



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

April 23, 2026

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

Curtis Asbury & Sara Moghaddam - Request No. 2026-025 – Request to construct 286’ of living shoreline. Max channelward extension 30’. Request to install 4’ wide kayak launch. Max channelward extension 20’. This project is located at 12444 Collins Rd, Bishopville, also known as Tax Map 9, Parcel 297. 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 May 8, 2026.**

Sincerely,

Brandy Whitlock  
Natural Resources Specialist II

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-025
Submission Date: 4-23-26

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

Written Description of Proposed Improvement (include channelward distance):

This project proposes to construct 286' of living shoreline with a 4' wide kayak launch

Handwritten notes: 30' max Channelward, 20' max Channelward

Property Description:

Map: 9 Parcel: 297 Lot: Section: Block: Tax District: 5
Street Address: 12444 Collins Rd, Bishopville, MD 21864
Subdivision:
 Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: Curtis Asbury & Sara Moghaddam Phone No. (281) 513-6332
Mailing Address: 12444 Collins Rd, Bishopville, MD 21864
E-Mail Address: casbury@gmail.com

Contractor: R.G. Murphy, LLC Phone No.: (410) 352-5015
Mailing Address: 13239 Rollie Road E Bishopville, MD 21813
E-Mail Address: rgmurphy11@comcast.net

Recorded Adjacent Property Owner: William Vernard Edmunds & Kristin Solter Edmunds
Property Address: 12442 Collins Rd, Bishopville, MD 21864
Tax Map: 9 Parcel: 298 Lot: Section: Block:

Recorded Adjacent Property Owner: Rhynalds Revocable Trust
Property Address: 12516 Collins Rd, Bishopville, MD 21864
Tax Map: 9 Parcel: 299 Lot: 1A 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.

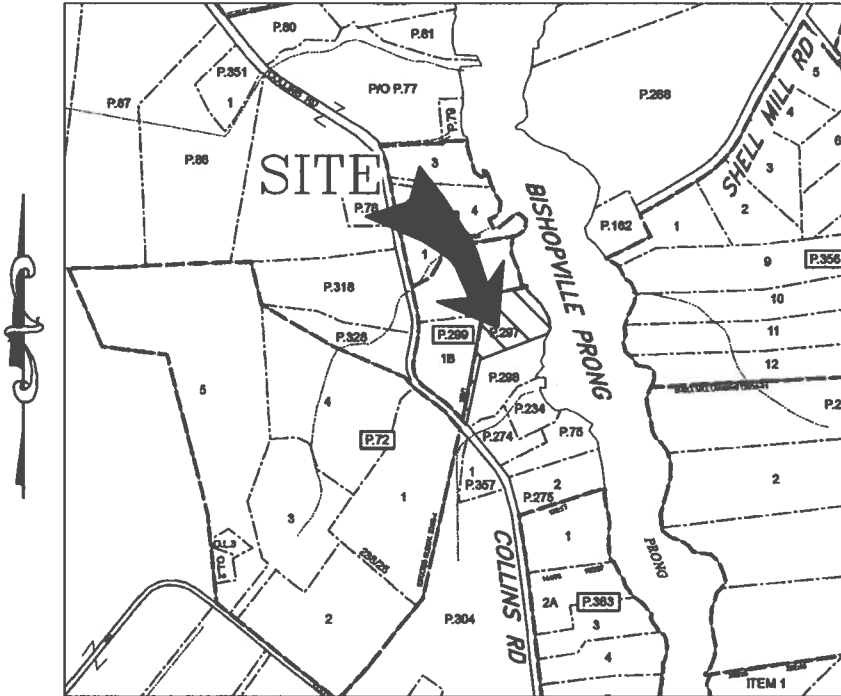
Signature: C Asbury Date: 1/13/26
Owner/Applicant's Signature Date

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DEPT. USE ONLY:

Notification Distribution Date: 4-23-26 Public Comment Deadline: 5-8-26 (15 calendar days)
Department Approval Date: Expiration:

SHORELINE STABILIZATION PERMIT DRAWINGS  
 PREPARED FOR  
 CURTIS ASBURY & SARA MOGHADDAM  
 IN THE FIFTH ELECTION DISTRICT  
 WORCESTER COUNTY, MARYLAND



