



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

May 1, 2026

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

John Dougherty - Request No. 2026-027 – Request to construct and backfill 180 linear feet of replacement bulkhead. Max channelward extension 18". Request to construct 85' x 6' timber pier with a 10' x 20' "T" platform with two boat lifts with associated piles and two PWC lifts. Max channelward extension 95'. This project is located at 12306 Duck Lane, Bishopville, also known as Tax Map 10, Parcel 182, Lot 5. 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 16, 2026.**

Sincerely,

Brandy Whitlock  
Natural Resources Specialist II

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY SHORELINE CONSTRUCTION APPLICATION

Request No.: 2026-027 Submission Date: 5-1-26

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

Written Description of Proposed Improvement (include channelward distance):

Construct and Backfill 180 linear feet of replacement bulkhead 18in in front of existing -18' channelward Construct an 85ft long by 6ft wide timber pier with a 10ft long by 20ft wide T platform Two Boat lifts with associated piles and two PWC Lifts maximum of 95ft channelward of mean high

Property Description:

Map: 10 Parcel: 182 Lot: 5 Section: Block: Tax District: Street Address: 12306 Duck Ln. Bishopville MD 21813 Subdivision: Dwelling on lot: Dwelling under construction: Vacant: Commercial:

Owner: John Dougherty Phone No. 302-547-4455 Mailing Address: 12306 Duck Ln. Bishopville MD 21813 E-Mail Address: jodcc3rd@yahoo.com

Contractor: Newport Bay Construction & Boatlifts LLC Phone No.: 724-372-3201 Mailing Address: 64 Burr Hill Dr. Berlin MD 21811 E-Mail Address: info@newportbayconstruction.com

Recorded Adjacent Property Owner: Collier Robert E Jr Property Address: 12302 Duck Ln. Bishopville Md 21813 -113 Carriage Ln Tax Map: 10 Parcel: Lot: 4 Section: Block: Queenstown, MD 21658

Recorded Adjacent Property Owner: Calton Heather & Carroll George Property Address: 12310 Duck Ln. Bishopville MD 21813 Tax Map: 10 Parcel: Lot: 6 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.

Owner/Applicant's Signature Date 4/27/26

\*\*\*\*\*

DEPT. USE ONLY:

Notification Distribution Date: 5-1-26 Public Comment Deadline: 5-16-26 (15 calendar days) Department Approval Date: Expiration:

**PLAN DATA AND NOTES:**

- 1. TAX PARCEL NO: TAX MAP 10, PARCEL 182 (LOT 5)
- 2. SITE ADDRESS: 12306 DUCK LANE  
BISHOPVILLE, MD 21813
- 3. DEED REFERENCE: 8851/0105
- 4. PROPERTY AREA: 35,000 S.F.
- 5. OWNER: BARBARA A. FREIMUTH REVOCABLE LIVING TRUST AND  
JOHN P. DOUGHERTY REVOCABLE LIVING TRUST  
12306 DUCK LANE  
BISHOPVILLE, MD 21813
- 6. ENGINEER: CARPENTER ENGINEERING, LLC, c/o RONNIE B. CARPENTER, PE  
P.O. BOX 3460, OCEAN CITY, MD 21843 (302) 438-6745 PHONE (888) 372-2844 FAX
- 7. THE PURPOSE OF THIS PLAN IS TO SERVE AS A REFERENCE DRAWING FOR A SHORELINE PERMIT APPLICATION PREPARED ON BEHALF OF THE PROPERTY OWNER. THE APPLICATION PROPOSES TO CONSTRUCT 180+/- LINEAR FEET OF BULKHEAD WITH A CHANNELWARD ENCROACHMENT NOT TO EXCEED 18 INCHES. ADDITIONALLY, THE APPLICATION PROPOSES THE FOLLOWING: A 85' LONG BY 6' WIDE TIMBER PIER; A 10' LONG BY 20' WIDE TIMBER PLATFORM; TWO (QUANTITY) 13' LONG BY 13' WIDE BOAT LIFTS; AND TWO (QUANTITY) 6' LONG BY 6' WIDE PWC LIFTS. THE TOTAL CHANNELWARD ENCROACHMENT SHALL NOT EXCEED 95 FEET.
- 8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SAFETY REGULATIONS, PROGRAMS AND PRECAUTION RELATED TO ALL WORK ON THIS PROJECT AND FOR THE PROTECTION OF PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS.
- 9. THE CONTRACTOR SHALL PROTECT FROM DAMAGES EXISTING BUILDING(S), OWNER EQUIPMENT, ROADS, WALKS AND UTILITIES. THE CONTRACTOR SHALL MAINTAIN THESE DURING THE COURSE OF THE WORK, AND SHALL REPAIR ALL DAMAGES AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 10. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED, AND EXPOSED HARDWARE SHALL BE TREATED WITH ASPHALT ROOFING CEMENT. ALL TIMBER MATERIALS SHALL BE TREATED WITH 2.5 LB TREATED LUMBER. CMI SHOREGUARD VINYL SHEET PILING SHALL BE SG-425, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INCLUDING FALSEWORK. SHEET PILING SHALL BE 12 FEET LONG AND SHALL BE DRIVEN TO A MINIMUM DEPTH OF 7.0 FEET.

