



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 20, 2023

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

Gregory Tate – Request No. 2023-035 – Request to construct a 535' walkway over wetlands and a 200' pier with a platform. Request to install a boat lift and a double PWC lift. Max channelward ext of 210'. This project is located at Riggins Ridge Rd Lots 15B & 16C, Ocean City, also known as Tax Map 22, Parcel 391, Lots 15B & 16C. 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 May 5, 2023.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



**WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION**

Request No.: 2023-035
Submission Date: 4-20-23

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

Written Description of Proposed Improvement (include channelward distance):

Construct a 595' walkway over wetlands and a 200 foot pier with a platform, a boat lift, and a double PWC boat lift.

Property Description:

Map: 22 Parcel: 397 Lot: 15B & 16C Section: _____ Block: 8 Tax District: 10

Street Address: Lot 15B & 16C Riggins Ridge Rd West Ocean City, MD 21842

Subdivision: 71C2 (Lot 15B)

Dwelling on lot: _____ Dwelling under construction: _____ Vacant: ☒ Commercial: _____
Construction to begin in September

Owner: Gregory A. Tate & Kathryn A. Jones

Phone No. (240) 432-3021

Mailing Address: 13003 Bowline Lane, Unit 1 Ocean City, MD 21842

E-Mail Address: kathryn.jonesaso@icloud.com, tateg13@yahoo.com

Contractor: R.G. Murphy Marine Construction, 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: Michael & Lynn Runk

Property Address: 13056 Riggins Ridge Road West Ocean City, MD 21842

Tax Map: 22 Parcel: 397 Lot: 18 Section: _____ Block: 9

- 1180 Legos Choice Ct Westminister, MD 21157

Recorded Adjacent Property Owner: Daniel R. & Mary E. Mumford

Property Address: 13048 Riggins Ridge Road West Ocean City, MD 21842

Tax Map: 22 Parcel: 397 Lot: 14 Section: _____ Block: 8

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.


Kathryn Jones Dec 27, 2022 08:13

Dec 27, 2022

Owner/Applicant's Signature

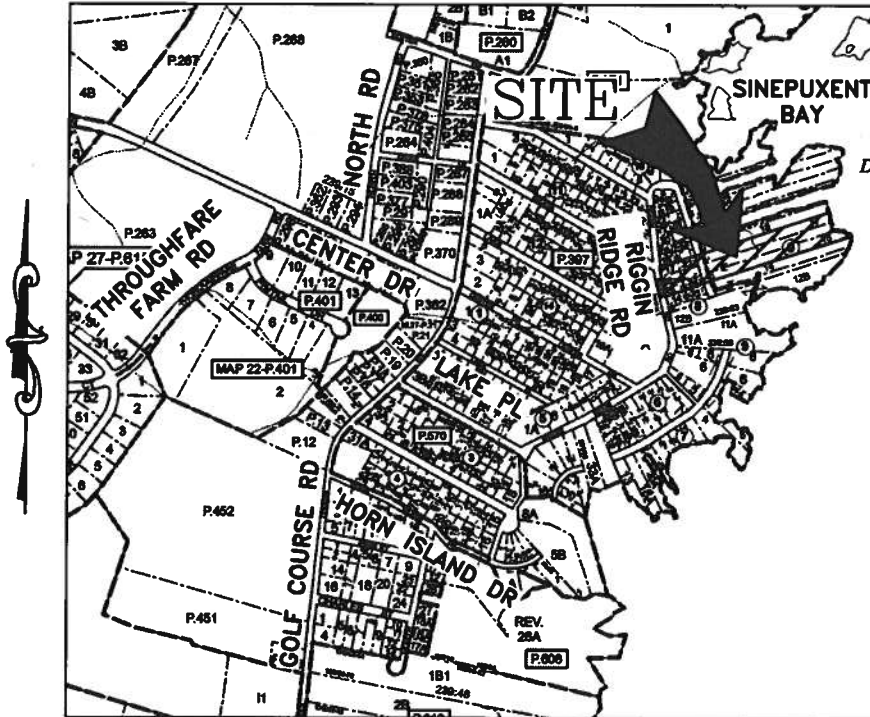
Date

DEPT. USE ONLY:

Notification Distribution Date: 4-20-23 Public Comment Deadline: 5-5-23 (15 calendar days)

Department Approval Date: _____ Expiration: _____

PIER & WALKWAY PERMIT DRAWINGS
PREPARED FOR
GREGORY A. TATE & KATHRYN A. JONES
IN THE TENTH ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1,000'

