



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

October 17, 2023

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

Victor & Patricia Pytleski – Request No. 2023-090 – Request to repair 147 lf of deteriorated steel bulkhead 18” channelward with a 14’ return, pull and replace 115 lf of aluminum and vinyl bulkhead within man made boat basin, dredge 1500 sq ft boat basin and dispose of 97 cy of spoil to approved upland site. Repair & replace in kind existing 12x25 boat ramp, construct a 6x16 pier with 4x50 “L” with a new breakwater under “L”. Install 3 boat lifts with associated pilings. Maximum of 20’ channelward. This project is located at 10454 Golf Course Rd, Ocean City, also known as Tax Map 22, Parcel 275 Lot 2. 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 November 1, 2023.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2023-090
Submission Date: 10-17-23

XX Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

repair ~147 lf of deteriorated steel bulkhead 18" channelward with a ~14' return; pull & replace ~115 lf of aluminum & vinyl bulkhead within man-made boat basin; dredge ~1500 sf boat basin & dispose of ~97 cy of spoil to an approved upland site; repair & replace in-kind existing ~12x25 boat ramp; construct a 6x16 pier with 4x50 "L" with a new breakwater under "L" install three (3) boat lifts with associated pilings - all work to be a maximum of 20' channelward of existing bulkhead/MHW/MLW

Property Description:

Map: 22 Parcel: 275 Lot: 2 Section: _____ Block: _____ Tax District: 10

Street Address: 10454 Golf Course Road

Subdivision: Indian Knoll / Captain's Hill

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

Owner: Victor & Patricia Pytleski Phone No. 610-463-8357

Mailing Address: 120 Sandhurst Blvd, Blandon, PA 19510

E-Mail Address: vicnpatty@yahoo.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-390-8096

Mailing Address: PO Box 6, Snow Hill, MD 21863

E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: Michael Slocum

Property Address: 1350 Schuylkill Avenue, Philadelphia, PA 19146

Tax Map: 22 Parcel: 406 Lot: 1A Section: _____ Block: _____

Recorded Adjacent Property Owner: James & Veronica Payne

Property Address: 10460 Golf Course Road, Ocean City, MD 21842

Tax Map: 22 Parcel: 274 Lot: 4 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.



Owner/Applicant's Signature

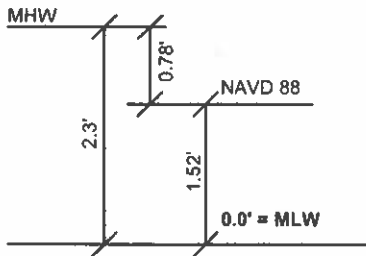
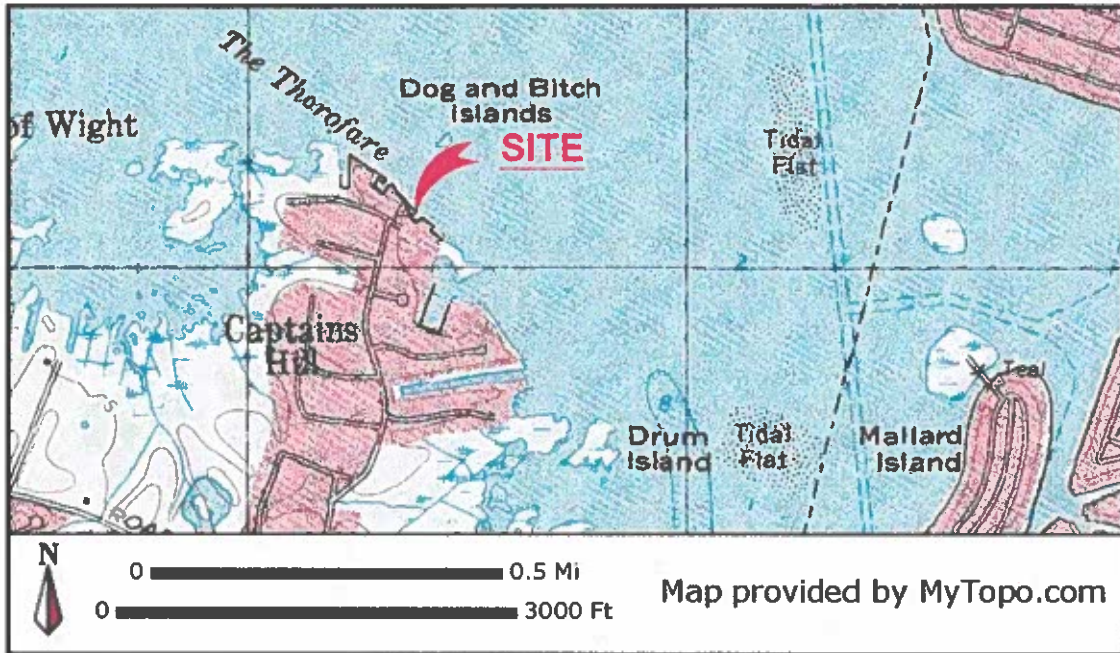
3/27/23

Date

DEPT. USE ONLY:

Notification Distribution Date: 10-17-23 Public Comment Deadline: 11-1-23 (15 calendar days)

Department Approval Date: _____ Expiration: _____



DATUM COMPARISONS

SCALE: NONE

DATUM COMPARISONS WERE OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) INFORMATION INTERPOLATED FROM STATION ID# 8570283 - PID: HU0267.

PROJECT DESCRIPTION:

- REPAIR ±147 LF OF DETERIORATED STEEL BULKHEAD 18" CHANNELWARD OF EXISTING WITH A ±14' RETURN ON WESTERLY END.
- PULL AND REPLACE IN SAME FOOTPRINT ±115 LF OF ALUMINUM AND VINYL SHEETING WITHIN THE EXISTING MANMADE BOAT BASIN
- DREDGE A ±1,500 SF MANMADE BOAT BASIN AND DISPOSE OF ±97 C.Y. OF SPOIL IN WATERTIGHT TRUCKS TO AN APPROVED UPLAND SITE
- REMOVE AND REPLACE IN-KIND A ~12x25 CONCRETE BOAT RAMP
- CONSTRUCT A 6x16 PIER WITH A 4x50 "L" DOCK AT THE END A MAXIMUM OF 20'
- CONSTRUCT A 50 LF WAVEBREAK UNDER THE "L" PLATFORM
- INSTALL THREE (3) BOAT LIFTS WITH ASSOCIATED PILINGS.

ALL WORK TO BE A MAXIMUM OF 20' CHANNELWARD OF EXISTING BULKHEAD FACE/MHW/MLW.

