



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 16, 2025

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

Ryan Jones & linsey Hammersley - Request No. 2025-096 – Request to replace existing bulkhead, 4'x22' dock and boatlift with associated piles. Max channelward extension 16'. This project is located at 10365 New Quay Rd, Ocean City, also known as Tax Map 21, Parcel 8, Section A, Block 7, Lot 26. 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 December 31, 2025.

Sincerely,

Brandy Whitlock
Environmental Inspector

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2025-096
Submission Date: 12-16-25

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

Written Description of Proposed Improvement (include channelward distance):

Replace an existing bulkhead, 4' x 22' dock, and boat lift with associated piles in kind with a maximum channelward extension of 16'.

Property Description:

Map: 21 Parcel: 8 Lot: 26 Section: A Block: 7 Tax District: 10
Street Address: 10365 New Quay Rd, Ocean City, MD 21842
Subdivision: Cape Isle of Wight
Dwelling on lot: ☒ Dwelling under construction: ☐ Vacant: ☐ Commercial: ☐

Owner: Ryan Jones & Linsey Hammersley Phone No.
Mailing Address: 1220 Ramble Dr, Fredericksburg, VA 22401
E-Mail Address:

Contractor: Big Wave Construction Phone No.: (302) 381-0506
Mailing Address: 38205 Dupont Blvd, Selbyville, DE 19975
E-Mail Address: bigwaveconstructionllc22@gmail.com

Recorded Adjacent Property Owner: Wilfredo & Magdalena Figueroa

Property Address: 10401 New Quay Rd, Ocean City, MD 21842 -335 Double Eagle Dr. Linthicum Heights MD 21090
Tax Map: 21 Parcel: 8 Lot: 25 Section: A Block: 7

Recorded Adjacent Property Owner: Karen Muckel & Donald Muckle, Jr.

Property Address: 10363 New Quay Rd, Ocean City, MD 21842
Tax Map: 21 Parcel: 8 Lot: 27 Section: A Block: 7

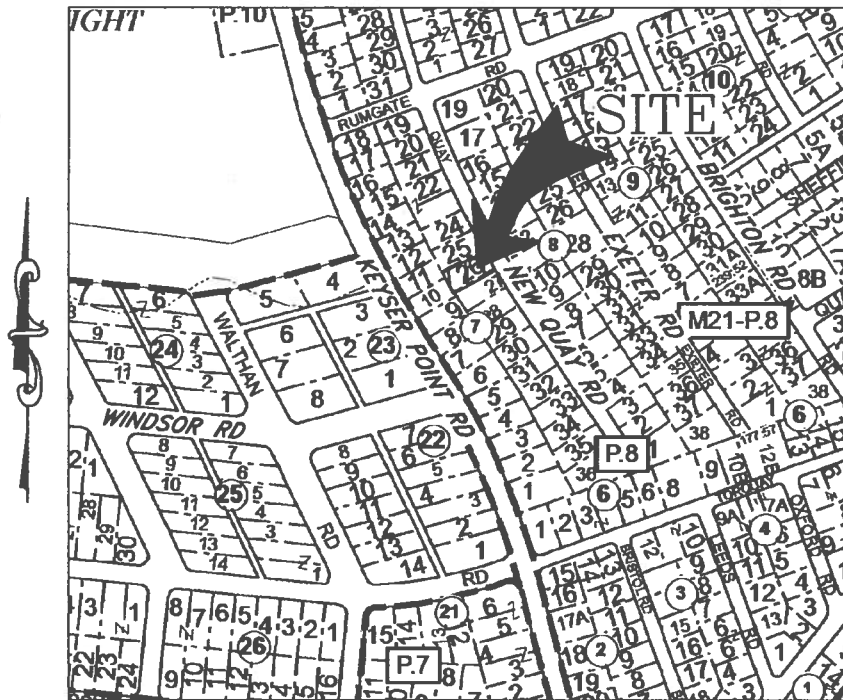
As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. 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.

