



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 11, 2026

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

Jeffrey & Michele Rehmeier - Request No. 2026-041 – Request to emplace 102 linear feet of rip rap along eroding shoreline and extend existing 3x5 walkway/finger pier with 3x4 section making it 3x9. Max channelward extension 10'. This project is located at 518 Tidewater Cove, Berlin, also known as Tax Map 21, Parcel 309, Lot 77. Third 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 June 26, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-041
Submission Date: 6-11-26

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

emplace ~102 lf of rip rap along an eroding shoreline and extend the existing 3x5 walkway/finger pier
with a 3x4 section (new walkway/finger pier = 3x9) all a maximum of 10' channelward of approximate MHW

Property Description:

Map: 21 Parcel: 309 Lot: 77 Section: 17 Block: _____ Tax District: 3
Street Address: 518 Tidewater Cove
Subdivision: Ocean Pines - The Point
Dwelling on lot: X Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Jeffrey III and Michele Ann Rehmeier Phone No. 717-887-7511
Mailing Address: 5624 York Road, Jacobus, PA 17407
E-Mail Address: jrehmeier@cgalaw.com

Contractor: J. Stacey Hart & Associates, Inc. Phone No.: 410-430-4169
Mailing Address: PO Box 6, Snow Hill, MD 21863
E-Mail Address: stacey@jstaceyhart.com

Recorded Adjacent Property Owner: Paul & Carolyn Kelly
Property Address: PO Box 3188, Ocean City, MD 21843
Tax Map: 21 Parcel: 309 Lot: 78 Section: 17 Block: _____

Recorded Adjacent Property Owner: Sean & Kelly Berrie
Property Address: 520 Tidewater Cove, Ocean Pines, MD 21811
Tax Map: 21 Parcel: 309 Lot: 76 Section: 17 Block: _____

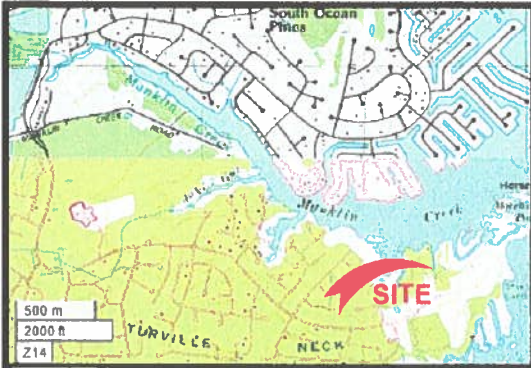
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

[Signature] Michele Rehmeier 4/14/26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 6-11-26 Public Comment Deadline: 6-26-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____



PROJECT DESCRIPTION:

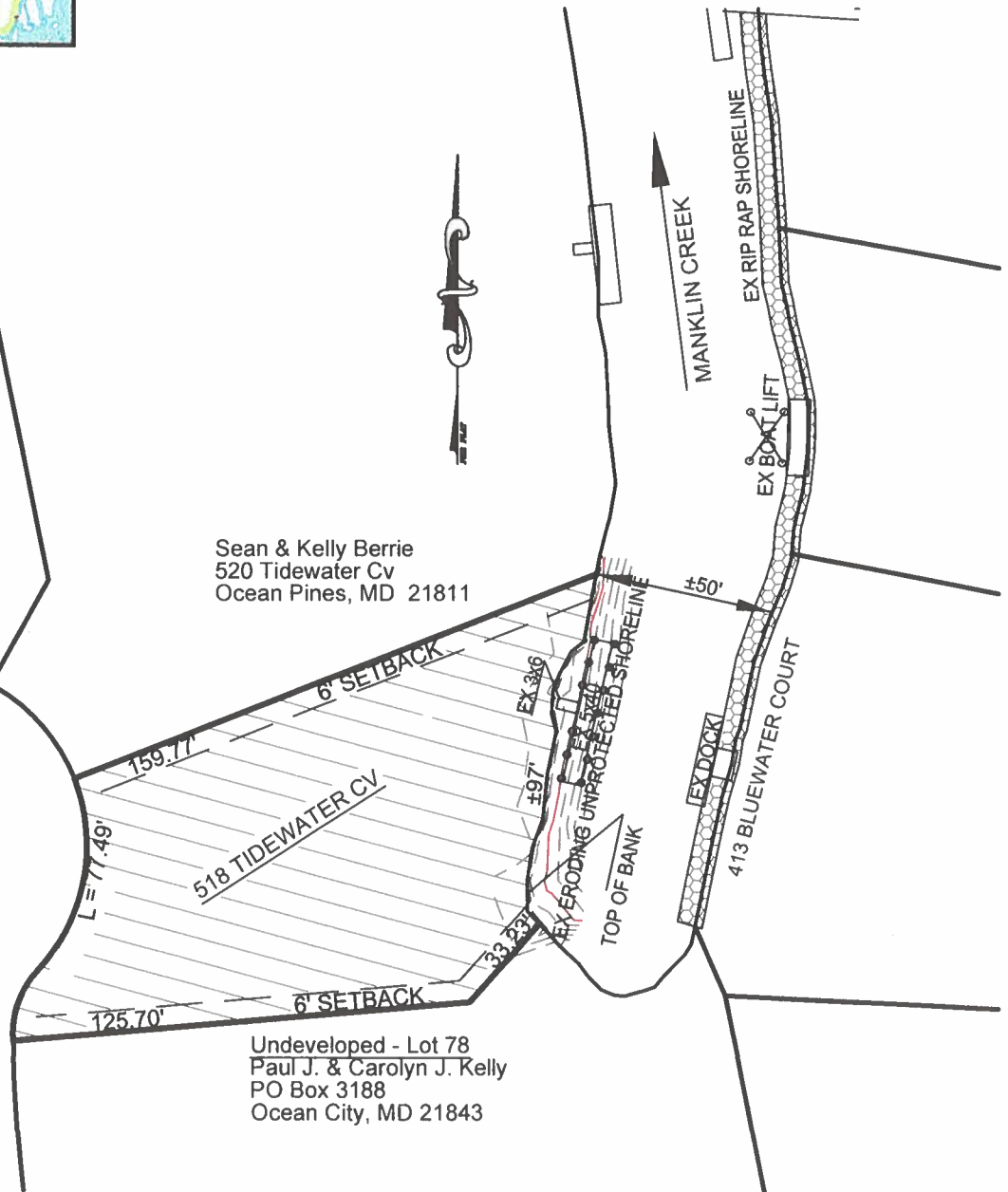
Emplace ± 102 lf of rip rap along an eroding shoreline and extend the existing 3x5 walkway/finger pier with a 3x4 section (new finger pier connection = 3x9) all a maximum of 10' channelward of approximate MHW.

EXISTING

TIDEWATER C

Sean & Kelly Berrie
520 Tidewater Cv
Ocean Pines, MD 21811

Undeveloped - Lot 78
Paul J. & Carolyn J. Kelly
PO Box 3188
Ocean City, MD 21843

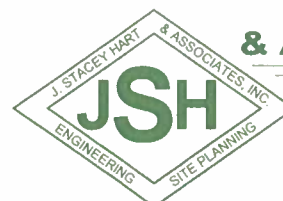


REHMEYER PROPERTY PROPOSED SHORELINE STABILIZATION 518 TIDEWATER COVE OCEAN PINES

APPLICANT:

Jeffrey L. II & Michele Ann Rehmeier
5624 York Road
Jacobus, PA 17407
Phone: 717-887-7511
EMAIL: jrehmeier@cgalaw.com

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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

LOCATION: OPA, THE POINT, SECTION 17
WATERWAY: UNNAMED CANAL ON MANKLIN CREEK
WATER DEPTH MEASUREMENTS: 04/25/2026
REFERENCED TO MLW 200 P.M.

