



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 25, 2026

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

Timothy Callan - Request No. 2026-067 – Request to replace 70' vinyl replacement bulkhead. Max channelward extension 18". This project is located at 18 Harlan Trace, Ocean Pines, also known as Tax Map 16, Parcel 96, Section 14B, Lot 13. 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 September 9, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-067
Submission Date: 8-25-26

____ Major Construction (\$300.00)

☒ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):
70' ft of vinyl replacement bulkhead within 18' channelward

Property Description:

Map: 0016 Parcel: 0096 Lot: 13 Section: 14B Block: ____ Tax District: 121025
Street Address: 18 Harlan Trace Berlin, Md. 21811
Subdivision: 014B
Dwelling on lot: ☒ Dwelling under construction: ____ Vacant: ____ Commercial: ____

Owner: Timothy J. Callan Phone No. 410-927-6042
Mailing Address: 18 Harlan Trace Rd. Berlin, Md. 21811
E-Mail Address: TJ.Callan@comcast.net

Contractor: Just-Bite Marine Inc. Phone No.: 410-641-9961
Mailing Address: 9316 Carey Rd Berlin, Md 21811
E-Mail Address: mike@justbitemarine.com

Recorded Adjacent Property Owner: Carol A. Applegitt
Property Address: 20 Harlan Trace Berlin, Md. 21811
Tax Map: 0016 Parcel: 0096 Lot: 14 Section: 14B Block: ____

Recorded Adjacent Property Owner: Michael C. Coughlan
Property Address: 16 Harlan Trace Rd Berlin, Md. 21811
Tax Map: 0016 Parcel: 0096 Lot: 12 Section: 14B Block: ____

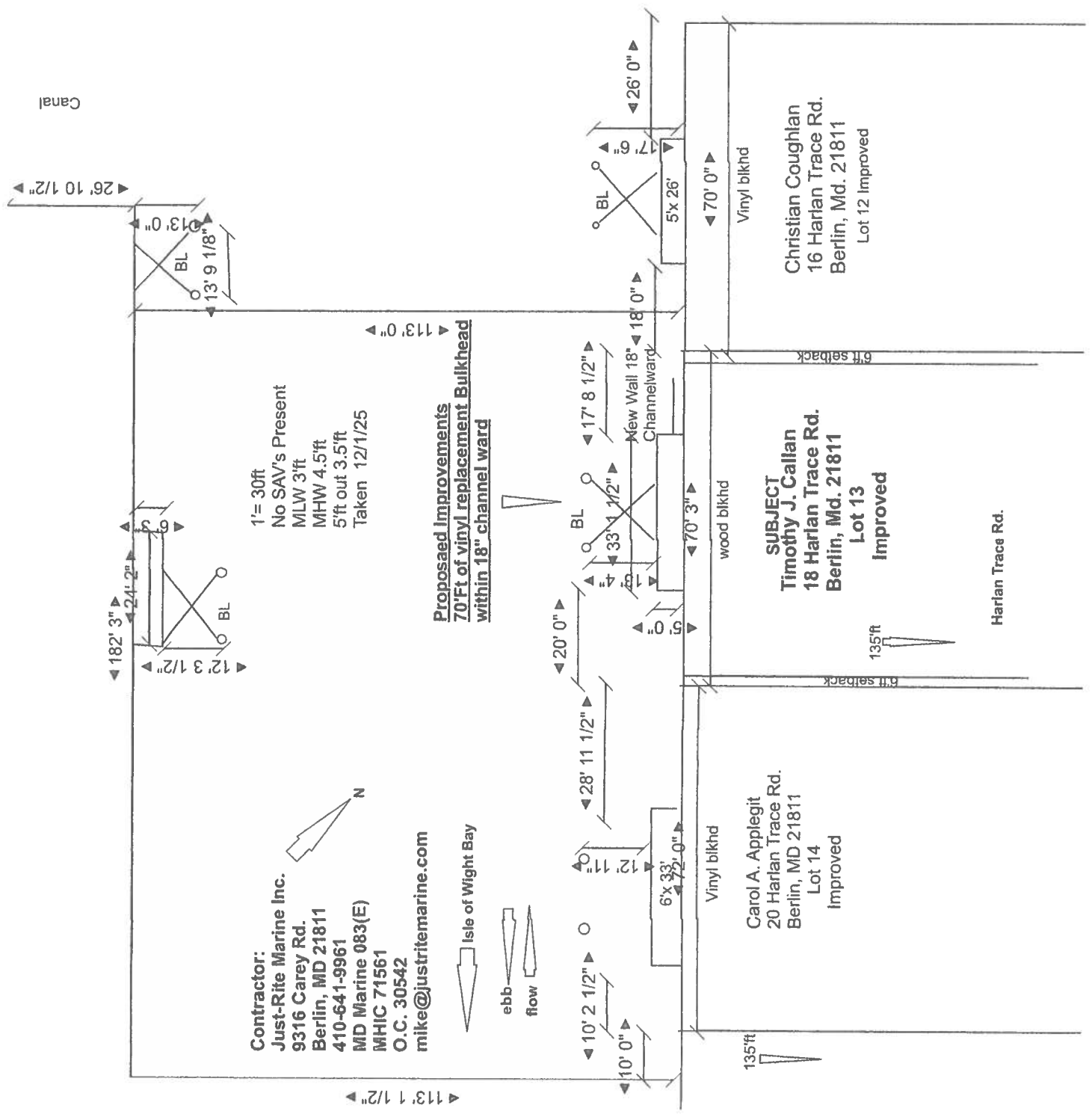
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department.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

