



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

August 27, 2024

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

Colleen McElwee – Request No. 2024-078 - Request to repair with vinyl replacement 72' of deteriorated timber bulkhead. Request to construct new 6x25 dock and re deck existing 2.5x20 dock. Max channelward extension 7.5'. This project is located at 10354 Keyser Point Rd, Ocean City, also known as Tax Map 21, Parcel 8, Lot 7, 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 September 11, 2024.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY SHORELINE CONSTRUCTION APPLICATION

Request No.: 2024-078 Submission Date: 8-27-24

Major Construction (\$300.00)

X Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

repair with vinyl replacement ~72 lf of deteriorated timber bulkhead; construct new 6x25 dock and re-deck existing 2.5x20 dock a total maximum channelward distance of 7.5'

Property Description:

Map: 21 Parcel: 8 Lot: 7 Section: A Block: 7 Tax District: 10 Street Address: 10354 Keyser Point Road Subdivision: Cape Isle of Wight Dwelling on lot: X Dwelling under construction: Vacant: Commercial:

Owner: Colleen McElwee Phone No. 610-202-9604 Mailing Address: 10354 Keyser Point Road, Ocean City, MD 21842 E-Mail Address: colleenm900@gmail.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

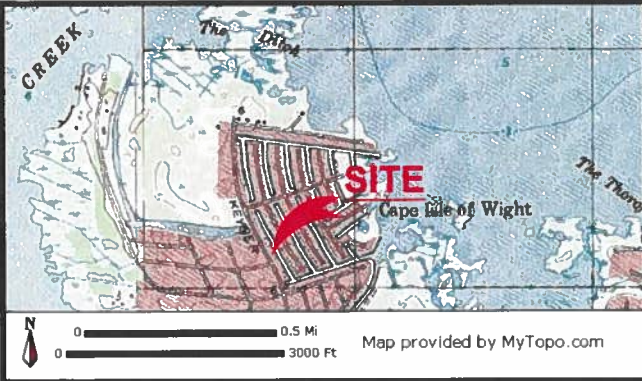
Recorded Adjacent Property Owner: D&G Marketing LLC - 10352 Keyser Point Road Property Address: 10441 Racetrack Rd, Ste 3B, Berlin, MD 21811 Tax Map: 21 Parcel: 8 Lot: 6 Section: A Block: 7

Recorded Adjacent Property Owner: John & Frances McAvoy Property Address: 5300 Chichester Ave, Aston, PA 19014 -10356 Keyser Point Rd Tax Map: 21 Parcel: 8 Lot: 8 Section: A Block: 7

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.

