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 10, 2026

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

Marina Village Town Home Association c/o Mike Reynolds - Request No. 2026-093 – Request to replace deteriorating timber bulkhead with new vinyl sheeting bulkhead max channelward enchroachment of 18" within area of open tidal waters and backfilling the void between old bulkhead and new bulkhead with clean sand. Max channelward extension 18". Request also storm drain improvements a 25' extension of existing drain pipe with the extension of drainage pipe a total of 250 sq ft of non tidal wetlands will be permanently impacted and converted to uplands. Area of non tidal wetland to upland conversion to be backfilled with approximately 43 cubic yards of clean sand. Bulkhead construction activities will be accessed by water via barge. This project is located at 861, 863, 865 and lot 9A, Berlin, also known as Yacht Club Dr, Tax Map 16, Parcel 104 & 103, Lots 81A, 82, 83 & 9A1. 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 November 25, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
Joy S. Birch
File

WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-093
Submission Date: 11-10-26

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

Written Description of Proposed Improvement (include channelward distance):

To replace deteriorating timber bulkhead with new vinyl sheeting bulkhead with maximum channel ward encroachment of 18" within area of open tidal waters and backfilling the void between the old bulkhead and new bulkhead with clean sand. Also, storm drain improvements a 25' extension of existing drain pipe. With the extension of the drainage pipe, a total of 250 sq.ft. of non-tidal wetlands will be permanently impacted and converted to uplands. Area of non-tidal wetland to upland conversion to be backfilled with approximately 43 cu.yd. of clean sand. Bulkhead construction activities will be accessed by water via barge

Property Description:

Map: 16 Parcel: 104 Lot: 81A, 82, 83 & 9A1 Section: 18 Block: ____ Tax District: 3

Street Address: 861, 863, 865, & Lot 9A1 Yacht Club Dr Ocean Pines, MD 21811

Subdivision: Marina Village

Dwelling on lot: 81A 82 83 Dwelling under construction: ____ Vacant: 9A1 Commercial: ____

Owner: Marina Village Town Home Association - c/o Mike Reynolds Phone No. 302-540-5622

Mailing Address: 959 Yacht Club Dr Ocean Pines, MD 21811

E-Mail Address: mikeocnorthern@gmail.com

Contractor: ____ Phone No.: ____

Mailing Address: ____

E-Mail Address: ____

Recorded Adjacent Property Owner: White Michael A & Laura M

Property Address: 855 Yacht Club Dr Ocean Pines, MD 21811

Tax Map: 16 Parcel: 104 Lot: 68 Section: 18 Block: ____

Recorded Adjacent Property Owner: Pines Point Provisions, A Condominium

Property Address: 869 Yacht Club Dr Ocean Pines, MD 21811

Tax Map: 16 Parcel: 113 Lot: 98 Section: 18 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.

Michael A Ray Jr President 9/22/26

Owner/Applicant's Signature Date

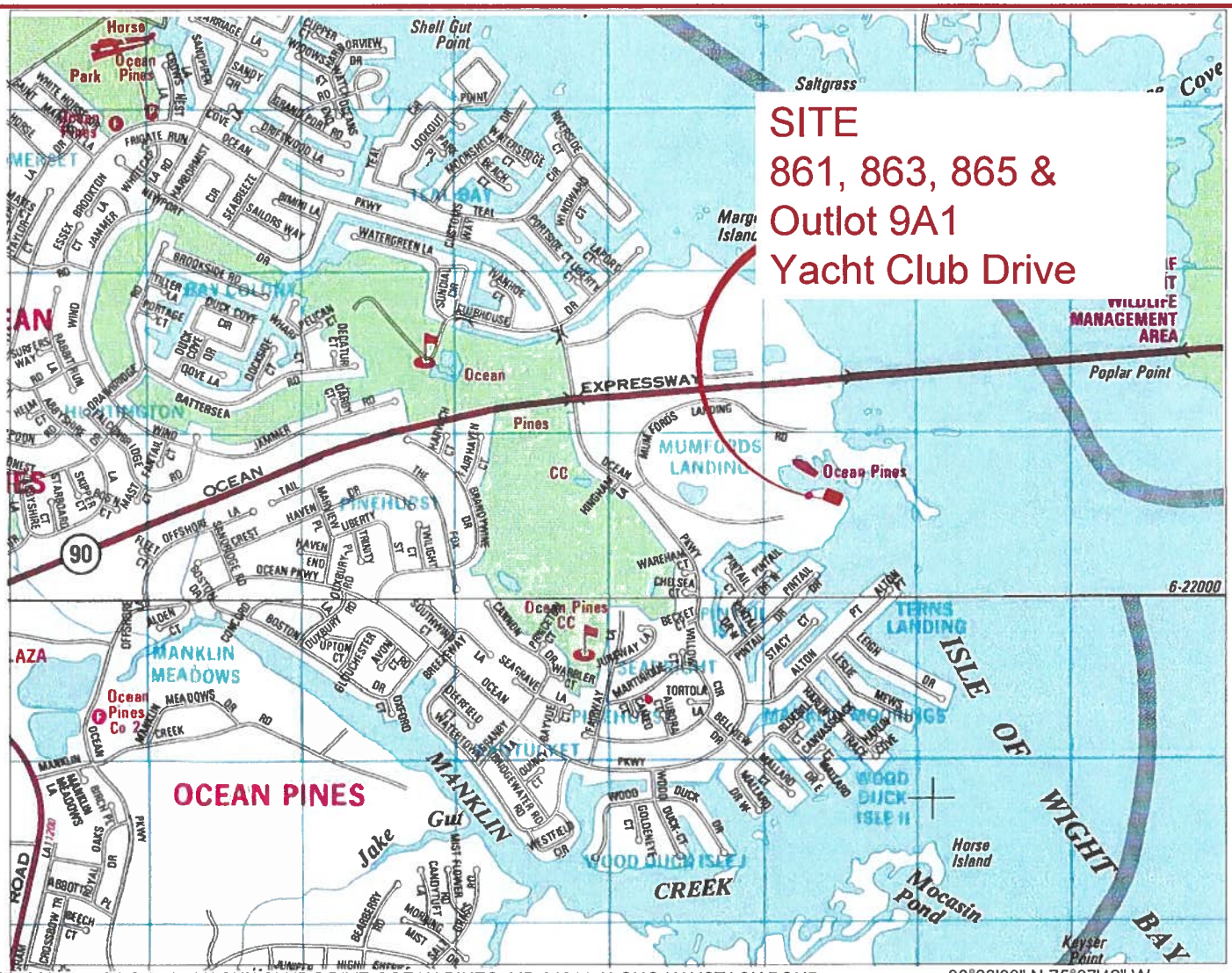
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DEPT. USE ONLY:

Notification Distribution Date: 11-10-26 *Public Comment Deadline:* 11-25-26 *(15 calendar days)*

Department Approval Date: ____ *Expiration:* ____

Revised 7/1/19



861, 863, 865 & LOT 9A1 YACHT CLUB DRIVE OCEAN PINES, MD 21811 ALONG HAYSTACK POND

38°23'08" N 75°07'42" W

SHEET INDEX

1	LOCATION MAP
2	PROJECT AREA & PROPERTY OWNER TABLES
3-6	SITE AREA EXISTING/PROPOSED PLANS
7-16	SECTION & ELEVATION DETAILS

PROJECT APPLICANT:

MARINA VILLAGE TOWN HOME
ASSOCIATION (LOTS 81, 82, 83, 9A1)
959 YACHT CLUB DRIVE
OCEAN PINES, MARYLAND 21811
PH. NUMBER: (302) 540-5622

RIPARIAN PROPERTY OWNERS:
MULTIPLE, SEE SHEET 2 OF 16

NOTES:

EXISTING BULKHEAD IS THE PROPERTY OF EXISTING LOT OWNERS LISTED ON SHEET 2. THIS PROJECT IS PROPOSED BY THE APPLICANT, MARINA VILLAGE TOWN HOME ASSOC. WHICH MANAGES THE BULKHEADS ALONG THE TOWNHOME PORTIONS OF THE NEIGHBORHOOD. THIS PROJECT IMPACTS TIDAL WATERS, TIDAL WETLANDS, NON-TIDAL WETLANDS AND THEIR ASSOCIATED BUFFERS.

LEGEND

- AFFECTED PROPERTY ADDRESS [6]
- ADJACENT PROPERTY ADDRESS (4)
- BULKHEAD ELEVATION POINTS X3.9
- SOUNDINGS ELEVATION POINTS X (-4.1)
- EXISTING PROPERTY LINE
- MEAN HIGH WATER LINE
- EXISTING BULKHEAD
- PROPOSED NEW BULKHEAD
- EXISTING BUILDING
- EXISTING DECKS
- BUILDING RESTRICTION LINES
- STORMWATER MGMT EASEMENT
- NON-TIDAL WETLANDS
- STATE TIDAL WETLANDS
- PRIVATE TIDAL WETLANDS
- CONCRETE SIDEWALK

0 1000 2000 4000 6000

SCALE: 1" = 2000'

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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.

MARINA VILLAGE BULKHEAD REPLACEMENT

LOCATION MAP

VISTA DESIGN, INC.
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Landscape Architects • Land Planning Consultants • Surveyors
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PROJECT DATA

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BULKHEAD AND FILL QUANTITIES

BULKHEAD REPLACEMENT
TOTAL LENGTH = 143 LF
AREA OF BULKHEAD = 143 LF x 1.5W = 215 SQ. FT.

CLEAN SAND FILL PLACED LANDWARD OF REPLACEMENT BULKHEAD
UPLANDS = 7 CU.YD.
NON-TIDAL WETLANDS = 43 CU.YD.
TIDAL WETLANDS = 44 CU.YD.
TIDAL WATERS = 18 CU.YD.

TOTAL FILL = 112 CU.YD.

RESOURCES DELINEATED

RESOURCE AREAS:

TIDAL WATERS = 73 SQ.FT.
PVT. TIDAL WETLANDS = 1,112 SQ. FT.
STATE TIDAL WETLANDS = 1,482 SQ.FT.
NON-TIDAL WETLANDS = 378 SQ.FT.

TEMPORARY RESOURCE IMPACTS

STATE TIDAL WETLANDS = 275 SQ. FT.
PRIVATE TIDAL WETLANDS = 641 SQ. FT.
NON-TIDAL WETLANDS = 127 SQ.FT.

PERMANENT RESOURCE IMPACTS

TIDAL WATERS = 73 SQ.FT.
PRIVATE TIDAL WETLANDS = 156 SQ. FT.
STATE TIDAL WETLANDS = 13 SQ.FT.
NON-TIDAL WETLANDS = 250 SQ.FT.

TOTAL RESOURCES PERMANENTLY DISTURBED = 492 SQ.FT.

