



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

February 22, 2022

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

Ben Overholt - Request No. 2022-017 – Install 198’ of replacement vinyl bulkhead. Demo existing dock and boat lift and install a new 6’x12’ pier with a 5’x32’ platform at the end and two boat lifts with associated poles. Maximum channelward extension of 32’6”. This project is located at 10365 Keyser Point Rd, Ocean City, also known as Tax Map 21, Parcel 6, Sec C, Lot 4. Tenth 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 March 9, 2022.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2022-017
Submission Date: 2-22-22

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

Written Description of Proposed Improvement (include channelward distance):

Install 198' of replacement vinyl bulkhead. Demo an existing dock and boat lift and install a new 6' x 12' pier, with a 5' x 32' platform at the end, and two (2) boat lifts with all associated poles. Maximum channel ward extension of 32'-6".

Property Description:

Map: 0021 Parcel: 0006 Lot: 4 Section: C Block: 23 Tax District:
Street Address: 10365 Keyser Pt. Rd., Ocean City, MD 21842
Subdivision: 71G8
Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Ben Overholt Phone No. 443-614-4870
Mailing Address: 10365 Keyser Pt. Rd., Ocean City, MD 21842
E-Mail Address: benjaminoverholt@gmail.com

Contractor: Newport Bay Marine Construction Phone No.: 724-372-3201
Mailing Address: South Main St., Berlin, MD 21811
E-Mail Address: info@newportconstruction.com

Recorded Adjacent Property Owner: Anthony Wallnofer

Property Address: 10350 Waltham Road, Ocean City, MD 21842 - 550 Cleveland Rd. Linthicum Heights MD 21090
Tax Map: 0021 Parcel: 0006 Lot: 5 Section: C Block: 23

Recorded Adjacent Property Owner: Worcester County Government Center, Roads Department

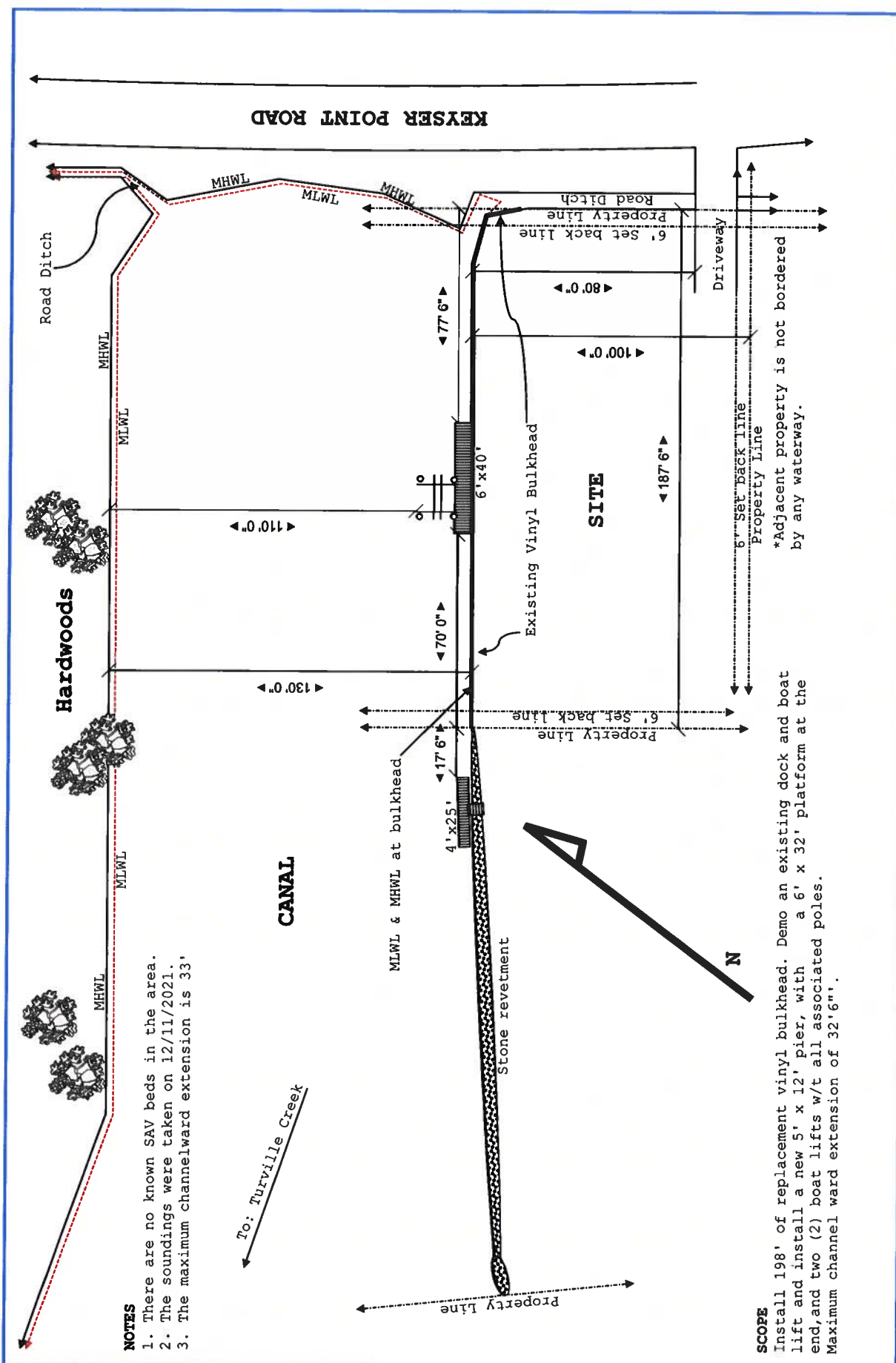
Property Address: Keyser Point Road, Ocean City, MD 21842
Tax Map: Parcel: Lot: Section: Block:

