



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 13, 2026

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

Affair D'Etat LLC C/O Eric Thompson - Request No. 2026-020 – Request to stabilize 85 linear feet of shoreline with a living shoreline and 195 linear feet of shoreline with marsh edging. Max channelward extension 30'. This project is located at 10005 Seaplane Lane, Berlin, also known as Tax Map 26, Parcel 1, Lot 120. Third 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 April 28, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-020
Submission Date: 4-13-26

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

Written Description of Proposed Improvement (include channelward distance):

Stabilize 85 linear feet of shoreline with a living shoreline and 195 linear feet of shoreline with marsh edging.

30' channelward

Property Description:

Map: 26 Parcel: 1 Lot: 120 Section: Block: Tax District: 03

Street Address: 10005 Seaplane Lane Berlin, MD 21811

Subdivision: 3009

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

Owner: Affair Detat, LLC c/o Eric Thompson Phone No. (410) 913-1439

Mailing Address: 1137 Asquith Drive Arnold, MD 21012

E-Mail Address: erict2208@gmail.com

Contractor: RG Murphy, LLC Phone No.: (410) 352-5015

Mailing Address: 13239 Rollie Road East Bishopville, MD 21813

E-Mail Address: rgmurphy11@gmail.com

Recorded Adjacent Property Owner: James Edward Terrill & Danette Renee Terrill

Property Address: 10003 Seaplane Lane Berlin, MD 21811 - 11416 Maid at Arms Ln Berlin

Tax Map: 26 Parcel: 1 Lot: 121 Section: Block:

Recorded Adjacent Property Owner: Charles T. Richarts & Colleen P. Richarts

Property Address: 10006 Seaplan Lane Berlin, MD 21811 - 1 Silktree Ct Catonsville, MD 21028

Tax Map: 26 Parcel: 1 Lot: 119 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.

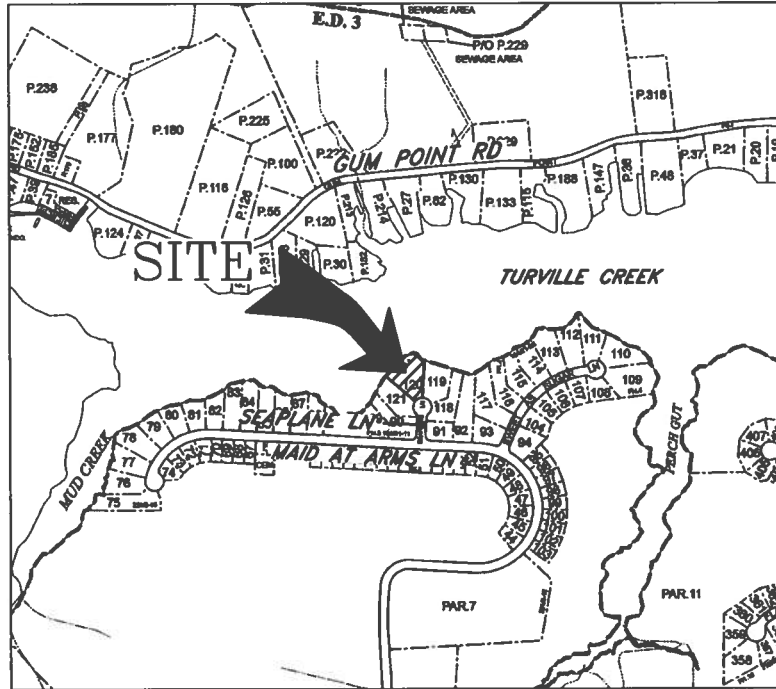
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 4-13-26 Public Comment Deadline: 4-28-26 (15 calendar days)

Department Approval Date: Expiration:

**SHORELINE STABILIZATION PERMIT DRAWINGS
 PREPARED FOR
 AFFAIR DETAT, LLC
 IN THE THIRD ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND**



VICINITY MAP
 SCALE: 1" = 1,000'

ENGINEER

Lane Engineering, LLC
 117 BAY STREET
 EASTON, MD 21601
 (410) 822-8003


OWNER/DEVELOPER

AFFAIR DETAT, LLC
 C/O ERIC THOMPSON
 1137 ASQUITH DRIVE
 ARNOLD, MD 21012
 (410) 913-1439

PROJECT LOCATION

10005 SEAPLANE LANE
 BERLIN, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	03/18/26	DSR				
COUNTY SUBMITTAL	04/13/26	DSR				

