



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

March 17, 2025

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

Gary & Kimberly Richins- Request No. 2025-017 – Request to replace 116 linear feet of existing failing bulkhead with new vinyl sheet pile bulkhead and new piles spaced maximum 6.6’ o.c. Max channelward distance 18”. This project is located at 61 Skyline Court, Berlin, also known as Tax Map 16, Parcel 15, Lot 61. 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 1, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-017
Submission Date: 3-17-25

 Major Construction (\$300.00)

 X Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

To replace 116 linear feet of existing failing aluminum and vinyl bulkhead at 61 Skyline Court in Ocean Pines, see attached plans, with new vinyl sheet pile bulkhead and new piles spaced at a maximum 6.5' o.c. with a maximum channelward encroachment of 18" and backfill the void between the old and new bulkhead with clean sand.

Property Description:

Map: 16 Parcel: 15 Lot: 61 Section: 19 Block: Tax District: 03
Street Address: 61 Skyline Court, Ocean Pines, MD 21811
Subdivision: Ocean Pines - Harbor Village Section 19
Dwelling on lot: Yes Dwelling under construction: No Vacant: Commercial:

Owner: Gary & Kimberly Richins Phone No. 443-727-3085
Mailing Address: 32 Boatwain Drive, Ocean Pines, MD 21811 61 Skyline Ct Berlin MD
E-Mail Address: gary@coast2coastpoultry.com

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: John & Ingrid Vaughan

Property Address: 60 Skyline Court, Ocean Pines, MD 21811 2857 Thornbrook Rd Ellicott City MD 21042
Tax Map: 16 Parcel: 15 Lot: 60 Section: 19 Block:

Recorded Adjacent Property Owner: Mark & Julie Moore

Property Address: 62 Skyline Court, Ocean Pines, MD 21811 2605 Chilcott Ct Vienna, VA 22181
Tax Map: 16 Parcel: 15 Lot: 62 Section: 19 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] 2/24/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 3-17-25 Public Comment Deadline: 4-1-25 (15 calendar days)
Department Approval Date: Expiration:



ST. MARTIN RIVER 38°23'34" N 75°08'04" W

SHEET INDEX

- 1 LOCATION MAP
- 2 PROJECT AREA & PROPERTY OWNER TABLES
- 3,3A,4 EXISTING CONDITIONS/PROPOSED SITE PLANS
- 5-7 SECTION & ELEVATION DETAILS

QUANTITY

TOTAL LENGTH = 116 LF TOTAL AREA = 174 SQ. FT.
TOTAL CLEAN SAND FILL = 39 CU. YD.

PERMIT REQUEST

TO REPLACE DETERIORATING ALUMINUM AND VINYL BULKHEAD WITH NEW VINYL SHEETING BULKHEAD 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 BOAT LIFTS, POWER WATER CRAFT LIFTS, PLATFORMS, PIERS ETC. ARE NOT INCLUDED AS PART OF THIS PERMIT. THESE ARE PRIVATELY OWNED AND WILL REQUIRE SEPARATE PERMITS TO ALTER OR MOVE CHANNEL-WARD.

LEGEND

AFFECTED PROPERTY ADDRESS	61
ADJACENT PROPERTY ADDRESS	60
BULKHEAD ELEVATION POINTS	X3.9
SOUNDINGS ELEVATION POINTS	X (-4.1)
EXISTING PROPERTY LINE	---
EXISTING BULKHEAD	---
MEAN HIGH WATER LEVEL	---
PROPOSED NEW BULKHEAD	---

PROPERTY OWNER:

GARY & KIMBERLY RICHINS
61 SKYLINE COURT
OCEAN PINES, MARYLAND 21811
PH. NUMBER: (443) 497-0011

SITE LOCATION:

BULKHEAD ALONG ST. MARTIN RIVER
61 SKYLINE COURT
OCEAN PINES, MARYLAND 21811
WORCESTER COUNTY



SCALE: 1" = 2000'

NOTE:
This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for 61 Skyline Court (Project No. 25-001) are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Client's risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.

