



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

January 20, 2026

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

Norman & Joanne Schreiber - Request No. 2026-002 – Request to replace 70 linear feet of vinyl bulkhead and replace 6'x 30' dock in kind. Max channelward extension 6'. This project is located at 3 Harlan Trace, Ocean Pines, also known as Tax Map 16, Parcel 96, Lot 43. 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 February 4, 2026.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-002
Submission Date: 12026

_____ Major Construction (\$300.00)

☒ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

This project proposes to construct 70 linear feet of replacement vinyl bulkhead and replace a 6' x 30' dock in kind.

18" Channelward
bulkhead / 6' dock

Property Description:

Map: 16 Parcel: 96 Lot: 43 Section: 14B Block: _____ Tax District: 03

Street Address: 3 Harlan Trace Rd, Ocean Pines, MD 21811

Subdivision: 14B

Dwelling on lot: ☒ Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Norman & Joanne Schreiber

Phone No. (410) 790-4959

Mailing Address: 3 Harlan Trace Rd, Ocean Pines, MD 21811

E-Mail Address: normanschreiber247@gmail.com

Contractor: R.G. Murphy, LLC

Phone No.: (410) 352-5015

Mailing Address: 13239 Rollie Road E Bishopville, MD 21813

E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: James Lewis III & Tracy Lewis

Property Address: 1 Harlan Trace Rd, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 96 Lot: 44 Section: 14B Block: _____

Recorded Adjacent Property Owner: Ronald Waugh & Kay Waugh

Property Address: 5 Harlan Trace Rd, Ocean Pines, MD 21811

Tax Map: 16 Parcel: 96 Lot: 42 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.

Norman Schreiber
Owner/Applicant's Signature

12/18/25
Date

DEPT. USE ONLY:

Notification Distribution Date: 1-20-26 Public Comment Deadline: 2-4-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____

DOCK & SHORELINE PERMIT DRAWINGS
PREPARED FOR
NORMAN & JOANNE SCHEIBER
IN THE THIRD ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 600'

ENGINEER

Lane Engineering, LLC
117 BAY STREET
EASTON, MARYLAND 21601
(410) 822-8003

OWNER/DEVELOPER

NORMAN & JOANNE SCHREIBER
3 HARLAN TRACE RD
OCEAN PINES, MD 21811
(410) 790-4959

PROJECT LOCATION

3 HARLAN TRACE RD
OCEAN PINES, MD 21811

25-GP-0954
202561500
102374
12/3/2025
RMS

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVIS

SHEET NO.
1 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB NO. 250347
FILE NO. 0572

TITLE SHEET

**ON THE LANDS OF
NORMAN SCHREIBER &
JOANNE SCHREIBER**

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 23, PARCEL 96, SECTION 14B, LOT 43

Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors



E-mail: general@laneinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
MLW MEAN LOW WATER (APPROXIMATE)

PROPERTY LINE _____

SPOT ELEVATION/SOUNDING $x^{-2.15}$

PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM GENERAL MAPS, DEED, PLAT, SITE SKETCH AND AERIAL PHOTO INTERPRETATION. THESE MAPS ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. A BOUNDARY AND/OR EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED. LANE ENGINEERING IS NOT RESPONSIBLE FOR ANY INACCURACIES ASSOCIATED WITH THE LOCATION OF THE ABOVE REFERENCED EXISTING FEATURES AND RELATED LATERAL LINES, SETBACKS, ETC.
2. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
3. THERE IS NO SAV MAPPED IN THE VICINITY WITHIN THE PAST 5 YEARS OF MAPPING.
4. SOUNDINGS SHOWN HEREON PROVIDED BY HOMEOWNER FOR PERMITTING PURPOSES ONLY.
5. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
6. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.
7. MEAN TIDAL RANGE = 1.09'
8. LOT SIZE = 12,250 SF $\pm$
9. DISTANCE TO CHANNEL CENTERLINE = 47' $\pm$
10. MAXIMUM CHANNELWARD ENCROACHMENT = 6' $\pm$
11. ZONING CLASSIFICATION = R3 (MULTI-FAMILY RESIDENTIAL)
12. 911 ADDRESS = 3 HARLAN TRACE RD, OCEAN PINES, MD 21811

25-GP-0954

202561500

102374

12/3/2025

RMS

SITE & PROJECT NOTES

**ON THE LANDS OF
NORMAN SCHREIBER &
JOANNE SCHREIBER**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 23, PARCEL 96, SECTION 14B, LOT 43**