SHEET No. 1 OF 7	TITLE SHEET ON THE LANDS OF AFFAIR DETAT, LLC BERLIN, MARYLAND	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
	IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 26, GRID 3, PARCEL 1, LOT 120	

SITE DATA

OWNER: AFFAIR DETAT, LLC
 C/O ERIC THOMPSON
 1137 ASQUITH DRIVE
 ARNOLD, MD 21012
 (410) 913-1439

SITE: 10005 SEAPLANE LANE
 BERLIN, MD 21811

DEED REFERENCE: 7793/153

ZONING: R1 (RURAL RESIDENTIAL)

TOTAL AREA: 0.739 AC± (PER SDAT)

PROJECT NOTES


1. THE EXISTING SHORELINE FEATURES AND SOUNDINGS SHOWN HEREON WERE SURVEY LOCATED BY LANE ENGINEERING, LLC ON 02/27/26. EXISTING CONDITIONS OUTSIDE THE WORK AREA WERE TAKEN FROM AERIAL IMAGERY AND ARE APPROXIMATE ONLY.
2. SAV WAS NOT MAPPED ALONG THE SUBJECT SHORELINE IN THE LAST 5 YEARS (2020-2024).
3. THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
3. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EXPANDED BUFFERS ADJACENT TO THE 100' BUFFER AND 100' TIDAL WETLAND BUFFER DUE TO STEEP SLOPES AND/OR HYDRIC SOILS. AN INVESTIGATION FOR THE PRESENCE OF THESE ENVIRONMENTAL FEATURES HAS NOT BEEN COMPLETED AT THIS TIME.
4. THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" (SHADED), "AE" (EL 5) AND "AE" (EL 6) FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240083, MAP NO. 24047C0160H FOR WORCESTER COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND

ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD
 ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD
 ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD


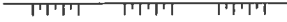





THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

5. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
6. CUT AND FILL VOLUME INFORMATION IS FOR SOIL EROSION AND SEDIMENT CONTROL APPROVAL ONLY. CONTRACTOR SHALL PERFORM HIS OWN EARTHWORK VOLUME COMPUTATION FOR ESTIMATING OR BIDDING PURPOSES.
7. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
8. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.

FILE No. D605 JOB No. 260013 SCALE: AS NOTED DATE: AS NOTED SHEET No. 2 OF 7	SITE DATA & PROJECT NOTES	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
	ON THE LANDS OF AFFAIR DETAT, LLC BERLIN, MARYLAND	
	IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 26, GRID 3, PARCEL 1, LOT 120	
Date: 04/13/2026 - 2:03pm User: droelne Project Manager: DSR Drawing Path: J:\2026\0000\260013\Civil3D-260013\Dwg\Plots\HMP-PLTS-260013.dwg Sheet LANE ENGINEERING, LLC XREF File(s): GBS-BASE-LETR-260013/MLD-BASE-MLWD-260013/RAR-BASE-260013/CSP-BASE-MARINE-260013/CPR-SRCE-260013		

LEGEND & ABBREVIATIONS

MHW MEAN HIGH WATER (APPROXIMATE)
 MLW MEAN LOW WATER (APPROXIMATE)
 SAV SUBMERGED AQUATIC VEGETATION
 TBR TO BE REMOVED
 TYP TYPICAL

IRON ROD FOUND 
 TOP OF BANK 
 LIMIT OF TIDAL WETLANDS 
 TIDAL WETLANDS 
 TREE LINE 
 TREES 
 SPOT ELEVATION/SOUNDING 

SHEET No.
3 OF 7

DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 260013
 FILE No. D605

LEGEND & ABBREVIATIONS

**ON THE LANDS OF
 AFFAIR DETAT, LLC
 BERLIN, MARYLAND**

*IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 26, GRID 3, PARCEL 1, LOT 120*

