



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

December 20, 2024

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

Joaquin Hangen- Request No. 2024-0106 - Request to construct a replacement dock and kayak davit. Max channelward extension 10'. This project is located at 3 Crab Cay Ct, Berlin, also known as Tax Map 16, Parcel 50, Lot 12, 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 January 4, 2025.**

Sincerely,

Brandy Whitlock  
Environmental Inspector

cc: Interested Parties  
David Bradford, Deputy Director  
File



WORCESTER COUNTY  
SHORELINE CONSTRUCTION  
APPLICATION

Request No.: 2024-006  
Submission Date: 12-20-24

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

**Written Description of Proposed Improvement (include channelward distance):**

This project proposes to construct a replacement dock and a kayak davit

max Channelwd 10'

**Property Description:**

Map: 16 Parcel: 50 Lot: 12 Section: 14A Block:     Tax District: 03

Street Address: 3 Crab Cay Ct, Ocean Pines, MD 21811

Subdivision: 14A

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

**Owner:** Joaquin Hangen & Emma Hangen, Trustees

Phone No. (301) 412-7530

Mailing Address: 20021 Molly Harper Dr, Cornelius, NC 28031

E-Mail Address: jhangen@yahoo.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:** Michael Eric Miller & Stacy Lynn Miller

Property Address: 5 Crab Cay Ct, Ocean Pines, MD 21811

- 600 Rathton RD York PA 17403

Tax Map: 16 Parcel: 50 Lot: 13 Section: 14A Block:    

**Recorded Adjacent Property Owner:** Colleen & Christopher Wareing

Property Address: 19 North Pintail Dr, Berlin, MD 21811

Tax Map: 16 Parcel: 50 Lot: 10 Section: 14A 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.

Joaquin Hangen / Emma Hangen 11/26/2024  
Owner/Applicant's Signature Date

\*\*\*\*\*

**DEPT. USE ONLY:**

Notification Distribution Date: 12-20-24 Public Comment Deadline: 1-4-25 (15 calendar days)

Department Approval Date:     Expiration:

# DOCK PERMIT DRAWINGS

## PREPARED FOR

### JOAQUIN HANGEN & EMMA HANGEN

#### IN THE THIRD ELECTION DISTRICT

#### WORCESTER COUNTY, MARYLAND



**VICINITY MAP**  
SCALE: 1" = 600'

ENGINEER

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


OWNER/DEVELOPER

JOAQUIN J. HANGEN &  
EMMA L. HANGEN, TRUSTEES  
20021 MOLLY HARPER DRIVE  
CORNELIUS, NC 28031  
(301) 412-7530

PROJECT LOCATION

3 CRAB CAY COURT  
OCEAN PINES, MD 21811

ISSUE FOR:	DATE:	BY:	No.	DATE:	REVISION:	BY:
MDE SUBMITTAL	08/22/24	SJF				

FILE NO. D460	JOB NO. 240287	SCALE: AS NOTED	DATE: AS NOTED	SHEET NO. 1 OF 7	<b>TITLE SHEET</b>	<b>Lane Engineering, LLC</b> 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 JOAQUIN HANGEN, TRUSTEE & EMMA HANGEN, TRUSTEE	
					IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 16, GRID O, PARCEL 50, SECTION 14A, LOT 12	

## 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. THERE IS NO SAV MAPPED IN THE VICINITY WITHIN THE PAST 5 YEARS OF MAPPING.
4. SOUNDINGS SHOWN HEREON PROVIDED BY HOMEOWNER 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 = 1.09'
8. LOT SIZE = 9,900 SF±
9. DISTANCE TO CHANNEL CENTERLINE = 52'±
10. MAXIMUM CHANNELWARD ENCROACHMENT = 10'±
11. ZONING CLASSIFICATION = R3 (MULTI-FAMILY RESIDENTIAL)
12. 911 ADDRESS = 3 CRAB CAY CT, OCEAN PINES, MD 21811

### SITE & PROJECT NOTES

ON THE LANDS OF  
JOAQUIN HANGEN, TRUSTEE &  
EMMA HANGEN, TRUSTEE

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 16, GRID 0, PARCEL 50, SECTION 14A, LOT 12