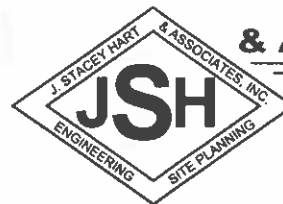
**PYTTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY**

APPLICANT: Victor D. & Patricia D. Pytleski
120 Sandhurst Blvd.
Blandon, PA 19510
610-463-8357
vicnpatty@yahoo.com

LOCATION: INDIAN KNOLL/CAPTAIN'S HILL
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
REFERENCED TO MLW 3:30 P.M.

NO SAV'S
TAX MAP: 22
PARCEL: 275
LOT: 2

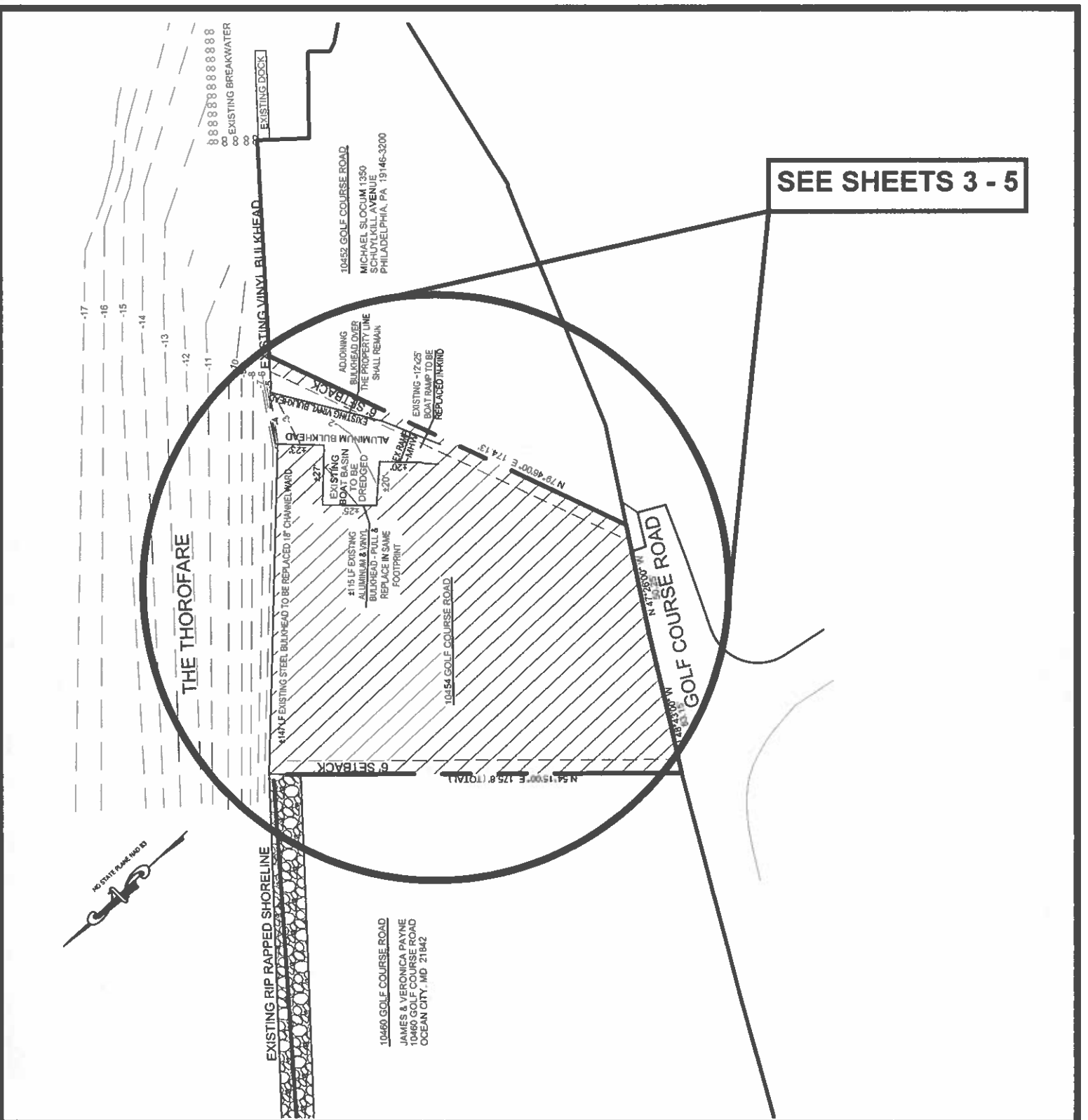
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J. STACEY HART & ASSOCIATES, INC.

POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com

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|--------------------------------|-----------------------|-----------------------------|-------------------------|------------------------------|
| JOB NUMBER: 2023-001 | SCALE: NONE | SHEET NO.: 1 of 8 | DATE: 04/2023 | REVISED: 6/27/2023 |
|--------------------------------|-----------------------|-----------------------------|-------------------------|------------------------------|



SEE SHEETS 3 - 5

**PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY**

APPLICANT: Victor D. & Patricia D. Pytleski
120 Sandhurst Blvd.
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610-463-8357
vicnpatty@yahoo.com

LOCATION: INDIAN KNOLL/CAPTAIN'S HILL **NO SAV'S**
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
REFERENCED TO MLW 3:30 P.M.
TAX MAP: 22
PARCEL: 275
LOT: 2

