



Westmoreland County, Virginia  
**LAND USE ADMINISTRATION**  
PO Box 1000  
Montross, VA 22520  
804-493-0120

Building Official  
Zoning Official  
Planning Commission  
Board of Zoning Appeals  
Board of Building Appeals  
Wetlands Board

Kelvin Johnson  
Holly Harman  
Jerry Mulholland  
Elgin Nininger  
Jane Bergeron

**AGENDA**  
Wetland Board Meeting  
January 21, 2026 @ 1:30 PM  
George D. English Sr. Memorial Building

1. Statement: A quorum of the Wetlands Board members are physically present, this meeting is also being broadcast electronically.
2. **Election of Officers**
3. Approval of December 2025 minutes
4. Action Items
  - a. **CASE # 1503-** Sharon A. Owen-Tomochak, 11440 Yeats Drive, Catlett, VA 20119 and agent Ashley Scanlan, 12 Island Lane, Lottsburg, VA 22511, request Wetlands Board approval to replace 70 feet of bulkhead. This project is located at 815 Riverview Lane, Kinsale. TM# 49H-2-8-(43&44). Cople Magisterial District. VMRC# 2025-2017
  - b. **CASE# 1506-** Ronald & Shirley Bevans, P.O. Box 340, Kinsale, VA 22488, and agent Bayshore Design LLC, 8518 Cople Hwy, Hague, VA 22469 request Wetlands Board approval to construct a 30' rip-rap revetment return wall extension and remove 22' end section of rip-rap sill and realign the sill 20' to tie into existing and extended rip-rap revetment. This project is located adjacent to 1006 White Point Road, Kinsale, VA 22488. TM #56-52G, Cople Magisterial District. VMRC# 2025-2463
5. Other Matters:
  - a. Review and adoption of By-Laws.

- b. Establish regular meeting date: the 3<sup>rd</sup> Monday of each month at 1:30 p.m.
- c. Financial Disclosure Form.

6. Adjournment

A regular meeting of the Westmoreland County Wetlands Board was held on Monday, December 15, 2025 in the George D. English, Sr. Memorial Building, 111 Polk Street, Montross, Virginia. This meeting was also live-streamed and recorded for the public on the Westmoreland County website. The members present were Kelvin Johnson, Elgin Nininger, Holly Harman, and Jerry Mulholland. Kelly De Jesus, Richard Stuart Jr. and Randy Owens, Virginia Marine Resources Commission (VMRC) representative, were also in attendance.

### **CALL TO ORDER**

Chairman Johnson called the meeting to order at 1:30 PM. Following technical problems the meeting began at 1:36 PM. The roll was called and a quorum declared.

### **PRIOR MINUTES**

Chairman Johnson asked if everyone on the Board had received copies of the October 2025 meeting minutes. Ms. Harman moved to approve the minutes as presented. Mr. Mulholland seconded the motion, and the minutes for October were approved unanimously.

An agenda amendment was requested, to add in a statement read by Holly Harman. Ms. Harman moved to approve the motion and Mr. Mulholland seconded the motion, and the agenda amendment was added with unanimous vote.

**CASE # 1496-** Christopher & Michelle Whitley, 1000 Artistry Drive #1312, Midlothian, VA, 23113 and agent, Roger McKinley, 691 Mill Point Drive, Heathsville, VA 22473, request Wetlands Board approvals to construct armor stone revetment and spurs. This project is located as 166 Piccola Drive, Hague. TM # 27B-127R-77. Cople Magisterial District. VMRC # 2023-1731

Kelly De Jesus presented the facts of the project. Roger McKinley was present to answer questions regarding the case.

Chairman Johnson then opened the meeting for public comment. James Dow spoke regarding the case. Richard Haynes spoke regarding the case and provided a copy of 'Plat showing Boundary Survey of Right of Way Piccola Drive (extended) Graphically Adapted from Plat Slide 329' dated May 16, 2025.

There being no further discussion, Ms. Harman moved to table Case # 1496 until the matter is of the Wetlands jurisdiction only. Mr. Nininger seconded the motion, and Case # 1498 was tabled until all required information has been submitted.

**CASE# 1501-** Jens, Nancy, and Eric Green Trustee, 1005 Hillcrest Terrace, Fredericksburg, VA 22405 & Janice Knies, 100 Haulover Circle, Montross, VA 22520, and agent, Ashley Scanlan, 12 Island Lane, Lottsburg, VA 22511 request Wetlands Board approval to construct a 60 foot rip-rap groin x 40 foot T-groin and 80 feet of rip-rap revetment. This project is located on 100 & 110 Haulover Circle, Montross. TM# 23E-133 & 23E-134. Montross Magisterial District. VMRC# 2025-2135

Kelly De Jesus presented the facts of the project. Ashley Scanlan was present to answer questions regarding the case.

Chairman Johnson then opened the meeting for public comment. There being no further discussion, Ms. Harman moved to approve Case # 1501 with the most recent revisions for three years. Mr. Nininger seconded the motion, and Case # 1501 was approved with unanimous vote.

Chairman Johnson advised the agent/applicant that there is an appeal process, which requires that there be a 10-day waiting period prior to starting construction.

**CASE# 1502-** Carol K. Shackelford, 760 South Glebe Road, Montross, VA 22520 and agent Bayshore Design, LLC, 8518 Cople Highway, Hague, VA 22469, request Wetlands Board approval to construct a 107 foot rip-rap revetment. This project is located at 760 South Glebe Road, Montross. TM# 26K1-1-65. Cople Magisterial District. VMRC# 2025-2038

Kelly De Jesus presented the facts of the project. Craig Palubinski from Bayshore Design was present to answer questions regarding the case.

Chairman Johnson then opened the meeting for public comment.

There being no further discussion, Mr. Mulholland moved to approve Case # 1502 as presented for three years including a \$600.00 In-Lieu of Mitigation fee for loss of non-vegetated wetlands at \$2.00 a sqft. for 300 sqft. Ms. Harman seconded the motion, and Case # 1502 was approved with unanimous vote.

Chairman Johnson advised the agent/applicant that there is an appeal process, which requires that there be a 10-day waiting period prior to starting construction.

**CASE # 1503-** Sharon A. Owen-Tomochak, 11440 Yeats Drive, Catlett, VA 20119 and agent Ashley Scanlan, 12 Island Lane, Lottsburg, VA 22511, request Wetlands Board approval to replace 70 feet of bulkhead. This project is located at 815 Riverview Lane, Kinsale. TM# 49H-2-8-(43&44). Cople Magisterial District. VMRC# 2025-2017

Kelly De Jesus presented the facts of the project. Ashley Scanlan was present to answer questions regarding the case.

Mr. Mulholland moved to table Case # 1503 as the board was not able to access the property. Mr. Nininger seconded the motion, and Case #1503 was tabled until all board members were able to conduct a site visit of the property.

**CASE # 1504-** Allen & Norma Galpin Trustees, 1001 SE 43 Terrace, Cape Coral, FL 33904, and agent Tylynn Lewis, 277 Pumpkin Hill Road, Heathsville, VA 22473, request Wetlands Board approval to construct 77 foot rip-rap revetment. This project is located at 53 Eagle Court Montross. TM# 26K1-3-15. Cople Magisterial District. VMRC# 2025-2158

Kelly De Jesus presented the facts of the project. Tylynn Lewis was present to answer questions

regarding the case.

Chairman Johnson then opened the meeting for public comment.

There being no further discussion, Mr. Harman moved to approve Case # 1504 as presented for three years to include an addendum to add compensation grass plantings below rip-rap. Mr. Mulholland seconded the motion, and Case # 1505 was approved with unanimous vote.

### **OTHER MATTERS**

Randy Owens, Virginia Marine Resources Commission (VMRC) representative discussed the Wetlands Mitigation In-Lieu of Fee with the board members.

### **ADJOURNMENT**

There being no other business to come before the Board, Ms. Harman moved that they adjourn. Mr. Mulholland seconded, and the motion carried by unanimous vote with the meeting adjourning at 3:35 PM.

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**Chairman**



P. O. Box 1000  
Montross, Virginia 22520  
Phone: (804) 493-0121  
Fax: (804) 493-0604

WESTMORELAND COUNTY, VIRGINIA  
*Land Use Administration*  
MONTROSS, VIRGINIA 22520



Building Official  
Zoning Official  
Planning Commission  
Board of Zoning Appeals  
Board of Building Appeals  
Wetlands Board

## **Wetlands Board Staff Report**

Date: September 16, 2025  
From: Charles Wrightson  
Case #: #  
Site Address: 815 Riverview Lane  
Site Tax Map: 49H-2-8-43 & 44  
Owner/Applicant: Tomochak-Owen  
11440 Yeats Drive  
Catlett, VA 20119  
Project Description: Request to replace 70 feet of bulkhead behind wetlands vegetation  
Board meeting:

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### **FINDING OF FACTS**

The parcel is located on a cove of White Point Creek. The fetch for the site is approximately 1500 feet to the northeast. The site has a low energy shoreline. The water depth ranges from 2 feet to 6 feet off shore. There currently is a dwelling approximately 35 feet from the project site. The resource protection area is in native vegetation with trees of various sizes. The bank is approximately 10 to 12 feet in height. The shoreline is currently protected by a failing bulkhead. The bulkhead was approved in 2003 (VMRC # 03-0671 Wetlands Board Case #778). The adjacent shorelines are unprotected. Wetlands vegetation exists at a failure point of the existing bulkhead.

The project proposes to construct a 70 foot long replacement bulkhead. The bulkhead is proposed to be pulled back behind the existing wetlands vegetation.

No disturbance of non-vegetated or vegetated wetlands is proposed.

### **CONCERNS**

1. The VIMS best management practice calls for constructing a non-structural living shoreline.

### **RECOMMENDATION**

The project as proposed is consistent with the goal of reducing erosion with a minimal impact upon the shoreline, intertidal area and upland areas of the site.

25-2017

**From:** [NoReplyTo@mail.mil](mailto:NoReplyTo@mail.mil)  
**To:** [MRC - ipa Permits](#)  
**Subject:** [DoD SAFE] ROBINSON.RACHEL.DENISE has dropped off files for you  
**Date:** Friday, August 29, 2025 2:20:20 PM

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ROBINSON.RACHEL.DENISE <[rachel.d.robinson@usace.army.mil](mailto:rachel.d.robinson@usace.army.mil)> has dropped off 2 files for you.

**IF YOU TRUST THE SENDER** and are expecting to receive a file from them, you may choose to retrieve the drop-off by clicking the following link (or copying and pasting it into your web browser):  
<https://safe.apps.mil/pickup.php?claimID=HjychQqeLW49tbn0&recipCode=rwiv5i>

You will be required to enter the claim passcode, which is:  
**AZ6XLvd0Q32PxaXI**

You have 7 days to retrieve the drop-off; after that the link above will expire. If you wish to contact the sender, just reply to this email.