**INDEX OF SHEETS**

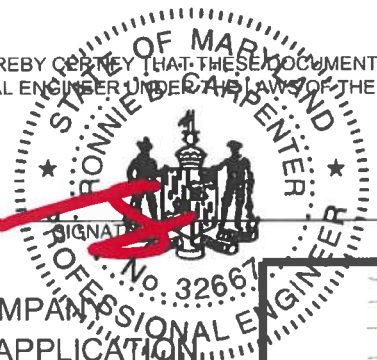
- 1 COVER SHEET AND NOTES
- 2 LOCATION SKETCH
- 3 PLAN VIEW, ORTHOMETRIC PHOTO
- 4 PLAN VIEW, SITE PLAN
- 5 BULKHEAD CROSS SECTION
- 6 PIER CROSS SECTION
- 7 PLATFORM CROSS SECTION
- 8 BOAT LIFT SCHEMATIC DETAIL
- 9 PWC LIFT SCHEMATIC DETAIL



**PROFESSIONAL CERTIFICATION:**

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVE BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32667, EXPIRATION DATE JANUARY 17, 2028.

RONNIE B. CARPENTER, PE  
PRINT NAME



32667  
LICENSE NO.

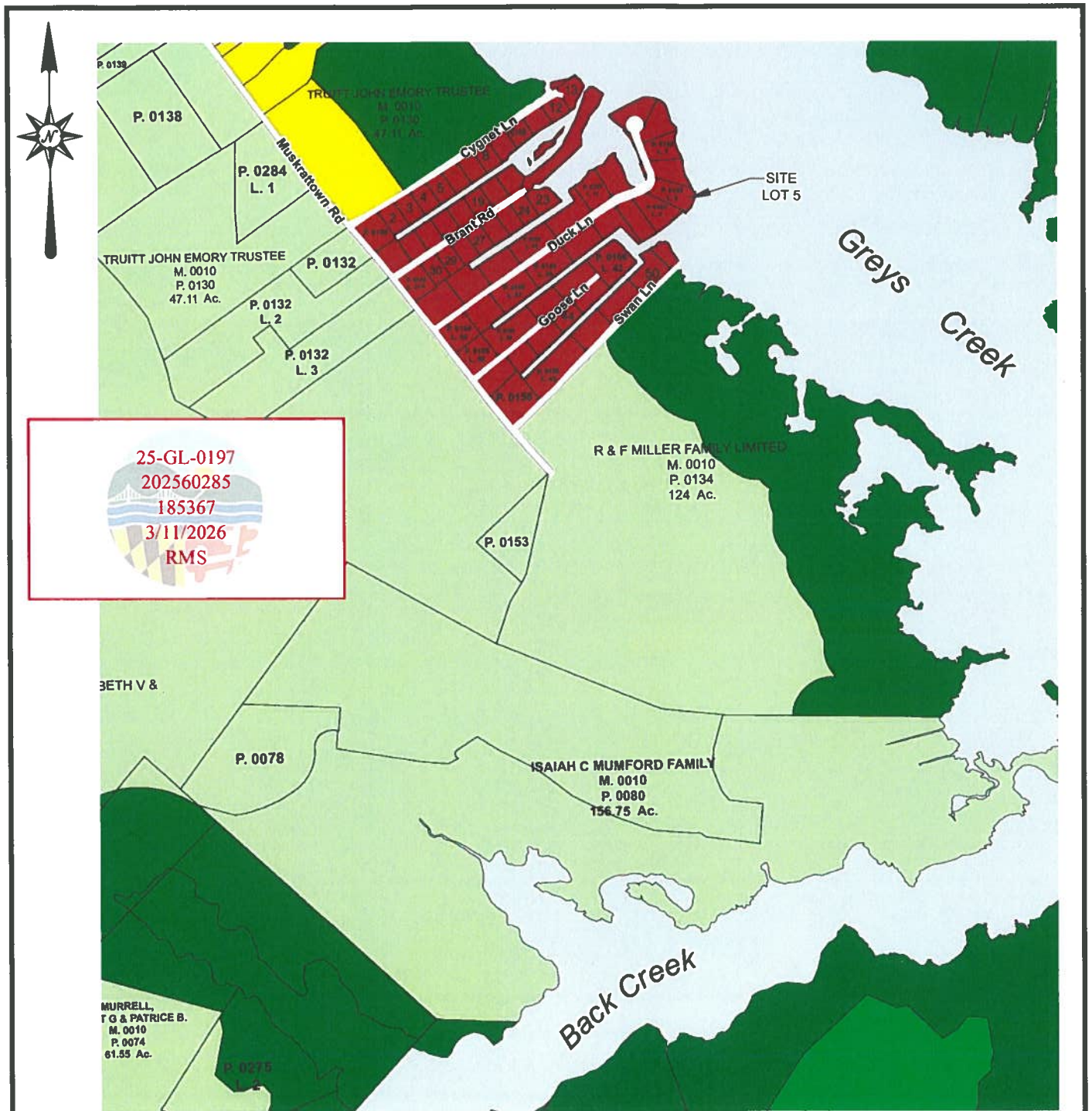
**03-11-2026**  
DATE

PLAN TO ACCOMPANY  
SHORELINE PERMIT APPLICATION  
TO  
**LOT #5 CAPE PLEASANT  
PARCEL 182, TAX MAP 10**  
PREPARED FOR  
**JOHN P. DOUGHERTY**  
BISHOPVILLE, WORCESTER COUNTY, MARYLAND



