



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

June 28, 2022

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

Marthas Landing Resort LLC - Request No. 2022-058 – Request to emplace 920 linear feet of replacement bulkhead at the original bulkhead line. This project is located at Sunset Ave-Fishermans Marina, Ocean City, also known as Tax Map 27, Parcel 447, Lot 78. Tenth 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 July 13, 2022.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
Jenelle Gerthoffer, Administrator  
File



WORCESTER COUNTY SHORELINE CONSTRUCTION APPLICATION

Request No.: 2022-058 Submission Date: 6.28.22

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

Written Description of Proposed Improvement (include channelward distance):

To emplace 920 linear feet of replacement bulkhead at the original bulkhead line.

Property Description:

Map: 0027 Parcel: 447 Lot: 78 Section: Block: Tax District: Street Address: Sunset Ave, OCMD - Fishermans Marina Subdivision: Dwelling on lot: Dwelling under construction: Vacant: Commercial: X

Owner: Marthas Landing Resort LLC Phone No. 410 213 9600 Mailing Address: 11900 Tech Road, Silver Spring MD E-Mail Address: Brian@ocsunsetmarina.com

Contractor: Brittingham Marine Phone No.: Mailing Address: E-Mail Address: info@brittinghammarine.com

Recorded Adjacent Property Owner: Seaside Fish Company LLC Property Address: 9923 Stephen Decatur Highway, OCMD Unit 028 Tax Map: 27 Parcel: 372 Lot: 98/99 Section: Block:

Recorded Adjacent Property Owner: James Keen Property Address: 141 Palo De Oro, Islamorada FL 33036 Tax Map: 27 Parcel: 607 Lot: 94/95 Section: 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.

Chris McCabe via email 06/20/22 Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 6/28/22 Public Comment Deadline: 7/13/22 (15 calendar days) Department Approval Date: Expiration:

**PLAN DATA AND NOTES:**

- 1. TAX PARCEL NO: TAX MAP 27, PARCEL 447
- 2. SITE ADDRESS: SUNSET AVENUE, OCEAN CITY, MD 21842
- 3. PLAT REFERENCE: 135024
- 4. PROPERTY AREA: 72,310 S.F. +/-
- 5. OWNER: MARTHA'S LANDING RESORT, LLC  
12911 SUNSET AVENUE  
OCEAN CITY, MD 21842
- 6. ENGINEER: CARPENTER ENGINEERING, LLC  
c/o RONNIE B. CARPENTER, PE  
P.O. BOX 3460  
OCEAN CITY, MD 21843  
(302) 438-6745 PHONE (888) 372-2844 FAX

7. THE PURPOSE OF THIS PLAN IS TO SERVE AS A REFERENCE DRAWING FOR A SHORELINE PERMIT APPLICATION PREPARED ON BEHALF OF THE PROPERTY OWNER. THE APPLICATION PROPOSES TO REPLACE THE EXISTING BULKHEAD WITH A NEW TIMBER AND VINYL BULKHEAD AND WITH NO CHANNELWARD ENCROACHMENT. THE LENGTH OF BULKHEAD REPLACEMENT IS APPROXIMATELY 860 LINEAR FEET. EXISTING PIERS SHALL BE RECONNECTED TO THE NEW BULKHEAD. NO SAV WERE IDENTIFIED WITHIN THE PROJECT AREA.

8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SAFETY REGULATIONS, PROGRAMS AND PRECAUTION RELATED TO ALL WORK ON THIS PROJECT AND FOR THE PROTECTION OF PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS.

