expiration:



84 - 92 WATERTOWN ROAD OCEAN PINES, MD 21811 ALONG MANKLIN CREEK

38°22'28" N 75°08'36" W

SITE
84, 86, 88, 90, & 92
Watertown Road

SHEET INDEX

- 1 LOCATION MAP
- 2 PROJECT AREA & PROPERTY OWNER TABLES
- 3-4 SITE AREA EXISTING/PROPOSED PLANS
- 5-10 SECTION & ELEVATION DETAILS

QUANTITY

TOTAL LENGTH = 250 LF TOTAL AREA = 375 SQ. FT.

TOTAL CLEAN SAND FILL = 97 CU. YD.

PERMIT REQUEST

EMERGENCY REPLACEMENT OF FAILED AND 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, INC. (OPA). EXISTING BOAT LIFTS, POWER WATER CRAFT LIFTS, PLATFORMS, 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 CHANNEL-WARD.

LEGEND

- AFFECTED PROPERTY ADDRESS
- ADJACENT PROPERTY ADDRESS
- BULKHEAD ELEVATION POINTS
- SOUNDINGS ELEVATION POINTS
- EXISTING PROPERTY LINE
- EXISTING STRUCTURE
- LANDWARD SINKHOLES
- EXISTING BULKHEAD
- PROPOSED NEW BULKHEAD

6

4

X3.9

X (-4.1)

BULKHEAD OWNER:

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

LOCATION:

MANKLIN CREEK
84, 86, 88, 90 & 92 WATERTOWN RD.
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.



84-92 WATERTOWN
BULKHEAD
REPLACEMENT

LOCATION
MAP

VISTA
DESIGN, INC.

Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
9934 N. Main Street, Berlin, MD 21811
ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

Project: 26-084
File: CE 072926 BP.dwg
Date: 7/29/2026
Scale: 1" = 2000'
Sheet: I of 10

BULKHEAD QUANTITIES

WATERTOWN ROAD - BULKHEAD REPLACEMENT
 CLEAN SAND FILL

250 LF x 1.5W = 375 SQ. FT.

153 LF x 1.5W x 7'H =

2,025 CU. FT. / 97 CU.YD.

TOTAL LENGTH = 250 LF

TOTAL AREA OF NEW BULKHEAD = 375 SQ. FT.

TOTAL CLEAN SAND FILL REQUIRED 97 CU. YD.

TOTAL DISTURBED AREA = 3,750 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)
84 WATERTOWN RD. OCEAN PINES, MD 21811	SAME	REYNOLDS JOHN J. III & JEANETTE B.	16	0	47	332	11	FWH 19-7	1546/85
86 WATERTOWN RD. OCEAN PINES, MD 21811	8 GREENHILL LN, WYNNEWOOD, PA 19096	MOLCZAN KENNETH & GUINTO OCAMPO HAZEL	16	0	47	331	11	FWH 19-7	6894/482
88 WATERTOWN RD. OCEAN PINES, MD 21811	SAME	STANNARD DEXTER M. & VIRGINIA S.	16	0	47	330	11	FWH 19-7	3079/577
90 WATERTOWN RD. OCEAN PINES, MD 21811	90 WATERTOWN RD. BERLIN, MD 21811	SCARBATH RICHARD W & MARY JO	16	0	47	329	11	FWH 19-7	956/61
92 WATERTOWN RD. OCEAN PINES, MD 21811	SAME	FERINDE JOHN & FERINDE MARY P.	16	0	47	328	11	FWH 19-7	1896/98

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)
82 WATERTOWN RD. OCEAN PINES, MD 21811	8556 HORSESHOE LN, POTOMAC, MD 20854	MAYR FAMILY TRUST MAYR ANDREAS N. TRUSTEE ETAL	16	0	47	333	11	FWH 19-7	8700/277
94 WATERTOWN RD. OCEAN PINES, MD 21811	SAME	MAGER SANFORD E. MAGER LINDA M.	16	0	47	327	11	FWH 19-7	8226/136

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BULKHEAD OWNER:

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

NOTES:

1. EXISTING BULKHEAD IS THE PROPERTY OF OCEAN PINES ASSOCIATION, INC. (OPA). EXISTING BOAT LIFTS, POWER WATER CRAFT LIFTS, PLATFORMS, 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 CHANNEL-WARD.
2. THERE ARE NO OBSERVED AQUATIC VEGETATIVE BEDS WITHIN PERMIT AREA.

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NOTE:

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84-92 WATERTOWN
 BULKHEAD
 REPLACEMENT