Colleen McElwee Owner/Applicant's Signature Date

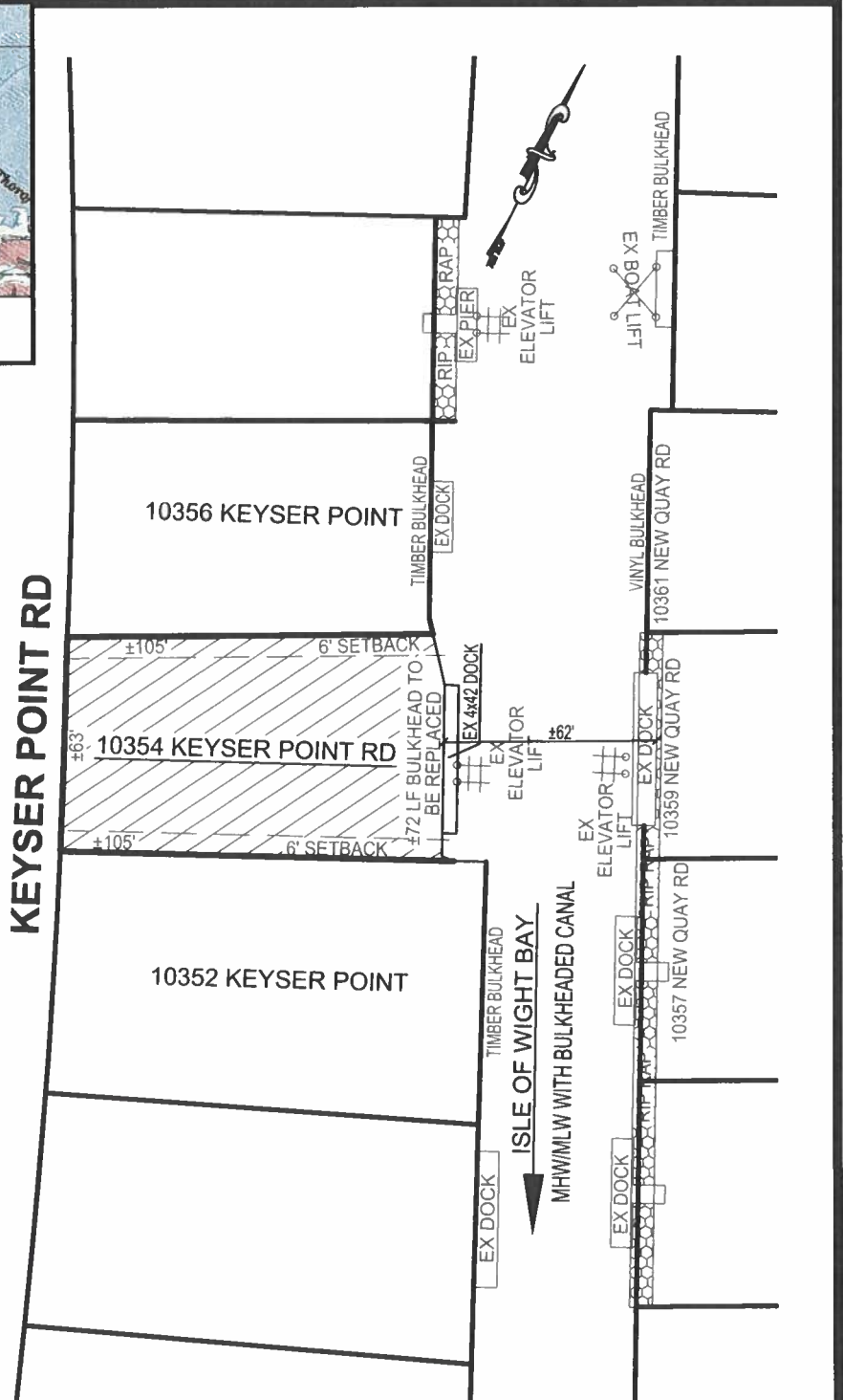
DEPT. USE ONLY: Notification Distribution Date: 8-27-24 Public Comment Deadline: 9-11-24 (15 calendar days) Department Approval Date: Expiration:



PROJECT DESCRIPTION:

Repair with vinyl replacement 18" channelward, ±72 LF of deteriorated timber bulkhead; construct new 6x25 dock (150 sf) 7.5' channelward of existing bulkhead/MHW/MLW and re-deck existing 2.5x20 (50sf) dock.

KEYSER POINT RD



EXISTING

**PROPOSED BULKHEAD REPAIR
McELWEE RESIDENCE
10354 KEYSER POINT ROAD
WEST OCEAN CITY, MARYLAND**

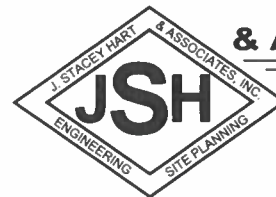
APPLICANT:
Colleen McElwee
10354 Keyser Point Road
Ocean City, MD 21842
610-202-9604
colleenm900@gmail.com

LOCATION: CAPE ISLE OF WIGHT
WATERWAY: UNNAMED CANAL ON ISLE OF WIGHT BAY
WATER DEPTH MEASUREMENTS: 8/2/2024
REFERENCED TO MLW 12:30 P.M.

