



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

September 21, 2026

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

Ayers Creek Investments LLC - Request No. 2026-078 – Request to construct a 3' x 11' pier to a 10' x 20' "T" platform. Max channelward extension 21' of MHW water line and 18.75' of open water marsh interface. This project is located at Lot 14A – 11725 Winding Creek Dr, Berlin, also known as Tax Map 42, Parcel 10, Lot 14A. 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 October 6, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-078
Submission Date: 9-21-26

X Major Construction (\$300.00) _____ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

To construct a 3 foot wide by 11 foot pier to a 10 foot wide by 20 foot long "T" Platform. All improvements are proposed to extend a total of 21 feet channelward of the mean high water line and 18.75 feet channelward of the open water marsh interface.

Property Description:

Map: 0042 Parcel: 0010 Lot: 014A Section: _____ Block: _____ Tax District: _____
Street Address: Winding Creek Drive, Berlin MD 21811 - 11725 Winding Creek Dr
Subdivision: Winding Creek Estates
Dwelling on lot: NO Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Ayers Creek Investments LLC Phone No. 410 726 1034
Mailing Address: 11726 121725 Winding Creek Drive, Berlin MD 21811
E-Mail Address: Kmyers@oxfordrmg.com

Contractor: Not chosen at this time Phone No.: _____
Mailing Address: _____
E-Mail Address: _____

Recorded Adjacent Property Owner: Worcester County Commissioners

Property Address: Winding Creek Drive, Berlin MD - 1 West Market St RM 1103 Snow Hill MD
Tax Map: 0042 Parcel: 0041 Lot: _____ Section: _____ Block: _____ 21863

Recorded Adjacent Property Owner: Winding Creek HOA

Property Address: Winding Creek Drive, Berlin MD 21811 - 8145 Timberneck Dr Berlin MD
Tax Map: 0042 Parcel: 0010 Lot: OTLOTS 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.

✓ Kenn Myers 6/29/26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

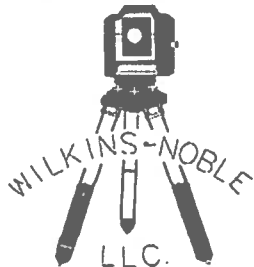
Notification Distribution Date: 9-21-26 Public Comment Deadline: 10-6-26 (15 calendar days)
Department Approval Date: _____ Expiration: _____



PIER SITE PLAN AYRES CREEK INVESTMENTS, LLC

DAVID ANDREW WILKINS, LLC, 21186, EXEMPTION CERT OF 01-04-2020, OTHER PERSONALLY PREPARED FOR THE STATE OF MARYLAND, PROFESSIONAL SURVEYOR, UNDER THE MARYLAND PROFESSIONAL LAND SURVEYING ACT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 13 OF DOMINION TITLE 5, SUBTITLE 13, CHAPTER 02.13.02.

