



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 23, 2024

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

Brian Lockett– Request No. 2024-042 - Request to install a 6'x8' pier, a 5'x40' platform and two boat lifts with all associated poles. Max channelward extension 25'. This project is located at 12336 Point View Rd, Bishopville, also known as Tax map 4, Parcel 24, Lot 60. Fifth 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 May 8, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2024-042
Submission Date: 4-23-24

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

Install a 6' x 8' pier, a 5' x 40' platform, and two (2) boat lifts with all associated poles.
Maximum channel ward extension of 25'.

Map: 0004 Parcel: 0024 Lot: 60 Section: _____ Block: _____ Tax District: _____

Street Address: 12336 Point View Road, Bishopville, MD 21813

Subdivision: 0025

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

Owner: Brian Lockett Phone No. 410-726-8485

Mailing Address: 12336 Point View Road, Bishopville, MD 21813

E-Mail Address: b.lockett@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: Raymond Micciche

Property Address: 12332 Point View Road, Bishopville, MD 21813

Tax Map: 0004 Parcel: 0025 Lot: 61 Section: _____ Block: _____

Recorded Adjacent Property Owner: Jonathan Lam

Property Address: 12342 Point View Road, Bishopville, MD 21813 - 8104 Blankensford Dr

Tax Map: 0004 Parcel: 0025 Lot: 59 Section: _____ Block: _____ Manassas, VA 20111

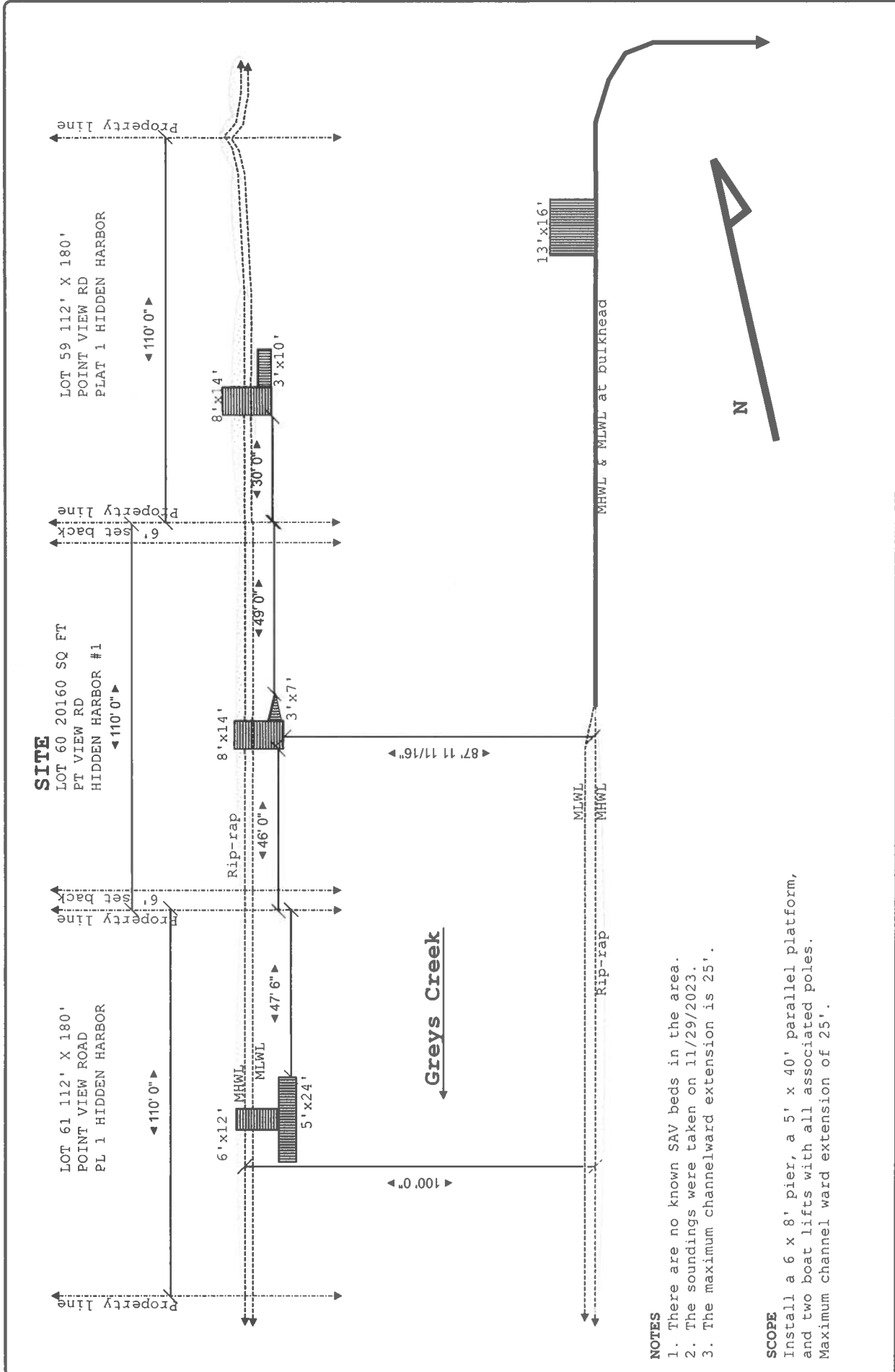
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