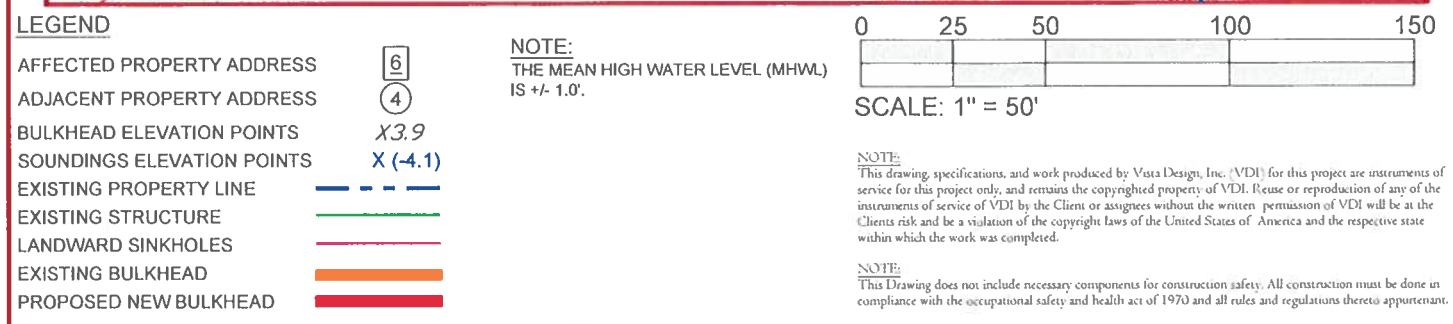
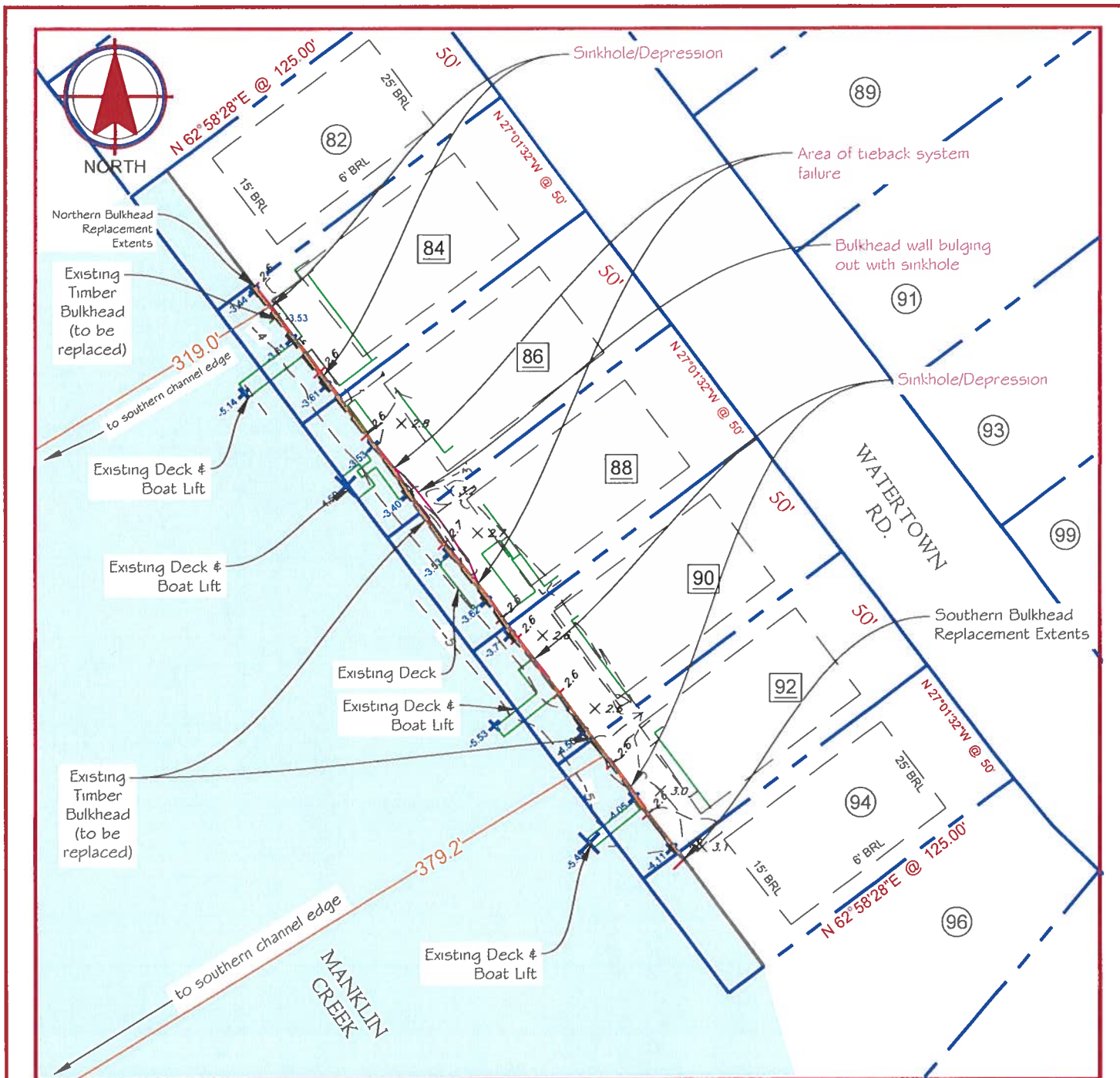
QUANTITY
 TABLE

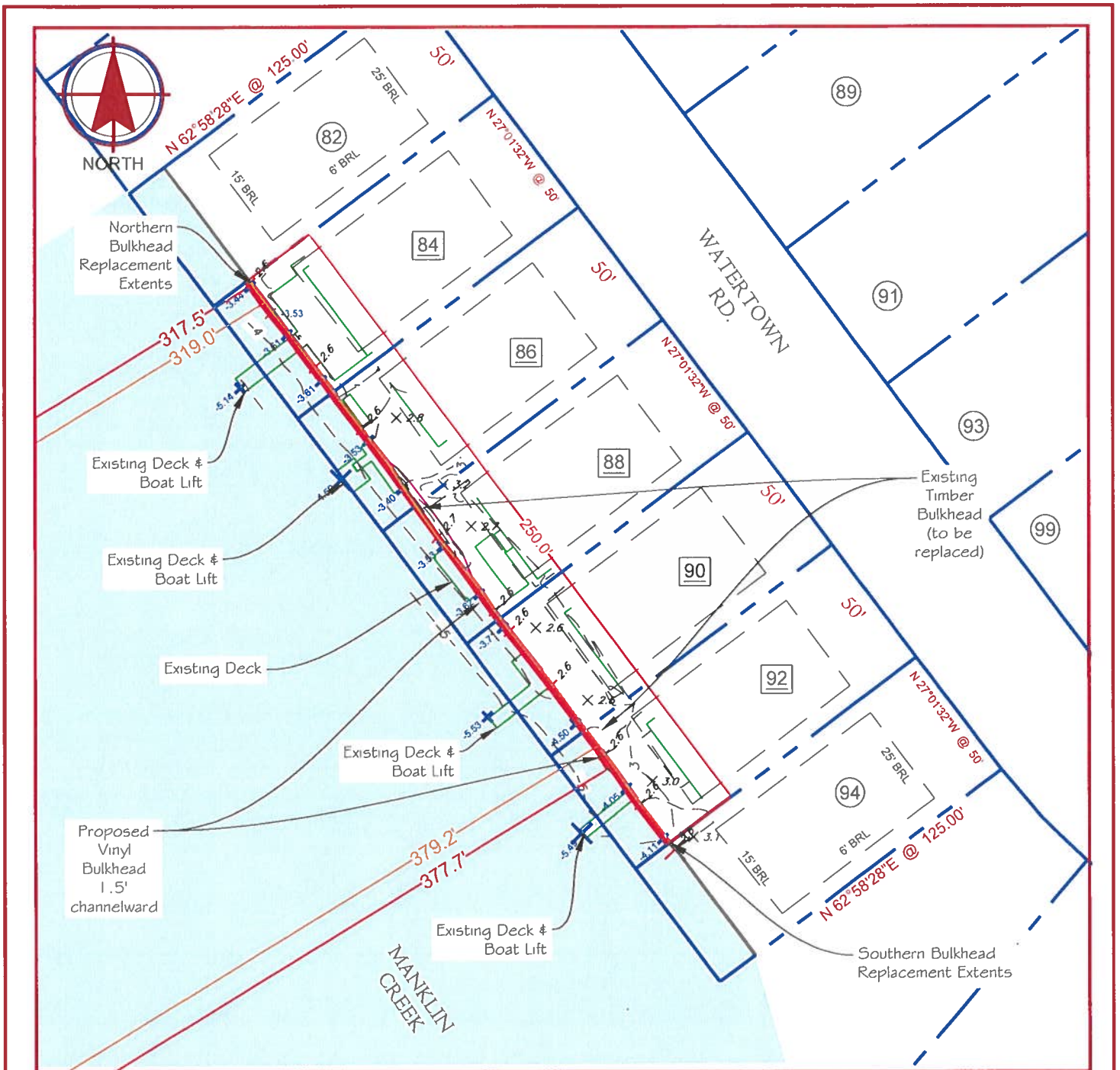
VISTA
 DESIGN, INC.

Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
 9954 N. Main Street, Berlin, MD 21811
 ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

Project: 26-084
 File: CE:072926 BP.dwg
 Date: 7/29/2026
 Scale: 1" = 2000'
 Sheet: 2 of 10





LEGEND

AFFECTED PROPERTY ADDRESS	6
ADJACENT PROPERTY ADDRESS	4
BULKHEAD ELEVATION POINTS	X 3.9
SOUNDINGS ELEVATION POINTS	X (-4.1)
EXISTING PROPERTY LINE	---
EXISTING STRUCTURE	---
LANDWARD SINKHOLES	---
EXISTING BULKHEAD	---
PROPOSED NEW BULKHEAD	---

NOTE:
THE MEAN HIGH WATER LEVEL (MHWL)
IS +/- 1.0'.

0 25 50 100 150

SCALE: 1" = 50'

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84-92 WATERTOWN
OCEAN PINES
BULKHEAD

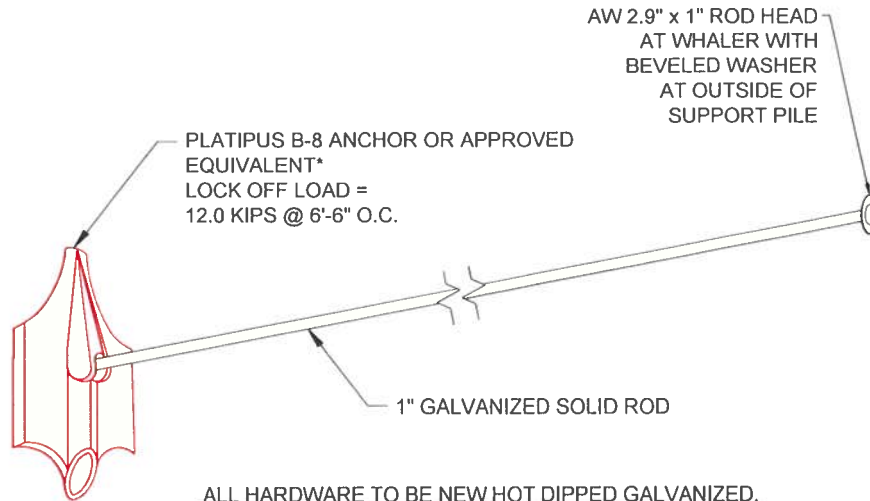
PROPOSED
CONDITIONS
PLAN

VISTA
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ANCHOR TYPE	T-LOC VERSION	DIMENSIONS L x W x H (mm)	PROJECTED SURFACE AREA SQUARE MM (SQUARE INCH)	MATERIALS	TYPICAL LOAD RANGE	MINIMUM DRIVEN DEPTH	Wire	Rod	Chain
B4		310 x 110 x 93 (12.2 x 4.3 x 3.6)	28,736 (44.54)	SG Cast Iron; Aluminum Bronze	10 - 30+ kN (2000 - 6000lbs)	2m	✓	✓	✓
B6		336 x 206 x 91 (13.22 x 8.11 x 3.58)	45,500 (70.52)	SG Cast Iron; Aluminum Bronze	15 - 50+ kN (3500 - 11000lbs)	2m	✓	✓	✓
B8		423 x 259 x 105 (16.65 x 10.19 x 4.13)	71,500 (110.82)	SG Cast Iron; Aluminum Bronze	25 - 75+ kN (5500 - 16500lbs)	3m	✓	✓	✓
B10		541 x 335 x 110 (21.29 x 13.18 x 4.33)	115,800 (179.49)	SG Cast Iron; Aluminum Bronze	40 - 100+ kN (9000 - 22000lbs)	4m	✓	✓	✓

*PLATIPUS B-8 ANCHOR OR APPROVED EQUIVALENT.
ANY SUBSTITUTIONS TO BE APPROVED BY OCEAN
PINES ASSOCIATION AND PROJECT ENGINEER.