APPLICANT OWNER INFORMATION

APPLICANT	APPLICANT CONTACT	MAILING ADDRESS	AFFECTED LOTS
MARINA VILLAGE TOWN HOME ASSOCIATION	MIKE REYNOLDS, HOA PRESIDENT (302) 540-5622	959 YACHT CLUB DRIVE OCEAN PINES, MD 21811	81A, 82, 83, 9A1

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)
861 YACHT CLUB DR OCEAN PINES, MD 21811	447 MILLBRIDGE DR LEBANON, PA 17042	ENGLE DAVID MICHAEL & ENGLE SHANNON MARIE	16	23	104	81A	18	RHO 148-18	7355/32
863 YACHT CLUB DR OCEAN PINES, MD 21811	22011 FOXLAIR RD GAITHERSBURG, MD 20882-1307	RIEKHOF PAUL & MARIA LANGAN	16	23	104	82	18	RHO 148-18	5240/305
865 YACHT CLUB DR OCEAN PINES, MD 21811	506 OLD GULPH RD PENN VALLEY, PA 19072-1621	TODD ALLEN P JR & PETRA E	16	23	104	83	18	RHO 148-18	3319/210
YACHT CLUB DRIVE OCEAN PINES, MD 21811	30 HARLAN TRACE OCEAN PINES, MD 21811	M V OF OCEAN PINES LTD PTRSHP	16	23	103	9A1	18	RHO 148-18	2727/266

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)
855 YACHT CLUB DR OCEAN PINES, MD 21811	SAME	WHITE MICHAEL A & LAURA M	16	23	104	68	18	RHO 144-54	2834/580
869 YACHT CLUB DR OCEAN PINES, MD 21811	PO BOX 1547 OCEAN PINES, MD 21811	PINES POINT PROVISIONS, A CONDOMINIUM	16	23	113	9B	18	SVH 180-37	5769/72

PERMIT REQUEST

TO REPLACE DETERIORATING TIMBER BULKHEAD WITH NEW VINYL SHEETING BULKHEAD WITH MAXIMUM CHANNEL-WARD ENCROACHMENT OF 18" WITHIN AREA OF OPEN TIDAL WATERS AND BACKFILLING THE VOID BETWEEN THE OLD BULKHEAD AND NEW BULKHEAD WITH CLEAN SAND. ALSO, STORM DRAIN IMPROVEMENTS INCLUDE A 25' EXTENSION OF EXISTING DRAINAGE PIPE. WITH THE EXTENSION OF THE DRAINAGE PIPE, A TOTAL OF 250 SQ.FT. OF NON-TIDAL WETLANDS WILL BE PERMANENTLY IMPACTED AND CONVERTED TO UPLANDS. AREA OF NON-TIDAL WETLAND TO UPLAND CONVERSION TO BE BACKFILLED WITH APPROXIMATELY 43 CU.YD. OF CLEAN SAND. BULKHEAD CONSTRUCTION ACTIVITIES WILL BE ACCESSED BY WATER VIA BARGE.

NOTES:

1. THIS PROJECT DOES NOT IMPACT NAVIGABLE CHANNEL WIDTHS IN/OUT OF OCEAN PINES MARINA AND HAYSTACK POND.
2. THERE ARE NO OBSERVED AQUATIC VEGETATIVE BEDS PRESENT WITHIN AREA OF OPEN WATER ALONG THE EXISTING BULKHEAD.
3. THIS PROJECT IS PROPOSED BY THE APPLICANT, MARINA VILLAGE TOWN HOME ASSOC. WHICH MANAGES THE BULKHEADS ALONG THE TOWNHOME PORTIONS OF THE NEIGHBORHOOD. THIS PROJECT IMPACTS EXISTING TIDAL WATERS, TIDAL WETLANDS, NON-TIDAL WETLANDS AND THEIR ASSOCIATED BUFFERS.
4. A BLANKET EASEMENT OF 15' EXISTS ALONG ALL SHORELINES FOR SHORELINE STABILIZATION, MAINTAINENCE, BULKHEAD REPLACEMENT AND/OR SLOPE STABILIZATION (SEE NOTE 18. RECORDED ON PLAT RHO 148/18 DATED 8/14/96).
5. THIS AREA OF MARINA VILLAGE IS EXEMPT FROM MARYLAND STATE PERMIT REQUIREMENTS FOR BUFFER IMPACTS (SEE NOTE 17. RECORDED ON PLAT RHO 148/18 DATED 8/14/96).

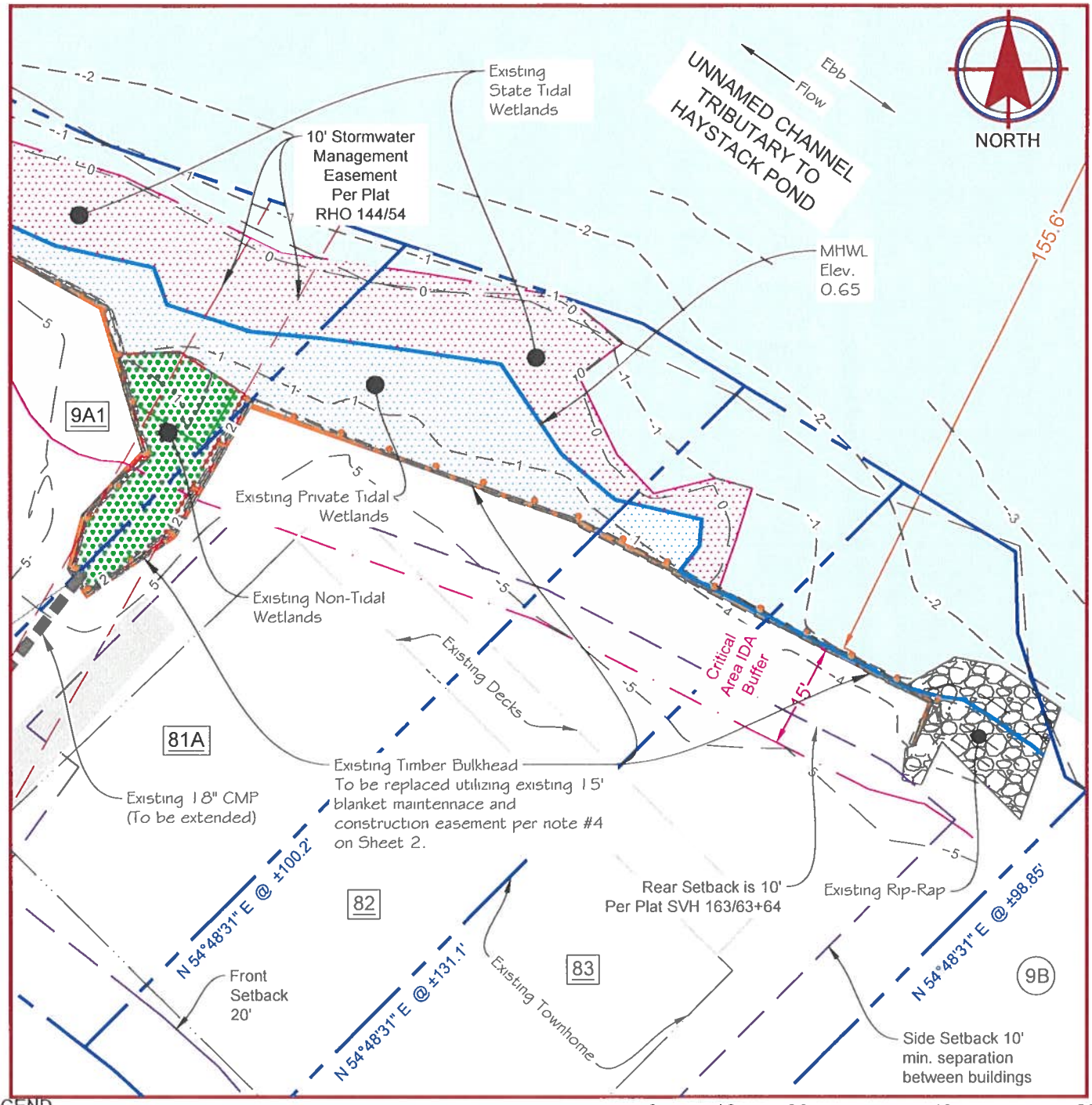
MARINA VILLAGE BULKHEAD REPLACEMENT

QUANTITY TABLE

VISTA DESIGN, INC.
Architects • Engineers • Environmental Scientists
Landscape Architects • Land Planning Consultants • Surveyors
9954 North Main Street Unit #1, Berlin, MD 21811
Ph. 410-352-3874 • www.vistadesigninc.com

PROJECT DATA

Project:	26-088
File:	CE082626 BP.dwg
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LEGEND

- AFFECTED PROPERTY ADDRESS [6]
- ADJACENT PROPERTY ADDRESS (4)
- BULKHEAD ELEVATION POINTS X3.9
- SOUNDINGS ELEVATION POINTS X (-4.1)
- EXISTING PROPERTY LINE
- MEAN HIGH WATER LINE
- EXISTING BULKHEAD
- PROPOSED NEW BULKHEAD
- EXISTING BUILDING
- EXISTING DECKS
- BUILDING RESTRICTION LINES
- STORMWATER MGMT EASEMENT
- NON-TIDAL WETLANDS
- STATE TIDAL WETLANDS
- PRIVATE TIDAL WETLANDS
- CONCRETE SIDEWALK

0 10 20 40 60

SCALE: 1" = 20'