Brian Lockett POA
Owner/Applicant's Signature Date: 3/5/24

DEPT. USE ONLY:

Notification Distribution Date: 4-23-24 Public Comment Deadline: 5-8-24 (15 calendar days)

Department Approval Date: _____ Expiration: _____



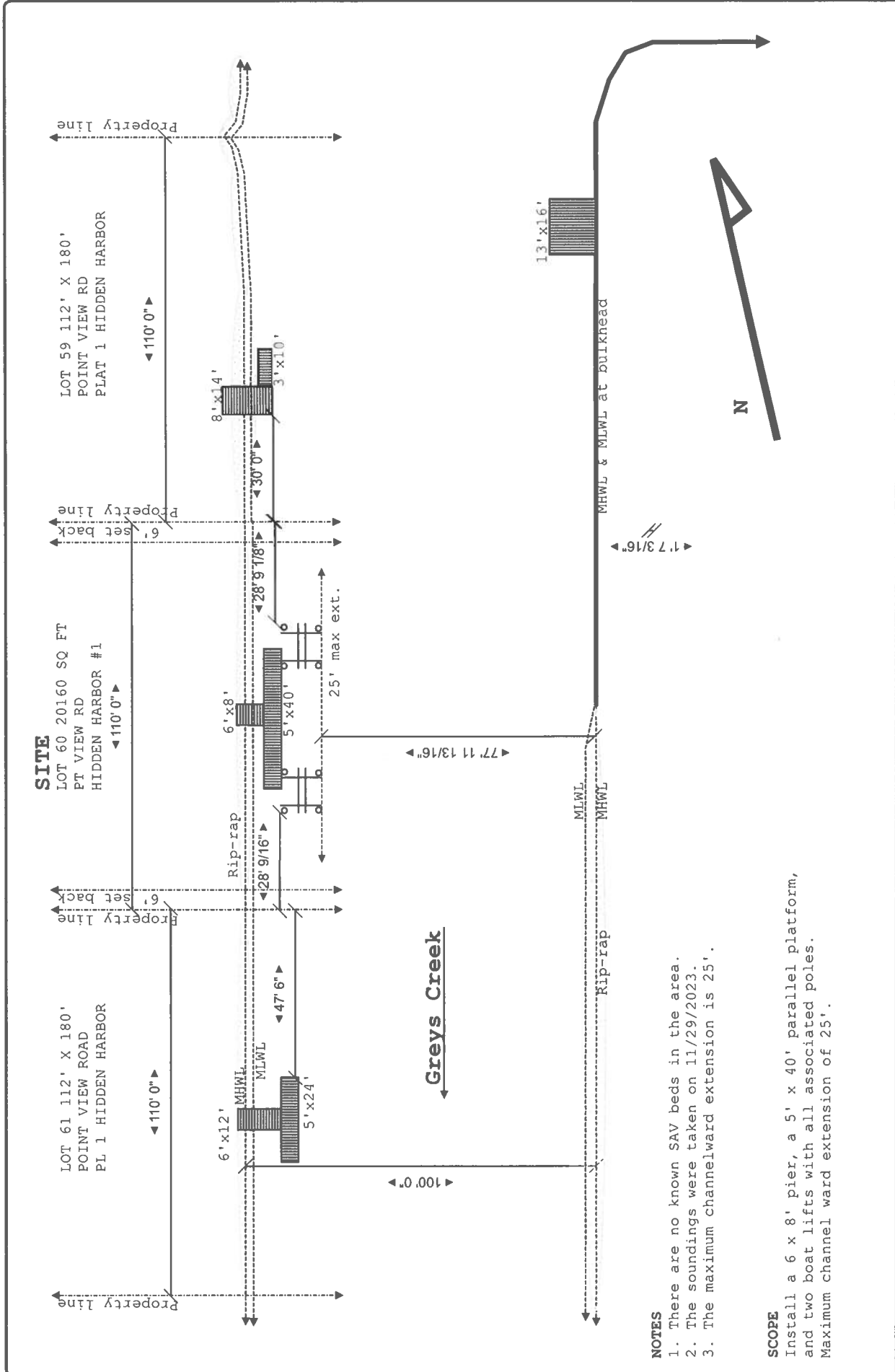
Site: 12336 Point View Road, Bishopville MD Title: EXISTING CONDITIONS	Drawing: 1 Scale: 1/4" = 10' 0"	Project: Luckett Date: 011/29/2023	Drawn: Carouge Rev: A	Notes: Hidden Oak Farms, LLC
	Hidden Oak Farms, LLC			

NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 11/29/2023.
3. The maximum channelward extension is 25'.

SCOPE

Install a 6 x 8' pier, a 5' x 40' parallel platform, and two boat lifts with all associated poles. Maximum channel ward extension of 25'.



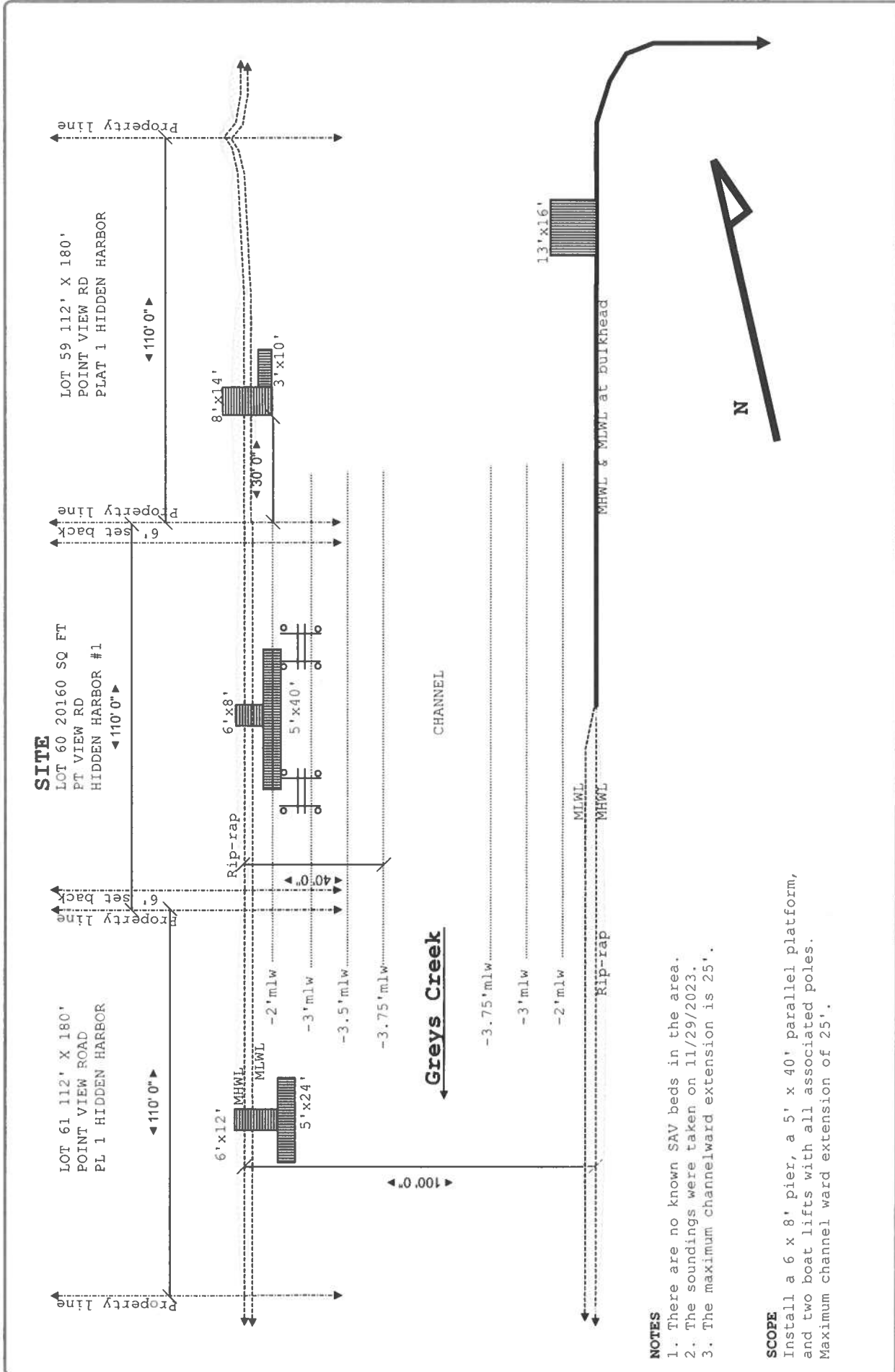
NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 11/29/2023.
3. The maximum channelward extension is 25'.