CIVIL ENGINEERING & LAND SURVEYING

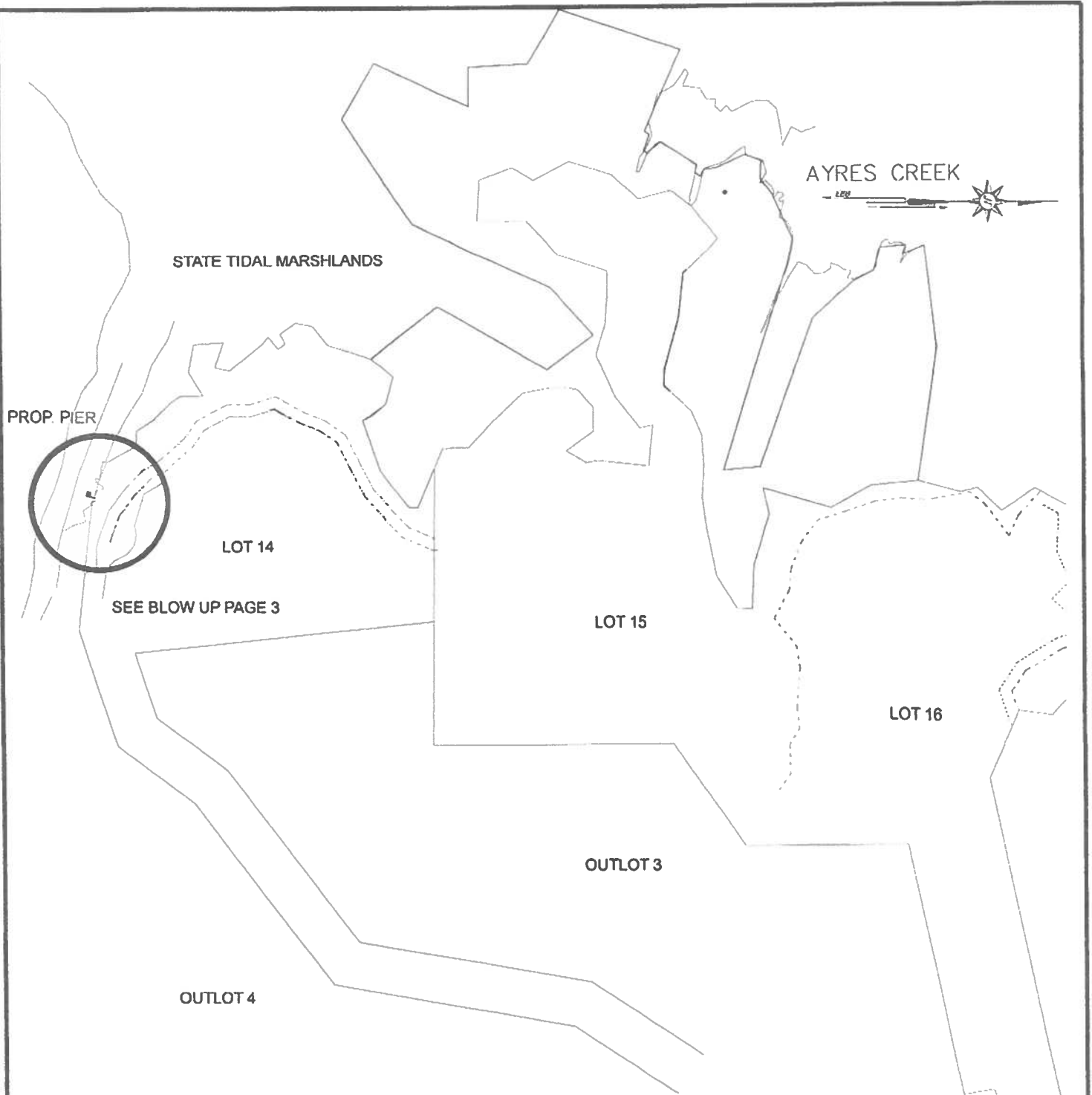


11729 CHURCH ST.
PRINCESS ANNE, MD 21853
PHONE 410-621-0321
FAX 410-621-0320

PROJECT INFORMATION

COUNTY	WORCESTER	STATE	MD	SUBD	WINDING CREEK ESTATES
MUNICIPALITY	N/A	SECT NO	N/A	BLOCK NO.	N/A
DISTRICT	10TH	LOT NO.	14	DATE	4/15/2026
TAX MAP NO	42	PARCEL	10	SCALE	NTS
DEED REF.	8157/141	CAD FILE	MYERS - PIER	DRAWN BY	DAW
PLAT REF.	197/12				
FIELD BOOK	PAGE				