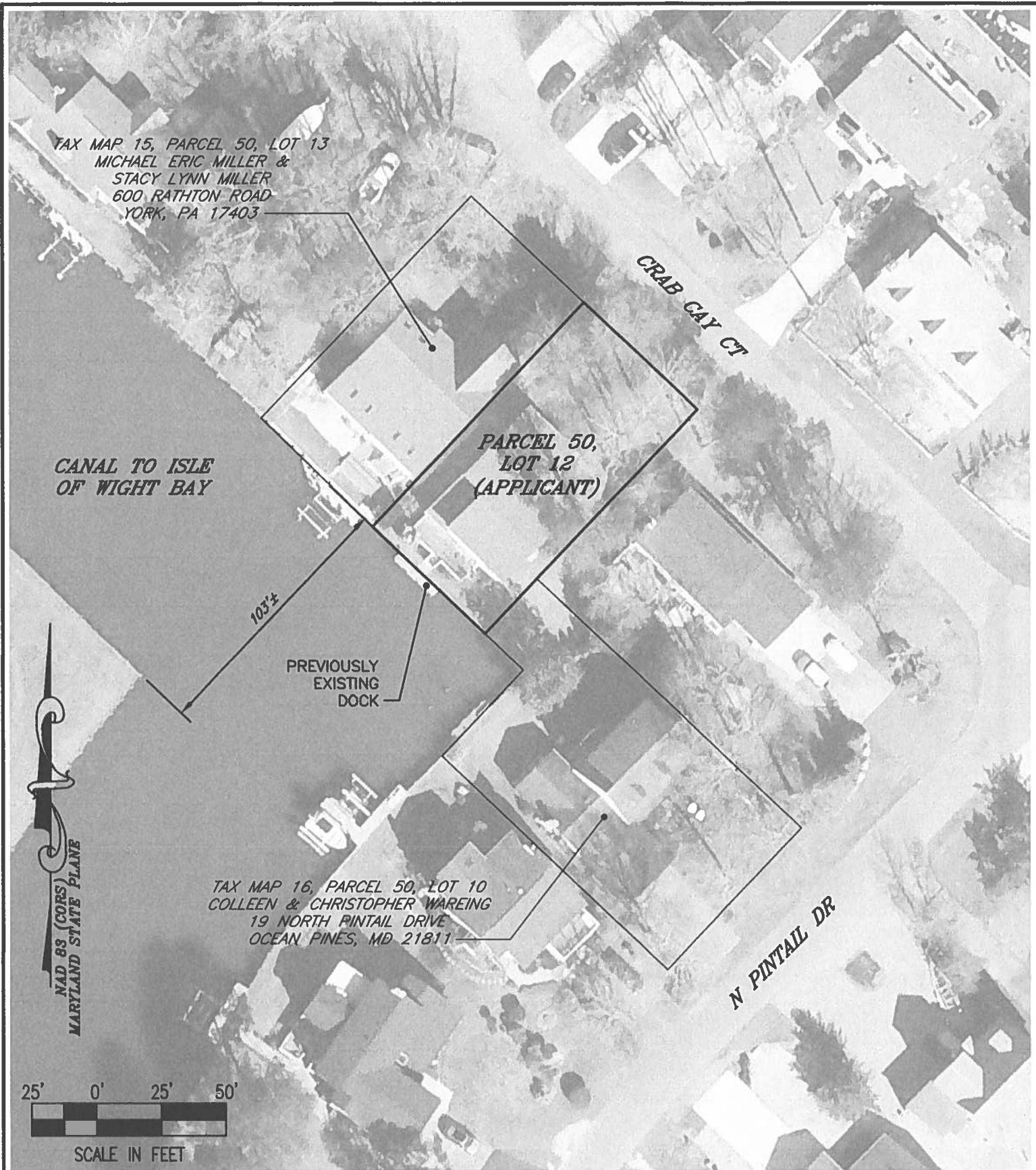
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SHEET No.  
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JOB No. 240287  
FILE No. D460



SHEET No.  
3 OF 7  
DATE: AS NOTED  
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### SITE OVERVIEW

ON THE LANDS OF  
JOAQUIN HANGEN, TRUSTEE &  
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IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
TAX MAP 16, GRID 0, PARCEL 50, SECTION 14A, LOT 12