NO SAV'S

TAX MAP: 21
PARCEL: 309
SECTION: 17
LOT: 77

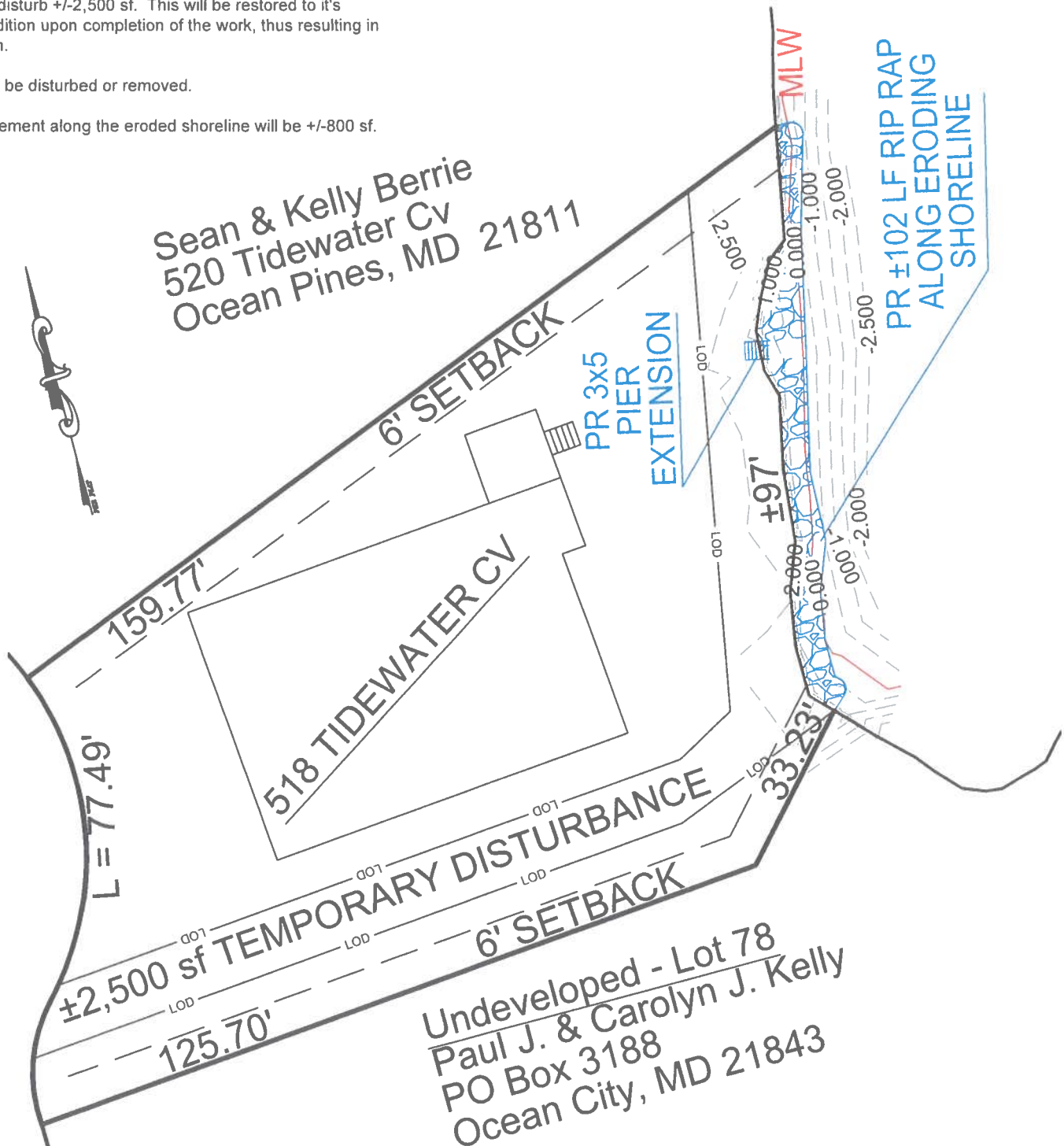
JOB NUMBER: P26-015	SCALE: 1"=50'	SHEET NO: 1 of 5	DATE: 06/2026	REVISED: N/A
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Buffer Management Plan & Notes :

The site will require access from land, which will be temporarily disturb +/-2,500 sf. This will be restored to it's original condition upon completion of the work, thus resulting in no mitigation.

No trees will be disturbed or removed.

Rip rap placement along the eroded shoreline will be +/-800 sf.



**REHMEYER PROPERTY
PROPOSED SHORELINE STABILIZATION
518 TIDEWATER COVE
OCEAN PINES**

APPLICANT:

Jeffrey L. II & Michele Ann Rehmeier
5624 York Road
Jacobus, PA 17407
Phone: 717-887-7511
EMAIL: jrehmeyer@cgalaw.com

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WATERWAY: UNNAMED CANAL ON MANKLIN CREEK
WATER DEPTH MEASUREMENTS: 04/25/2026
REFERENCED TO MLW 200 P.M.