9. THE CONTRACTOR SHALL PROTECT FROM DAMAGES EXISTING BUILDING(S), OWNER EQUIPMENT, ROADS, WALKS AND UTILITIES. THE CONTRACTOR SHALL MAINTAIN THESE DURING THE COURSE OF THE WORK, AND SHALL REPAIR ALL DAMAGES AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED, AND EXPOSED HARDWARE SHALL BE TREATED WITH ASPHALT ROOFING CEMENT. ALL TIMBER MATERIALS SHALL BE TREATED WITH 2.5 LB TREATED LUMBER. CMI SHOREGUARD VINYL SHEET PILING SHALL BE THE C-LOC 825 TYPE, OR OTHER AS APPROVED BY THE ENGINEER OF RECORD, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INCLUDING FALSEWORK. SHEET PILING SHALL BE 26+ FEET LONG AND SHALL BE DRIVEN TO A MINIMUM DEPTH OF 15 FEET. PLATYPUS ANCHORING B6, OR APPROVED EQUAL BY THE ENGINEER, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PRIOR TO INSTALLATION OF THE NEW SHEET PILING, ANCHORS SHALL BE DRIVEN INTO THE BANK AND PROOF TESTED WITH A LOCK LOADER. ONCE THE NEW SHEET PILING AND WALERS ARE INSTALLED, TIE ROD SHALL BE CONNECTED TO WALERS PRIOR TO BACKFILL.

**INDEX OF SHEETS:**

- 1 COVER SHEET, NOTES AND CERTIFICATION
- 2 REGIONAL MAPPING
- 3 ORTHOMETRIC PHOTO
- 4 BULKHEAD CROSS SECTION

**PROFESSIONAL CERTIFICATION:**

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVE BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32667, EXPIRATION DATE JANUARY 17, 2024.