The sender has left you a note:

NAO-2025-01936-RRS (Sharon Tomochak- Owen/Pre-app/815 Riverview Ln Kinsale VA 22488 (Tomochak-Owen Sharon A.)/ Westmoreland) No DEQ

Full information about the drop-off:

Claim ID: HjychQqeLW49tbn0  
Recipient Code: rwiv5i  
Claim Passcode: AZ6XLvd0Q32PxaXI  
Drop-off Submitted: 2025-08-29 18:20:00 UTC  
Drop-off Completed: 2025-08-29 18:20:13 UTC

— Sender —

Name: ROBINSON.RACHEL.DENISE  
Organization: USARMY  
Email Address: [rachel.d.robinson@usace.army.mil](mailto:rachel.d.robinson@usace.army.mil)

— Files —

Name: rrs\_generated\_files\_NAO-2025-01936.zip  
Size: 689723  
SHA-256 Checksum: 872D6A23D42B3E84B23CA73DDFEA841ECC0199628DA03C1A4C1676144F46958D  
Content Type: application/x-zip-compressed

Name: rrs\_supporting\_files\_NAO-2025-01936.zip  
Size: 13560174  
SHA-256 Checksum: BAA9E842DF3F4E80CDB1D04B258C267FFAAEE3EBCFDF1F31A8495B0BE053B1C71  
Content Type: application/x-zip-compressed

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Thank you.

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>U.S. Army Corps of Engineers (USACE)</b><br><b>APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT</b><br>For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                                                                                                                                                                       | <b>Form Approved -</b><br><b>OMB No. 0710-</b><br><b>0003</b><br><b>Expires: 2027-10-31</b> |
| The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at <a href="mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil">whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil</a> . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                                                                                                                                                                       |                                                                                             |
| <b>PRIVACY ACT STATEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |                                                                                                                                                                                       |                                                                                             |
| Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <a href="http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx">http://dpcl.d.defense.gov/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx</a> |                      |                                                                                                                                                                                       |                                                                                             |
| <b>(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                                                                                                                                                                       |                                                                                             |
| 1. APPLICATION NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2. FIELD OFFICE CODE | 3. DATE RECEIVED<br>08/28/2025                                                                                                                                                        | 4. DATE APPLICATION COMPLETE                                                                |
| <b>(ITEMS BELOW TO BE FILLED BY APPLICANT)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |                                                                                                                                                                                       |                                                                                             |
| 5. APPLICANT'S NAME<br><br>First – Sharon      Middle – A      Last – Tomochak-Owen<br><br>Company –<br><br>E-mail Address – stomochak@aol.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      | 8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)<br><br>First – Ashley      Middle –      Last – Scanlan<br><br>Company –<br><br>E-mail Address – agentashley25@gmail.com |                                                                                             |
| 6. APPLICANT'S ADDRESS:<br><br>Address – 11440 Yeats Dr<br><br>City – Catlett      State – VA      Zip - 20119      Country – US                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      | 9. AGENT'S ADDRESS:<br><br>Address – 12 Island Ln<br><br>City – Lottsburg      State – VA      Zip – 22511      Country – US                                                          |                                                                                             |
| 7. APPLICANT'S PHONE NOS. w/AREA CODE<br><br>a. Residence      b. Business      c. Fax<br><br>+15407889523      +15405220008                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      | 10. AGENTS PHONE NOS. w/AREA CODE<br><br>a. Business      b.      c. Fax<br><br>+18046500411                                                                                          |                                                                                             |
| <b>STATEMENT OF AUTHORIZATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                                                                                                                                                                       |                                                                                             |
| 11. I hereby authorize, Ashley Scanlan to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                                                                                                                       |                                                                                             |
| /s/ - provided on authorized agent form<br>_____<br>SIGNATURE OF APPLICANT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      | 08/28/2025<br>_____<br>Date                                                                                                                                                           |                                                                                             |

| NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>12. PROJECT NAME OR TITLE (see instructions)</b><br>815 Riverview Ln Kinsale VA 22488 (Tomochak-Owen Sharon A.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                  |
| <b>13. NAME OF WATERBODY, IF KNOWN (if applicable)</b><br>Yeocomico River                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>14. PROJECT STREET ADDRESS (if applicable)</b><br>Address 815 Riverview Ln<br><br>City – Kinsale                      State – VA<br><br><br><div style="text-align: right;">Zip – 22488</div> |
| <b>15. LOCATION OF PROJECT</b><br><br>Latitude: •N 38.0417373                      Longitude: •W -76.5645762                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                  |
| <b>16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)</b><br><br>State Tax Parcel ID 49H 2 8 43                      Municipality –<br><br>Section –                      Township –                      Range –                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                  |
| <b>17. DIRECTIONS TO THE SITE</b><br><br>815 Riverview Ln Kinsale, VA 22488 to 108 Island Ln Lottsburg, VA 22511<br>39 min(15.67 miles)<br>via Lewisetta Rd and VA-202<br>A<br>Start<br>815 Riverview Ln<br>Head toward Sumter Dr on Riverview Ln.<br><br>Go for 0.1 mi.<br><br>Continue on Hood Rd.<br><br>Go for 394 ft.<br><br>Turn left onto Jackson Ln.<br><br>Go for 0.5 mi.<br><br>Turn left onto Kinsale Bridge Rd.<br><br>Go for 0.6 mi.<br><br>Continue on Kinsale Rd.<br><br>Go for 0.4 mi.<br><br>Turn left onto Kinsale Rd.<br><br>Go for 1.6 mi.<br><br>Turn left onto Cople Hwy (VA-202). |                                                                                                                                                                                                  |

Go for 1.2 mi.

Continue on Hampton Hall Rd (VA-202).

Go for 3.5 mi.

Continue on Northumberland Hwy (US-360).

Go for 1.8 mi.

Turn left onto Lewisetta Rd.

Go for 5.7 mi.

Turn right onto Island Ln.

Go for 512 ft.

End at

108 Island Ln

Lottsburg, Virginia 22511-2224

18. Nature of Activity (Description of project, include all features)

We will replace the existing bulkhead from marked tree, 70' to the right. No back fill at this point.

Tear out old failing bulkhead and replace with 70' of new bulkhead.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

Bulkhead repair to protect property from erosion.

**USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED**

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type:

See Appendix C

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

See Appendix C

23. Description of Avoidance, Minimization, and Compensation (see instructions)

not available

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No

If Yes, describe the completed work:

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

| AGENCY | TYPE APPROVAL | IDENTIFICATION<br>NUMBER | DATE APPLIED | DATE APPROVED | DATE DENIED |
|--------|---------------|--------------------------|--------------|---------------|-------------|
|--------|---------------|--------------------------|--------------|---------------|-------------|

\* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

/s/ - provided on authorized agent form

SIGNATURE OF APPLICANT

DATE

Ashley Scanlan

SIGNATURE OF AGENT

08/28/2025

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly

authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

| <b>U.S. Army Corps of Engineers (USACE)</b><br><b>STANDARD PERMIT PROJECT INFORMATION SHEET</b>                                                                                                                                                                                                                                                                                    |                             |                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|---------------------------------------|
| <b>(ITEMS 1 THRU 3 TO BE FILLED OUT BY THE CORPS)</b>                                                                                                                                                                                                                                                                                                                              |                             |                                       |
| <b>1. APPLICATION NO.</b>                                                                                                                                                                                                                                                                                                                                                          | <b>2. FIELD OFFICE CODE</b> | <b>3. DATE RECEIVED</b><br>08/28/2025 |
| <b>(ITEMS BELOW TO BE FILLED OUT BY APPLICANT)</b>                                                                                                                                                                                                                                                                                                                                 |                             |                                       |
| <b>4. SELECT THE TYPE OF PERMIT YOU'RE REQUESTING</b><br><br><div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Standard</span> <span><input type="checkbox"/> Letter Of Permission</span> <span><input checked="" type="checkbox"/> General Permit</span> </div>                                                                         |                             |                                       |
| <b>5. SELECT A DEVELOPMENT TYPE</b><br><br><div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Commercial</span> <span><input checked="" type="checkbox"/> Non-commercial</span> <span><input type="checkbox"/> Government/Tribal</span> </div>                                                                                            |                             |                                       |
| <b>6. APPLICABLE STATUTORY AUTHORITY</b><br><br><div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Section 404 Clean Water Act</span> <span><input checked="" type="checkbox"/> Section 10 Rivers and Harbors Act</span> <span><input type="checkbox"/> Section 103 of the Marine Protection, Research, and Sanctuaries Act</span> </div> |                             |                                       |
| <b>ENDANGERED AND THREATENED SPECIES</b>                                                                                                                                                                                                                                                                                                                                           |                             |                                       |
| <b>7. DESCRIBE YOUR CURRENT KNOWLEDGE OF ENDANGERED SPECIES THAT MAY BE AFFECTED BY ACTIVITIES OCCURRING WITHIN THE PROJECT OR ACTION AREA</b><br><br><div style="margin-top: 20px;">           ADDITIONAL AFFECTED SPECIES:<br/>           I'm not sure.         </div>                                                                                                           |                             |                                       |
| <b>HISTORIC PROPERTIES</b>                                                                                                                                                                                                                                                                                                                                                         |                             |                                       |
| <b>8. DESCRIBE YOUR CURRENT KNOWLEDGE OF HISTORIC PROPERTIES THAT WOULD HAVE THE POTENTIAL TO BE IMPACTED BY ACTIVITIES OCCURRING WITHIN THE AREA OF POTENTIAL EFFECT/PERMIT AREA</b><br><br><div style="margin-top: 20px;">           None.         </div>                                                                                                                        |                             |                                       |
| <b>NATIONAL WILD AND SCENIC RIVERS</b>                                                                                                                                                                                                                                                                                                                                             |                             |                                       |
| <b>9. IF THE PROPOSED ACTIVITY WOULD OCCUR IN A NATIONAL WILD AND SCENIC RIVER SYSTEM OR IN AN OFFICIALLY DESIGNATED STUDY RIVER, LIST THE RIVER OR STUDY RIVER</b><br><br><div style="height: 100px;"></div>                                                                                                                                                                      |                             |                                       |