VICINITY MAP
SHEET 1 OF 4



CIVIL ENGINEERING & LAND SURVEYING

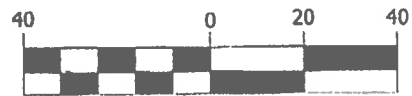


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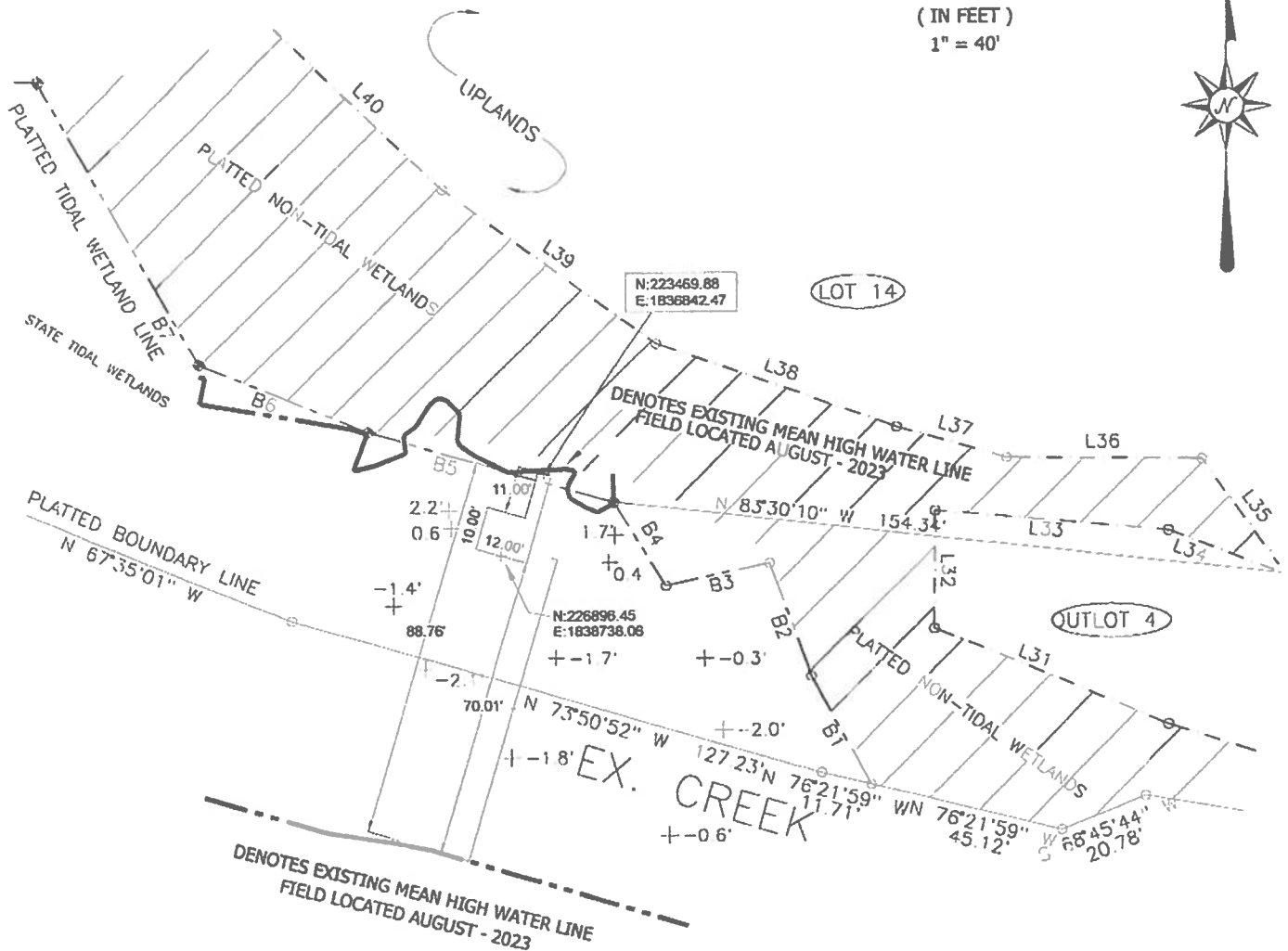
PROJECT INFORMATION