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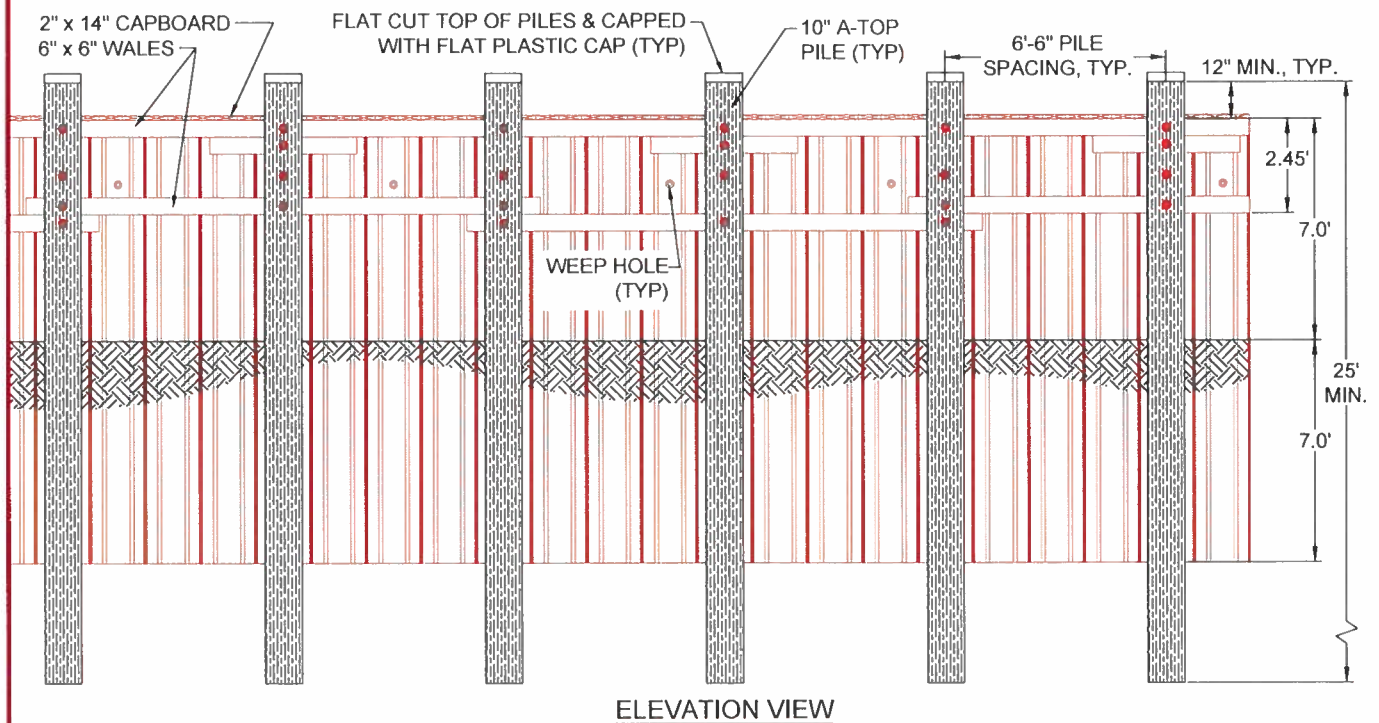
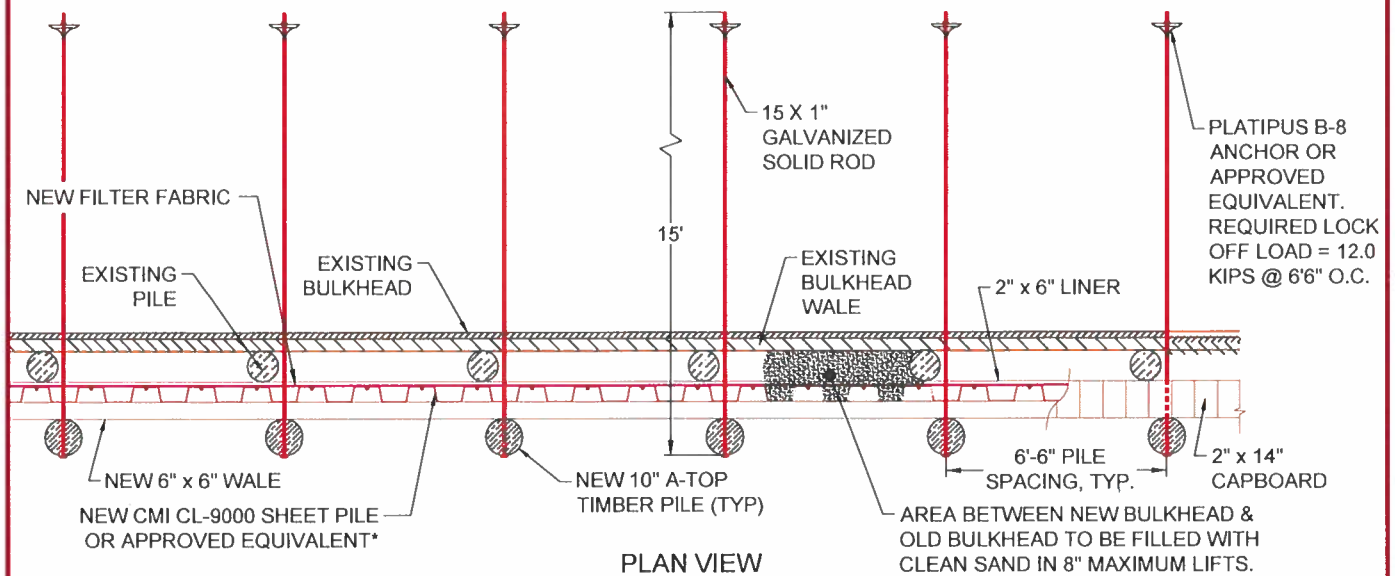
PLATIPUS
ANCHOR
OCEAN PINES
BULKHEAD

TYPICAL DETAIL
PLATIPUS B-8
ANCHOR

VISTA
DESIGN INC.

Projects, Landscape Architecture
9954 N. Main Street, Berlin, MD 21811
ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA
Project: 18-014
File: CE 072926 BP.dwg
Date: 7/29/2026
Scale: 26-084
Sheet: 6 of 10



SCALE: 1" = 5'

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*SHEETING TO BE CMI CL-9000 SHEET PILE OR APPROVED EQUIVALENT. PLATIPUS B-8 ANCHOR OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS TO BE APPROVED BY OCEAN PINES ASSOCIATION AND PROJECT ENGINEER.