| SECTION 408 USACE CIVIL WORKS PROJECTS                                                                                                                                                                                                                                                                                                                           |                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <p>10. WILL THE PROPOSED ACTIVITY REQUIRES PERMISSION FROM THE USACE PURSUANT TO 33 U.S.C. 408 BECAUSE IT WILL ALTER OR TEMPORARILY OR PERMANENTLY OCCUPY OR USE A U.S. ARMY CORPS OF ENGINEERS FEDERALLY AUTHORIZED CIVIL WORKS PROJECT?</p> <p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> I'm not sure </p> |                                                                                            |
| <p>11. IF BLOCK 10 IS YES, HAVE YOU SUBMITTED A WRITTEN REQUEST FOR SECTION 408 PERMISSION FROM THE USACE DISTRICT HAVING JURISDICTION OVER THAT PROJECT?</p> <p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </p>                                                                                                                       | <p>12. IF BLOCK 11 IS YES, PROVIDE THE DATE YOUR REQUEST WAS SUBMITTED TO THE DISTRICT</p> |
| SECTION 103 OF THE MARINE PROTECTION, RESEARCH, AND SANCTUARIES ACT                                                                                                                                                                                                                                                                                              |                                                                                            |
| <p>13. HAS THE PROPOSED DISPOSAL SITE BEEN DESIGNATED FOR USE BY THE ADMINISTRATOR, EPA, PURSUANT TO SECTION 102(C) OF THE MARINE PROTECTION, RESEARCH, AND SANCTUARIES ACT OF 1972, AS AMENDED (33 U.S.C. 1413)?</p>                                                                                                                                            |                                                                                            |
| <p>14. IF BLOCK 13 IS NO, DESCRIBE THE CHARACTERISTICS OF THE PROPOSED DISPOSAL SITE AND AN EXPLANATION AS TO WHY NO PREVIOUSLY DESIGNATED DISPOSAL SITE IS FEASIBLE</p>                                                                                                                                                                                         |                                                                                            |
| <p>15. DESCRIBE KNOWN DREDGED MATERIAL DISCHARGES AT THE PROPOSED DISPOSAL SITE</p>                                                                                                                                                                                                                                                                              |                                                                                            |
| <p>16. PROVIDE THE EXISTENCE AND DOCUMENTED EFFECTS OF OTHER AUTHORIZED DISPOSALS THAT HAVE BEEN MADE IN THE DISPOSAL AREA (E.G., HEAVY METAL BACKGROUND READING AND ORGANIC CARBON CONTENT)</p>                                                                                                                                                                 |                                                                                            |
| <p>17. PROVIDE THE ESTIMATED LENGTH OF TIME DURING WHICH THE DISPOSAL WOULD CONTINUE AT THE PROPOSED SITE (in months)</p>                                                                                                                                                                                                                                        | <p>18. PROVIDE THE SOURCE OF THE MATERIAL</p>                                              |
| <p>19. DESCRIBE THE TYPE AND COMPOSITION OF THE MATERIAL</p>                                                                                                                                                                                                                                                                                                     | <p>20. DESCRIBE THE METHOD OF TRANSPORTATION AND DISPOAL OF THE MATERIAL</p>               |

**U.S. Army Corps of Engineers (USACE)**

**APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT – PARTNER APPENDIX**

For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.

**AUTHORITIES:** The Department of Army Corps of Engineers (Corps) and partner entities have established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and its partners. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. This supplemental information is provided to the partner entity along with the standard regulatory forms.

**PARTNER INFORMATION**

|                                                                                                     |                                |                                                                                                                               |
|-----------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>ORGANIZATION:</b><br>VA Dept. of Environmental Quality (VDEQ) & VA Marine Resources Commn (VMRC) | <b>PARTNER ID:</b><br>25-00034 | <b>NAME AND CODE:</b><br><br><b>Form Name:</b> COMMONWEALTH OF VIRGINIA JOINT PERMIT APPLICATION<br><b>Form Code:</b> NAO JPA |
|-----------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|

This system has been created to collect the information necessary to initiate a Joint Permit Application for the state and federal aquatic resource permitting in the Commonwealth of Virginia. This Joint Permit Application covers the entities of US Army Corps of Engineers (USACE) Norfolk District (NAO), Virginia Department of Environmental Quality (VDEQ), and Virginia Marine Resources Commission (VMRC) in the Commonwealth of Virginia.

The Joint Permit Application (JPA) process and Standard JPA form are used by the US Army Corps of Engineers (USACE), the Virginia Marine Resources Commission (VMRC), the Virginia Department of Environmental Quality (DEQ), and the Local Wetlands Boards (LWB) for permitting purposes involving water, wetlands, and dune/beach resources, including water supply and water withdrawals projects (as defined in DEQ Regulation 9 VAC 25-210). [Learn More information, including State and Regional General Permits.](<https://www.nao.usace.army.mil/Missions/Regulatory/>) Once your request is submitted, a State Permit ID will be generated and can be found in the generated NAO\_JPA\_Report file, "Partner ID" field.

The Virginia Department of Environmental Quality VA Water Protection (DEQ-WVP) Additional Data Needs form collects any additional data that the DEQ needs when a WVP Permit and/or an individual 401 Water Quality Certification (WQC) is also required for the proposed work. A blank version of this form is available for download, then completion and upload, in the Location Specific Questions section.

JOINT PERMIT APPLICATION for Commonwealth of Virginia To apply for USACE Permits, as well as any required permits from the VDEQ and VMRC. [Learn more on the permits webpage](<https://www.nao.usace.army.mil/Missions/Regulatory-Branch/Regulatory-Permits/>). Once your request is submitted, a State Permit ID will be generated and can be found in the generated NAO\_JPA\_Report file, "Partner ID" field.

Please note that when a VDEQ permit is being requested, you must also complete and upload the State Data Requirements PDF form. This PDF should be uploaded to the box revealed when "YES" is selected to answer the mandatory "Are you also requesting a permit from the VDEQ?" question.

**SUPPLEMENTAL INFORMATION COLLECTED**

**Regional General Conditions Checklist - These questions are needed to evaluate whether you satisfy regional conditions for USACE.**

- Is work proposed in areas that contain submerged aquatic vegetation (SAV)? [Learn more about SAV] (<https://mobjack.vims.edu/sav/savwabmap/>)
  - No
- Is the project proposed within an area documented as an anadromous fish use area (confirmed or potential)? [Learn more about anadromous fish use areas] (<https://services.dwr.virginia.gov/fwis/>)
  - No
- Is any in-stream work proposed within streams identified as wild trout waters? [Learn more about wild trout waters] (<https://services.dwr.virginia.gov/fwis/>)
  - No

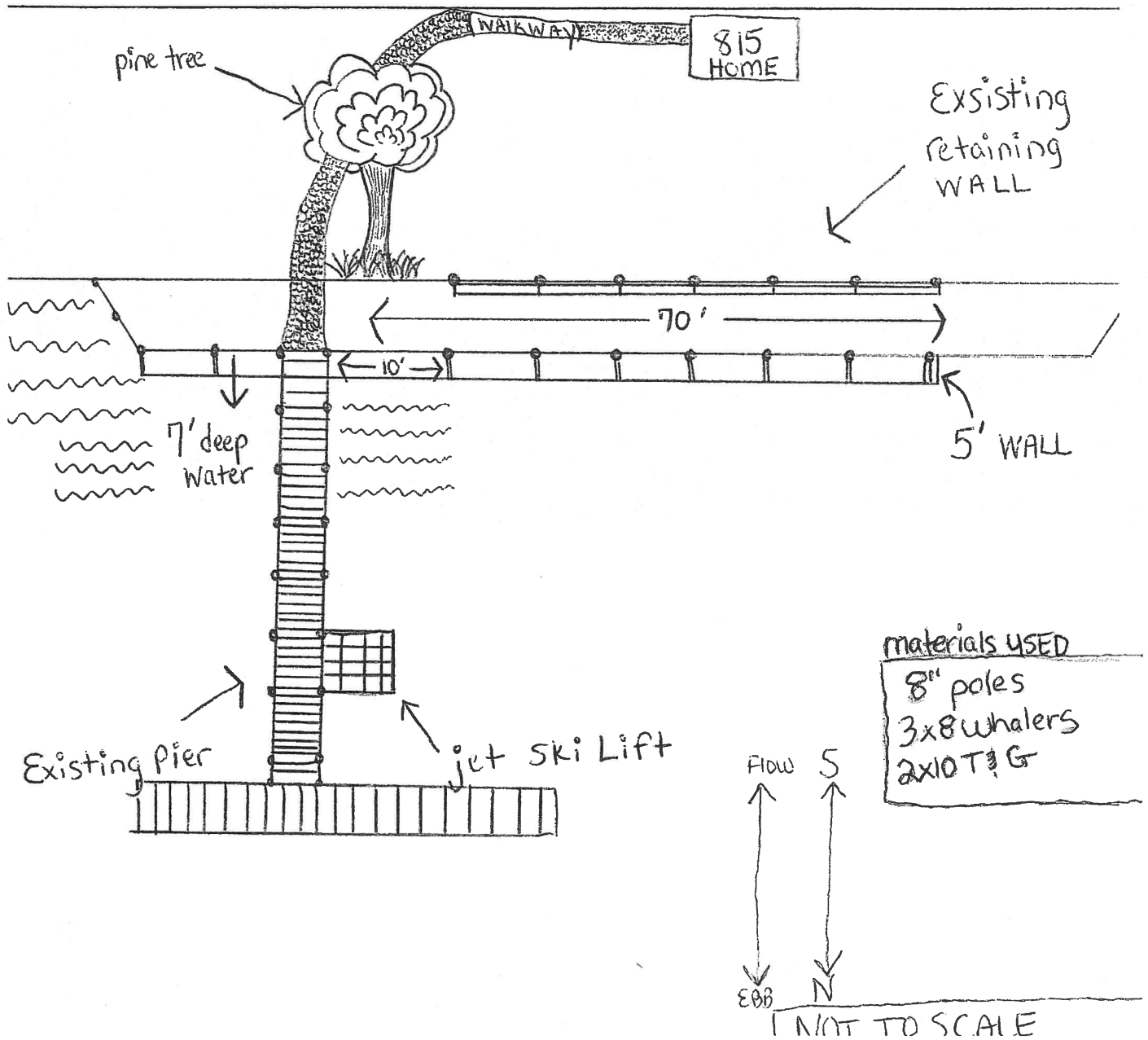
- Is a state-listed species or designated resource known within 2 miles of the proposed activity? For proposed activities located within Virginia's designated coastal zone, [Learn more at the Virginia Department of Wildlife Resources' (DWR) Virginia Fish and Wildlife Information Service (VAFWIS)] (<https://services.dwr.virginia.gov/fwis/>)
  - No
- Did you submit your project to DWR (ESSProjects@dwr.virginia.gov)?
  - Not Applicable (Question not presented)
- Is work proposed in the Chesapeake Bay National Estuarine Research Reserve in Virginia? This multi-site system along a salinity gradient of the York River includes Sweet Hall Marsh, Taskinas Creek, Catlett Islands, and Goodwin Islands. [Learn more about the Chesapeake Bay National Estuarine Research] (<https://www.vims.edu/cbnerr/>)
  - No
- Have you generated a USFWS official species list through IPAC?
  - No
- Please upload a copy of your USFWS IPAC species list.
  - Not Applicable (Question not presented)
- Is there potential for the project to affect aquatic federally listed threatened or endangered species or designated critical habitat? [NMFS Section 7 mapper] (<https://noaa.maps.arcgis.com/apps/webappviewer/index.html?id=a85c0313b68b44e0927b51928271422a>)
  - No
- Are you proposing to plant any invasive plant species? [Learn more about invasive plant species] (<https://www.dcr.virginia.gov/natural-heritage/invspdflist>)
  - No
- Will any proposed new or replacement culverts or pipes be embedded below the streambed (countersunk)?
  - No
- Are you proposing temporary fill or impacts to aquatic resources?
  - No
- Upload a copy of your restoration plan.
  - Not Applicable (Question not presented)
- Will your project affect any structures or works built by the USACE? [Learn more about USACE Civil Works projects] (<https://usacenao.maps.arcgis.com/apps/webappviewer/index.html?id=d19d8e578c294e92a327d9e8cd1047d9>)
  - No
- Are you are proposing a stream restoration project under Nationwide Permit 27?
  - No
- Upload a completed Natural Channel Design Review Checklist and Selected Morphological Characteristics form. [Access the form] (<https://www.epa.gov/cwa-404/natural-channel-design-review-checklist-under-cwa-section-404>)
  - Not Applicable (Question not presented)
- Are you also requesting a permit from the VDEQ?
  - No