COUNTY	WORCESTER	STATE	MD		
MUNICIPALITY	N/A	SUBD.	WINDING CREEK ESTATES		
DISTRICT	10TH	SECT NO.	N/A		
TAX MAP NO. 42	PARCEL 10	BLOCK NO.	N/A		
DEED REF.	8157/141	LOT NO.	14		
PLAT REF.	197/12	DATE	04/15/2026		
FIELD BOOK	PAGE	SCALE	1"=300'		
CAD FILE	MYERS - PIER	DRAWN BY	DAW		

50' R/W
WINDING CREEK DR.



(IN FEET)
1" = 40'



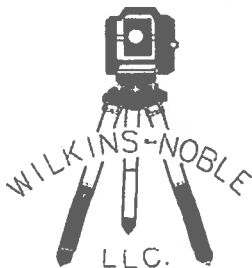
PROJECT DESCRIPTION:
CONSTRUCT A 3' x 11' PERPENDICULAR PIER WITH A 10' x 12' (192 SQ.FT.)
TEE AND ASSOCIATED PILES.
CHANNELWARD DISTANCE: 18.75' FROM MARSH/OPEN WATER INTERFACE
CHANNELWARD DISTANCE: 21.00' FROM MHWL
WATER DEPTH MEASUREMENTS: 8/2024
REFERENCED TO M.L.W.
NO SAVS