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SHEET No.
2 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250347
FILE No. D572

Date: 09/17/2025 - 4:27pm User: sfreund Project Manager: SJF Drawing Path: J:\2025\0300\250347\CMD-250347\Draw\Plots\JMP-PLTS-250347.dwg | Sheet 2 LANE ENGINEERING, LLC
XREF File(s): RAR-BASE-250347/CSP-BASE-MARINE-250347/RLD-BASE-250347/CBS-BASE-LETTER-250347

25-GP-0954
202561500
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12/3/2025
RMS

ALTON POINT

TAX MAP 16, PARCEL 96, LOT 44
JAMES LEWIS III & TRACY LEWIS
1 HARLAN TRACE
OCEAN PINES, MD 21811

PARCEL 96,
LOT 43
(APPLICANT)

CANAL TO ISLE
OF WIGHT BAY

TAX MAP 16, PARCEL 96, LOT 42
RONALD & KAY WAUGH
5 HARLAN TRACE
OCEAN PINES, MD 21811

HARLAN TRACE

NAD 83 (CORS) 88
MARYLAND STATE PLANE



SCALE IN FEET

SITE OVERVIEW

ON THE LANDS OF
NORMAN SCHREIBER &
JOANNE SCHREIBER

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 23, PARCEL 96, SECTION 14B, LOT 43

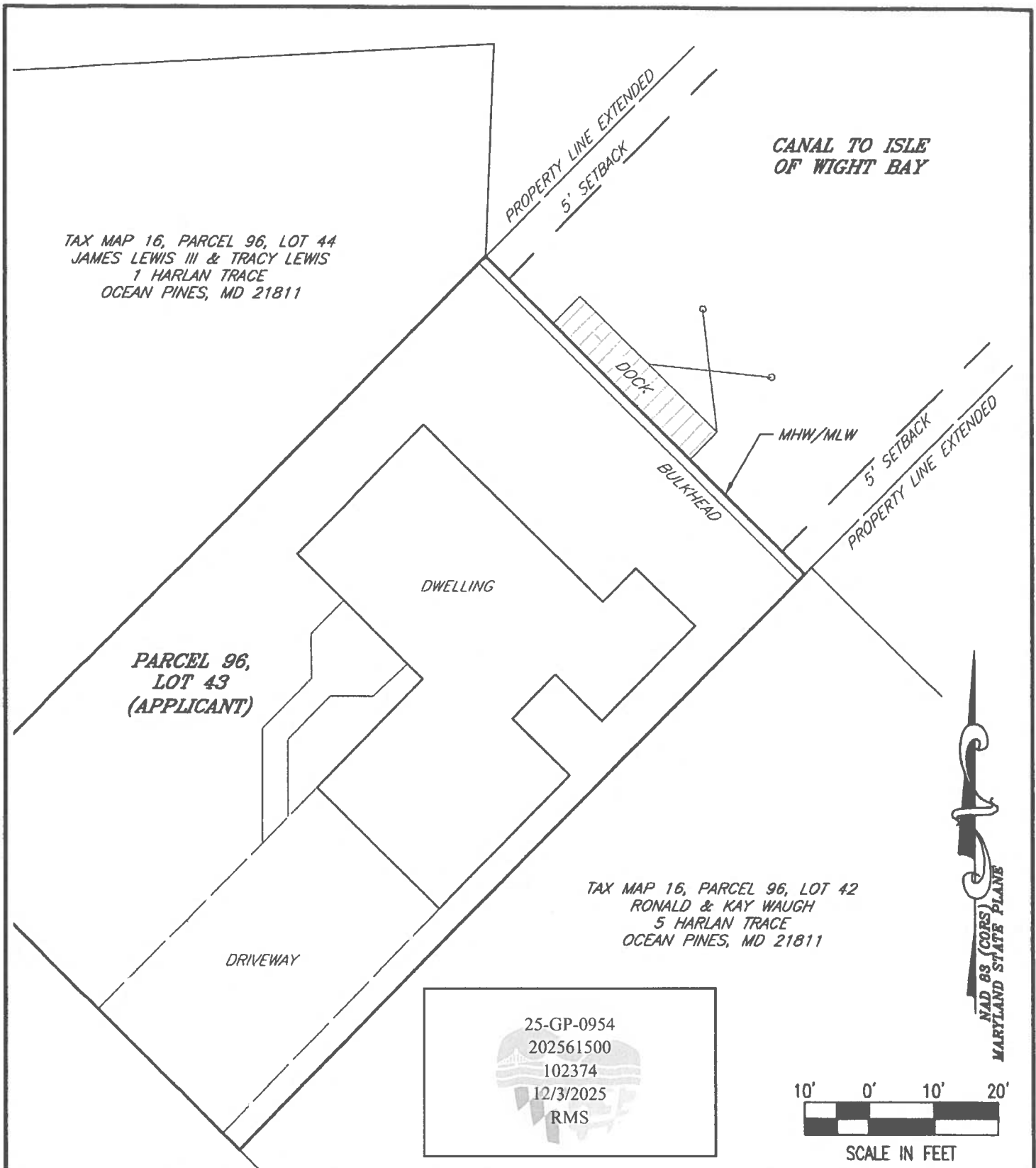
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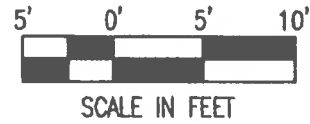