PLATIPUS
ANCHOR
OCEAN PINES
BULKHEAD

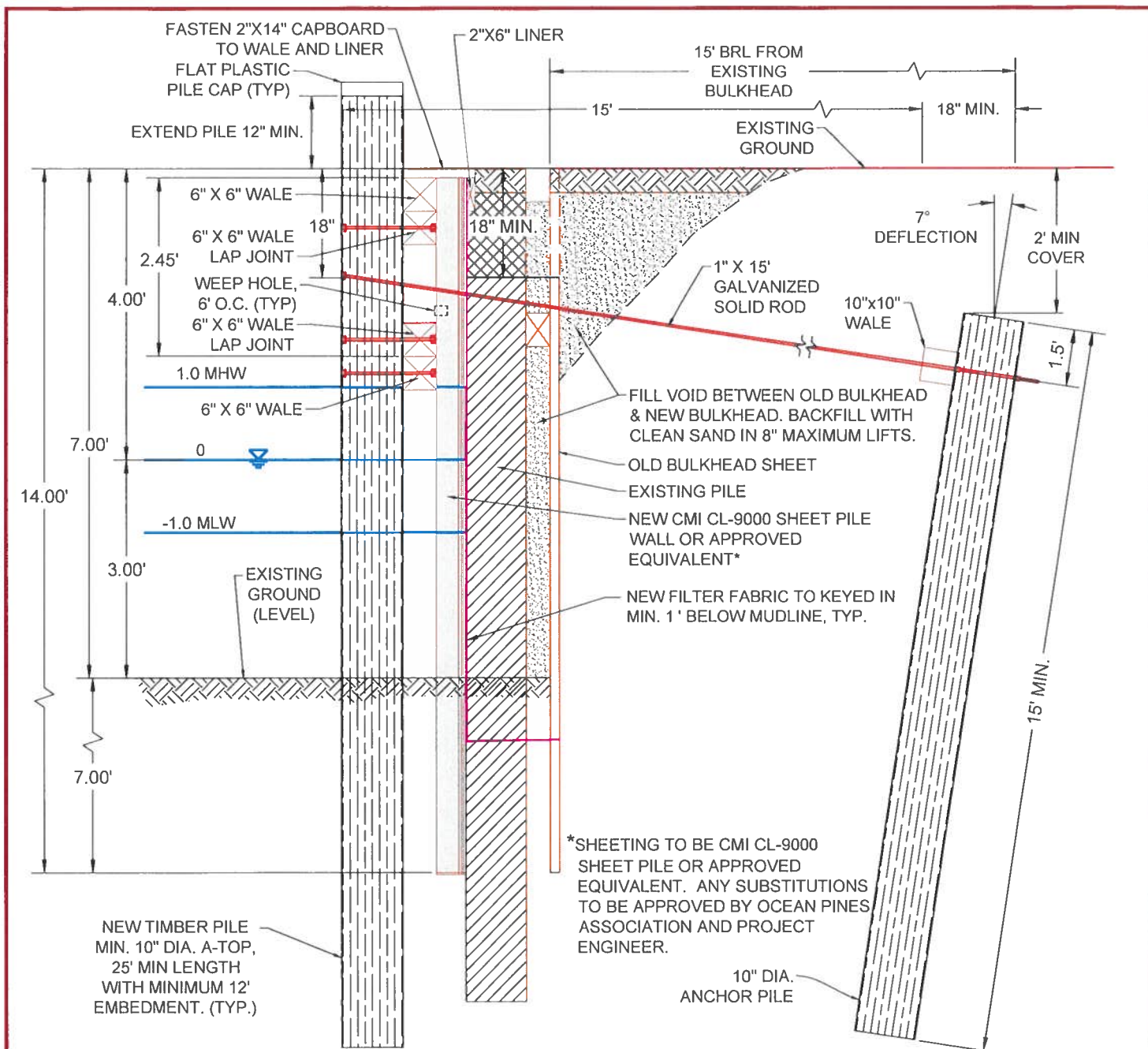
TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

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ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

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NOTES:

1. ALL LEVEL BACKFILL TO BE GRANULAR/SANDY NON-COHESIVE SOIL.
2. LENGTHS OF ROD AND TYPES OF ANCHOR ARE MINIMUMS WHICH MAY BE ADJUSTED BASED UPON ACTUAL SOIL CONDITIONS TO ACHIEVE MINIMUM LOCK OFF LOAD.
3. ANCHORS ARE TO BE INSTALLED PER THE MANUFACTURER'S APPROVED SPECIFICATIONS AND INSTALLATION METHODS.
4. ALL FASTENERS AND BOLTS SHALL CONFORM TO ASTM A304, GRADE A.
5. ALL HARDWARE TO BE HOT DIPPED GALVANIZED ALLOY STEEL CONFORMING TO ASTM A193 GRADE B7.
6. 10" DIAMETER 'A' TOP TIMBER PILES TO BE DRIVEN MIN. 12 FEET BELOW FINISHED GRADE. 2.5 CCA MARINE GRADE TREATED.

TYPICAL CROSS-SECTION



SCALE: 1" = 2'

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PILE DEADMAN
ANCHOR
OCEAN PINES
BULKHEAD

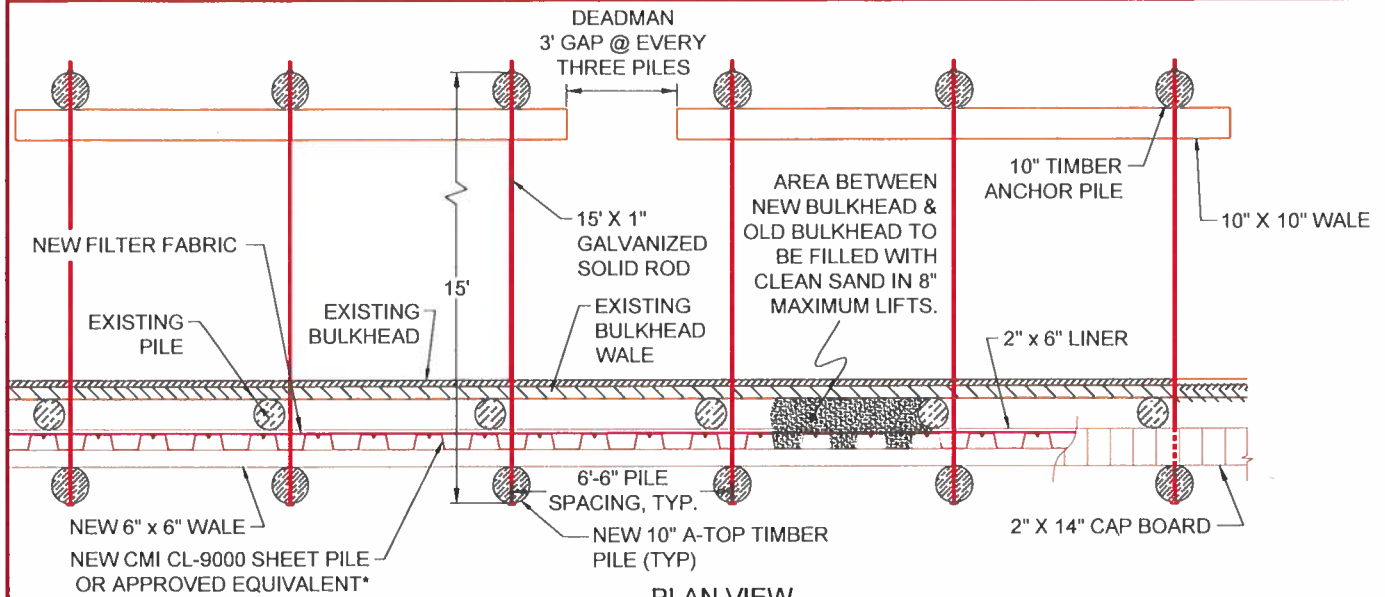
TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

VISTA
DESIGN, INC.

