



STATE OF MARYLAND  
DEPARTMENT OF THE ENVIRONMENT  
WATER AND SCIENCE ADMINISTRATION  
WATER QUALITY CERTIFICATION  
26-WQC-0014



EFFECTIVE DATE: **July 20, 2026**

CERTIFICATION HOLDER: **Bay Front Property LLC  
265 Route 211 East, Ste 111  
Middletown, New York 10940  
Attn: Franco Fidanza**

PROJECT LOCATION: **312 Talbot Street, Ocean City, Worcester County, MD 21842**

**UNDER AUTHORITY OF SECTION 401 OF THE FEDERAL WATER POLLUTION CONTROL ACT AND ITS AMENDMENTS AND IN ACCORDANCE WITH §9-313 THROUGH §9-323, INCLUSIVE, OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (DEPARTMENT) HAS DETERMINED THAT THE REGULATED ACTIVITY DESCRIBED IN THE REQUEST FOR CERTIFICATION FOR ANGLER MARIA ASSOCIATED WITH U.S. ARMY CORPS OF ENGINEERS (CORPS) AUTHORIZATION CORPS AUTH NAB-2025-61733, WILL NOT VIOLATE MARYLAND'S WATER QUALITY STANDARDS, IF CONDUCTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CERTIFICATION.**

THIS CERTIFICATION IS HEREBY GRANTED WITH CONDITIONS. THIS CERTIFICATION DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ANY OTHER APPROVALS, LICENSES, OR PERMITS IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL REQUIREMENTS AND DOES NOT AUTHORIZE COMMENCEMENT OF THE PROPOSED PROJECT. A COPY OF THIS REQUIRED CERTIFICATION HAS BEEN SENT TO THE CORPS. THE CERTIFICATION HOLDER SHALL COMPLY WITH THE CONDITIONS LISTED BELOW.

**PROJECT DESCRIPTION**

Tracking Number: 202561733

Agency Interest Number: 117643

1. Remove an existing 150-foot long by 5-foot wide pier.
2. Remove all existing floating platforms totaling 2,271 square feet.
3. Mechanically maintenance dredge an approximately 29,000 square foot area to a maximum depth of 6 feet at mean low water and transport approximately 300 cubic yards of dredged material to an approved upland disposal site at Libertytown Road, Berlin, and/or Friendship Road, Berlin, in Worcester County.
4. Construct a 150-foot long by 8-foot wide pier and a 1,000 square foot floating platform, all extending a maximum of 150 channelward of the mean high water line.
5. Provide for periodic maintenance dredging for six years.

This Water Quality Certification (Certification) is issued under authority of Section 401 of the Federal Water Pollution Control Act and its Amendments, Title 9, Subtitle 3 of the Environment Article, and Code of Maryland Regulations (COMAR) 26.08.02.10. The Department has determined from a review of the request application file that the project activities described in the above will not violate Maryland's water quality standards, provided that the following conditions are satisfied. The Department satisfied statutory and regulatory public notice requirements by placing this WQC on Public Notice from May 1, 2026 to June 1, 2026 on the Department's Public Notice webpage (and advertising in the Worcester County Times on May 7, 2026).

### **SPECIAL CONDITIONS**

- A. The Certificate Holder shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This Certificate does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- B. If the authorized work is not performed by the property owner or is not otherwise exempt from the licensing requirement, all work performed under this Certification shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland and COMAR 26.30. The licensed marine contractor shall be authorized for the appropriate license category to perform or solicit to perform the activities within this authorization, if applicable. A list of licensed marine contractors and their license category may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at [MDE.MCLB@maryland.gov](mailto:MDE.MCLB@maryland.gov), or by accessing the Maryland Department of the Environment, Environmental Boards webpage at <https://mde.maryland.gov/programs/water/WetlandsandWaterways/Pages/LicensedMarineContractors.aspx>.
- C. The issuance of this certificate is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Certificate Holder of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- D. The Certificate Holder shall remove or reconfigure all floating structures to not exceed 1,000 square feet in total.
- E. The Certificate Holder shall use the pier, platforms, and associated structures in a manner that is water dependent. Any additions, alterations, or changes to the pier and associated structures that are non-water dependent must be authorized by the Department and conform to Title 16-104.
- F. The Certificate Holder shall not perform any dredging from April 1st to June 30th of any year due to protect summer flounder.

- G. If the Certificate Holder transports dredged material by trucks, the trucks shall be watertight and no dredged material shall be discharged onto the roadways of the State.
- H. The Certificate Holder shall conduct subsequent maintenance dredging within the scope of this certificate in terms of authorized dredge area and authorized depths. The certificate holder shall:
  - 1. Dredge no more than 500 cubic yards of material at each maintenance dredging.
  - 2. Comply with all applicable conditions of this certificate.
  - 3. Submit a detailed dredged material disposal plan to be approved by the Water and Science Administration, Tidal Wetlands Division prior to the start of dredging.
  - 4. Notify and receive approval from the Water and Science Administration, Compliance Program a minimum of 10 days prior to the start of each maintenance dredging operation.
- I. The Certificate Holder shall stake the dredge area and receive approval from the Water and Science Administration's, Compliance Division prior to the start of dredging.
- J. The Certificate Holder shall conduct a post dredge bathymetric survey and forward to the Water and Science Administration, Tidal Wetlands Division within 45 days after the termination of any phase of dredging.
- K. The Certificate Holder shall dispose of dredged material only at the dredge disposal site(s) approved by this Certification. The Certificate Holder shall submit an application for modification of the Certificate to MDE for approval of any dredge disposal site not authorized within this Certificate.