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PARCEL 50,  
LOT 12  
(APPLICANT)

TAX MAP 15, PARCEL 50, LOT 13  
MICHAEL ERIC MILLER &  
STACY LYNN MILLER  
600 RATHTON ROAD  
YORK, PA 17403

DRIVEWAY

DWELLING

PORCH

BULKHEAD

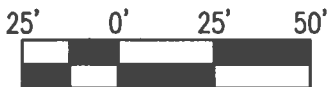
MHW/MLW

PROPERTY LINE EXTENDED  
5' SETBACK

5' SETBACK  
PROPERTY LINE EXTENDED

CANAL TO ISLE  
OF WIGHT BAY

TAX MAP 16, PARCEL 50, LOT 10  
COLLEEN & CHRISTOPHER WAREING  
19 NORTH PINTAIL DRIVE  
OCEAN PINES, MD 21811



SCALE IN FEET

## EXISTING CONDITIONS

ON THE LANDS OF  
JOAQUIN HANGEN, TRUSTEE &  
EMMA HANGEN, TRUSTEE

IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
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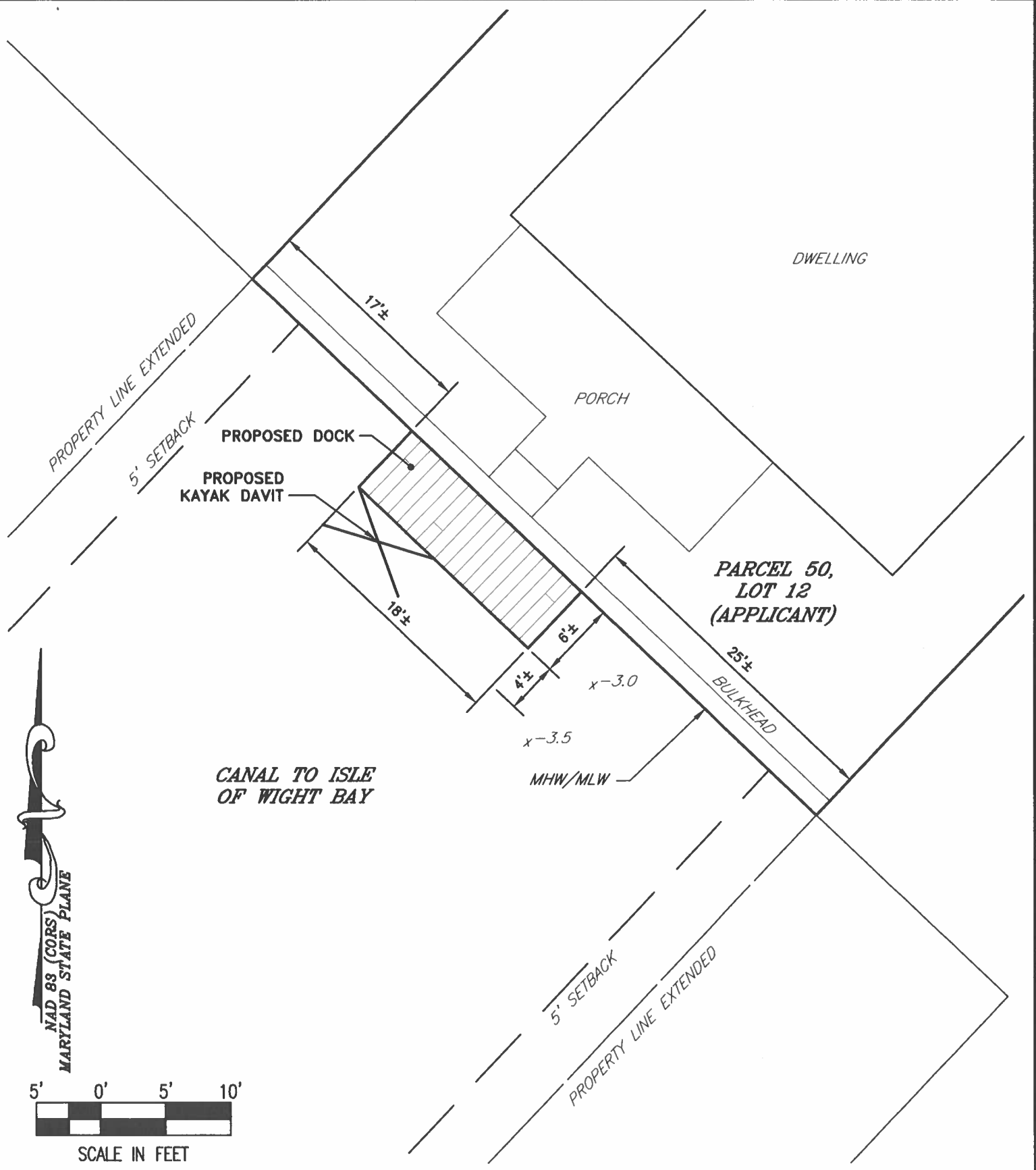
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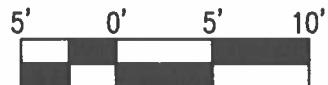


