



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 18, 2025

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

Ocean Pines Association - Multiple Owners- Request No. 2025-018 – Request to replace 379.3 linear feet of existing failing bulkhead with new vinyl sheet pile bulkhead and new piles spaced maximum 6.5' o.c. Max channelward distance 18". Also Lot 7 proposes to reconfigure existing timber platform not to exceed 200 sq. ft and not to exceed 7.2' channelward. This project is located at 2-7 Village Way, Berlin, also known as Tax Map 16, Parcel 15, Lots 2-7. 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 2, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-018
Submission Date: 3-18-25

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

Written Description of Proposed Improvement (include channelward distance):

To replace 379.3 linear feet of existing failing aluminum bulkhead at 2, 3, 4, 5, 6, & 7 Village Way 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" for the bulkhead with clean backfill the void between the old and new bulkhead with clean sand. Also, Lot 7 proposes to reconfigure the existing timber platform to not exceed 200 sq. ft. and not exceed 7.2' from MHWL and remain within the existing channelward footprint of the existing timber platform on Lot 7.

Property Description: 2,3,4,5,6&7
Map: 16 Parcel: 15 Lot: Section: 19 Block: Tax District: 03
Street Address: 2,3,4,5,6 & 7 Village Way Ocean Pines, MD 21811
Subdivision: Ocean Pines - Harbor Village Section 19
Dwelling on lot: Yes Dwelling under construction: No Vacant: Commercial:

Owner: Various, see attached Affected Lot Owner Table Phone No.
Mailing Address: Various, see attached Affected Lot Owner Table
E-Mail Address:

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: Harry & Carol Winand
Property Address: 1 Village Way, Ocean Pines, MD 21811
Tax Map: 16 Parcel: 15 Lot: 1 Section: 19 Block:

Recorded Adjacent Property Owner: George & Barbara Stilwell
Property Address: 8 Village Way, Ocean Pines, MD 21811
Tax Map: 16 Parcel: 15 Lot: 8 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.

3/10/2025
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 3-18-25 Public Comment Deadline: 4-2-25 (15 calendar days)
Department Approval Date: Expiration:

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)
2 VILLAGE WAY OCEAN PINES, MD 21811	10302 HARP ROAD WALKERSVILLE, MD 21793	JAMES L. & JANET G. WINDSOR	16	0	15	2	19	RHO 148-5	8128 /371
3 VILLAGE WAY OCEAN PINES, MD 21811	3 VILLAGE WAY BERLIN, MD 21811	JACQUELINE & CARL CARPENTER	16	0	15	3	19	RHO 148-5	7314 /142
4 VILLAGE WAY OCEAN PINES, MD 21811	4 VILLAGE WAY BERLIN, MD 21811	WILLIAM RANDALL & DEBORAH ANN WITTEN	16	0	15	4	19	RHO 148-5	4368 /234
5 VILLAGE WAY OCEAN PINES, MD 21811	20407 WHITE OAK DR. STERLING, VA 20165	HUKE FAMILY TRUST PETER WADE HUKE & ANN T. HUKE TRUSTEES	16	0	15	5	19	RHO 148-5	7251 /265
6 VILLAGE WAY OCEAN PINES, MD 21811	6 VILLAGE WAY BERLIN, MD 21811	ROBERT THOMAS COMFORT JR. & LAURA GENE COMFORT	16	0	15	6	19	RHO 148-5	6177 /1
7 VILLAGE WAY OCEAN PINES, MD 21811	7 VILLAGE WAY BERLIN, MD 21811	WILLIAM O. & SHARON C. YOUNG	16	0	15	7	19	RHO 148-5	8522 /414

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)
1 VILLAGE WAY OCEAN PINES, MD 21811	1 VILLAGE WAY BERLIN, MD 21811	HARRY E. & CAROL A. WINAND	16	0	15	1	19	RHO 148-5	2487 /420
8 VILLAGE WAY OCEAN PINES, MD 21811	8 VILLAGE WAY BERLIN, MD 21811	GEORGE H. & BARBARA A. STILWELL	16	0	15	8	19	RHO 148-5	5872 /427



UNNAMED CANAL TO ST. MARTIN RIVER 38°23'28" N 75°08'20" W

SHEET INDEX

- 1 LOCATION MAP
- 2 PROJECT QUANTITIES & OWNER TABLES
- 3-6 EXISTING CONDITIONS PLANS
- 7-10 PROPOSED SITE PLANS
- 11-17 SECTION, ELEVATION & TIE-IN DETAILS

QUANTITY

TOTAL LENGTH = 379.3 LF TOTAL AREA = 569 SQ. FT.
TOTAL CLEAN SAND FILL = 148 CU. YD.
LOT 7 RECONFIGURED TIMBER PLATFORM AREA = 200 SQ. FT.

PERMIT REQUEST

TO REPLACE DETERIORATING ALUMINUM BULKHEAD WITH NEW VINYL SHEETING WITH MAXIMUM CHANNEL-WARD ENCROACHMENT OF 18" AND BACKFILL THE VOID BETWEEN THE OLD BULKHEAD AND NEW BULKHEAD WITH CLEAN SAND. ALSO, TO RECONFIGURE THE EXISTING TIMBER PLATFORM ON LOT#7 AND REPLACE WITH NEW TIMBER DECKING AND ASSOCIATED PILES AFTER THE INSTALLATION OF THE NEW BULKHEAD. THE RECONFIGURATION IS PARALLEL ALONG NEW BULKHEAD WILL PROJECT CHANNELWARD 7.2' FROM MHVL AND WILL REMAIN WITHIN THE FOOTPRINT OF THE MOST CHANNELWARD EXISTING PILES FOR THE EXISTING PLATFORM. MOST CHANNELWARD PILES OF THE EXISTING BOAT LIFT ARE TO REMAIN.

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

5

1

X3.9

X (-4.1)

PROPERTY OWNERS:

VARIOUS OWNERS
2, 3, 4, 5, 6 & 7 VILLAGE WAY
OCEAN PINES, MARYLAND 21811

SITE LOCATION:

BULKHEAD ALONG UNNAMED CANAL
2, 3, 4, 5, 6 & 7 VILLAGE WAY
OCEAN PINES, MARYLAND 21811
WORCESTER COUNTY

0 1000 2000 4000 6000

SCALE: 1" = 2000'

NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for 2, 3, 4, 5, 6 & 7 Village Way (Project No. 24-103) 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 assigns 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.



VILLAGE WAY
BULKHEAD
REPLACEMENT

2-7 VILLAGE WAY
LOCATION
MAP

VISTA
DESIGN, INC.

Engineers, Surveyors, Architects, Landscape Architects & Land Planning Consultants
11634 Worcester Hwy., Showell, 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: 24-103
File: CE031225.dwg
Date: 1/17/2025
Scale: 1" = 2000'
Sheet: 1 of 17

BULKHEAD QUANTITIES

BULKHEAD REPLACEMENT 379.3 LF x 1.5W = 569 SQ. FT.
 CLEAN SAND FILL 379.3 LF x 1.5W x 7'H = 3,983 CU. FT. / 148 CU.YD.
 TOTAL LENGTH = 379.3 LF

PROPOSED PLATFORM RECONFIGURATION IMPROVEMENT ON LOT 7 QUANTITIES

EXISTING TIMBER PLATFORM (7.9' W X 25.1' L) = 196 SQ. FT.
 EXISTING TIMBER PLATFORM TO BE REMOVED DUE TO BULKHEAD INSTALLED BY SEPARATE PERMIT (1.4' W X 25.1' L) = 35.1 SQ. FT.
 PORTION OF EXISTING TIMBER PLATFORM TO BE REMOVED DUE TO RECONFIGURATION (6.4' W X 5.9' L) = 37.8 SQ. FT.
 EXISTING TIMBER PLATFORM TO REMAIN (6.5' W X 19.2' L) = 124.8 SQ. FT.
 ADDITIONAL RECONFIGURED NEW TIMBER PLATFORM (6.2' W X 12.1' L) = 75.2 SQ. FT.
 TOTAL RECONFIGURED PLATFORM AREA + EXISTING TIMBER PLATFORM TO REMAIN = 200 SQ. FT.

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NOTES:

- EXISTING BOAT LIFTS, POWER WATER CRAFT LIFTS, PLATFORMS, PIERS ETC., EXCEPT ON LOT # 7, ARE NOT INCLUDED AS PART OF THIS PERMIT. THESE ARE PRIVATELY OWNED AND WILL REQUIRE SEPARATE PERMITS TO ALTER OR MOVE CHANNEL-WARD.
- THERE ARE NO OBSERVED AQUATIC VEGETATIVE BEDS WITHIN PERMIT AREA.