### **GENERAL CONDITIONS**

- 1. The Certification Holder shall comply with all water quality-related performance standards and conditions required by the Department or the Board of Public Works (BPW) in any state issued authorization for activities in tidal wetlands, nontidal wetlands, their 100-year floodplains, nontidal wetlands buffers, or nontidal wetland expanded buffers, to ensure that any discharges will not result in a failure to comply with water quality standards in COMAR 26.08.02 or any other water quality requirements of state law or regulation.
- 2. This Certification does not obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
- 3. The Certification Holder shall obtain and comply with all additional authorizations or approvals, including self-certifying General Permits issued by the Department.
- 4. The Project shall be constructed and activities conducted in accordance with the final plan approved by the Department or BPW (or if Department or BPW approval is not required, then in accordance with the plan approved by the Corps), and its approved revisions (Approved Plan).
- 5. This Certification does not authorize any injury to private property, any invasion of rights, or any infringement of federal, state, or local laws or regulations.
- 6. The Certification Holder shall allow authorized representatives of the Department access to the site of authorized activities during normal business hours to conduct inspections and evaluations of the operations and records necessary to assure compliance with this Certification.

7. Structures and activities may not interfere with movement of aquatic life, fish, and other wildlife nor cause their entanglement.
8. The Certification Holder may not conduct activities which result in the introduction of non-native species with adverse effects on the aquatic ecosystem into waters or wetlands.
9. No stockpiles of any material shall be placed in Waters of the U.S. or state or private tidal wetlands. All fill and construction materials not used in the project shall be removed and disposed of in a manner approved by the Department which will prevent their entry into waters of this State.
10. Temporary construction trailers or structures, staging areas and stockpiles may not be located within tidal wetlands, nontidal wetlands, nontidal wetlands buffers, nontidal wetland expanded buffers, or the 100-year floodplain unless specifically included on the Approved Plan.
11. The Certification Holder shall adhere to the construction time of year restrictions, unless waived or amended by the Department or BPW, as identified in a state authorization.
12. The Certification Holder shall obtain and comply with an erosion and sediment control plan approved by the appropriate authority (if applicable), including following the stabilization requirements set forth in COMAR 26.17.01.07 and "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control," as may be amended for activities which result in an earth disturbance subject to the requirements in Annotated Code of Maryland, Environment Article, Title 4 and COMAR 26.17.01.
13. The disturbance of the bottom of the waterway and sediment transport into adjacent State waters shall be minimized.
14. The Certification Holder shall notify the Compliance Program at [mde.wsacompliance@maryland.gov](mailto:mde.wsacompliance@maryland.gov) a minimum of 2 weeks prior to commencement of regulated activities and discharges.
15. The Certification Holder shall notify the Water and Science Administration, Wetlands and Waterways Protection Program, in writing, upon transferring property ownership or responsibility for compliance with these conditions to another person. The new owner/operator shall request, in writing, transfer of this Certification to his/her name.
16. The Certification Holder shall ensure that a copy of this Certification, including the Approved Plans, is available at the site until the authorized work is complete.
17. This Certification is valid for the project identified herein and the associated Corps authorization NAB-2025-61733 until such time that the Corps authorization expires or is not administratively extended.

### **STATEMENTS OF NECESSITY AND CITATIONS**

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and 10 and Special Conditions A, C, D, and E: These conditions are necessary to ensure that water quality standards are met, and designated uses are maintained.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.23.02.06; COMAR 26.17.01; COMAR 26.23; COMAR 26.24

2. Statement of Necessity for General Condition 5: This condition is necessary to clarify the scope of this certification to ensure compliance with water quality regulations, without limiting restrictions through other requirements.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08, COMAR 26.08.02.10E; COMAR 26.23.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

3. Statement of Necessity for General Condition 6: Conditions of certification involve precise actions to comply with water quality standards. Site inspection may be necessary to ensure that limits, methods, and other requirements are met to ensure that water quality standards are met and designated uses are maintained. These conditions are necessary to ensure that the activity was conducted, and project completed according to terms of the authorization/certification, while allowing for review of in-field modifications which may have resulted in discharges to ensure that water quality standards were met. Designated uses include support of estuarine and marine aquatic life and shellfish harvesting and for growth and propagation of fish, other aquatic life, and wildlife.

Citations: Federal and state laws that authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2); COMAR 26.23.02.06; COMAR 26.23; COMAR 26.24; COMAR 26.17.04

4. Statement of Necessity for General Condition 7: Movement of aquatic life and passage of flows is essential for growth and propagation of aquatic life, fish, and other wildlife to meet these designated uses.

Citations: Federal and state laws that authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08;; COMAR 26.08.02.02B(1)(d); COMAR 26.08.02.02B(2) - B(8); 26.08.02.03B(1)(b); 26.08.02.03B(2)(e); COMAR 26.17.01; COMAR 26.23.02.06A; COMAR 26.23; COMAR 26.17.04

5. Statement of Necessity for General Condition 8: Nuisance or non-native species may spread and disrupt and dislodge native species from their habitat, leading to declines in distribution, density, growth and propagation. This may result in failure to support native species; and growth, propagation of fish, other aquatic life, and wildlife. Limitations on loss will sustain habitat for a variety of aquatic species. The conditions ensure that discharges will not result in failure to support designated uses.

Citations: COMAR 26.08; COMAR 26.08.02.02.B(1)(d); COMAR 26.08.02.02B(2)(a); COMAR 26.08.02.02B(3)(b); COMAR 26.08.02B(4)(a); COMAR 26.08.02.02B(5); COMAR 26.08.02.02B(6)(a); COMAR 26.08.02.02B(7); COMAR 26.08.02.02B(8)(a); COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2)(e); COMAR 26.23.02.06A; COMAR 26.23; COMAR 26.17.04

6. Statement of Necessity for General Conditions 9, 10, 12: Fill or construction material within or adjacent to regulated resources may cause discharges resulting in turbidity in excess of water quality standards and interfere with designated uses of growth and propagation of fish, other aquatic life, wildlife; and other designated uses; and fail to meet general water quality criteria that waters not be polluted by substances in amounts sufficient to be unsightly or create a nuisance.

Citations: 26.08.02.03B(1)-B(2); COMAR 26.08.02.03-3; COMAR 26.23; COMAR 26.24; COMAR 26.17.04

7. Statement of Necessity for General Condition 11 and Special Condition F: The growth and propagation of fish, other aquatic life, and wildlife and support of estuarine and marine aquatic life and shellfish harvesting are dependent upon certain times during the year and specific environmental conditions. The condition is necessary to ensure that activities are restricted during the critical growth, propagation, movement, and harvesting periods to ensure that designated uses will be met.

