



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

April 12, 2024

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

Robert Wolfing– Request No. 2024-036 - Request to install 170' of replacement vinyl bulkhead. Maximum channelward distance not to exceed 1.5'. Request to relocate 5x22 parallel platform and 13x13 boat lift. Maximum channelward distance not to exceed 20'. This project is located at 36 Harlan Trace, Ocean Pines, also known as Tax map 16, Parcel 96, Lot 22. 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 April 27, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024-036
Submission Date: 4-12-24

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

Written Description of Proposed Improvement (include channelward distance):

Install 170' of replacement vinyl bulkhead, maximum 1.5' channel ward. Also relocate a 5' x 22' parallel platform and a 13' x 13' boat lift. Maximum channel ward extension of 20'.

Map: 0016 Parcel: 0096 Lot: 22 Section: 14B Block: _____ Tax District: _____
Street Address: 36 Harlan Trace, Ocean Pines, MD 21811
Subdivision: 014B
Dwelling on lot: Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Robert Wolfing Phone No. 410-340-2610
Mailing Address: 36 Harlan Trace, Ocean Pines, MD 21811
E-Mail Address: rmwolfing@comcast.net

Contractor: R. G. Murphy Marine Construction Phone No.: 443-497-0271
Mailing Address: 13239 Rollie Road, Bishopville, MD 21813
E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: Jeffrey & Phylis Sabot Revocable Trust
Property Address: 38 Harlan Trace, Ocean Pines, MD 21811
Tax Map: 0016 Parcel: 0096 Lot: 23 Section: 14B Block: _____

Recorded Adjacent Property Owner: Murray Mease
Property Address: 34 Harlan Trace, Ocean Pines, MD 21811
Tax Map: 0016 Parcel: 0096 Lot: 21 Section: 14B Block: _____

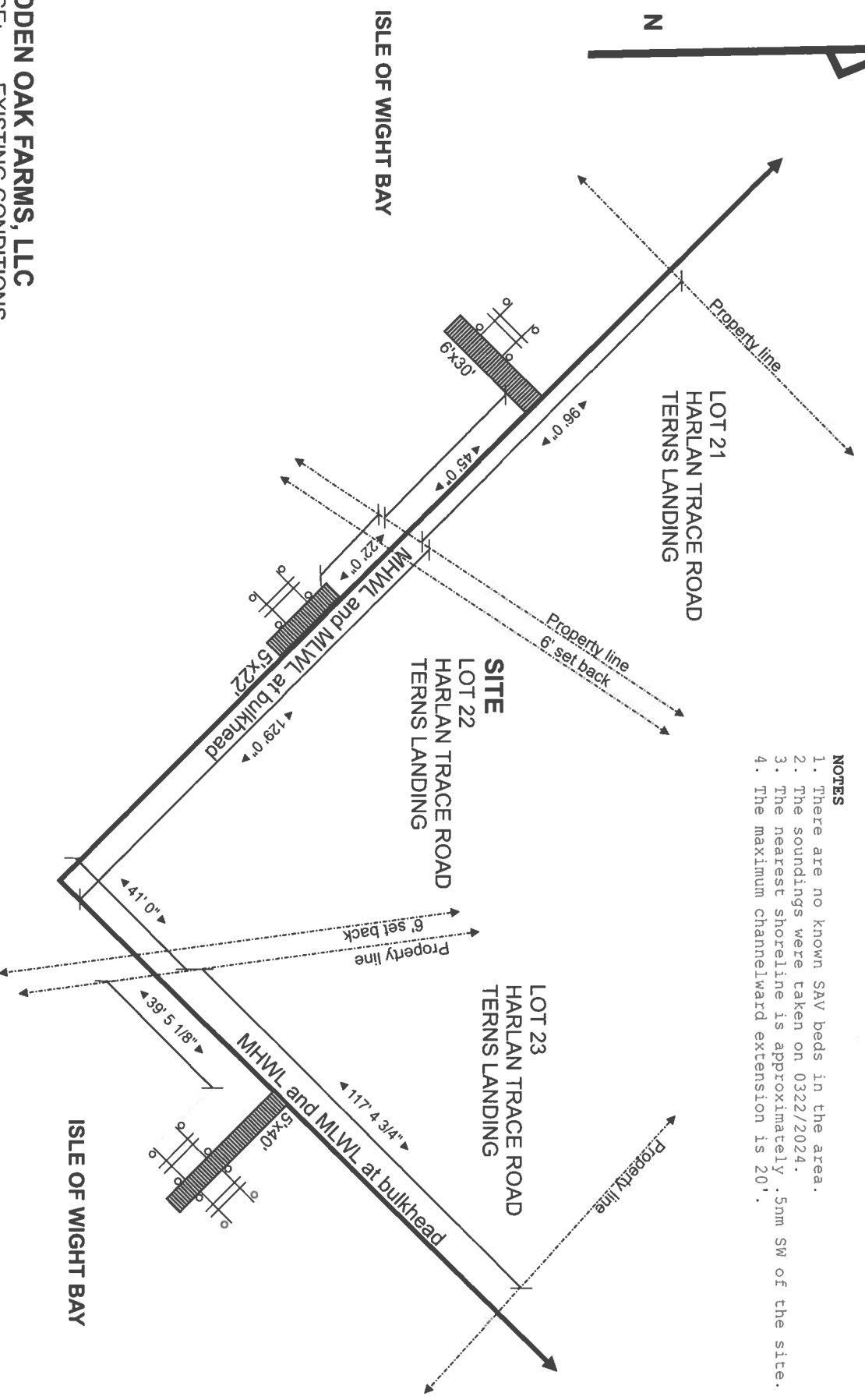
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Robert Wolfing
Owner/Applicant's Signature Date: _____