NO SAV'S

TAX MAP: 21
PARCEL: 8
BLOCK: 7
SECTION: A
LOT: 7

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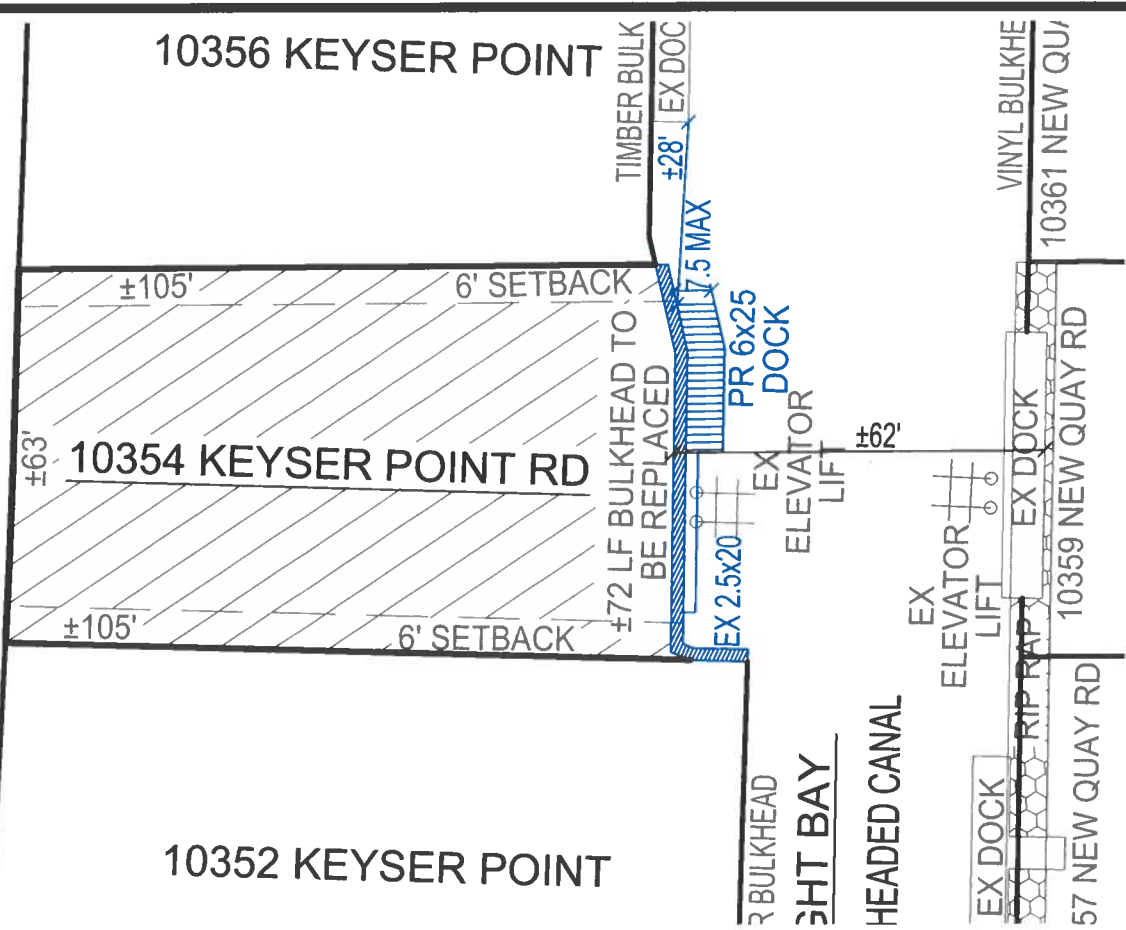
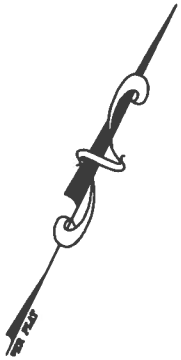
**J. STACEY HART
& ASSOCIATES, INC.**

JOB NUMBER: P24-041	SCALE: 1"=50'	SHEET NO: 1 of 2	DATE: 8/18/2024	REVISED: 8/24/2024
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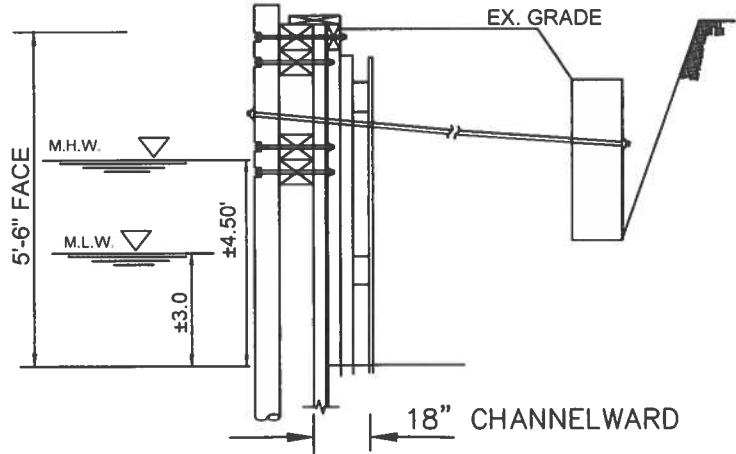
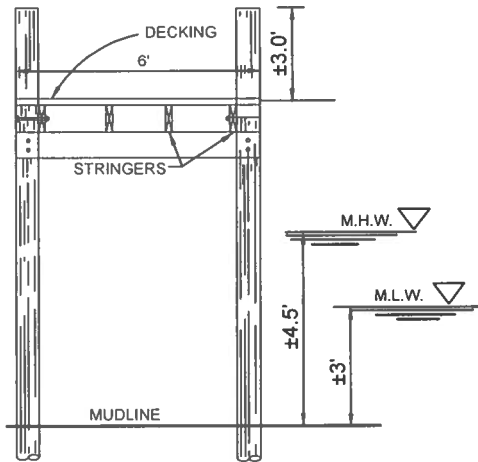
**POST OFFICE BOX 6
SNOW HILL, MD 21863
PHONE: 410-390-8096
EMAIL: stacey@jstaceyhart.com**

