



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

October 6, 2026

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

Charles & Kumhui Thompson - Request No. 2026-086 – Request to replace existing 40' x 5' dock in kind and replace 67 linear feet of existing bulkhead in kind. Max channelward extension 5'. This project is located at 10350 Keyser Point Rd, Ocean City, also known as Tax Map 21, Parcel 8, Lot 5. Tenth 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 October 21, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
Joy S. Birch
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2026-086
Submission Date: 10-6-26

☒ Major Construction (\$300.00)

☐ Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Replace an existing 40 ft long by 5 ft wide dock in-kind and replace 67 linear feet of
existing bulkhead in-kind.

Property Description:

Map: 21 Parcel: 8 Lot: 5 Section: A Block: 7 Tax District: 10

Street Address: 10350 Keyser Point Rd, Ocean City, MD 21842

Subdivision: 71G3

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

Owner: Charles & Kumhui Thompson

Phone No. (301) 367-1550

Mailing Address: 12829 Gorman Cir, Boyds, MD 20841

E-Mail Address: piggyth10@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: Donald & Nancy Kemp

Property Address: 10348 Keyser Point Rd, Ocean City, MD 21842

Tax Map: 21 Parcel: 8 Lot: 4 Section: A Block: 7

Recorded Adjacent Property Owner: Sharon Barrick, Trustee

Property Address: 10352 Keyser Point Rd, Ocean City, MD 21842 - 9518 Stauffer Rd Walkersville, MD

Tax Map: 21 Parcel: 8 Lot: 6 Section: A Block: 7 21793

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.

Charles Thompson

09/30/26

Owner/Applicant's Signature

Date

DEPT. USE ONLY:

Notification Distribution Date: 10-6-26 Public Comment Deadline: 10-21-26 (15 calendar days)

Department Approval Date: _____ Expiration: _____

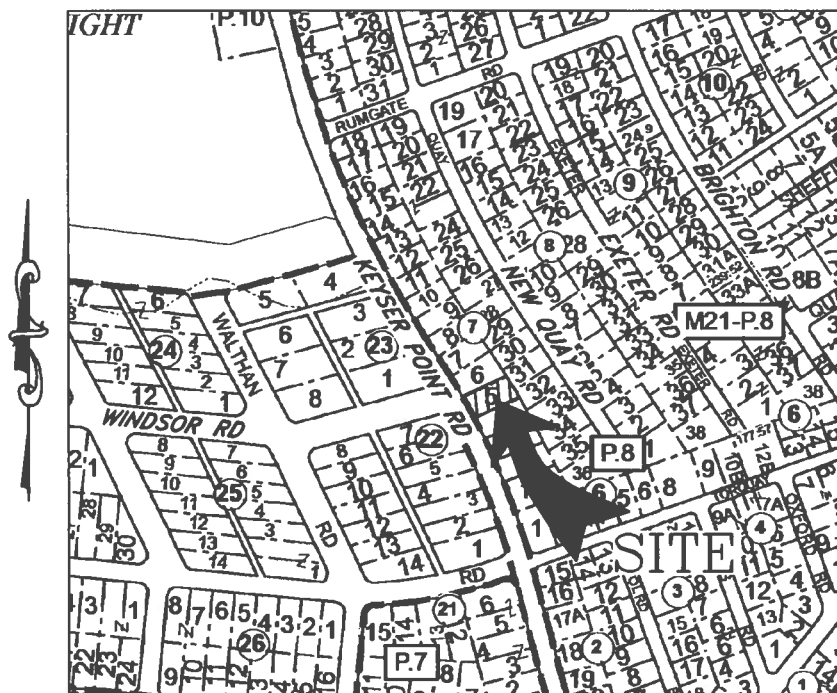
BULKHEAD & DOCK REPLACEMENT PERMIT DRAWINGS

PREPARED FOR

CHARLES THOMPSON & KUMHUI THOMPSON

IN THE TENTH ELECTION DISTRICT

WORCESTER COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 500'

ENGINEER

Lane Engineering, LLC

117 BAY STREET
EASTON, MARYLAND 21601
(410) 822-8003

OWNER/DEVELOPER

CHARLES THOMPSON
KUMHUI THOMPSON
12829 GORMAN CIR
BOYDS, MD 20841
(301) 367-1550

PROJECT LOCATION

10350 KEYSER POINT ROAD
OCEAN CITY, MD 21842

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	08/21/26	DSR				
MDE SUBMITTAL	09/30/26	DSR				