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NAD 83 (CORS)  
MARYLAND STATE PLANE



SCALE IN FEET

FILE No. D460

JOB No. 240287

SCALE: AS NOTED

DATE: AS NOTED

SHEET No. 5 OF 7

**PROPOSED IMPROVEMENTS**

**ON THE LANDS OF**

**JOAQUIN HANGEN, TRUSTEE &**

**EMMA HANGEN, TRUSTEE**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY**

**TAX MAP 16, GRID 0, PARCEL 50, SECTION 14A, LOT 12**

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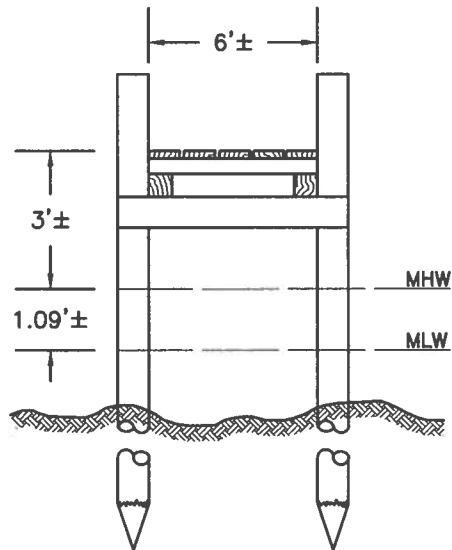
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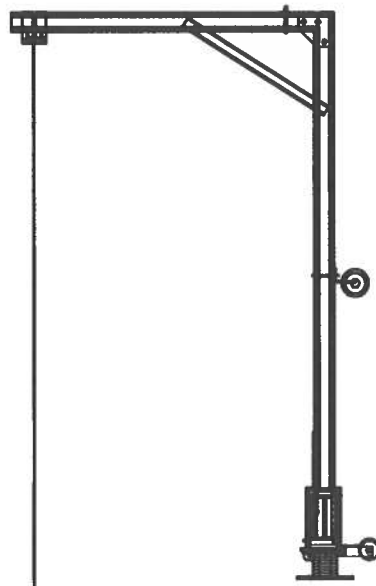
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**PIER SECTION**  
NOT TO SCALE