DEPT. USE ONLY:

Notification Distribution Date: 4-12-24 Public Comment Deadline: 4-27-24 (15 calendar days)
Department Approval Date: _____ Expiration: _____

updated 4/12/24

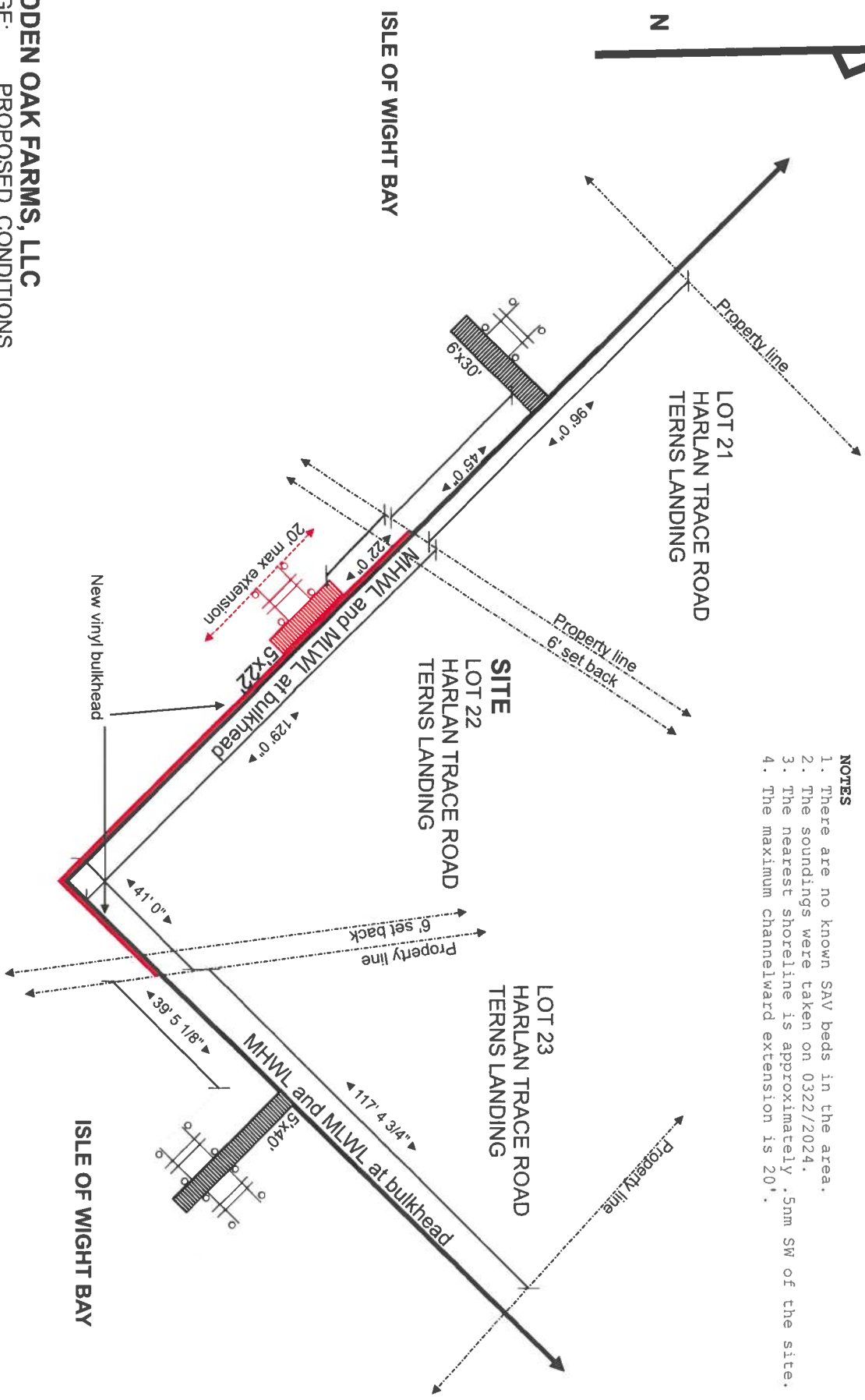


SCOPE
 Install 170' of replacement vinyl bulkhead.
 Demo existing 5'x22' platform and replace with new. Relocate existing boat lift. Maximum channelward extension of 20'.

- NOTES**
1. There are no known SAV beds in the area.
 2. The soundings were taken on 0322/2024.
 3. The nearest shoreline is approximately .5mm SW of the site.
 4. The maximum channelward extension is 20'.

HIDDEN OAK FARMS, LLC
 PAGE: EXISTING CONDITIONS
 JOB: Wolfing
 ADDRESS: 36 Harlan Trace, Ocean Pines, MD
 DATE: 3/24/2024
 DRAWN: CAROUGE
 SCALE: 1" = 40'