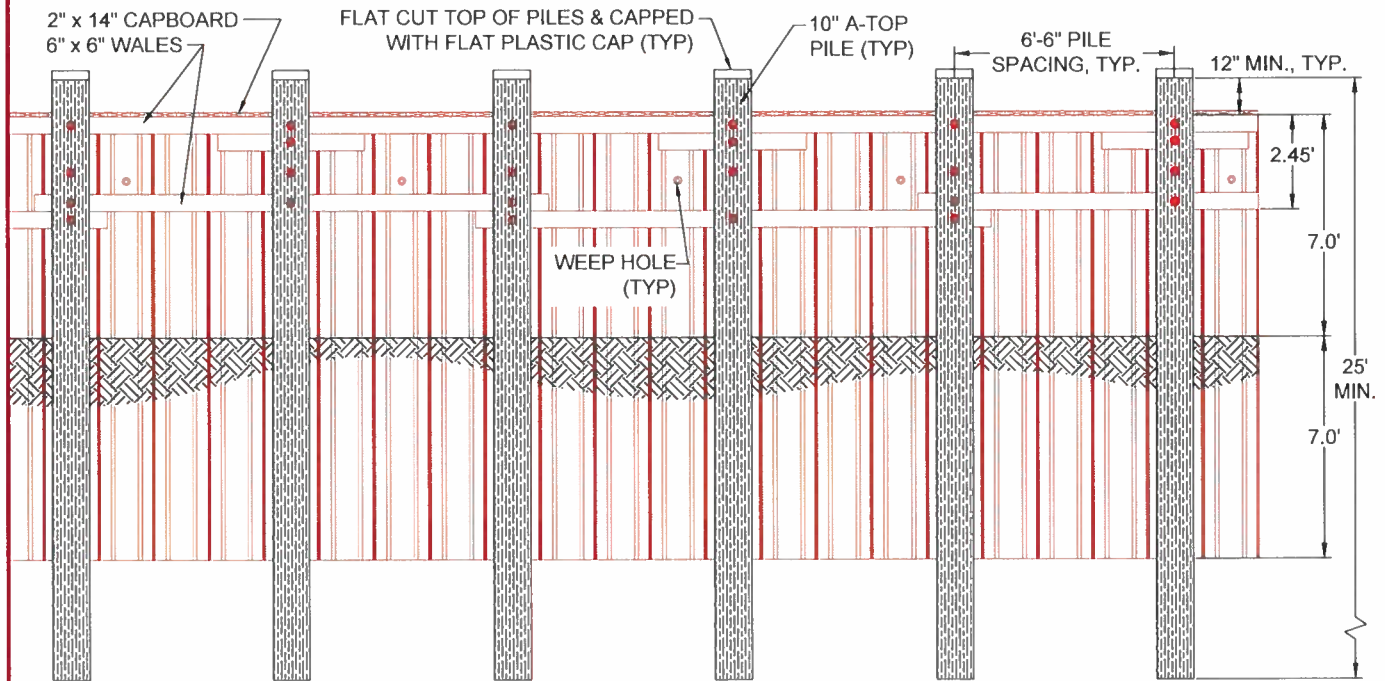
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PROJECT DATA

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Sheet: 8 of 10



PLAN VIEW



ELEVATION VIEW



SCALE: 1" = 5'

*SHEETING TO BE CMI CL-9000 SHEET PILE OR APPROVED EQUIVALENT. ANY SUBSTITUTIONS TO BE APPROVED BY OCEAN PINES ASSOCIATION AND PROJECT ENGINEER.

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PILE DEADMAN
ANCHOR
OCEAN PINES
BULKHEAD

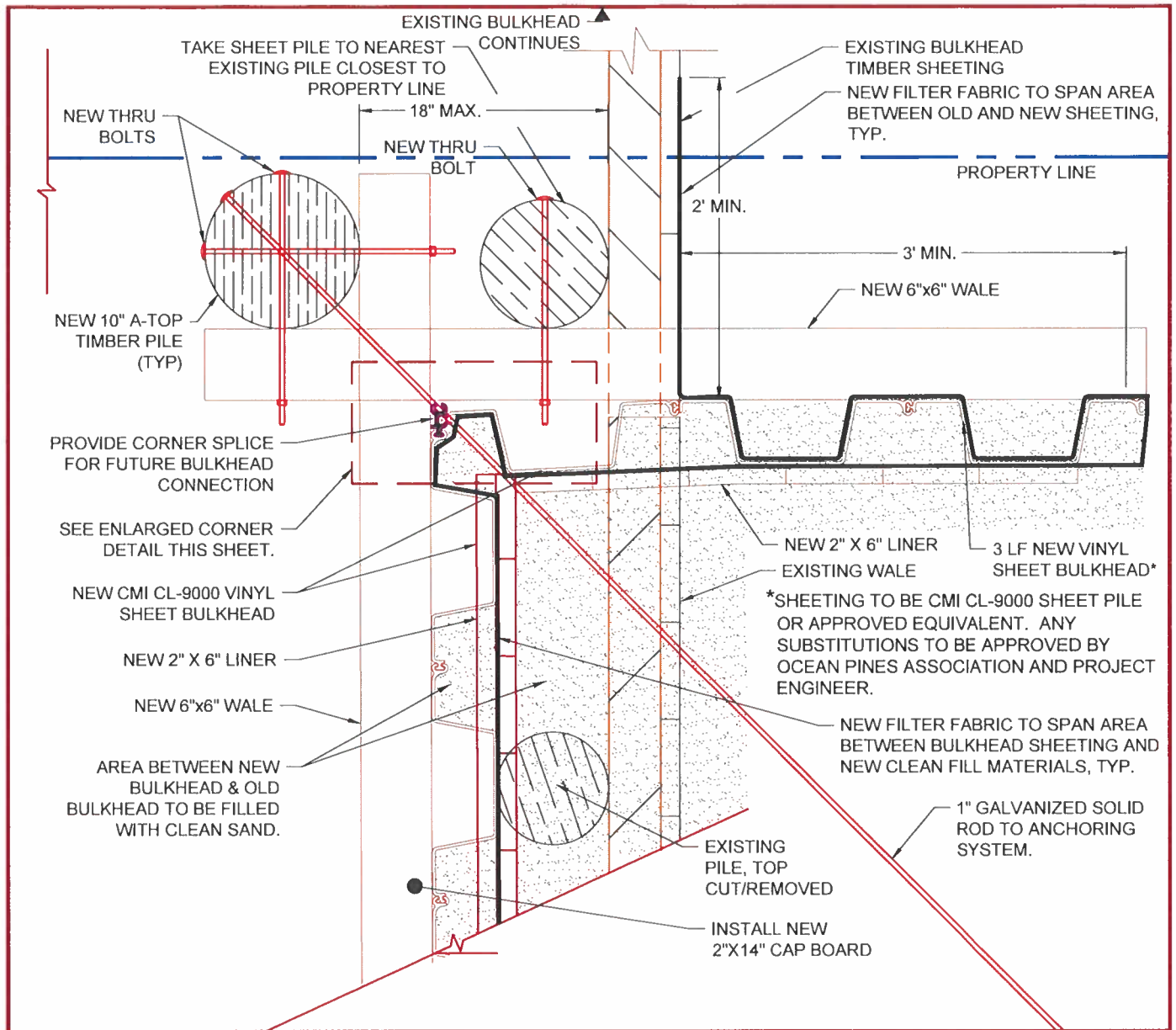
TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

VISTA
DESIGN, INC.