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.

Ben Overholt/RW Freund POA
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 2/22/22 Public Comment Deadline: 3/19/22 (15 calendar days)
Department Approval Date: Expiration:

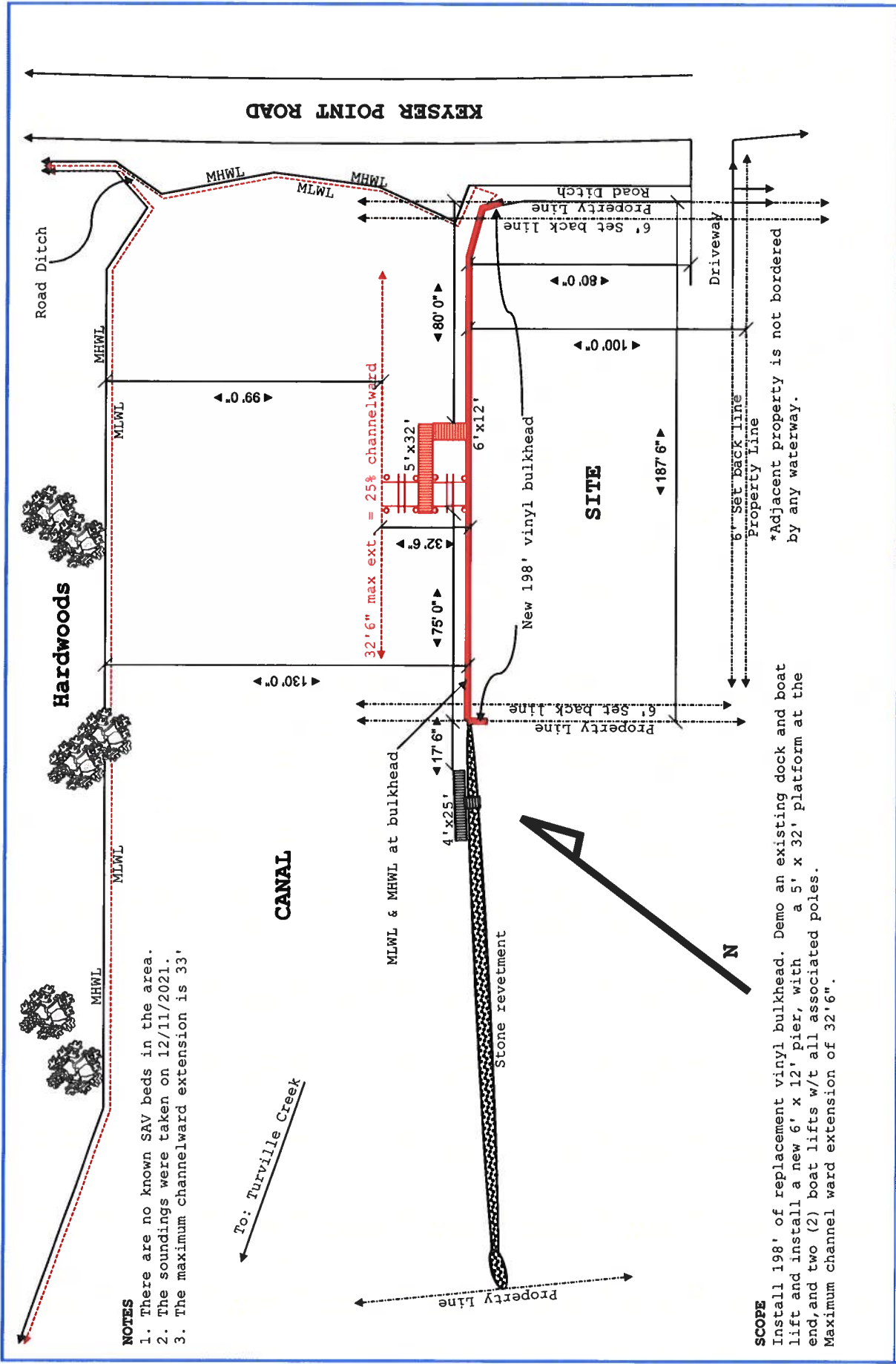


NOTES
 1. There are no known SAV beds in the area.
 2. The soundings were taken on 12/11/2021.