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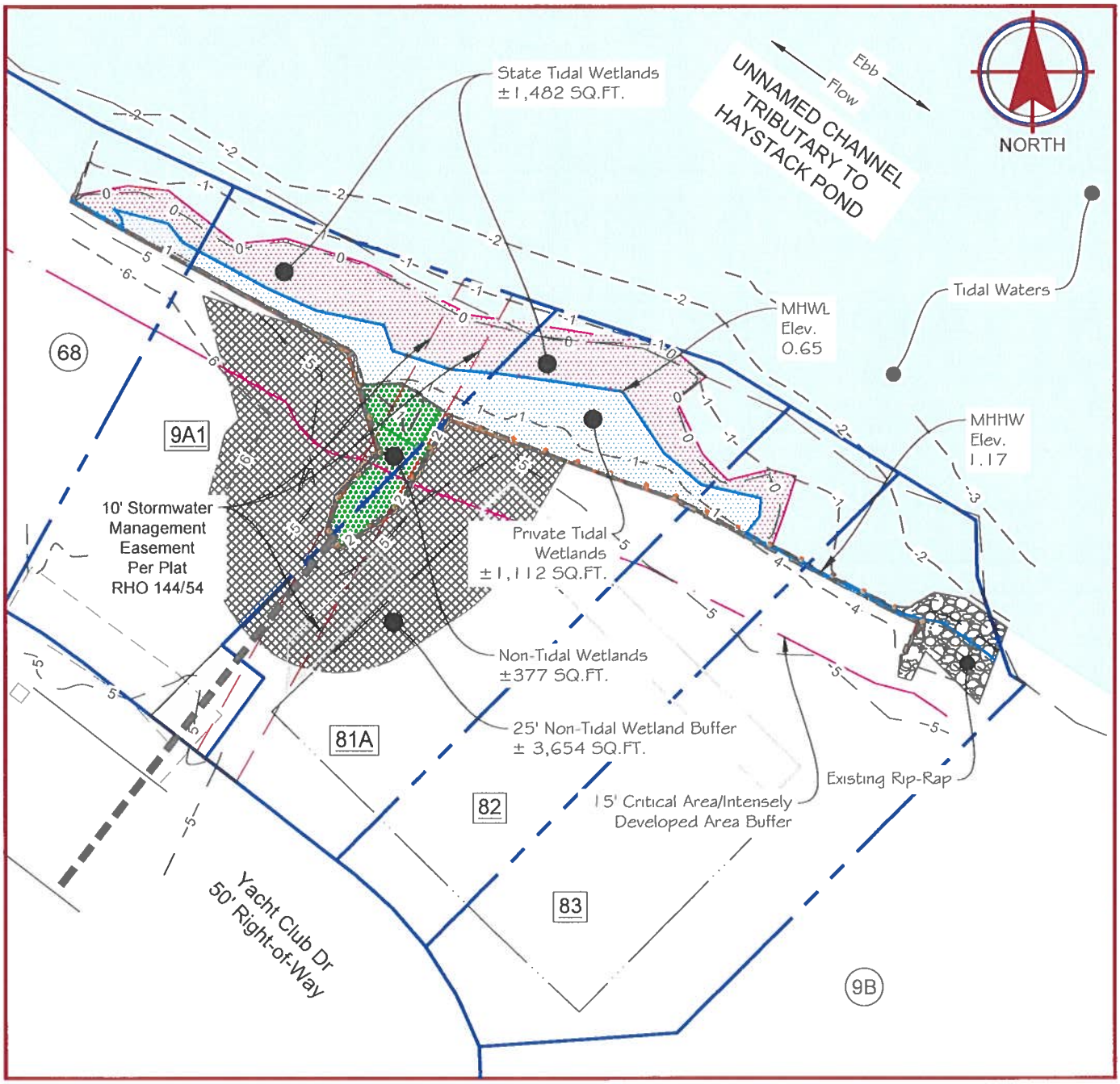
NOTE:
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MARINA VILLAGE BULKHEAD REPLACEMENT

EXISTING CONDITIONS PLAN

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LEGEND

- AFFECTED PROPERTY ADDRESS — 6
- ADJACENT PROPERTY ADDRESS — (4)
- BULKHEAD ELEVATION POINTS — X3.9
- SOUNDINGS ELEVATION POINTS — X (-4.1)
- EXISTING PROPERTY LINE
- MEAN HIGH WATER LINE
- TIDAL/CRITICAL AREA BUFFER
- STATE TIDAL WETLANDS
- PRIVATE TIDAL WETLANDS
- NON-TIDAL WETLANDS
- NON-TIDAL BUFFER
- EXISTING BUILDINGS
- EXISTING DECKS
- BUILDING RESTRICTION LINES
- EXISTING BULKHEAD

NOTES:

PRIVATE TIDAL WETLANDS ARE APPROXIMATELY 99% *P. AUSTRALIS* AND STATE TIDAL WETLANDS ARE APPROXIMATELY 99% *S. ALTERNIFLORA.*

0 15 30 60 90

SCALE: 1" = 30'

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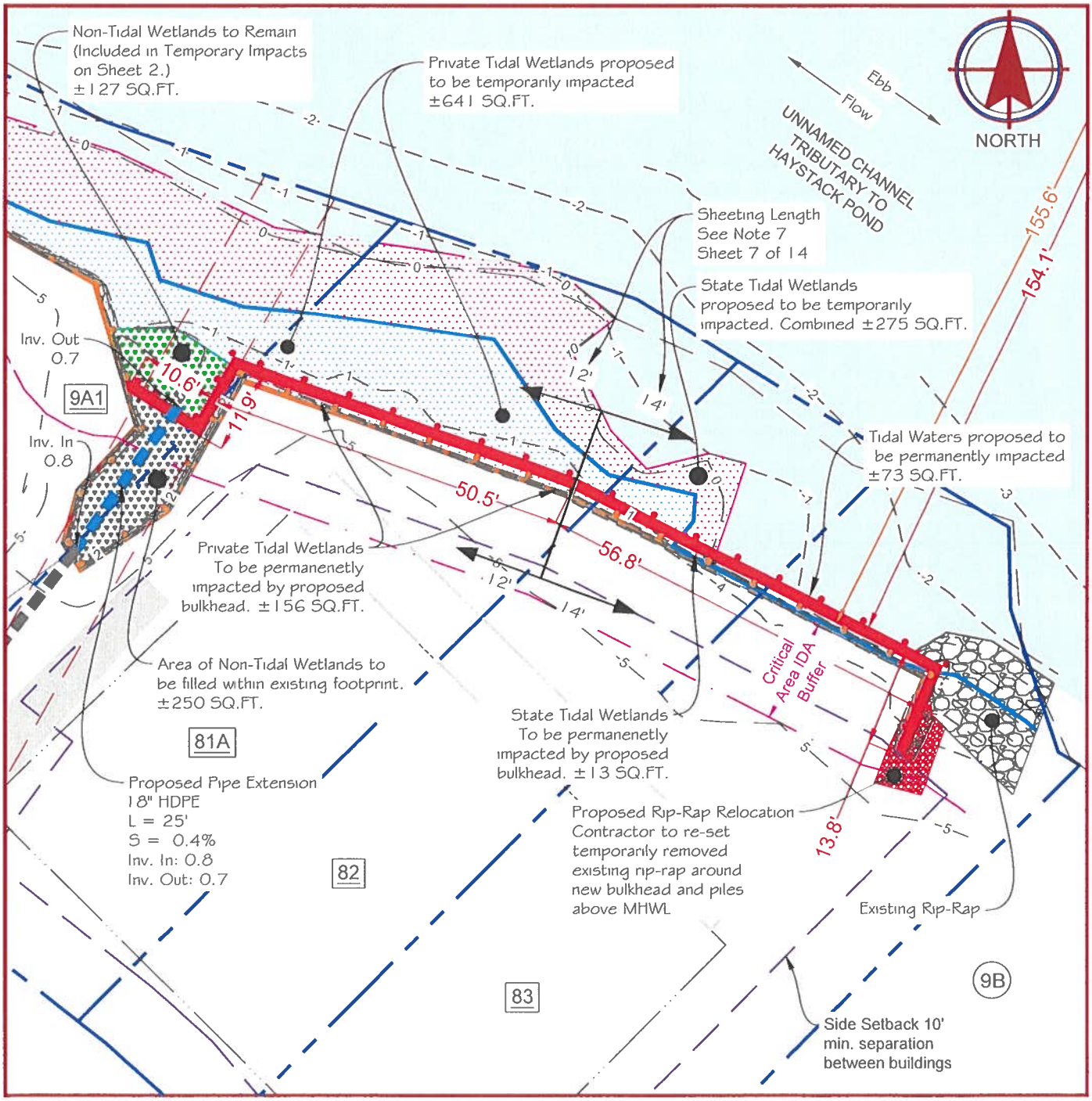
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MARINA VILLAGE BULKHEAD REPLACEMENT

WETLANDS DELINEATION PLAN

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LEGEND

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- PRIVATE TIDAL WETLANDS
- CONCRETE SIDEWALK

0 10 20 40 60

SCALE: 1" = 20'

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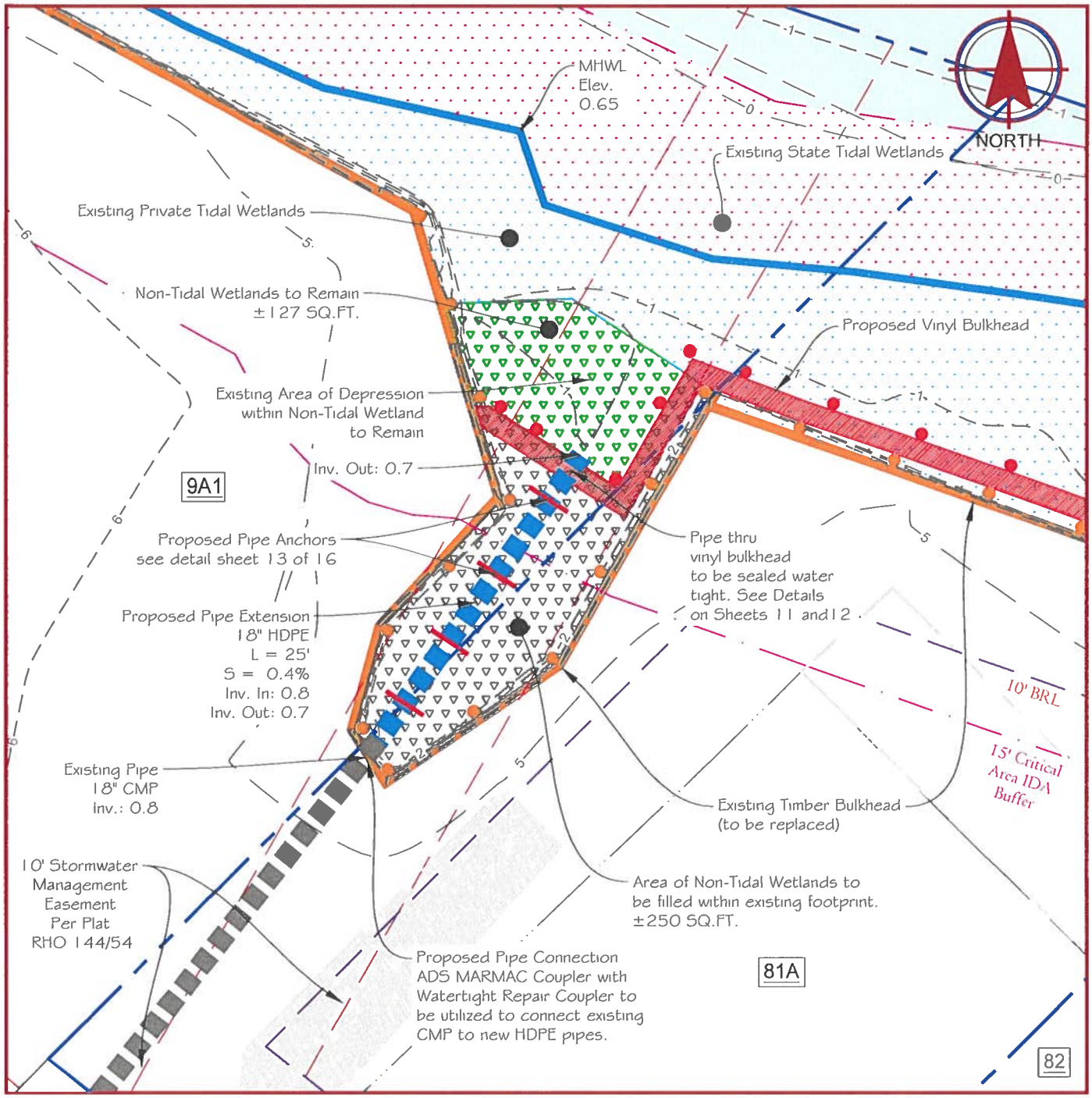
MARINA VILLAGE
BULKHEAD
REPLACEMENT