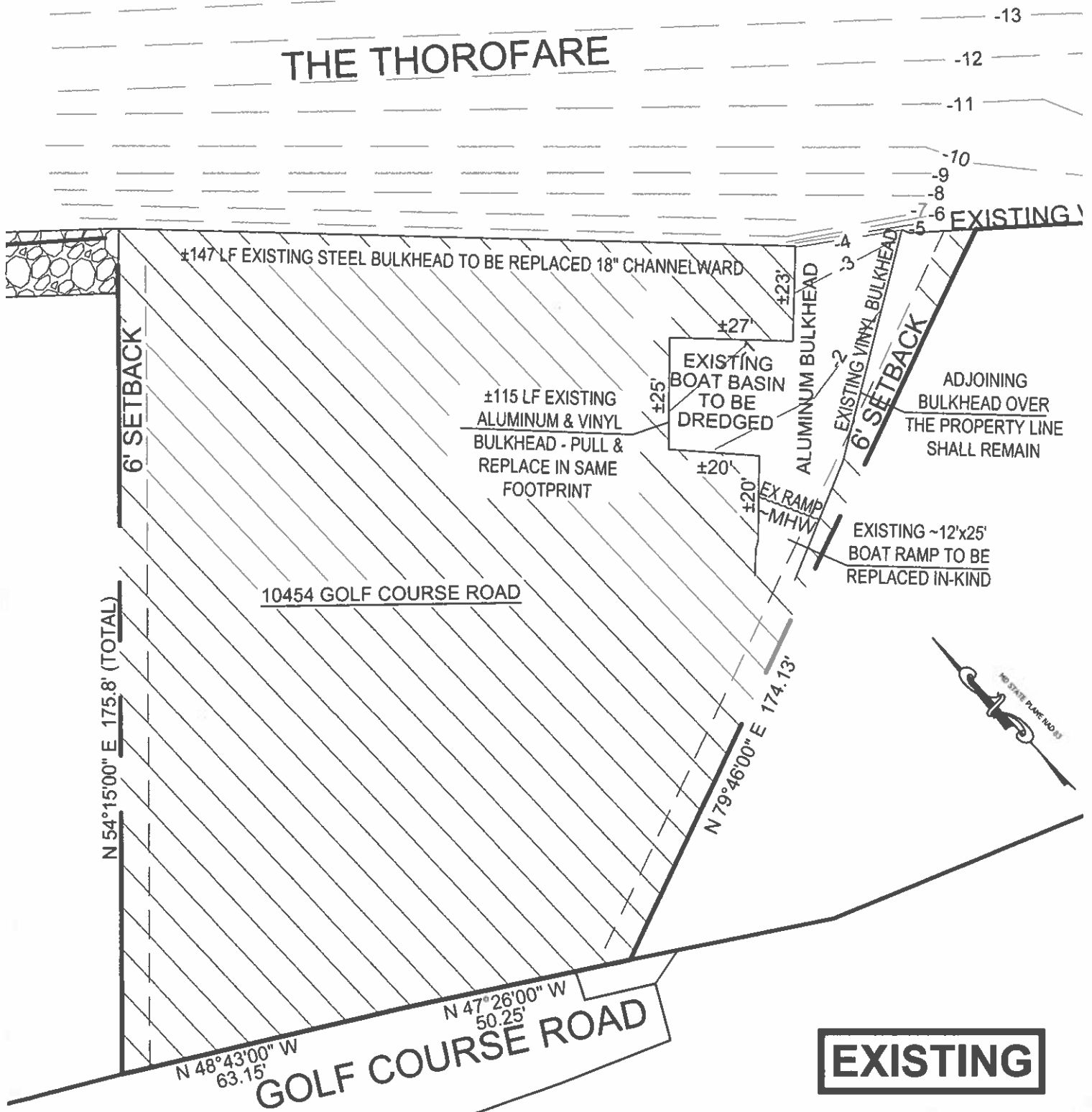
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PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com**

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|--------------------------------|-------------------------|-----------------------------|-------------------------|------------------------|
| JOB NUMBER: 2023-001 | SCALE: 1"=60' | SHEET NO.: 2 of 8 | DATE: 04/2023 | REVISED: N/A |
|--------------------------------|-------------------------|-----------------------------|-------------------------|------------------------|

THE THOROFARE



EXISTING

**PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY**

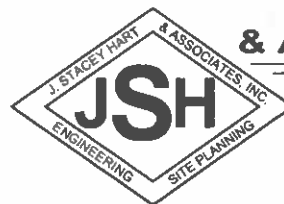
APPLICANT: Victor D. & Patricia D. Pytleski
120 Sandhurst Blvd.
Blandon, PA 19510
610-463-8357
vicnpatty@yahoo.com

LOCATION: INDIAN KNOLL/CAPTAIN'S HILL
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 22
PARCEL: 275
LOT: 2

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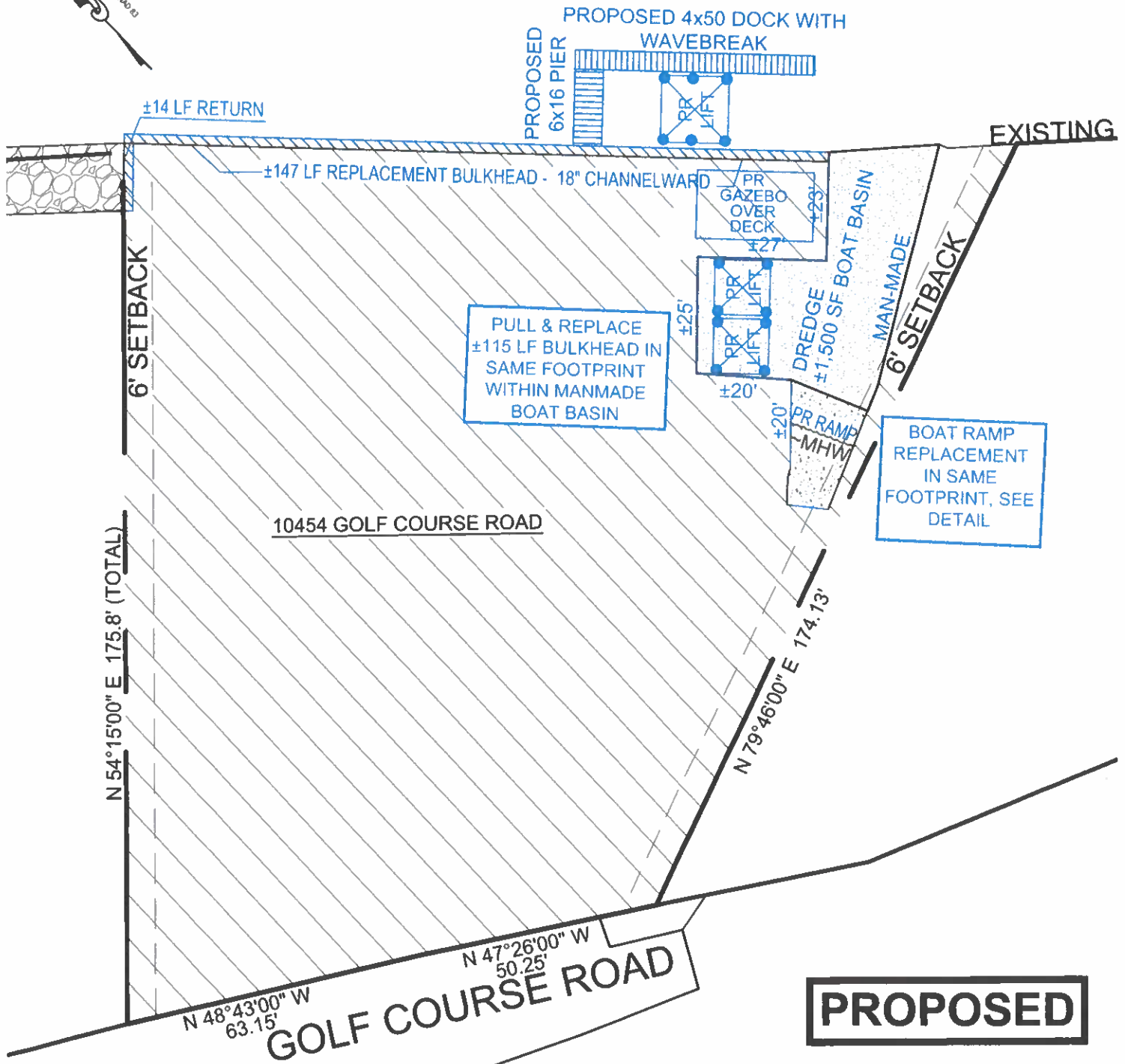