Citations: Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.02B(1)(d); COMAR 26.08.02.02B(2)(a); COMAR 26.08.02.02B(3); COMAR 26.08.02.02B(4)(a); COMAR 26.08.02.02B(5); COMAR 26.08.02.02B(6)(a); COMAR 26.08.02.02B(7); COMAR 26.08.02.02B(8)(a); COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2)(e)

8. Statement of Necessity for General Condition 13: Restrictions on instream construction are necessary to protect designated uses for propagation and growth of fish, other aquatic life, and wildlife and comply with numeric water quality standards for turbidity and clarity.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.03-3.D; COMAR 26.23.02.06; COMAR 26.08.02.02B(1)(d); COMAR 26.08.02.02B(2)(a); COMAR 26.08.02.02B(3); COMAR 26.08.02.02B(4)(a); COMAR 26.08.02.02B(5); COMAR 26.08.02.02B(6)(a); COMAR 26.08.02.02B(7); COMAR 26.08.02.02B(8)(a); COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2)(e); COMAR 26.08.02.03-3.

9. Statement of Necessity for General Condition 14: The condition is necessary to ensure that Compliance personnel are aware of when discharges are taking place so that an inspection can be undertaken to ensure that water quality standards are met.

Citation: MD Env Code § 1-301 (2019)

10. Statement of Necessity for General Condition 15: In order to ensure that water quality standards will be met and conditions followed, a responsible party must be identified for accountability if needed. A change in ownership or other responsibility must be indicated as the new Certification Holder.

Citations: COMAR 26.08.02.10E(2)

11. Statement of Necessity for General Condition 16: This condition ensures that the Certification Holder and persons conducting work have the certification on the site for referral so that approved discharges will not result in violations of water quality standards.

Citations: Federal and state laws that authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.24; COMAR 26.08.02.01E(2); COMAR 26.23.02.06; COMAR 26.17.01; COMAR 26.23;

12. Statement of Necessity for General Condition 17: This condition is necessary to qualify the period of applicability of the terms and conditions of this Certification to be protective of Maryland water quality standards.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; 40 C.F.R. 121, 15 C.F.R. 930, Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

13. Statement of Necessity for Special Condition B: Expertise for conducting certain activities is required to ensure that there is no violation of water quality standards nor interference with designated uses. This condition is necessary to ensure that discharges will be conducted in a manner which does not violate water quality criteria nor interfere with designated uses.

Citations: COMAR 26.08.02.02B(2)- B(4); COMAR 26.08.02.03B(2)(d) – (e); COMAR 26.08.02.03B(1)(b); 26.08.02.03B(2); COMAR 23.02.04.04

14. Statement of Necessity for Special Conditions G, H, I and K: Unauthorized discharges may enter regulated waters as a result of activity or structural failure. A plan to address inadvertent discharges will prevent or address further violations of water quality standards and failure of water to meet designated uses, including uses of growth and propagation of fish, other aquatic life, wildlife; and other designated uses; and fail to meet general water quality criteria that water not be polluted by substances in amounts sufficient to be unsightly or create a nuisance

Citations: COMAR 26.08.02.02B(1)d; COMAR 26.08.02.02B(3); COMAR 26.08.02.03B(1) and B(2); 26.08.02.01B(2); 26.08.02.02B(1)

15. Statement of Necessity for Special Condition J: The condition is necessary to ensure that the dredging results in water depths which are appropriate to support designated uses of fishing and water contact recreation and propagation of fish, other aquatic life and wildlife; and ensure that no discharges are unsightly, create a nuisance, change to an objectionable color or interferes with designated uses.

Citations: COMAR 26.08.02.01B(2); COMAR 26.08.02.02B(1); 26.08.02.02B(3); COMAR 26.08.02.03B

## **CERTIFICATION APPROVED**

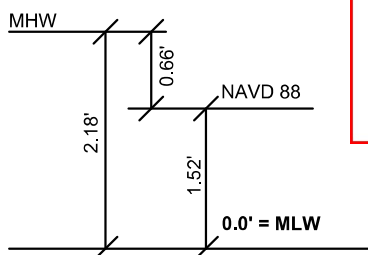
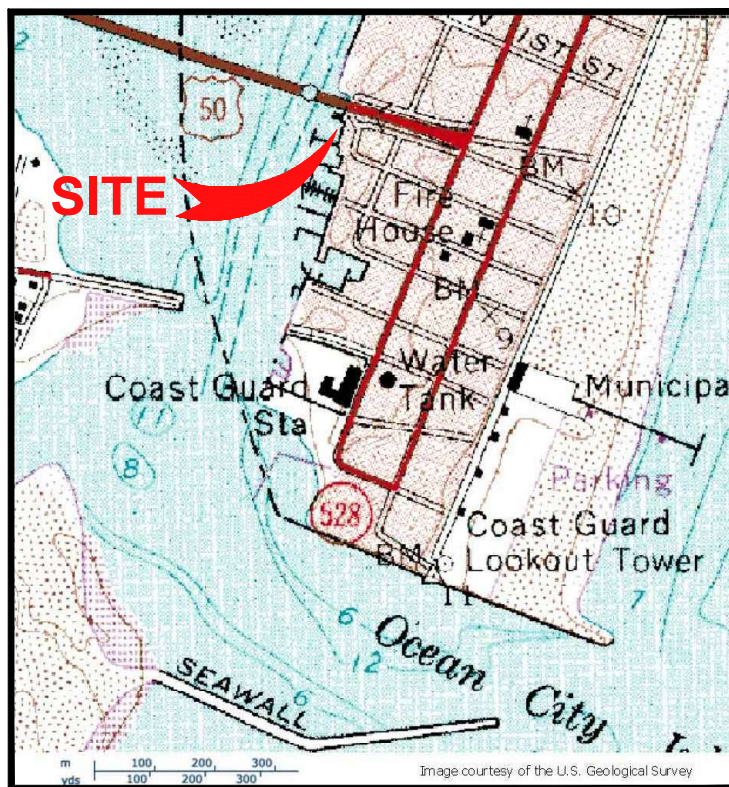


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Heather L. Nelson, Program Manager  
Wetlands and Waterways Protection Program  
Water and Science Administration

Effective Date: July 20, 2026

cc: WSA Inspection & Compliance Program  
U.S. Army Corps of Engineers



25-WL-1105 & 26-WQC-0014

202561733

117643

3/18/2026

RMS

#### PROJECT DESCRIPTION:

MAINTENANCE DREDGE FOR A PERIOD OF SIX (6) YEARS BY MECHANICAL METHOD A  $\pm 29,000$  SF AREA TO A UNIFORM DEPTH OF -6.0 MLW AND TRANSPORT  $\pm 300$  C.Y. OF DREDGE SPOIL TO AN APPROVED UPLAND SITE.