SITE LOCATION:

BULKHEAD ALONG UNNAMED CANAL
 2, 3, 4, 5, 6 & 7 VILLAGE WAY
 OCEAN PINES, MARYLAND 21811
 WORCESTER COUNTY

NOTE:

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VILLAGE WAY
BULKHEAD
REPLACEMENT

2-7 VILLAGE WAY
PROJECT
INFORMATION

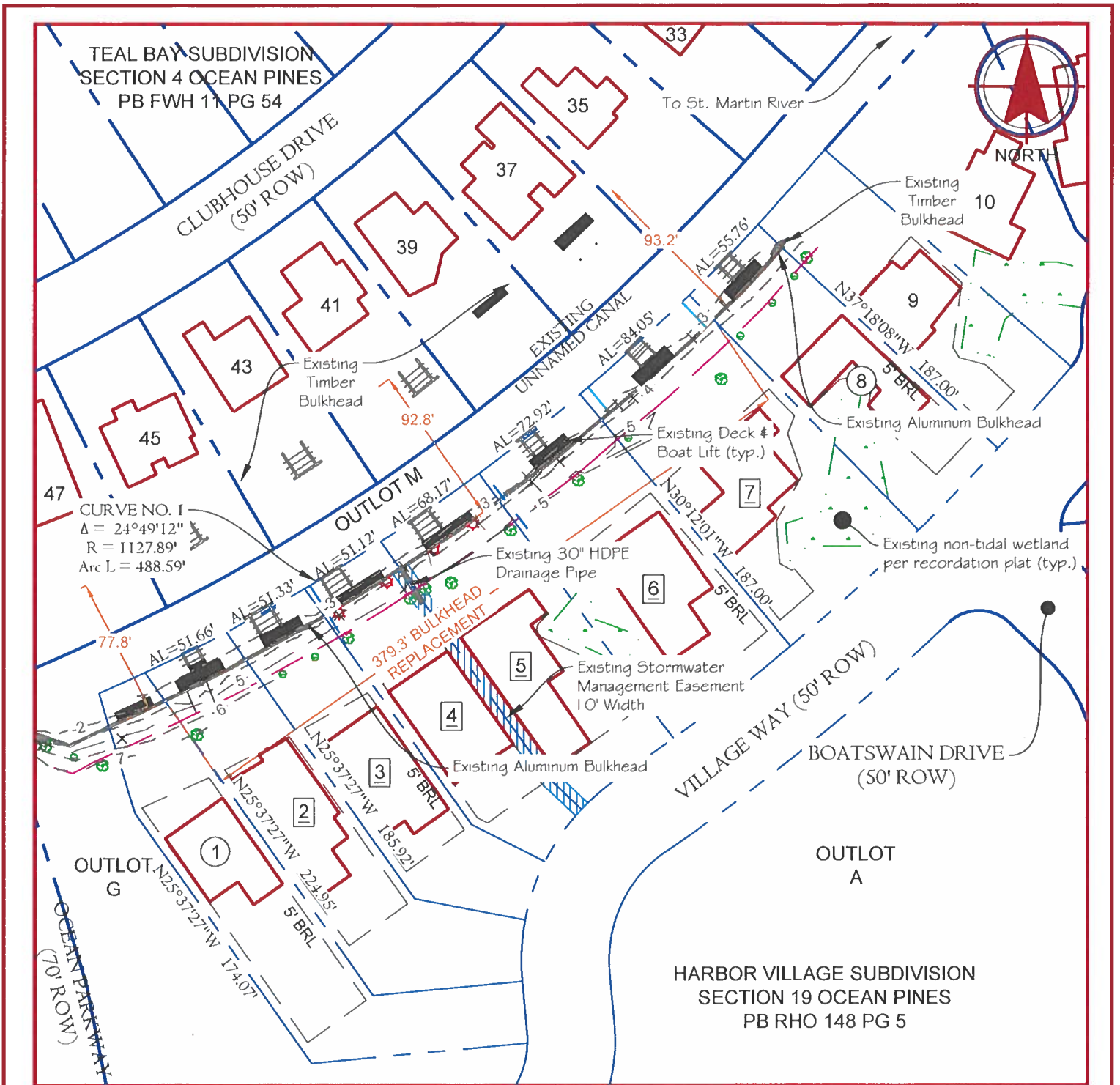
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PROJECT DATA

Project: 24-103
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 Date: 1/17/2025
 Scale: 1" = 2000'
 Sheet: 2 of 17



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

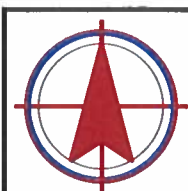
5
1
X3.9
X (-4.1)

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



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VILLAGE WAY
OCEAN PINES
BULKHEAD

OVERALL EXISTING
CONDITIONS
PLAN

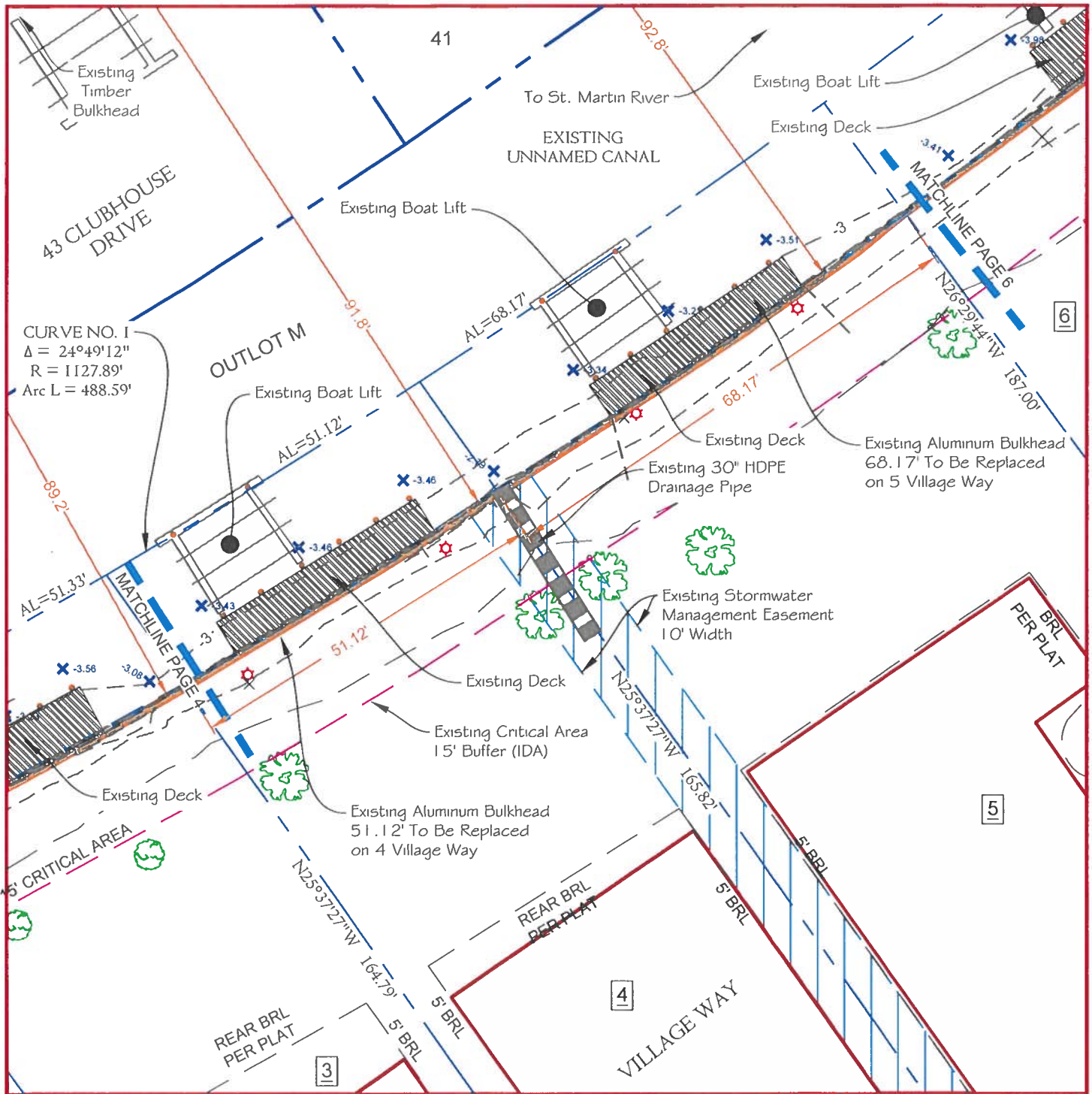
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PROJECT DATA

Project: 24-103
File: CF031225.dwg
Date: 1/17/2025
Scale: 1" = 80'
Sheet: 3 of 17



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

5
 1
 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



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VILLAGE WAY
 OCEAN PINES
 BULKHEAD