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|--------------------------------|-------------------------|-----------------------------|-------------------------|------------------------|
| JOB NUMBER: 2023-001 | SCALE: 1"=30' | SHEET NO.: 3 of 8 | DATE: 04/2023 | REVISED: N/A |
|--------------------------------|-------------------------|-----------------------------|-------------------------|------------------------|

THE THOROFARE



PROPOSED

**PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY**

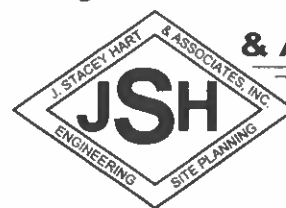
APPLICANT: Victor D. & Patricia D. Pytleski
120 Sandhurst Blvd.
Blandon, PA 19510
610-463-8357
vicnpatty@yahoo.com

LOCATION: INDIAN KNOLL/CAPTAIN'S HILL
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 22
PARCEL: 275
LOT: 2

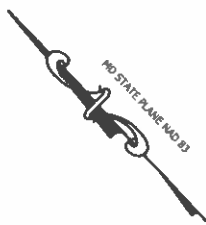
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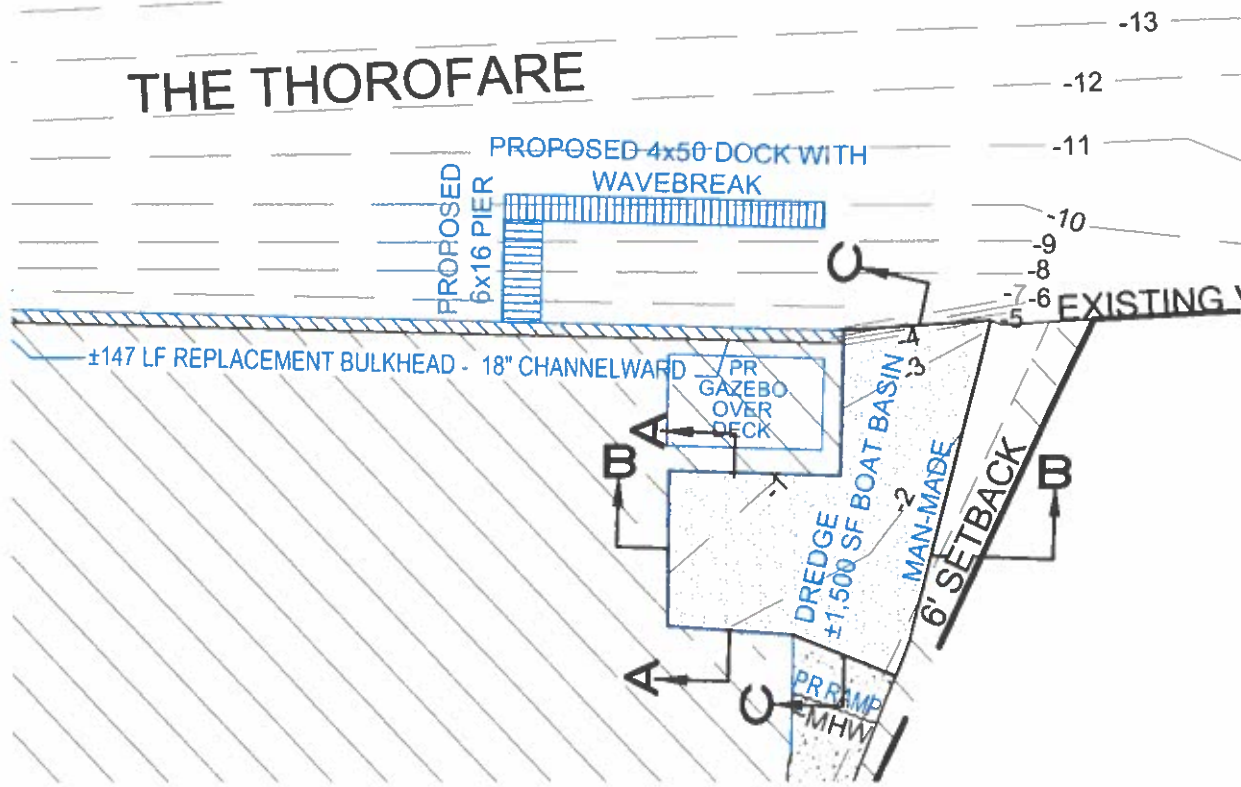
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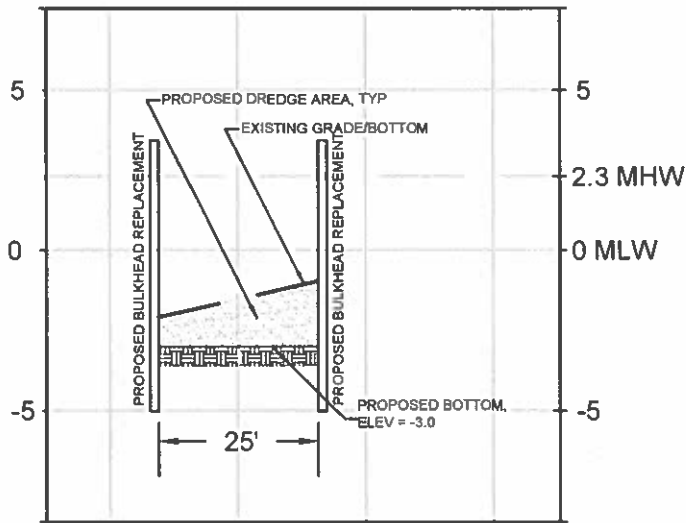
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| JOB NUMBER: 2023-001 | SCALE: 1"=30' | SHEET NO.: 4 of 8 | DATE: 04/2023 | REVISED: 6/27/2023 |
|--------------------------------|-------------------------|-----------------------------|-------------------------|------------------------------|



THE THOROFARE



PROPOSED



SECTION A-A



PROPOSED DREDGING

SCALE: H: 1"=30'
V: 1"=6'

**PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY**

APPLICANT: Victor D. & Patricia D. Pytleski
120 Sandhurst Blvd.
Blandon, PA 19510
610-463-8357
vicnpatty@yahoo.com