 3. The maximum channelward extension is 33'

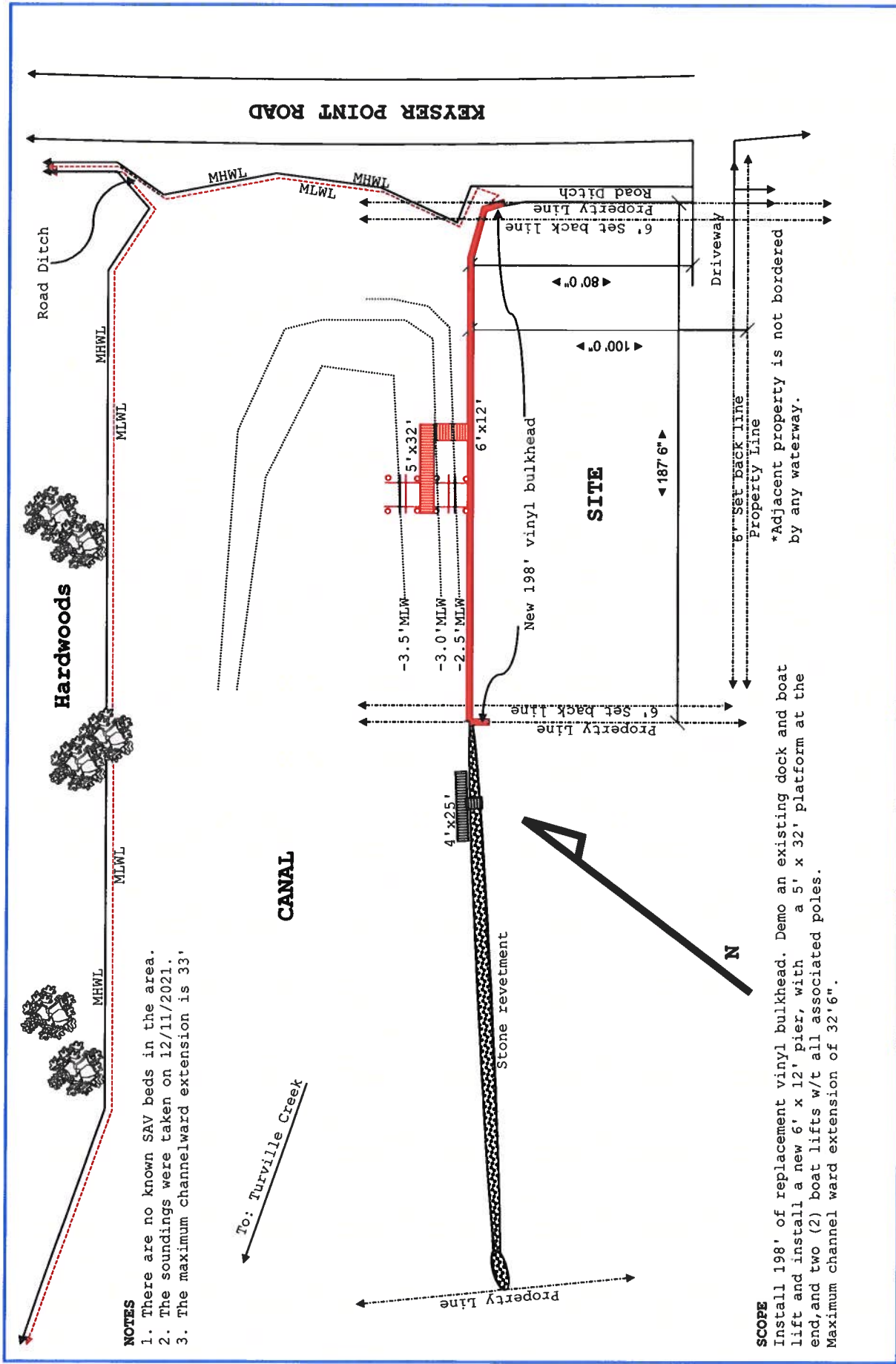
SCOPE
 Install 198' of replacement vinyl bulkhead. Demo an existing dock and boat lift and install a new 5' x 12' pier, with a 6' x 32' platform at the end, and two (2) boat lifts w/t all associated poles. Maximum channel ward extension of 32'6".