REMOVE EXISTING 5x150 PIER AND RE-CONSTRUCT AN 8x150 PIER - CHANNELWARD DISTANCE NOT TO EXCEED EXISTING.

RE-SIZE AND RE-LOCATE EXISTING PERMITTED FLOAT (WL 12-0922(R)) AS A 20X50 AS SHOWN ON PLANS.

#### DATUM COMPARISONS

SCALE: NONE

DATUM COMPARISONS WERE OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) INFORMATION INTERPOLATED FROM STATION ID# 8570283 - PID: HU0267.

MDE Page 1 of 9

## THE ANGLER PROPOSED MAINTENANCE DREDGING & PIER 312 TALBOT STREET TOWN OF OCEAN CITY

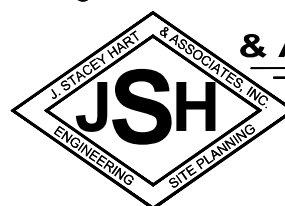
APPLICANT: FOR APPLICATION PURPOSES - NOT FOR CONSTRUCTION  
Bay Front Property, LLC  
265 Route 211 East Ste 111  
Middletown, NY 10940  
PHONE: 845-656-2399  
EMAIL: franco@planetwings.com

LOCATION: THE ANGLER RESTAURANT  
WATERWAY: MANMADE BOAT BASIN ON SINEPUXENT BAY  
WATER DEPTH MEASUREMENTS\*: 8/26/2025  
REFERENCED TO MLW 11:00 a.m.

NO SAV'S

TAX MAP: 110  
PARCEL: 2458  
LOTS: 203A & 205A  
GRID: 8

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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

|                         |                |                     |                  |                       |
|-------------------------|----------------|---------------------|------------------|-----------------------|
| JOB NUMBER:<br>2025-052 | SCALE:<br>NONE | SHEET NO:<br>1 of 6 | DATE:<br>11/2025 | REVISED:<br>3/18/2026 |
|-------------------------|----------------|---------------------|------------------|-----------------------|

PROPOSED DREDGING

CENTERLINE OF FEDERAL CHANNEL

EXISTING

LIMIT OF FEDERAL CHANNEL



EX 10x140 SHARED "T" HEAD

EX SHARED 18x155 PIER

EX PILE TYP

B

EX 5x50 PIER

B

RIP RAP

EX PIER

TIKI BAR

A

MR DUCKS / 311 TALBOT STREET  
Lloyd B. Lewis & Gail T. Lewis Real Estate Trust  
PO Box 591  
Ocean City, MD 21843-0591

THE ANGLER - 312 TALBOT STREET

Bay Front Property LLC  
265 Route 211 East Ste 111  
Middletown, NY 10940

TALBOT STREET

CAROLINE STREET

P 2458

P 2457

P 2451

25-WL-1105 & 26-WQC-0014  
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RMS

MDE Page 2 of 9

THE ANGLER  
PROPOSED MAINTENANCE DREDGING & PIER  
312 TALBOT STREET  
TOWN OF OCEAN CITY

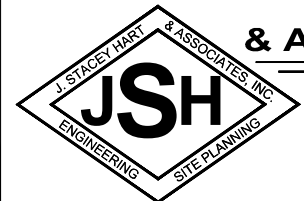
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PHONE: 845-656-2399  
EMAIL: franco@planetwings.com

LOCATION: THE ANGLER RESTAURANT  
WATERWAY: MANMADE BOAT BASIN ON SINEPUXENT BAY  
WATER DEPTH MEASUREMENTS\*: 8/26/2025  
REFERENCED TO MLW 11:00 a.m.

NO SAV'S

TAX MAP: 110  
PARCEL: 2458  
LOTS: 203A & 205A  
GRID: 8

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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

|             |        |           |         |          |
|-------------|--------|-----------|---------|----------|
| JOB NUMBER: | SCALE: | SHEET NO: | DATE:   | REVISED: |
| 2025-052    | 1"=50' | 2 of 6    | 11/2025 | n/a      |

LIMIT OF FEDERAL CHANNEL

EXISTING

PROPOSED DREDGING

EX 10x140 SHARED "T" HEAD

EX SHARED 18x155 PIER

EX PILE, TYP

\*All floating platforms shall be removed or reconfigured to not exceed 1,000 square feet - Special Condition B

THE ANGLER - 312 TALBOT STREET

Bay Front Property LLC  
265 Route 211 East Ste 111  
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MDE Page 3 of 9

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312 TALBOT STREET  
TOWN OF OCEAN CITY