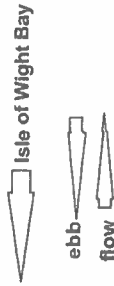
DEPT. USE ONLY:

Notification Distribution Date: 8-25-26 Public Comment Deadline: 9-9-26 (15 calendar days)

Department Approval Date: ____ Expiration: ____



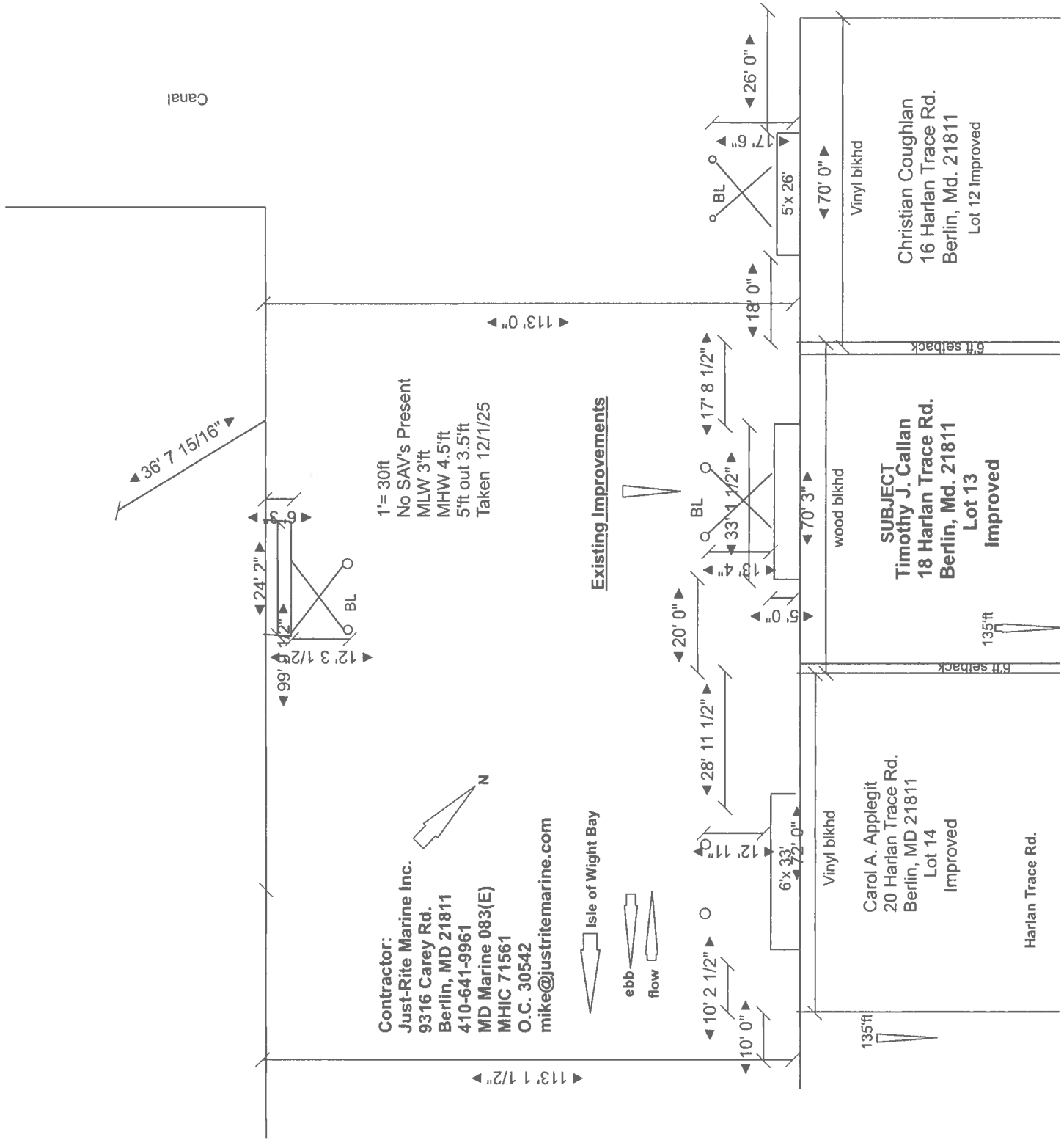
Contractor:
Just-Rite Marine Inc.
9316 Carey Rd.
Berlin, MD 21811
410-641-9961
MD Marine 083(E)
MHIC 71561
O.C. 30542
mike@justritemarine.com