FILE No. D381	JOB No. 260266	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 1 OF 7	TITLE SHEET	<u>Lane Engineering, LLC</u> 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 CHARLES THOMPSON & KUMHUI THOMPSON	
					IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, PARCEL 8, SECTION A, BLOCK 7, LOT 5	

SITE DATA

OWNER: CHARLES THOMPSON
KUMHUI THOMPSON
12829 GORMON CIR
BOYDS, MD 20841
(301) 367-1550

SITE: 10350 KEYSER POINT RD
OCEAN CITY, MD 21842

DEED REFERENCE: 8983/90

ZONING: R-2 (SUBURBAN RESIDENTIAL)

TOTAL AREA: 0.19 AC± (PER SDAT)

MEAN HIGH WATER ELEVATION: 1.06 (PER NOAA VDATUM)

PROJECT NOTES

1. THE PROPERTY BOUNDARY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM DEEDS, PLATS, AERIAL IMAGERY, AND GIS MAPPING RESOURCES. 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. SOUNDINGS SHOWN HEREON PROVIDED BY CONTRACTOR FOR PERMITTING PURPOSES ONLY.
3. THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. SAV WAS NOT MAPPED ALONG THE SUBJECT SHORELINE IN THE LAST 5 YEARS.
5. 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.
6. 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 "AE" (EL 5) & "X" FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240083, MAP NO. 24047C0180H 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 EQUALLED 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.

7. THESE DRAWINGS ARE FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED AS AN ACCURATE CONSTRUCTION DOCUMENT.
8. 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.
9. TIDAL DATUM, I.E. MEAN LOW WATER ELEVATION, IS ESTIMATED FROM ENVIRONMENTAL INDICATORS SUCH AS RACK LINES, WATER MARKS, PLANT COMMUNITY COMPOSITIONS.
10. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREIN ARE REFERENCED TO MEAN LOW WATER = 0.0'.

FILE No. D381	JOB No. 260266	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 2 OF 7	SITE DATA & PROJECT NOTES		Lane Engineering, LLC	
					ON THE LANDS OF CHARLES THOMPSON & KUMHUI THOMPSON		Established 1986 Civil Engineers • Land Planning • Land Surveyors	
					IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, PARCEL 8, SECTION A, BLOCK 7, LOT 5		 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	
Date: 08/30/2028 - 10:11am User: drcosine Project Manager: DSR Drawing Path: J:\2028\0200\260266\Civil3D-260266\Draw\Plots\HMP-PLTS-260266.dwg Sheet: ONE ENGINEERING, LLC XREF File(s): RAR-BASE-260266/RLD-BASE-260266/CBS-BASE-LETR-260266/CSP-BASE-260266								

LEGEND & ABBREVIATIONS

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

PROPERTY LINE 
TOP OF BANK 
LIMIT OF TIDAL WETLANDS 
TIDAL WETLANDS 
TREE LINE 
TREES 
SPOT ELEVATION/SOUNDING 

LEGEND & ABBREVIATIONS

ON THE LANDS OF
CHARLES THOMPSON &
KUMHUI THOMPSON

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, PARCEL 8, SECTION A, BLOCK 7, LOT 5