PROPOSED
SITE
PLAN

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PROJECT DATA

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LEGEND

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0 5 10 20 30

SCALE: 1" = 10'

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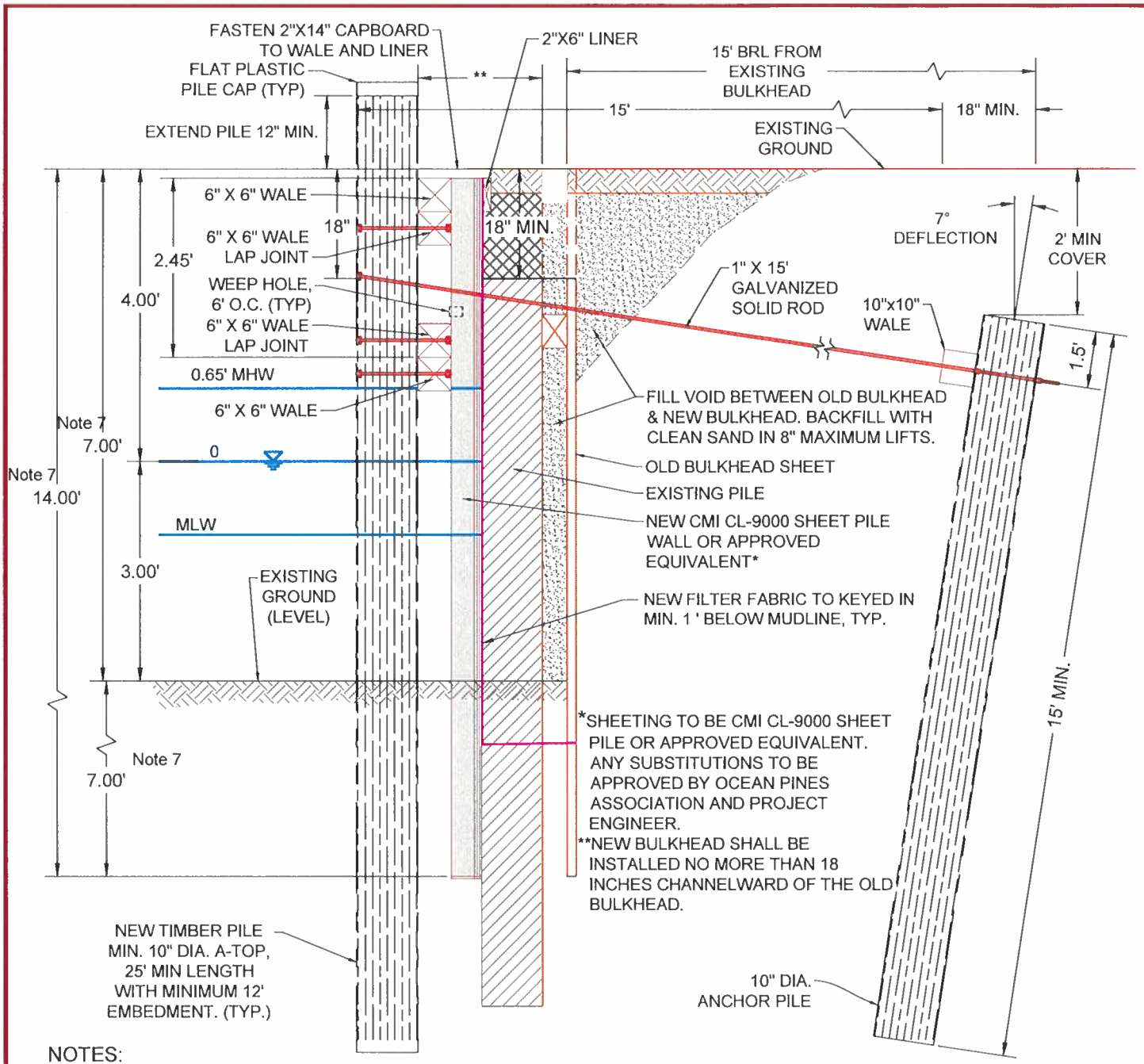
MARINA VILLAGE BULKHEAD REPLACEMENT

PROPOSED PIPE EXTENSION PLAN

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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.
7. 12' LENGTH AND 14' LENGTH CMI CL-9000 VINYL SHEET PILES ARE PROPOSED TO BE INSTALLED IN AREAS AS SHOWN ON PLAN.

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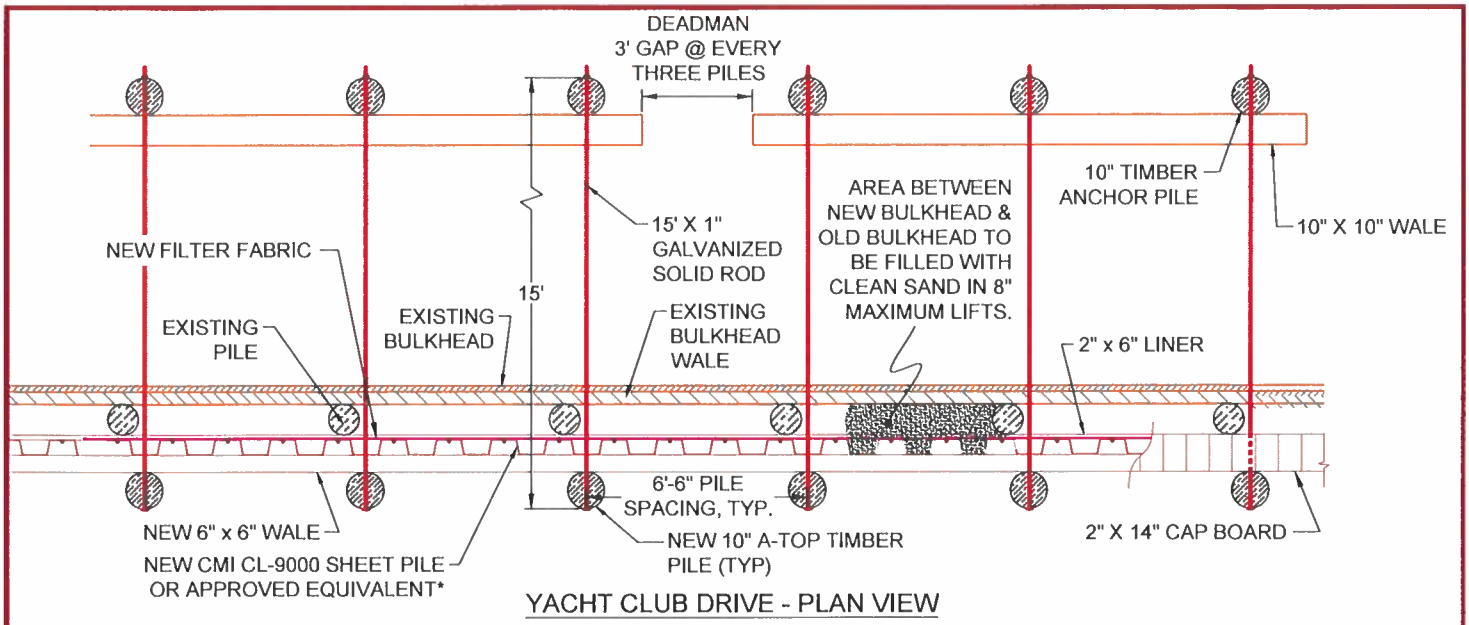
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MARINA VILLAGE BULKHEAD REPLACEMENT

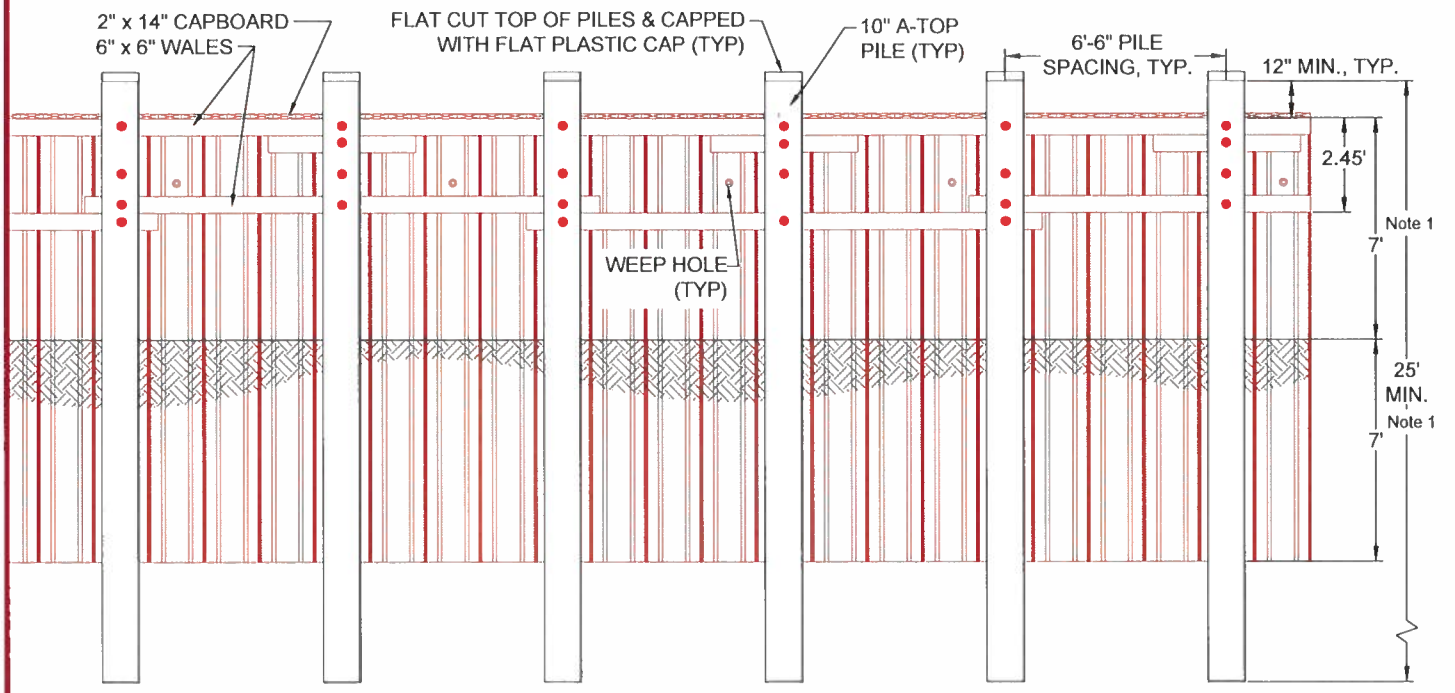
PILE ANCHOR BULKHEAD CROSS-SECTION

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YACHT CLUB DRIVE - PLAN VIEW



YACHT CLUB DRIVE - ELEVATION VIEW

NOTES:

1. 12' LENGTH AND 14' LENGTH CMI CL-9000 VINYL SHEET PILES ARE PROPOSED TO BE INSTALLED IN AREAS AS SHOWN ON PLAN.