Proposed Improvement
70' bulkhead replacement
within 18' channel ward

1' = 30ft
No SAV's Present
MLW 3'ft
MHW 4.5'ft
5'ft out 3.5'ft
Taken 12/1/25

Canal



2 of 3 of 4

BUCKHEAD FACE 6'-8"
MAXIMUM 8'-0"
MLW 3'-0"
MHW 4'-8"

NO S.A.V.'S PRESENT

NEW
8"x8" WALER
1/2" INCH LONG BOLT

NEW C-LOC-8000
VINYL SHEET PILING
8" DEPTH OF SECTION
18' LENGTH

THIS BULKHEAD WILL MEET
WORCESTER COUNTY MINIMUM
REQUIREMENTS

ALL WOOD TO BE SALT
TREATED 1.5 CCA
EXCEPT AS NOTED

Tight
w/ thin
or less

EX WALL

NEW 2x8 STRINGER
PLATIPUS B6
ANCHOR

PLATIPUS B6
ANCHOR

PLATIPUS B6
ANCHOR

NEW - 1" x 15'
GALVANIZED TIE ROD

NEW - 2"x8"
CAP BOARD 42"±

BULKHEAD REPLACEMENT SECTION

FOR:

BUILDER:
JUST RITE MARINE INC.
9318 DARRY ROAD
BERLIN, MARYLAND
WORCESTER COUNTY
410.641.9981
MRIC LICENSE # 083(E)

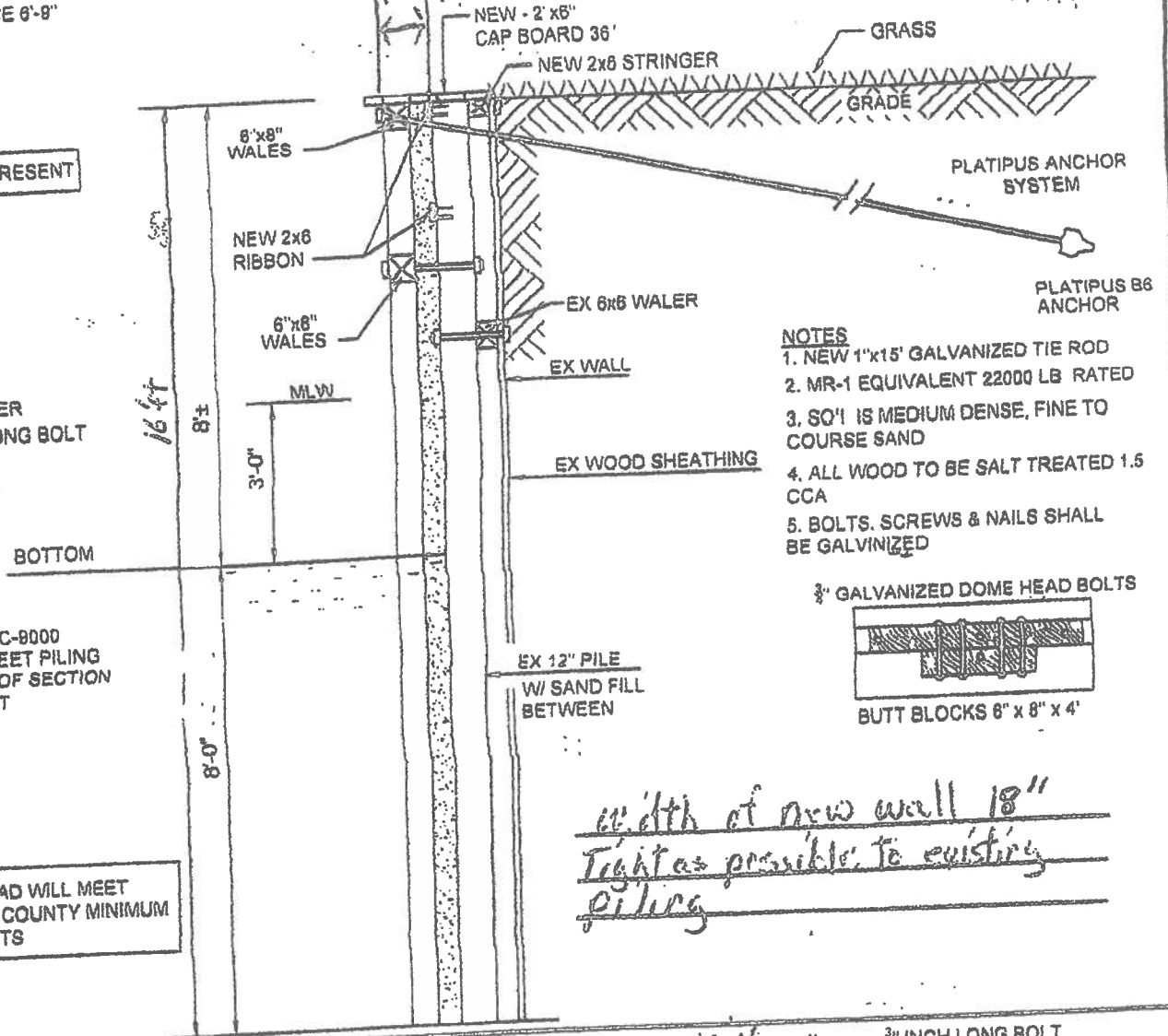
Timothy J. Callan
18 Harlan Trace Rd.
Berlin, Md. 21811