RONNIE B. CARPENTER, PE  
PRINT NAME

32667  
LICENSE NO.

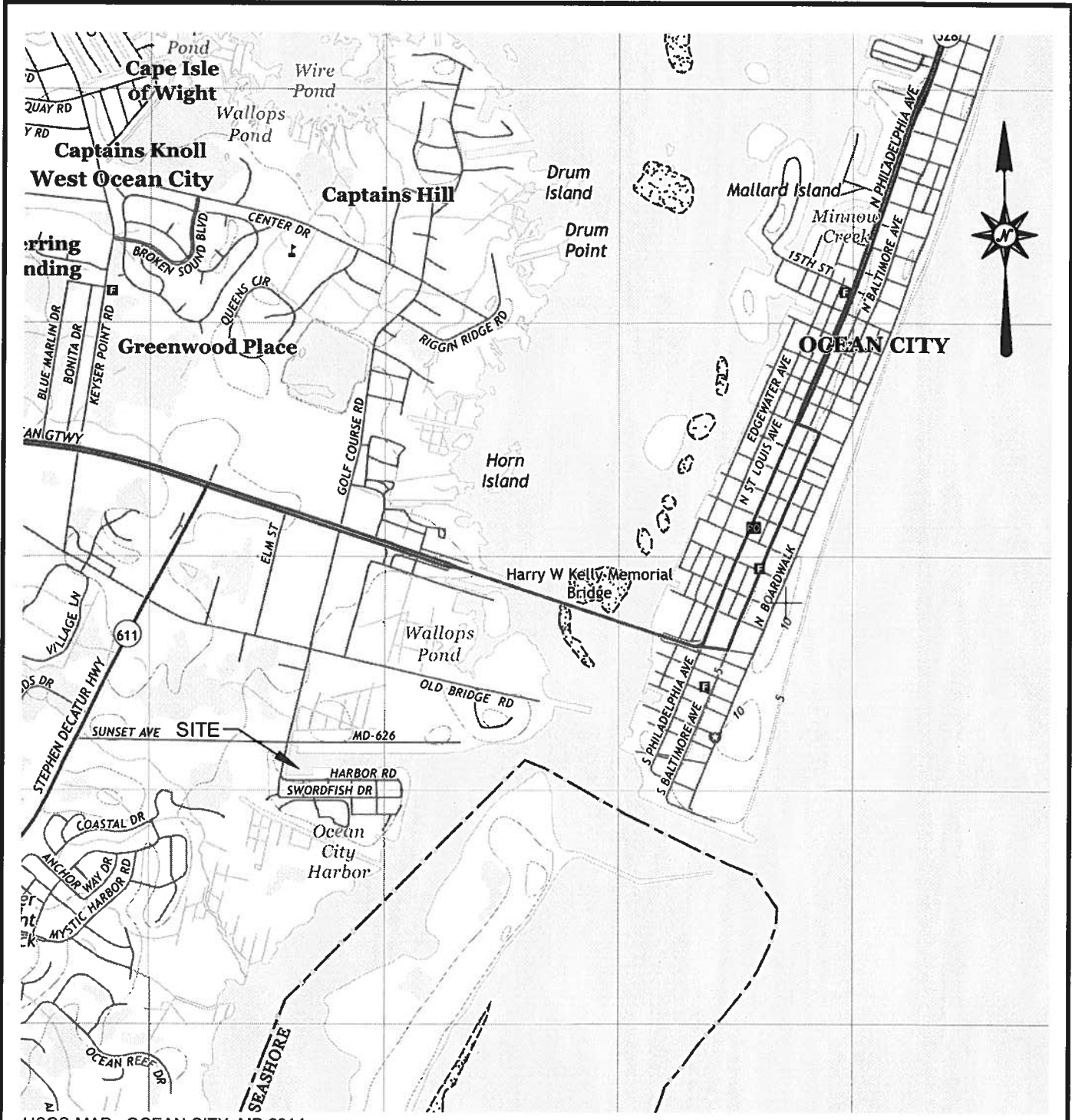
**06-27-2022**  
DATE

PLAN TO ACCOMPANY  
SHORELINE PERMIT APPLICATION  
TO  
**PARCEL 447, TAX MAP 27**  
PROPERTY OF  
**FISHERMAN'S MARINA, INC.**  
OCEAN CITY, WORCESTER COUNTY, MARYLAND




**CARPENTER ENGINEERING, LLC**  
Professional Civil Engineering Services  
P.O. Box 3460  
Ocean City, Maryland 21843  
Tel: (302) 438-6745 Fax: (888) 372-2844  
Ronnie@CarpenterEngineeringLLC.com

DATE 04-10-2022 SCALE NONE  
 DRAWN BY R. CARPENTER DRAWING NO. 3583-SP1 (REV.2)  
 CHECKED BY R. CARPENTER SHEET NO. SP1 OF SP4



USGS MAP - OCEAN CITY, MD 2014

PLAN TO ACCOMPANY  
 SHORELINE PERMIT APPLICATION  
 TO  
**PARCEL 447, TAX MAP 27**  
 PROPERTY OF  
**FISHERMAN'S MARINA, INC.**  
 OCEAN CITY, WORCESTER COUNTY, MARYLAND