PROPOSED

KEYSER POINT RD



DOCK SECTION: NO SCALE



BULKHEAD SECTION: NO SCALE

**PROPOSED BULKHEAD REPAIR
McELWEE RESIDENCE
10354 KEYSER POINT ROAD
WEST OCEAN CITY, MARYLAND**

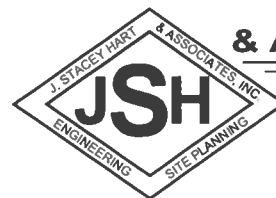
APPLICANT:
Colleen McElwee
10354 Keyser Point Road
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610-202-9604
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WATERWAY: UNNAMED CANAL ON ISLE OF WIGHT BAY
WATER DEPTH MEASUREMENTS: 8/2/2024
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NO SAV'S

TAX MAP: 21
PARCEL: 8
BLOCK: 7
SECTION: A
LOT: 7

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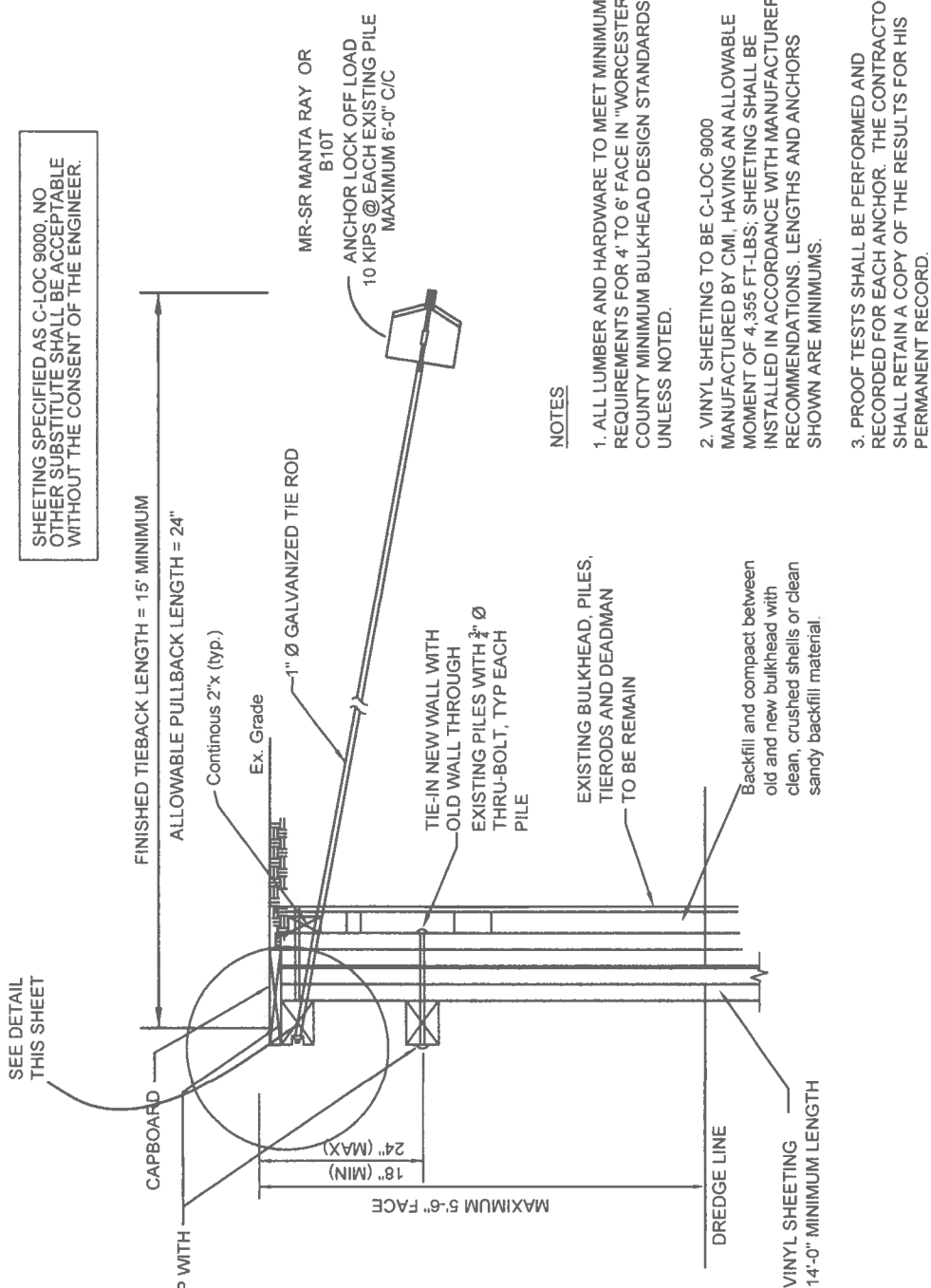