*Adjacent property is not bordered by any waterway.

Site:	10365 Keyser Point Road, OC MD	Notes:	Hidden Oak Farms, LLC
Title:	EXISTING CONDITIONS	Project:	Overholt
		Date:	12/19/2021
Scale:	1/2" = 25' 0"	Drawn:	Carouge
		Rev:	A



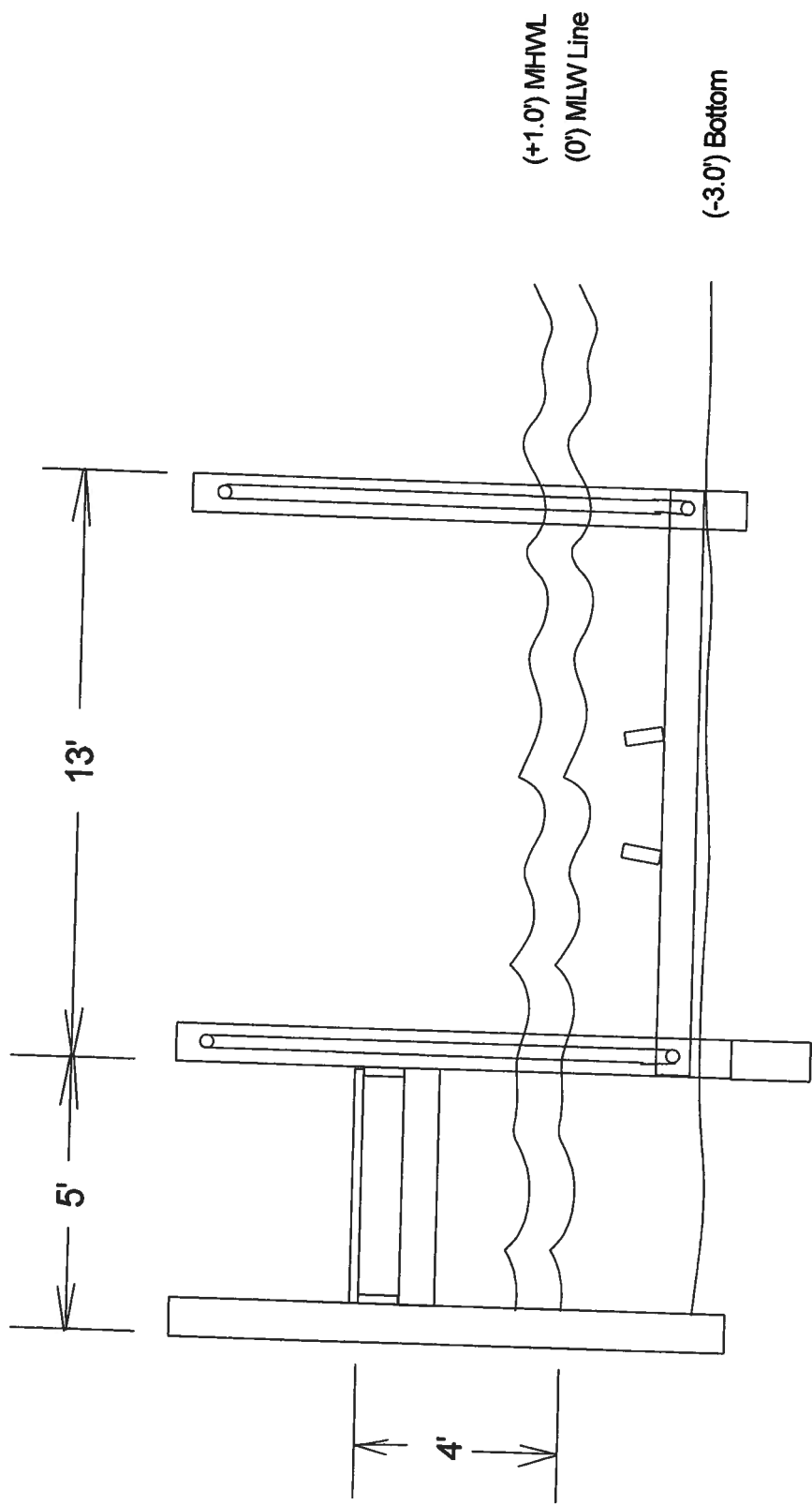
Site:	10365 Keyser Point Road, OC MD	Notes:	Hidden Oak Farms, LLC
Title:	PROPOSED CONDITIONS	Project:	Overholt
		Date:	12/19/2021
Scale:	1/2" : 25'0"	Drawn:	Carouge
		Rev:	A



- NOTES**
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Site:	10365 Keyser Point Road, OC MD	Notes:	Hidden Oak Farms, LLC
Title:	DEPTHS	Project:	Overholt
		Drawn:	Carouge
		Date:	12/19/2021
		Rev:	A



Work Scope: Boat lift and pier cross section for 10365 Keyser Pt. Rd.,
Ocean City, MD 21842

Scale: 1" = 20'

Date:

Owner:

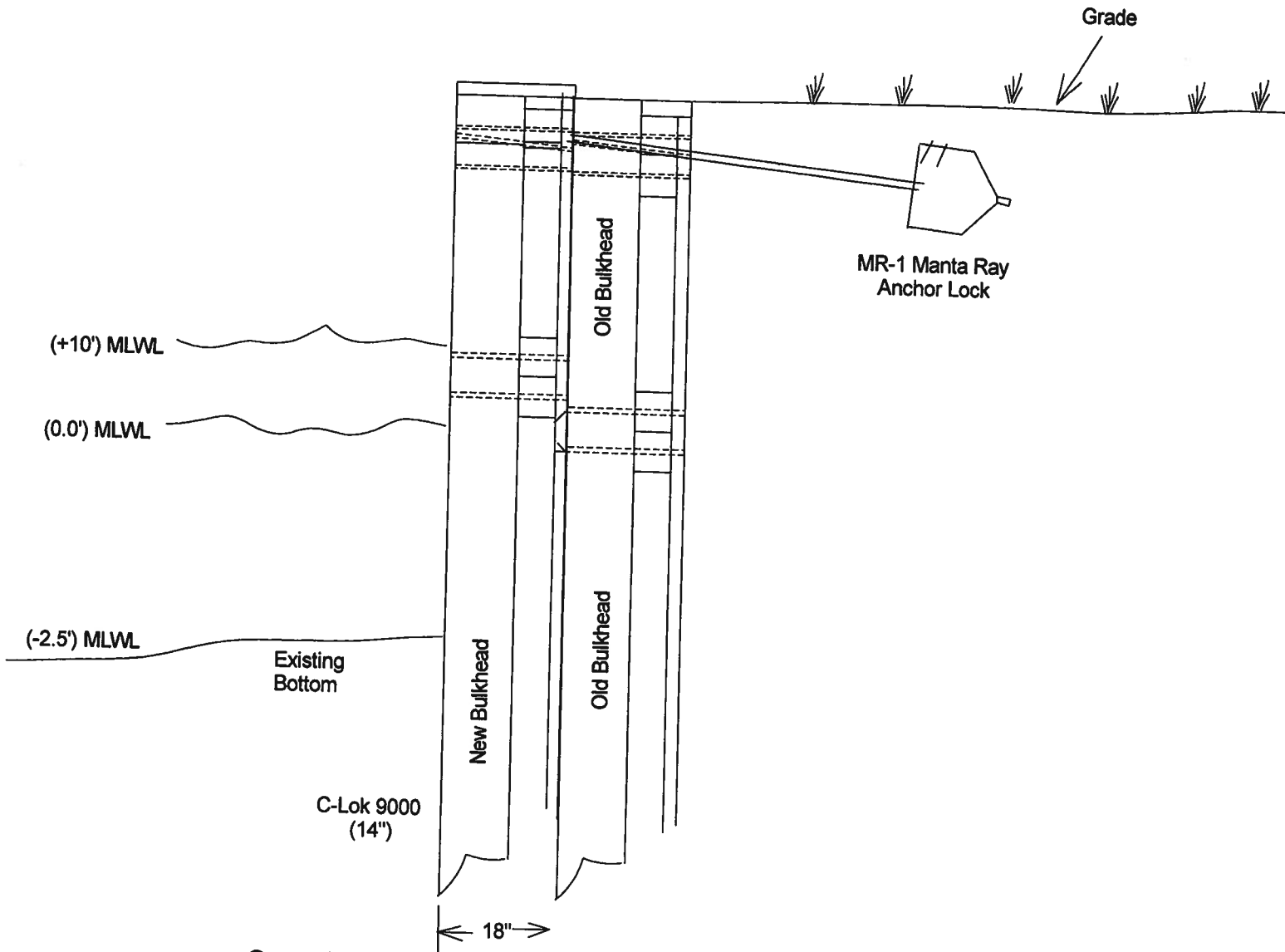
Lot

Blk

T. Map

Parcel

10365 Keyser Point Road
Ocean City, MD
Tierod Bulkhead System








General Notes:

1. Bulkhead design will Meet or exceed Worcester County Specifications and Standards.
2. The tie back system shall be the Manta Ray MR-1 with 1" tierods.
3. The sheathing will be the C-Lok 9000 system.
4. Scale: 1/2" = 1'