4/5 VILLAGE WAY
 EXISTING
 CONDITIONS PLAN

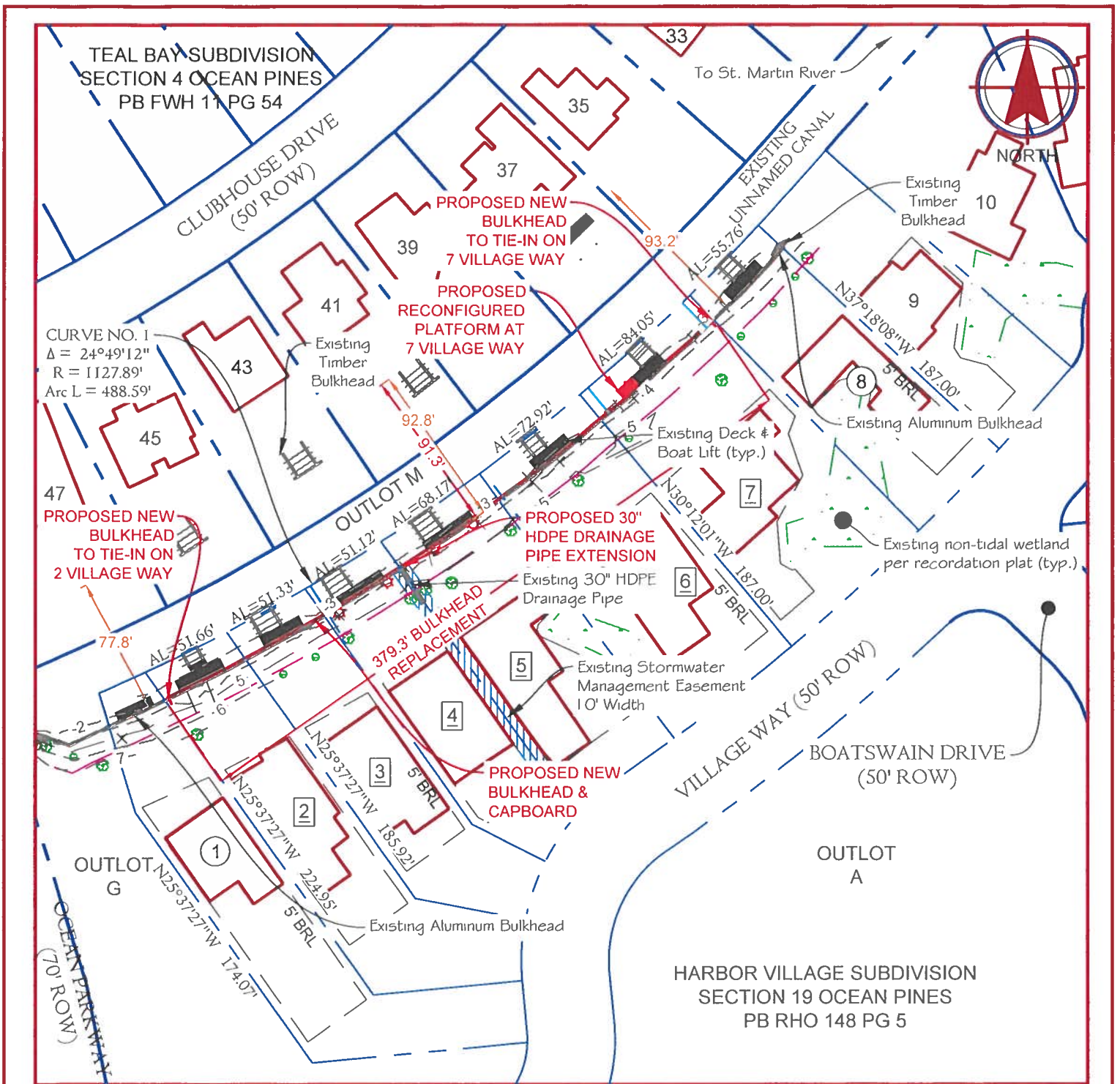
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PROJECT DATA

Project: 24-103
 File: CE031225.dwg
 Date: 1/17/2025
 Scale: 1" = 20'
 Sheet: 5 of 17



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

5

1

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 40 80 160 240

SCALE: 1" = 80'

NOTE:

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VILLAGE WAY
OCEAN PINES
BULKHEAD

OVERALL
PROPOSED
REPLACEMENT

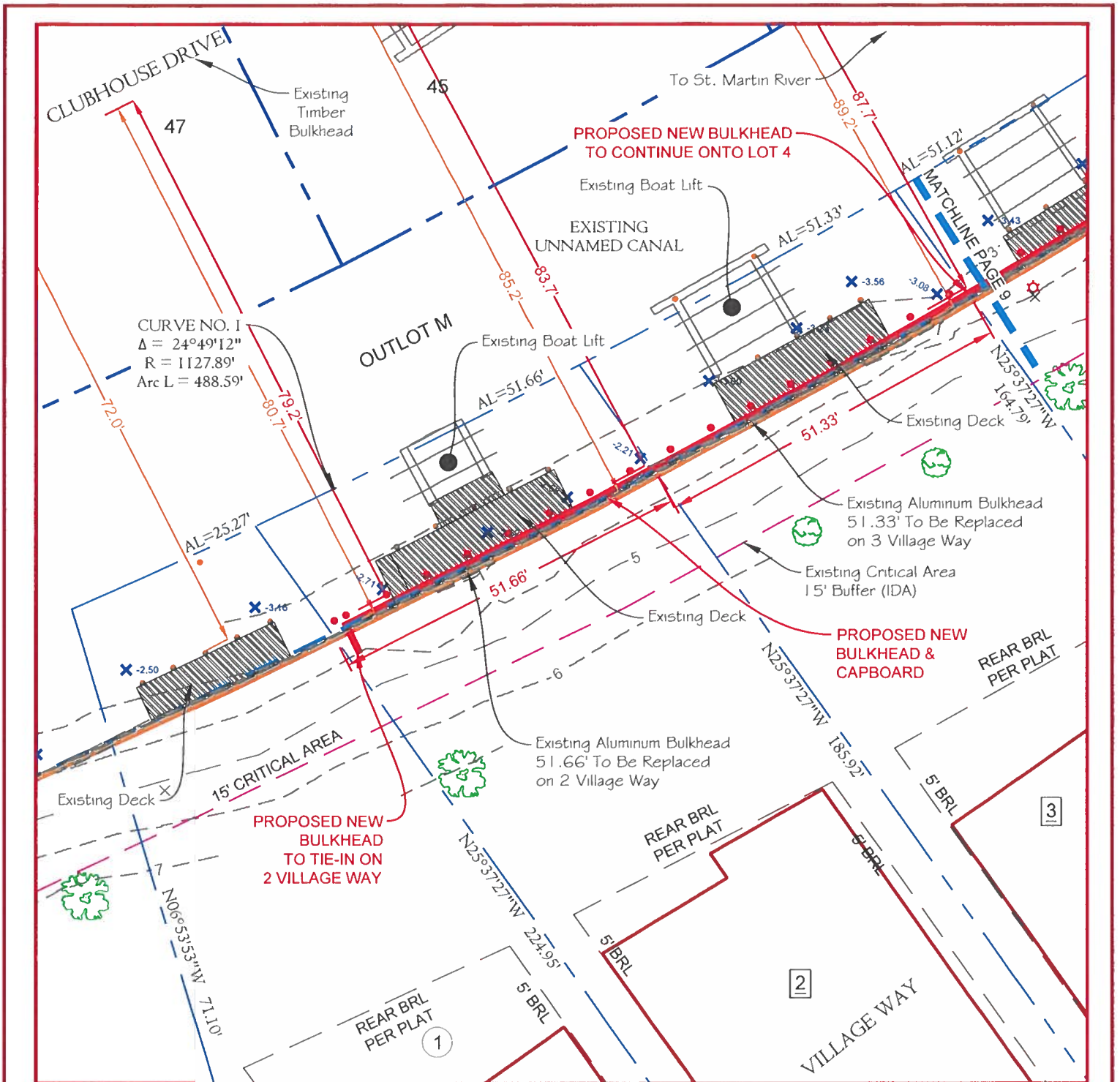
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Sheet: 7 of 17



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

5
 1
 X3.9
 X (-4.1)

EXISTING PROPERTY BRL
 EXISTING CRITICAL AREA BUFFER
 EXISTING MARINE BRL

NOTES:

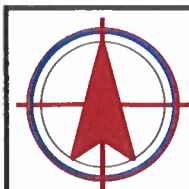
- IF NEIGHBORING LOT DOES NOT HAVE PERMIT TO REPLACE BULKHEAD, NEW BULKHEAD TO TIE-IN WITHIN LOT EXTENTS PER DETAIL.
- THE MEAN HIGH WATER LEVEL (MHWL) IS +/- 1.9'.
- 2, 3, 4, 5, 6 & 7 VILLAGE WAY ARE REPLACING EXISTING BULKHEADS WITH EACH LOT OWNER RECEIVING A JOINT PERMIT.