ENGINEER

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

OWNER/DEVELOPER

GREGORY A. TATE & KATHRYN A. JONES
13003 BOWLINE LANE, UNIT 1
OCEAN CITY, MD 21842
(240) 432-3021

PROJECT LOCATION

LOT 15B & 16C RIGGIN RIDGE ROAD
WEST OCEAN CITY, MD 21842

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	01/03/23	DSR				
MDE RESUBMITTAL	02/24/23	DSR				
COUNTY RESUBMITTAL	04/20/23	DSR				

TITLE SHEET

**ON THE LANDS OF
GREGORY A. TATE &
KATHRYN A. JONES**

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 22, GRID 20, BLOCK 8, PARCEL 397, LOTS 15B & 16C

Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors





E-mail: general@leinc.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

SHEET No.
1 OF 8
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 220506
FILE No. D278

LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
MLW MEAN LOW WATER (APPROXIMATE)
BRL BUILDING RESTRICTION LINE
TW TIDAL WETLANDS
NTW NONTIDAL WETLANDS

PROPERTY LINE _____
TIDAL WETLAND LIMITS _____ TW _____
TIDAL WETLANDS 
NONTIDAL WETLAND LIMITS _____ NTW _____
NONTIDAL WETLANDS 
SPOT ELEVATION/SOUNDING x -2.15

PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY DATA PREPARED BY GREGORY P. WILKINS SURVEYOR, INC. ON 11/08/2022. 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. SOUNDINGS SHOWN HEREON PROVIDED BY TOPOGRAPHIC SURVEY FOR PERMITTING PURPOSES ONLY.
4. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
5. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER (MLW) = 0.0'.
6. THERE IS NO KNOWN MAPPED SAV IN THE PROJECT AREA.
7. MEAN TIDAL RANGE = 1.32'
8. LOT SIZE = 1.48 AC± (LOT 15B) & 1.50 AC± (LOT 16C)
9. DISTANCE TO CHANNEL CENTERLINE = 1,200'±
10. MAXIMUM CHANNELWARD ENCROACHMENT = 210'±
11. ZONING CLASSIFICATION = R2 (RESIDENTIAL) & RP (RESOURCE PROTECTION)
12. 911 ADDRESS = RIGGIN RIDGE ROAD WEST OCEAN CITY, MD 21842

SITE & PROJECT NOTES

ON THE LANDS OF
GREGORY A. TATE &
KATHRYN A. JONES

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 22, GRID 20, BLOCK 8, PARCEL 397, LOTS 15B & 16C