COMPOSE

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10365 Keyser Pt

 Today on AOL

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 Drafts 42

 Sent


 Spam

 Trash


 Contacts

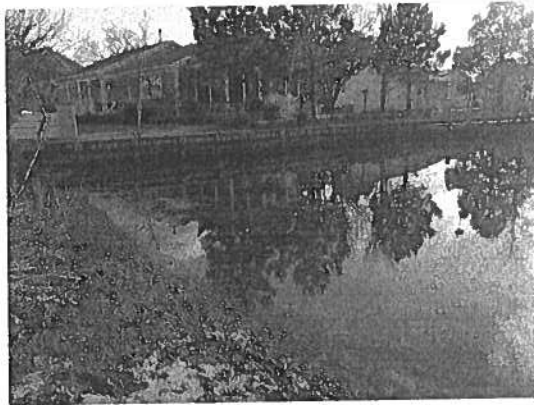
 Calendar

Folders

 Saved Mail

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 SavedIMs



-  Reply
-  Reply All
-  Forward



FOR AGENCY USE ONLY		ABBREVIATED JOINT FEDERAL / STATE APPLICATION FOR THE ALTERATION OF ANY TIDAL WETLAND AND/OR TIDAL WATERS IN MARYLAND							MDE Permit #:		
MDSPGP Category:		<input type="checkbox"/> Major	<input type="checkbox"/> Minor	<input type="checkbox"/> 240-day	<input type="checkbox"/> 90-Day	<input type="checkbox"/> MHT	<input type="checkbox"/> WHD	<input type="checkbox"/> PN	MDE AI #:		
This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPGP).								MDE Reviewer:	County:		
Pre-Application Meeting Held? <input type="checkbox"/> with MDE <input type="checkbox"/> with USACE							AI# (if given):	*MAILING INSTRUCTIONS LOCATED ON 2 ND PAGE OF THIS APPLICATION*			
Reviewer's Name(s):											
Applying for:		<input type="checkbox"/> Authorization	MDE APPLICATION REVIEW FEE REQUIRED: PLEASE REFER TO THE MDE WEBSITE: http://mde.maryland.gov/programs/Water/WetlandsandWaterways/Documents/FeeSchedule.pdf							<input type="checkbox"/> Modification	
(Applicant will be copied on all correspondence, unless they opt out, BY INITIAL AND SIGNATURE, in Section 12)											
1. APPLICANT INFORMATION: (Please note that the applicant is not the contractor/agent applying on behalf of a property owner)											
Name: Ben Overhalt					Home Telephone: 443-614-4870						
Address: 10365 Keyser Point Road					Email Address: benjaminoverholt@gmail.com						
City: Ocean City			State: MD		Zip: 21842						
2. PROPERTY OWNER INFORMATION: (If different from the Applicant)											
Name: Ben Overhalt					Home Telephone: 443-614-4870						
Address: 10365 Keyser Point Road					Email Address: benjaminoverholt@gmail.com						
City: Ocean City			State: MD		Zip: 21842						
3. AUTHORIZED AGENT / PRINCIPAL CONTACT INFORMATION:											
Name: Hidden Oak Farm, LLC					Telephone: 410-603-5666						
Address: P.O. Box 1262					Email Address: hiddenoakfarmllc@aol.com						
City: Cambridge			State: MD		Zip: 21613						
4. CONTRACTOR INFORMATION (If currently unknown, required to be provided to MDE's Tidal Wetland Division prior to construction of project)											
Company Name: Newport Bay Marine Construction											