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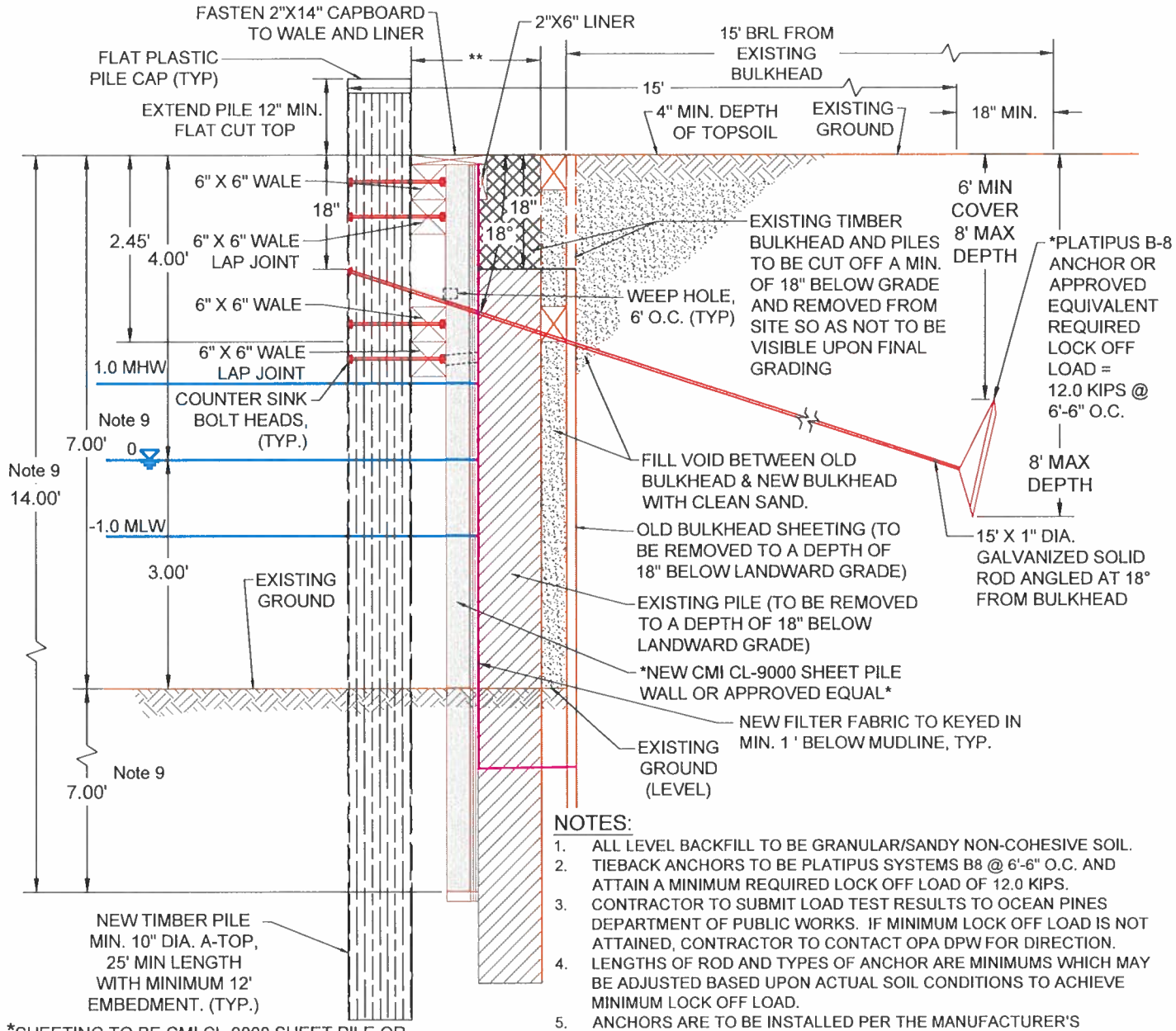
MARINA VILLAGE
BULKHEAD
REPLACEMENT

PILE ANCHOR
BULKHEAD PLAN
ELEVATION VIEWS

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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.

**NEW BULKHEAD SHALL BE INSTALLED NO MORE THAN 18 INCHES CHANNELWARD OF THE OLD BULKHEAD.

NOTES:

1. ALL LEVEL BACKFILL TO BE GRANULAR/SANDY NON-COHESIVE SOIL.
2. TIEBACK ANCHORS TO BE PLATIPUS SYSTEMS B8 @ 6'-6" O.C. AND ATTAIN A MINIMUM REQUIRED LOCK OFF LOAD OF 12.0 KIPS.
3. CONTRACTOR TO SUBMIT LOAD TEST RESULTS TO OCEAN PINES DEPARTMENT OF PUBLIC WORKS. IF MINIMUM LOCK OFF LOAD IS NOT ATTAINED, CONTRACTOR TO CONTACT OPA DPW FOR DIRECTION.
4. LENGTHS OF ROD AND TYPES OF ANCHOR ARE MINIMUMS WHICH MAY BE ADJUSTED BASED UPON ACTUAL SOIL CONDITIONS TO ACHIEVE MINIMUM LOCK OFF LOAD.
5. ANCHORS ARE TO BE INSTALLED PER THE MANUFACTURER'S APPROVED SPECIFICATIONS AND INSTALLATION METHODS.
6. ALL FASTENERS AND BOLTS SHALL CONFORM TO ASTM A304, GRADE A.
7. ALL HARDWARE TO BE HOT DIPPED GALVANIZED ALLOY STEEL CONFORMING TO ASTM A193 GRADE B7.
8. 10" DIAMETER 'A' TOP TIMBER PILES TO BE DRIVEN MIN. 12 FEET BELOW FINISHED GRADE. 2.5 CCA MARINE GRADE TREATED.
9. 12' LENGTH AND 14' LENGTH CMI CL-9000 VINYL SHEET PILES ARE PROPOSED AND ARE TO BE INSTALLED IN AREAS AS SHOWN ON PLAN.

ROD AND ANCHOR CROSS-SECTION

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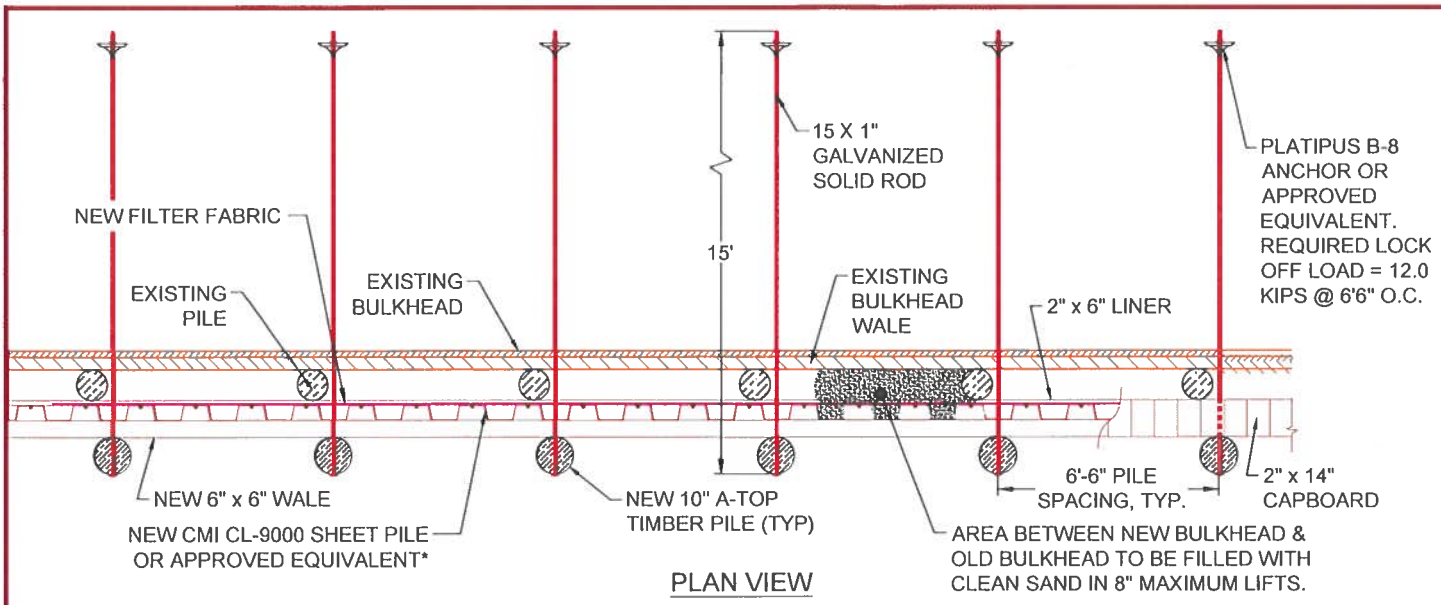
NOTE:
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MARINA VILLAGE BULKHEAD REPLACEMENT