RJ 8/7/25
Owner/Applicant's Signature Date

DEPT. USE ONLY:

Notification Distribution Date: 12-16-25 Public Comment Deadline: 12-31-25 (15 calendar days)
Department Approval Date: Expiration:

BULKHEAD REPLACEMENT PERMIT DRAWINGS
PREPARED FOR
RYAN JONES & LINSEY HAMMERSLEY
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
RYAN JONES & LINSEY HAMMERSLEY
1220 RAMBLE DRIVE
FREDERICKSBURG, VA 22401

PROJECT LOCATION
10365 NEW QUAY ROAD
OCEAN CITY, MD 21842

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

FILE No. D381	JOB No. 250281	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 1	TITLE SHEET	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 RYAN JASON JONES & LINSEY MICHELLE HAMMERSLEY	
					IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 26	

LEGEND & ABBREVIATIONS


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

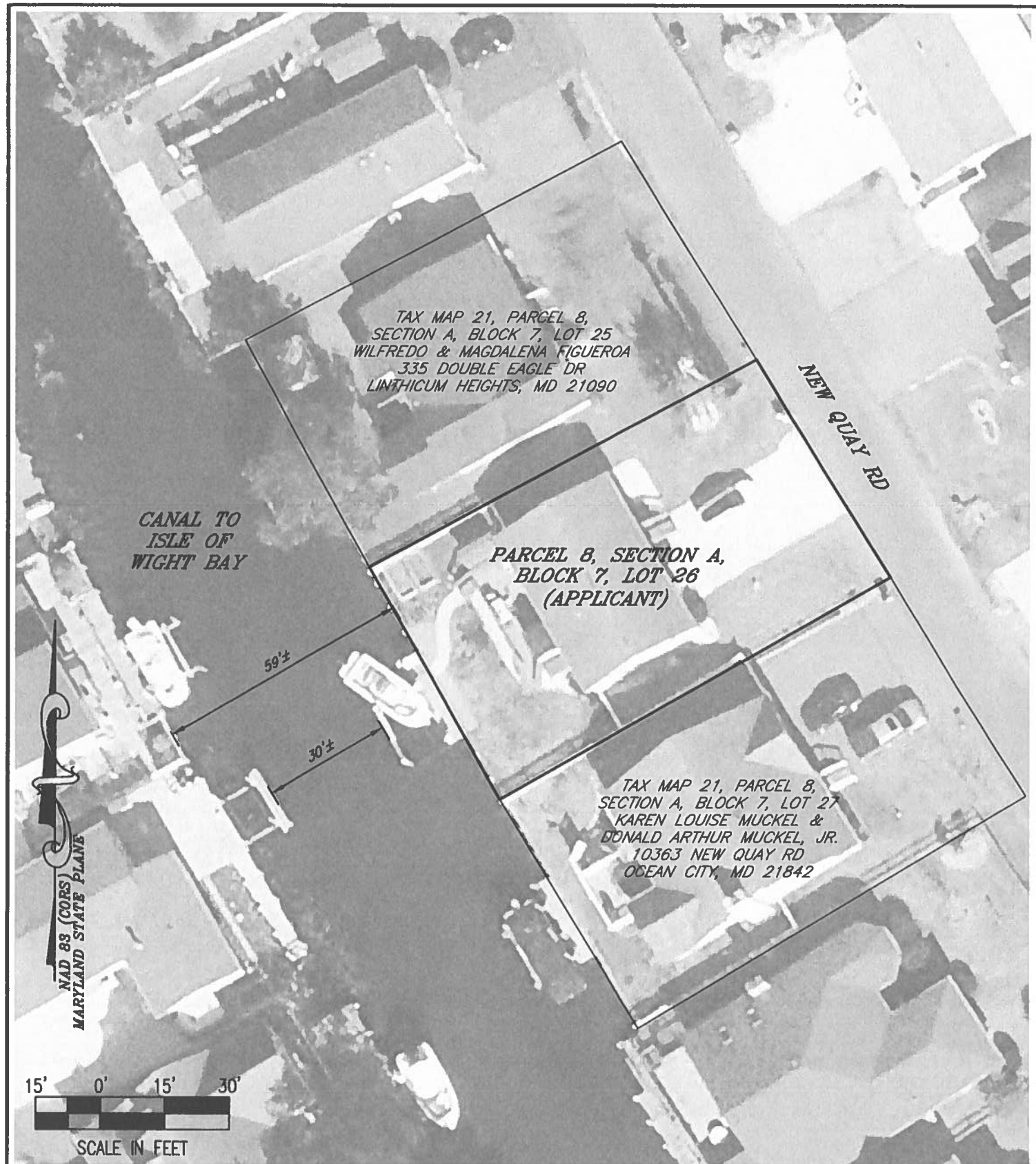
PROPERTY LINE _____

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 WITHIN THE LAST FIVE YEARS IN THE SUBJECT AREA.
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 = 1.06'
8. LOT SIZE = 7,653 SF \pm
9. DISTANCE TO CHANNEL CENTERLINE = 29.5' \pm
10. MAXIMUM CHANNELWARD ENCROACHMENT = 16' \pm
11. ZONING CLASSIFICATION = R-2 (SUBURBAN RESIDENTIAL)
12. 911 ADDRESS = 10365 NEW QUAY RD, OCEAN CITY, MD 21842

FILE No. D381	JOB No. 250281	SCALE: AS NOTED	DATE: AS NOTED	SHEET No. 2	SITE & 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 RYAN JASON JONES & LINSEY MICHELLE HAMMERSLEY	
					IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 26	
Date: 10/03/2025 - 3:15pm User: sfraund Project Manager: SJF XREF File(s): RAR-BASE-250281/RID-BASE-250281/GBS-BASE-LETR-250281					Drawing Path: C:\swap\AcPublish_25284\HMP-PLTS-250281.dwg Sheet2	©LANE ENGINEERING, LLC



SITE OVERVIEW

ON THE LANDS OF
**RYAN JASON JONES &
 LINSEY MICHELLE HAMMERSLEY**