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SHEET No.
3 OF 7
DATE: AS NOTED
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JOB No. 250347
FILE No. D572



SHEET No. 4 OF 7 DATE: AS NOTED SCALE: AS NOTED JOB No. 250347 FILE No. D572	EXISTING CONDITIONS ON THE LANDS OF NORMAN SCHREIBER & JOANNE SCHREIBER IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 16, GRID 23, PARCEL 96, SECTION 14B, LOT 43	Lane Engineering, LLC Established 1986 Civil Engineers • Land Planning • Land Surveyors  E-mail: general@lane.com 117 Bay St. Easton, MD 21801 (410) 822-8003 15 Washington St. Cambridge, MD 21613 (410) 221-0818 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095
Date: 08/17/2025 - 4:27pm User: sraund Project Manager: SJF Drawing Path: J:\2025\0300\250347\CM130-250347\Draw\Plan\HMP-PLTS-250347.dwg Sheet 4 of 7 XREF File(s): RAR-BASE-250347/CSP-BASE-MARINE-250347/RLO-BASE-250347/CBS-BASE-LETTER-250347		



CANAL TO ISLE
OF WIGHT BAY

PROPERTY LINE EXTENDED
5' SETBACK

BEGIN 70'± PROPOSED
REPLACEMENT BULKHEAD

PROPOSED IN-KIND
DOCK REPLACEMENT

30'±

6'±

PROPOSED
REPLACEMENT VINYL
BULKHEAD

5' SETBACK

PROPERTY LINE EXTENDED

END 70'± PROPOSED
REPLACEMENT
BULKHEAD

MHW/MLW

PARCEL 96,
LOT 43
(APPLICANT)

DWELLING

25-GP-0954
202561500
102374
12/3/2025
RMS

PROPOSED IMPROVEMENTS

ON THE LANDS OF
NORMAN SCHREIBER &
JOANNE SCHREIBER

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 23, PARCEL 96, SECTION 14B, LOT 43

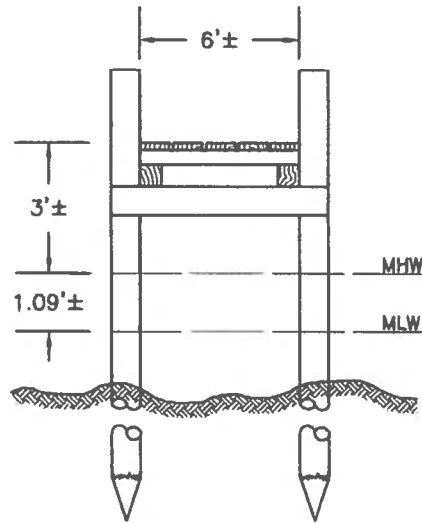
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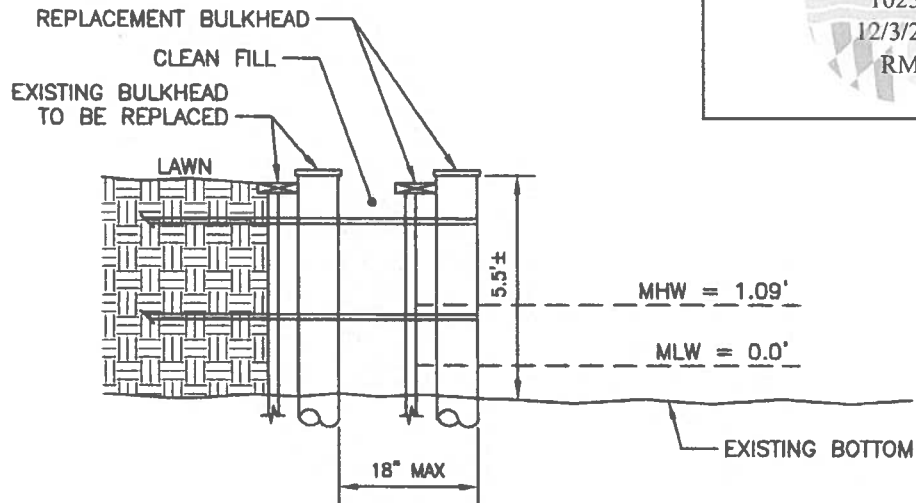
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SHEET No.
5 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250347
FILE No. D572