**DAVIT SECTION**  
NOT TO SCALE

**DETAILS**

**ON THE LANDS OF  
JOAQUIN HANGEN, TRUSTEE &  
EMMA HANGEN, TRUSTEE**

**IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
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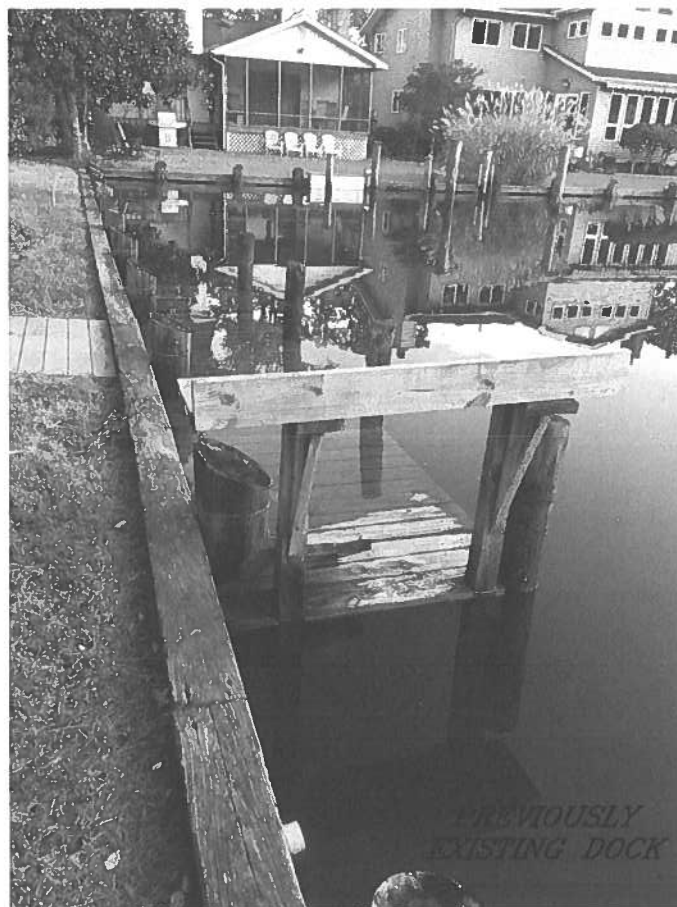
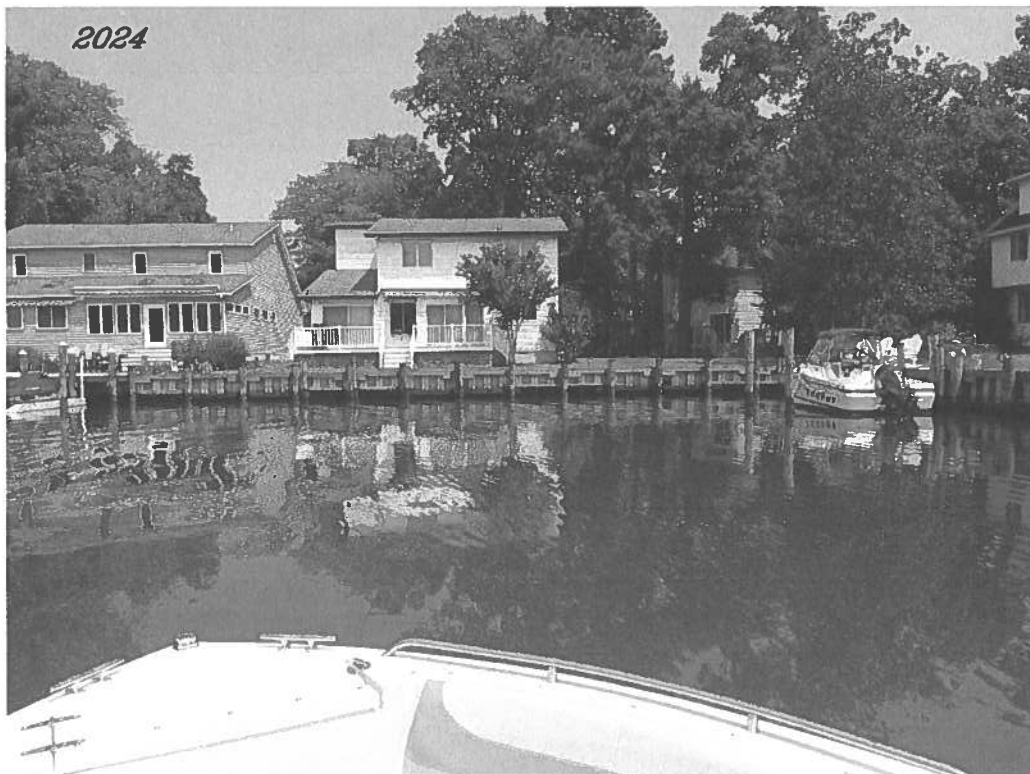
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## SHORELINE PHOTOS

ON THE LANDS OF  
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IN THE THIRD ELECTION DISTRICT, WORCESTER COUNTY  
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Date: 10/17/2024 - 4:39pm User: sfrund Project Manager: SJF Drawing Path: C:\awap\AcPublish\_21548\HMP-PLTS-240287.dwg | Sheet7  
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