0 10 20 40 60

SCALE: 1" = 20'

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VILLAGE WAY
 OCEAN PINES
 BULKHEAD

2/3 VILLAGE WAY
 PROPOSED
 SITE PLAN

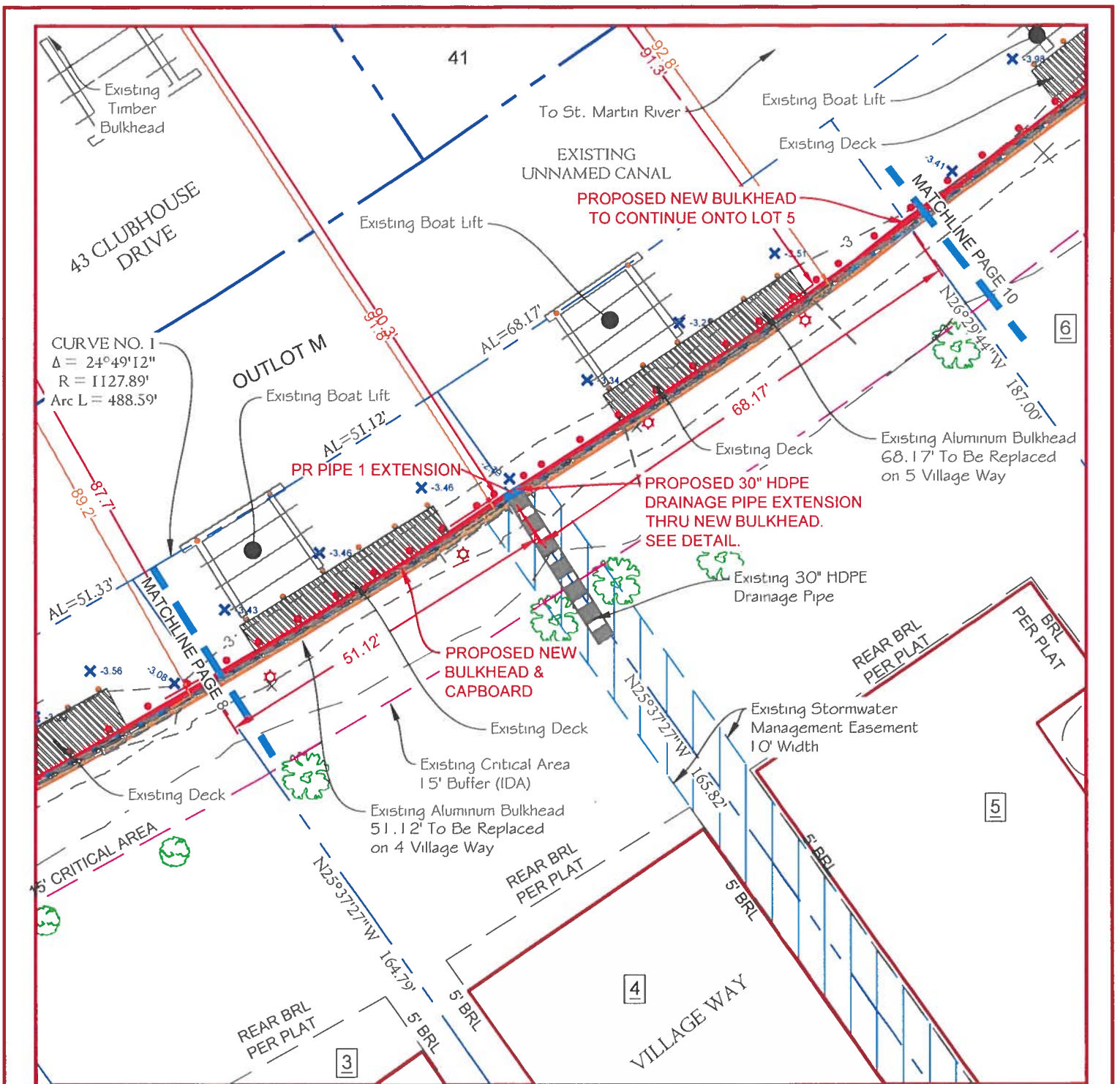
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 Scale: 1" = 20'
 Sheet: 8 of 17



LEGEND

AFFECTED PROPERTY ADDRESS 5

ADJACENT PROPERTY ADDRESS 1

BULKHEAD ELEVATION POINTS X3.9

SOUNDINGS ELEVATION POINTS X (-4.1)

EXISTING PROPERTY LINE ---

EXISTING BULKHEAD ---

MEAN HIGH WATER LEVEL ---

PROPOSED NEW BULKHEAD ---

NOTES:

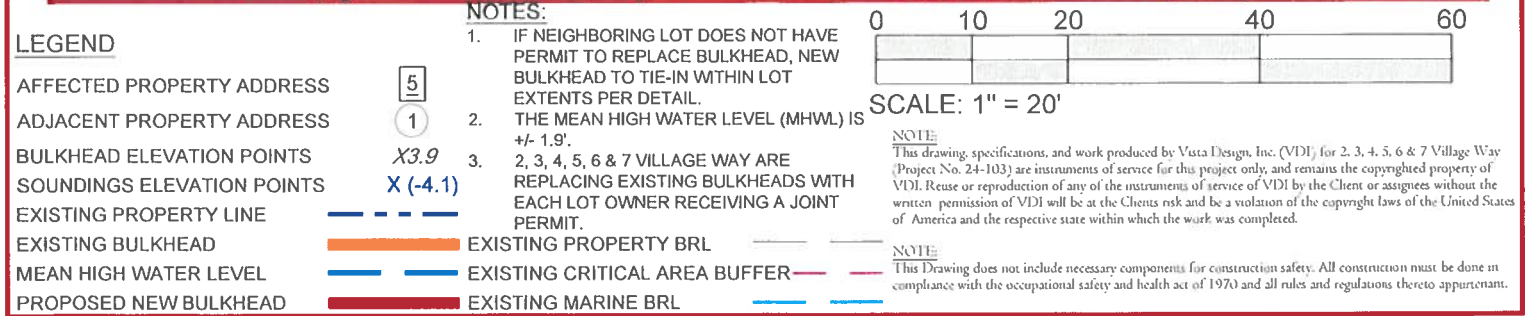
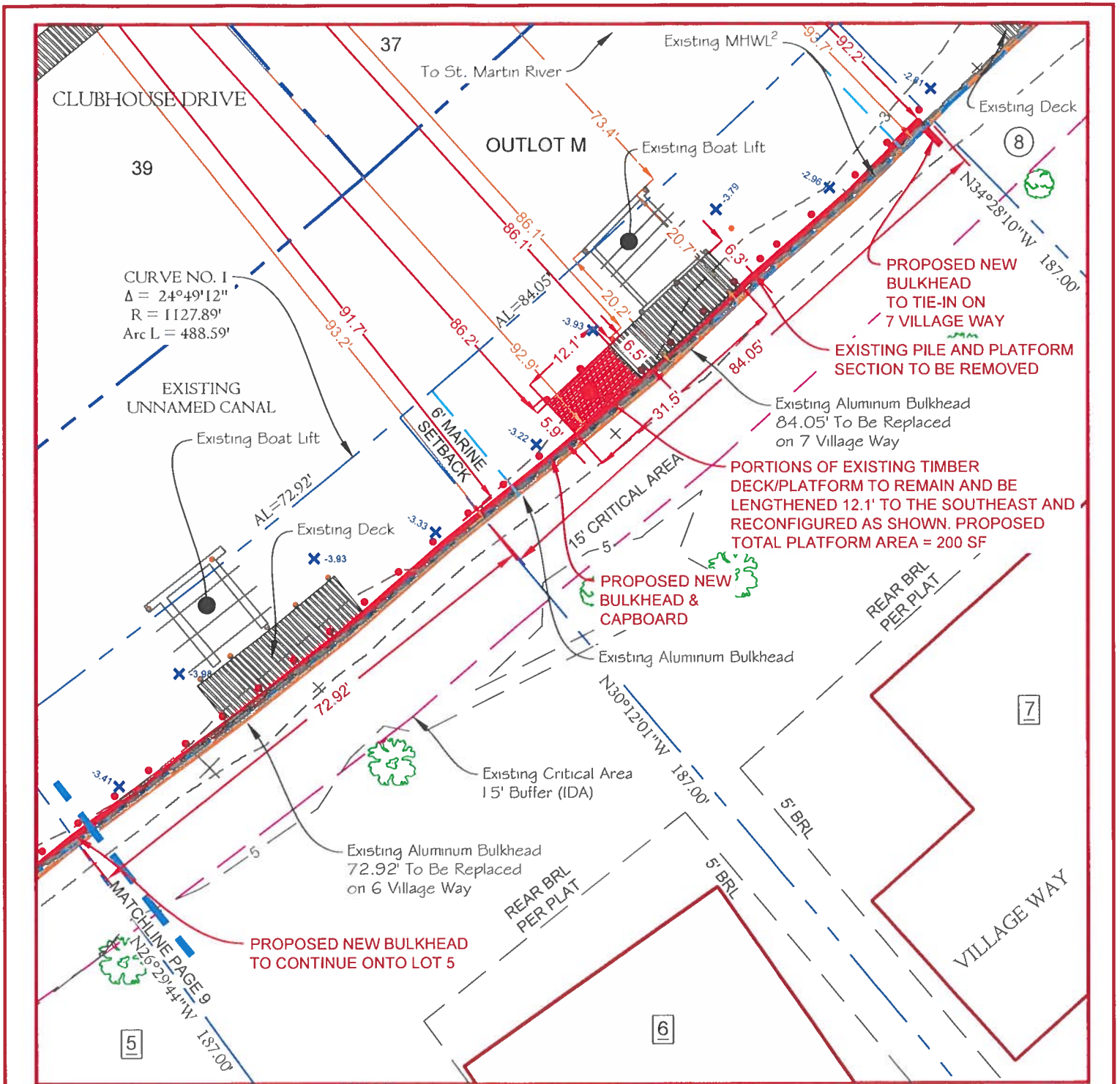
- IF NEIGHBORING LOT DOES NOT HAVE PERMIT TO REPLACE BULKHEAD, NEW BULKHEAD TO TIE-IN WITHIN LOT EXTENTS PER DETAIL.
- THE MEAN HIGH WATER LEVEL (MHWL) IS +/- 1.9'.
- 2, 3, 4, 5, 6 & 7 VILLAGE WAY ARE REPLACING EXISTING BULKHEADS WITH EACH LOT OWNER RECEIVING A JOINT PERMIT.