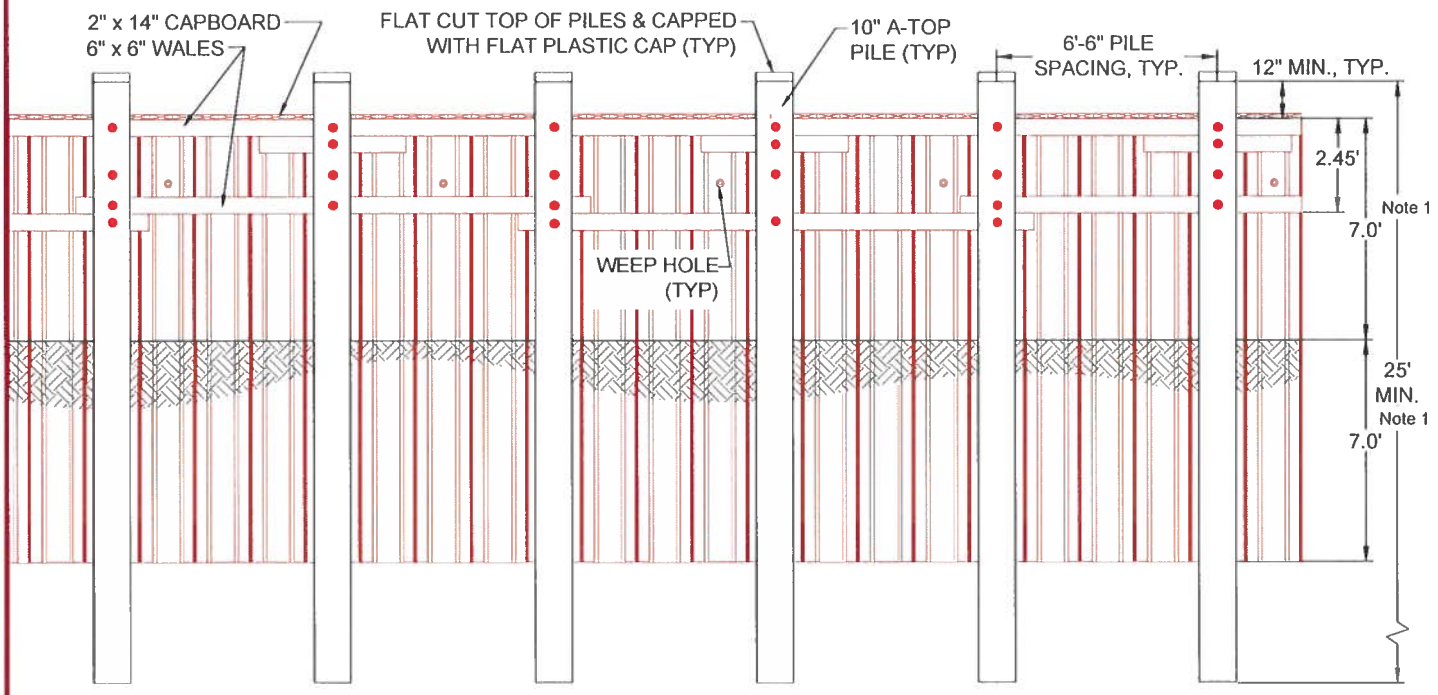
ROD AND ANCHOR BULHEAD PLAN CROSS-SECTION

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PLAN VIEW



ELEVATION VIEW

NOTES:

1. 12' LENGTH AND 14' LENGTH CMI CL-9000 VINYL SHEET PILES ARE PROPOSED AND ARE TO BE INSTALLED IN AREAS AS SHOWN ON PLAN.

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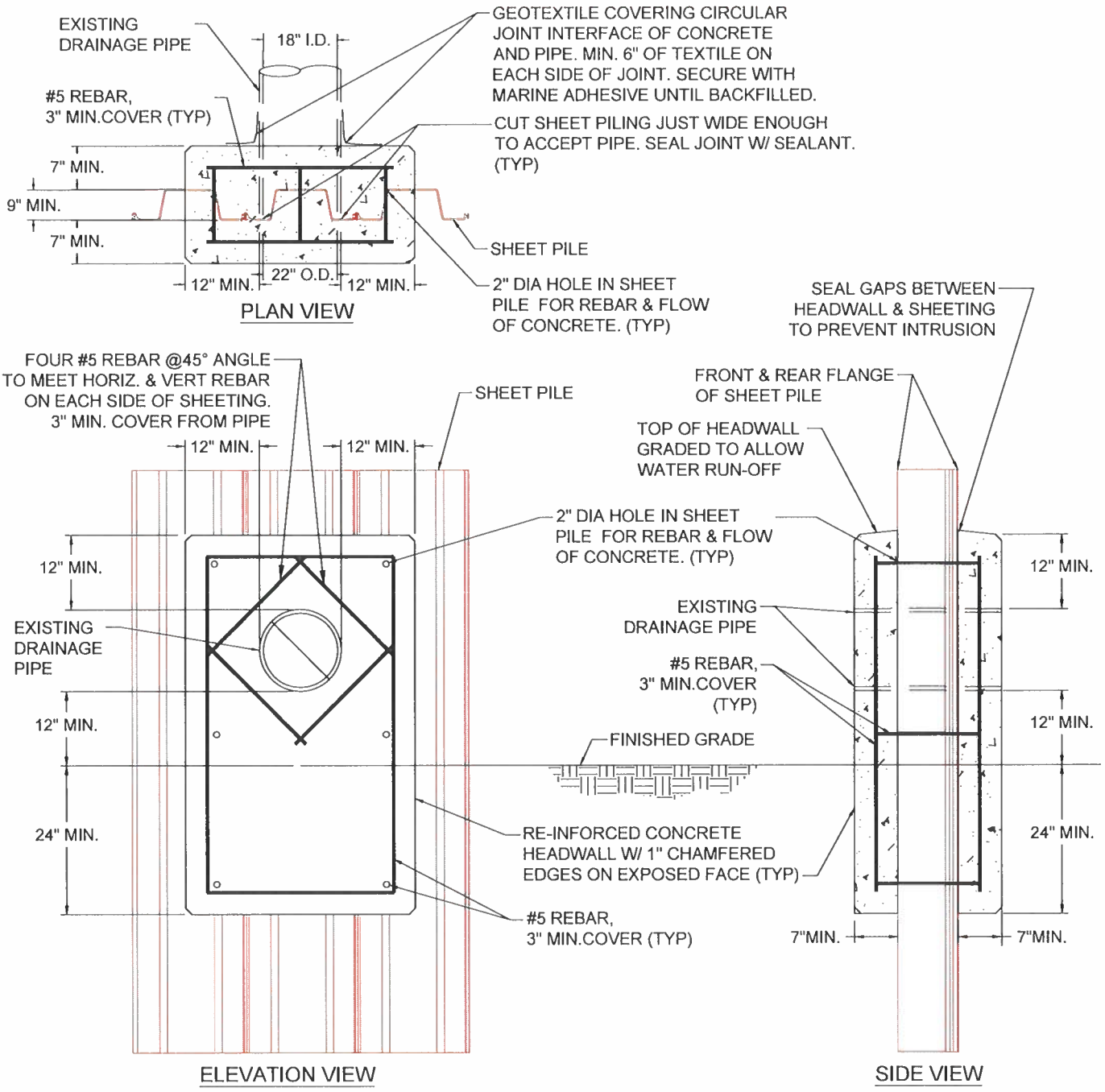
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MARINA VILLAGE BULKHEAD REPLACEMENT

DRIVEN EARTH ANCHOR PLAN ELEVATION VIEW

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GENERAL NOTES

1. CONCRETE TO HAVE A MINIMUM OF COMPRESSIVE STRENGTH OF 5000 PSI AND MAXIMUM WATER/CEMENT RATIO OF 0.4. CONCRETE TO BE VIBRATED DURING PLACEMENT TO PREVENT HONEYCOMBS.
2. STEEL REBAR TO BE GRADE 60 AND TO HAVE COVER OF 3 INCHES
3. 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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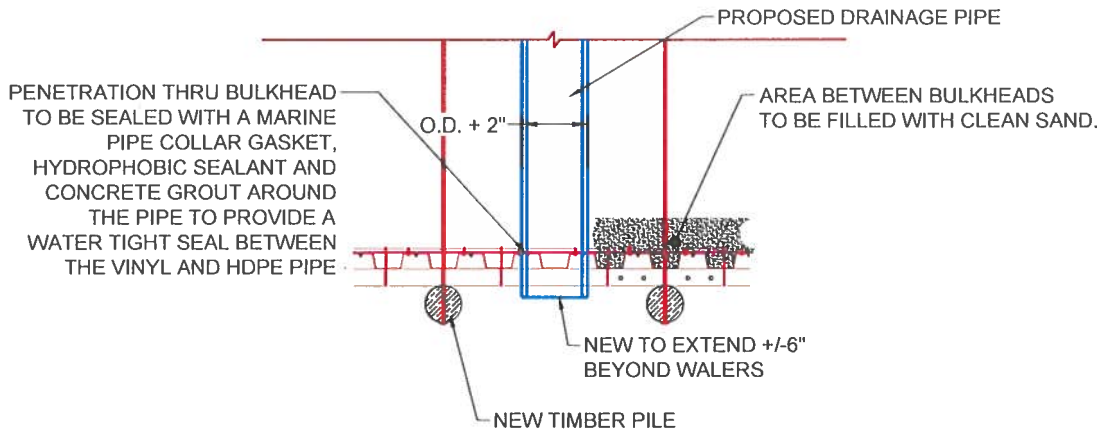
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MARINA VILLAGE BULKHEAD REPLACEMENT

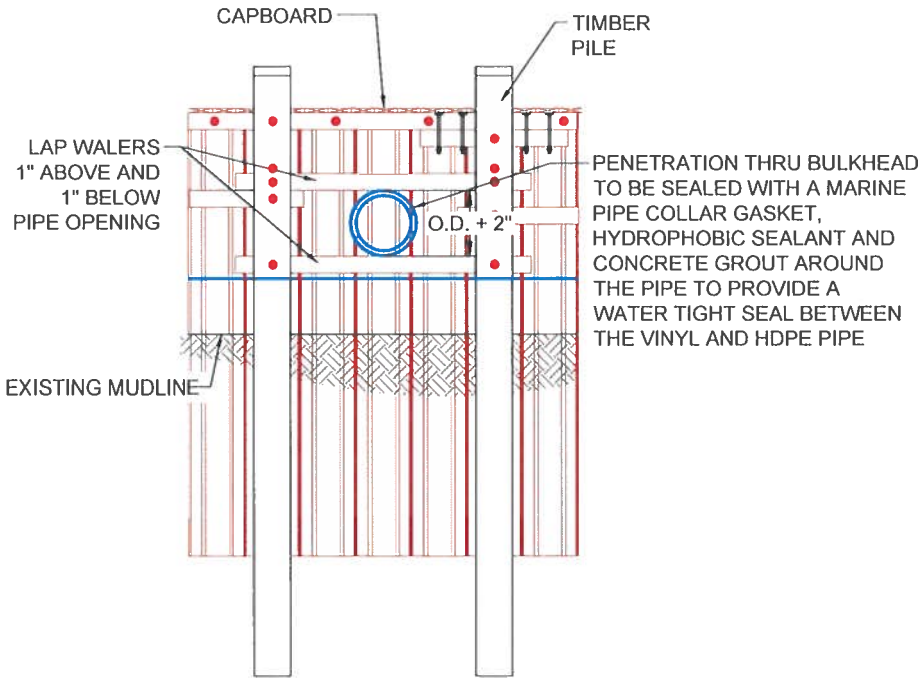
STORM PIPE THRU BULKHEAD DETAIL - OPTION I

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PLAN VIEW



ELEVATION VIEW

GENERAL NOTES

1. ALL HARDWARE AND METAL COMPONENTS SHALL BE MARINE GRADE 316-STAINLESS STEEL.
2. SEALANT, GASKET AND GROUT SHALL BE RATED FOR MARINE APPLICATIONS AND INSTALLED PER MANUFACTURER SPECIFICATIONS AND CREATE A WATERTIGHT SEAL BETWEEN THE PIPE AND VINYL SHEETING.