**VICINITY MAP**  
 SCALE: 1" = 1,000'

ENGINEER  
**Lane Engineering, LLC**  
 117 BAY STREET  
 EASTON, MARYLAND 21601  
 (410) 822-8003

OWNER/DEVELOPER  
 CURTIS ASBURY & SARA MOGHADDAM  
 12444 COLLINS ROAD  
 BISHOPVILLE, MD 21813  
 (281) 513-6332

PROJECT LOCATION  
 12444 COLLINS ROAD  
 BISHOPVILLE, MD 21813

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION

25-GL-0798  
 202561294  
 112181  
 12/12/2025  
 RMS

DATE: AS NOTED  
 SCALE: AS NOTED  
 JOB No. 250197  
 FILE No. D540

**TITLE SHEET**  
 ON THE LANDS OF  
 CURTIS ASBURY  
 BISHOPVILLE, MARYLAND  
 IN THE FIFTH ELECTION DISTRICT, WORCESTER COUNTY  
 TAX MAP 9, GRID 17, PARCEL 297

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors

E-mail: general@leinc.com  
 117 Bay St. Easton, MD 21601 (410) 822-8003  
 15 Washington St. Cambridge, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

## LEGEND & ABBREVIATIONS

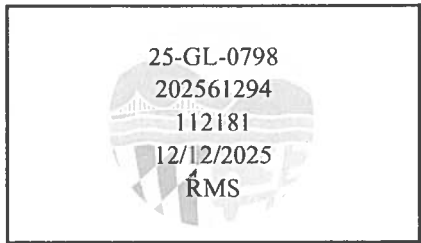
MHW MEAN HIGH WATER (APPROXIMATE)  
MLW MEAN LOW WATER (APPROXIMATE)

PROPERTY LINE \_\_\_\_\_

SPOT ELEVATION/SOUNDING x-2.15

## PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM GENERAL MAPS, DEED, PLAT, SITE SKETCH AND AERIAL PHOTO INTERPRETATION. THESE MAPS ARE BELIEVED TO BE THE BEST, READILY AVAILABLE SOURCE OF INFORMATION FOR MARINE PERMITTING PURPOSES. A BOUNDARY AND/OR EXISTING CONDITIONS SURVEY HAS NOT BEEN COMPLETED. LANE ENGINEERING IS NOT RESPONSIBLE FOR ANY INACCURACIES ASSOCIATED WITH THE LOCATION OF THE ABOVE REFERENCED EXISTING FEATURES AND RELATED LATERAL LINES, SETBACKS, ETC.
2. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
3. NO SAV IS MAPPED IN THE VICINITY WITHIN THE PAST 5 YEARS.
4. SOUNDINGS SHOWN HEREON PROVIDED BY CONTRACTOR FOR PERMITTING PURPOSES ONLY.
5. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
6. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.
7. MEAN TIDAL RANGE = 1.13'
8. LOT SIZE = 2.49 AC±
9. DISTANCE TO CHANNEL CENTERLINE = 240'±
10. MAXIMUM CHANNELWARD ENCROACHMENT = 30'±
11. ZONING CLASSIFICATION = R1 (RURAL RESIDENTIAL)
12. 911 ADDRESS = 12444 COLLINS RD, BISHOPVILLE, MD 21813



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JOB No. 250197  
SCALE: AS NOTED  
DATE: AS NOTED

SHEET No.  
2

**SITE & PROJECT NOTES**  
**ON THE LANDS OF**  
**CURTIS ASBURY**  
**BISHOPVILLE, MARYLAND**  
*IN THE FIFTH ELECTION DISTRICT, WORCESTER COUNTY*  
*TAX MAP 9, GRID 17, PARCEL 297*

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DATE: AS NOTED

SCALE: AS NOTED

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FILE No. D540

**SITE OVERVIEW**

**ON THE LANDS OF  
CURTIS ASBURY  
BISHOPVILLE, MARYLAND**

**IN THE FIFTH ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 9, GRID 17, PARCEL 297**

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TAX MAP 9, GRID 24, PARCEL 299, LOT 1A  
 RHYNALDS REVOCABLE TRUST  
 12516 COLLINS RD  
 BISHOPVILLE, MD 21813