0 10 20 40 60

SCALE: 1" = 20'

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**VILLAGE WAY
OCEAN PINES
BULKHEAD**

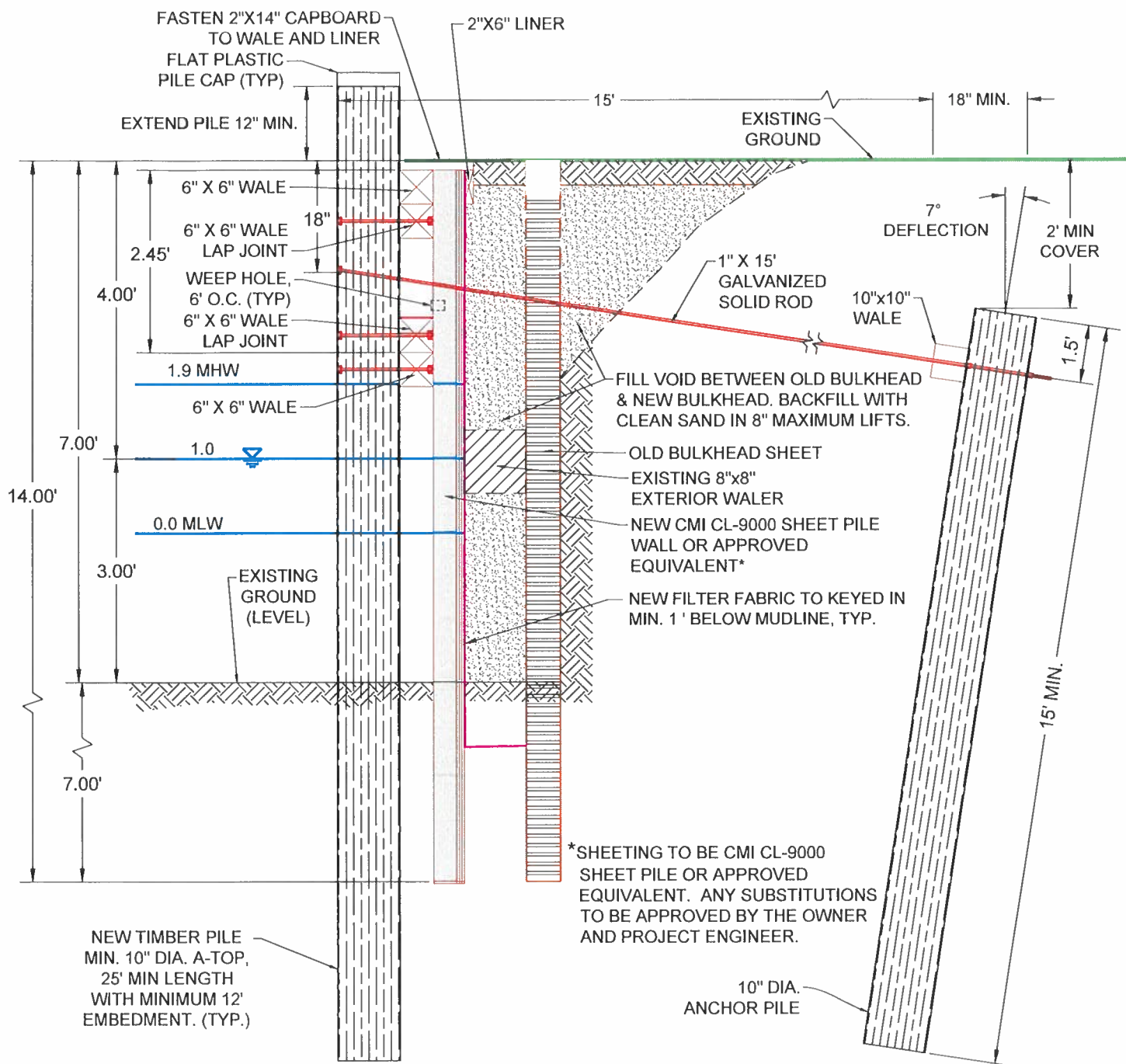
**6/7 VILLAGE WAY
PROPOSED
SITE PLAN**

**VISTA
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ph. 410-352-3874 email vists@vistadesigninc.com

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



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.

TYPICAL CROSS-SECTION



SCALE: 1" = 2'

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NOTE:

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PILE DEADMAN
ANCHOR
2-7 VILLAGE WAY
BULKHEAD

TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

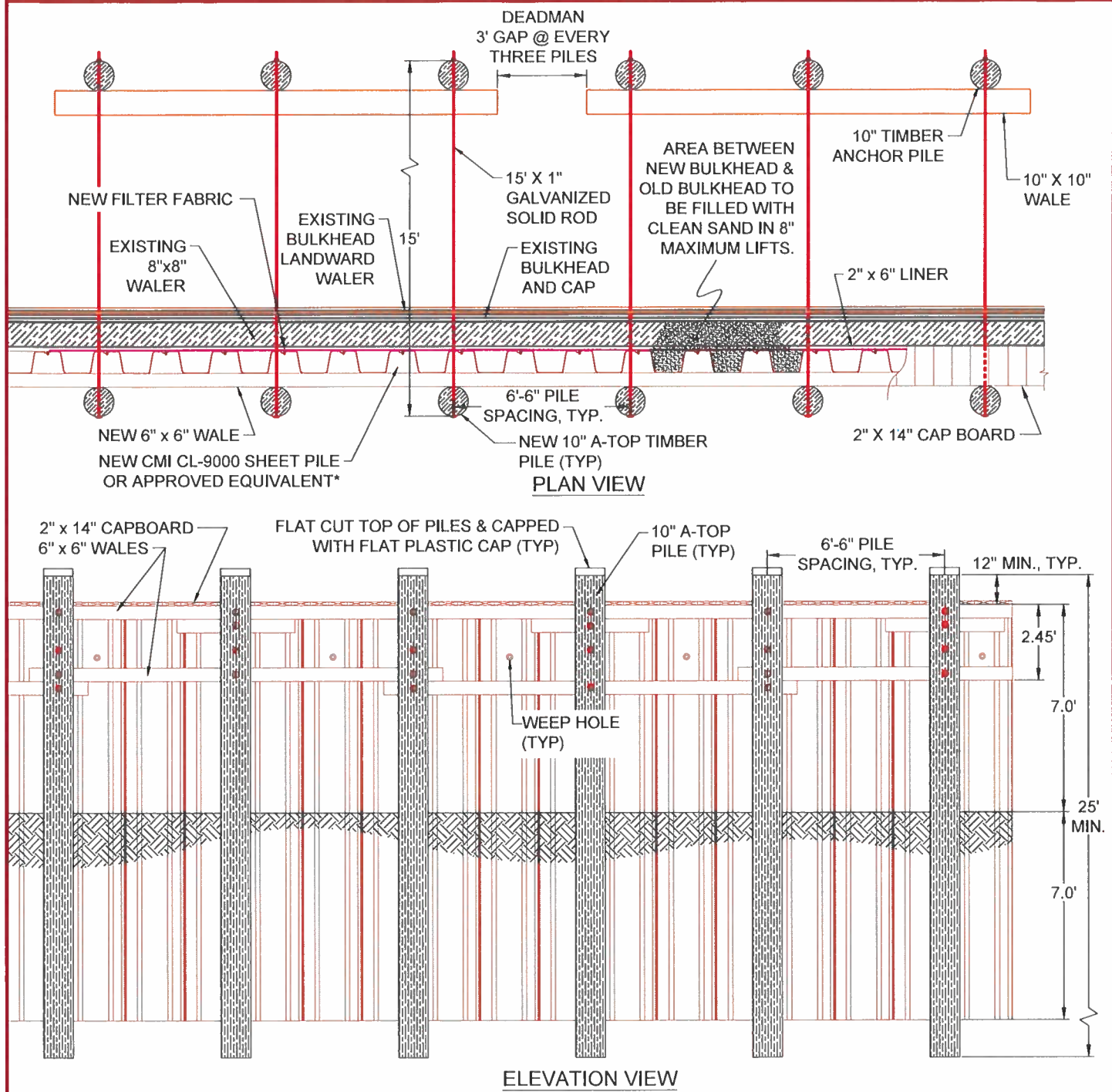
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MDE AI#000000

PROJECT DATA

Project: 24-103
File: CE031225.dwg
Date: 1/17/2025
Scale: 1" = 2'
Sheet: **II of 17**



SCALE: 1" = 5'