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Upload a completed State Data Requirements PDF form.<ul style="list-style-type: none"><li>◦ Not Applicable (Question not presented)</li></ul></li><li>• Are you applying for a [PASDO Category A](https://usace.contentdm.oclc.org/utis/getfile/collection/p16021coll15/id/3190) permit?<ul style="list-style-type: none"><li>◦ Yes</li></ul></li><li>• Upload the PASDO Category A checklist. [Access the PASDO Category A checklist] (https://usace.contentdm.oclc.org/utis/getfile/collection/p16021coll15/id/3190)<ul style="list-style-type: none"><li>◦ pasdo815riverviewlnpg1.pdf File(s) Uploaded</li></ul></li></ul> |
| COMMONWEALTH OF VIRGINIA JOINT PERMIT APPLICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

Tomochak - Owen, Sharon, A.  
815 River view LN Kinsale, VA 22488

## Overhead planview Drawing

Bulkhead Replacement - remove old failing wall  
and replace 70'





DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT  
**23-SPGP-PASDO SELF-VERIFICATION FORM**

**CATEGORY A PIER STRUCTURES**

Expires: August 21, 2028

Please review the 23-SPGP-PASDO before completing this form. This can only be used for proposed PRIVATE USE structures that comply with the terms and conditions of the 23-SPGP-PASDO located on the Corps website: <https://www.nao.usace.army.mil/Missions/Regulatory/RBRegional/>.

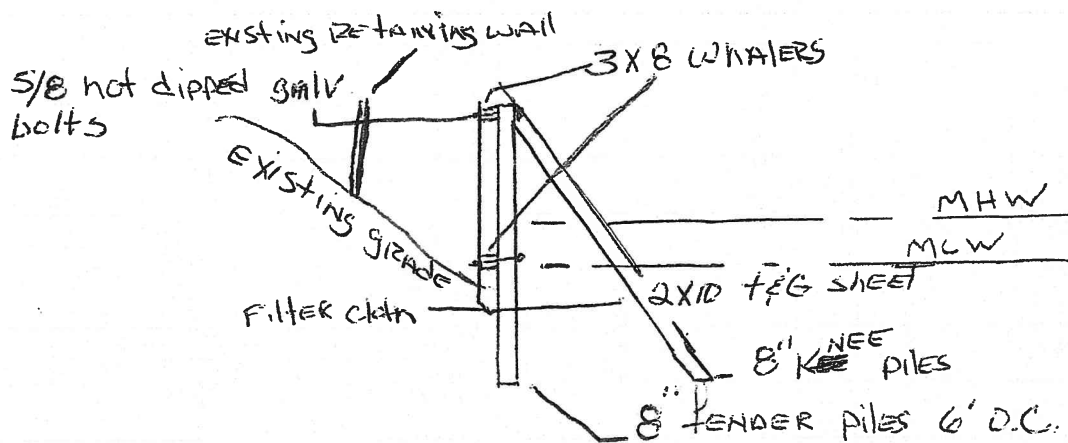
1. Has the permittee reviewed the 23-SPGP-PASDO and verified that the proposed structures are in compliance with all the terms, conditions, and limitations of 23-SPGP-PASDO?  
☒ YES ☐ NO
2. Are the proposed structures for private use only?  
☒ YES ☐ NO
3. To avoid adverse effects to navigation, do the proposed structures extend no more than one-fourth of the distance across the waterway measured from either mean high water (MHW) to MHW (including all channelward wetlands) or ordinary high water (OHW) to OHW (including all channelward wetlands)?  
☒ YES ☐ NO
4. If the proposed structures cross wetland vegetation, are they an open-pile design that has a maximum width of five (5) feet and a minimum height of four (4) feet between the decking and the wetland substrate?  
☐ YES ☐ NO ☒ N/A
5. Do the proposed structures include no more than two (2) lifts and no more than two (2) boat slips?  
☐ YES ☐ NO ☒ N/A
6. Is the open-sided roof structure designed to shelter a boat no more than 700 square feet and/or is the open-sided roof structure or gazebo structure designed to shelter a pier no more than 400 square feet?  
☐ YES ☐ NO ☒ N/A
7. Are all piles associated with the proposed structure non-steel, no more than 12" in diameter, and will there be no more than 25 piles installed channelward of MHW?  
☒ YES ☐ NO
8. When operationally feasible, is all work occurring behind cofferdams, turbidity curtains, or other methods used to control turbidity?  
☒ YES ☐ NO
9. If the proposed structures are to be located within an anadromous fish use area, will the prospective permittee adhere to the anadromous fish use area time of year restriction (TOYR) prohibiting in-water work from occurring between February 15 through June 30 of any given year if 1) piles are to be installed with a cushioned impact hammer and there are fewer than 492 feet between the most channelward pile and mean low water (MLW) on the opposite shoreline; or 2) piles are to be installed with a vibratory hammer and there are fewer than 384 feet between the most channelward pile and MLW on the opposite shoreline? <https://services.dwr.virginia.gov/fwis/>.  
☒ YES ☐ NO ☐ N/A
10. Is all work occurring outside of submerged aquatic vegetation (SAV) mapped by the Virginia Institute of Marine Sciences' (VIMS) most recent survey year and 5-year composite?  
<https://mobjack.vims.edu/sav/savwabmap/>  
☒ YES ☐ NO
11. Has the permittee ensured the construction of the proposed structures will not affect federally listed threatened or endangered species or designated critical habitat?  
NOAA PRD: <https://www.fisheries.noaa.gov/new-england-mid-atlantic/consultations/section-7-consultations-greater-atlantic-region>; and  
US Fish and Wildlife Service: <https://ipac.ecosphere.fws.gov/>  
☒ YES ☐ NO

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                             |                                              |                                                                                 |                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------|----------------------------------------------|---------------------------------------------------------------------------------|----------------------------|
| <b>U.S. Army Corps of Engineers (USACE)</b><br><b>RIGHT OF ENTRY</b><br>For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                             |                                              | <b>Form Approved -</b><br><b>OMB No. 0710-0003</b><br><b>Expires 2027-10-31</b> |                            |
| <b>The Agency Disclosure Notice (ADN)</b><br>The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at <a href="mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil">whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil</a> . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. |                  |                             |                                              |                                                                                 |                            |
| <b>Purpose:</b> This form is used by members of the public to authorize the USACE to enter their property for site investigations relating to USACE project reviews. These reviews include onsite investigations needed to support application review, processing, and issuance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                             |                                              |                                                                                 |                            |
| This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |                             |                                              |                                                                                 |                            |
| <b>ITEMS 1 THRU 3 - FOR USACE USE ONLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |                             |                                              |                                                                                 |                            |
| 1. APPLICATION NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  | 2. FIELD OFFICE CODE        |                                              | 3. DATE RECEIVED                                                                |                            |
| <b>ITEMS 4 THRU 12 - COMPLETED BY THE PROPERTY OWNER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                             |                                              |                                                                                 |                            |
| 4. PROPERTY OWNER NAME ( <i>first, middle, last</i> )<br>Sharon A. Tomochak-Owen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                             | 5. PROPERTY OWNER ADDRESS:<br>11440 Yeats Dr |                                                                                 |                            |
| Company:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                             | City:<br>Catlett                             | State:<br>VA                                                                    |                            |
| E-mail Address:<br>stomochak@aol.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                             | ZIP:<br>20119                                | Country:<br>USA                                                                 |                            |
| 6. PROPERTY OWNER PHONE NUMBERS. w/AREA CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                             |                                              |                                                                                 |                            |
| a. Residence<br>540-788-9523                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  | b. Business<br>540-522-0008 |                                              | c. Fax                                                                          |                            |
| <b>LOCATION AND LEGAL DESCRIPTION OF PROPERTY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                             |                                              |                                                                                 |                            |
| 7. PROJECT STREET ADDRESS ( <i>if applicable</i> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                             |                                              | 8. LOCATION OF PROPERTY ( <i>in decimal degrees</i> )                           |                            |
| Address<br>815 Riverview Dr                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | City:<br>Kinsale | State:<br>VA                | ZIP:<br>22488                                | Latitude: °N<br>38.041737                                                       | Longitude: °W<br>76.564576 |
| 9. TAX PARCEL ID(s)<br>49H - 2 - 8 - 43                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                             |                                              |                                                                                 |                            |
| 10. PROPERTY OWNER CERTIFICATION<br>By signing below, I authorize representatives of the USACE to enter upon the property described above for the purpose of conducting on-site investigations, if necessary, and issuing a jurisdictional determination pursuant to Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899. I, the undersigned, am a duly authorized owner of record of the property identified herein.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                             |                                              |                                                                                 |                            |
| 11. SIGNATURE OF PROPERTY OWNER<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                             | 12. DATE<br>8-25-25                          |                                                                                 |                            |
| 18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.                                                                                                                                                                                                                                                                                                                                                   |                  |                             |                                              |                                                                                 |                            |

## Side Section VIEW

Tomochak - Owen  
Sharon, A.

815 River View LN  
Kinsale, VA 22488



This project is to repair 70' of failing Bulkhead using # grade 2x10 T&G Sheathing, 3x8 S/T Whalers and eight inch poles driven on six foot centers. This job will be accessed by barge. There will be no grading or tree clearing required. All Poles and Sheathing will be driven with a vibratory hammer on an excavator.

\* NOTE: This wall will be installed in the old footprint if possible and up to one foot Channelward if necessary.

Side Section View - Bulkhead Replacement

## Part 2 – Signatures (continued)

### 2. Applicants having agents (if applicable)

#### CERTIFICATION OF AUTHORIZATION

I (we), Sharon A. Tomochak - OWEN, hereby certify that I (we) have authorized Agent Ashley Scanlan (Applicant's legal name(s)) (Agent's name(s)) to act on my behalf and take all actions necessary to the processing, issuance and acceptance of this permit and any and all standard and special conditions attached.

We hereby certify that the information submitted in this application is true and accurate to the best of our knowledge.

Ashley Scanlan  
(Agent's Signature)

(Use if more than one agent)

8/12/2025  
(Date)

X Sharon A. Tomochak - OWEN  
(Applicant's Signature)

(Use if more than one applicant)

X 8-18-25  
(Date)

### 3. Applicant's having contractors (if applicable)

#### CONTRACTOR ACKNOWLEDGEMENT

I (we), Sharon A. Tomochak - OWEN, have contracted Charles D. O'Bier "Chuck", C3D Marine Construction (Applicant's legal name(s)) (Contractor's name(s)) to perform the work described in this Joint Permit Application, signed and dated 8/12/2025.