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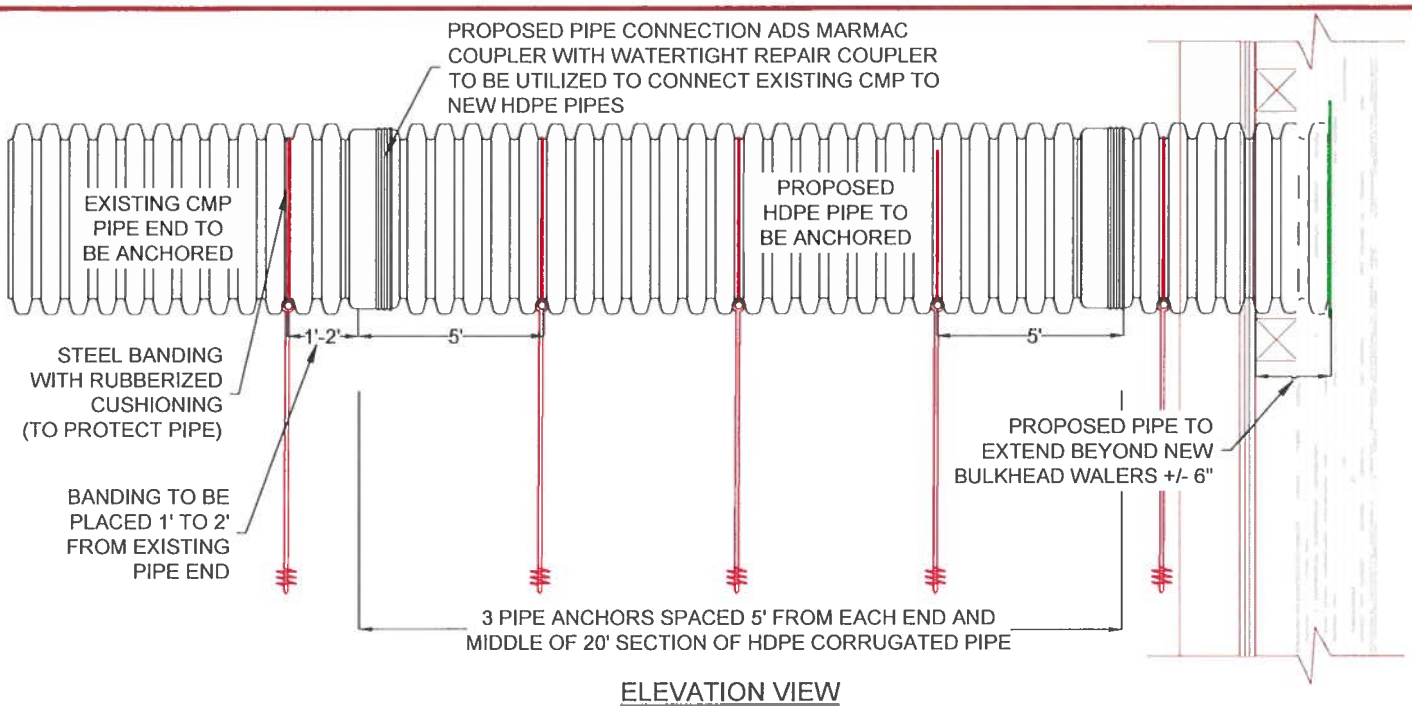
MARINA VILLAGE BULKHEAD REPLACEMENT

STORM PIPE THRU BULKHEAD DETAIL - OPTION 2

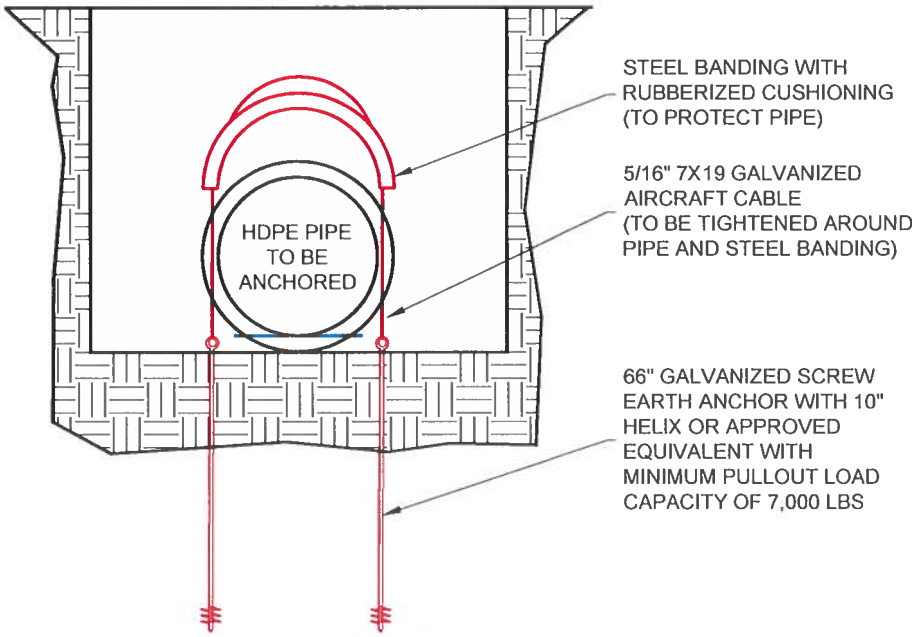
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ELEVATION VIEW



SECTION VIEW

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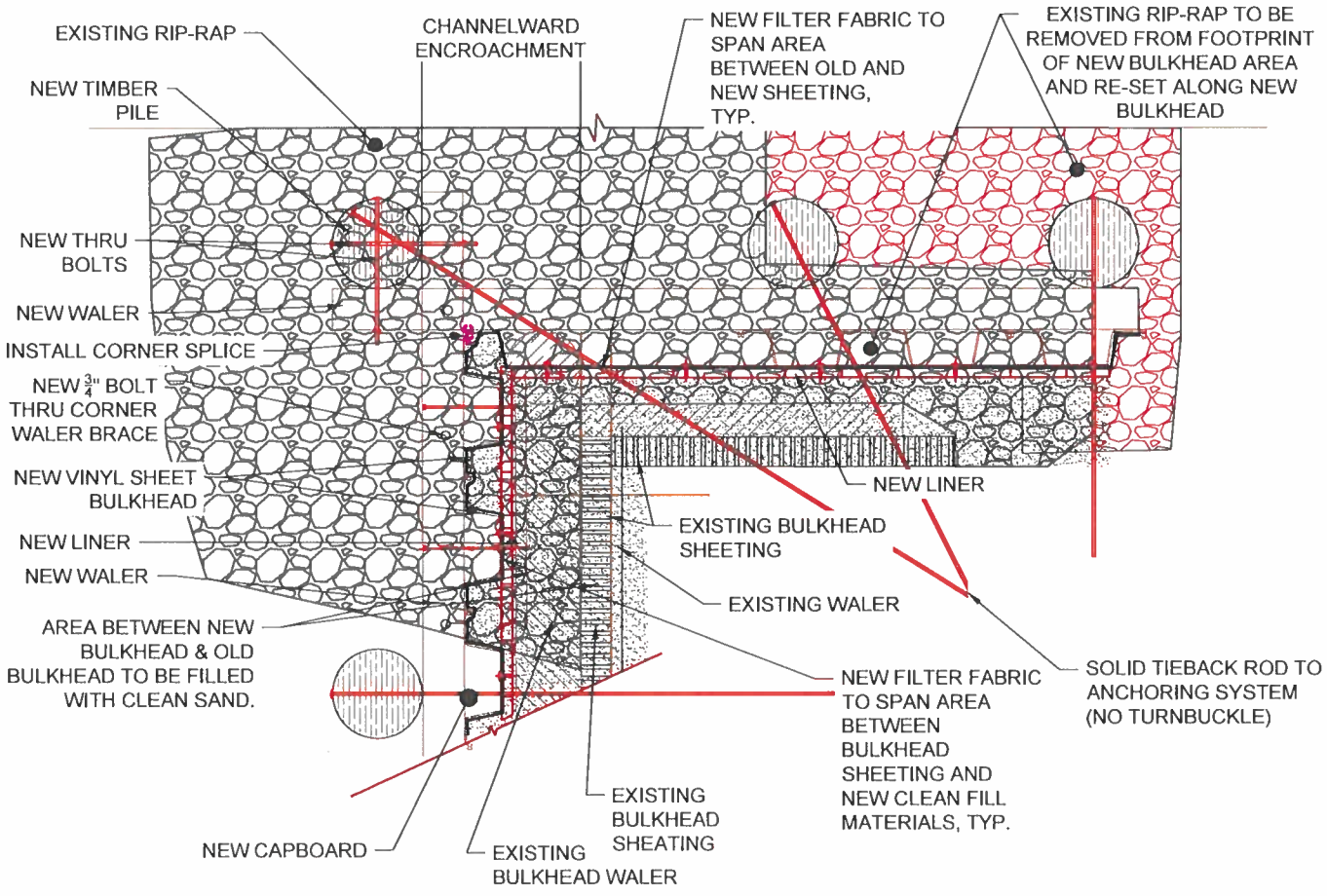
NOTE:
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MARINA VILLAGE BULKHEAD REPLACEMENT