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



PILE DEADMAN
ANCHOR
2-7 VILLAGE WAY
BULKHEAD

TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

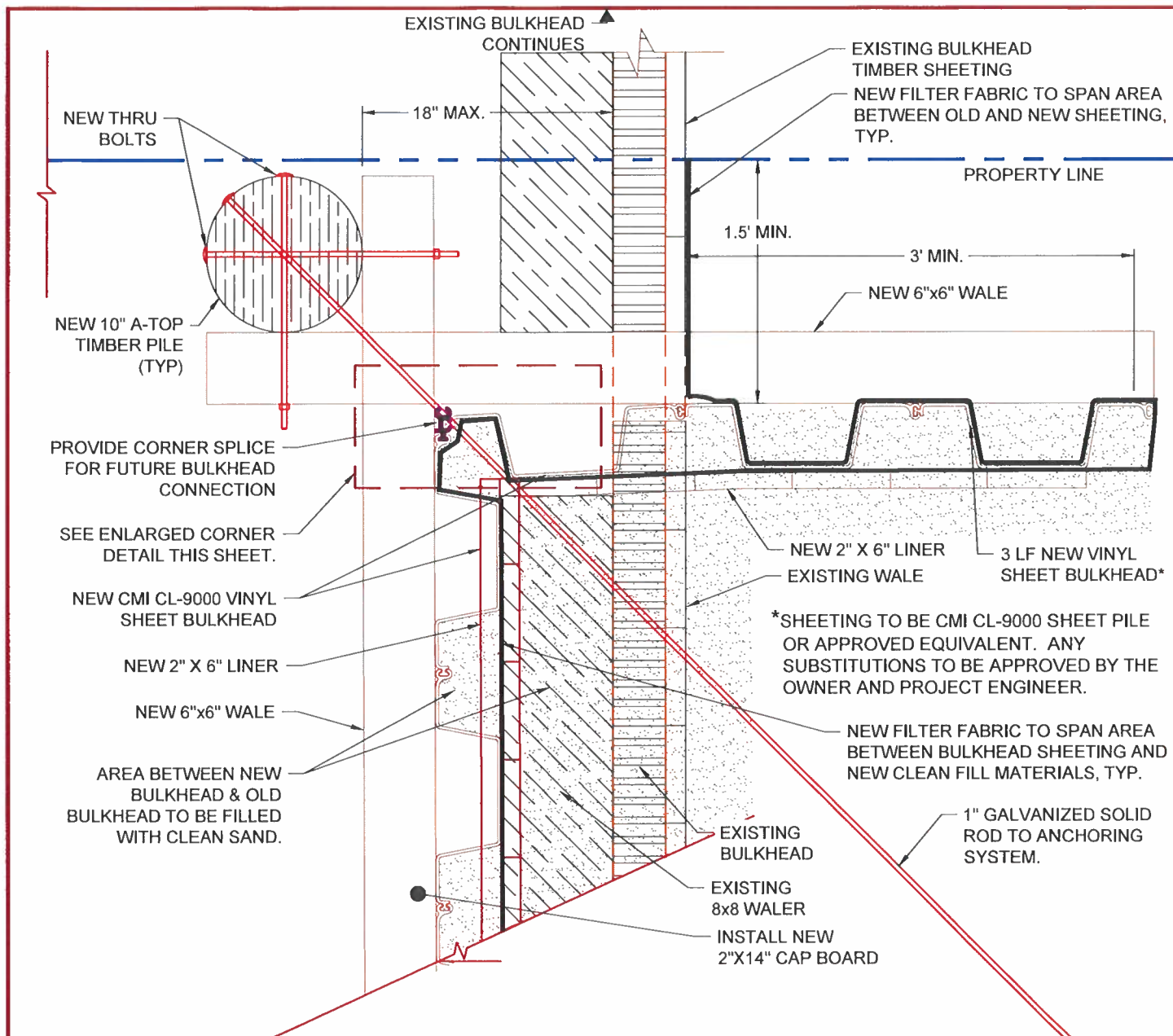
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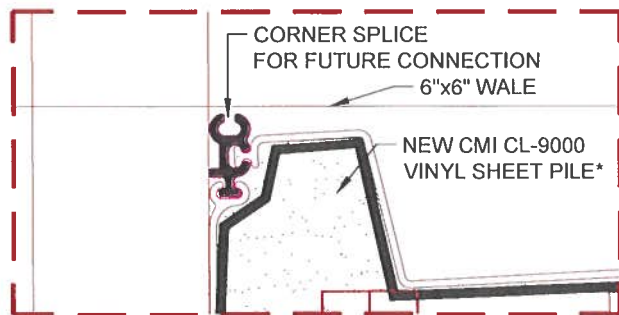
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PROJECT DATA

Project: 24-103
File: CE031225.dwg
Date: 1/17/2025
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PLAN VIEW IN-LINE TIE-IN DETAIL
SCALE: 1" = 1'



ENLARGED CORNER DETAIL
SCALE: 1" = 0.5'



SCALE: 1" = 1.0'

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IN-LINE TIE-IN
DETAIL
2-7 VILLAGE WAY
BULKHEAD

VINYL BULKHEAD
TO EXISTING
BULKHEAD DETAIL

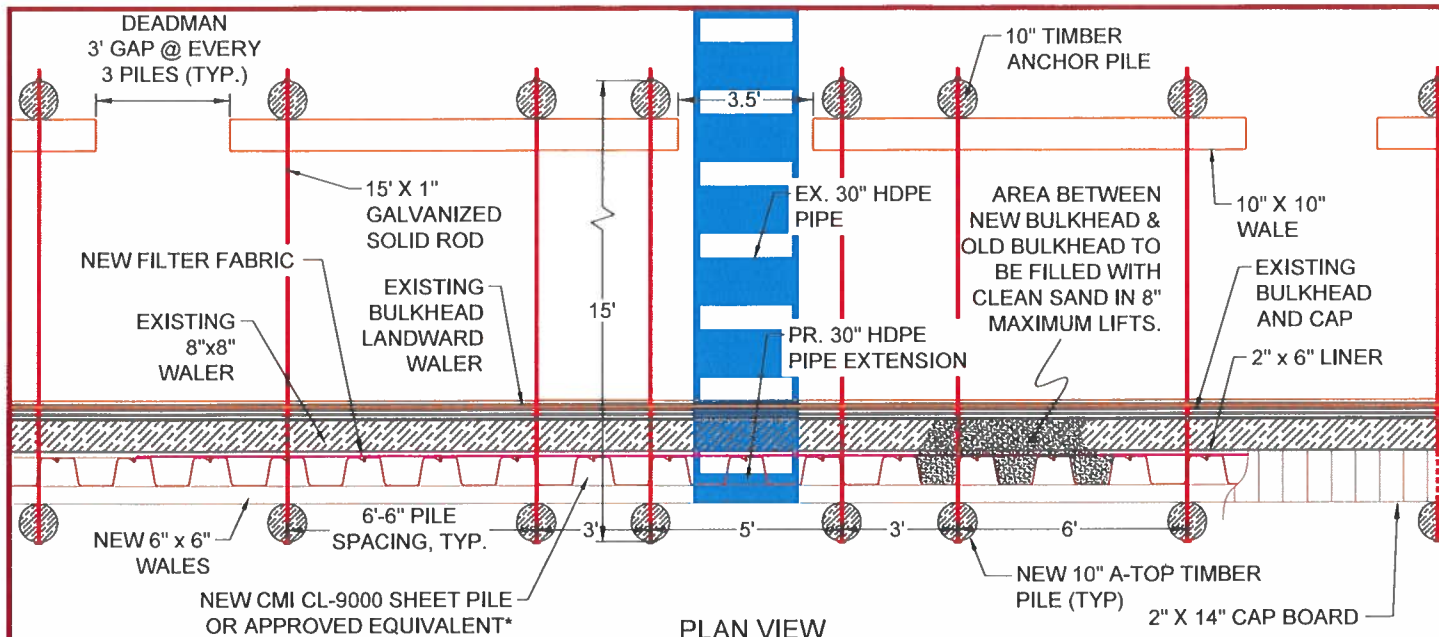
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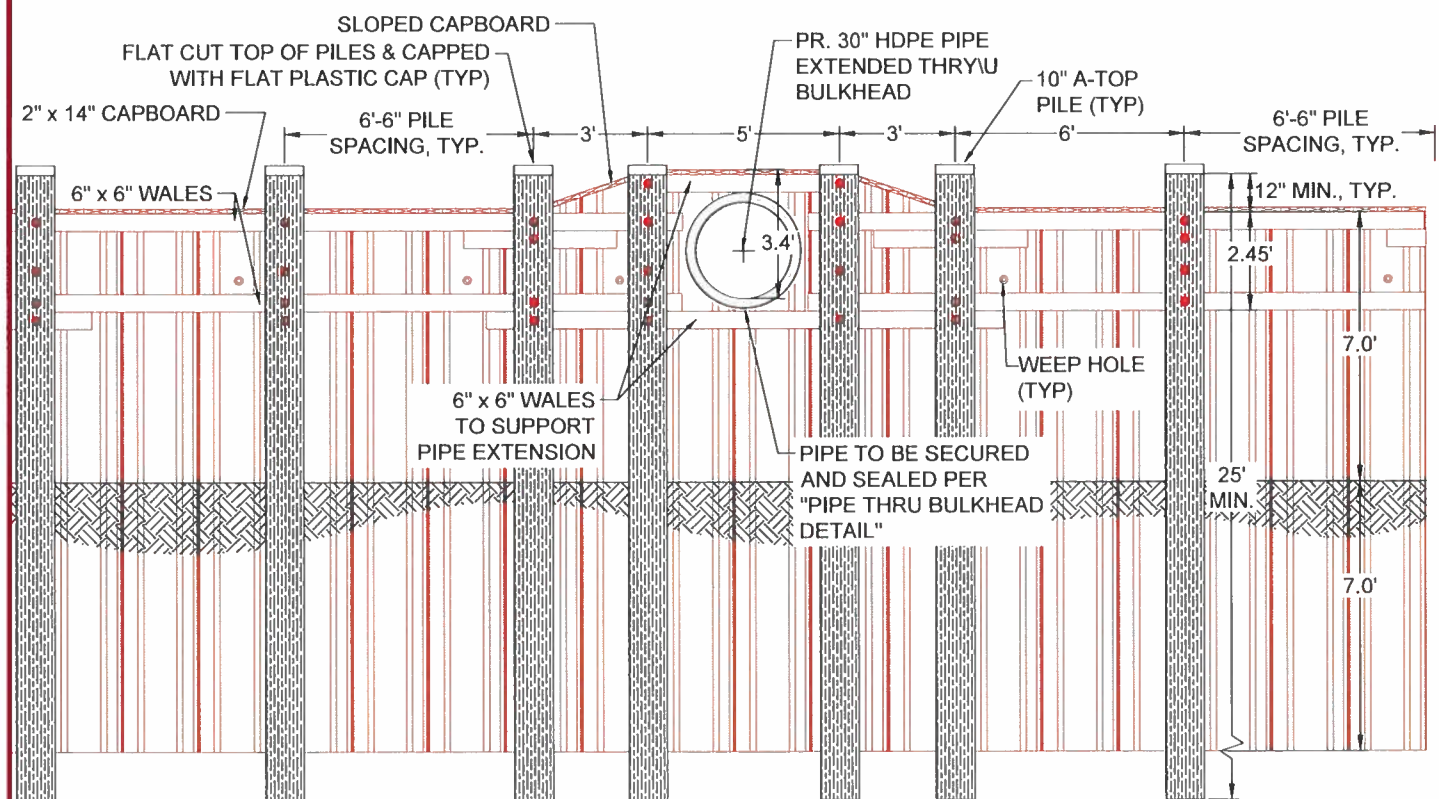
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MDE AI#0000000