P.O. Box 3460  
Ocean City, Maryland 21843  
Tel: (302) 438-6745 Fax: (888) 372-2844  
Ronnie@CarpenterEngineeringLLC.com

DATE 09-15-2025 SCALE NONE  
DRAWN BY R. CARPENTER DRAWING NO. 7083-SP1(Rev.2)  
CHECKED BY R. CARPENTER SHEET NO. SP1 OF SP9



PLAN TO ACCOMPANY  
 SHORELINE PERMIT APPLICATION  
 TO  
**LOT #5 CAPE PLEASANT  
 PARCEL 182, TAX MAP 10**  
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Professional Civil Engineering Services

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 Ronnie@CarpenterEngineeringLLC.com

DATE 09-15-2025 SCALE 1" = 800'  
 DRAWN BY R. CARPENTER DRAWING NO. 7083-SP2(Rev 2)  
 CHECKED BY R. CARPENTER SHEET NO. SP2 OF SP9

25-GL-0197  
 202560285  
 185367  
 3/11/2026  
 RMS



DUCK LN

GREY'S CREEK

12310

LOT #6

PROPOSED 6' x 85' TIMBER  
 PIER (SEE CROSS SECTION,  
 SHEET 6)

PROPOSED 10' x 20' TIMBER  
 PLATFORM (SEE CROSS  
 SECTION, SHEET 7)

1,200' +/- TO OPPOSITE  
 SHORE LINE

12306

SITE  
 LOT #5

PROPOSED PWC LIFTS, 2 QTY.  
 (SEE CROSS SECTION, SHEET 9)

12302

LOT #4

PROPOSED BOAT LIFTS, 2 QTY.  
 (SEE CROSS SECTION, SHEET 8)

PROPOSED TIMBER AND VINYL  
 BULKHEAD, 180 L.F. +/- WITH A  
 MAXIMUM CHANNELWARD  
 ENCROACHMENT OF 18 INCHES  
 (SEE CROSS SECTION, SHEET 5)