LOCATION: INDIAN KNOLL/CAPTAIN'S HILL
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 22
PARCEL: 275
LOT: 2

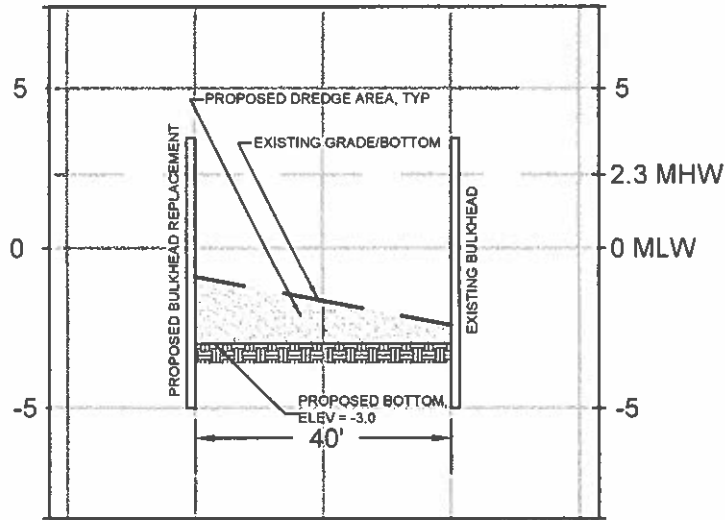
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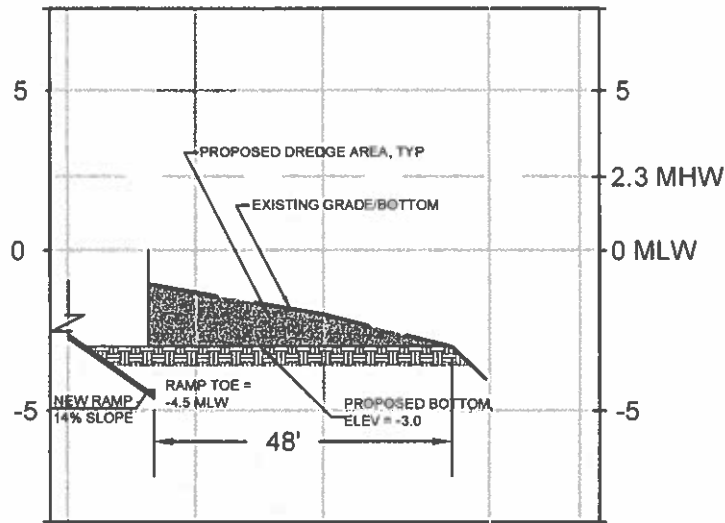
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EMAIL: stacey@jstaceyhart.com

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|--------------------------------|-------------------------|-----------------------------|-------------------------|------------------------------|
| JOB NUMBER: 2023-001 | SCALE: 1"=30' | SHEET NO.: 5 of 8 | DATE: 04/2023 | REVISED: 6/27/2023 |
|--------------------------------|-------------------------|-----------------------------|-------------------------|------------------------------|



SECTION B-B



SECTION C-C

 PROPOSED DREDGING
 SCALE: H: 1"=30'
 V: 1"=6'

**PYTLESKI PROPERTY
 PROPOSED MARINE IMPROVEMENTS
 10454 GOLF COURSE ROAD
 WEST OCEAN CITY**

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 Blandon, PA 19510
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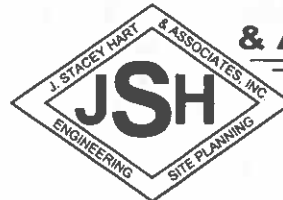
LOCATION: INDIAN KNOLL/CAPTAIN'S HILL
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
 REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 22
 PARCEL: 275
 LOT: 2

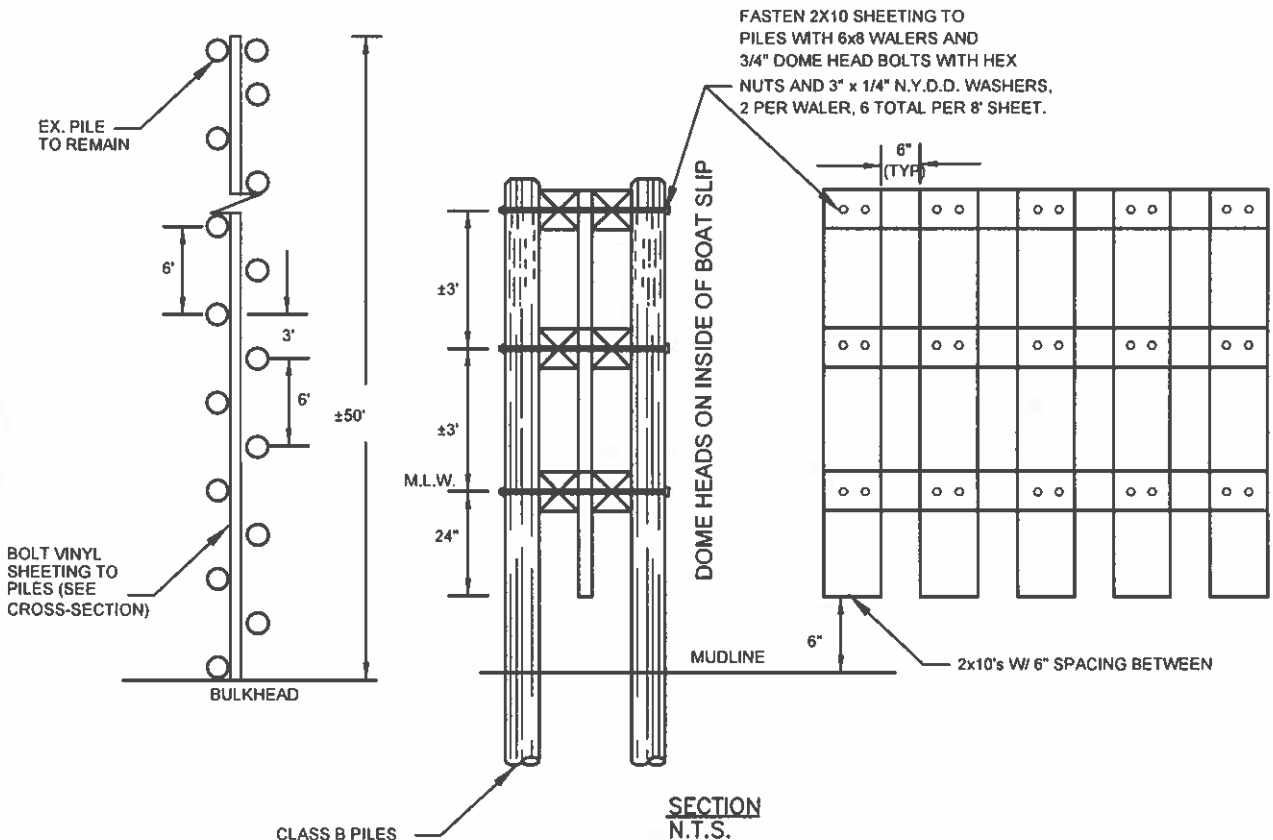
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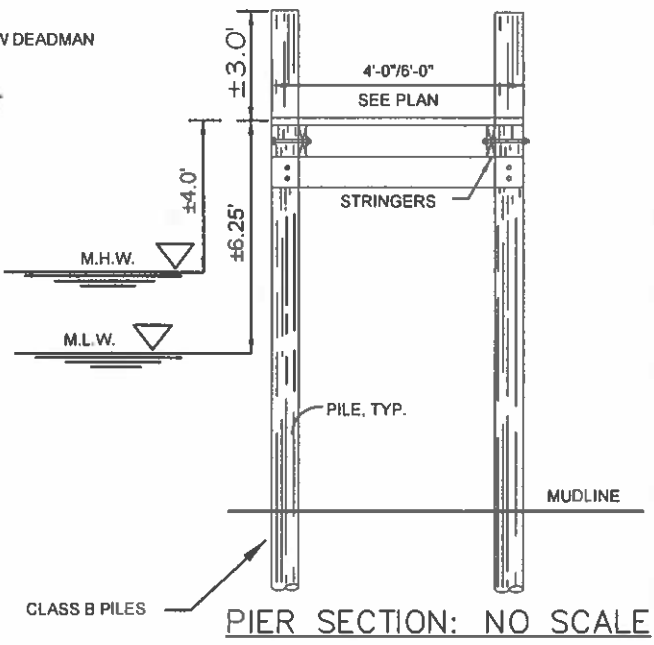
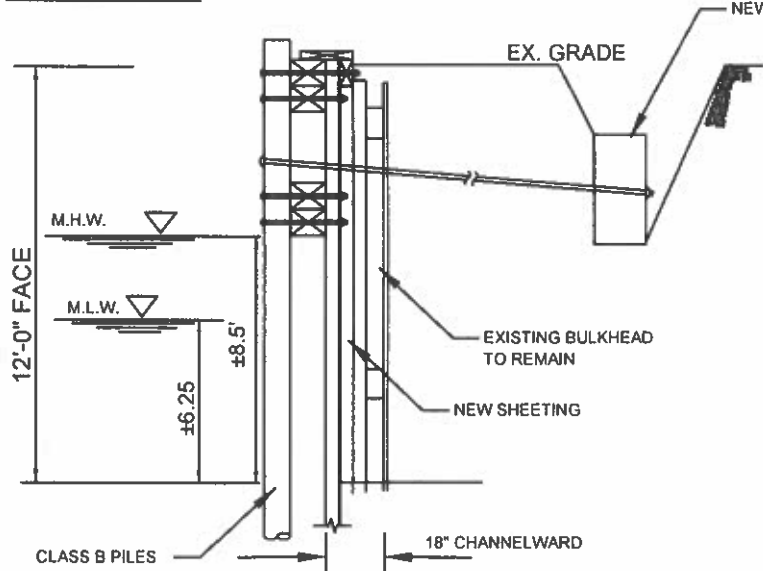