CIVIL ENGINEERING & LAND SURVEYING

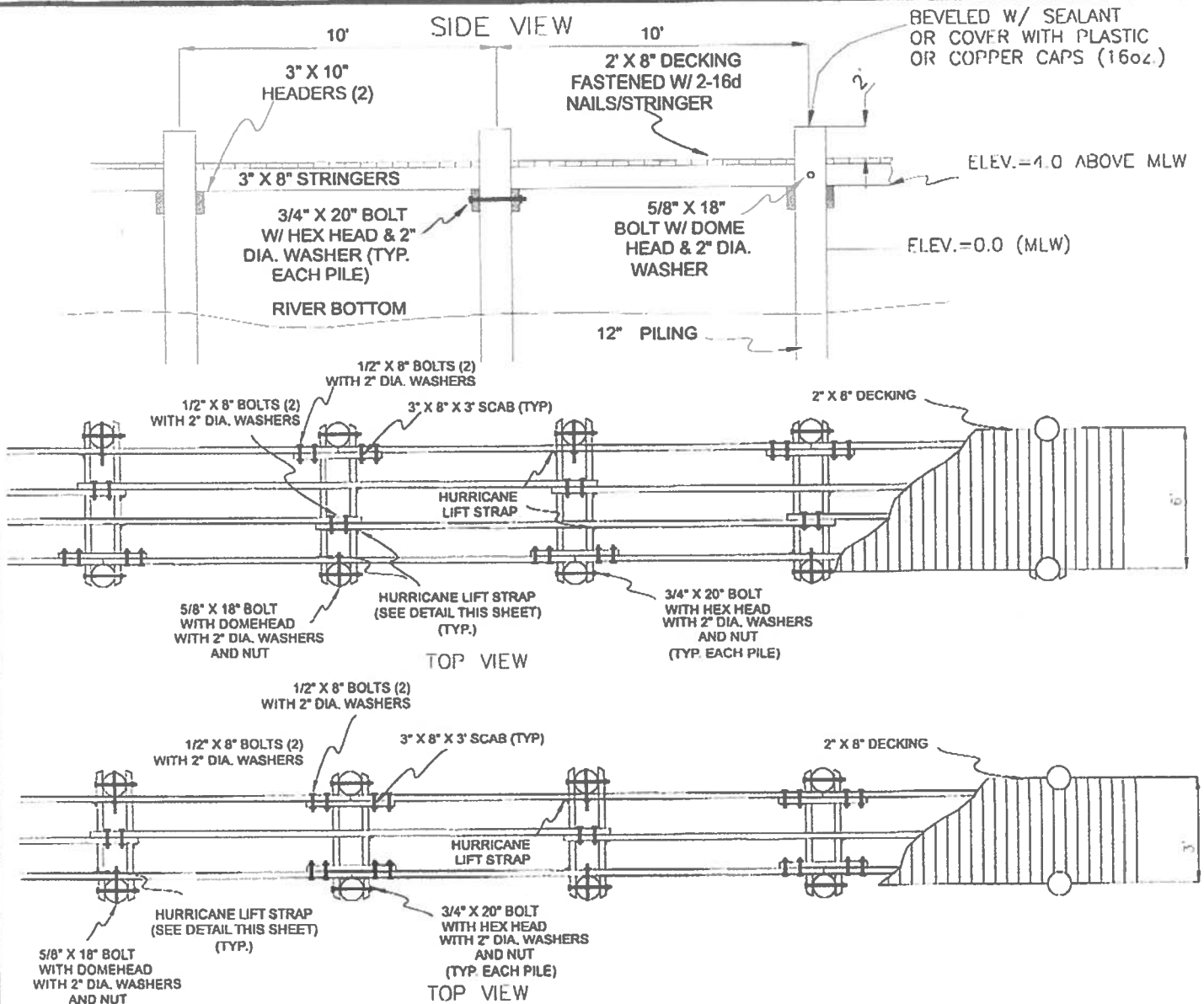
PROJECT INFORMATION

COUNTY	WORCESTER	STATE	MD	SURD.	WINDING CREEK ESTATES
MUNICIPALITY	N/A			SECT NO.	N/A
DISTRICT	10TH			BLOCK NO.	N/A
TAX MAP NO.	42	PARCEL	10	LOT NO.	14
DEED REF.	8157/141			DATE	04/15/2025
PLAT REF.	12/1/12			SCALE	1" = 40'
FIELD BOOK	PAGE			DRAWN BY	DAW
CAD FILE	MYERS - PIER				

**ENLARGED
SITE PLAN
SHEET 3 OF 4**

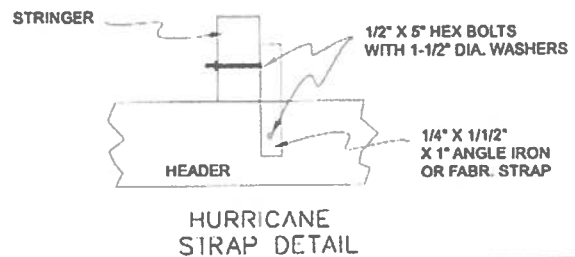


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NOTES:

- ELEVATIONS ARE REFERENCED TO MLW
- WOOD WILL BE GRADED #2 SOUTHERN YELLOW PINE OR BETTER PER SPIB STANDARDS
- ALL PILES TO BE SOUTHERN YELLOW PINE, MEETING ALL REQUIREMENTS OF ASTM SPECIFICATION D-25, FOR CLASS 'B' PILES. ALL PILES TO HAVE MINIMUM 12" DIA., MEASURED 3' FROM THE END.
- TREATMENT WILL BE PER AWP standards
DECKING - 0.6 LB/C.F. CCA TYPE C
HEADERS AND STRINGERS - 2.5 LB/C.F. CCA TYPE C
PILING - 2.5 LB/C.F. CCA TYPE C
- ALL STEEL HARDWARE WILL BE HOT DIPPED GALVANIZED AFTER FABRICATION