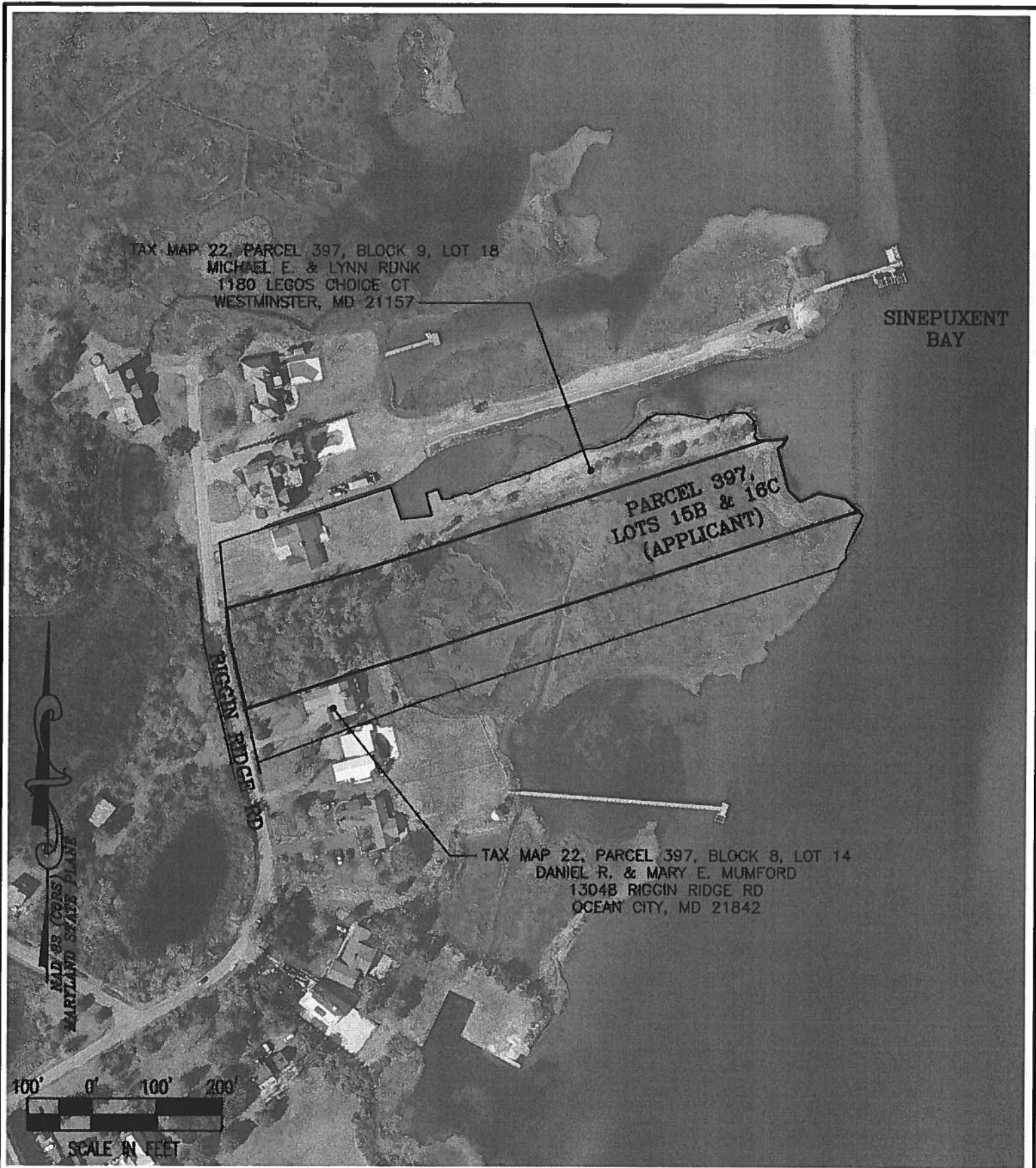
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SHEET No.
2 OF 8
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FILE NO. D278
JOB NO. 220506
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DATE: AS NOTED
SHEET NO. 3 OF 8

SITE OVERVIEW
ON THE LANDS OF
GREGORY A. TATE &
KATHRYN A. JONES
IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 22, GRID 20, BLOCK 8, PARCEL 397, LOTS 15B & 16C

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TAX MAP 22, PARCEL 397, BLOCK 9, LOT 18
MICHAEL E. & LYNN RUNK
1180 LEGOS CHOICE CT
WESTMINSTER, MD 21157

SINEPUXENT
BAY

25' NON-TIDAL
WETLAND BUFFER

PROPERTY LINE
EXTENDED

8' BRL

PARCEL 397,
LOTS 15B & 16C
(APPLICANT)