Updated 4/12/24

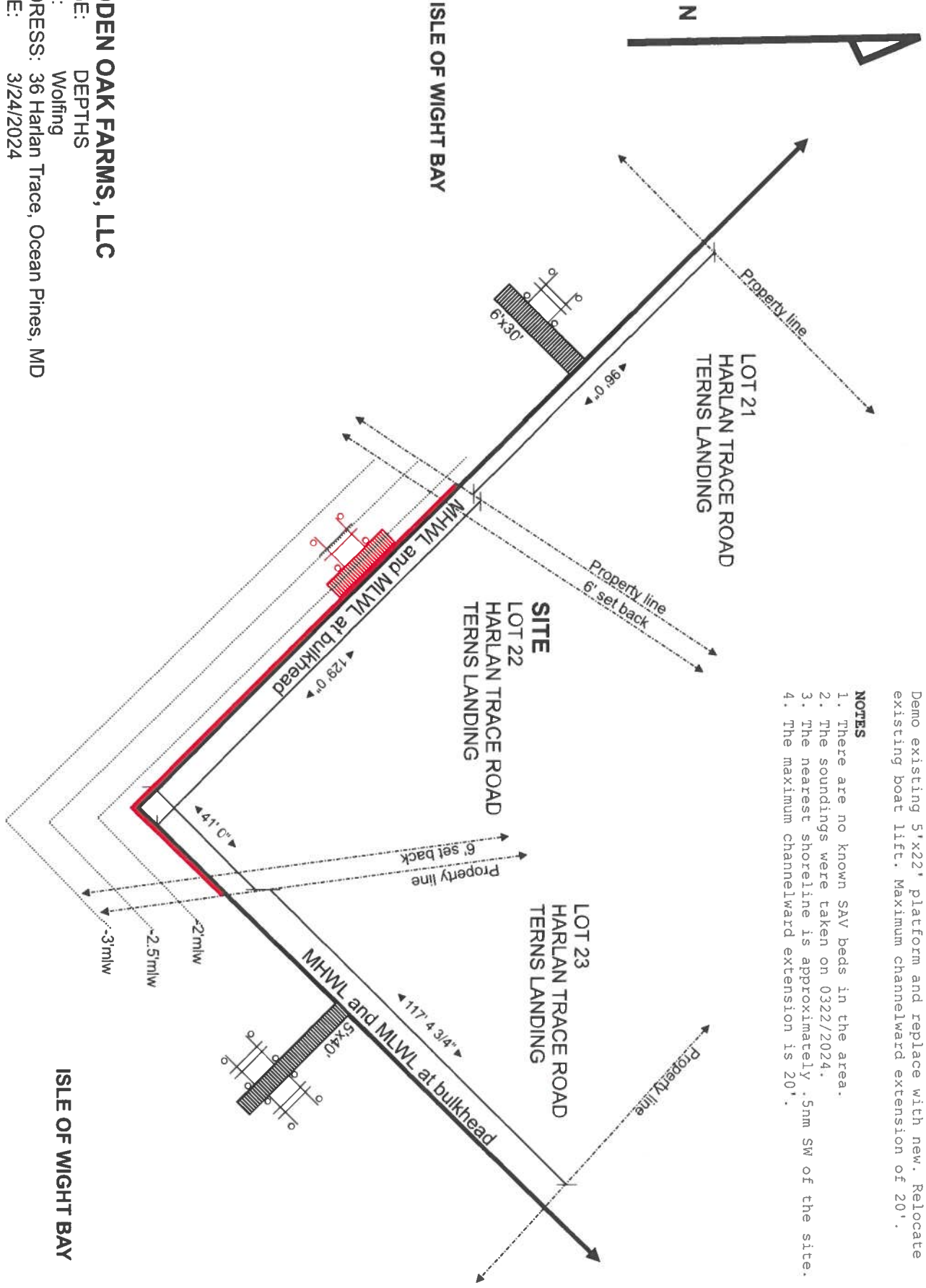


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 3. The nearest shoreline is approximately .5mm SW of the site.
 4. The maximum channelward extension is 20'.

HIDDEN OAK FARMS, LLC
 PAGE: PROPOSED CONDITIONS
 JOB: Wolfing
 ADDRESS: 36 Harlan Trace, Ocean Pines, MD
 DATE: 3/24/2024
 DRAWN: CAROUGE
 SCALE: 1" = 40'

Updated 4/12/24



HIDDEN OAK FARMS, LLC
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ISLE OF WIGHT BAY