PROJECT DATA

Project: 24-103
File: CE031235.dwg
Date: 1/17/2025
Scale: 1" = 1'
Sheet: 13 of 17



PLAN VIEW



ELEVATION VIEW

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



SCALE: 1" = 5'

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PILE DEADMAN
ANCHOR
4-5 VILLAGE WAY
BULKHEAD

TYPICAL SECTION
THRU NEW/
OLD BULKHEAD

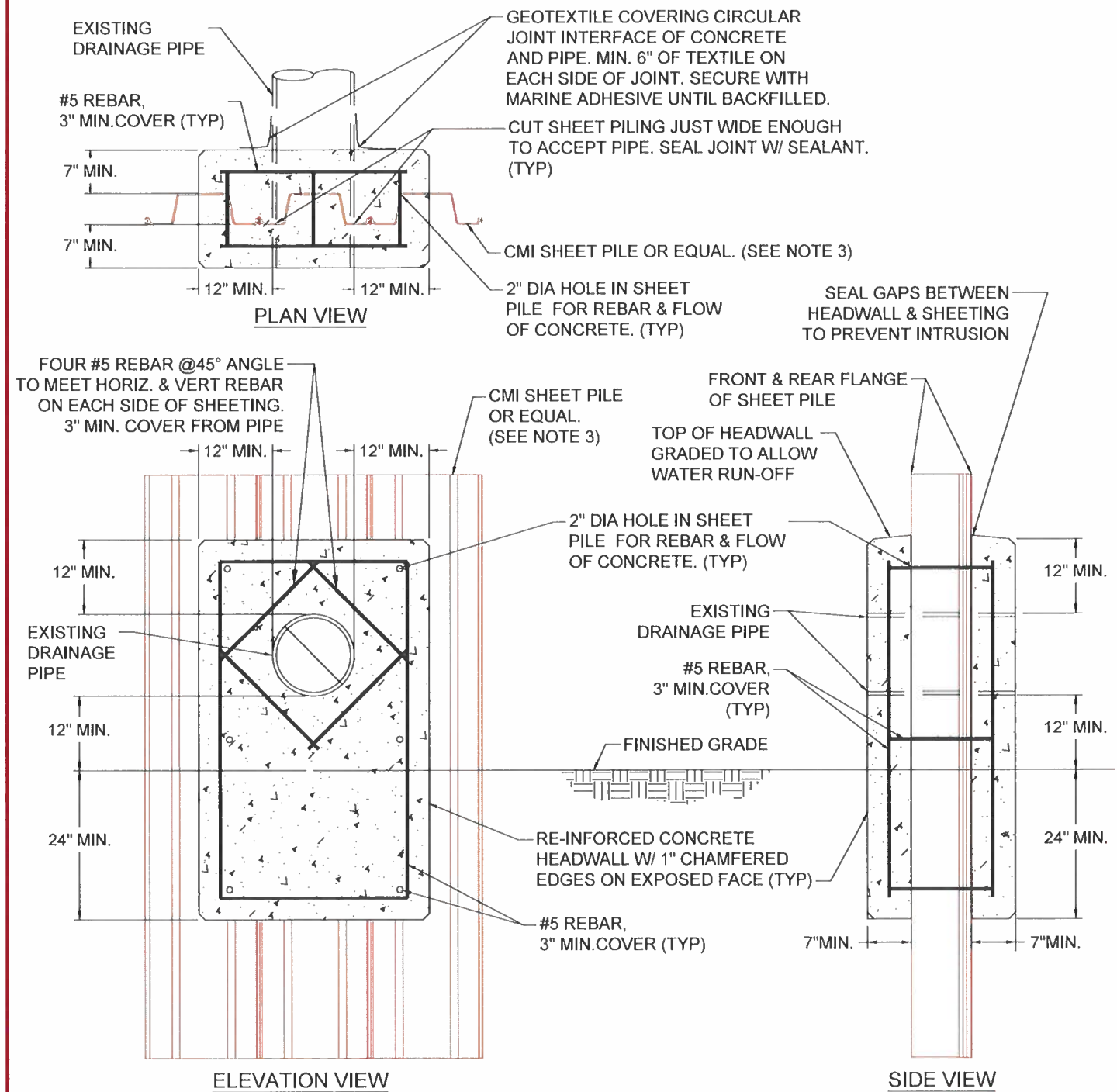
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PROJECT DATA

Project: 24-103
File: CE031225.dwg
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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 THE OWNER AND PROJECT ENGINEER.



SCALE: 1" = 2'

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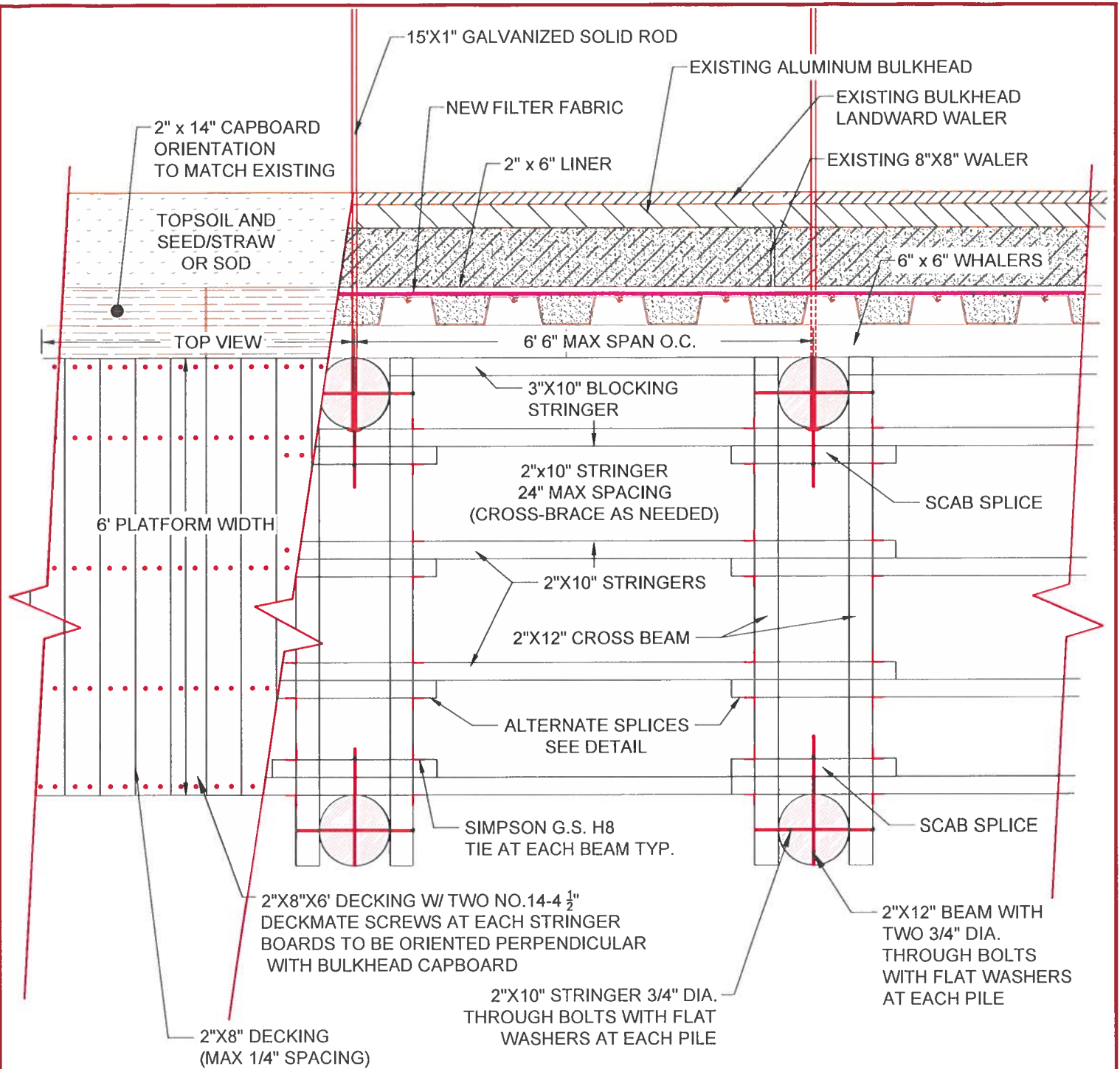
BULKHEAD
PIPE OUTFALL
4-5 VILLAGE WAY
BULKHEAD