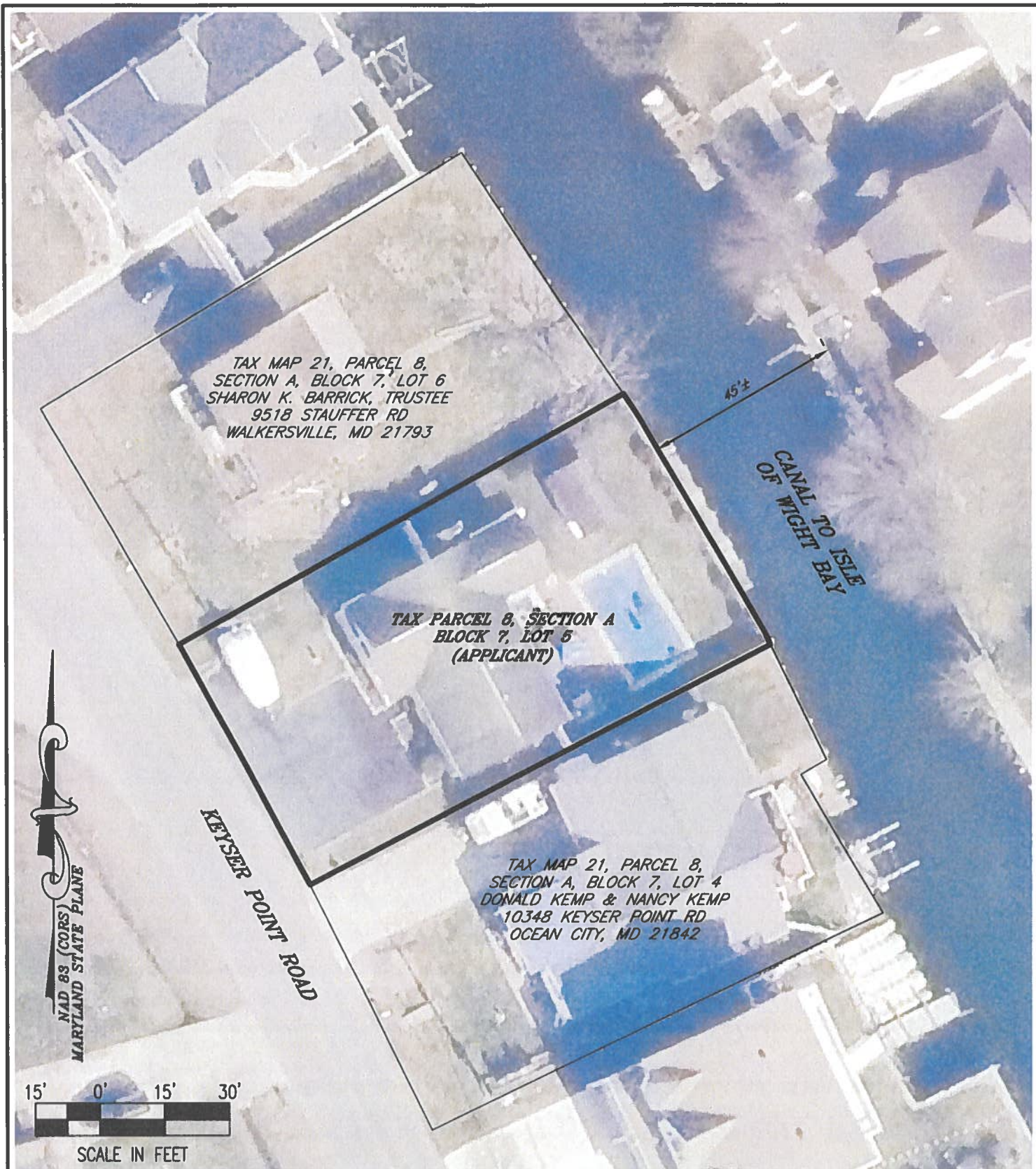
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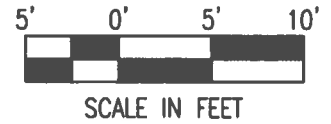