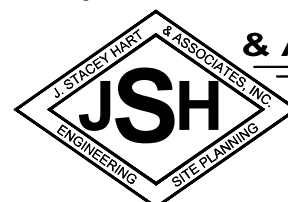
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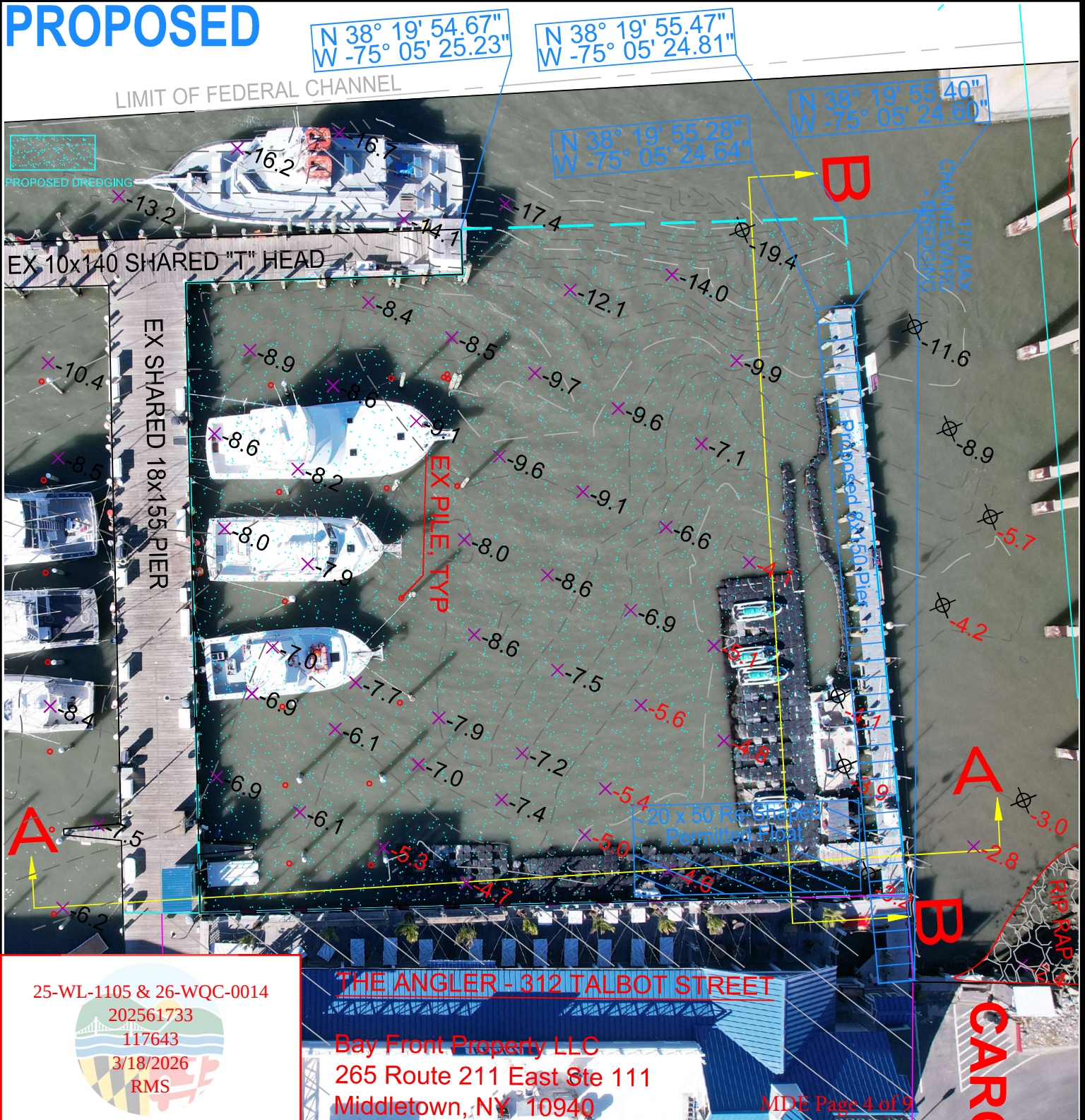


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& ASSOCIATES, INC.

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

| JOB NUMBER: | SCALE: | SHEET NO: | DATE:   | REVISED: |
|-------------|--------|-----------|---------|----------|
| 2025-052    | 1"=30' | 3 of 6    | 11/2025 | n/a      |

# PROPOSED



EXISTING



PROPOSED

\*All floating platforms shall be removed or reconfigured to not exceed 1,000 square feet - Special Condition E.

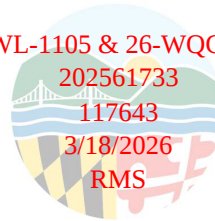
25-WL-1105 & 26-WQC-0014

202561733

117643

3/18/2026

RMS



THE ANGLER  
PROPOSED MAINTENANCE DREDGING & PIER  
312 TALBOT STREET  
TOWN OF OCEAN CITY

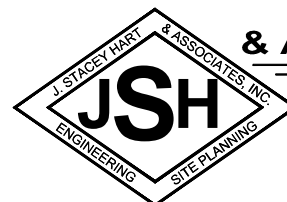
LOCATION: THE ANGLER RESTAURANT  
WATERWAY: MANMADE BOAT BASIN ON SINEPUXENT BAY  
WATER DEPTH MEASUREMENTS\*: 8/26/2025  
REFERENCED TO MLW 11:00 a.m.

NO SAV'S

TAX MAP: 110  
PARCEL: 2458  
LOTS: 203A & 205A  
GRID: 8

APPLICANT: FOR APPLICATION PURPOSES - NOT FOR CONSTRUCTION  
Bay Front Property, LLC  
265 Route 211 East Ste 111  
Middletown, NY 10940  
PHONE: 845-656-2399  
EMAIL: franco@planetwings.com