PIPE THRU
BULKHEAD
DETAIL

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MDE AI#000000
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PROJECT DATA

Project: 24-103
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Scale: 1" = 2'
Sheet: 15 of 17



PLATFORM FRAMING DETAIL



SCALE: 1" = 2'

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7 VILLAGE WAY
PLATFORM
RECONFIGURATION

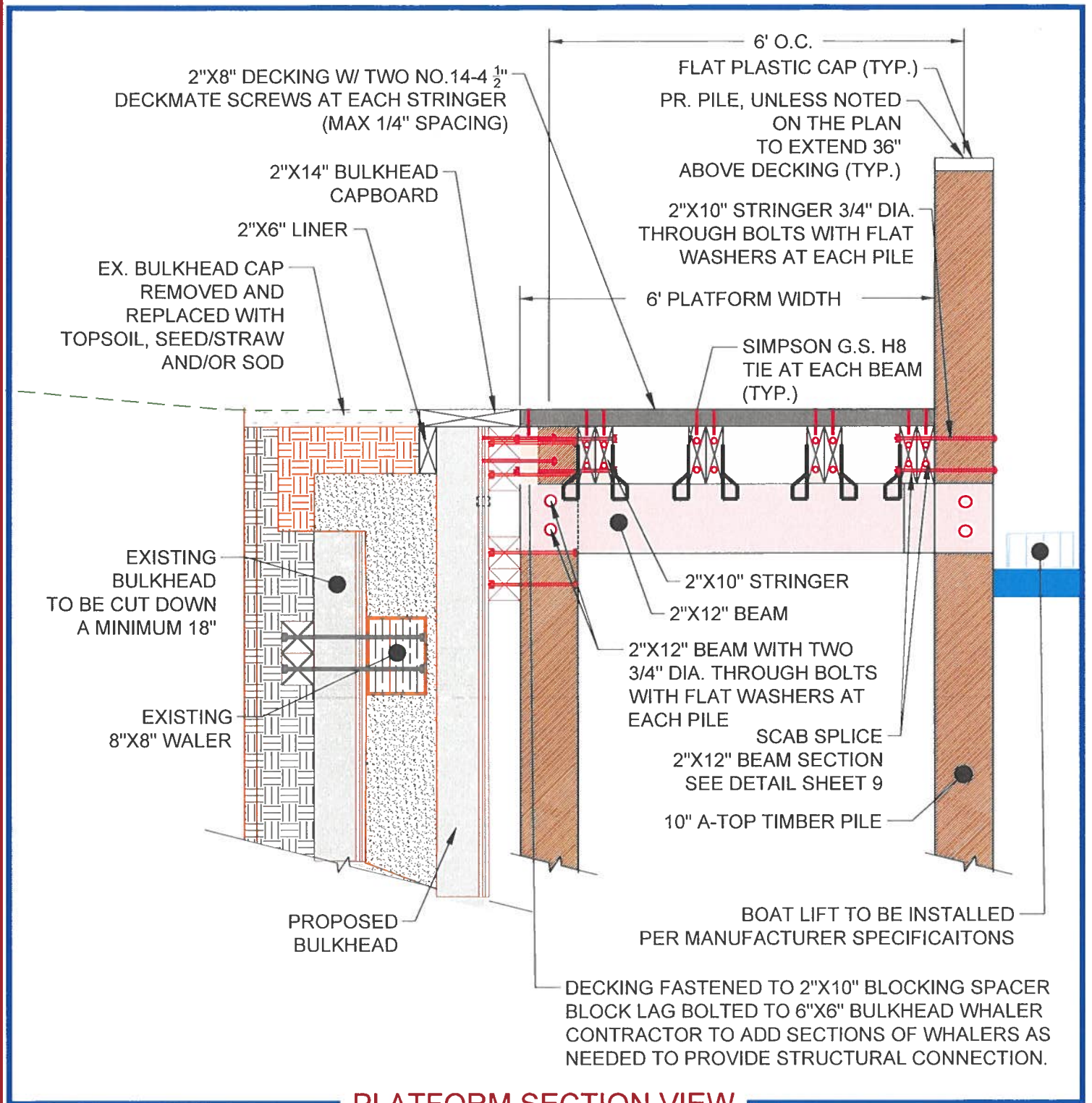
TYPICAL
PLATFORM
FRAMING DETAIL

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Project: 24-103
File: CF031225.dwg
Date: 1/22/2025
Scale: 1" = 2'
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PLATFORM SECTION VIEW



SCALE: 1" = 2'

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7 VILLAGE WAY
PLATFORM
RECONFIGURATION

TYPICAL
PLATFORM
SECTION DETAIL

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PROJECT DATA

Project: 24-103
File: CE031225.dwg
Date: 1/22/2025
Scale: 1" = 2'
Sheet: 17 of 17

2,3,4,5,6 & 7 Village Way
Application for Bulkhead Replacment and Platform
Reconfiguration
in Harbor Village Subdivision, Ocean Pines
Site Photo Appendix



March 12, 2025

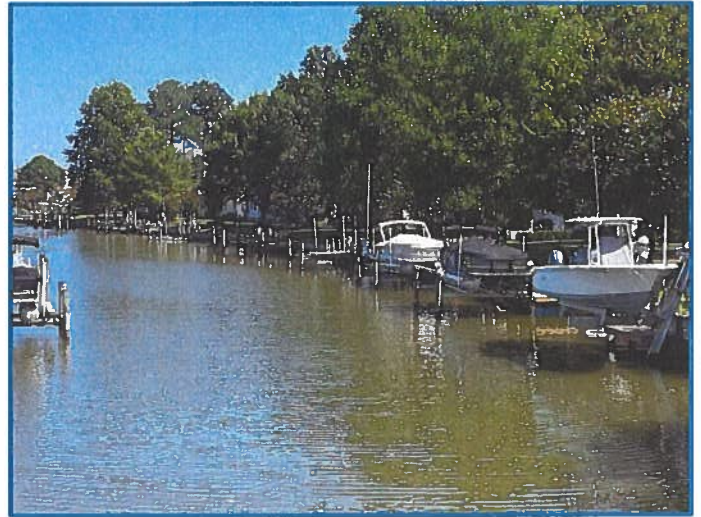
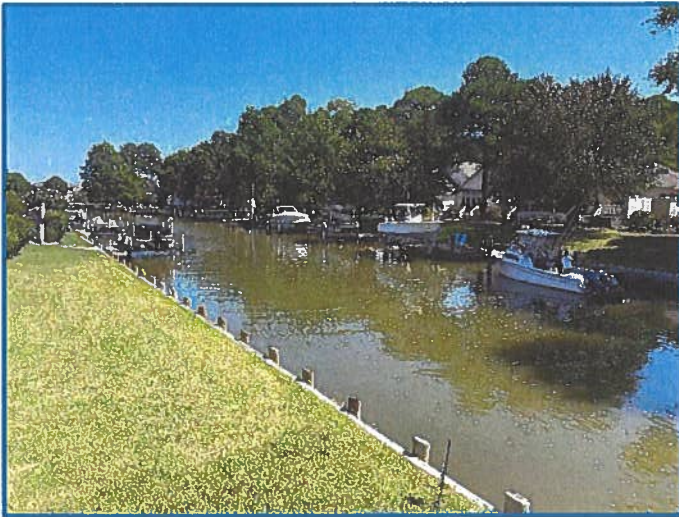
Prepared by:

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Site Photos



March 12, 2025

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Site Photos