PIER SECTION
NOT TO SCALE

25-GP-0954
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12/3/2025
RMS



BULKHEAD REPLACEMENT DETAIL
NOT TO SCALE

SHEET No.
6 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250347
FILE No. D572

DETAILS

**ON THE LANDS OF
NORMAN SCHREIBER &
JOANNE SCHREIBER**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 23, PARCEL 96, SECTION 14B, LOT 43**

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102374
12/3/2025
RMS



SHEET No.
7 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250347
FILE No. D572

**SHORELINE PHOTOS
ON THE LANDS OF
NORMAN SCHREIBER &
JOANNE SCHREIBER**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 16, GRID 23, PARCEL 96, SECTION 14B, LOT 43**

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Date: 08/17/2025 -- 4:27pm User: sfreund Project Manager: SJF Drawing Path: J:\2025\0300\250347\CM130-250347\Draw\Plots\HMP-PLTS-250347.dwg | Sheet LANE ENGINEERING, LLC
XREF File(s): RAR-BASE-250347/CSP-BASE-MARINE-250347/RLD-BASE-250347/00S-BASE-LETTER-250347

PROJECT INFORMATION

BUILDING
NEW BULKHEAD
3 HARLAN TRACE
OCEAN PINES, MARYLAND, 21811
WORCESTER COUNTY
CODES:

2021 INTERNATIONAL RESIDENCE CODE
LATEST EDITION OF LOCAL CODES WHICH AMEND THE INTERNATIONAL CODES.

DESIGN REFERENCES:
SEIASCSE 7: ASCE STANDARD, MINIMUM DESIGN LOADS FOR BUILDINGS
AND OTHER STRUCTURES

ACI 318: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
ANSI/AF&PA NDS: NATIONAL DESIGN SPECIFICATIONS FOR WOOD AND
ENGINEERED WOOD CONSTRUCTION

AISC: MANUAL FOR STEEL CONSTRUCTION

STRUCTURAL DATA:
TOP OF BULKHEAD: 5'-4" +/- ABOVE MUD LINE NOMINALLY
MEAN LOW TIDE: 2'-6" +/- ABOVE MUD LINE
MEAN HIGH TIDE: 4'-0" +/- ABOVE MUD LINE MAX.
SOIL LATERAL PRESSURE: 150 PSF/FT

TREATED ROUND TIMBER PILES: AS APPLICABLE

DESIGN PROPERTIES UNDER NORMAL LOAD DURATION AND WET SERVICE CONDITIONS:
SPECIES = SOUTHERN PINE

Fc = 1,200 PSI
Fb = 2,400 PSI
Fv = 110 PSI
Fc = 250 PSI
E = 1,500,000 PSI
Emin = 780,000 PSI

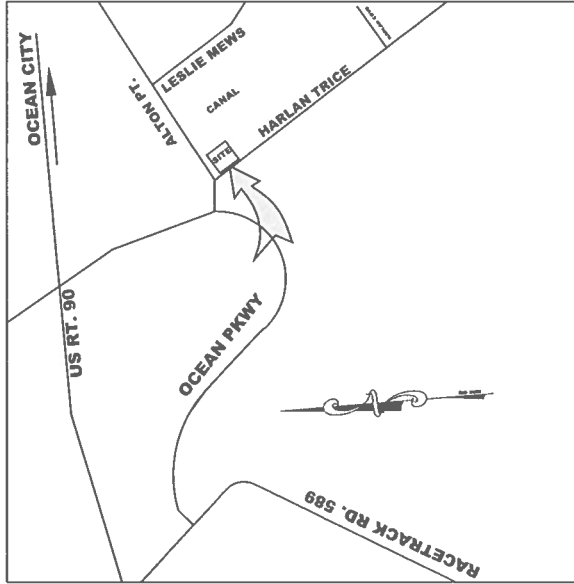
PILES SHALL BE TREATED WITH AN APPROVED PROCESS AND PRESERVATIVE AND
PRESCRIBED IN THE APPLICABLE EDITION OF THE AWPA BOOK OF STANDARDS,
AMERICAN WOOD PRESERVERS ASSOCIATION, SELMA, AL.