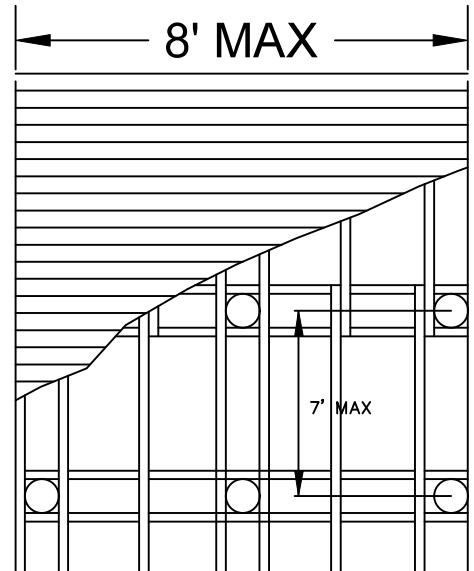
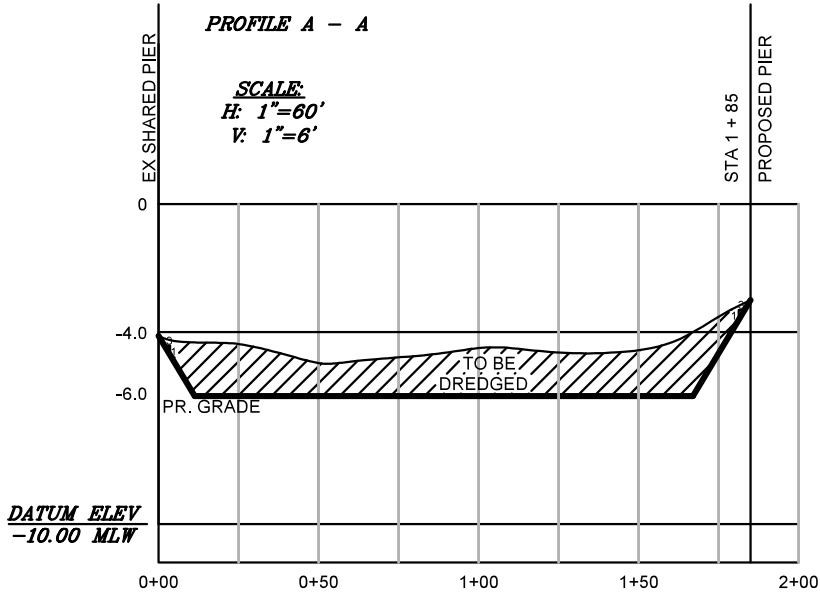
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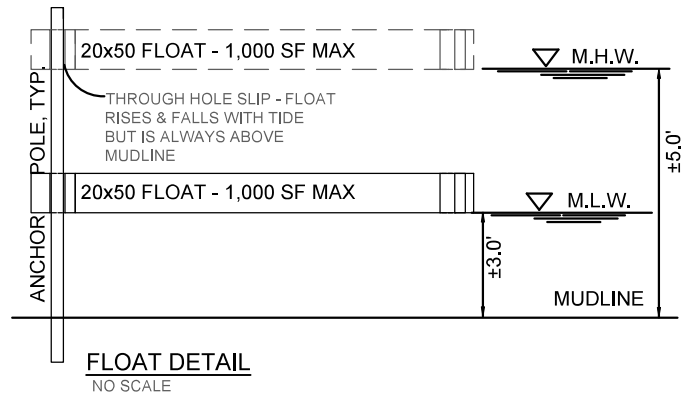
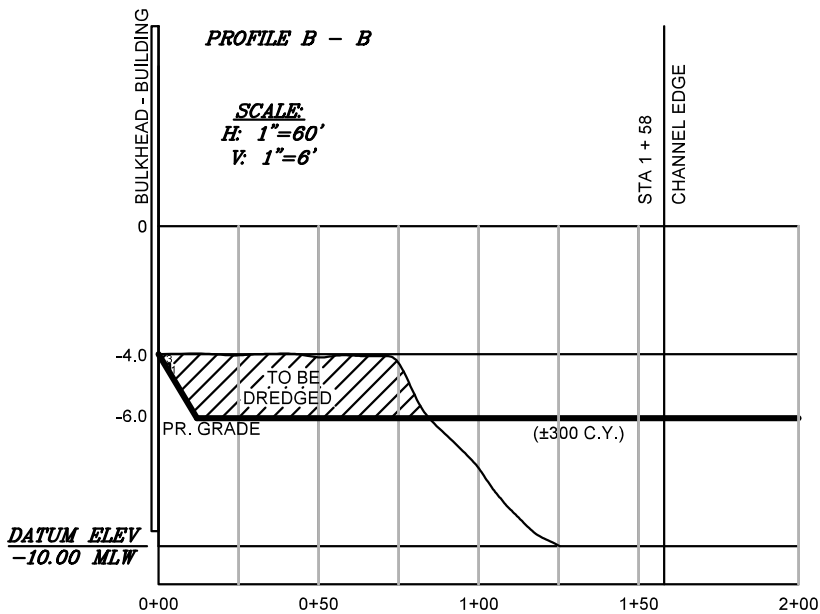
J. STACEY HART  
& ASSOCIATES, INC.

POST OFFICE BOX 6  
SNOW HILL, MD 21863  
PHONE: 410-390-8096  
EMAIL: stacey@jstaceyhart.com

| JOB NUMBER: | SCALE: | SHEET NO: | DATE:   | REVISED:         |
|-------------|--------|-----------|---------|------------------|
| 2025-052    | 1"=25' | 5 OF 6    | 11/2025 | 12/19/25;3/18/26 |



**PROPOSED PIER PLAN, NTS**



25-WL-1105 & 26-WQC-0014

202561733

117643

3/18/2026

RMS

**MDE Page 6 of 9**

**THE ANGLER  
PROPOSED MAINTENANCE DREDGING & PIER  
312 TALBOT STREET  
TOWN OF OCEAN CITY**

LOCATION: THE ANGLER RESTAURANT  
WATERWAY: MANMADE BOAT BASIN ON SINEPUXENT BAY  
WATER DEPTH MEASUREMENTS\*: 8/26/2025  
REFERENCED TO MLW 11:00 a.m.