BATHYMETRY BASED  
 ON M.L.W. = 0.0



PLAN TO ACCOMPANY  
 SHORELINE PERMIT APPLICATION  
 TO

**LOT #5 CAPE PLEASANT  
 PARCEL 182, TAX MAP 10**

PREPARED FOR

**JOHN P. DOUGHERTY**

BISHOPVILLE, WORCESTER COUNTY, MARYLAND

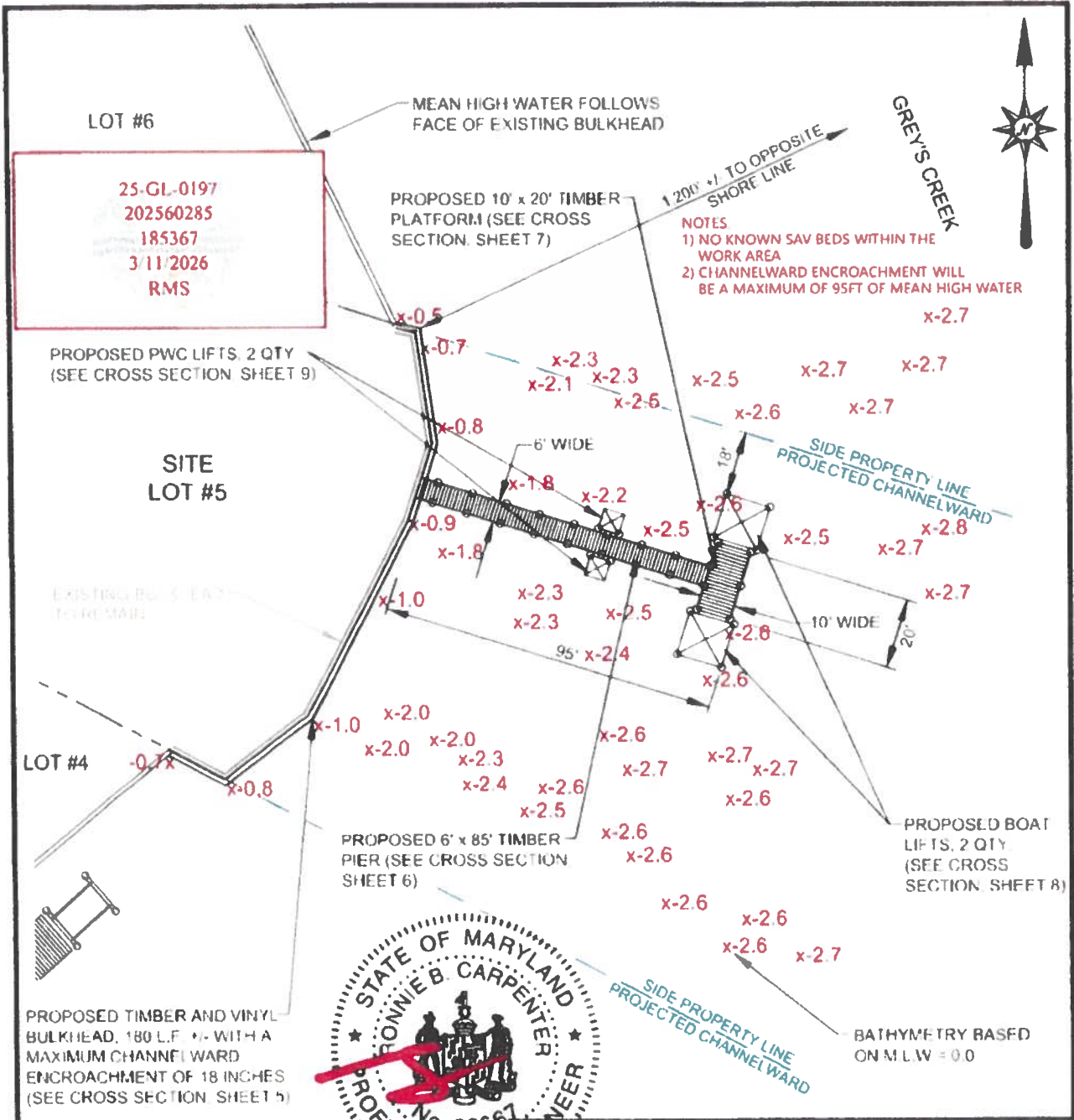


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DATE 09-15-2025 SCALE 1" = 60'  
 DRAWN BY R. CARPENTER DRAWING NO. 7083-SP3(Rev 2)  
 CHECKED BY R. CARPENTER SHEET NO. SP3 OF SP9



LOT #6  
 25-GL-0197  
 202560285  
 185367  
 3/11/2026  
 RMS

PROPOSED PWC LIFTS, 2 QTY  
 (SEE CROSS SECTION SHEET 9)

SITE  
 LOT #5

EXISTING BULKHEAD  
 (SEE MAP)

LOT #4

PROPOSED TIMBER AND VINYL  
 BULKHEAD, 180 L.F. +/- WITH A  
 MAXIMUM CHANNEL WARD  
 ENCROACHMENT OF 18 INCHES  
 (SEE CROSS SECTION SHEET 5)

MEAN HIGH WATER FOLLOWS  
 FACE OF EXISTING BULKHEAD

PROPOSED 10' x 20' TIMBER  
 PLATFORM (SEE CROSS  
 SECTION, SHEET 7)

120' +/- TO OPPOSITE  
 SHORE LINE

GREY'S CREEK



NOTES  
 1) NO KNOWN SAV BEDS WITHIN THE  
 WORK AREA  
 2) CHANNELWARD ENCROACHMENT WILL  
 BE A MAXIMUM OF 95FT OF MEAN HIGH WATER

6' WIDE

SIDE PROPERTY LINE  
 PROJECTED CHANNELWARD

10' WIDE

PROPOSED 6' x 85' TIMBER  
 PIER (SEE CROSS SECTION  
 SHEET 6)

PROPOSED BOAT  
 LIFTS, 2 QTY.  
 (SEE CROSS  
 SECTION, SHEET 8)



SIDE PROPERTY LINE  
 PROJECTED CHANNELWARD

BATHYMETRY BASED  
 ON M.L.W. = 0.0

PLAN TO ACCOMPANY  
 SHORELINE PERMIT APPLICATION

TO  
 LOT #5 CAPE PLEASANT  
 PARCEL 182, TAX MAP 10

PREPARED FOR  
 JOHN P. DOUGHERTY

BISHOPVILLE, WORCESTER COUNTY, MARYLAND



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 Ronnie@CarpenterEngineeringLLC.com

DATE: 09-15-2025 SCALE: 1" = 40'  
 DRAWN BY: R. CARPENTER DRAWING NO: 2083-SP4(Rev. 2)  
 CHECKED BY: R. CARPENTER SHEET NO: SP4 OF SP9



LOT #6

25-GL-0197  
202560285  
185367  
3/11/2026  
RMS

MEAN HIGH WATER FOLLOWS FACE OF EXISTING BULKHEAD

PROPOSED 10' x 20' TIMBER PLATFORM (SEE CROSS SECTION, SHEET 7)