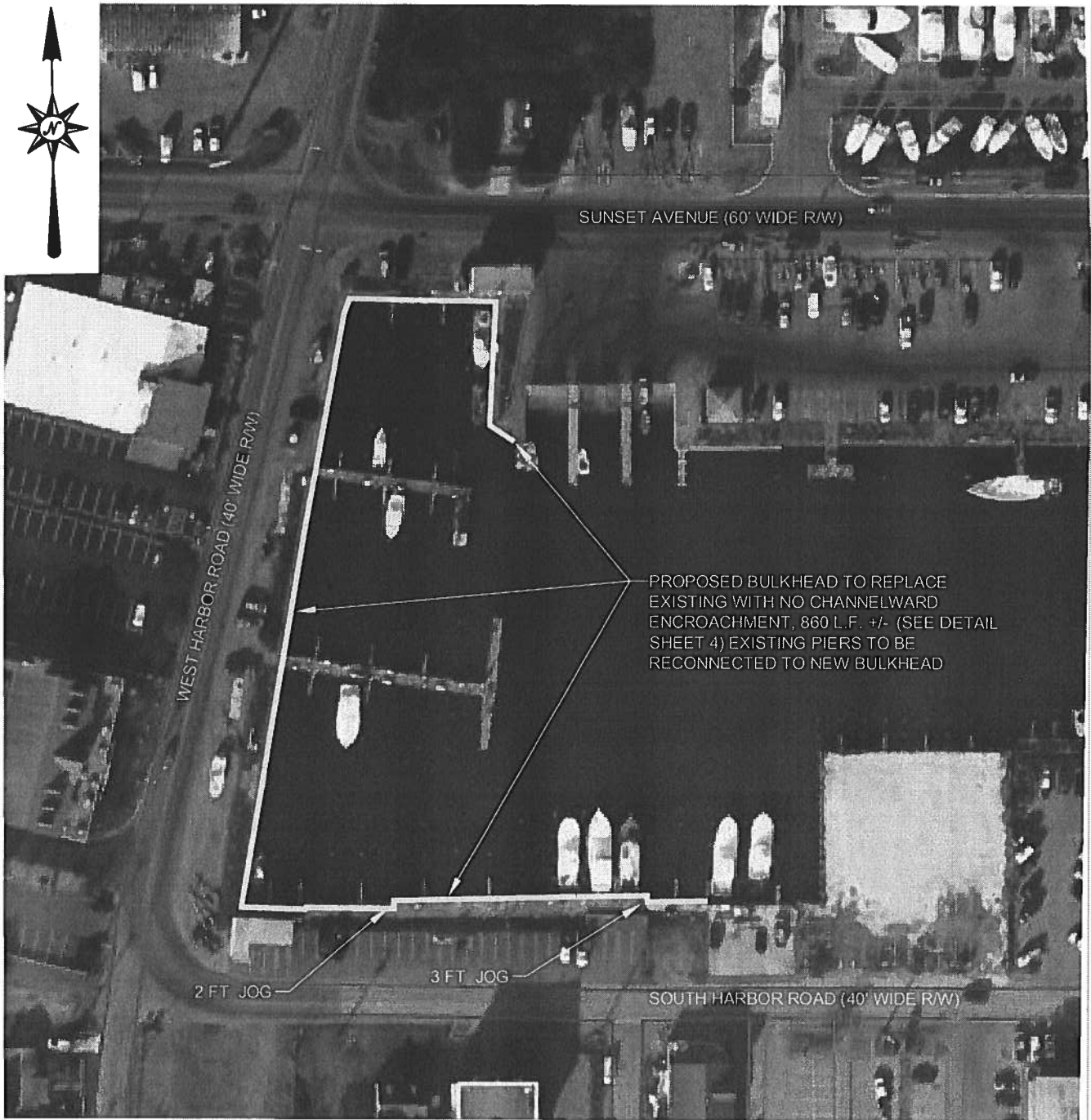


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 Ocean City, Maryland 21843  
 Tel: (302) 438-6745 Fax: (888) 372-2844  
 Ronnie@CarpenterEngineeringLLC.com

DATE	04-10-2022	SCALE	1" = 2,000'
DRAWN BY	R. CARPENTER	DRAWING NO.	3583-SP2 (REV.2)
CHECKED BY	R. CARPENTER	SHEET NO.	SP2 OF SP4



NOTE: NO SAV IDENTIFIED WITHIN THE PROJECT AREA.

PLAN TO ACCOMPANY  
SHORELINE PERMIT APPLICATION  
TO

**PARCEL 447, TAX MAP 27**

PROPERTY OF

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OCEAN CITY, WORCESTER COUNTY, MARYLAND



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Ronnie@CarpenterEngineeringLLC.com

DATE 04-10-2022

SCALE 1" = 100'