PIPE ANCHOR DETAIL

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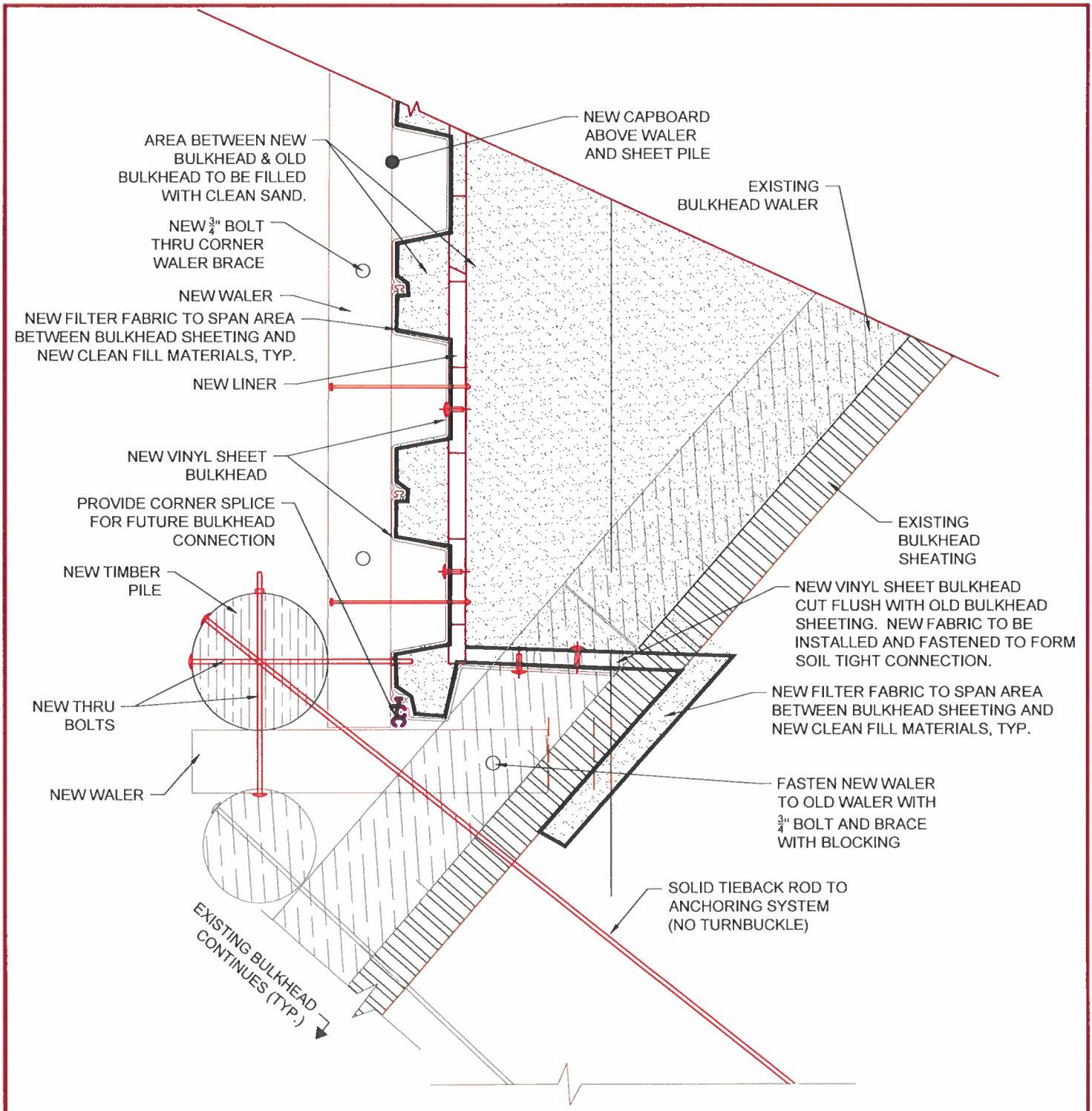
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MARINA VILLAGE BULKHEAD REPLACEMENT

TIE-IN DETAIL WITH RIP-RAP

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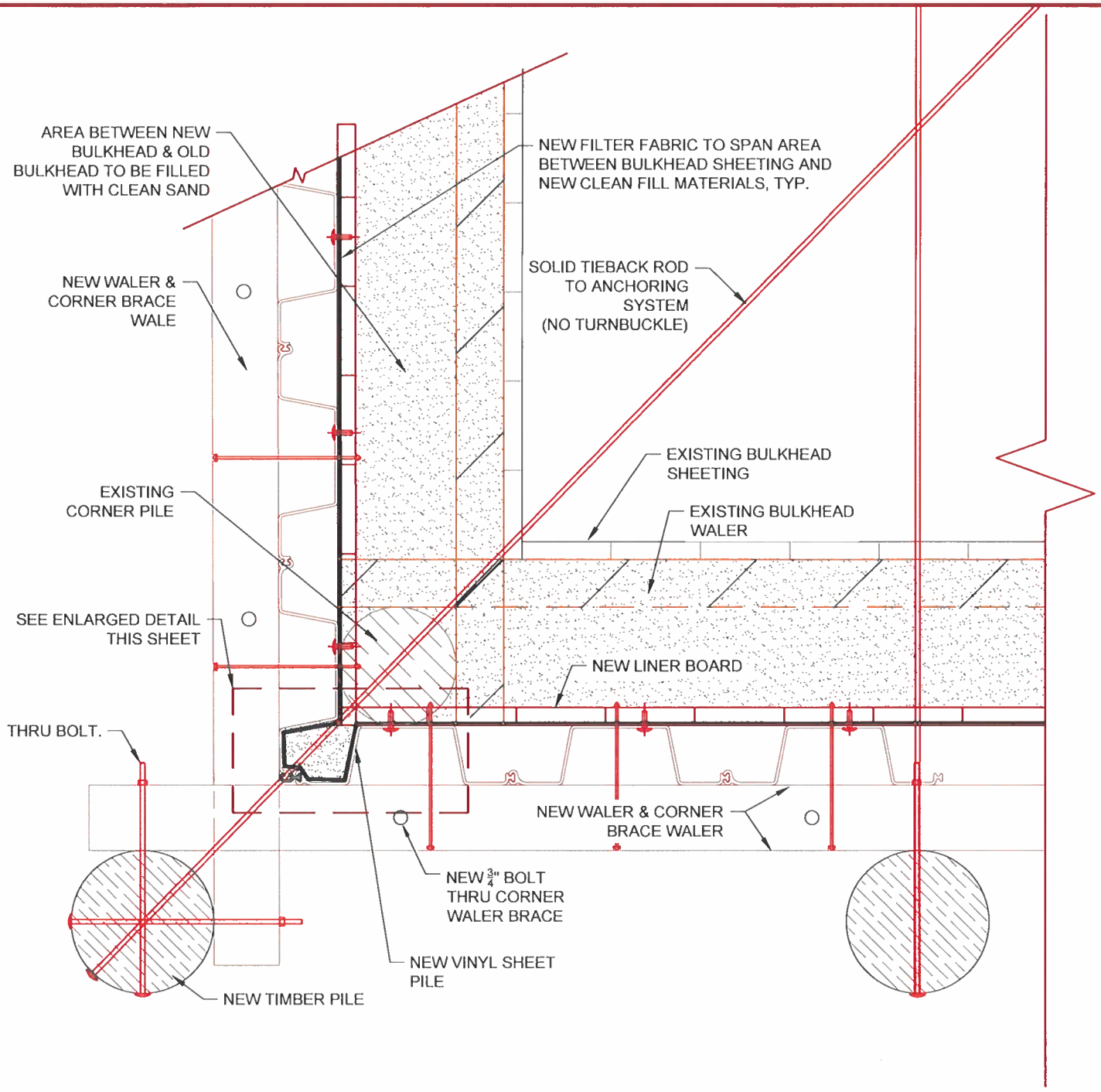
NOTE:
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MARINA VILLAGE BULKHEAD REPLACEMENT

TIE-IN DETAIL W/ EXISTING BULKHEAD

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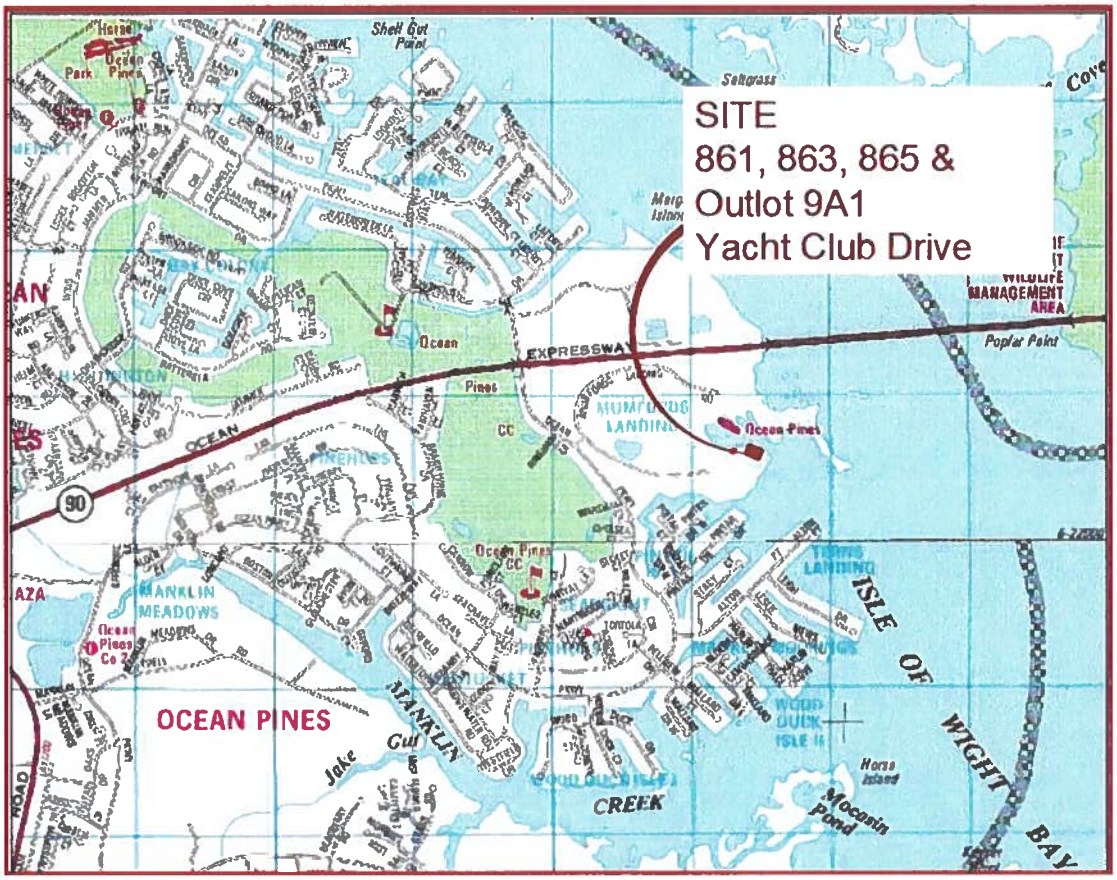
CORNER DETAIL

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Marina Village Town Home Association
Application for Bulkhead Replacement on Yacht Club Dr

Site Photo Appendix



September 17th, 2026

Prepared by:

Vista Design Inc.

9954 North Main Street · Berlin, Maryland 21811

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Non-Tidal Wetland/Drainage Pipe Site Photos













Bulkhead Site Photos









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