1,200' +/- TO OPPOSITE SHORE LINE

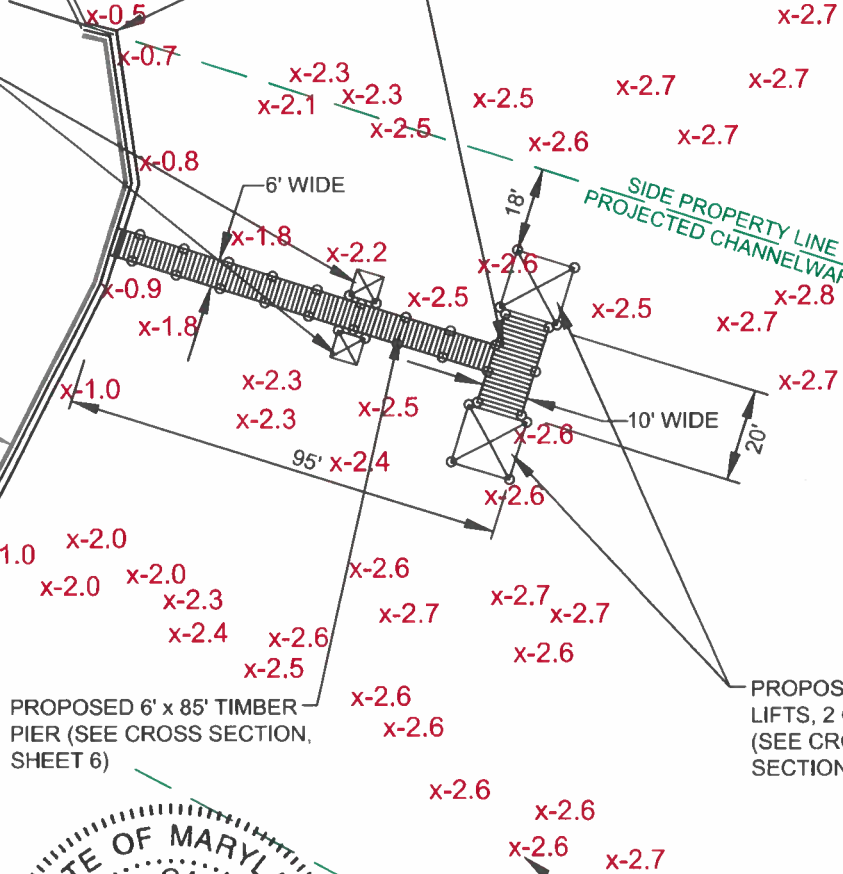
GREY'S CREEK

PROPOSED PWC LIFTS, 2 QTY. (SEE CROSS SECTION, SHEET 9)

SITE LOT #5

EXISTING BULKHEAD TO REMAIN

LOT #4



PROPOSED 6' x 85' TIMBER PIER (SEE CROSS SECTION, SHEET 6)

PROPOSED BOAT LIFTS, 2 QTY. (SEE CROSS SECTION, SHEET 8)

PROPOSED TIMBER AND VINYL BULKHEAD, 180 L.F. +/- WITH A MAXIMUM CHANNELWARD ENCROACHMENT OF 18 INCHES (SEE CROSS SECTION, SHEET 5)

BATHYMETRY BASED ON M.L.W. = 0.0



03-11-2026

PLAN TO ACCOMPANY SHORELINE PERMIT APPLICATION TO

LOT #5 CAPE PLEASANT PARCEL 182, TAX MAP 10

PREPARED FOR

JOHN P. DOUGHERTY

BISHOPVILLE, WORCESTER COUNTY, MARYLAND



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Ocean City, Maryland 21843

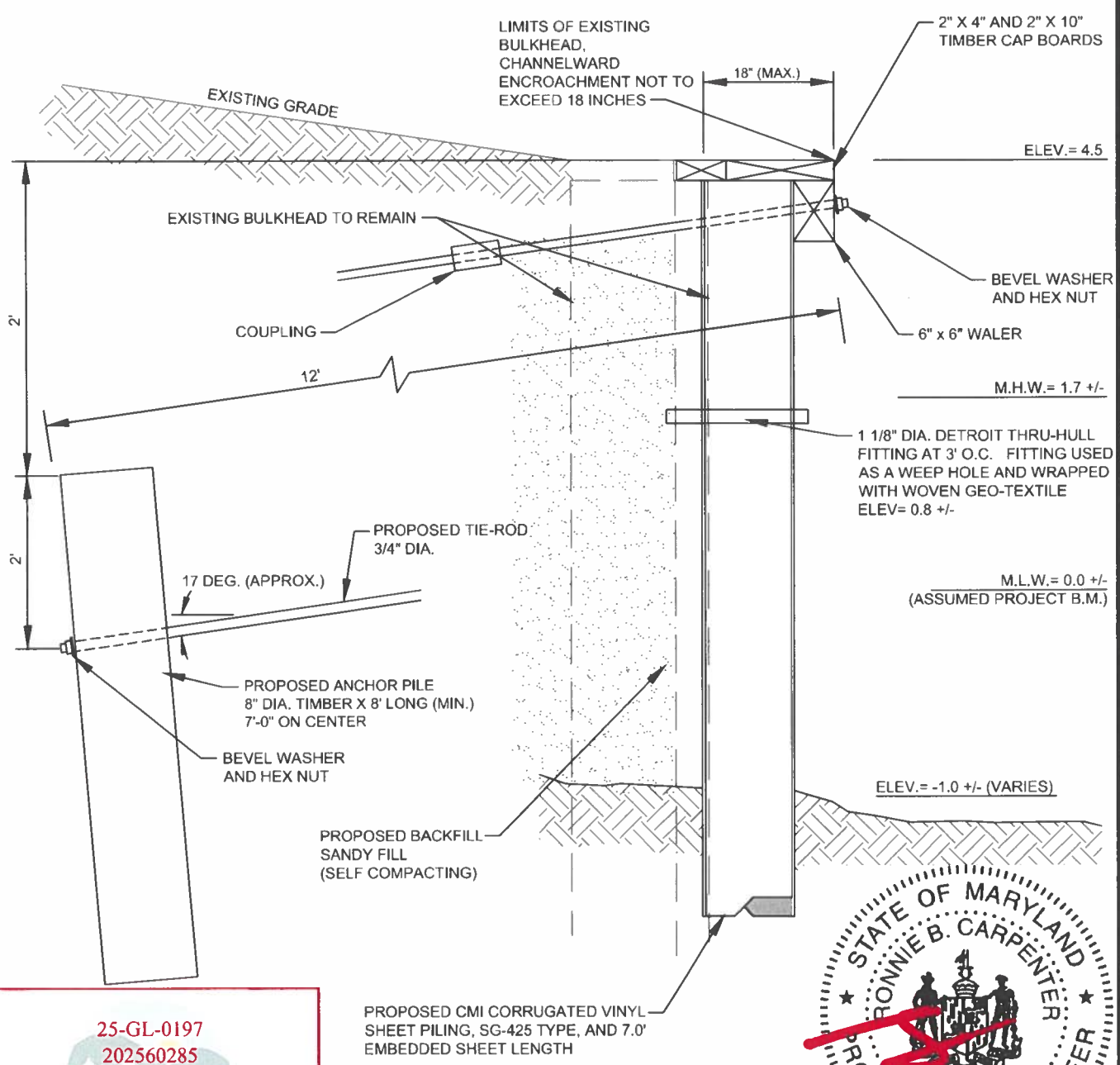
Tel: (302) 438-6745 Fax: (888) 372-2844

Ronnie@CarpenterEngineeringLLC.com

DATE 09-15-2025 SCALE 1" = 40'