Principal Contact: Jamie Montgomery					Email Address: info@newportbayconstruction.com						
Maryland Marine Contractor License #: 402 I					Telephone: 724-372-3201						
5. PROJECT DESCRIPTION: (Attach additional pages if necessary)											
Install 198' of replacement vinyl bulkhead. Demo an existing dock and boat lift and install a new 6' x 12' pier, with a 5' x 32' platform at the end, and two (2) boat lifts. Maximum channel ward extension of 33'.											
6. PROJECT PURPOSE: (Check all that apply)											
<input type="checkbox"/> Improve Navigable Access			<input type="checkbox"/> Shore Erosion Control			<input type="checkbox"/> Fill					
<input type="checkbox"/> Beach Nourishment			<input type="checkbox"/> Create/Improve Habitat			<input type="checkbox"/> Erosion/Sediment Control					
<input type="checkbox"/> Create/Improve Infrastructure			<input type="checkbox"/> Utility Installation			<input checked="" type="checkbox"/> Residential/Commercial Development					
<input type="checkbox"/> Other: (describe)											
7. PROJECT LOCATION: (If project site has no address, please include the lot # and/or nearest address with a clear description of the site)											
County: Worcester			Name of Waterway: Isle of Wight Bay								
Site Address or Location: 10365 Keyser Point Road Ocean City, MD 21842											
Latitude: 38°21'17" N					Longitude: 75°07'11" W						
Directions from nearest intersection of two state roads: From US-113 S and Ocean Pines/MD-589, merge onto Berlin Dover Rd. Turn left onto Racetrack Rd/MD-589. Turn left onto US-50 E. Turn left onto Keyser Point Rd. Site is on the left.											
8. FEDERALLY AUTHORIZED CIVIL WORKS PROJECTS: Is the project located in, on, or adjacent to a U.S. Army Corps of Engineers' federally authorized civil works project, structure, property, or easement (e.g., federal navigation channel, flood control levees, dams and reservoirs, lake property, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
If yes, has a review pursuant to 33 U.S.C. 408 (Section 408) been initiated? <input type="checkbox"/> Yes <input type="checkbox"/> No											
9. BEST MANAGEMENT PRACTICES VERIFICATION: I verify that my project will meet all Endangered Species Act Best Management Practices applicable to work in tidal waters and wetlands as required by the MDSPGP (see Section VII.B.4.c.i-iii). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown											
Refer to the application instructions and the MDSPGP for additional information regarding these Best Management Practices.											