We will read and abide by all conditions set forth in all Federal, State and Local permits as required for this project. We understand that failure to follow the conditions of the permits may constitute a violation of applicable Federal, state and local statutes and that we will be liable for any civil and or criminal penalties imposed by these statutes. In addition, we agree to make available a copy of any permit to any regulatory representative visiting the project to ensure permit compliance. If we fail to provide the applicable permit upon request, we understand that the representative will have the option of stopping our operation until it has been determined that we have a properly signed and executed permit and are in full compliance with all terms and conditions.

C3D Marine Construction  
Contractor's name or name of firm

108 island LN, Lottsburg VA 22511  
Contractor's or firms address

Charles D. O'Bier  
Contractor's signature and title

2705145529  
Contractor's License Number

X Sharon A. Tomochak - OWEN  
(Applicant's Signature)

(use if more than one applicant)

8/12/2025  
Date

## Part 2 - Signatures

### 1. Applicants and property owners (if different from applicant).

**NOTE: REQUIRED FOR ALL PROJECTS**

**PRIVACY ACT STATEMENT:** The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection Research and Sanctuaries Act of 1972. These laws require that individuals obtain permits that authorize structures and work in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters prior to undertaking the activity. Information provided in the Joint Permit Application will be used in the permit review process and is a matter of public record once the application is filed. Disclosure of the requested information is voluntary, but it may not be possible to evaluate the permit application or to issue a permit if the information requested is not provided.

**CERTIFICATION:** I am hereby applying for all permits typically issued by the DEQ, VMRC, USACE, and/or Local Wetlands Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing a proposal to issue a permit and after permit issuance to determine compliance with the permit. In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Sharon A. Tomochak - Owen  
Applicant's Legal Name (printed/typed)

\_\_\_\_\_  
(Use if more than one applicant)

x   
Applicant's Signature

\_\_\_\_\_  
(Use if more than one applicant)

x 8-18-25  
Date

SAME  
Property Owner's Legal Name (printed/typed)  
(If different from Applicant)

\_\_\_\_\_  
(Use if more than one owner)

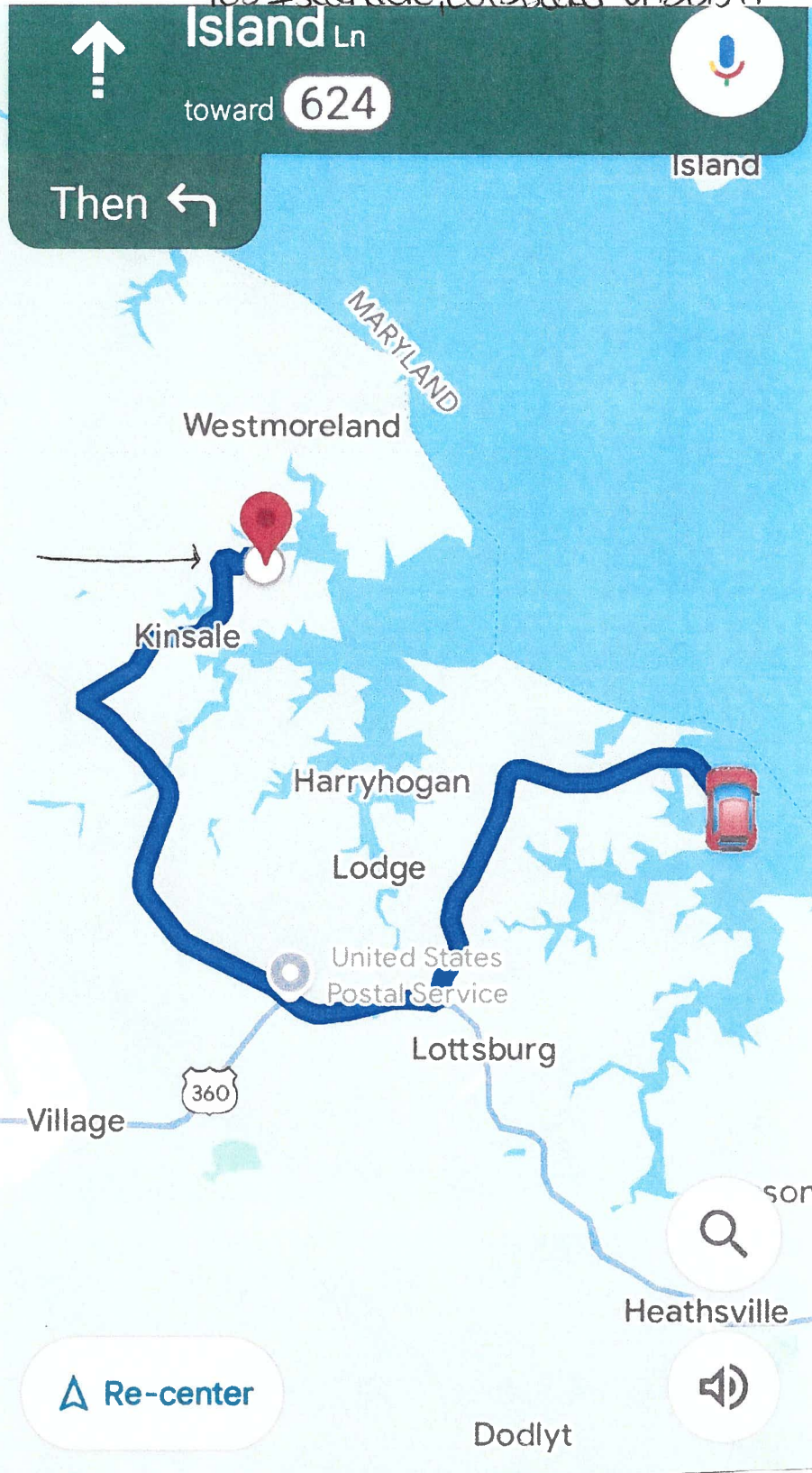
\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
(Use if more than one owner)

\_\_\_\_\_  
Date

VICINITY MAP

108 Island Ln, Lottsburg VA 22511

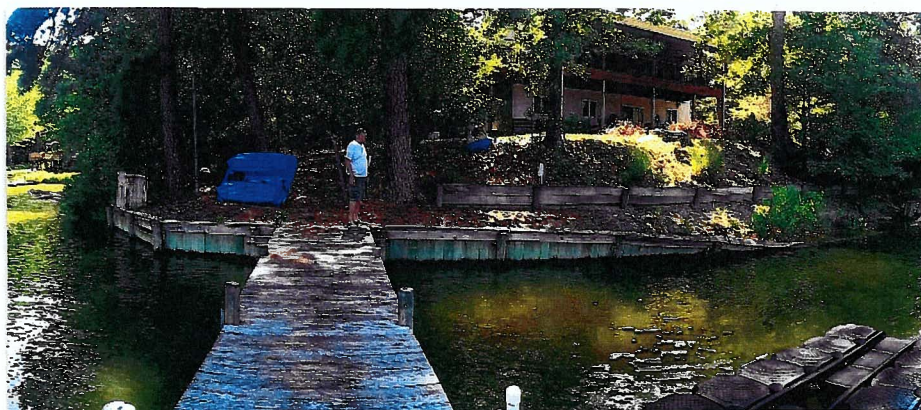
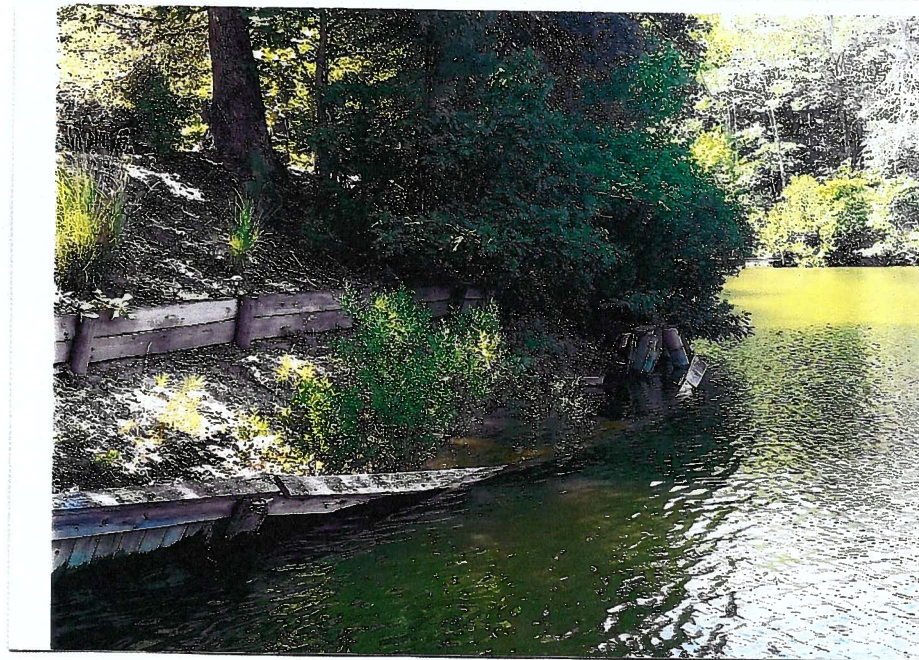


815 River View Dr  
Kinsale, VA

proposed project - PHOTOS



815 river view dr kinsale va (bulkhead repair)



## Part 1 - General Information (continued)

9. Proposed use (check one):

- ☒ Single user (private, non-commercial, residential)  
☐ Multi-user (community, commercial, industrial, government)

10. Describe alternatives considered and the measures that will be taken to avoid and minimize impacts, to the maximum extent practicable, to wetlands, surface waters, submerged lands, and buffer areas associated with any disturbance (clearing, grading, excavating) during and after project construction. *Please be advised that unavoidable losses of tidal wetlands and/or aquatic resources may require compensatory mitigation.*

For Access - Bulkhead Repair  
NO CLEARING, GRADING OR EXCAVATING REQUIRED

11. Is this application being submitted for after-the-fact authorization for work which has already begun or been completed? ☐ Yes ☒ No. If yes, be sure to clearly depict the portions of the project which are already complete in the project drawings.