DRAWN BY R. CARPENTER DRAWING NO. 7083-SP4(Rev.2)

CHECKED BY R. CARPENTER SHEET NO. SP4 OF SP9



25-GL-0197  
 202560285  
 185367  
 3/11/2026  
 RMS

**TIMBER AND VINYL BULKHEAD DETAIL**  
 NOT TO SCALE

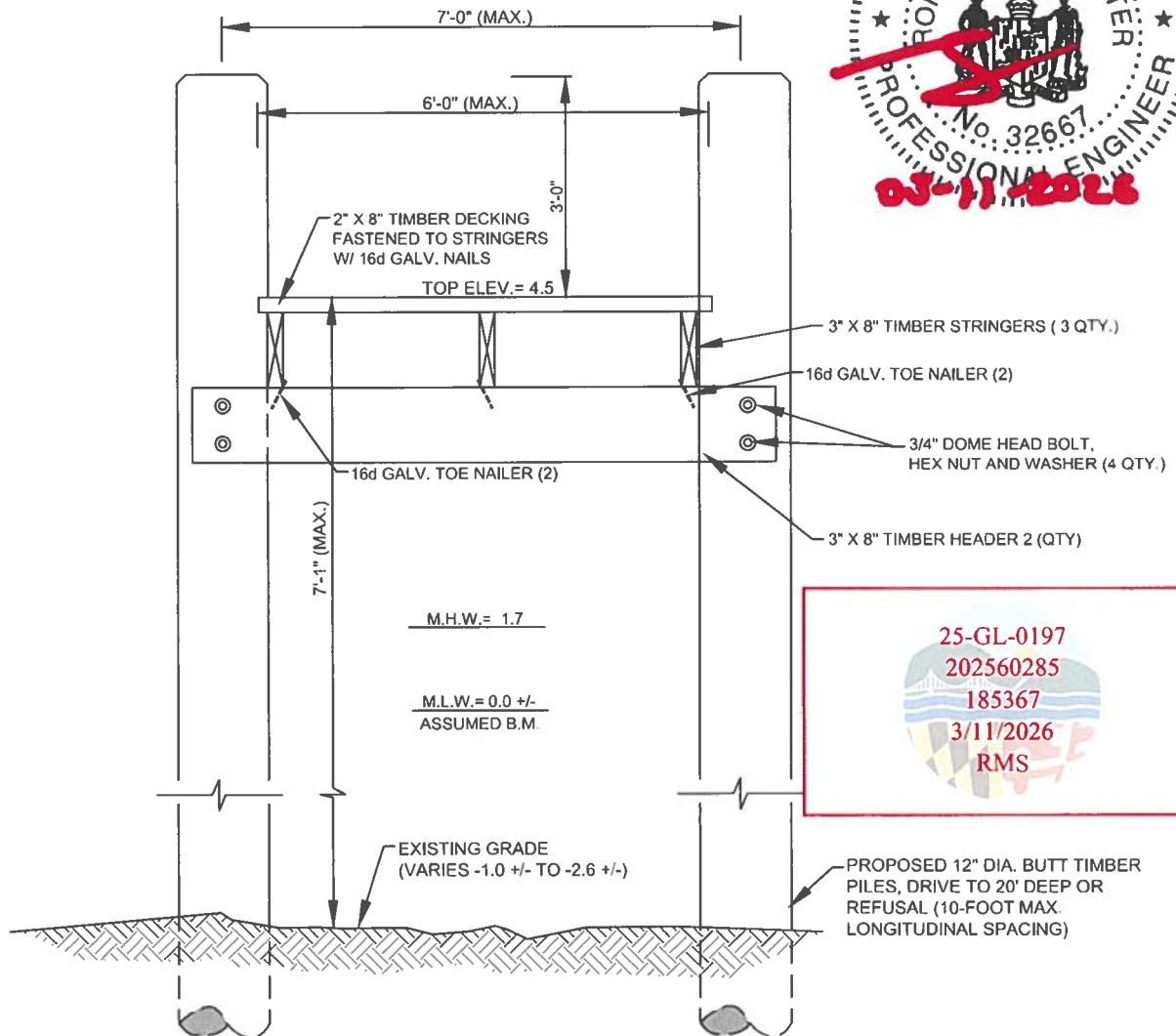


PLAN TO ACCOMPANY  
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 TO  
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 PARCEL 182, TAX MAP 10**  
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DATE 09-15-2025 SCALE NONE  
 DRAWN BY R. CARPENTER DRAWING NO. 7083-SP5(Rev.2)  
 CHECKED BY R. CARPENTER SHEET NO. SP5 OF SP9