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 PHONE: 410-390-8096
 EMAIL: stacey@jstaceyhart.com**

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| JOB NUMBER: 2023-001 | SCALE: H: 1"=30' V: 1"=6' | SHEET NO.: 6 of 8 | DATE: 04/2023 | REVISED: N/A |
|--------------------------------|--|-----------------------------|-------------------------|------------------------|



WAVEBREAK



BULKHEAD - 18" CHANNELWARD

**PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY**

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Blandon, PA 19510
610-463-8357
vicnpatty@yahoo.com

LOCATION: INDIAN KNOLL/CAPTAIN'S HILL
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
REFERENCED TO MLW 3:30 P.M.

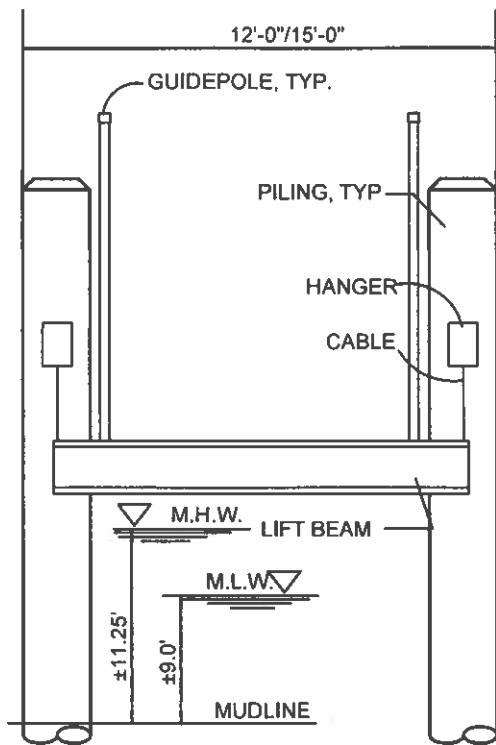
NO SAV'S
TAX MAP: 22
PARCEL: 275
LOT: 2

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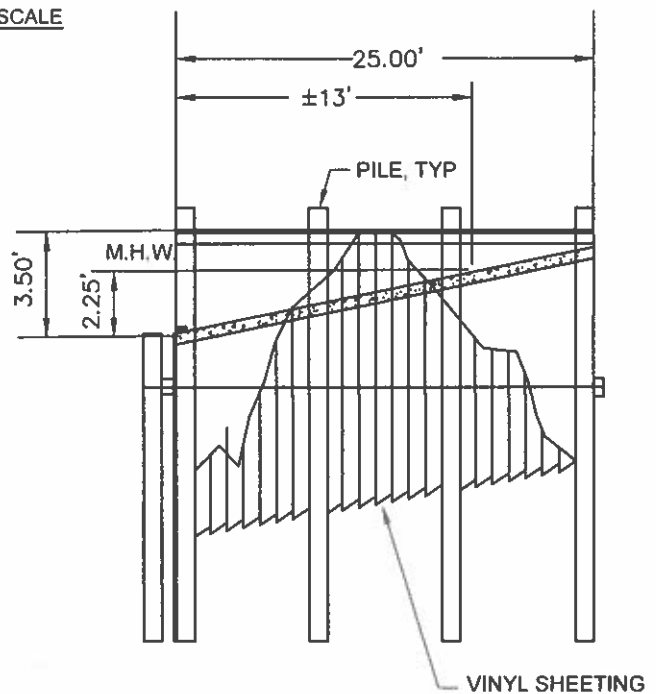
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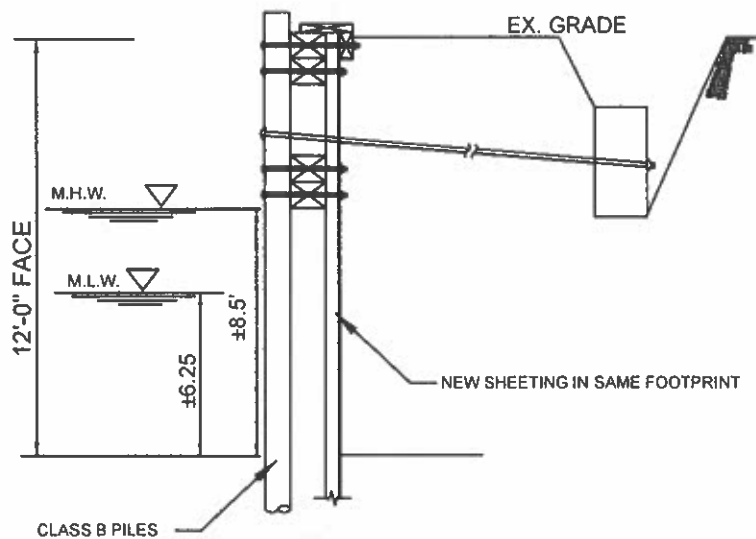
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| JOB NUMBER: 2023-001 | SCALE: NONE | SHEET NO.: 7 of 8 | DATE: 04/2023 | REVISED: 6/27/2023 |
|--------------------------------|-----------------------|-----------------------------|-------------------------|------------------------------|