12. Approximate cost of the entire project (materials, labor, etc.): \$ 15,000  
Approximate cost of that portion of the project that is channelward of mean low water:  
\$ ALL

13. Completion date of the proposed work: 8/12/2026

14. Adjacent Property Owner Information: List the name and complete mailing address, including zip code, of each adjacent property owner to the project. (NOTE: If you own the adjacent lot, provide the requested information for the first adjacent parcel beyond your property line.) Failure to provide this information may result in a delay in the processing of your application by VMRC.

right of  
property

#1. Wicker, James D. JR (parcel # 49H-2-8-46)  
ref: 797 Riverview LN Kinsale, VA 22488

mailing  
address:

162 Wood Landing Rd  
Fredericksburg, VA 22405

right of  
property

#2. Yancy Hospitality, LLC (parcel # 49H-2-8-41)  
ref: 831 Riverview LN, Kinsale, VA 22488

mailing  
address:

1412 Colville CT  
St. Augustine FL, 32095 - 8440

Original  
permit



**WILLIAM A. PRUITT**  
Commissioner  
**ROBERT D. CRAFT**  
Chief, Administration and Finance  
**ROBERT W. GRABB**  
Chief, Habitat Management  
**ROBERT J. MARKLAND**  
Chief, Law Enforcement  
**JACK G. TRAVELSTEAD**  
Chief, Fisheries Management

## COMMONWEALTH of VIRGINIA

### Marine Resources Commission

P. O. Box 756

2600 Washington Avenue

Newport News, Virginia 23607-0756

#### ASSOCIATE MEMBERS

**GEORGE S. FORREST**  
Poquoson, Virginia  
**JOHN W. FREEMAN, SR.**  
Hampton, Virginia  
**TIMOTHY G. HAYES**  
Richmond, Virginia  
**WILLIAM A. HUDNALL**  
Hastherville, Virginia  
**DONALD L. LIVERMAN, SR.**  
Virginia Beach, Virginia  
**PAUL S. MERRITT**  
Chincoteague, Virginia  
**PETER W. ROWE**  
Chesapeake, Virginia  
**JANE C. WEBB**  
Newport News, Virginia

January 14, 1991

Mr. Robert R. Rausch  
c/o Raymond A. Yancey  
7275 Glen Forest Drive  
Suite 300  
Richmond, Va. 23226

Re: VMRC #91-0071-12

Dear Mr. Rausch:

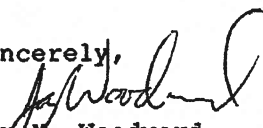
You have inquired regarding a permit to construct an open pile private pier 24 feet long with a 10 foot L-head and 300 linear feet of timber bulkhead adjacent to property situated along Murphy's Mill Creek (Northwest Yeocomico River) in Westmoreland County.

No authorization is required from the Marine Resources Commission because your proposed bulkhead is above mean low water and your proposed pier is exempt under Section 62.1-3 (v) of the Code of Virginia.

For your information, however, you may need a permit from your local wetlands board and/or authorization from the U.S. Army Corps of Engineers, Norfolk District, 803 Front Street, Norfolk, Virginia 23510.

If we may be of further assistance, please do not hesitate to call on us.

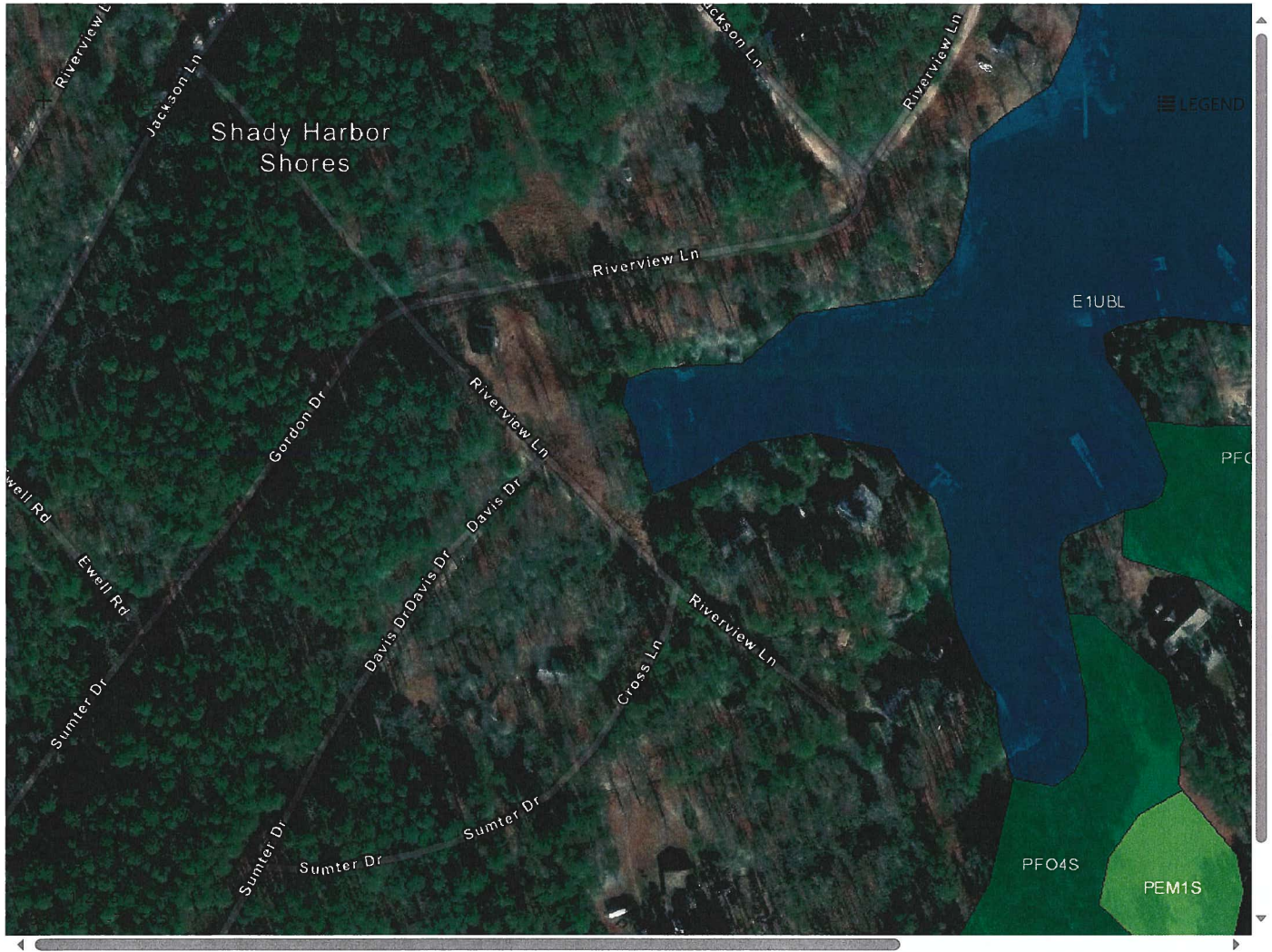
Sincerely,

  
Jay M. Woodward  
Environmental Engineer

JMW/kmh  
HM

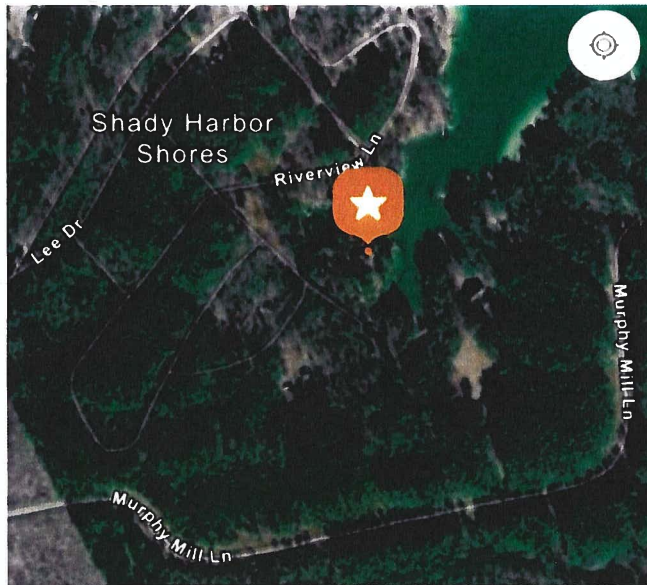
cc: U.S. Army Corps of Engineers, Norfolk District  
Westmoreland County Wetlands Board  
Applicant

Telephone (804) 247-2200 (804) 247-2292 V/TDD Information and Emergency Hotline 1-800-541-4646 V/TDD



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                                                                                 |                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------|-------------------------------|
| <b>U.S. Army Corps of Engineers (USACE)</b><br><b>AUTHORIZATION TO ACT AS AN AGENT</b><br>For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               | <b>Form Approved -</b><br><b>OMB No. 0710-0003</b><br><b>Expires 2027-10-31</b> |                               |
| <b>The Agency Disclosure Notice (ADN)</b><br>The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at <a href="mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil">whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil</a> . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. |                               |                                                                                 |                               |
| <b>Purpose:</b> This form is used by members of the public to authorize an agent (for example - a private consultant) to act on their behalf in all matters relating to all dealings with the USACE regarding the project. This includes taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                                                                 |                               |
| This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |                                                                                 |                               |
| <b>ITEMS 1 THRU 3 - FOR USACE USE ONLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |                                                                                 |                               |
| 1. APPLICATION NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               | 2. FIELD OFFICE CODE                                                            |                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                                                                                 |                               |
| 3. DATE RECEIVED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |                                                                                 |                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |                                                                                 |                               |
| <b>ITEMS 4 THRU 14 - COMPLETED BY THE APPLICANT or REQUESTOR</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                               |                                                                                 |                               |
| 4. PROJECT NAME<br>815 Riverview Ln Kinsale VA 22488                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               | 5. PROJECT LOCATION<br>Westmoreland County                                      |                               |
| 6. APPLICANT NAME (first, middle, last)<br>Sharon, A. Tomochak-Owen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               | 7. AGENT NAME<br>Ashley Scanlan                                                 |                               |
| Company (if applicable):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               | Company:                                                                        |                               |
| E-mail Address:<br>stomochak@aol.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               | E-mail Address:<br>agentashley25@gmail.com                                      |                               |
| 8. APPLICANT ADDRESS (if applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               | 9. AGENT ADDRESS (if applicable)                                                |                               |
| Address<br>11440 Yeats Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               | Address<br>12 Island Ln                                                         |                               |
| City:<br>Catlett                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | State:<br>VA                  | City:<br>Lottsburg                                                              | State:<br>VA                  |
| 10. APPLICANT PHONE NUMBERS. w/AREA CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               | 11. AGENT PHONE NUMBERS. w/AREA CODE                                            |                               |
| a. Residence<br>(540) 788-9523                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | b. Business<br>(540) 522-0008 | c. Fax                                                                          |                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               | a. Residence                                                                    | b. Business<br>(804) 650-0411 |
| 12. APPLICANT/AGENT CERTIFICATION<br>By signing below, I hereby authorize the agent listed above, to act on my behalf in all matters relating to all dealings with the USACE regarding the project and properties listed above, including taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits. Any and all acts carried out by my agent on my behalf as it relates to this project and property shall have the same effect as acts of my own.<br><br>I agree to review all information submitted to the USACE on my behalf by my agent and certify that any information submitted on my behalf is true and correct.                                                                                                                                          |                               |                                                                                 |                               |
| 13. SIGNATURE of APPLICANT or REQUESTOR<br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               | 14. DATE<br>8-25-25                                                             |                               |
| 18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.                                                                                                                                                                                                                                                                                                                                                   |                               |                                                                                 |                               |