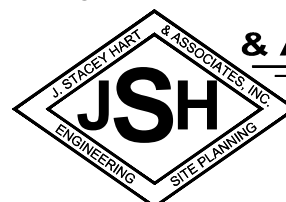
NO SAV'S

TAX MAP: 110  
PARCEL: 2458  
LOTS: 203A & 205A  
GRID: 8

JOB NUMBER: 2025-052  
SCALE: AS NOTED  
SHEET NO: 6 OF 6  
DATE: 11/2025  
REVISED: 3/18/26

APPLICANT: FOR APPLICATION PURPOSES - NOT FOR CONSTRUCTION  
Bay Front Property, LLC  
265 Route 211 East Ste 111  
Middletown, NY 10940  
PHONE: 845-656-2399  
EMAIL: franco@planetwings.com

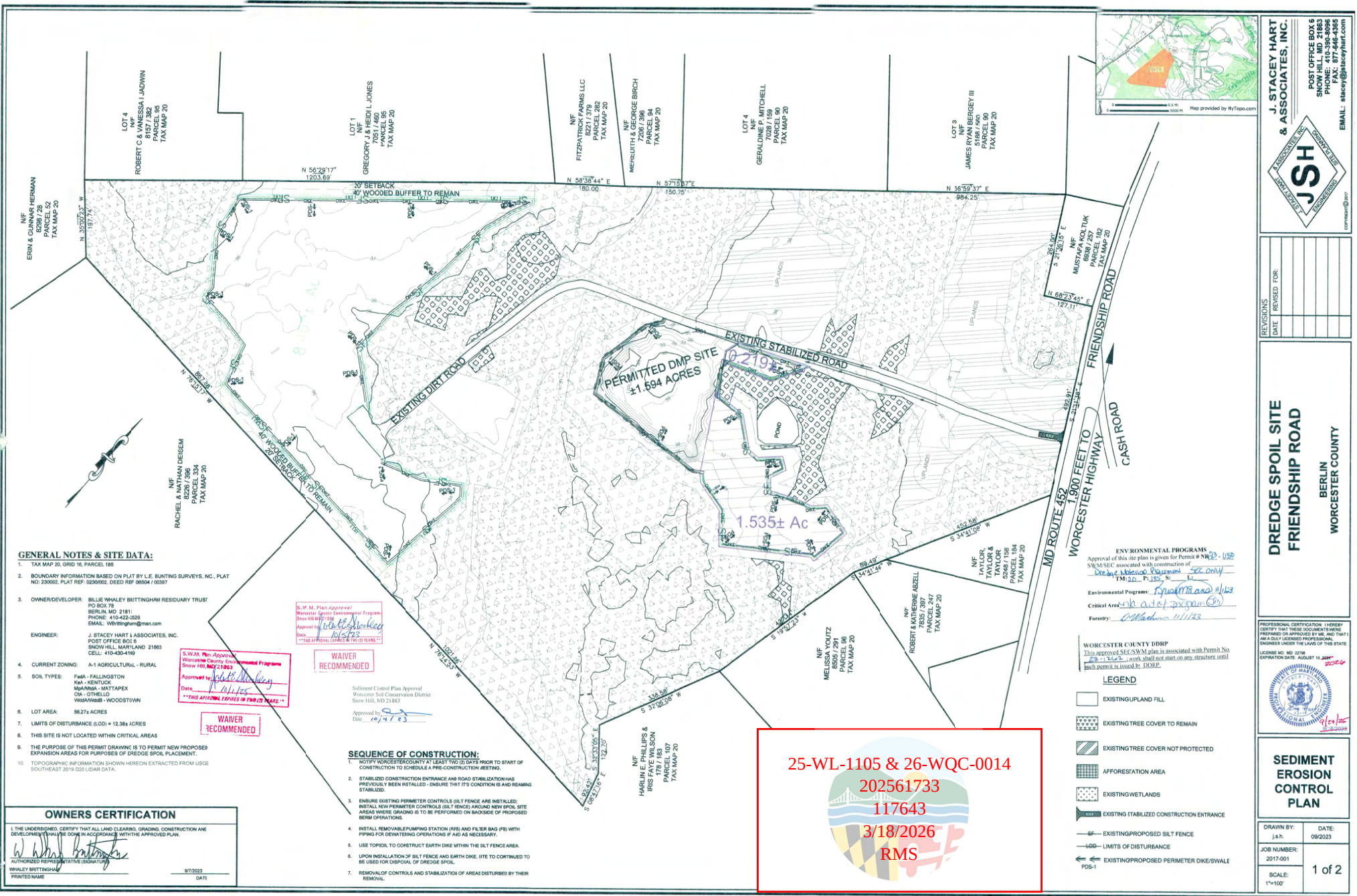
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**J. STACEY HART  
& ASSOCIATES, INC.**

POST OFFICE BOX 6  
SNOW HILL, MD 21863  
PHONE: 410-390-8096  
EMAIL: stacey@jstaceyhart.com





**GENERAL NOTES & SITE DATA:**

1. TAX MAP 20, GRID 16, PARCEL 185
2. BOUNDARY INFORMATION BASED ON PLAT BY L.E. BUNTING SURVEYS, INC., PLAT NO. 230002, PLAT REF. 02309002, DEED REF. 06504 / 00397
3. OWNER/DEVELOPER: BILLIE WHALEY BRITTINGHAM RESIDUARY TRUST  
PO BOX 78  
BERLIN, MD 21811  
PHONE: 410-422-3529  
EMAIL: WBH@brbwhaleys.com
- ENGINEER: J. STACEY HART & ASSOCIATES, INC.  
POST OFFICE BOX 6  
SNOW HILL, MARYLAND 21863  
CELL: 410-430-4169
4. CURRENT ZONING: A-1 AGRICULTURAL - RURAL
5. SOIL TYPES: F6A - FALLINGSTON  
MA - KENTUCK  
MAHMA - HATTAPLEX  
OIA - OTHELLO  
WGAHMSB - WOODSTOWN
6. LOT AREA: 96.27± ACRES
7. LIMITS OF DISTURBANCE (LOD) = 12.38± ACRES
8. THIS SITE IS NOT LOCATED WITHIN CRITICAL AREAS
9. THE PURPOSE OF THIS PERMIT DRAWING IS TO PERMIT NEW PROPOSED EXPANSION AREAS FOR PURPOSES OF DREDGE SPOIL PLACEMENT.
10. TOPOGRAPHIC INFORMATION SHOWN HEREIN EXTRACTED FROM USGS SOUTHEAST 2019 DDD LIDAR DATA.

**OWNERS CERTIFICATION**

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, GRADING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLAN.