NO SAV'S

TAX MAP: 21
PARCEL: 309
SECTION: 17
LOT: 77

JOB NUMBER:	SCALE:	SHEET NO:	DATE:	REVISED:
P26-015	1"=25'	2 of 5	06/2026	N/A

FOR SALE

[illegible]

REHMEYER PROPERTY
PROPOSED SHORELINE STABILIZATION
518 TIDEWATER COVE
OCEAN PINES

Jeffrey L. II & Michele Ann Rehmeyer
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Phone: 717-887-7511
EMAIL: jrehmeyer@cgalaw.com



J SHAY HART & ASSOCIATES, INC.
ENGINEERING SITE PLANNING

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

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EMAIL: stacey@jstaceyhart.com

TAX MAP: 21
PARCEL: 309
SECTION: 17
LOT: 77

REVISED:
N/A

SHORELINE PROTECTION VOLUMES		
MATERIAL	AREA (sf)	VOLUME (cy)
RIP RAP	±800	±65

RIP RAP SHALL EXTEND DOWNWARD FROM TOP OF BANK TO A LEVEL BELOW WHICH NO SCOURING IS PROBABLE. IN ANY EVENT, TOP ELEVATION OF RIP RAP SHALL NOT BE LESS THAN 30" ABOVE MHW LINE.

WHERE BANK IS EXCESSIVE IN HEIGHT, THE UPPER PART OF THE SLOPE SHALL BE SODDED WITH CERTIFIED SOD OR EQUAL. (EXCESSIVE HEIGHT=2 FT VERTICAL MEASUREMENT FROM STONE)

WHERE EXISTING GROUND ELEVATION IS LESS THAN MHW, THEN TOP OF RIP RAP BANK SHALL BE EXTENDED LANDWARD 4 FEET MINIMUM.

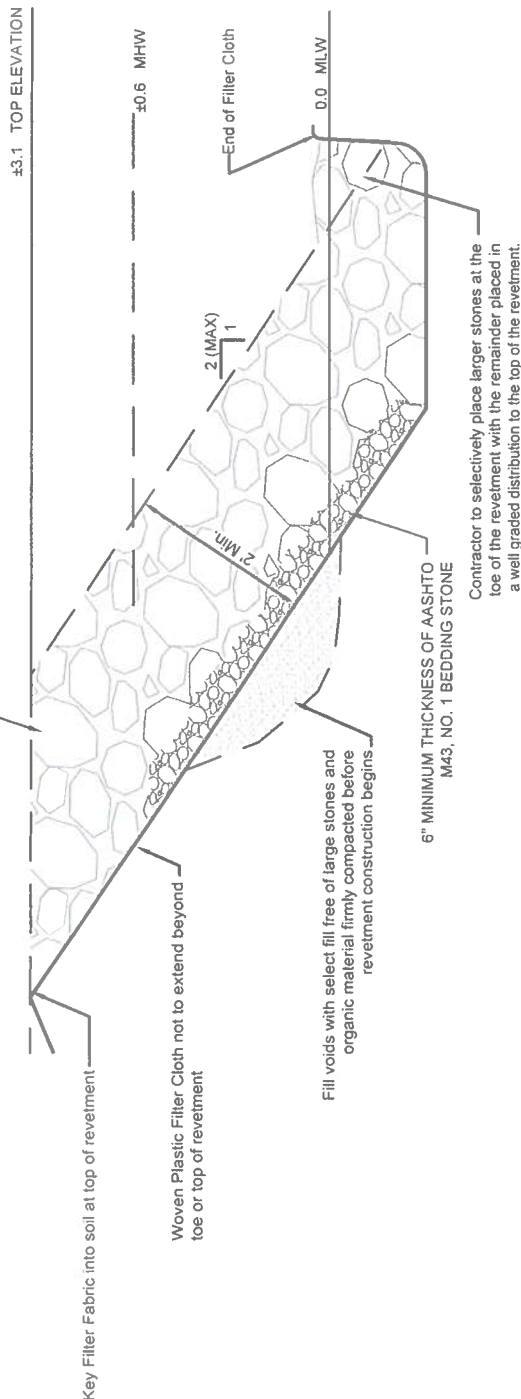
NO BUILDING RUBBLE MATERIAL LIKE USED MATERIALS SHALL BE UTILIZED AS RIP RAP.