ARIEL VIEW



815 riverview ln kinsale  
**Va 22488**

Coordinates

38 041732 N - 76 564576 W

Address

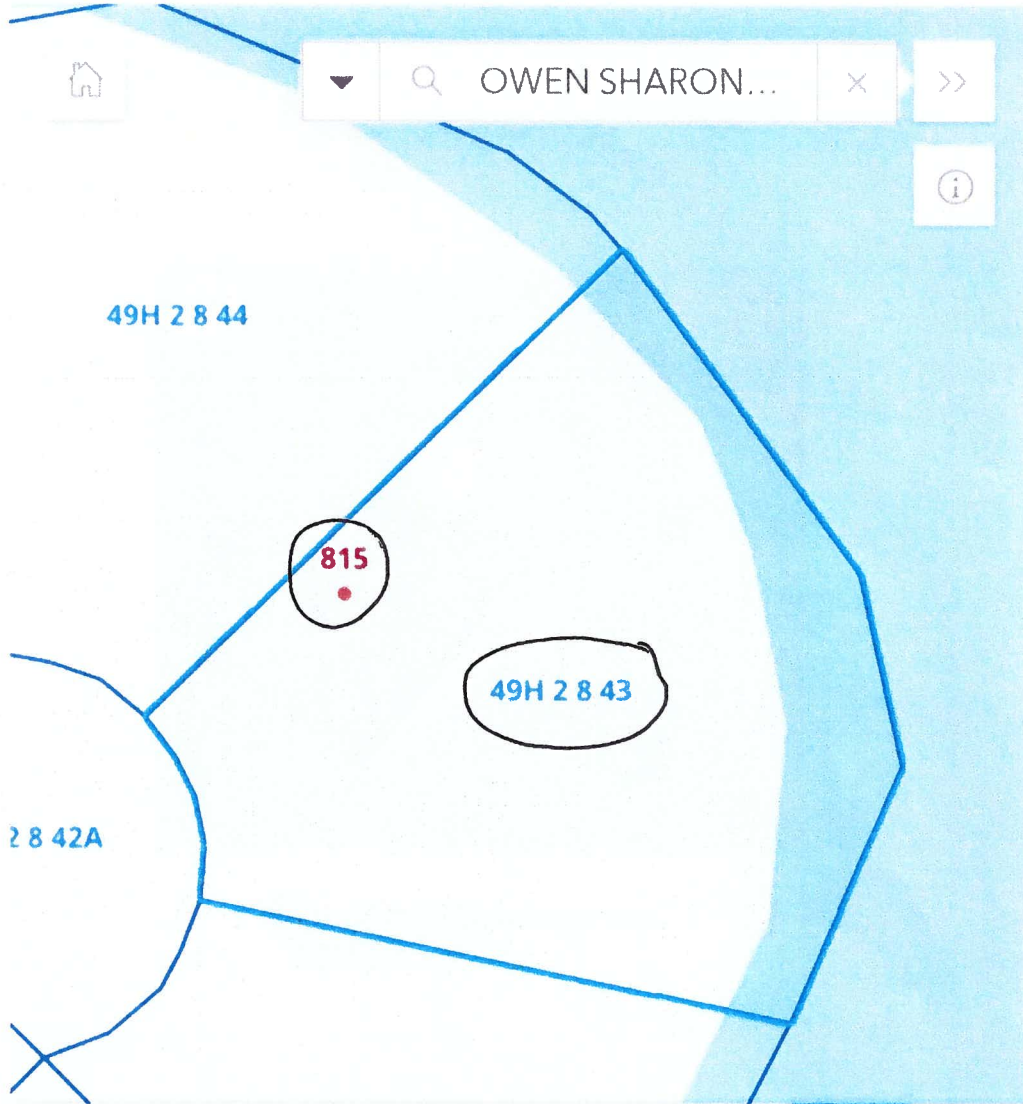
815 riverview ln kinsale, Virginia

County Section MAP



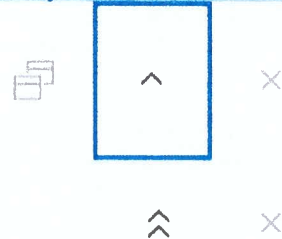
Westmoreland Web Map

pg 1.



PARCELS: OWEN SHARON A  
TOMOCHAK-

Details



cont. —————> pg 2.

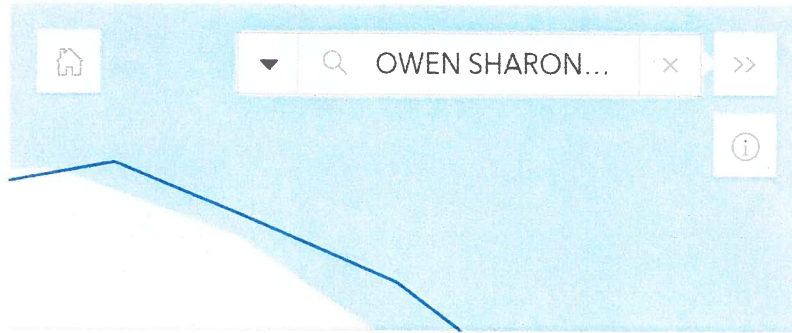
Westmoreland County Map

County Section Map



Westmoreland Web Map

pg 2.



PARCELS: OWEN SHARON A  
TOMOCHAK-



|            |                            |
|------------|----------------------------|
| PARCEL_ID_ | 49H 2 8 43                 |
| ACREAGE    |                            |
| 911_ADDR2  | 815 RIVERVIEW LANE         |
| ZONE       | R1                         |
| NAME1      | OWEN SHARON A<br>TOMOCHAK- |
| NAME2      |                            |
| ACCT_NO    | 8706                       |
| DEED_PAGE  | DB 773 PG 487              |
| PLAT_PAGE  | PLAT DB 156 PG 154         |
| MAIL_ADDR1 | 11440 YEATS DRIVE          |
| MAIL_ADDR3 | CATLETT                    |
| MAIL_ADDR4 | VA                         |
| ZIP        | 20119                      |

GISSHAPE

0.195 \*



**Appendix B. Aquatic Resource Inventory:**

| <i>Aquatic Resource<br/>Name</i> | <i>State</i> | <i>Cowardin<br/>System</i> | <i>Cowardin<br/>Class</i> | <i>HGM<br/>Class</i> | <i>Local<br/>Waterway<br/>Name</i> | <i>Measurement<br/>Type</i> | <i>Measurement<br/>Amount</i> | <i>Measurement<br/>Units</i> | <i>Waters Type</i> | <i>Latitude</i> | <i>Longitude</i> |
|----------------------------------|--------------|----------------------------|---------------------------|----------------------|------------------------------------|-----------------------------|-------------------------------|------------------------------|--------------------|-----------------|------------------|
| Yeocomico River                  | VIRGINIA     |                            |                           |                      | Yeocomico<br>River                 | Area                        | 350                           | SQ_FT                        |                    | 38.041737       | -76.564576       |

**Appendix C. Impact Inventory:**

| <i>Water Name</i> | <i>Impact Name</i>             | <i>Activity</i>            | <i>Type of<br/>Material Being<br/>Discharged</i> | <i>Resource Type</i> | <i>Permanent<br/>Loss (Y/N)</i> | <i>Impact<br/>Duration</i> | <i>Amount<br/>Type</i> | <i>Proposed<br/>Length</i> | <i>Proposed<br/>Width</i> | <i>Proposed<br/>Amount</i> | <i>Amount<br/>Units</i> |
|-------------------|--------------------------------|----------------------------|--------------------------------------------------|----------------------|---------------------------------|----------------------------|------------------------|----------------------------|---------------------------|----------------------------|-------------------------|
| Yeocomico River   | 815 rivewview In<br>kinsale va | Structure (Sec<br>10 only) |                                                  | Other                | No                              | Permanent                  | Structure Area         | 5                          | 70                        | 350                        | Square Feet             |

**Provide any additional information you may have about the proposed quantity of wetlands, streams, or other types of waters directly affected by the proposed activity. This level of detail is helpful to better understand the type of impacts that are proposed for your project.**

No known Impacts.

### **Definitions and help text**

**Water Name:** The name of the wetland, stream, or other type of water that would be impacted.

**Impact Name:** Useful if entering more than one impact for the same or multiple waters (e.g., linear projects) and name accordingly. This may be different than the Water Name; keep it short and simple. For example, if Stream-1 is the water, the impact name could be "Crossing-1," "Crossing-2," "Crossing-3." A short name helps describe the impact and is useful when looking at a list of impacts.

**Activity:** Options are:

- Conversion of waters type (forested wetland to emergent wetland, stream to lake)
- Discharge of dredged material
- Discharge of fill material
- Dredging (Section 10)
- Ecological restoration
- Other (Aquaculture, Work, Aerial or Submarine cable crossings)
- Removal (Sec 10 structures)
- Structure (Sec 10 only)
- Transport of dredged material (Sec 103)

**Type of Material Being Discharged:** Describe the material to be discharged within USACE jurisdiction. Make sure this description is consistent with your illustrations. Discharge material includes: rock, sand, clay, concrete, etc.

**Resource Type:** Options are Harbor/Ocean, Lake, Non-Tidal wetland, Other, Pond, River/Stream, and Tidal wetland.

**Permanent Loss (Y/N):** Only enter "YES" when the 'discharge of dredged or fill material' activity types are chosen. A permanent loss means the conversion of an aquatic resource to dry land.

**Impact Duration:** Options are Permanent or Temporary. An example of a temporary impact is the discharge of fill for temporary access roads that are later removed and returned to pre-construction contours.

**Amount Type:** Options are Area or Volume.

**Amount Units:** Options are Acre or Square Feet if Amount Type=Area, Cubic Yards if Amount Type=Volume.

**Proposed Length and Proposed Width:** Unit is linear feet.

**Proposed Amount:** Unit is square feet.

**Appendix H. Supporting Information:**

| <i>Document Type</i>      | <i>Document Created Date<br/>(YYYY-MM-DD)</i> | <i>Document Label</i>                | <i>Information Source/Citation</i>   | <i>Uploaded file name</i>              |
|---------------------------|-----------------------------------------------|--------------------------------------|--------------------------------------|----------------------------------------|
| Site Photographs          | 2025-08-15                                    | Photos of Jobsite                    | Photos of Jobsite                    | 815pics.pdf                            |
| Other Information         | 2025-08-24                                    | Adjoining Property Owners            | Adjoining Property Owners            | 815riverviewadjacentpropertyowners.pdf |
| Other                     | 2025-08-15                                    | Original Permit                      | VMRC 91 0071 12                      | 815riverviewdroriginalpermit.pdf       |
| Maps plans plots or plats | 2025-08-24                                    | Wetlands Inventory Map               | Wetlands Inventory Map               | 815riverviewwetlandsinventorypmap.pdf  |
| Aerial Photographs        | 2025-08-15                                    | Ariel View Photograph                | Ariel View Photograph                | arielview815.pdf                       |
| Maps plans plots or plats | 2025-08-15                                    | County Section Map                   | Page 1 and 2                         | csm815riverviewln.pdf                  |
| Maps plans plots or plats | 2025-08-15                                    | County Section Map                   | Page 1 and 2                         | csmgpg2815riverviewln.pdf              |
| Project Plans             | 2025-08-15                                    | Overhead Planview Drawing            | Overhead Planview Drawing            | overheadplanview815.pdf                |
| Project Plans             | 2025-08-15                                    | Side Section View Drawing            | Side Section View Drawing            | sideview815.pdf                        |
| Other Information         | 2025-08-15                                    | Signatures from Page 9 and 10 of JPA | Signatures from Page 9 and 10 of JPA | sigpage10.pdf                          |
| Other Information         | 2025-08-15                                    | Signatures from Page 9 and 10 of JPA | Signatures from Page 9 and 10 of JPA | sigpage9815.pdf                        |
| Maps plans plots or plats | 2025-08-15                                    | Vicinity Map                         | Vicinity Map                         | vicinitymap815riverviewln.pdf          |