DRAWN BY R. CARPENTER

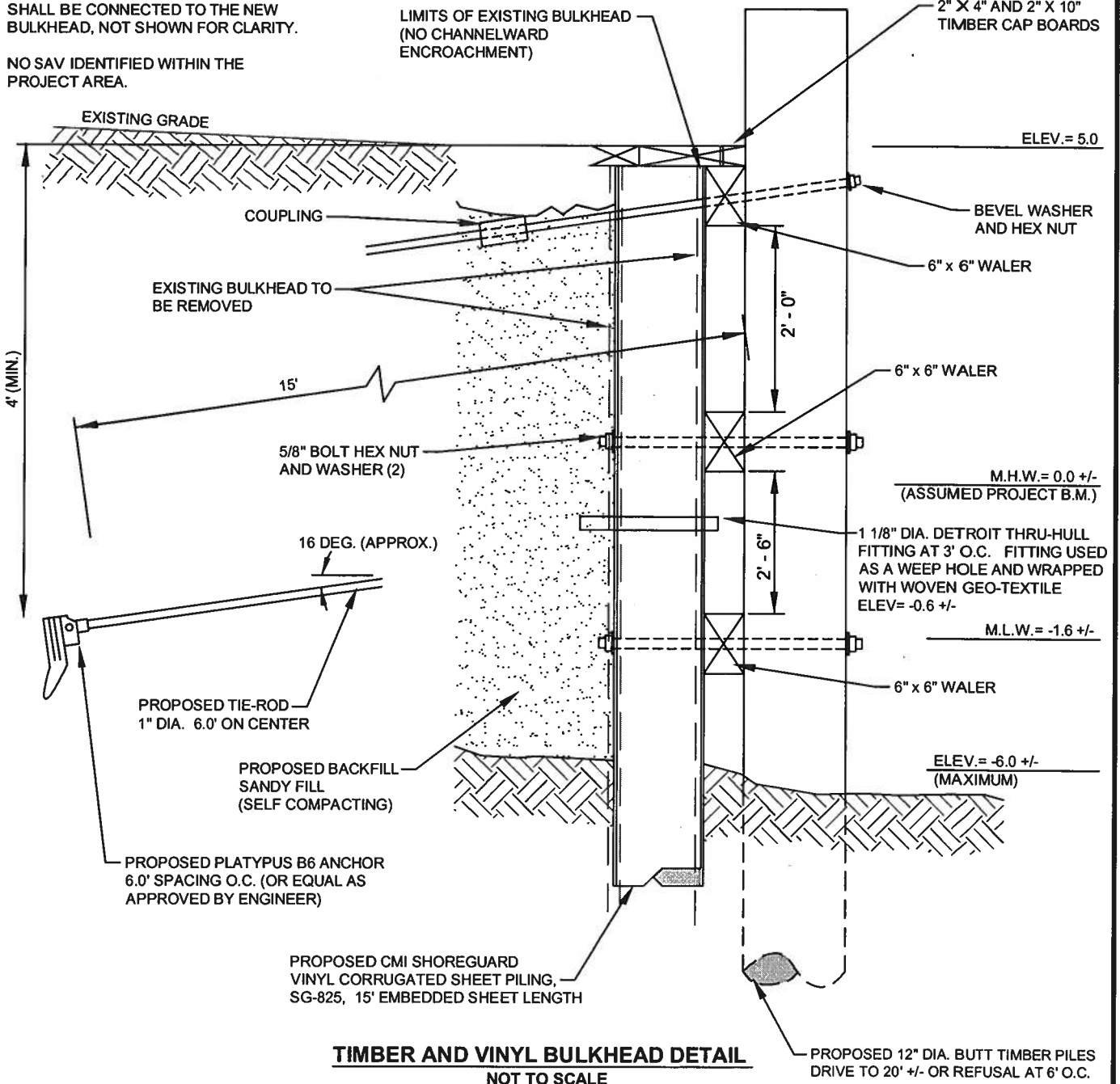
DRAWING NO. 3583-SP3 (REV.2)

CHECKED BY R. CARPENTER

SHEET NO. SP3 OF SP4

NOTES: EXISTING PIERS AND MOORING PILES TO REMAIN. PIERS SHALL BE CONNECTED TO THE NEW BULKHEAD, NOT SHOWN FOR CLARITY.

NO SAV IDENTIFIED WITHIN THE PROJECT AREA.



PLAN TO ACCOMPANY  
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Ronnie@CarpenterEngineeringLLC.com

DATE 04-10-2022 SCALE NONE

DRAWN BY R. CARPENTER DRAWING NO. 3583-SP4 (REV.2)

CHECKED BY R. CARPENTER SHEET NO. SP4 OF SP4



Fisherman's  
Marina