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N

LOT 21
HARLAN TRACE ROAD
TERNIS LANDING

SITE
LOT 22
HARLAN TRACE ROAD
TERNIS LANDING

LOT 23
HARLAN TRACE ROAD
TERNIS LANDING

MHWL and MLWL at bulkhead

MHWL and MLWL at bulkhead

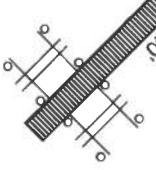
Property line

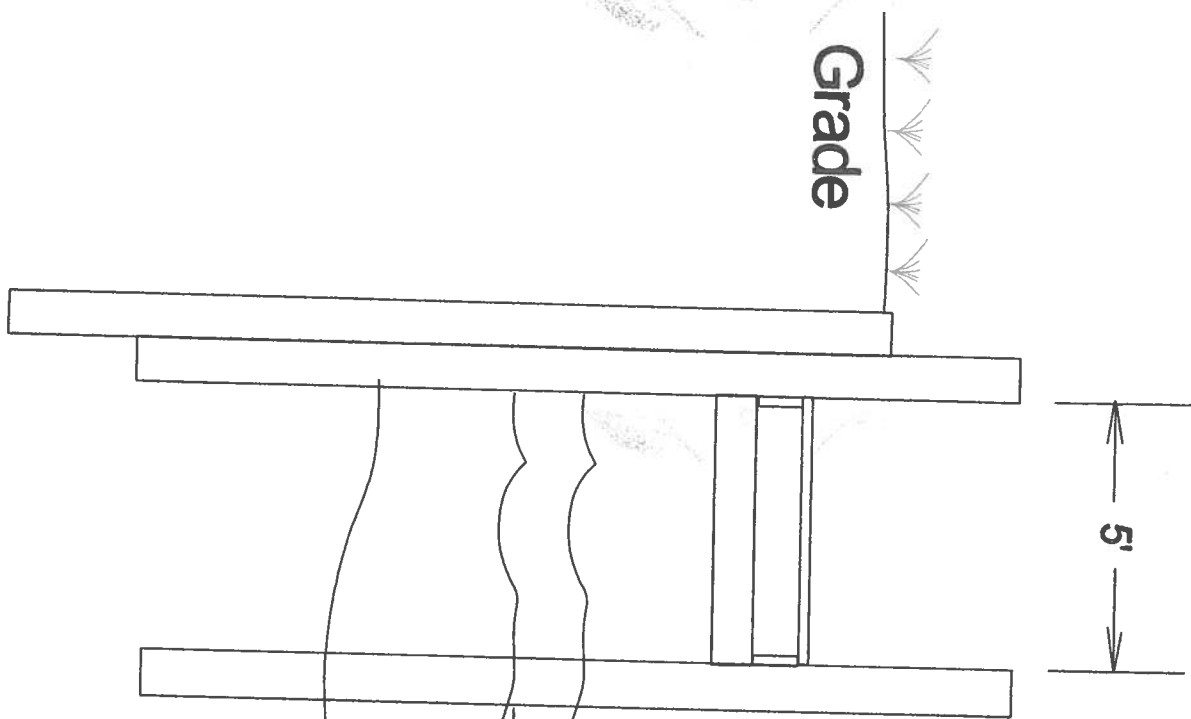
Property line
6' setback

Property line