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.



61 SKYLINE CT.
BULKHEAD
REPLACEMENT

LOCATION
MAP

VISTA
DESIGN, INC.
Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
11634 Worcester Hwy, Shovel, MD 21862
ph. 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

Project: 25-001
File: CE022025.dwg
Date: 2/20/2025
Scale: 1" = 2000'
Sheet: 1 of 7

BULKHEAD QUANTITIES**BULKHEAD REPLACEMENT**

CLEAN SAND FILL 116 LF x 1.5W = 174 SQ. FT.
116 LF x 1.5W x 6'H = 1044 CU. FT. / 39 CU.YD.
TOTAL LENGTH = 116 LF
TOTAL LAND AREA DISTURBED = 1,740 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)
61 SKYLINE COURT OCEAN PINES, MD 21811	61 SKYLINE COURT BERLIN, MD 21811	GARY L. & KIMBERLY S. RICHINS	16	0	15	61	19	RHO 148-5	2326/ 484

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)
60 SKYLINE COURT BERLIN, MD 21811	2857 THORNBROOK ROAD ELLCOTT CITY, MD 21042	JOHN S. & INGRID J. VAUGHAN	16	0	15	60	19	RHO 148-5	6776/ 92
62 SKYLINE COURT BERLIN, MD 21811	2605 CHILCOTT COURT VIENNA, VA 22181	MARK D. & JULIE Y. MOORE	16	0	15	62	19	RHO 148-5	7456/ 196

PROPERTY OWNER:

GARY & KIMBERLY RICHINS
61 SKYLINE COURT
OCEAN PINES, MARYLAND 21811

SITE LOCATION:

BULKHEAD ALONG ST. MARTIN RIVER
61 SKYLINE COURT
OCEAN PINES, MARYLAND 21811
WORCESTER COUNTY

PERMIT REQUEST

TO REPLACE DETERIORATING ALUMINUM AND VINYL 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:

1. EXISTING BOAT LIFTS, POWER WATER CRAFT LIFTS, PLATFORMS, PIERS ETC. ARE NOT INCLUDED AS PART OF THIS PERMIT. THESE ARE PRIVATELY OWNED AND WILL REQUIRE SEPARATE PERMITS TO ALTER OR MOVE CHANNEL-WARD.
2. THERE ARE NO OBSERVED AQUATIC VEGETATIVE BEDS WITHIN PERMIT AREA.

NOTE:

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NOTE:

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61 SKYLINE CT.
BULKHEAD
REPLACEMENT

