



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

January 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:

Brian Porter - Request No. 2026-003 – Request to construct an 83.5'x3' elevated platform over wetlands extending 93.5' channelward of open water marsh interface to a 110'x6' timber pier with a 10'x20' platform. Request to install two 13'x13' boatlifts. Max channelward extension 120'. This project is located at 11040 Piney Island Drive, Bishopville, also known as Tax Map 15, Parcel 90, Lot 10B. Fifth 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 February 5, 2026.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-003
Submission Date: 1-21-26

X Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

o construct an 83.5 foot long by 3 foot wide elevated platform over wetlands extending 93.5 feet channelward of the open water marsh interface to a 110 foot long by 6 foot wide timber pier with a 10 foot by 20 foot T platform + 2 13' X 13' BOATLIFTS

Property Description:

Map: 15 Parcel: 90 Lot: 10B Section: _____ Block: _____ Tax District: _____

Street Address: 11040 Piney Island Drive, Bishopville MD

Subdivision: _____

Dwelling on lot: _____ Dwelling under construction: _____ Vacant: X Commercial: _____

Owner: Brian Porter

Phone No. _____

Mailing Address: 4119 Flintville Road, Darlington MD 21034

E-Mail Address: bporter@paxserv.com

Contractor: RG Murphy Marine

Phone No.: 410 352 5015

Mailing Address: 11920 Back Creek Road, Bishopville MD 21813

E-Mail Address: _____

Recorded Adjacent Property Owner: Edmund Conner

Property Address: 11042 Piney Island Drive, Bishopville MD

Tax Map: 15 Parcel: 90 Lot: 11 Section: _____ Block: _____

Recorded Adjacent Property Owner: Ronald and Mary Smith

Property Address: 11036 Piney Island Drive, Bishopville MD

Tax Map: 15 Parcel: 90 Lot: _____ 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.

[Signature]
Owner/Applicant's Signature

12/27/25
Date

DEPT. USE ONLY:

Notification Distribution Date: 1-21-26 Public Comment Deadline: 2-5-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____



VICINITY MAP (N.T.S.)

PROPOSED SITE PLAN,
NON-TIDAL WETLANDS, & BUFFER IMPACT PLAN
SHOWING
3' X 83.2' WALKWAY, 6' X 110' PIER,
& 10' X 20' "T" PLATFORM

LOT 10B - SECTION 2 - PINEY ISLAND SUBDIVISION

FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
TAX MAP 15, PARCEL 90
LOT AREA ABOVE MHW = 38,097 SQ. FT.±
CURRENTLY ZONED: R-1
PLATTED SETBACKS: FRONT = 25'
SIDES = 6' EACH, REAR = 50'
PLAT REFERENCE: S.V.H. 161/61

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY RESPONSIBLE
CHARGE, AND THAT I AM A DULY LICENSED
PROFESSIONAL LAND SURVEYOR UNDER THE LAWS
OF THE STATE OF MARYLAND LICENSE NO. 21523,
EXPIRATION DATE 07-13-2027.

REVISED - 12/08/2025
SHEET 4 OF 5

REVISED - 08/14/2025
MDE COMMENTS

REVISED - 10/01/2024
COASTAL COMPLIANCE SOLUTIONS COMMENTS

NOTES:

1. THIS LOT LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS CLASSIFIED AS A LIMITED DEVELOPMENT AREA, (LDA).
2. UPLAND LOT AREA = 27,551.3 SQ. FT.±
NON-TIDAL WETLANDS = 790.7 SQ. FT.
PRIVATE TIDAL WETLANDS = 9,755 SQ. FT.
TOTAL LOT AREA = 38,097 SQ. FT.±
3. THE TIDAL AND NON-TIDAL WETLANDS LINES AS SHOWN WERE DELINEATED BY SPENCER ROWE, INC.
4. PROPOSED LINEAR FOOTAGE OF PIER OVER PRIVATE TIDAL WETLANDS = 83.2'±
5. PROPOSED LINEAR FOOTAGE OF PIER/DOCK OVER TIDAL WATERS = 121.0'±
6. TOTAL PIER LENGTH INCLUDING PLATFORM = 203.2'.
7. THERE ARE NO SAV BEDS.
8. CURRENT OWNER INFO.:

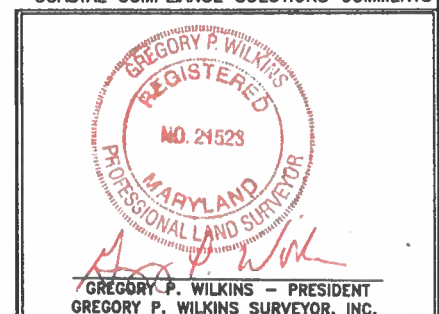
LOT 10B - BRIAN J. PORTER & HELENA L. PORTER
4119 FLINTVILLE ROAD
DARLINGTON, MD 21034

LOT 9B - RONALD A. SMITH & MARY E. SMITH
11036 PINEY ISLAND DRIVE
BISHOPVILLE, MD 21813

LOT 11 - EDMUND B. CONNER & BONNELYNN S. CONNER
11042 PINEY ISLAND DRIVE
BISHOPVILLE, MD 21813

9. SHEET SCHEDULE:

- 1 OF 5 - COVER
- 2 OF 5 - PLAN VIEW
- 3 OF 5 - PLAN VIEW & WETLANDS/BUFFER IMPACT PLAN
- 4 OF 5 - PROFILE
- 5 OF 5 - CROSS SECTIONS



GREGORY P. WILKINS
SURVEYOR, INC.
12626 OLD BRIDGE ROAD
OCEAN CITY, MARYLAND 21842
(410)213-0222

SCALE:	N/A	DATE:	09/20/2024
DRAWN BY:	GPWB	JOB NO.:	9152PIER



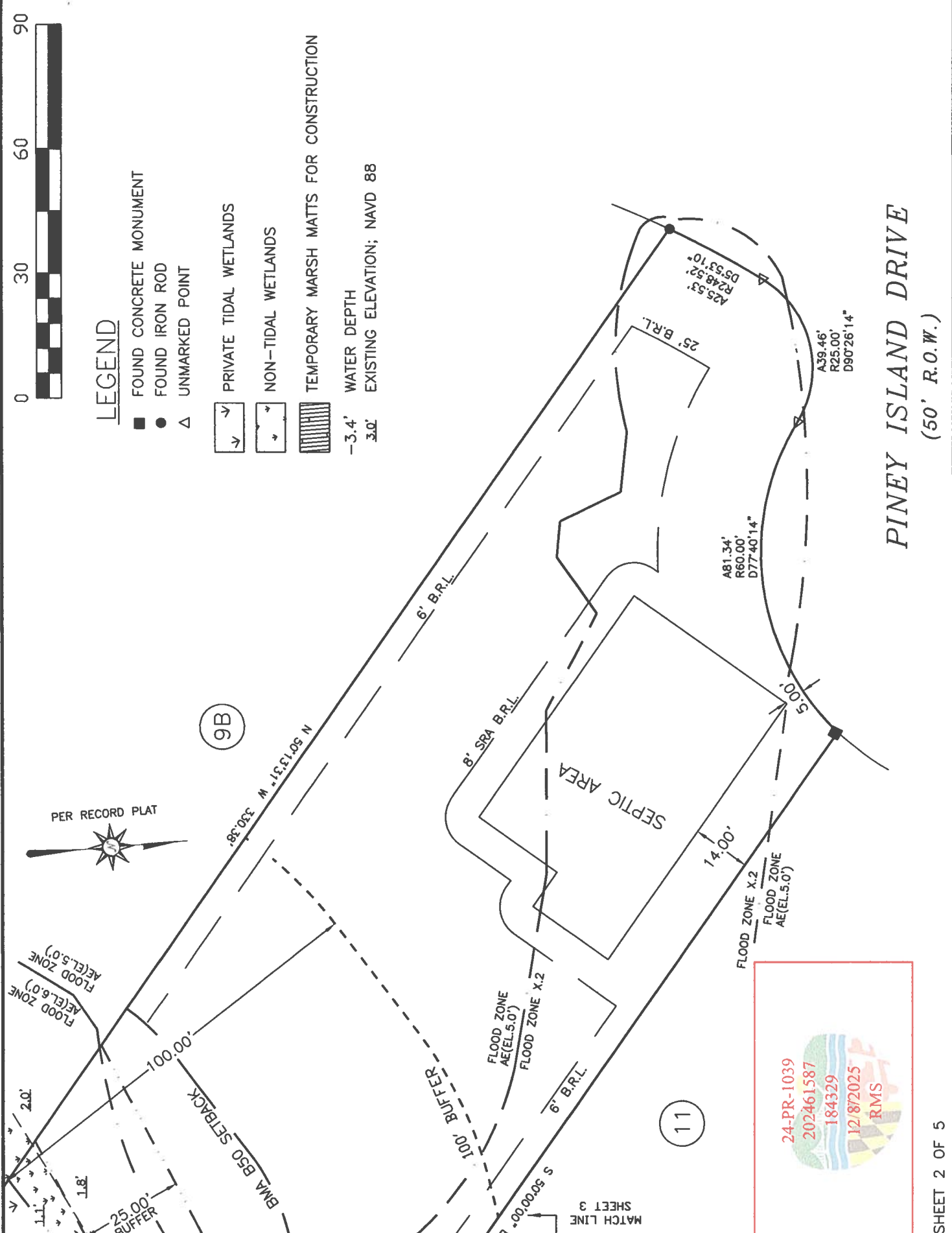


LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- UNMARKED POINT



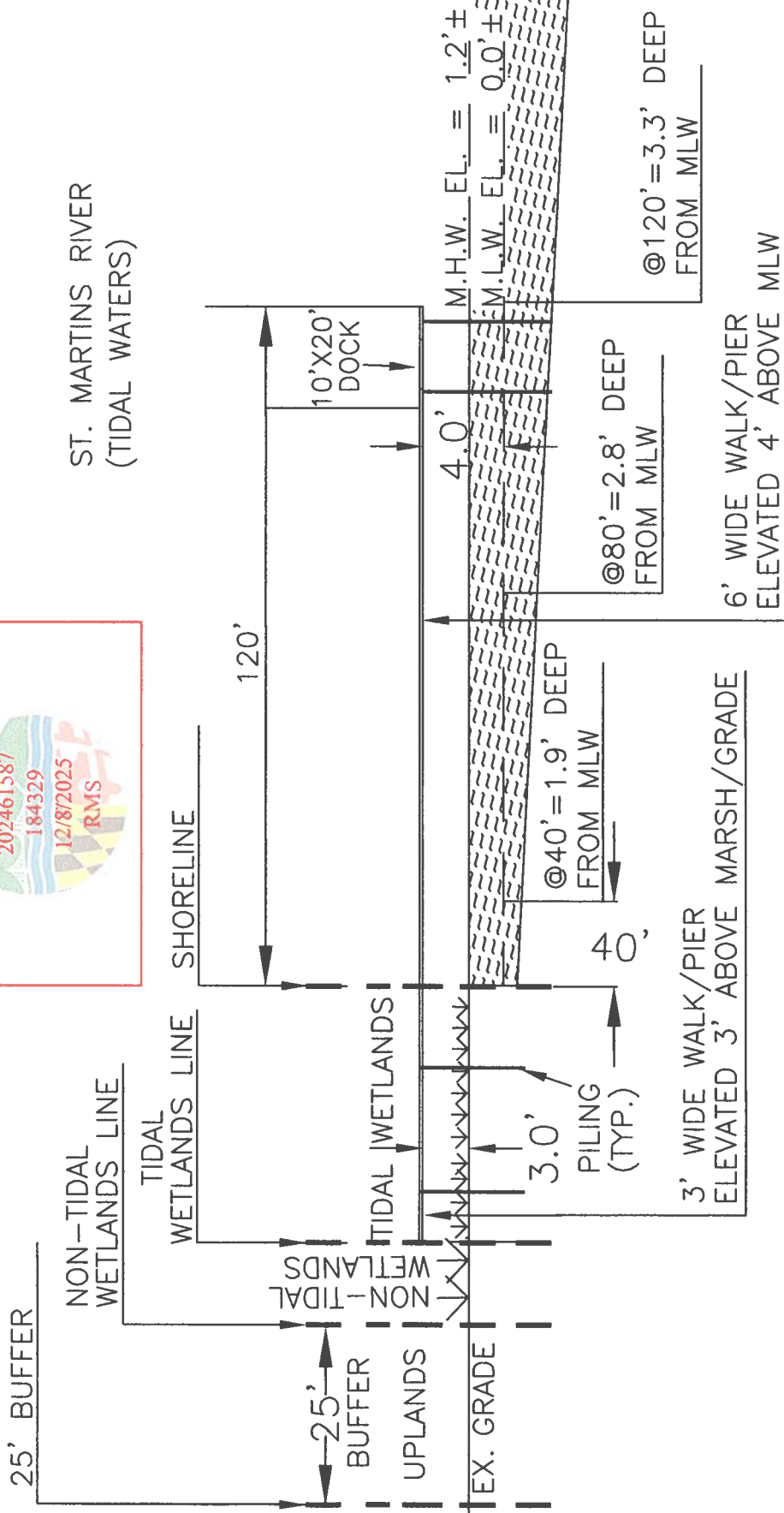
WATER DEPTH
-3.4'
3.0'
EXISTING ELEVATION; NAVD 88