PROPERTY LINE
EXTENDED

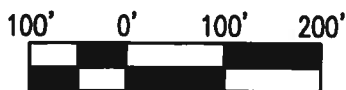
MHW

OPEN WATER

RIGGIN RIDGE RD

DRIVEWAY

TAX MAP 22, PARCEL 397, BLOCK 8, LOT 14
DANIEL R. & MARY E. MUMFORD
13048 RIGGIN RIDGE RD
OCEAN CITY, MD 21842



SCALE IN FEET

EXISTING CONDITIONS

ON THE LANDS OF
GREGORY A. TATE &
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IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
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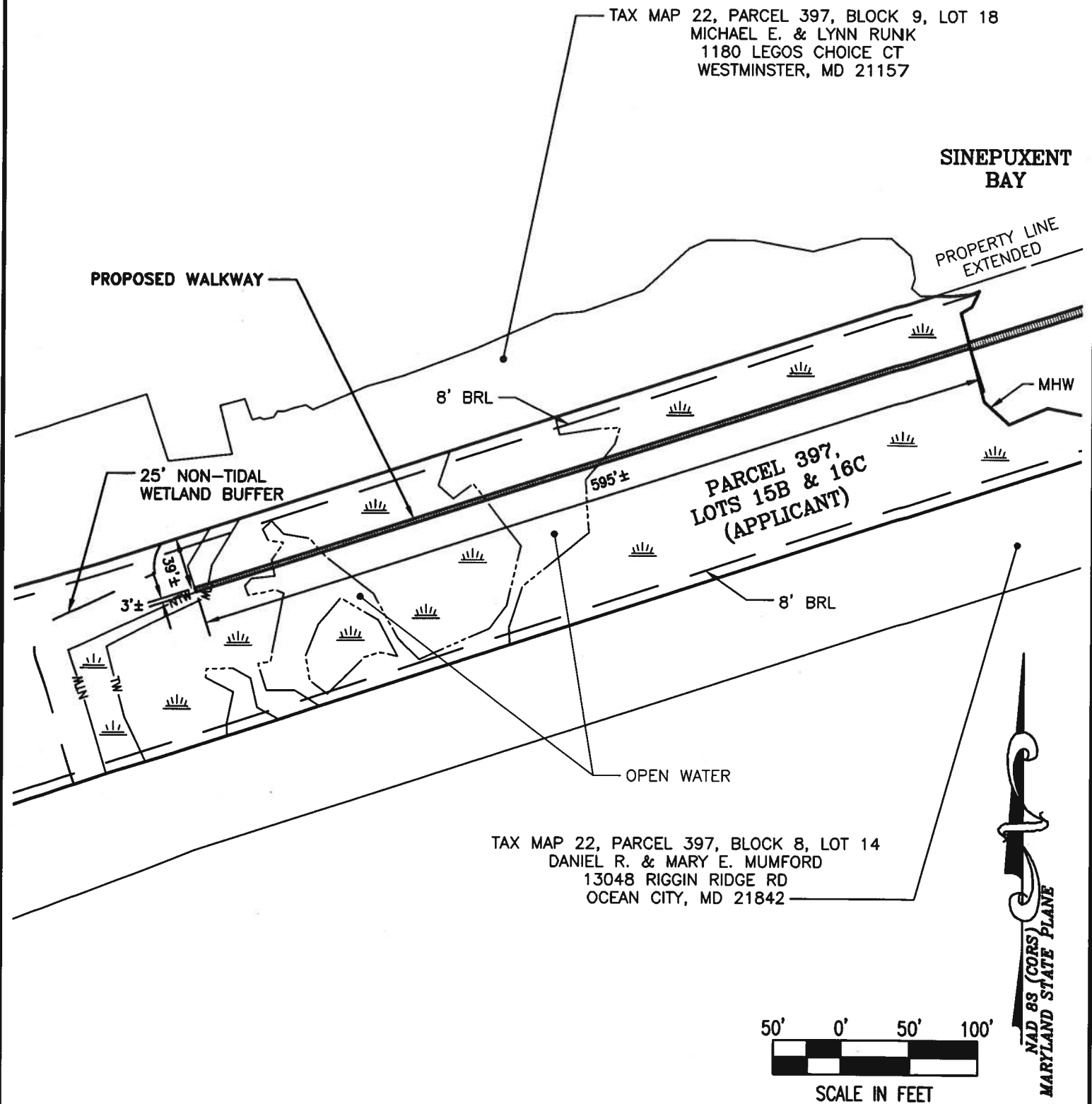


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SHEET No.
4 OF 8
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Date: 04/20/2023 - 10:24am User: sfrund Project Manager: DSR Drawing Path: C:\swap\AcPublish_9808\HMP-PLTS-220506.dwg | Sheet4
XREF File(s): RAR-BASE-220506/CBS-BASE-LETR-220506/CSP-BASE-220506/RID-BASE-220506

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LLC



PROPOSED IMPROVEMENTS

ON THE LANDS OF
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SHEET No.
5 OF 8