SCOPE

Install a 6 x 8' pier, a 5' x 40' parallel platform, and two boat lifts with all associated poles. Maximum channel ward extension of 25'.

Site: 12336 Point View Road, Bishopville MD	Drawing: 1	Project: Luckett	Drawn: Carouge	Notes:	Hidden Oak Farms, LLC
Title: PROPOSED CONDITIONS	Scale: 1/4" = 10' 0"	Date: 011/29/2023	Rev: A		



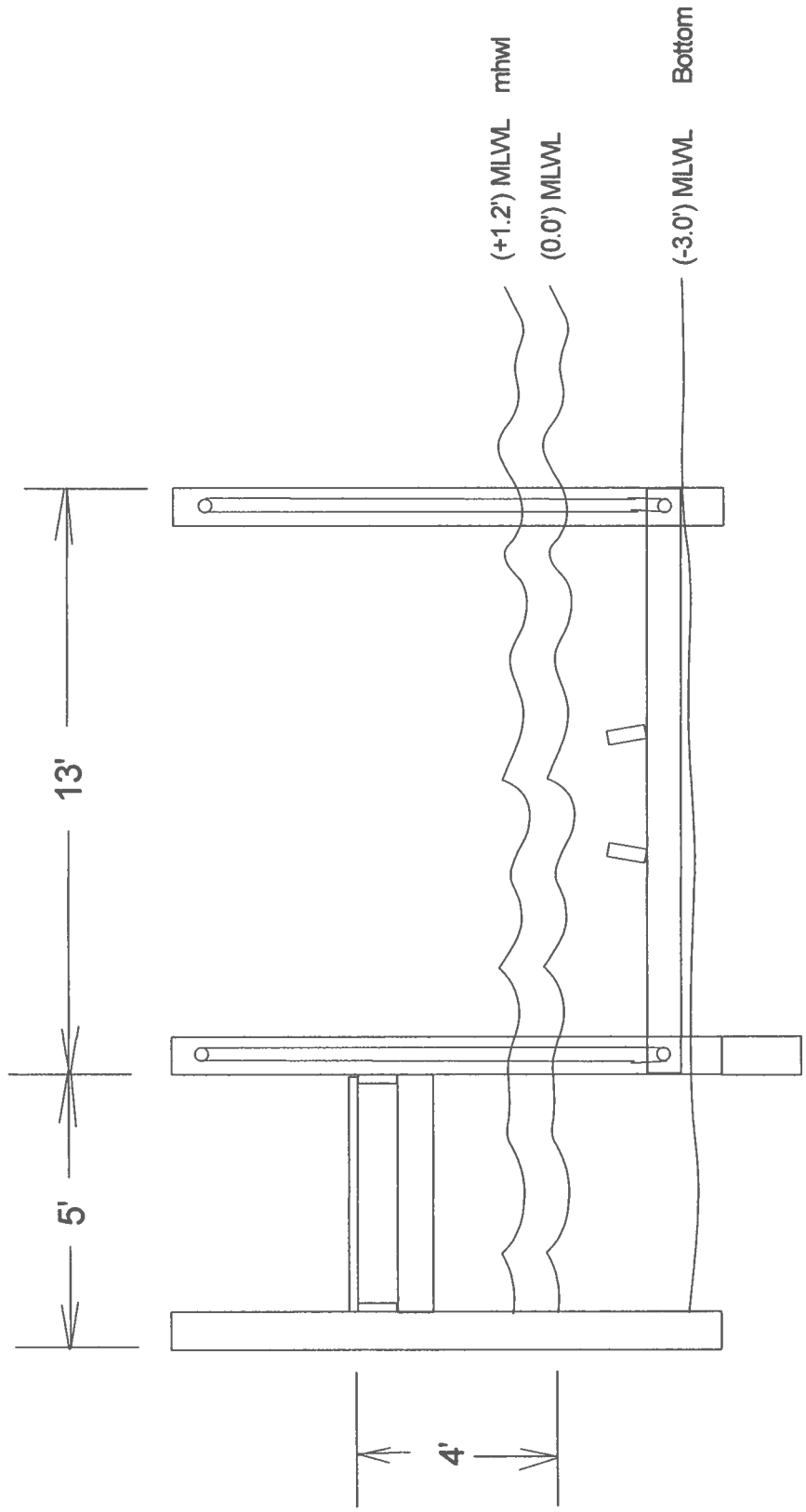
NOTES

1. There are no known SAV beds in the area.
2. The soundings were taken on 11/29/2023.
3. The maximum channelward extension is 25'.