LIFT SECTION: NO SCALE



RAMP SECTION
NO SCALE



BULKHEAD - PULL & REPLACE

**PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY**

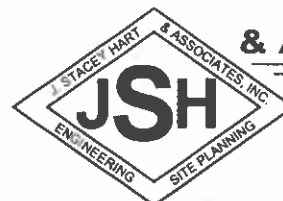
APPLICANT: Victor D. & Patricia D. Pytleski
120 Sandhurst Blvd.
Blandon, PA 19510
610-463-8357
vicnpatty@yahoo.com

LOCATION: INDIAN KNOLL/CAPTAIN'S HILL
WATERWAY: THE THOROFARE
WATER DEPTH MEASUREMENTS: 02/28/2023
REFERENCED TO MLW 3:30 P.M.

NO SAV'S

TAX MAP: 22
PARCEL: 275
LOT: 2

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| JOB NUMBER: 2023-001 | SCALE: NONE | SHEET NO: 8 of 8 | DATE: 04/2023 | REVISED: 6/27/2023 |
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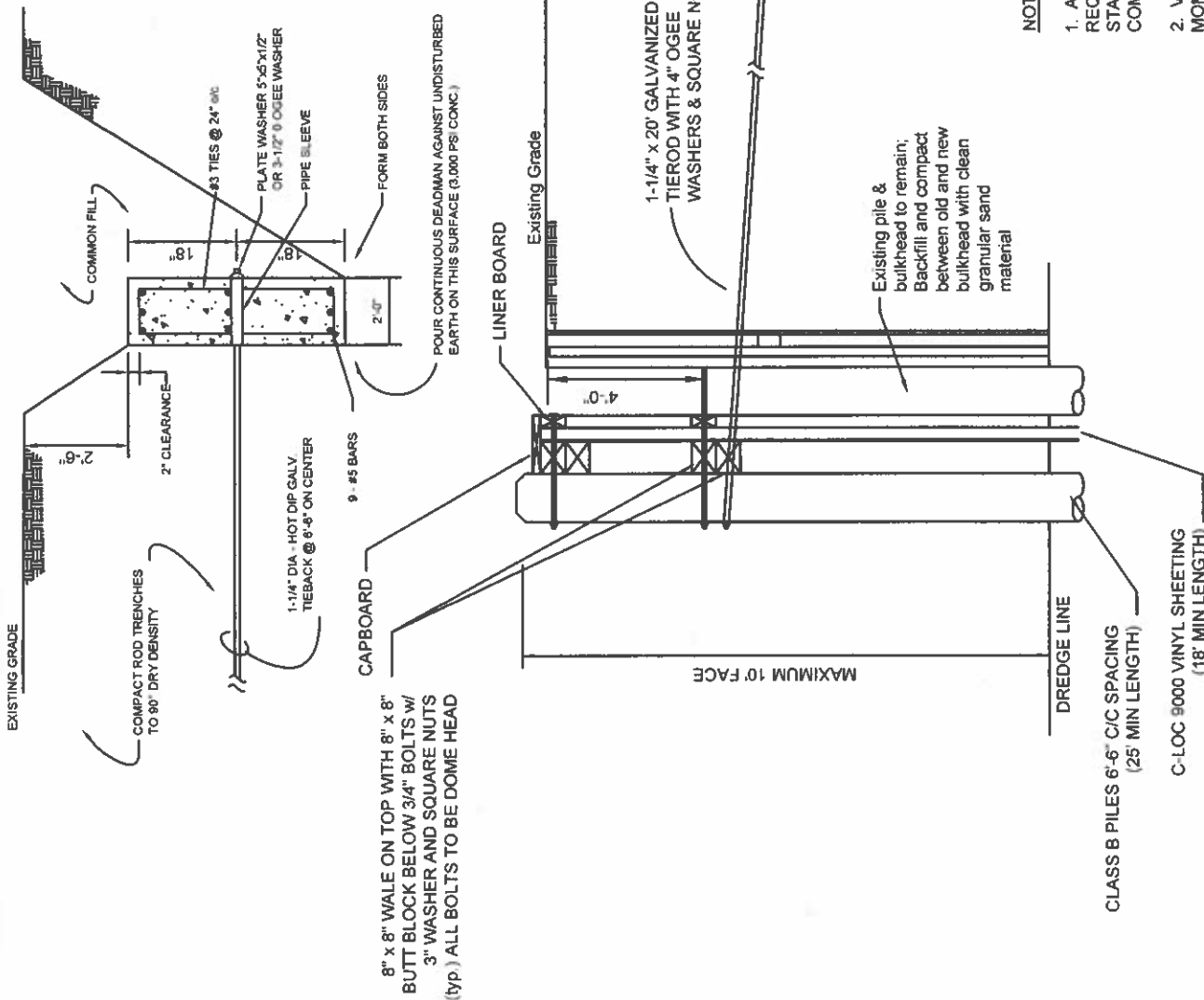


PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THIS STATE.

