



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 6, 2026

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

Joanne Bunting - Request No. 2026-059 – Request to replace 130 linear feet of bulk head in kind. Max channelward extension 18". This project is located at 10143 Silver Point Lane, Ocean City, also known as Tax Map 26, Parcel 237. 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 August 21, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-059
Submission Date: 8-6-26

 Major Construction (\$300.00)

 ✓ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Replace 130 Linear Feet Of Bulkhead In Kind

Property Description:

Map: 0026 Parcel: 0237 Lot: Section: Block: Tax District:

Street Address: 10143 Silver Point Ln. Ocean City, Md 21842

Subdivision: 71P4

Dwelling on lot: ✓ Dwelling under construction: Vacant: Commercial:

Owner: Joanne Bunting Phone No. 410-726-4232

Mailing Address: 10143 Silver Point Ln. Ocean City, Md 21842

E-Mail Address: joinoc@hotmail.com

Contractor: Newport Bay Construction Phone No.: 724-372-3201

Mailing Address: 64 Burr Hill Dr. Berlin, Md 21811

E-Mail Address: info@newportbayconstruction.com

Recorded Adjacent Property Owner: Robert Fisher

Property Address: 10142 Silver Point Ln. Ocean City, Md 21842 -104 Pine St Berlin MD

Tax Map: 0026 Parcel: 0236 Lot: Section: Block: 21811

Recorded Adjacent Property Owner: John Lehmann

Property Address: 10204 Silver Point Ln. Ocean City, Md 21842 -347 NW Emily Way

Tax Map: 0026 Parcel: 0238 Lot: Section: Block: Jensen Beach, FL 34957

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.

Joanne Bunting 7/15/26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 8-6-26 Public Comment Deadline: 8-21-26 (15 calendar days)

Department Approval Date: Expiration:

PROJECT INFORMATION

BUILDING	BULKHEAD STRUCTURE
	10143 SILVER POINT RD OCEAN CITY, MD 21842 WORCESTER COUNTY
CODES	INTERNATIONAL RESIDENCE CODE
	LATEST EDITION OF LOCAL CODES WHICH AMEND THE INTERNATIONAL CODES
DESIGN REFERENCES	SEAWALL 7
	AND OTHER STRUCTURES
ANCI 318	BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
	AND
ANCI 318	NATIONAL DESIGN SPECIFICATIONS FOR WOOD AND
	ENGINEERED WOOD CONSTRUCTION
AISC	MANUAL FOR STEEL CONSTRUCTION
	STRUCTURAL DATA
TOP OF BULKHEAD	6'-7" ABOVE MUD LINE
	MEAN HIGH TIDE 4'-20'-1" ABOVE MUD LINE
SOIL LATERAL PRESSURE	150 PSF/FT
	TREATED ROUND TIMBER PILES
DESIGN PROPERTIES UNDER NORMAL LOAD DURATION AND WET SERVICE CONDITIONS	SPECIES = SOUTHERN PINE
	Fc = 1,200 PSI
Fb = 2,400 PSI	Ft = 1,000 PSI
	Fc = 250 PSI
E = 1,500,000 PSI	Emax = 790,000 PSI

PILES SHALL BE TREATED WITH AN APPROVED PROCESS AND PRESERVATIVE AND MEET THE REQUIREMENTS OF THE AMERICAN WOOD PRESERVERS ASSOCIATION, SELMA, AL.

CONTRACTOR RESPONSIBILITIES: THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE DURING ERECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCE AND ORDER OF ERECTION, DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS DURING ERECTING. THIS INCLUDED THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN IN THE DRAWINGS. IF APPLIED THEY SHALL BE REMOVED AS CONDITIONS PERMIT AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NOT BEEN ADVISED OF ANY SUCH MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE CONSTRUCTION PROCESSING AND/OR APPROVED SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OF SAFETY ISSUES OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED. SHALL NOT BE CONSTRUED AS VOLUNTARY ASSUMPTIONS BY THE ENGINEER OR ANY RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN AND DOES NOT SUPERVISE CONSTRUCTION.