QUANTITY
TABLE

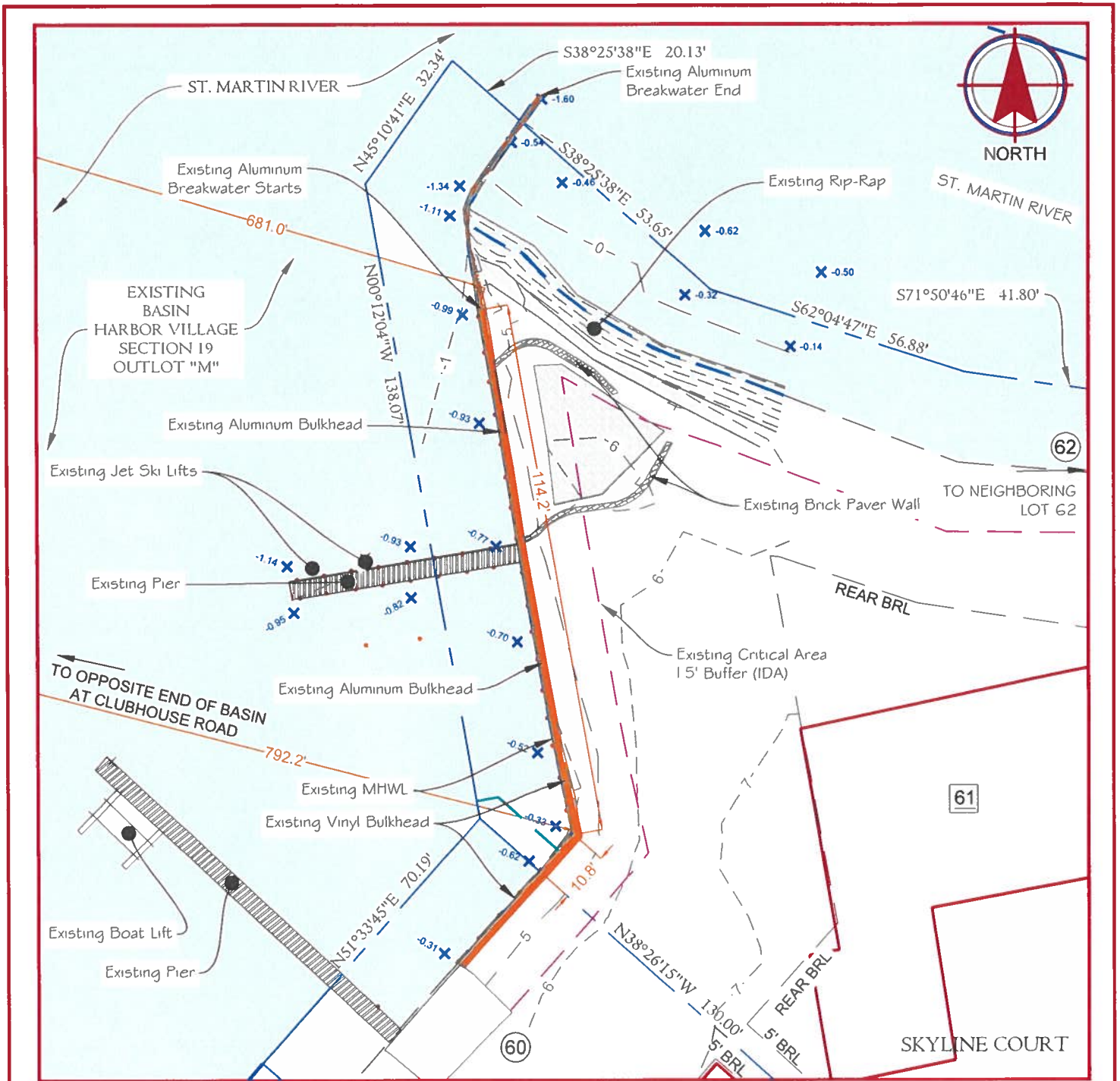
VISTA
DESIGN, INC.

Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
11634 Worcester Hwy, Shovel, MD 21862
ph. 410-352-3874 email vista@vistadesigninc.com

MDE GTWP#25-XX-XXXX
MDE GTWP#25-XX-XXXX
MDE AI#000000

PROJECT DATA

Project: 25-001
File: CE022025.dwg
Date: 2/20/2025
Scale: 1" = 2000'
Sheet: 2 of 7



LEGEND

AFFECTED PROPERTY ADDRESS

61

ADJACENT PROPERTY ADDRESS

60

BULKHEAD ELEVATION POINTS

X 3.9

SOUNDINGS ELEVATION POINTS

X (-4.1)

EXISTING PROPERTY LINE

EXISTING BULKHEAD

MEAN HIGH WATER LEVEL

PROPOSED NEW BULKHEAD

EXISTING PROPERTY BRL

EXISTING CRITICAL AREA BUFFER

EXISTING MARINE BRL

NOTE:

THE MEAN HIGH WATER LEVEL (MHWL) IS +/- 1.9'.

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61 SKYLINE CT.
OCEAN PINES
BULKHEAD

EXISTING
CONDITIONS
PLAN

VISTA
DESIGN, INC.

Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
11634 Worcester Hwy, Shovel, MD 21862
ph. 410-352-3874 email vista@vistadesigninc.com

MDE GTWP#25-XX-XXXX
MDE GTWP#25-XX-XXXX
MDE AI#000000

PROJECT DATA

Project: 25-001
File: CE022025.dwg
Date: 2/20/2025
Scale: 1" = 30'
Sheet: 3 of 7



LEGEND

AFFECTED PROPERTY ADDRESS
 ADJACENT PROPERTY ADDRESS
 BULKHEAD ELEVATION POINTS
 SOUNDINGS ELEVATION POINTS
 EXISTING PROPERTY LINE
 EXISTING BULKHEAD
 MEAN HIGH WATER LEVEL
 PROPOSED NEW BULKHEAD

61
 60
 X3.9
 X (-4.1)

NOTE:
 THE MEAN HIGH WATER LEVEL (MHWL)
 IS +/- 1.9'.

EXISTING PROPERTY BRL
 EXISTING CRITICAL AREA BUFFER
 EXISTING MARINE BRL

0 25 50 100 150

SCALE: 1" = 50'

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61 SKYLINE CT.
 OCEAN PINES
 BULKHEAD

EXISTING
 CONDITIONS
 PLAN

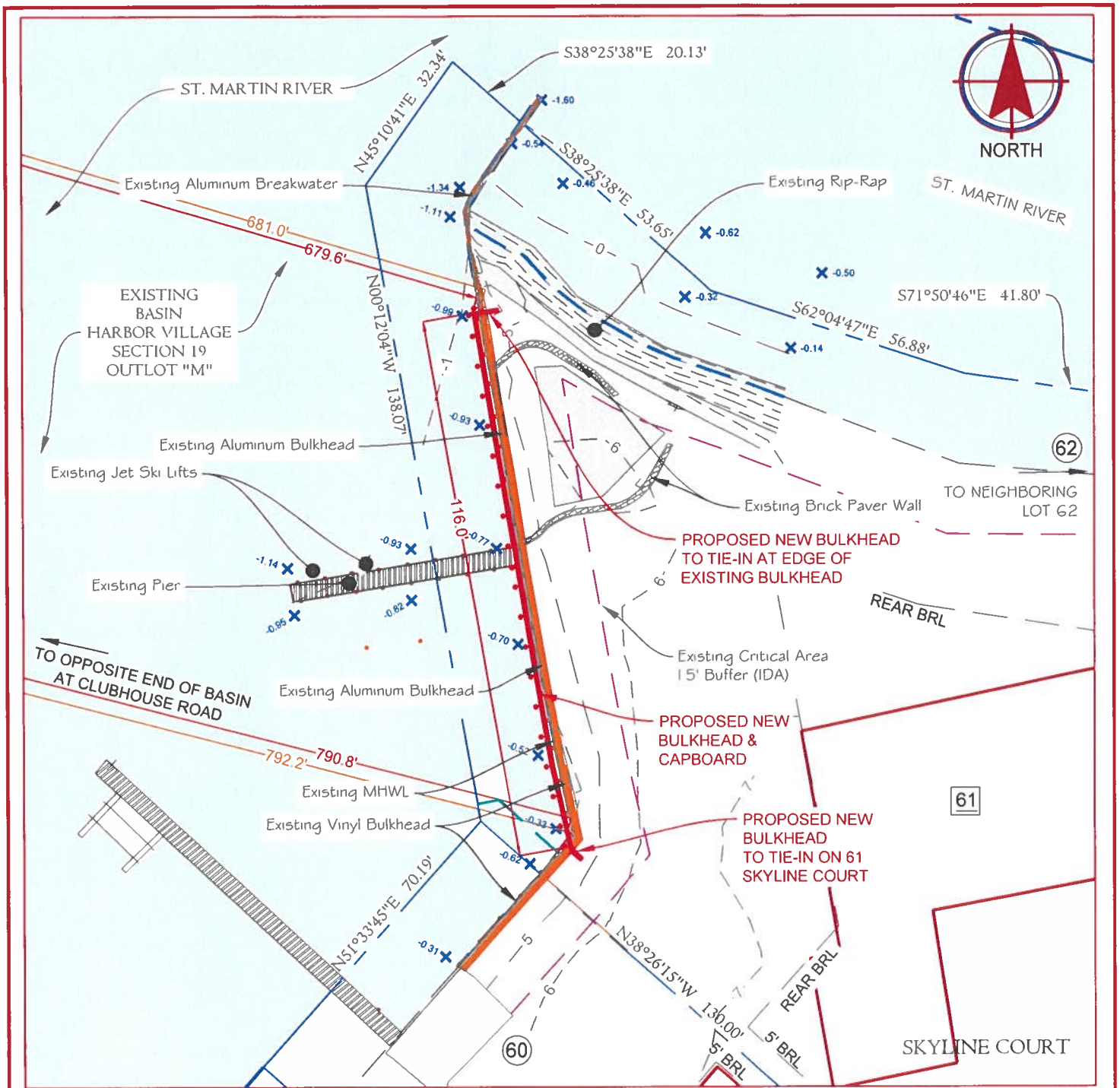
VISTA
 DESIGN, INC.