25-GL-0197  
 202560285  
 185367  
 3/11/2026  
 RMS

**DETAIL OF 6-FOOT WIDE x 85-FOOT LONG TIMBER PIER**  
 SCALE: NONE

PLAN TO ACCOMPANY  
 SHORELINE PERMIT APPLICATION  
 TO

**LOT #5 CAPE PLEASANT  
 PARCEL 182, TAX MAP 10**

PREPARED FOR

**JOHN P. DOUGHERTY**

BISHOPVILLE, WORCESTER COUNTY, MARYLAND

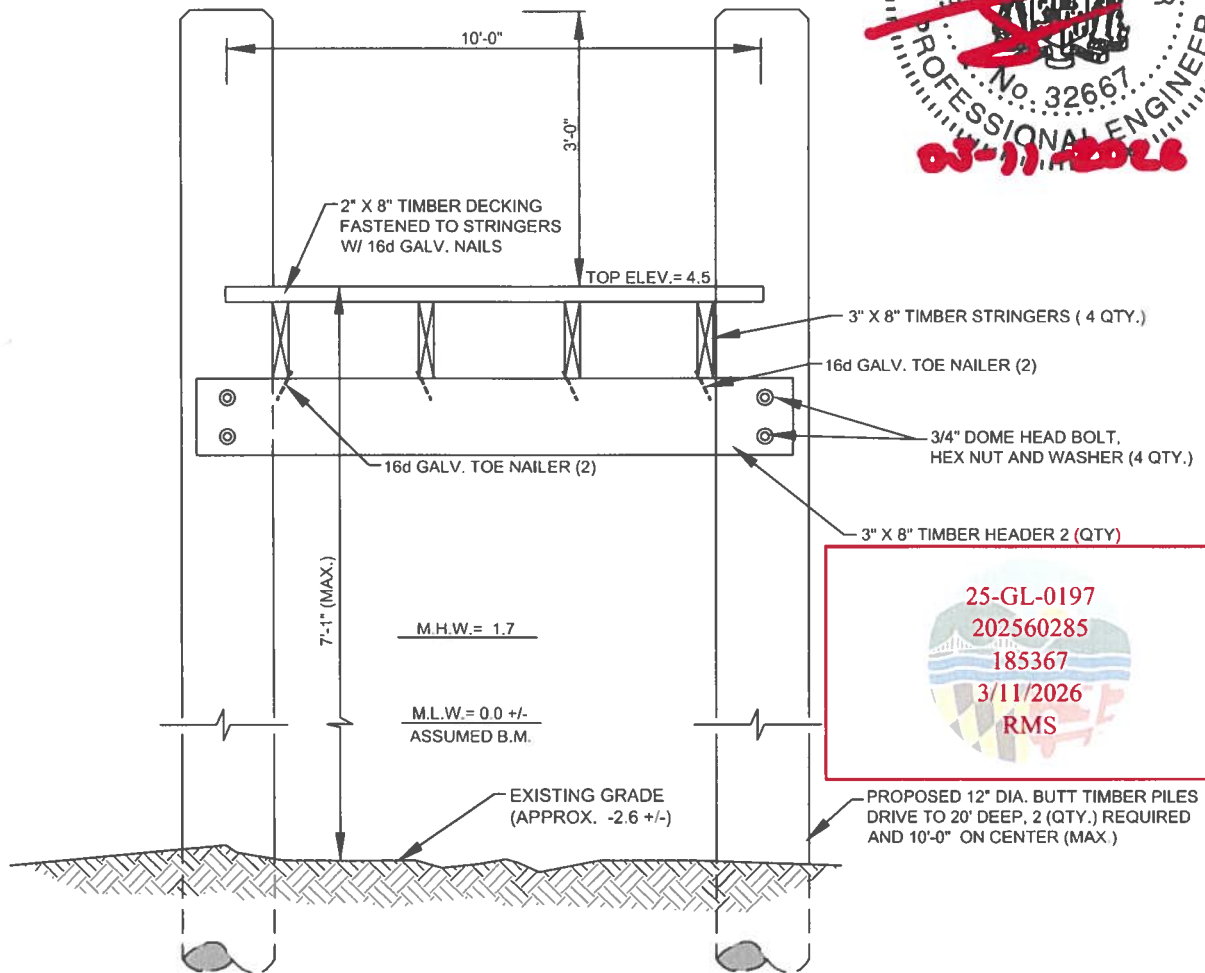


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DATE 09-15-2025 SCALE NONE  
 DRAWN BY R. CARPENTER DRAWING NO. 7083-SP6(Rev.2)  
 CHECKED BY R. CARPENTER SHEET NO. SP6 OF SP9



25-GL-0197  
 202560285  
 185367  
 3/11/2026  
 RMS

**DETAIL OF 10-FOOT WIDE BY 20-FOOT LONG PLATFORM**  
 SCALE: NONE

PLAN TO ACCOMPANY  
 SHORELINE PERMIT APPLICATION  
 TO  
**LOT #5 CAPE PLEASANT  
 PARCEL 182, TAX MAP 10**  
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 DRAWN BY R. CARPENTER DRAWING NO. 7083-SP7(Rev.2)  
 CHECKED BY R. CARPENTER SHEET NO. SP7 OF SP9

CAPPED PVC  
GUIDE POLE

MECHANICS FOR LIFT

12'-0" +/-

13'-0" +/-  
(CENTER TO CENTER)