DATE: AS NOTED

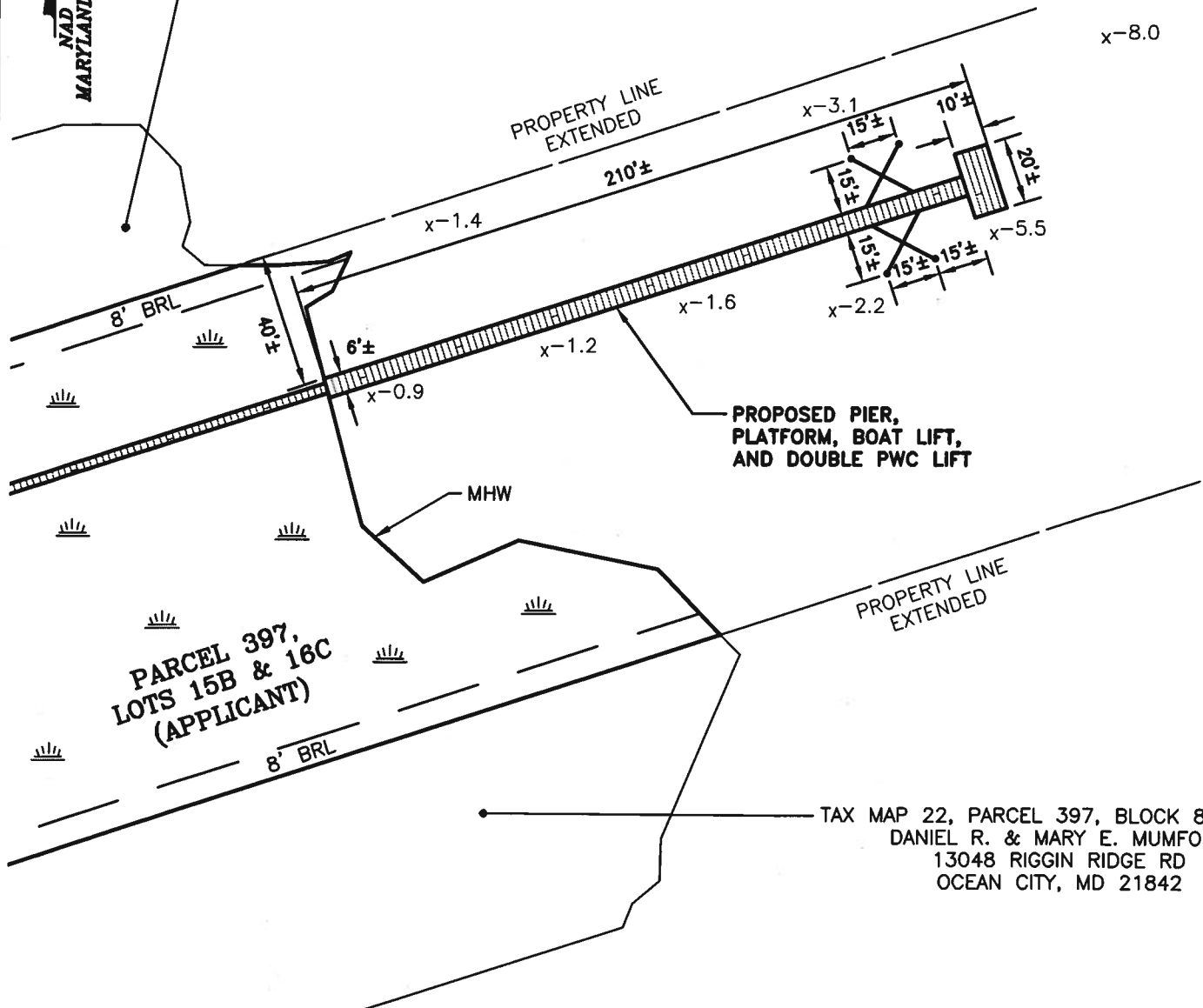
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**SINEPUXENT
BAY**



SHEET No.
6 OF 8
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ON THE LANDS OF
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KATHRYN A. JONES

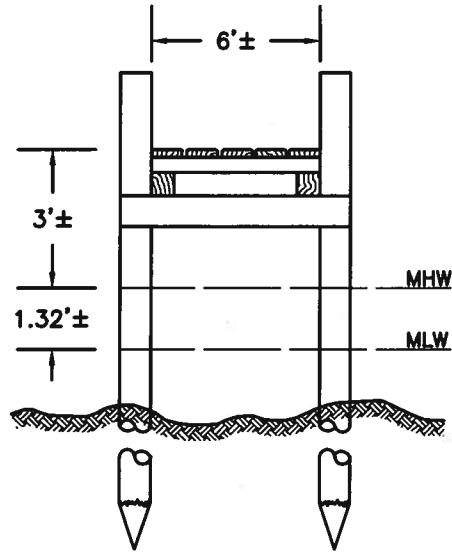
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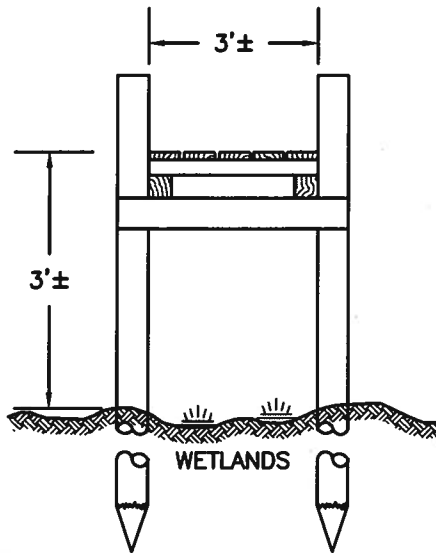