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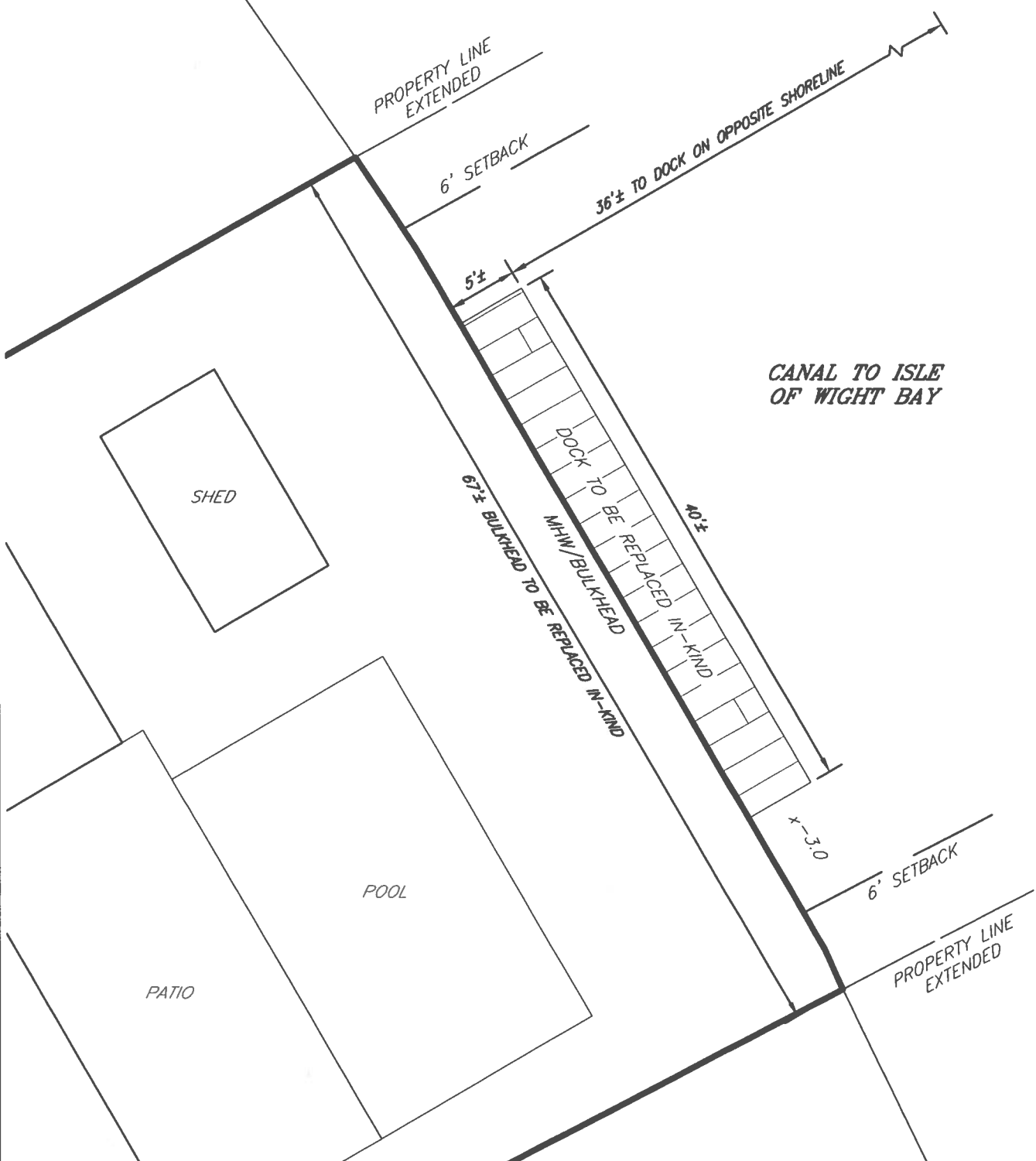
SHEET No.
3 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 260266
FILE No. D381



FILE NO. D381 JOB NO. 260266 SCALE: AS NOTED DATE: AS NOTED SHEET NO. 4 OF 7	SITE OVERVIEW ON THE LANDS OF CHARLES THOMPSON & KUMHUI THOMPSON IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, PARCEL 8, SECTION A, BLOCK 7, LOT 5	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



NAD 83 (CORS)
MARYLAND STATE PLANE



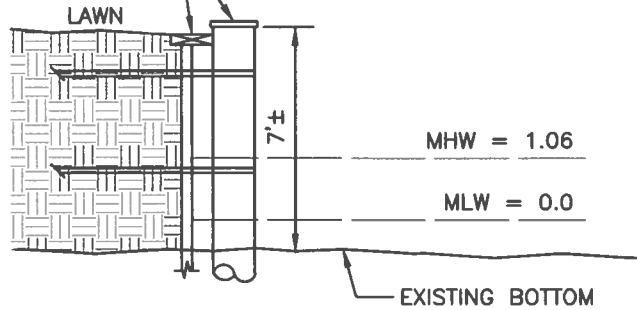
SHEET No.
5 OF 7
DATE: AS NOTED
SCALE: AS NOTED
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EXISTING CONDITIONS
ON THE LANDS OF
CHARLES THOMPSON &
KUMHUI THOMPSON
IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, PARCEL 8, SECTION A, BLOCK 7, LOT 5