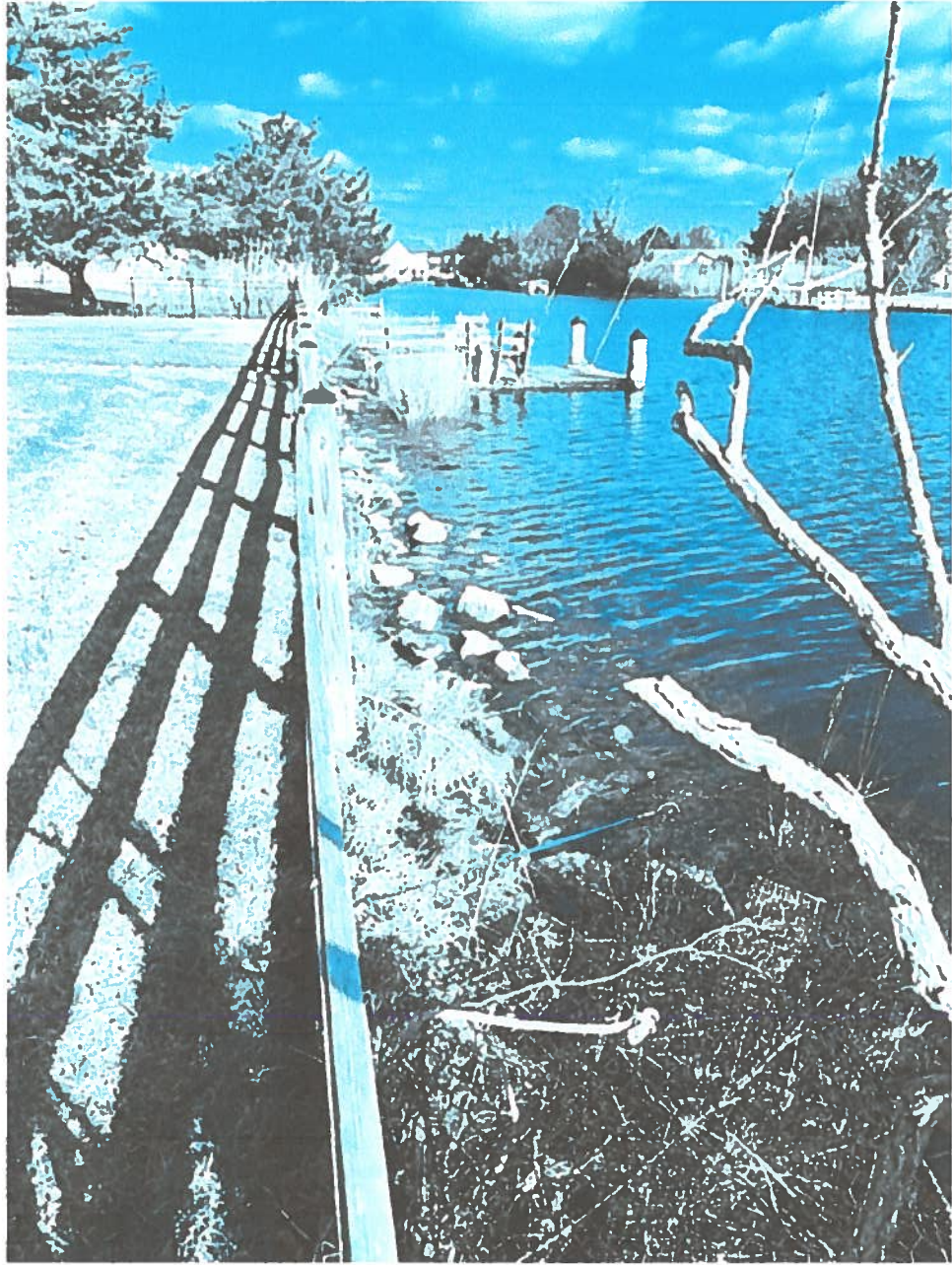
SCOPE

Install a 6 x 8' pier, a 5' x 40' parallel platform, and two boat lifts with all associated poles. Maximum channel ward extension of 25'.

Site: 12336 Point View Road, Bishopville MD	Project: Luckett	Notes: Hidden Oak Farms, LLC
Title: DEPTHS	Scale: 1/4" : 10' 0"	Drawn: Carouge
	Drawing: 1	Rev: A
	Date: 011/29/2023	



Work Scope: Boat lift and pier cross section for 123366 Point View Rd. Bishopville, MD			
Scale: 1" = 20'			
Date:			
Owner:		Lot	Parcel
		Blk	T. Map







Maryland
Department of
the Environment

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

April 16, 2024

Brian S Lockett
c/o Ronald W Freund
Hidden Oak Farm, LLC
PO Box 1262
Cambridge, MD 21613

Via email: hiddeoakfarmllc@aol.com

Re: Agency Interest Number: 180330
Tracking Number: 202361827
Tidal Authorization Number: 23-PR-1171

Dear Brian Lockett:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP) under the Category A limits. The federal permit is not attached. The MDSPGP permit, general conditions, and activity specific special conditions must be downloaded from the Department's website at https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/MDSPGP6_conditions.aspx. You will need to download the following: Cover Letter, MDSPGP General Conditions, and the following MDSPGP-6 Activity-Specific Conditions (GP6) A3. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Robert M Simmons at robertm.simmons@maryland.gov or 410-901-4044 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Stewart".

Jonathan Stewart, Chief
Eastern Region
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



Pier, Piling and Boat Lift Construction

LICENSE NUMBER: **23-PR-1171**

EFFECTIVE DATE: **April 16, 2024**

EXPIRATION DATE: **April 15, 2027**

LICENSEE: **Brian S. Lockett**

ADDRESS: **12336 Point View Rd**

Bishopville, MD 21813-1110

PROJECT LOCATION: **12336 Point View Rd**

Bishopville, MD 21813-1110

Assawoman Bay in Worcester County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Brian S. Lockett** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **November 29, 2023**, PREPARED BY **Hidden Oak Farm LLC**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **April 16, 2024**, AND INCORPORATED HEREIN:

Construct an 8-foot long by 6-foot wide timber pier with a 40-foot long by 5-foot wide "T" shaped platform, and two boat lifts with associated piles, all within a maximum of 25 feet channelward of the mean high water line.

SPECIAL CONDITIONS

- A. The Licensee shall remove an existing pier and associated structures prior to the commencement of the construction of a new pier.
- B. The total platform area shall not exceed 200 square feet.
- C. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.

- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- G. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.
- H. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- I. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- J. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.
- K. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- L. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.

- M. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- N. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- O. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 901-4020.
- P. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- Q. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 901-4020.

By authority of the Secretary of the Environment:



Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

Apr 17, 2024

Date

Tidal Wetland Reviewer: *RMS*

Supervisor Concurrence: *[Signature]*

Tracking Number: 202361827
Agency Interest Number: 180330

Enclosure: Plans dated **November 29, 2023**
cc: WSA Inspection & Compliance Program