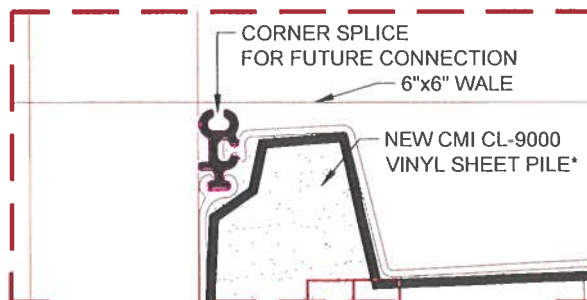
Figurative, Surveyors, Architects, Landscape Architects & Land Planning Consultants
9954 N. Main Street, Berlin, MD 21811
ph. 410-352-3874 email vista@vistadesigninc.com

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Sheet: 9 of 10



PLAN VIEW IN-LINE TIE-IN DETAIL
SCALE: 1" = 1'



ENLARGED CORNER DETAIL
SCALE: 1" = 2'



SCALE: 1" = 1.0'

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IN-LINE TIE-IN
DETAIL
OCEAN PINES
BULKHEAD

VINYL BULKHEAD
TO EXISTING
BULKHEAD DETAIL

VISTA
DESIGN, INC.

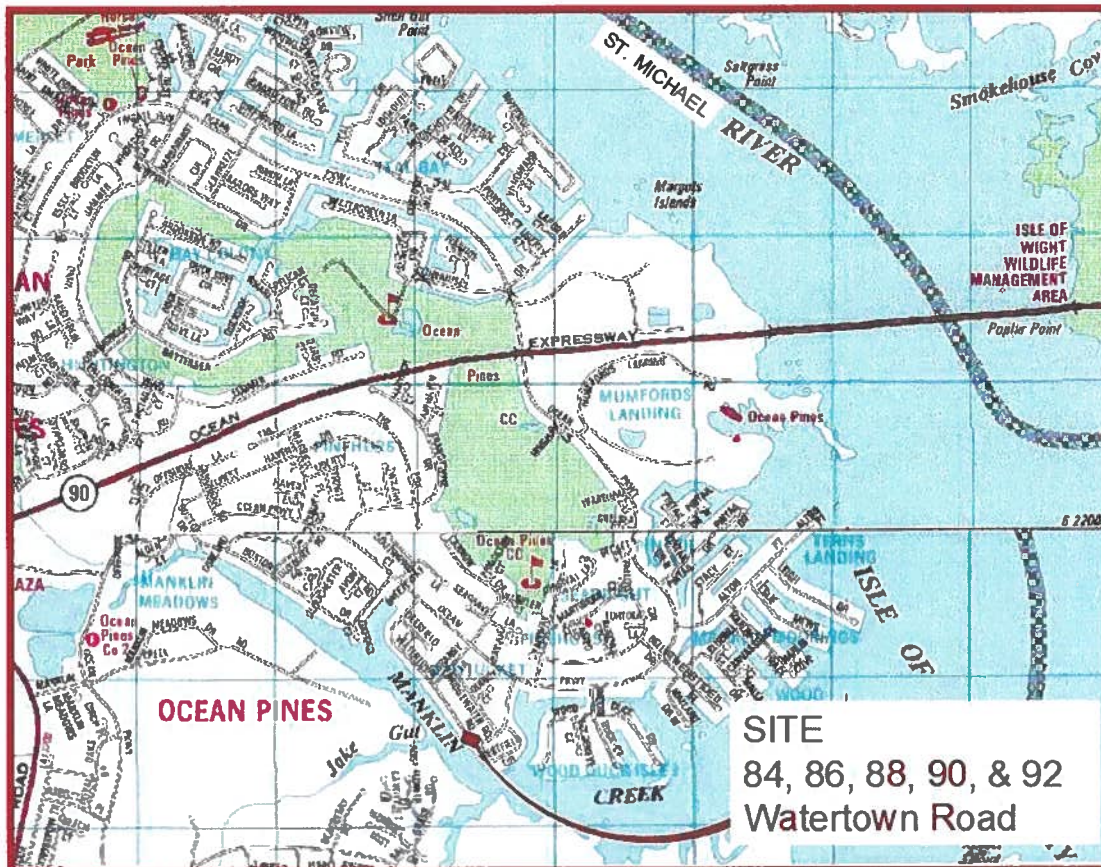
Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
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Sheet: 10 of 10

Ocean Pines Association, Inc.
Application for Emergency Bulkhead Replacement
on Watertown Road