MDE GTWP#25-XX-XXXX
 MDE GTWP#25-XX-XXXX
 MDE AI#000000

Architects and Planning Consultants
 11634 Worcester Hwy, Shrewsbury, MA 01545
 ph 410-352-3874 email vista@vistadesigninc.com

PROJECT DATA

Project: 25-001
 File: CF022025.dwg
 Date: 2/20/2025
 Scale: 1" = 50'
 Sheet: 3A of 7



LEGEND

AFFECTED PROPERTY ADDRESS

61

ADJACENT PROPERTY ADDRESS

60

BULKHEAD ELEVATION POINTS

X 3.9

SOUNDINGS ELEVATION POINTS

X (-4.1)

EXISTING PROPERTY LINE

EXISTING BULKHEAD

MEAN HIGH WATER LEVEL

PROPOSED NEW BULKHEAD

NOTE:

THE MEAN HIGH WATER LEVEL (MHWL) IS $\pm 1.9'$.

SCALE: 1" = 30'

NOTE:

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61 SKYLINE CT.
OCEAN PINES
BULKHEAD

PROPOSED
SITE
PLAN

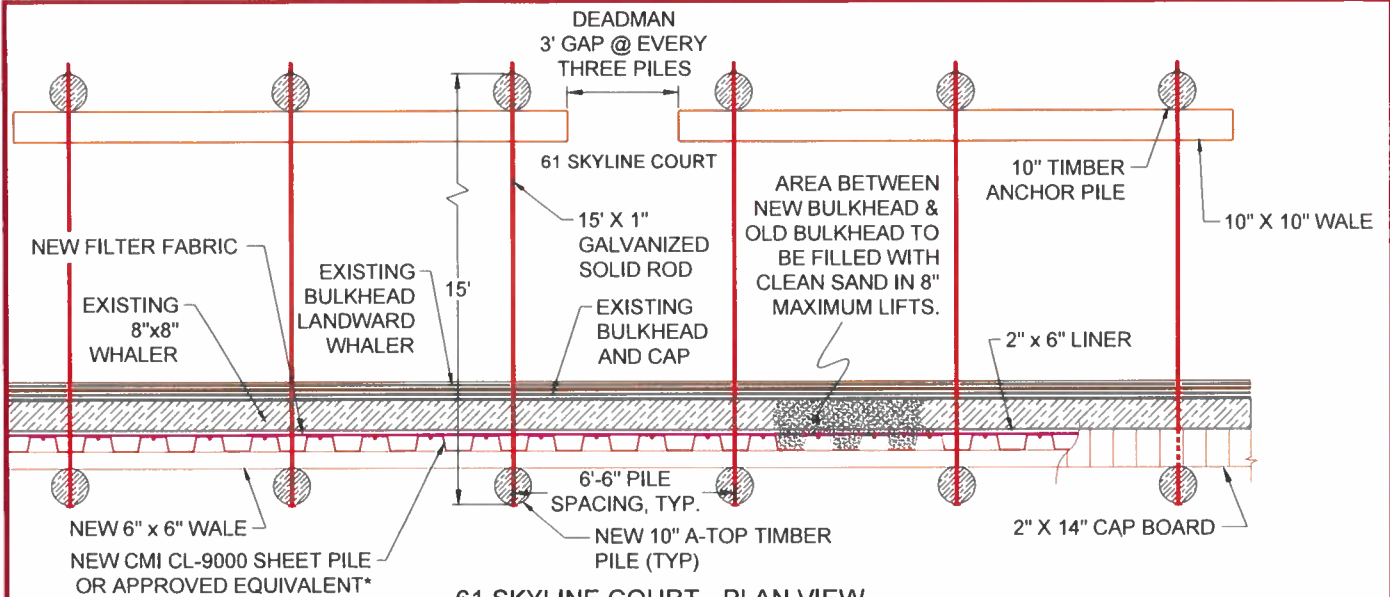
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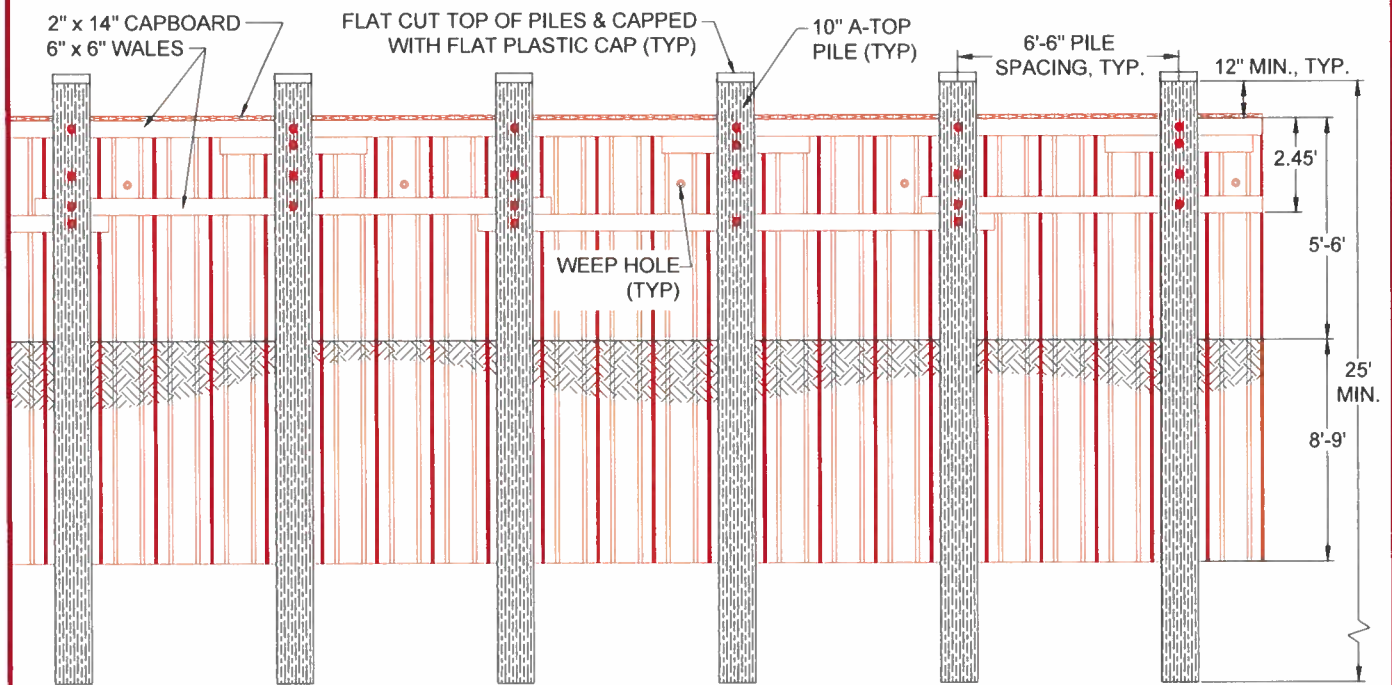
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MDE AI#000000

