

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 PROGRAMS  
STORMWATER MANAGEMENT  
SEDIMENT AND EROSION CONTROL  
SHORELINE CONSTRUCTION  
AGRICULTURAL PRESERVATION  
ADVISORY BOARD

WELL & SEPTIC  
WATER & SEWER PLANNING  
PLUMBING & GAS  
CRITICAL AREAS  
FOREST CONSERVATION  
COMMUNITY HYGIENE

June 12, 2017

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

Coastal Compliance Solutions, LLC for Hi-Tide Marine LLC on behalf of Harold Soden  
– Request No. 2017-47 –

Request to install a 4' x 25' platform and one (1) boatlift with construction not to exceed 17' channelward. This project is located at 36 Grand Port, Ocean Pines Community also known as Tax Map 16, Parcel 38, Section 1, Lot 326, 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 June 27, 2017.**

Sincerely,

Adam Phipps-Dickerson,  
Natural Resources Specialist

CC: File;  
David Bradford, Deputy Director.



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2017-47  
Submission Date: 4/25/17

X Major Construction (\$250.00) \_\_\_\_\_ Minor Construction (\$125.00)

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

TO CONSTRUCT A 4' by 25' PLATFORM WITH A 13x13 BOATLIFT  
Max 17' channelward

**Property Description:**

Map: 16 Parcel: 38 Lot: 326 Section: 1 Block: \_\_\_\_\_ Tax District: \_\_\_\_\_  
Street Address: 36 GRAY POINT RD, OCEANO PINES MD 21811  
Subdivision: OPA  
Dwelling on lot: X Dwelling under construction: \_\_\_\_\_ Vacant: \_\_\_\_\_ Commercial: \_\_\_\_\_

**Owner:** HAROLD SODEN Phone No. 908 420 3177  
Mailing Address: 1 BRADY PLACE, MONROE TOWNSHIP NJ 08031  
E-Mail Address: \_\_\_\_\_

**Contractor:** H1 TIDE MARINE LLC Phone No.: 410 632 1426  
Mailing Address: \_\_\_\_\_  
E-Mail Address: dean@h1tidemarine.com

**Recorded Adjacent Property Owner:** STEPHEN + ALICE CONWAY  
Property Address: 821 LINCOLN AVE, WEST CHESTER PA 19380  
Tax Map: 16 Parcel: 38 Lot: 327 Section: 1 Block: \_\_\_\_\_

**Recorded Adjacent Property Owner:** WAYNE KROHM  
Property Address: 15524 CATTAIL OAKS, GRANWORLD MD 21738  
Tax Map: 16 Parcel: 38 Lot: 325 Section: 1 Block: \_\_\_\_\_