Site Photo Appendix



August 3, 2026

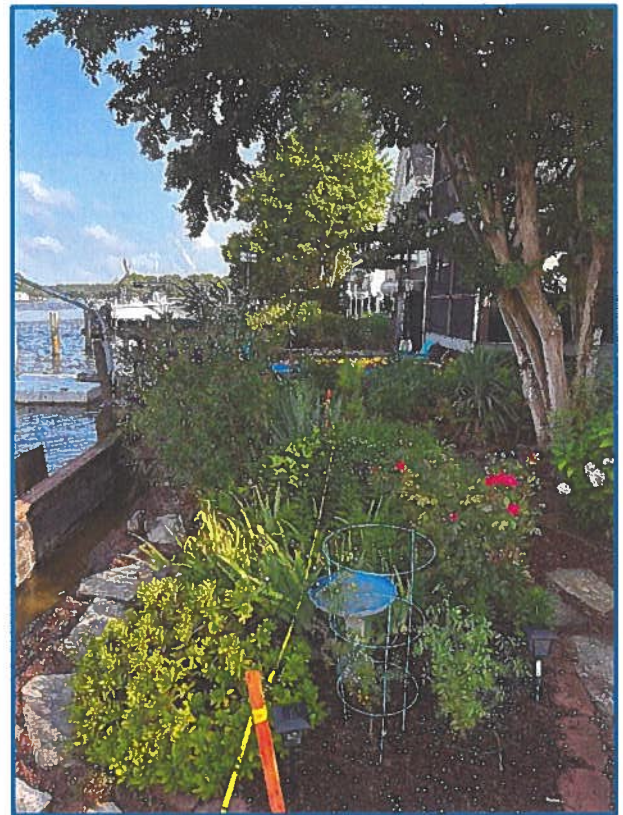
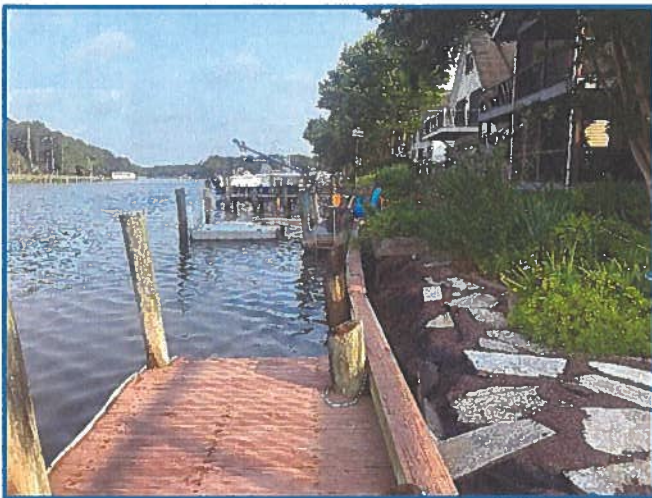
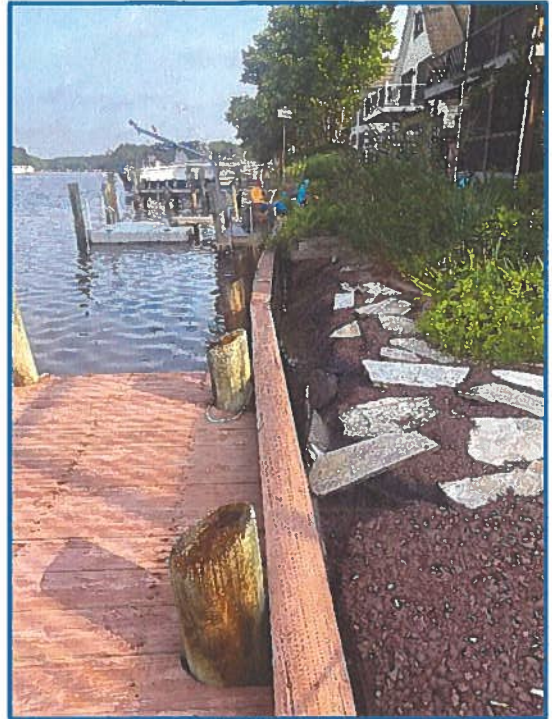
Prepared by:

Vista Design Inc.

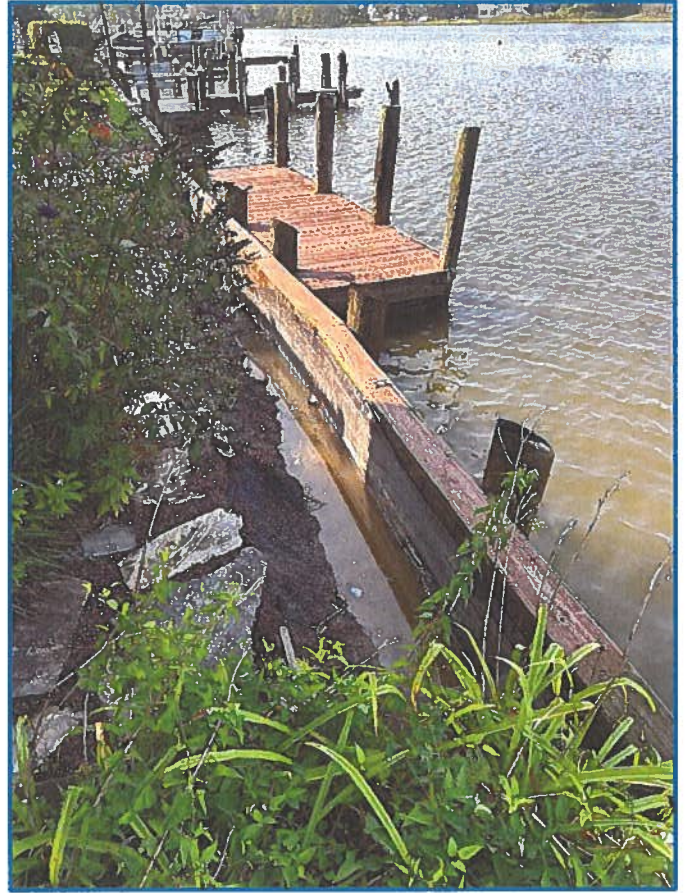
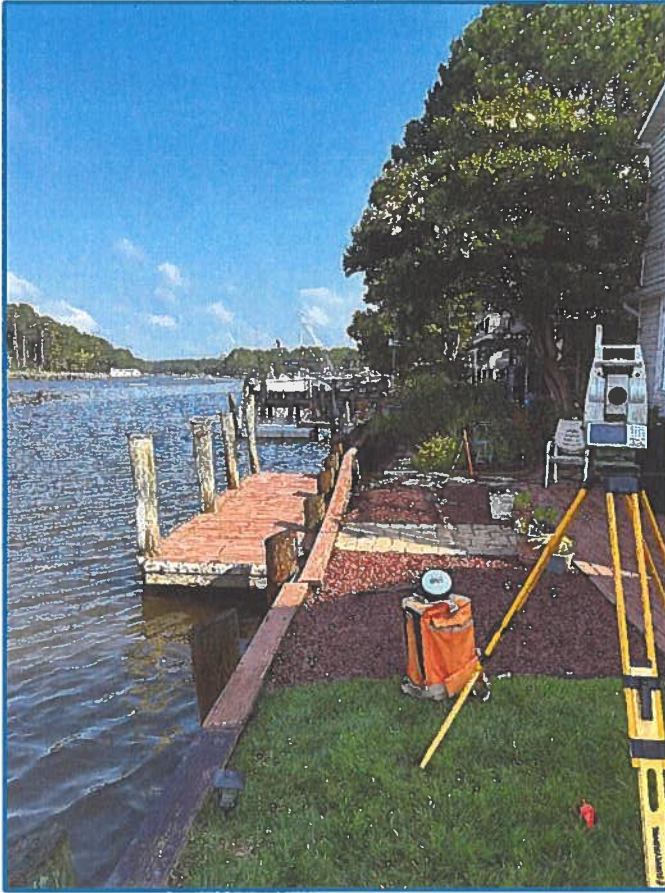
9954 North Main Street • Berlin, Maryland 21811

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

Failed Bulkhead Site Photos



Failed Bulkhead Site Photos



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