INSPECTION: ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER OR CONTRACTOR SHALL HIRE AN EXPERIENCED QUALIFIED INSPECTOR TO PERFORM ALL REQUIRED INSPECTION WORK. INSPECTION SHALL CONSIST OF VISUAL OBSERVATIONS OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSES OF THE DESIGN INTENT. THE ENGINEER WILL NOT PERFORM THE REQUIRED INSPECTION AS PART OF THIS PRESENT CONTRACT WITH THE ARCHITECT/OWNER. UNDER THIS PRESENT CONTRACT, THE ENGINEER MAY VISIT THE SITE TO ASCERTAIN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS, HOWEVER, SUCH VISITS SHALL NOT BE RELIED UPON BY OTHERS AS ACCEPTANCE OF THE WORK, NOR SHOULD IT BE CONSTRUED TO RELIEVE THE CONTRACTOR IN ANY WAY FROM HIS OBLIGATIONS AND RESPONSIBILITIES UNDER THE CONSTRUCTION CONTRACT.

DESIGN WITHOUT CONSTRUCTION REVIEW: IT IS AGREED THAT IF ABBA ENGINEERING'S PROFESSIONAL SERVICES DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE, THEN THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS ABBA ENGINEERING FROM ANY CLAIM OR SUIT WHATSOEVER INCLUDING BUT NOT LIMITED TO THE CLAIMS, DAMAGES, LOSSES AND EXPENSES OF ABBA ENGINEERING, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF ABBA ENGINEERING LLC.

OWNERSHIP OF DOCUMENTS: THE CONTRACTOR ACKNOWLEDGES THESE PLANS AND SPECIFICATIONS PREPARED BY ABBA ENGINEERING, LLC AS INSTRUMENTS OF PROFESSIONAL SERVICE. NEVERTHELESS, THE PLANS AND SPECIFICATIONS PREPARED UNDER THIS AGREEMENT SHALL REMAIN THE PROPERTY OF ABBA ENGINEERING, LLC UPON COMPLETION OF THE WORK. THE CONTRACTOR AGREES TO HOLD HARMLESS AND INDEMNIFY ABBA ENGINEERING, LLC AGAINST ALL DAMAGES, CLAIMS AND LOSSES, INCLUDING DEFENSE COSTS, ARISING OUT OF ANY REUSE OF THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN AUTHORIZATION OF ABBA ENGINEERING, LLC.

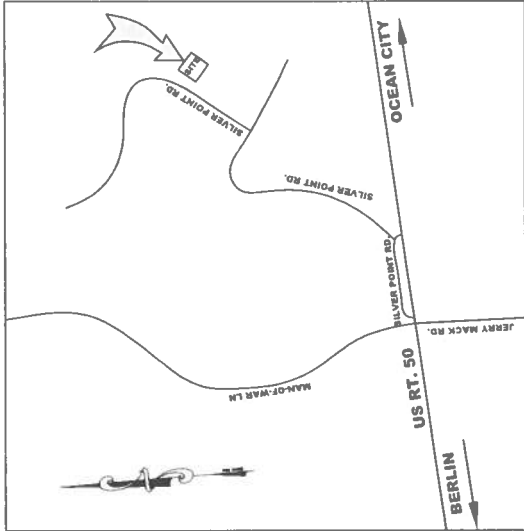
11201 SHARP TOWN RD, MARDELA SPRINGS, MD 21837
THOMAS S. BECHTEL P.E.
PH 443-783-5556
FX 410-883-3840
tombechtel@comcast.net
OWNER
LLC



New Bulkhead
Single Family Residence
10143 Silver Point Ln
Ocean City, MD 21842

Notes

PERMIT	25116
DATE	TAB
07/25/26	
S1.0	



VICINITY MAP
NOT TO SCALE

PERMIT