SCALE:

DRAWN BY:

DESIGNED BY:

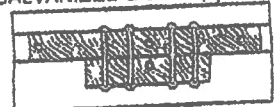
DATE:



NOTES

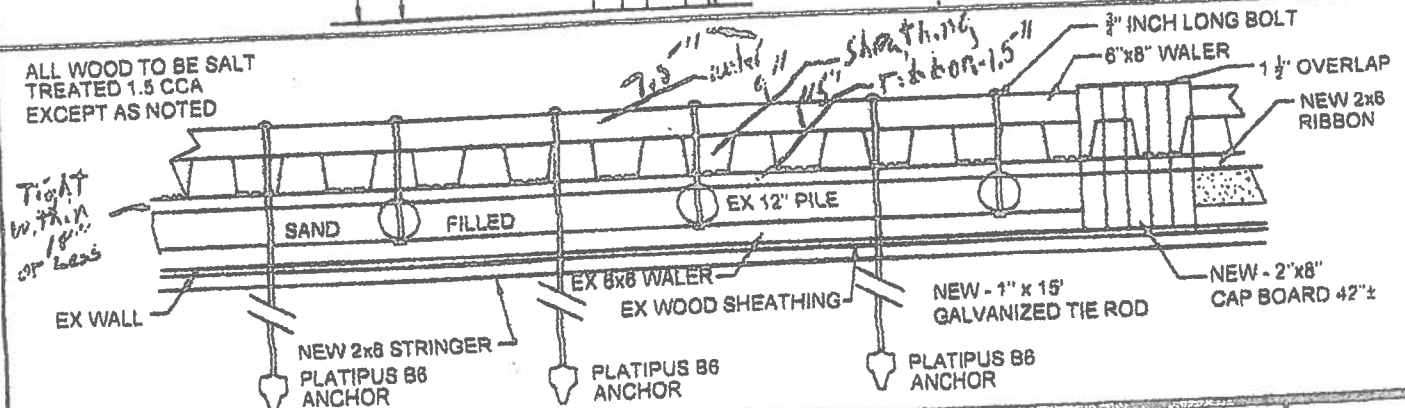
1. NEW 1"x15' GALVANIZED TIE ROD
2. MR-1 EQUIVALENT 22000 LB. RATED
3. SO' IS MEDIUM DENSE, FINE TO COURSE SAND
4. ALL WOOD TO BE SALT TREATED 1.5 CCA
5. BOLTS, SCREWS & NAILS SHALL BE GALVANIZED

3/8" GALVANIZED DOME HEAD BOLTS



BUTT BLOCKS 8" x 8" x 4'

width of new wall 18"
Tight as possible to existing
piling



TJ Callan 18 Harlan Trace Rd
Berlin, Md 21811



TJ Callan 18 Harlan Trace Rd
Berlin, Md. 21811