Lane Engineering, LLC

Established 1986
 Civil Engineers • Land Planning • Land Surveyors



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TURVILLE CREEK



NAD 83 (COBS)
 MARYLAND STATE PLANE

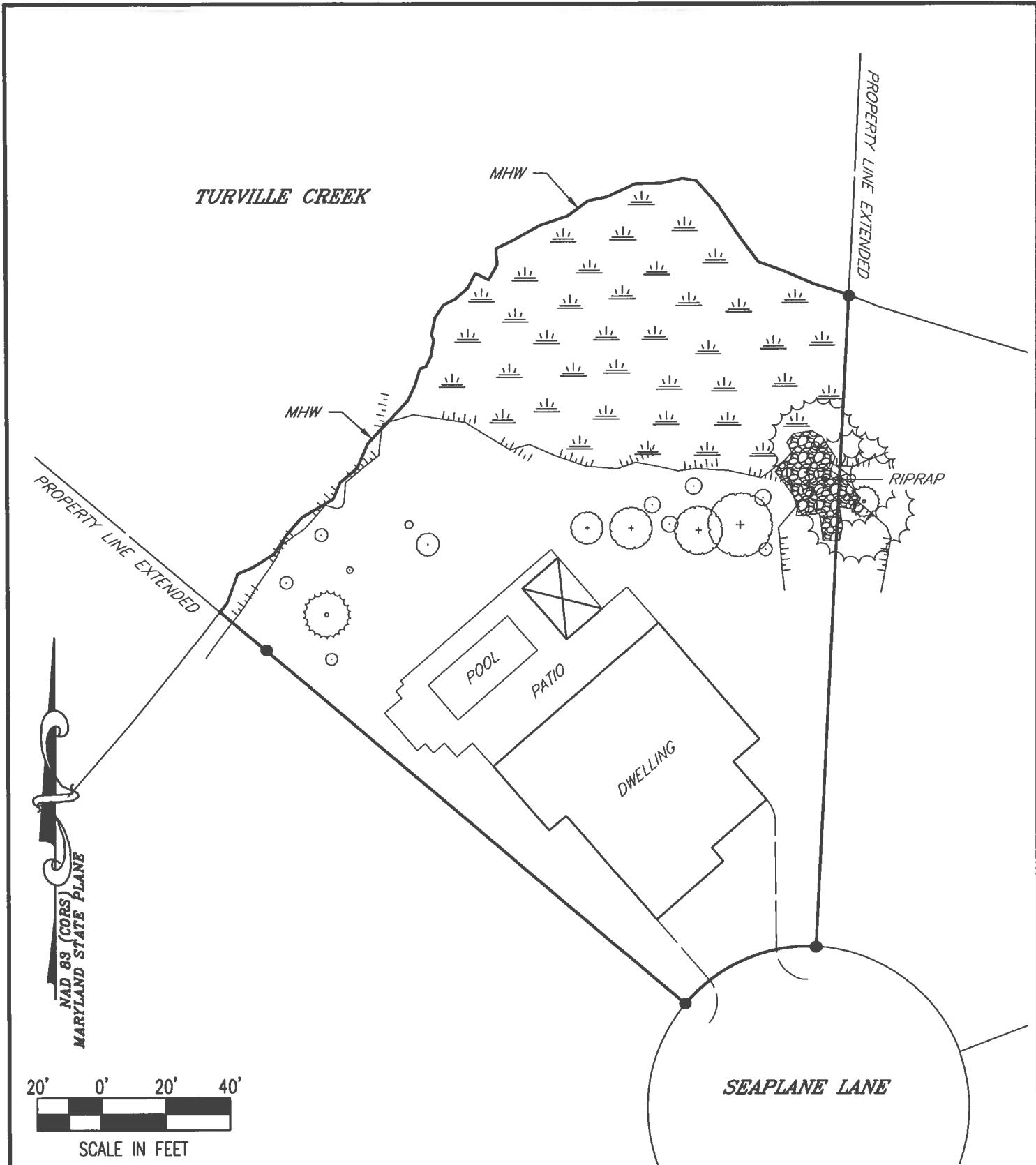


SHEET No. 4 OF 7
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 260013
 FILE No. D605

SITE OVERVIEW
ON THE LANDS OF
AFFAIR DETAT, LLC
BERLIN, MARYLAND
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 26, GRID 3, PARCEL 1, LOT 120

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


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 15 Washington St. Cambridge, MD 21613 (410) 221-0818
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SHEET No.
5 OF 7

DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 260013
 FILE No. D605

EXISTING CONDITIONS
ON THE LANDS OF
AFFAIR DETAT, LLC
BERLIN, MARYLAND

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 26, GRID 3, PARCEL 1, LOT 120