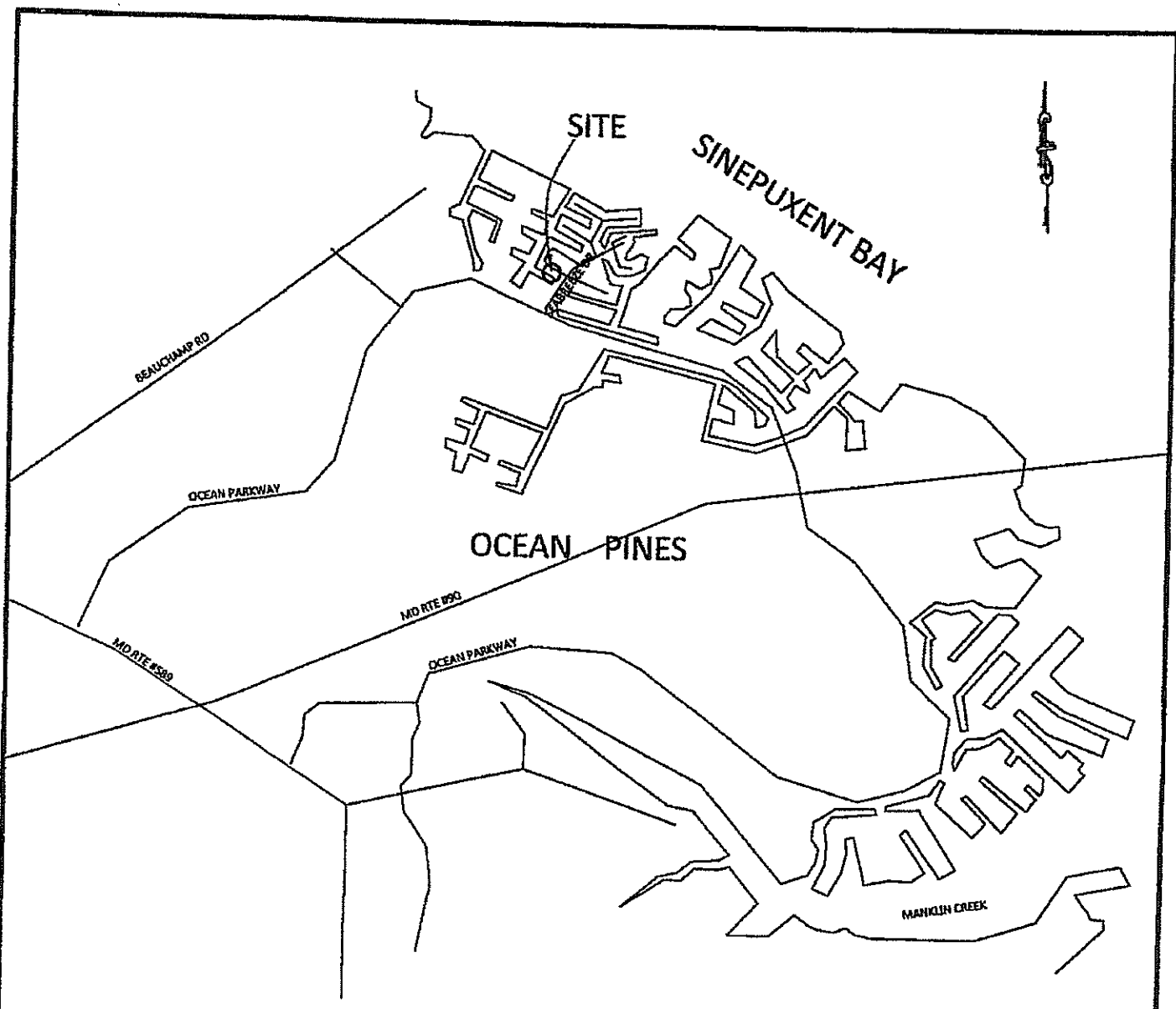
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

[Signature] CCS LLC  
ACCPT 4/10/17  
Owner/Applicant's Signature Date

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**DEPT. USE ONLY:**

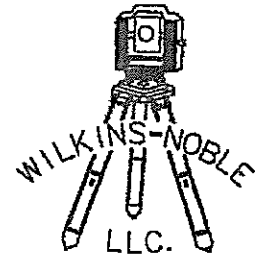
Notification Distribution Date: 6/12/17 Public Comment Deadline: 6/27/17 (15 business days)  
Department Approval Date: \_\_\_\_\_ Expiration: \_\_\_\_\_