10. TYPE OF PROJECT (check all that apply and provide all applicable information):

This abbreviated application should only be used for projects that are eligible for federal authorization under the Maryland State Programmatic General Permit (MDSPGP). Please refer to the MDSPGP for eligible activities.

Work Proposed	Overall Length	Average Width	Volume of Fill Material	Total Area Impacted (Sq. Ft.)		Maximum Distance Channelward from Mean High Water Line (Ft.)	New Work	Maintenance /Repair	Work Started/Completed
	(Ft.)	(Ft.)	(cu. yards.)	Permanent	Temporary				
<input checked="" type="checkbox"/> Bulkhead	198						<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Revetment							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Breakwater							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Groins, Jetties, or Low Profile Sill							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Living Shoreline (vegetated area)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Pier	12	6					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Finger Pier							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Platform	32	5					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Pile(s) (#:) <input type="checkbox"/> Osprey Pole							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input checked="" type="checkbox"/> Boat Lift (including support piles)	13	13				33	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Boat Ramp							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Utility Line							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Construction Access/Mats							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Dredging (Maintenance or New Minor)							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Hydraulic / <input type="checkbox"/> Mechanical							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *
<input type="checkbox"/> Other: Two (2) boat lifts.	13	13					<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> *

*For any work started or completed, please clearly and accurately depict those portions of the project on the plans

11. DESCRIPTION OF AVOIDANCE, MINIMIZATION, AND COMPENSATION: Please be advised that unavoidable losses of tidal wetlands and/or aquatic resources may require compensatory mitigation. Please provide a separate sheet(s) that addresses the proposed project's avoidance, minimization, and compensation (if required) which includes any clearing, grading, or excavation required before, during, and after the proposed project.

12. STATE CERTIFICATION AND FEDERAL PRIVACY ACT STATEMENT:

Application is hereby made for a permit or permits to authorize the work described in this application. I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of all permit(s) or license(s) if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan.

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers, 33 CFR 320-332. Principal Purpose: Information provided on this JPA will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice. Submission of requested information is voluntary, however, if information is not provided, the permit application cannot be evaluated nor can a permit be issued.

All information, including permit applications and related materials, submitted to MDE may be subject to public disclosure consistent with the Maryland Public Information Act, §4-101 et seq., General Provisions Article of the Maryland Code.

I am the property owner/applicant and do not want to be contacted by MDE. All correspondence should occur with my authorized agent /principal contact designated in Section 3, located on the 1st page of this application. (By initializing the box, you are acknowledging that you will not receive any correspondence directly from MDE). I understand a copy of MDE's final decision regarding this application will be sent to me. This opt-out option does not apply to the U.S. Army Corps' correspondence, which will continue to be with the applicant/permittee.

PROPERTY OWNER MUST SIGN:

Date: _____

IMPORTANT:

PLEASE MAIL SEVEN (7) COPIES OF THE APPLICATION, SITE PLAN, AND VICINITY MAP (WITH PROJECT LOCATION PINPOINTED) TO:

MDE/WATER AND SCIENCE ADMINISTRATION
REGULATORY SERVICES SECTION
MONTGOMERY PARK BUSINESS CENTER – STE 430
1800 WASHINGTON BOULEVARD
BALTIMORE, MD 21230-1708
(410) 537-3762

SEND THE APPLICABLE APPLICATION FEE AND A COPY OF THE FIRST PAGE OF THE APPLICATION TO:

MDE
P.O. BOX 2057
BALTIMORE, MD 21203-2057
PCA: 13910 OBJ: 4142
FOR FURTHER INSTRUCTIONS, PLEASE REFER TO OUR WEBSITE
<http://mde.maryland.gov/programs/Water/WetlandsandWaterways>