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
 TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 26

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

© LANE ENGINEERING, LLC

SHEET No.
3

DATE: AS NOTED

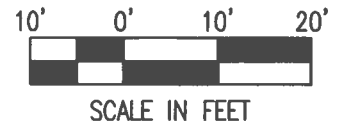
SCALE: AS NOTED

JOB No. 250281

FILE No. D381

Date: 10/03/2025 -- 3:15pm User: sfrund Project Manager: SJF
 XREF File(s): RAR-BASE-250281/RID-BASE-250281/GIS-BASE-LETR-250281

Drawing Path: C:\ewap\AcPublish_25284\HMP-PLTS-250281.dwg | Sheet3



TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 25
WILFREDO & MAGDALENA
FIGUEROA
335 DOUBLE EAGLE DR
LINTHICUM HEIGHTS, MD 21090

NEW QUAY RD

DRIVEWAY

DWELLING

PORCH

MHW/MLW

BULKHEAD

DOCK

PROPERTY
LINE
EXTENDED
6' SETBACK

CANAL TO
ISLE OF
WIGHT BAY

PARCEL 8, SECTION A,
BLOCK 7, LOT 26
(APPLICANT)

6' SETBACK
PROPERTY
LINE
EXTENDED

TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 27
KAREN LOUISE MUCKEL &
DONALD ARTHUR MUCKEL, JR.
10363 NEW QUAY RD
OCEAN CITY, MD 21842

EXISTING CONDITIONS

ON THE LANDS OF
RYAN JASON JONES &
LINSEY MICHELLE HAMMERSLEY

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 26

Lane Engineering, LLC

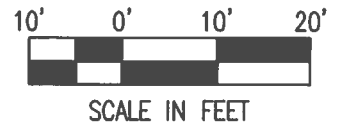
Established 1986
Civil Engineers • Land Planning • Land Surveyors



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

© LANE ENGINEERING, LLC

SHEET No.
4
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250281
FILE No. D381



TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 25
WILFREDO & MAGDALENA
FIGUEROA
335 DOUBLE EAGLE DR
LINTHICUM HEIGHTS, MD 21090

NEW QUAY RD

DRIVEWAY

DWELLING

PORCH

BEGIN 62'±
REPLACEMENT
BULKHEAD

PROPERTY
LINE
EXTENDED
6' SETBACK

MHW/MLW

CANAL TO
ISLE OF
WIGHT BAY

PROPOSED
REPLACEMENT
BOAT LIFT

PROPOSED
REPLACEMENT
DOCK

PARCEL 8, SECTION A,
BLOCK 7, LOT 26
(APPLICANT)