6' setback

Property line

~2.5mlw
~2mlw
~3mlw





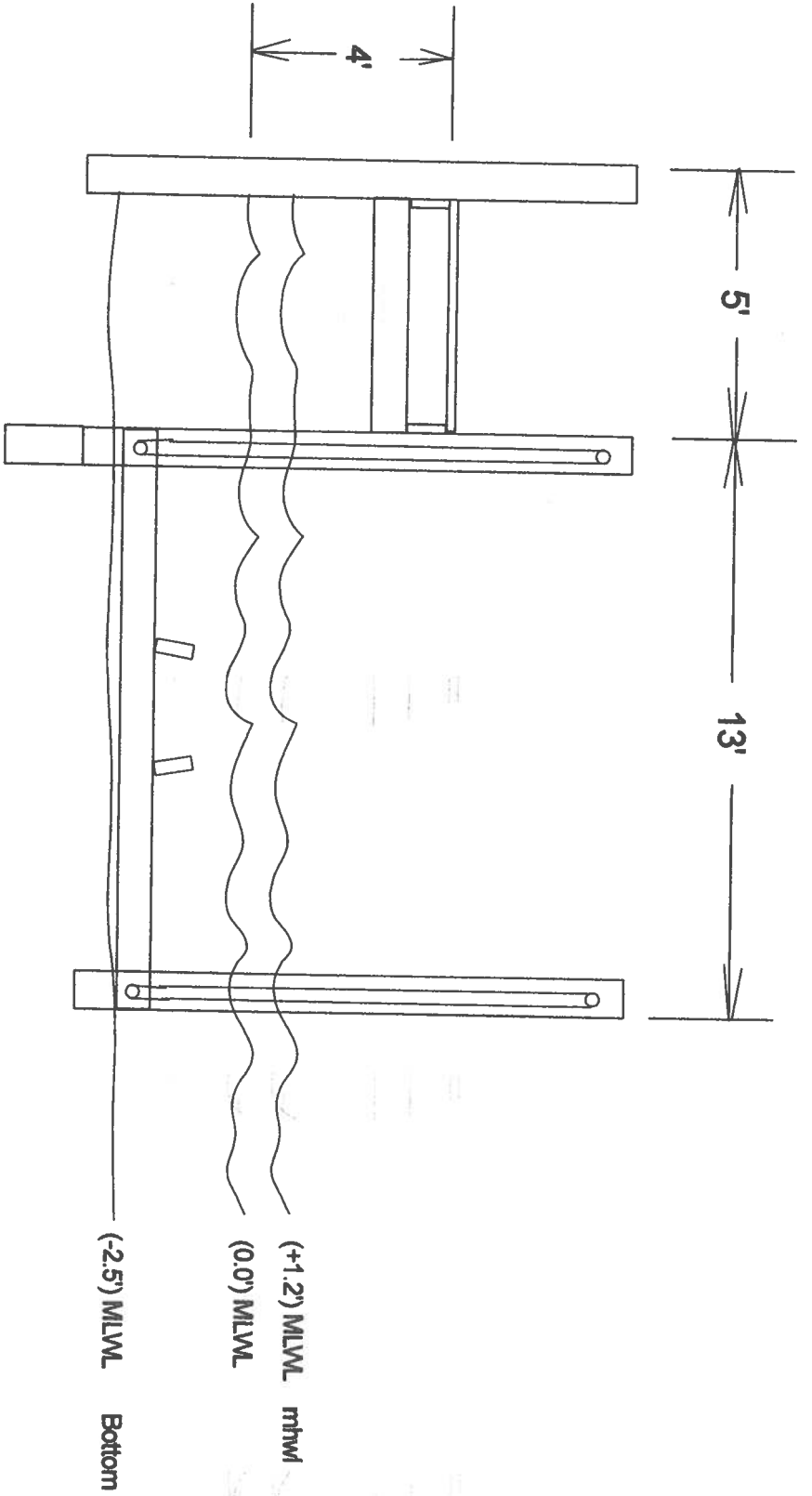
Work Scope: Parallel platform cross section for 3 Harlan Way
 Ocean Pines, MD

Scale: 1" = 20'

Date:

Owner:

Lot	Blk	T. Map	Parcel



Work Scope: Boat lift and pier cross section for 36 Harlan Trace,
Ocean Pines, MD

Scale: 1" = 20'

Date:

Owner:

Lot	Blk	T. Map	Parcel



