



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

December 16, 2025

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

David Stevens - Request No. 2025-099 – Request to construct 4x37 dock and a 2.75 x 19 finger pier. Request to install one boat lift and one double PWC lift with associated pilings. Max channelward extension 23'. This project is located at 42 Pintail Drive, Ocean Pines, also known as Tax Map 16, Parcel 50, Lot 68. 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 December 31, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-099
Submission Date: 12-16-25

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

Written Description of Proposed Improvement (include channelward distance):

construct a 4x37 dock and a 2.75x19 finger pier and install one (1) boat lift and one (1) double PWC
lift with associated pilings a maximum of 23' channelward of existing bulkhead face/MHW/MLW

Property Description:

Map: 0016 Parcel: 0050 Lot: 68 Section: 14A Block: _____ Tax District: 03 (037622)
Street Address: 42 Pintail Drive, Ocean Pines, Maryland 21811
Subdivision: 014A
Dwelling on lot: _____ Dwelling under construction: X Vacant: _____ Commercial: _____

Owner: David Reese Stevens Phone No. 240-224-4770
Mailing Address: 815 Yacht Club Drive Ocean Pines, MD 21811
E-Mail Address: fshnoc@yahoo.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-430-4169
Mailing Address: PO Box 6, Snow Hill, MD 21863
E-Mail Address: stacey@jstaceyhart.com

904-335-2115

Recorded Adjacent Property Owner: James E & Christina D Simmons jimandtinassimmons@gmail.com
Property Address: 40 Pintail Drive, Ocean Pines, MD 21811
Tax Map: 0016 Parcel: 0050 Lot: 69 Section: 14A Block: _____
Bart

Recorded Adjacent Property Owner: Brt L Mattaliano For Life
Property Address: 44 Pintail Drive, Ocean Pines, MD 21811
Tax Map: 0016 Parcel: 0050 Lot: 67 Section: 14A Block: _____

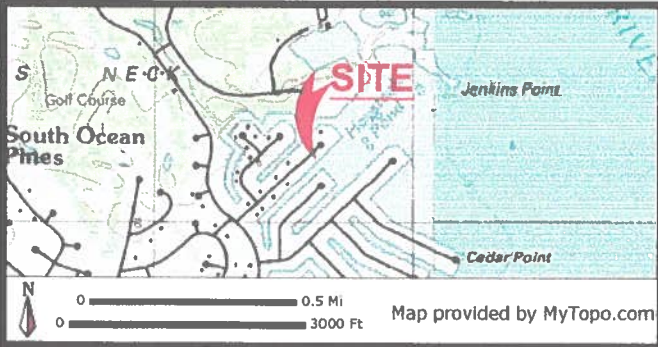
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

David R. Stevens 11/25/2025
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 12-16-25 Public Comment Deadline: 12-31-25 (15 calendar days)
Department Approval Date: _____ Expiration: _____

Revised 7/1/19



PROJECT DESCRIPTION:

CONSTRUCT A 4x37 DOCK AND A 2.75x19 FINGER PIER AND INSTALL ONE BOAT LIFT AND ONE DOUBLE PWC LIFT WITH ASSOCIATED PILINGS A MAXIMUM OF 23' CHANNELWARD OF EXISTING BULKHEAD/MHW/MLW.

EXISTING

PINTAIL DRIVE

44 PINTAIL DRIVE

±150'

6' SETBACK

42 PINTAIL DRIVE

±150'

6' SETBACK

40 PINTAIL DRIVE

EX BOATLIFT

EX BOATLIFT

@ 25' = 72"
@ 20' = 72"
@ 15' = 72"
@ 10' = 65"
@ 5' = 48"
@ 0' = 42"

EX SWING
LIFTS,
TYP 2

±93'

EX BOATLIFT
EX PIER

27 STACY CC

25 STACY COURT

23 STACY COURT

HAYSTACK POND

EX DOCK
EX BOAT LIFT
EX DOCK
EX BOAT LIFT

STEVENS PROPERTY PROPOSED MARINE IMPROVEMENTS 42 PINTAIL DRIVE OCEAN PINES

APPLICANT: David Reese Stevens
815 Yacht Club Drive
Berlin, MD 21811
PHONE: 240-224-4770
EMAIL: fshnoc@yahoo.com

LOCATION: OCEAN PINES, SECTION 14A

WATERWAY: HAYSTACK POND

WATER DEPTH MEASUREMENTS: 11/25/2025
REFERENCED TO MLW 2:30 P.M.

NO SAV'S

TAX MAP: 16
PARCEL: 50
SECTION: 14A
LOT: 68

JOB NUMBER:
P25-084

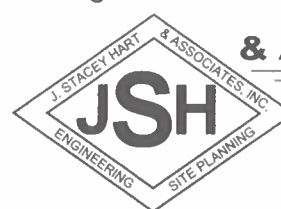
SCALE:
1"=50'

SHEET NO:
1 OF 2

DATE:
12/2025

REVISED:
N/A

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J. STACEY HART & ASSOCIATES, INC.

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