CONTRACTOR RESPONSIBILITIES: THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE
AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO
DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND
ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS DURING
ERECTING. THIS INCLUDED THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR
TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN IN THE DRAWINGS. IF APPLIED,
THEY SHALL BE REMOVED AS CONDITIONS PERMIT AND SHALL REMAIN THE CONTRACTOR'S PROPERTY.
THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND
METHODS OR JOBSITE SAFETY DURING CONSTRUCTION. PROCESSING AND/OR APPROVED SUBMITTALS
MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OF
SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED, SHALL NOT BE
CONSTRUED AS VOLUNTARY ASSUMPTIONS BY THE ENGINEER OR ANY RESPONSIBILITY OF EACH
CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF
CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE CONSTRUCTION.

INSPECTION: ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING
CODE AND ALL LOCAL ORDINANCES. THE OWNER OR CONTRACTOR SHALL HIRE AN EXPERIENCED
QUALIFIED INSPECTOR TO PERFORM ALL REQUIRED INSPECTION WORK. INSPECTION SHALL CONSIST OF
VISUAL OBSERVATIONS OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF
ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND
WITH THE DESIGN INTENT. THE ENGINEER WILL NOT PERFORM THE REQUIRED INSPECTION AS PART OF THIS
PRESENT CONTRACT WITH THE ARCHITECT/OWNER. UNDER THIS PRESENT CONTRACT, THE ENGINEER MAY
VISIT THE SITE TO ASCERTAIN GENERAL CONFORMANCES TO THE CONTRACT DOCUMENTS. HOWEVER, SUCH
VISITS SHALL NOT BE RELIED UPON BY OTHERS AS ACCEPTANCE OF THE WORK, NOR SHOULD IT BE
CONSTRUED TO RELIEVE THE CONTRACTOR IN ANY WAY FROM HIS OBLIGATIONS AND RESPONSIBILITIES
UNDER THE CONSTRUCTION CONTRACT.

DESIGN WITHOUT CONSTRUCTION REVIEW: IT IS AGREED THAT IF ABBA ENGINEERING'S PROFESSIONAL
SERVICES DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S
WORK OR PERFORMANCE, THEN THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS ABBA
ENGINEERING FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS,
EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S
PERFORMANCE OR THE FAILURE OF THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND
THE CONTRACT DOCUMENTS. ABBA ENGINEERING AGREES TO BE RESPONSIBLE FOR ITS OWN OR ITS
EMPLOYEES' NEGLIGENT ACTS, ERRORS OR OMISSIONS.

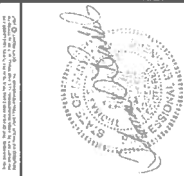
OWNERSHIP OF DOCUMENTS: THE CONTRACTOR ACKNOWLEDGES THESE PLANS AND SPECIFICATIONS
SERVICES PREPARED BY ABBA ENGINEERING, LLC AS INSTRUMENTS OF PROFESSIONAL SERVICE. NEVERTHELESS, THE
PLANS AND SPECIFICATIONS PREPARED UNDER THIS AGREEMENT SHALL REMAIN THE PROPERTY OF ABBA
ENGINEERING, LLC UPON COMPLETION OF THE WORK. THE CONTRACTOR AGREES TO HOLD HARMLESS AND
INDEMNIFY ABBA ENGINEERING, LLC AGAINST ALL DAMAGES, CLAIMS, AND LOSSES, INCLUDING DEFENSE COSTS
ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF
ABBA ENGINEERING, LLC.