**PROPOSED DOCK AND BOATLIFT  
REQUESTED BY  
HI TIDE CONSTRUCTION**

CIVIL ENGINEERING & LAND SURVEYING

**PROJECT INFORMATION**



11729 CHURCH ST.  
PRINCESS ANNE, MD 21853  
PHONE: 410-621-0321  
FAX: 410-621-0320

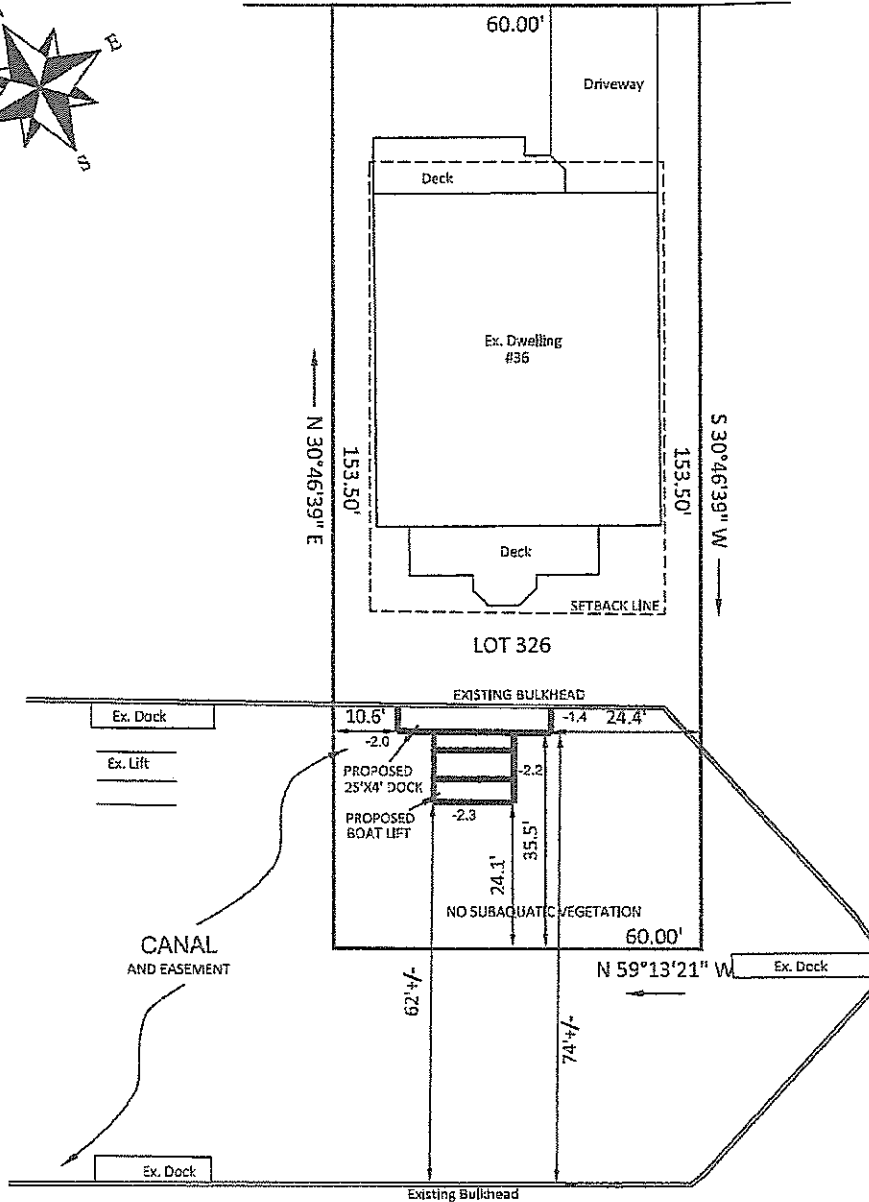
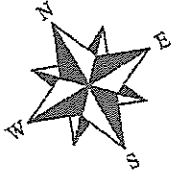
COUNTY	WORCESTER	STATE	MD		
MUNICIPALITY	OCEAN PINES	SUBD.	OCEAN PINES		
DISTRICT	3RD	SECT NO.	1		
TAX MAP NO.	16	PARCEL	38	BLOCK NO.	N/A
DEED REF.	6804/474	LOT NO.	326		
PLAT REF.	OCEAN PINES	DATE	1/9/17		
FIELD BOOK	PAGE	SCALE	NTS		
CAD FILE	36 GRAND PORT	DRAWN BY	NAH		

**VICINITY MAP**

SHEET 1 OF 3  
17-PR-0155  
201760232  
A14 155933

# GRAND PORT DRIVE

S 59°13'21" E



ELEVATIONS REFERENCED TO  
MLW DATUM.

## PROPOSED DOCK AND BOATLIFT REQUESTED BY HI TIDE CONSTRUCTION

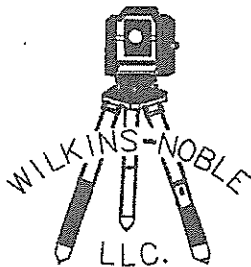
The purpose of this drawing is to obtain a permit for a dock and boat lift only. This drawing is not a boundary survey and should not be relied upon for the establishment of property lines. This drawing does not guarantee title or the existence or non existence of any encumbrances or restrictions (setbacks, easements, right of way, etc.)