LICENSE NO: MD 22798
EXPIRATION DATE: AUGUST 10, 2024



10/16/2023



NOTES

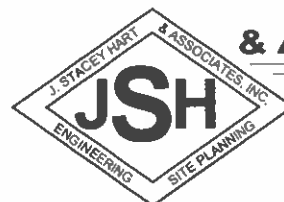
1. ALL LUMBER AND HARDWARE TO MEET MINIMUM REQUIREMENTS FOR 6" TO 8" FACE AS SHOWN IN 'MINIMUM STANDARDS OF THE WORCESTER COUNTY SHORELINE COMMISSION', UNLESS NOTED.
2. VINYL SHEETING TO BE CL-9000 HAVING AN ALLOWABLE MOMENT OF 4,355 FT-LBS MINIMUM. SHEETING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. C-LOC 9000 TO BE INSTALLED INSIDE AND ALONG EXISTING BOAT BASIN AND RAMP ON EASTERLY SIDE. AREA IN FRONT OF EXISTING STEEL BULKHEAD MUST BE SHOREGUARD 950 PER SHEET 2 OF 2.
3. IF SITE CONDITIONS DIFFER FROM THOSE SHOWN, ENGINEER SHALL BE NOTIFIED.

**TYPICAL BULKHEAD CROSS-SECTION
INTERIOR BOAT BASIN**

NO SCALE

PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY

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& ASSOCIATES, INC.**

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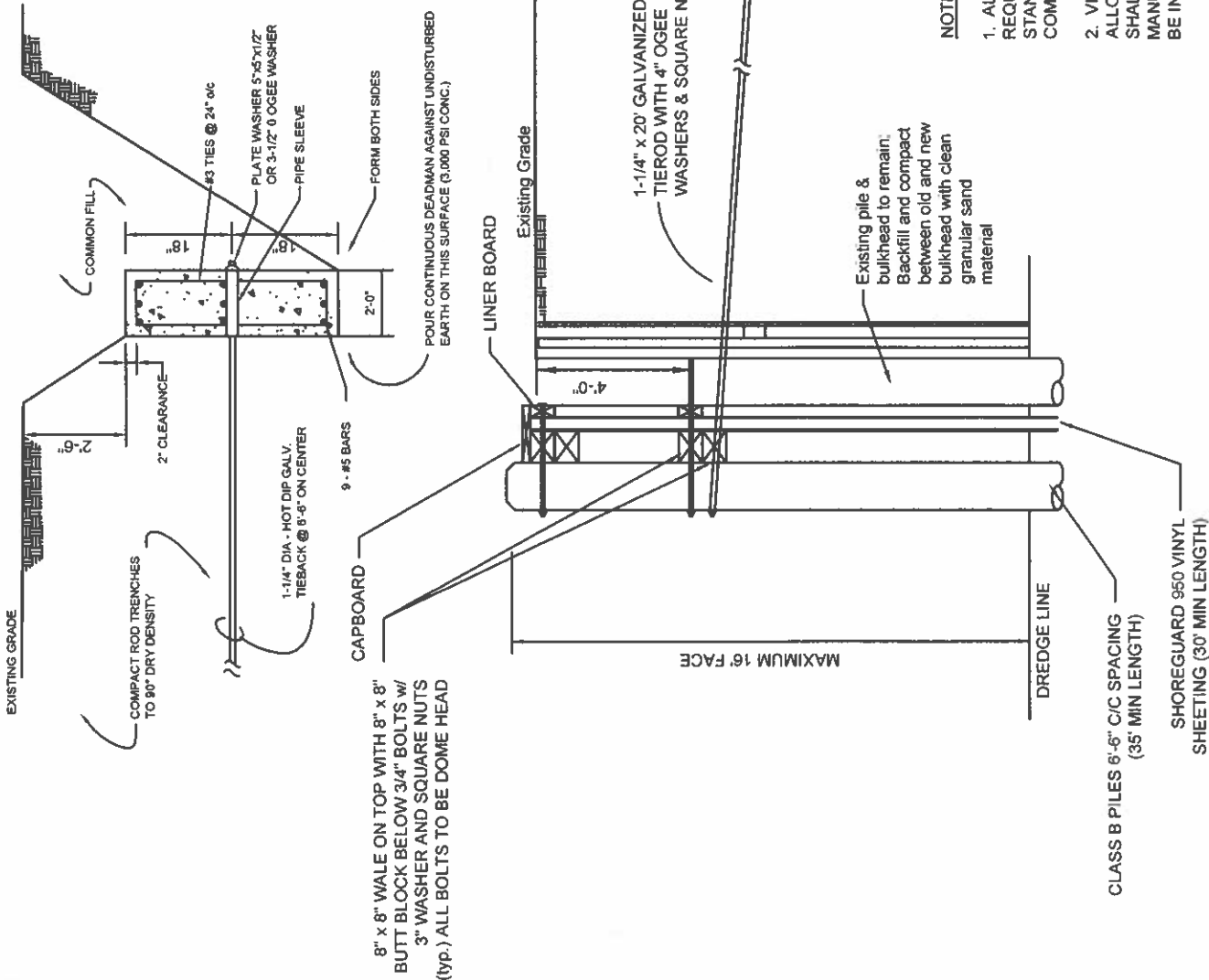
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|-------------------------|----------------|---------------------|------------------|-----------------|
| JOB NUMBER: 2023-001 | SCALE: NONE | SHEET NO: 1 of 2 | DATE: 02/2023 | REVISED: N/A |
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LICENSE NO: MD 22798
EXPIRATION DATE: AUGUST 10, 2024



10/16/2023



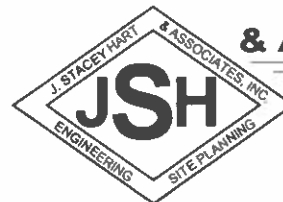
NOTES

1. ALL LUMBER AND HARDWARE TO MEET MINIMUM REQUIREMENTS FOR 6' TO 8' FACE AS SHOWN IN "MINIMUM STANDARDS OF THE WORCESTER COUNTY SHORELINE COMMISSION", UNLESS NOTED.
2. VINYL SHEETING TO BE SHOREGUARD 950 HAVING AN ALLOWABLE MOMENT OF 15,147 FT-LBS MINIMUM. SHEETING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THIS SHEETING TO BE INSTALLED IN FRONT OF EXISTING STEEL BULKHEAD.
3. IF SITE CONDITIONS DIFFER FROM THOSE SHOWN ENGINEER SHALL BE NOTIFIED.

**TYPICAL BULKHEAD CROSS-SECTION
DIRECT BAYFRONT**
NO SCALE

PYTLESKI PROPERTY
PROPOSED MARINE IMPROVEMENTS
10454 GOLF COURSE ROAD
WEST OCEAN CITY

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|-------------------------|----------------|---------------------|------------------|-----------------|
| JOB NUMBER: 2023-001 | SCALE: NONE | SHEET NO: 2 of 2 | DATE: 02/2023 | REVISED: N/A |
|-------------------------|----------------|---------------------|------------------|-----------------|