PROPOSED TIMBER  
PLATFORM, SEE SHEET 7,  
ELEV. = 4.5 +/-

BOAT LIFT CARRIAGE

M.H.W. = 1.7 +/-

M.L.W. = 0 +/-

PROPOSED 12" DIA. TIMBER  
PILES FOR LIFTS, DRIVEN TO  
20' OR REFUSAL

EXISTING GRADE  
(APPROX. -2.6 +/-)

### DETAIL OF TYPICAL BOAT LIFT

SCALE: NONE

25-GL-0197  
202560285  
185367  
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RMS



03-11-2026

PLAN TO ACCOMPANY  
SHORELINE PERMIT APPLICATION  
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**LOT #5 CAPE PLEASANT  
PARCEL 182, TAX MAP 10**

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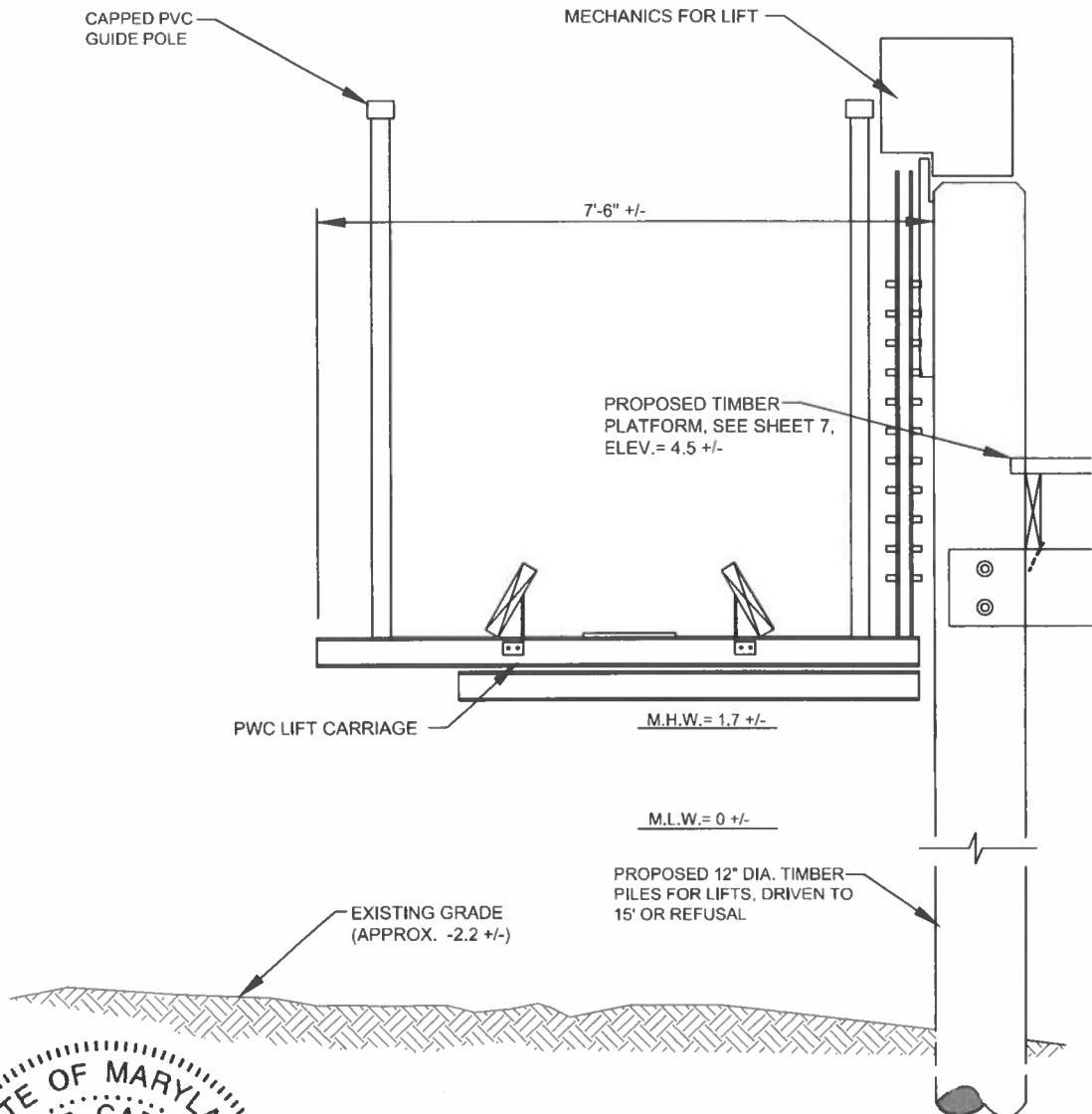
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DATE 09-15-2025 SCALE NONE

DRAWN BY R. CARPENTER DRAWING NO. 7083-SP8(Rev.2)

CHECKED BY R. CARPENTER SHEET NO. SP8 OF SP9



**DETAIL OF TYPICAL PWC LIFT**  
SCALE: NONE

25-GL-0197  
202560285  
185367  
3/11/2026  
RMS



**03-11-2026**  
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DATE	09-15-2025	SCALE	NONE
DRAWN BY	R. CARPENTER	DRAWING NO.	7083-SP9(Rev.2)
CHECKED BY	R. CARPENTER	SHEET NO.	SP9 OF SP9