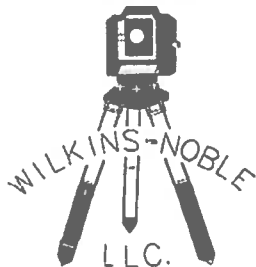


CIVIL ENGINEERING & LAND SURVEYING

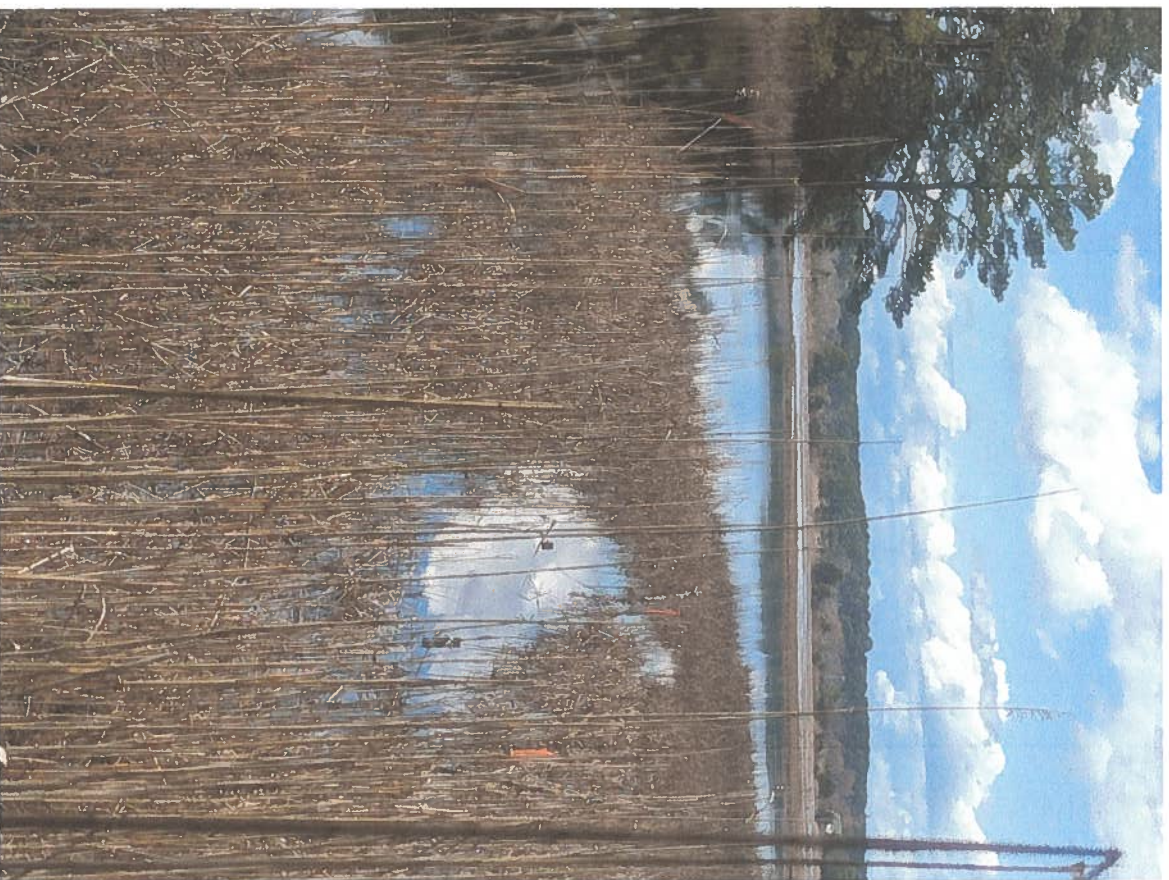
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DISTRICT	10TH	SECT. NO.	N/A
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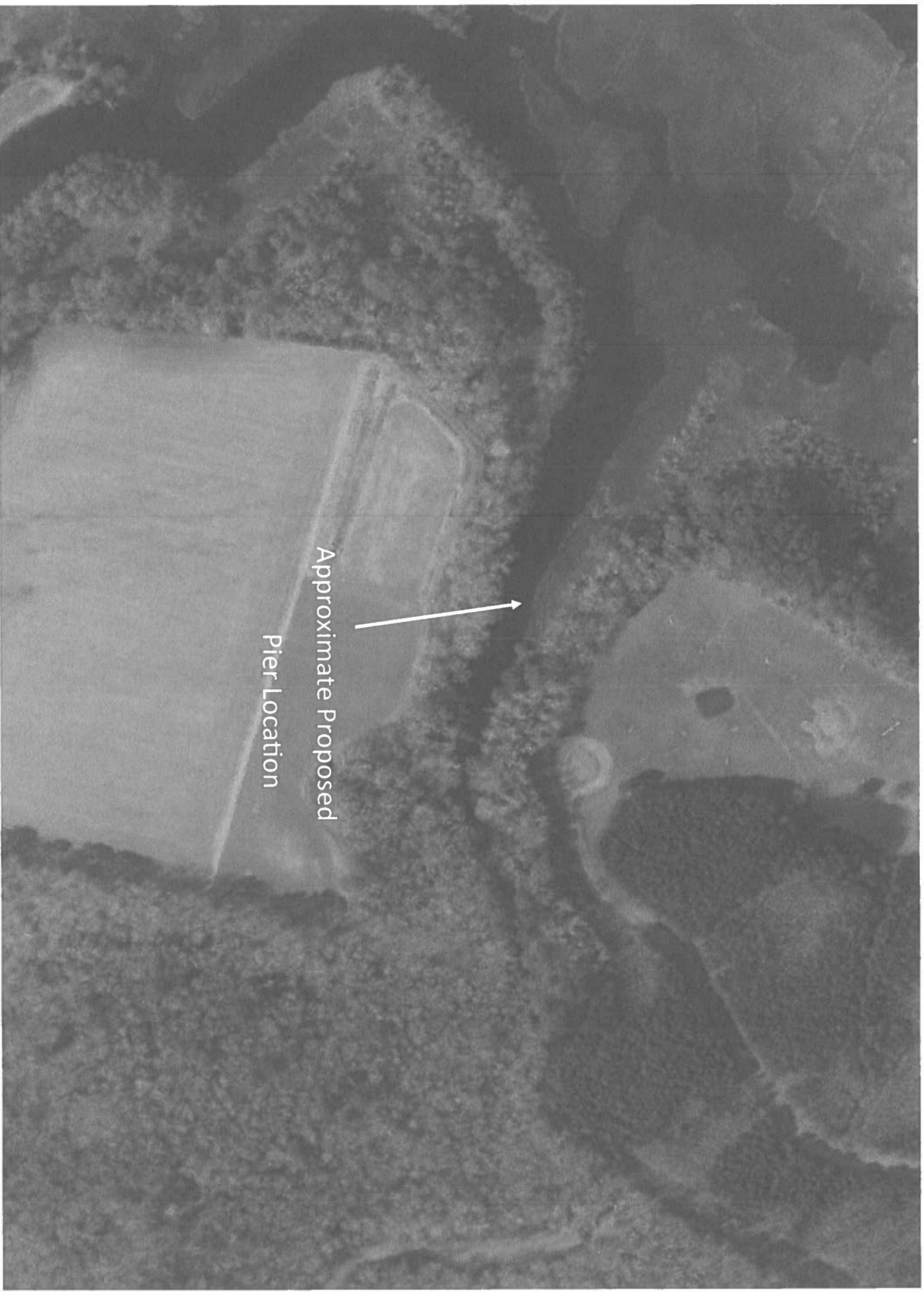
DETAILS
SHEET 4 OF 4



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Ayers Creek Investments LLC—Lot 14, Winding Creek Estates
Riparian Pier Application Photos



Ayers Creek Investments LLC—Lot 14, Winding Creek Estates
Riparian Pier Application Aerial Overview