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◆ LANE ENGINEERING,
LLC



PIER SECTION
NOT TO SCALE



WALKWAY SECTION
NOT TO SCALE

DETAILS

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**IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
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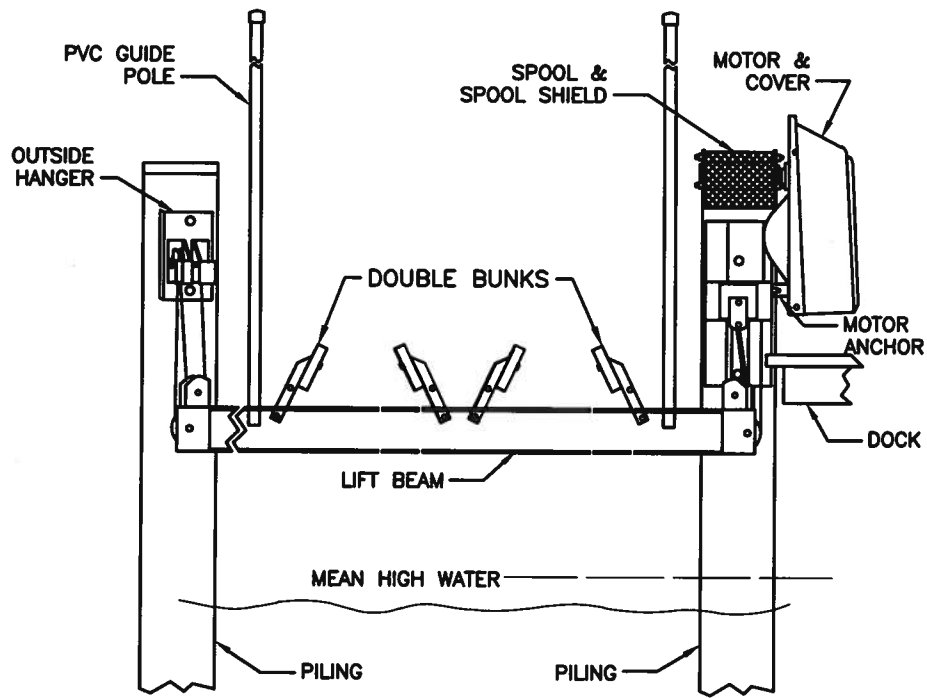
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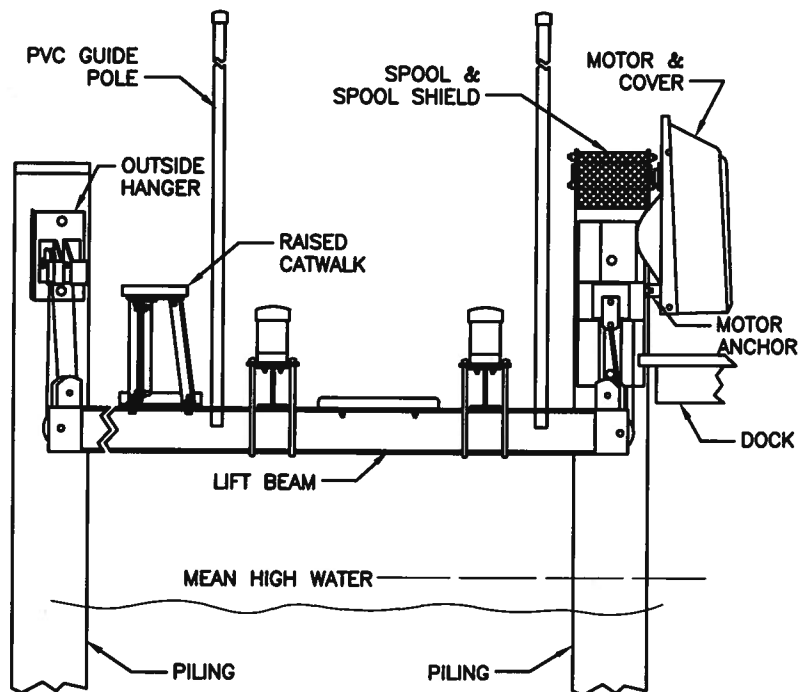


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DOUBLE PWC LIFT DETAIL
NOT TO SCALE



BOAT LIFT DETAIL
NOT TO SCALE

DETAILS

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