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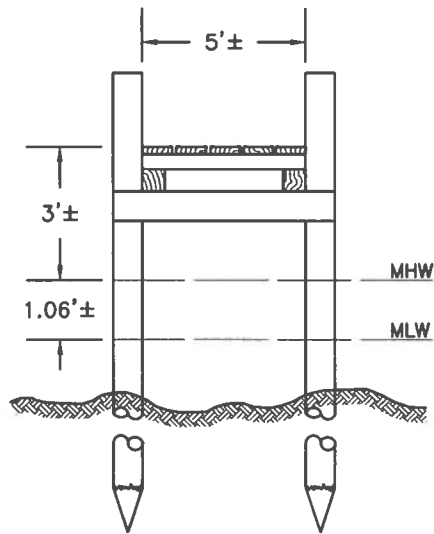
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EXISTING BULKHEAD TO
BE REPLACED IN-KIND



BULKHEAD REPLACEMENT DETAIL

NOT TO SCALE



DOCK SECTION

NOT TO SCALE

DETAILS

ON THE LANDS OF
CHARLES THOMPSON &
KUMHUI THOMPSON

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, PARCEL 8, SECTION A, BLOCK 7, LOT 5

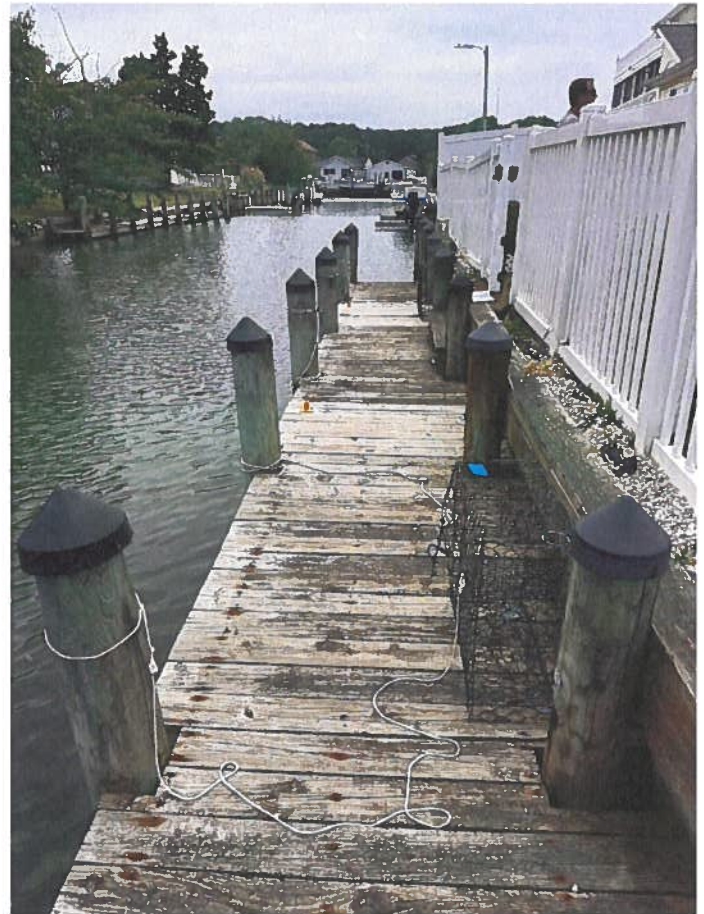
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SHEET No.
6 OF 7
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 260266
FILE No. D381



FILE No. D381 JOB No. 260266 SCALE: AS NOTED DATE: AS NOTED 7 OF 7 SHEET No.	SHORELINE PHOTOS ON THE LANDS OF CHARLES THOMPSON & KUMHUI THOMPSON IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, PARCEL 8, SECTION A, BLOCK 7, LOT 5	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
Date: 09/30/2026 - 10:11am User: dracone Project Manager: DSR XREF File(s): RAR-BASE-260266/RID-BASE-260266/CBS-BASE-LETR-260266/CSP-BASE-260266 Drawing Path: J:\2026\0200\260266\CAD\3D-260266\Draw\Plots\HMP-PLTS-260266.dwg Sheet ENGINEERING, LLC		