PROPERTY LINE EXTENDED  
 6' SETBACK

**BISHOPVILLE PRONG**

WATERWAY E

MHW

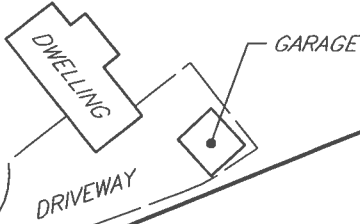
HARBOR LINE

PIER

**PARCEL 297  
 (APPLICANT)**

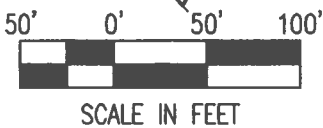
6' SETBACK

PROPERTY LINE EXTENDED



TAX MAP 9, GRID 17, PARCEL 298  
 WILLIAM VERNARD EDMUNDS &  
 KRISTIN SOLTER EDMUNDS  
 12442 COLLINS RD  
 BISHOPVILLE, MD 21813

NAD 83 (CORS)  
 MARYLAND STATE PLANE



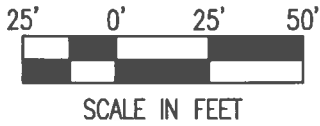
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 DATE: AS NOTED  
 SHEET No. 4

**EXISTING CONDITIONS**  
**ON THE LANDS OF**  
**CURTIS ASBURY**  
**BISHOPVILLE, MARYLAND**  
 IN THE FIFTH ELECTION DISTRICT, WORCESTER COUNTY  
 TAX MAP 9, GRID 17, PARCEL 297

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**BISHOPVILLE PRONG**

PROPERTY LINE EXTENDED  
6' SETBACK

MHW

286'± PROPOSED LIVING SHORELINE  
(SAND FILL: 6,111 SF±/226 CY±  
STONE SILL: 2,066 SF±/191 CY±  
PATENS: 2,931 SF±  
ALTERNIFLORA: 2,932 SF±)

10'±

PROPOSED STONE SILL  
(TYP OF 6)

PROPOSED SAND FILL

12'±

4' WIDE PROPOSED  
KAYAK LAUNCH

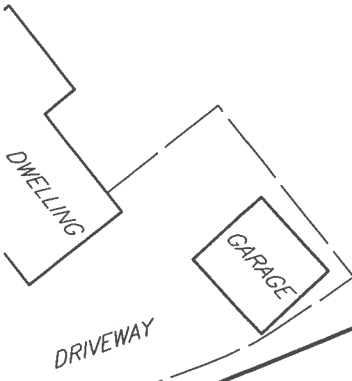
PIER

HARBOR LINE

**PARCEL 297  
(APPLICANT)**

1,774 SF± MARSH ENHANCEMENT

6' SETBACK  
PROPERTY LINE EXTENDED



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SHEET No.  
**5**

**PROPOSED IMPROVEMENTS**

**ON THE LANDS OF  
CURTIS ASBURY  
BISHOPVILLE, MARYLAND**

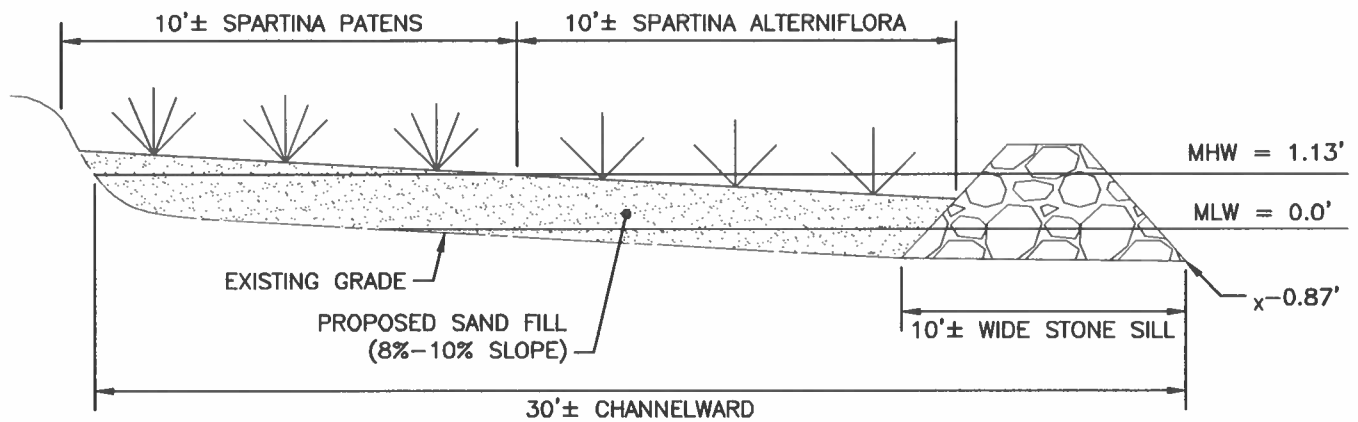
**IN THE FIFTH ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 9, GRID 17, PARCEL 297**