CIVIL ENGINEERING & LAND SURVEYING

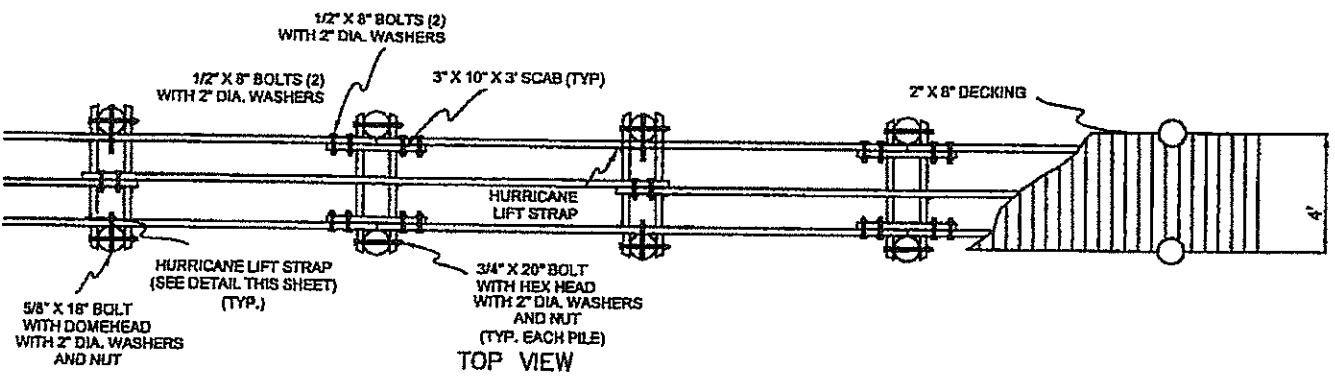
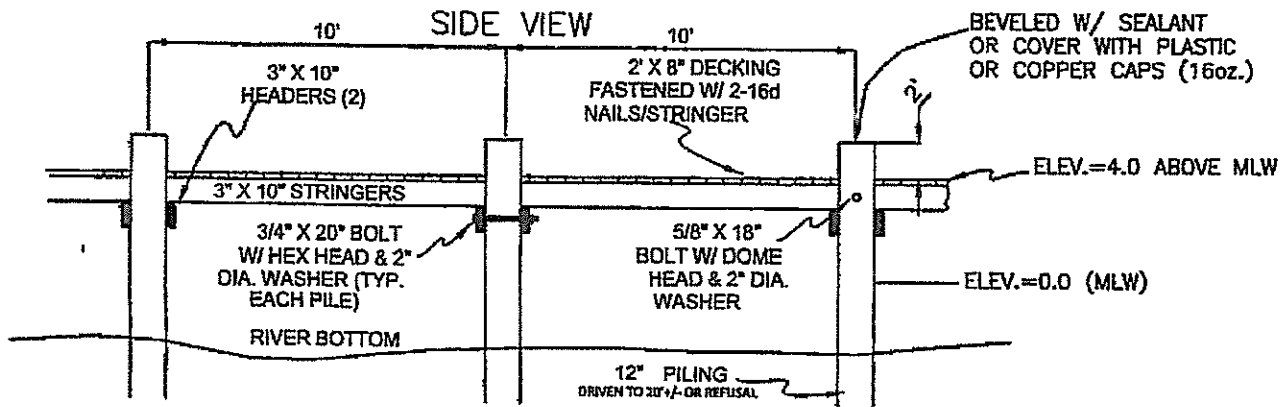
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DEED REF.	5804/474	LOT NO.	326
PLAT REF.	OCEAN PINES	DATE	1/9/17, 6/5/17
FIELD BOOK	PAGE	SCALE	1" = 30'
CAD FILE	36 GRAND PORT	DRAWN BY	NAN

PLAN VIEW  
SHEET 2 OF 3

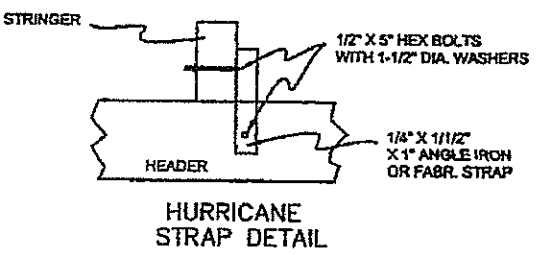


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**NOTES:**

- ELEVATIONS ARE REFERENCED TO MLW
- WOOD WILL BE GRADED #2 SOUTHERN YELLOW PINE OR BETTER PER SPIB STANDARDS
- ALL PILES TO BE SOUTHERN YELLOW PINE, MEETING ALL REQUIREMENTS OF ASTM SPECIFICATION D-25, FOR CLASS "B" PILES. ALL PILES TO HAVE MINIMUM 12" DIA., MEASURED 3' FROM THE END.
- TREATMENT WILL BE PER AWPA STANDARDS  
 DECKING - 0.6 LB/C.F. CCA TYPE C  
 HEADERS AND STRINGERS - 2.5 LB/C.F. CCA TYPE C  
 PILING - 2.5 LB/C.F. CCA TYPE C
- ALL STEEL HARDWARE WILL BE HOT DIPPED GALVANIZED AFTER FABRICATION



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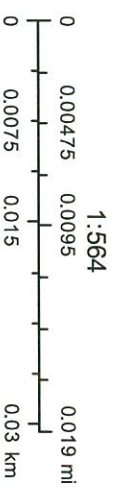
**DETAIL SHEET**

SHEET 3 OF 3  
 17-PR-0155  
 2017 00232  
 19# 155833

# ArcGIS Web Map



June 12, 2017



Axis Geospatial, LLC  
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS  
This map is intended for planning purposes only and not for regulatory application.