TAX MAP 21, PARCEL 8,
SECTION A, BLOCK 7, LOT 27
KAREN LOUISE MUCKEL &
DONALD ARTHUR MUCKEL, JR.
10363 NEW QUAY RD
OCEAN CITY, MD 21842

END 62'±
REPLACEMENT
BULKHEAD

PROPERTY
LINE
EXTENDED
6' SETBACK

SHEET No.
5

DATE: AS NOTED

SCALE: AS NOTED

JOB No. 250281

FILE No. D381

PROPOSED IMPROVEMENTS
ON THE LANDS OF
RYAN JASON JONES &
LINSEY MICHELLE HAMMERSLEY

IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 26

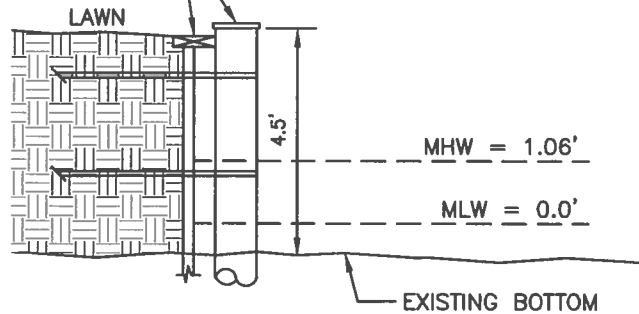
Lane Engineering, LLC

Established 1986
Civil Engineers • Land Planning • Land Surveyors

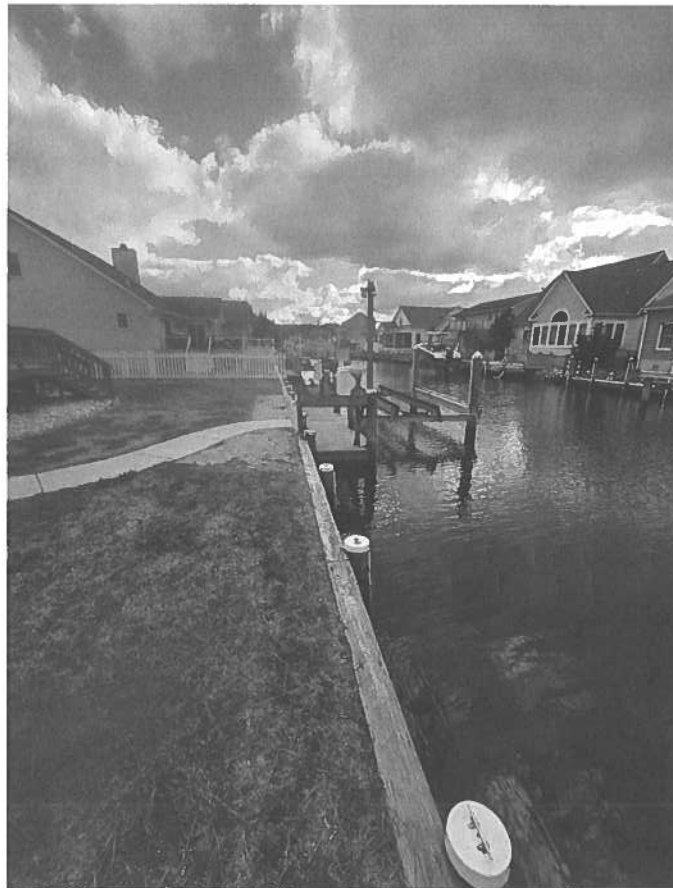


E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

EXISTING BULKHEAD TO
BE REPLACED IN-KIND



BULKHEAD REPLACEMENT DETAIL
NOT TO SCALE



DETAILS

**ON THE LANDS OF
RYAN JASON JONES &
LINSEY MICHELLE HAMMERSLEY**

**IN THE TENTH ELECTION DISTRICT, WORCESTER COUNTY
TAX MAP 21, GRID 18, PARCEL 8, SECTION A, BLOCK 7, LOT 26**

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

SHEET No.
6
DATE: AS NOTED
SCALE: AS NOTED
JOB No. 250281
FILE No. D381