VICINITY MAP

NOT TO SCALE

PERMIT



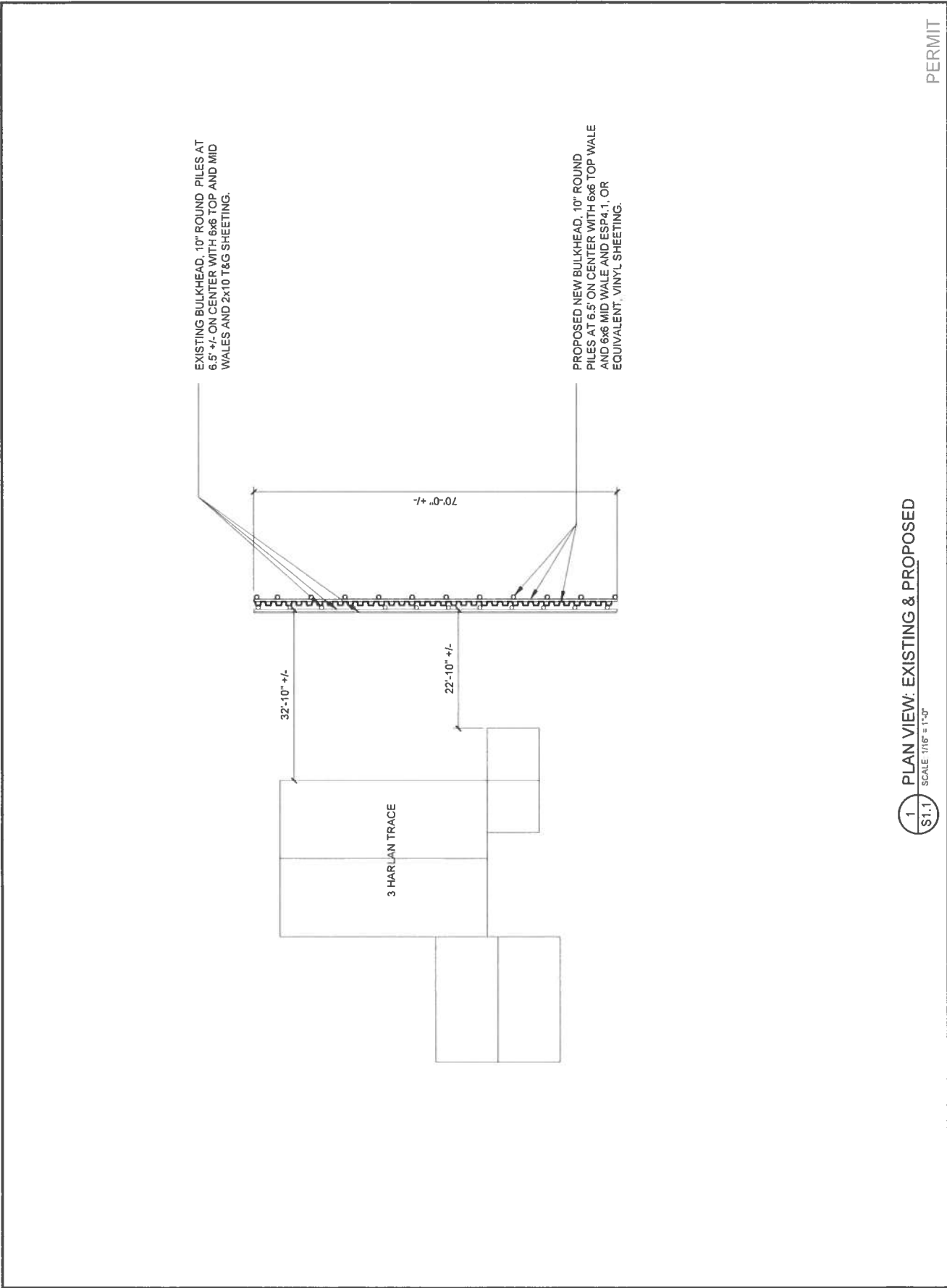
THOMAS S. BECHTEL, P.E.
11201 SHARP TOWN RD., MARDELA SPRINGS, MD, 21837
PH 443-783-3556
FX 410-883-3840
tombechtel@comcast.net

ABBA ENGINEERING, LLC
OWNER
11201 SHARP TOWN RD., MARDELA SPRINGS, MD, 21837
PH 443-783-3556
FX 410-883-3840
tombechtel@comcast.net

Single Family Residences
3 Harlan Trace
Ocean Pines, Md 21811

Notes	
PERMIT	25127
DATE	07.30.25
TIME	07.30.25
PRICE	\$1.0

ABBA ENGINEERING, LLC 11201 SHARPTOWN RD., MARDELA SPRINGS, MD, 21837 THOMAS S. BECHTEL P.E. PH 443-783-5556 FX 410-883-3840 tombechtel@comcast.net OWNER		Single Family Residences 3 Harlan Trace Ocean Pines, Md 21811 New Bulkhead	
PERMIT BE NUMBER 251377 TAB 07.30.25 DATE 07.30.25		S1.1	



1 PLAN VIEW: EXISTING & PROPOSED
 SCALE 1/16" = 1'-0"

PERMIT