*Billie Whaley Brittingham*  
AUTHORIZED REPRESENTATIVE (SIGNATURE)  
PRINTED NAME: WHALEY BRITTINGHAM  
DATE: 09/20/23

S.W.M. Plan Approval  
Worcester County Environmental Program  
Drawn by: *Billie Whaley*  
Approved by: *Billie Whaley*  
Date: *3/18/2026*  
\*\*THIS APPROVAL EXPIRES IN TWO (2) YEARS\*\*

WAIVER  
RECOMMENDED

Sediment Control Plan Approval  
Worcester Soil Conservation District  
Snow Hill, MD 21863  
Approved by: *Billie Whaley*  
Date: *3/18/2026*

**SEQUENCE OF CONSTRUCTION:**

1. NOTIFY WORCESTER COUNTY AT LEAST TWO (2) DAYS PRIOR TO START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
2. STABILIZED CONSTRUCTION ENTRANCE AND ROAD STABILIZATION HAS PREVIOUSLY BEEN INSTALLED - ENSURE THAT IT'S CONDITION IS AND REMAINS STABILIZED.
3. ENSURE EXISTING PERIMETER CONTROLS (SILT FENCE) ARE INSTALLED; INSTALL NEW PERIMETER CONTROLS (SILT FENCE) AROUND NEW SPOIL SITE AREAS WHERE GRADING IS TO BE PERFORMED ON BACKSIDE OF PROPOSED SPOIL OPERATIONS.
4. INSTALL REMOVABLE PUMPING STATION (PWS) AND FILTER BAG (FB) WITH PIPING FOR DENATURING OPERATIONS IF AND AS NECESSARY.
5. USE TOPSOIL TO CONSTRUCT EARTH DIKE WITHIN THE SILT FENCE AREA.
6. UPON INSTALLATION OF SILT FENCE AND EARTH DIKE, SITE TO CONTINUE TO BE USED FOR DISPOSAL OF DREDGE SPOIL.
7. REMOVAL OF CONTROLS AND STABILIZATION OF AREAS DISTURBED BY THEIR REMOVAL.

**ENVIRONMENTAL PROGRAMS**  
Approval of this site plan is given for Permit # *NR12-032*  
S.W.M.E.C. associated with construction of  
*Dredge Spoil Expansion - See Only*  
TM: *2.0*, P: *1.05*, S: *1.0*  
Environmental Programs: *Spill Prevention and Control*  
Critical Area: *in wetland area*  
Forestry: *0.0000000000000000*

**WORCESTER COUNTY DBRP**  
This approved S.W.M.E.C. plan is associated with Permit No. *25-1105*. Work shall not start on any structure until this permit is issued by DBRP.

**LEGEND**

- EXISTING UPLAND FILL
- EXISTING TREE COVER TO REMAIN
- EXISTING TREE COVER NOT PROTECTED
- AFFORESTATION AREA
- EXISTING WETLANDS
- EXISTING STABILIZED CONSTRUCTION ENTRANCE
- EXISTING PROPOSED SILT FENCE
- LIMITS OF DISTURBANCE
- EXISTING PROPOSED PERIMETER DIKE/SWALE

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

POST OFFICE BOX 6  
SNOW HILL, MD 21863  
PHONE: 410-390-4098  
FAX: 410-390-4099  
EMAIL: [stacey@staceyhart.com](mailto:stacey@staceyhart.com)

REVISIONS

| DATE | REVISION FOR |
|------|--------------|
|      |              |
|      |              |
|      |              |
|      |              |
|      |              |

**DREDGE SPOIL SITE**

**FRIENDSHIP ROAD**

**BERLIN**

**WORCESTER COUNTY**

**SEDIMENT EROSION CONTROL PLAN**

|                      |                |
|----------------------|----------------|
| DRAWN BY: J.S.H.     | DATE: 09/20/23 |
| JOB NUMBER: 2017-001 | 1 of 2         |
| SCALE: 1"=100'       |                |

1. Prior to the start of work, the Contractor is to obtain County approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.

- TEMPORARY SEEDING SUMMARY

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\* The fertilizer and lime rates listed above are meant for a one time application, at the time of seeding.

- 

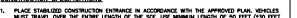
I, THE UNDERSIGNED CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT, OR ALL OF

## DEVELOPERS CERTIFICATION

1. All phases of stormwater management calculations, structure design and construction will adhere to current Maryland standards and specifications for stormwater management and the stormwater management plan for this site. I, the undersigned, on the right of signature certifies:

- A A A A A**

---



- |                                                                             |       |                                    |
|-----------------------------------------------------------------------------|-------|------------------------------------|
| MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL |       |                                    |
| U.S. DEPARTMENT OF AGRICULTURE                                              | NO. 1 | MARYLAND DEPARTMENT OF ENVIRONMENT |



- # MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL



|                                                                                   |                                                               |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------|
| <h1 style="text-align: center;">SEDIMENT<br/>EROSION<br/>CONTROL<br/>DETAILS</h1> |                                                               |
| DRAWN BY:<br>j.s.h.                                                               | DATE:<br>09/2023                                              |
| JOB NUMBER:<br>2017-001                                                           | <div style="font-size: 2em; text-align: center;">2 of 2</div> |
| SCALE:<br>1"=80'                                                                  |                                                               |

# 26-WQC-0014

Final Audit Report

2026-07-27

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2026-07-24                                   |
| By:             | Jonathan Stewart (jon.stewart@maryland.gov)  |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAdeq_0aoch7cx2c4q6W0Tdrk_0nBkt6aD |

## "26-WQC-0014" History

-  Document created by Jonathan Stewart (jon.stewart@maryland.gov)  
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-  Document emailed to wwppepermits.mde@maryland.gov for signature  
2026-07-24 - 12:19:11 PM GMT
-  Email viewed by wwppepermits.mde@maryland.gov  
2026-07-27 - 5:11:26 PM GMT
-  Signer wwppepermits.mde@maryland.gov entered name at signing as Heather L. Nelson  
2026-07-27 - 5:20:40 PM GMT
-  Document e-signed by Heather L. Nelson (wwppepermits.mde@maryland.gov)  
Signature Date: 2026-07-27 - 5:20:42 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE
-  Agreement completed.  
2026-07-27 - 5:20:42 PM GMT