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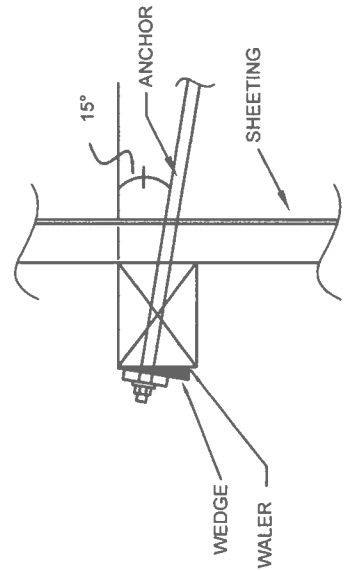
JOB NUMBER: P24-041	SCALE: 1"=30'	SHEET NO: 2 of 2	DATE: 8/18/2024	REVISED: 8/24/2024
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SHEETING SPECIFIED AS C-LOC 9000, NO OTHER SUBSTITUTE SHALL BE ACCEPTABLE WITHOUT THE CONSENT OF THE ENGINEER.



NOTES

1. ALL LUMBER AND HARDWARE TO MEET MINIMUM REQUIREMENTS FOR 4' TO 6' FACE IN "WORCESTER COUNTY MINIMUM BULKHEAD DESIGN STANDARDS", UNLESS NOTED.
2. VINYL SHEETING TO BE C-LOC 9000 MANUFACTURED BY CMI, HAVING AN ALLOWABLE MOMENT OF 4,355 FT-LBS; SHEETING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. LENGTHS AND ANCHORS SHOWN ARE MINIMUMS.
3. PROOF TESTS SHALL BE PERFORMED AND RECORDED FOR EACH ANCHOR. THE CONTRACTOR SHALL RETAIN A COPY OF THE RESULTS FOR HIS PERMANENT RECORD.
4. IF PROOF TESTS REVEAL VALUES LESS THAN THOSE INDICATED OR IF SITE CONDITIONS DIFFER FROM THOSE SHOWN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
5. MANTA RAY ANCHORS SHALL BE INSTALLED AND LOCKED OFF IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING, FURNISHING, ERECTING & REMOVING ANY TEMPORARY BRACING, BLOCKING, ETC. DURING CONSTRUCTION IN ORDER TO MAINTAIN INTEGRITY OF EXISTING SITE IMPROVEMENTS. THE ENGINEER SHALL BE HELD HARMLESS OF THE CONTRACTOR'S WORKMANSHIP.
7. IF SITE CONDITIONS DIFFER, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.



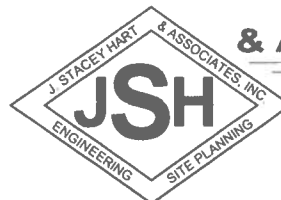
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THIS STATE:

LICENSE NO: MD 22798
EXPIRATION DATE: AUGUST 10, 2026



**PROPOSED BULKHEAD REPAIR
McELWEE RESIDENCE
10354 KEYSER POINT ROAD
WEST OCEAN CITY, MARYLAND**

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

JOB NUMBER: 2024-051	SCALE: NONE	SHEET NO: 1 of 1	DATE: 08/2024	REVISED: n/a
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