PINEY ISLAND DRIVE
(50' R.O.W.)

24-PR-1039
202461587
184329
12/8/2025
RMS

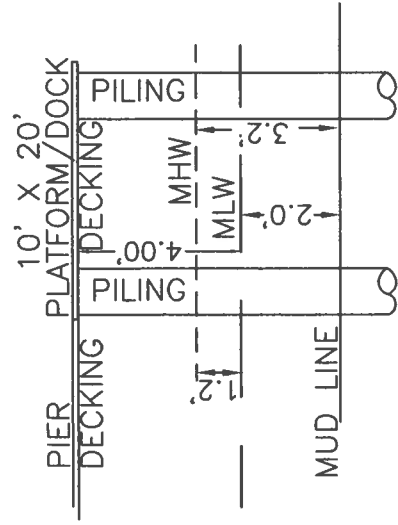
PROFILE DETAIL
N.T.S.



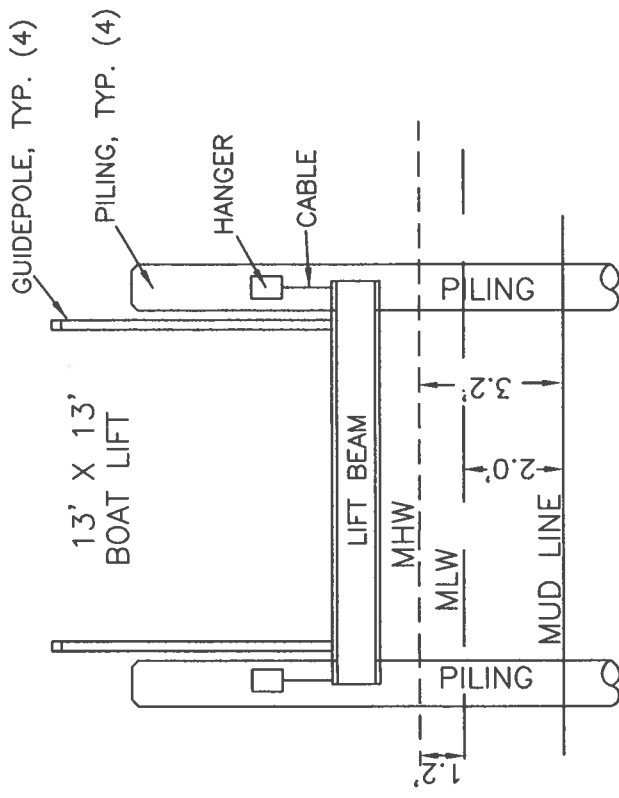
NOTES:

1. ELEVATIONS AS SHOWN HEREON ARE NAVD 88.
2. WATER DEPTHS REFERENCED TO MLW = 0.0'
3. ANY TEMPORARY DISTURBANCE WITHIN THE EXISTING WETLAND AREA TO BE RESTORED TO ORIGINAL GRADE AND PLANTED WITH HYDROPHYTIC VEGETATION
4. ELEVATED PIER DESIGN BY OTHERS.
5. SOUNDINGS AT PROPOSED DOCK LOCATION TAKEN ON 07/29/2024 @ 9:30 am

CROSS SECTIONS (N.T.S.)



DOCK SECTION
(N.T.S.)



BOAT LIFT SECTION
(N.T.S.)





Brian Porter—11040 Piney Island Drive , Bishopville MD