ARMOR STONE: SHALL BE 2 FEET THICK, DENSE ANGULAR AND FREE OF CRACKS. LARGER PIECES SHALL BE PLACED FIRST. 25% OVER 200 LBS/50% OVER 75 LBS/25% OVER 30 LBS.

FILTERCLOTH: SHALL BE CARTHAGE MILLS, INC., POLYFILTER X, DUPONT TYPAR OR EQUAL.

BEDDING: SHALL BE WELL GRADED SAND AND GRAVEL FREE OF ALL ORGANIC MATTER AND SHALL NOT CONTAIN FLAT ELONGATED PARTICLES, SPECIFIC GRAVITY NOT LESS THAN 2.7.

50 to 200 lb Armor Stone, placed and roughly chinked. Chinking Stones shall be 10 lb to 50 lbs. Chinking shall be carried out after placement of rip rap is completed and only to fill the surface voids smaller than stone size.



TYPICAL REVETMENT SECTION

NO SCALE

REHMEYER PROPERTY PROPOSED SHORELINE STABILIZATION 518 TIDEWATER COVE OCEAN PINES

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WATER DEPTH MEASUREMENTS: 04/25/2026
REFERENCED TO MLW 200 P.M.

NO SAV'S

TAX MAP: 21
PARCEL: 309
SECTION: 17
LOT: 77

JOB NUMBER: P26-015
SCALE: NONE
SHEET NO: 4 of 5
DATE: 06/2026
REVISED: N/A

APPLICANT:

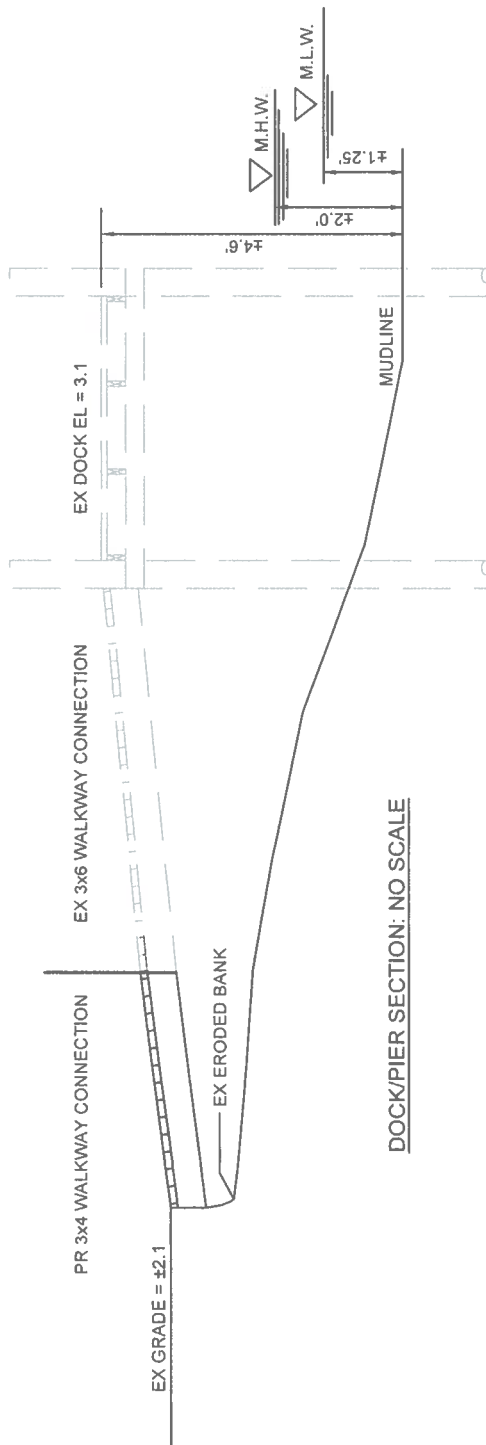
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518 TIDEWATER COVE
OCEAN PINES

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TAX MAP: 21
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LOT: 77

JOB NUMBER:	SCALE:	SHEET NO:	DATE:	REVISED:
P26-015	NONE	5 of 5	06/2026	N/A

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