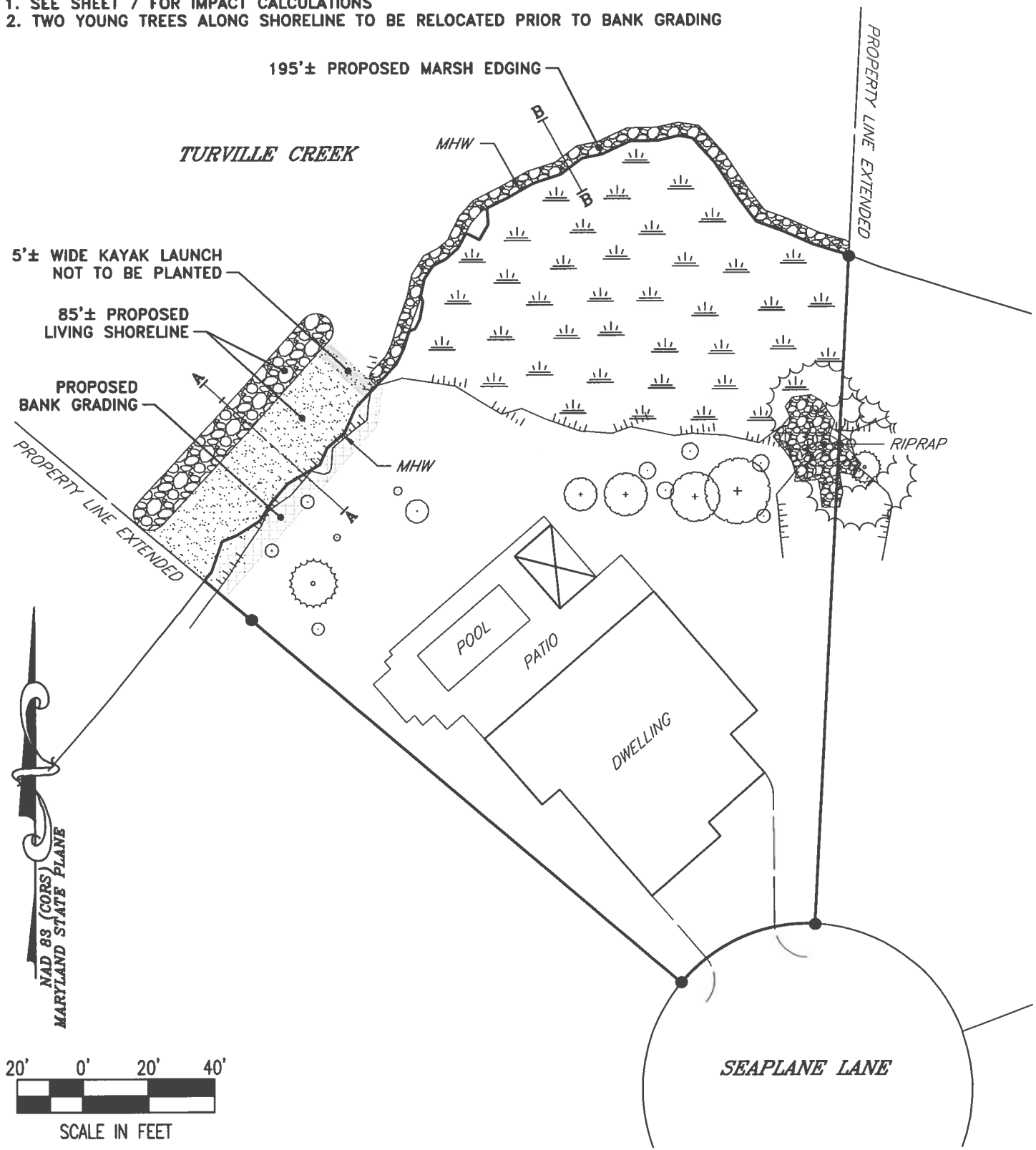
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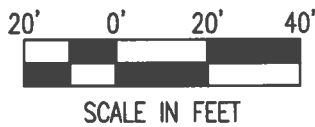
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NOTES:

1. SEE SHEET 7 FOR IMPACT CALCULATIONS
2. TWO YOUNG TREES ALONG SHORELINE TO BE RELOCATED PRIOR TO BANK GRADING



NAD 88 (CORS)
 MARYLAND STATE PLANE

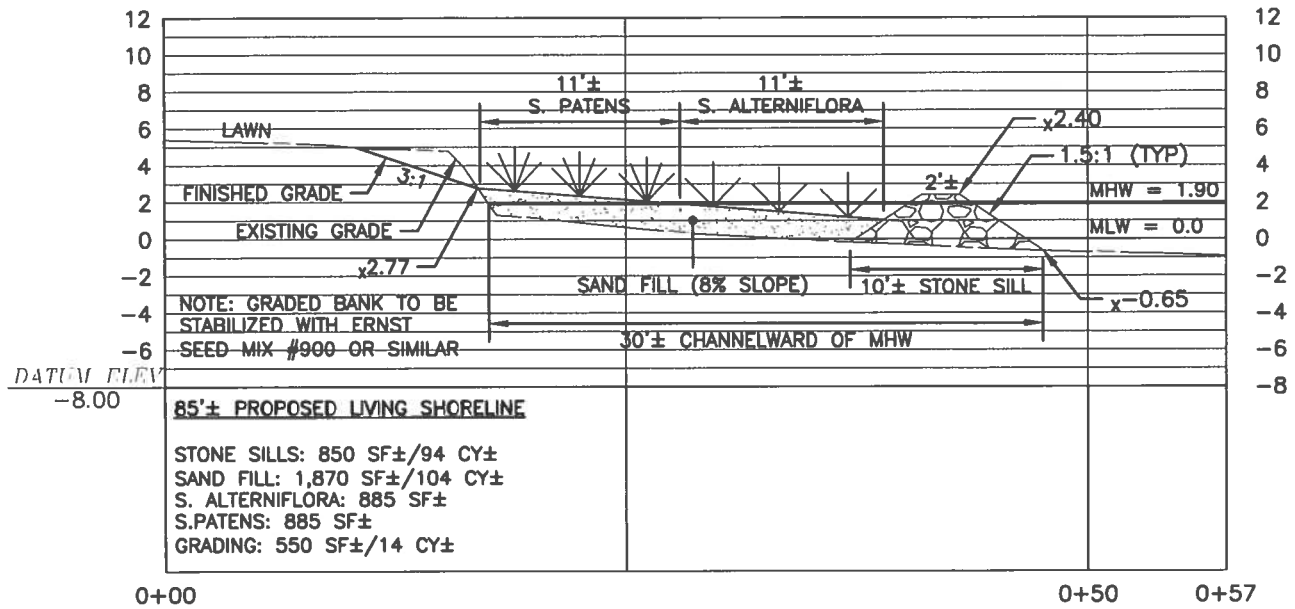


SHEET No. **6 OF 7**
 DATE: AS NOTED
 SCALE: AS NOTED
 JOB No. 260013
 FILE No. D605

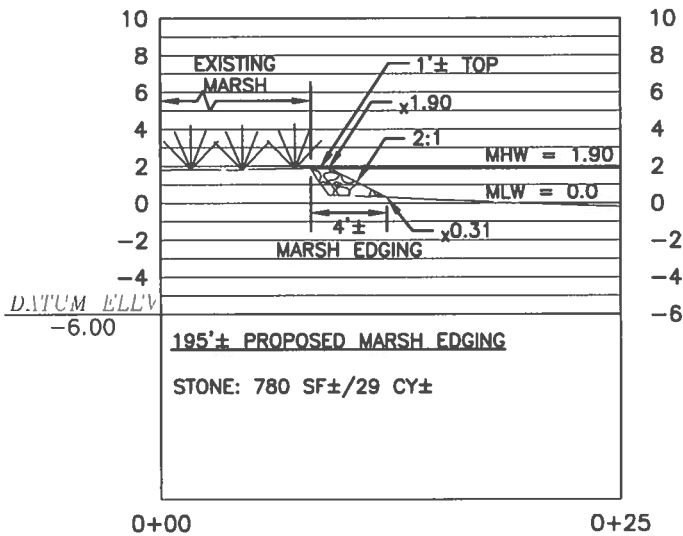
PROPOSED IMPROVEMENTS
ON THE LANDS OF
AFFAIR DETAT, LLC
BERLIN, MARYLAND
 IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 26, GRID 3, PARCEL 1, LOT 120

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LIVING SHORELINE (SECTION A-A)
 SCALE: 1" = 10'



MARSH EDGING (SECTION B-B)
 SCALE: 1" = 10'

FILE No. D605
 JOB No. 260013
 SCALE: AS NOTED
 DATE: AS NOTED
 SHEET No. 7 OF 7

DETAILS

**ON THE LANDS OF
 AFFAIR DETAT, LLC
 BERLIN, MARYLAND**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 26, GRID 3, PARCEL 1, LOT 120**

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