PROJECT DATA

Project: 25-001
File: CF022025.dwg
Date: 2/20/2025
Scale: 1" = 30'
Sheet: 4 of 7



61 SKYLINE COURT - PLAN VIEW



61 SKYLINE COURT - ELEVATION VIEW



SCALE: 1" = 5'

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

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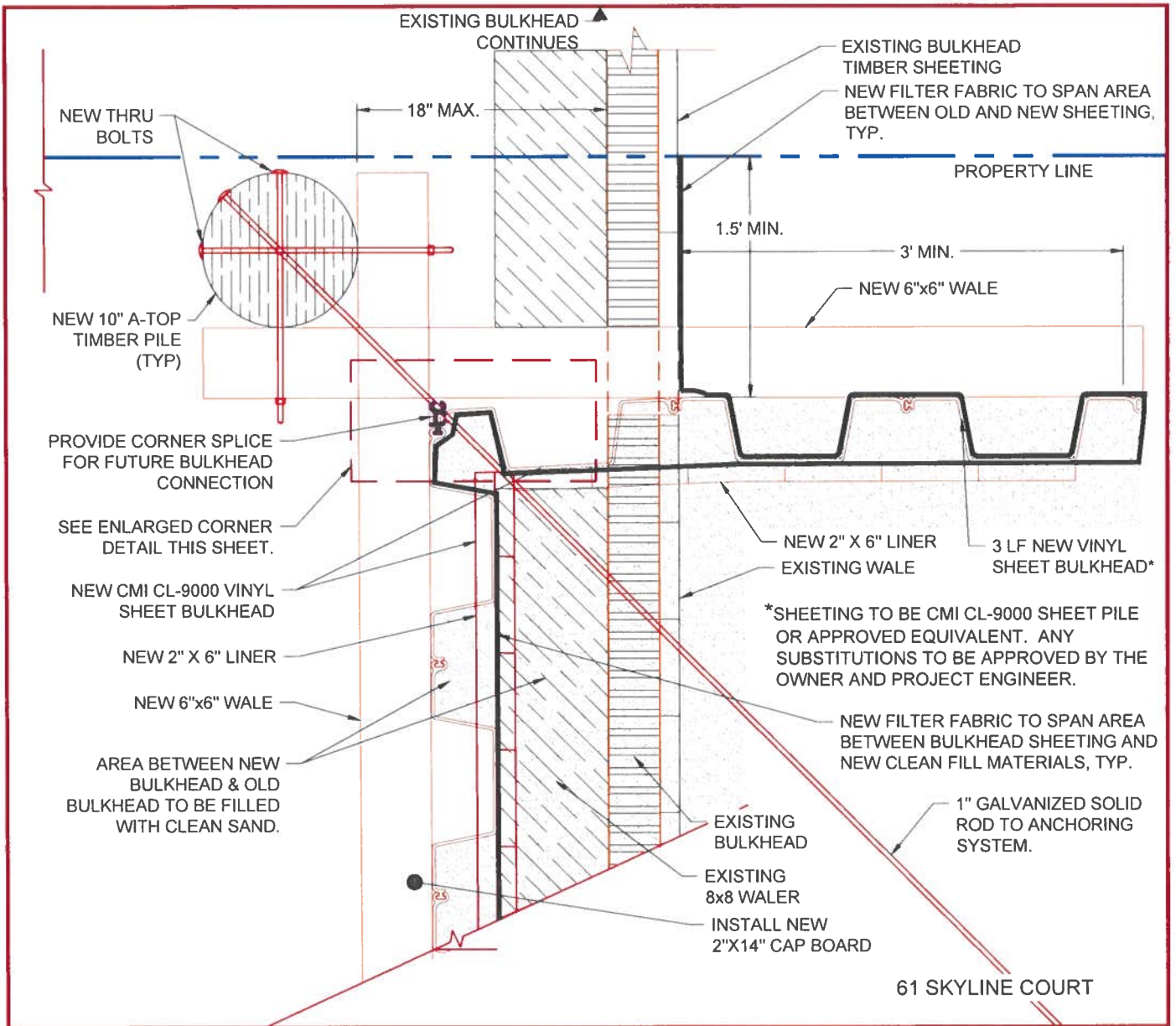
PILE DEADMAN
ANCHOR
61 SKYLINE CT.
BULKHEAD

TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

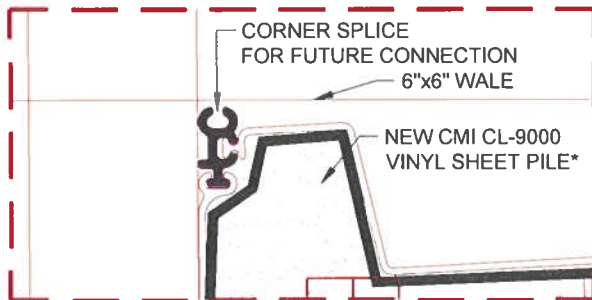
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DESIGN, INC.
Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
11634 Worcester Hwy., Shovel, MD 21862
ph. 410-352-3874 email vista@vistadesigninc.com

MDE GTWP#25-XX-XXXX
MDE GTWP#25-XX-XXXX
MDE AI#0000000

PROJECT DATA
Project: 25-001
File: CE022025.dwg
Date: 2/20/2025
Scale: 1" = 5'
Sheet: 6 of 7



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



ENLARGED CORNER DETAIL
SCALE: 1" = 0.5'



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IN-LINE TIE-IN
DETAIL
61 SKYLINE CT.
BULKHEAD

VINYL BULKHEAD
TO EXISTING
BULKHEAD DETAIL

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MDE GTWP#25-XX-XXXX
MDE GTWP#25-XX-XXXX
MDE AI#000000

PROJECT DATA

Project: 25-001
File: CE022025.dwg
Date: 2/20/2025
Scale: 1" = 1'
Sheet: 7 of 7

61 Skyline Court

Application for Bulkhead Replacement

in Harbor Village Subdivision, Ocean Pines

Site Photo Appendix



March 12, 2025

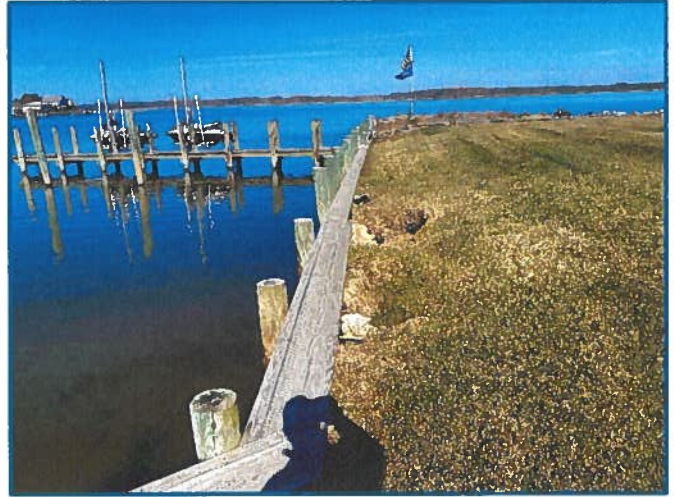
Prepared by:

Vista Design Inc.

11634 Worcester Highway • Showell, Maryland 21862

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

Site Photos



61 Skyline Court Bulkhead Replacement Project – Site Photos
March 12, 2025
Page 3 of 4
Site Photos