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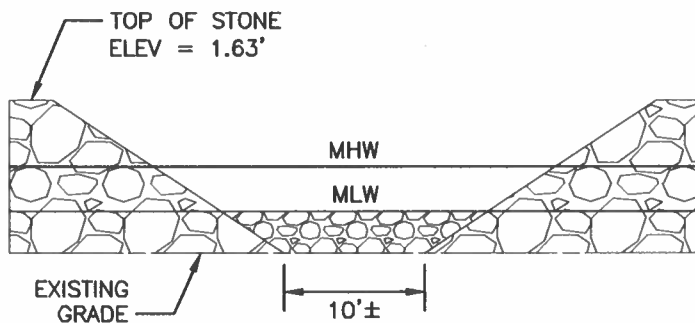


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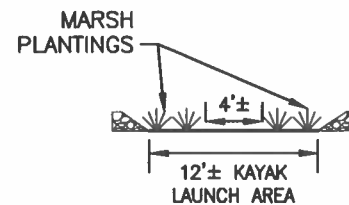


**LIVING SHORELINE DETAIL**  
NOT TO SCALE

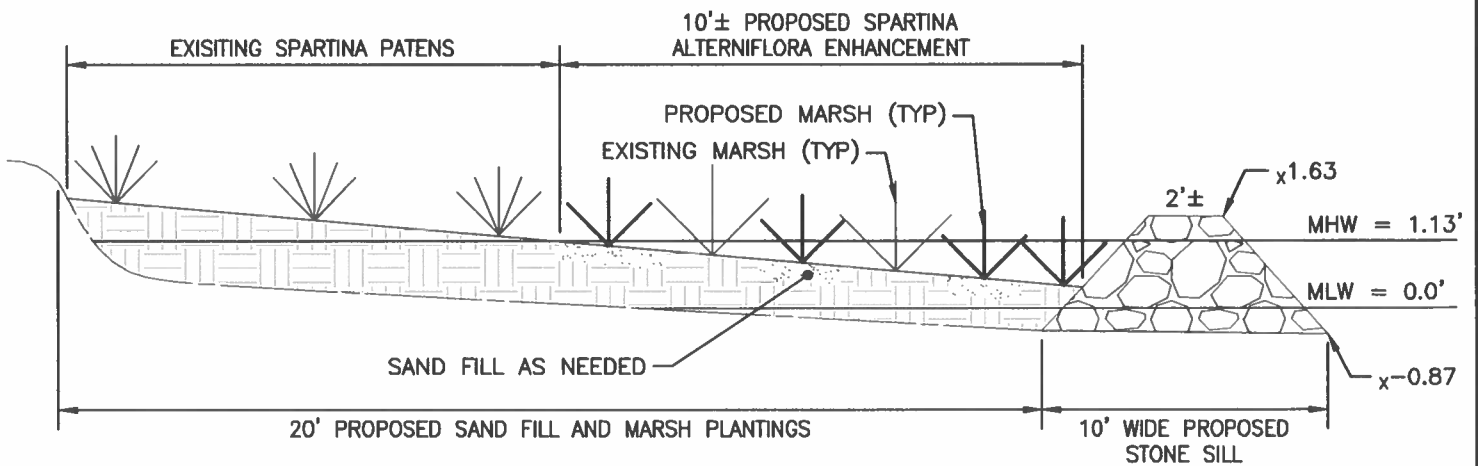
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RMS



**STONE SILL VENT DETAIL**  
NOT TO SCALE



**KAYAK LAUNCH DETAIL**  
NOT TO SCALE



**MARSH ENHANCEMENT DETAIL**  
NOT TO SCALE

FILE No. D540  
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**DETAILS**  
**ON THE LANDS OF**  
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**TAX MAP 9, GRID 17, PARCEL 297**

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