P. O. Box 1000  
 Montross, Virginia 22520  
 Phone: (804) 493-0121  
 Fax: (804) 493-0604

WESTMORELAND COUNTY, VIRGINIA  
*Land Use Administration*  
 MONTROSS, VIRGINIA 22520



Building Official  
 Zoning Official  
 Planning Commission  
 Board of Zoning Appeals  
 Board of Building Appeals  
 Wetlands Board

## Wetlands Board Staff Report

|                             |                                                                                                                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Date:</u>                | December 29, 2025                                                                                                                                                                         |
| <u>From:</u>                | Richard Stuart Jr                                                                                                                                                                         |
| <u>Case #:</u>              | 1506                                                                                                                                                                                      |
| <u>Site Address:</u>        | Adjacent to 1006 White Pont Road, Kinsale 22488                                                                                                                                           |
| <u>Site Tax Map:</u>        | 56-52G                                                                                                                                                                                    |
| <u>Owner/Applicant:</u>     | Ronald & Shirley Bevans<br>P.O. Box 340<br>Kinsale, VA 22488                                                                                                                              |
| <u>Project Description:</u> | Request to construct 30' Rip-Rap revetment return wall extension, and remove 22' end section of Rip-Rap Sill and reline the Sill 20' to tie-into existing and extended Rip-Rap revetment. |
| <u>Board meeting:</u>       | January 21, 2026                                                                                                                                                                          |

### FINDING OF FACTS

The parcel is located on the Western shore of the Yeocmico River approximately ½ mile from the Potomac River. The fetch for the site is approximately ½ mile to the north and over 10 miles to the east-northeast. The site has a medium to high energy shoreline. The water depth ranges from 1 foot to 3 feet and is adjacent from the channel. Tax Map 56 Parcel 52G is currently undeveloped. There is a dwelling approximately 500 feet from the project site on an adjacent parcel. The resource protection area is in native vegetation with trees of various size. The adjacent shoreline to the south is protected by a Rip-Rap Revetment (VMRC #16-1705), the shoreline to the north is protected with a Rip-Rap Sill (VMRC # 16-1705). The bank is approximately 7 feet in height and shows signs of scouring with falling trees at the base of the bank. A sandy beach runs the length of the proposed project behind the opening of the Rip-Rap Sill.

The project proposes to construct a 30' Rip-Rap revetment return wall extension with associated Bank grading (Within the foot print of the proposed revetment) and remove 22' end section of Rip-Rap Sill and reline the Sill 20' to tie-into existing and extended Rip-Rap revetment. The Rip-Rap Sill relocation is located in the tidal range would encroach 160 square feet of Non-vegetated wetlands. A portion of the 30' Revetment extension is landward of MHW. The portion below MHW would encroach 65 square feet of Non-vegetated wetlands.

### **CONCERNS**

1. The VIMS best management practice calls for maintaining beach or offshore breakwaters with beach nourishment.
2. The proposed project would encroach on 225 square feet of non-vegetated wetlands.

### **RECOMMENDATION**

The project as proposed is consistent with the goal of reducing erosion with a minimal impact upon the shoreline, intertidal area and upland areas of the site.

**From:** [NoReplyTo@mail.mil](mailto:NoReplyTo@mail.mil)  
**To:** [MRC - jpa Permits](#)  
**Subject:** [DoD SAFE] ROBINSON.RACHEL.DENISE has dropped off files for you  
**Date:** Friday, October 31, 2025 12:39:59 PM

---

**\*\*\* DO NOT FORWARD \*\*\***

This is an automated message sent to you by the DoD SAFE service.

ROBINSON.RACHEL.DENISE <[rachel.d.robinson@usace.army.mil](mailto:rachel.d.robinson@usace.army.mil)> has dropped off 2 files for you.

**IF YOU TRUST THE SENDER** and are expecting to receive a file from them, you may choose to retrieve the drop-off by clicking the following link (or copying and pasting it into your web browser):  
<https://safe.apps.mil/pickup.php?claimID=5AYjwA0N9EogwOBH&recipCode=LQDq8z>

You will be required to enter the claim passcode, which is:  
**SPp4KfYgWqAGLP37**

You have 7 days to retrieve the drop-off; after that the link above will expire. If you wish to contact the sender, just reply to this email.

The sender has left you a note:

NAO-2025-02488-RRS (Ronald and Shirley Bevans/JPA-Rip-rap/1006 White Point Rd/Westmoreland) No DEQ

Full information about the drop-off:

Claim ID: 5AYjwA0N9EogwOBH  
Recipient Code: LQDq8z  
Claim Passcode: SPp4KfYgWqAGLP37  
Drop-off Submitted: 2025-10-31 16:39:31 UTC  
Drop-off Completed: 2025-10-31 16:39:43 UTC

— Sender —

Name: ROBINSON.RACHEL.DENISE  
Organization: USARMY  
Email Address: [rachel.d.robinson@usace.army.mil](mailto:rachel.d.robinson@usace.army.mil)

— Files —

Name: rrs\_generated\_files\_NAO-2025-02488.zip  
Size: 686903  
SHA-256 Checksum: 157C9A182C874D3D74790C92F67DDDD86848D0B4F63422632FDC03FCCECA4826  
Content Type: application/x-zip-compressed

Name: rrs\_supporting\_files\_NAO-2025-02488.zip  
Size: 1051468  
SHA-256 Checksum: 316AFD6E0262085CBAB06BC24C7757C8581364F305EE2F387A5073EA691DEEB0  
Content Type: application/x-zip-compressed

**NOTICE:** This e-mail message is intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately.

Thank you.

- ❖ DEQ: Permit application fees required for Virginia Water Protection permits – while detailed in 9VAC25-20 – are conveyed to the applicant by the applicable DEQ office (<http://www.deq.virginia.gov/Locations.aspx>). Complete the Permit Application Fee Form and submit it per the instructions to the address listed on the form. Instructions for submitting any other fees will be provided to the applicant by DEQ staff.
- ❖ VMRC: An application fee of \$300 may be required for projects impacting tidal wetlands, beaches and/or dunes when VMRC acts as the LWB. VMRC will notify the applicant in writing if the fee is required. Permit fees involving subaqueous lands are \$25.00 for projects costing \$10,000 or less and \$100 for projects costing more than \$10,000. Royalties may also be required for some projects. The proper permit fee and any required royalty is paid at the time of permit issuance by VMRC. VMRC staff will send the permittee a letter notifying him/her of the proper permit fees and submittal requirements.
- ❖ LWB: Permit fees vary by locality. Contact the LWB for your project area or their website for fee information and submittal requirements. Contact information for LWBs may be found at [http://ccrm.vims.edu/permits\\_web/guidance/local\\_wetlands\\_boards.html](http://ccrm.vims.edu/permits_web/guidance/local_wetlands_boards.html).

| FOR AGENCY USE ONLY |                      |
|---------------------|----------------------|
|                     | Notes:               |
|                     | JPA # <b>25-2463</b> |

## APPLICANTS

### Part 1 – General Information

**PLEASE PRINT OR TYPE ALL ANSWERS:** If a question does not apply to your project, please print N/A (not applicable) in the space provided. If additional space is needed, attach 8-1/2 x 11 inch sheets of paper.

| <i>Check all that apply</i>                                                                                                                                                                                                                                                                                       |                                                        |                                                                                                      |                |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------|-----------------------------------|
| Pre-Construction Notification (PCN) <input type="checkbox"/>                                                                                                                                                                                                                                                      | PASDO – PGP Self Verification <input type="checkbox"/> |                                                                                                      |                |                                   |
| NWP # _____<br>(For Nationwide Permits ONLY - No DEQ-<br>VWP permit writer will be assigned)                                                                                                                                                                                                                      | (Replaces Regional Permit 17<br>(RP-17) checklist)     |                                                                                                      |                |                                   |
| <b>County or City in which the project is located:</b> WESTMORELAND COUNTY                                                                                                                                                                                                                                        |                                                        |                                                                                                      |                |                                   |
| <b>Waterway at project site:</b> NORTHWEST YEOCOMICO RIVER                                                                                                                                                                                                                                                        |                                                        |                                                                                                      |                |                                   |
| <b>PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK</b> (Include all federal, state, and local pre application coordination, site visits, previous permits, or applications whether issued, withdrawn, or denied)                                                                                                    |                                                        |                                                                                                      |                |                                   |
| Historical information for past permit submittals can be found online with VMRC - <a href="https://webapps.mrc.virginia.gov/public/habitat/">https://webapps.mrc.virginia.gov/public/habitat/</a> - or VIMS - <a href="http://ccrm.vims.edu/perms/newpermits.html">http://ccrm.vims.edu/perms/newpermits.html</a> |                                                        |                                                                                                      |                |                                   |
| Agency                                                                                                                                                                                                                                                                                                            | Action / Activity                                      | Permit/Project number, including any non-reporting Nationwide permits previously used (e.g., NWP 13) | Date of Action | If denied, give reason for denial |
| ALL                                                                                                                                                                                                                                                                                                               | REVTMENT AND SILL                                      | VMRC #16-1705                                                                                        | 2016           | APPROVED                          |
|                                                                                                                                                                                                                                                                                                                   |                                                        |                                                                                                      |                |                                   |

## Part 1 - General Information (continued)

1. Applicant's legal name\* and complete mailing address: Contact Information:  
RONALD AND SHIRLEY BEVANS  
P.O. BOX 340  
KINSALE, VA 22488  
Home ( )  
Work (804 ) 472-2331  
Fax ( )  
Cell (804 ) 445-3925  
e-mail mransone@bevansoyster.net  
State Corporation Commission Name and ID Number (if applicable) \_\_\_\_\_
2. Property owner(s) legal name\* and complete address, if different from applicant: Contact Information:  
SAME AS APPLICANT  
Home ( )  
Work ( )  
Fax ( )  
Cell ( )  
e-mail \_\_\_\_\_  
State Corporation Commission Name and ID Number (if applicable) \_\_\_\_\_
3. Authorized agent name\* and complete mailing address (if applicable): Contact Information:  
BAYSHORE DESIGN, LLC  
8518 COPLE HIGHWAY  
HAGUE, VA 22469  
Home ( )  
Work (804 ) 472-4439 X103  
Fax ( )  
Cell (804 ) 761-9672  
e-mail craigp@bayshoredesign.com  
State Corporation Commission Name and ID Number (if applicable) \_\_\_\_\_

**\* If multiple applicants, property owners, and/or agents, each must be listed and each must sign the applicant signature page.**

4. Provide a detailed description of the project in the space below, including the type of project, its dimensions, materials, and method of construction. Be sure to include how the construction site will be accessed and whether tree clearing and/or grading will be required, including the total acreage. If the project requires pilings, please be sure to include the total number, type (e.g. wood, steel, etc), diameter, and method of installation (e.g. hammer, vibratory, jetted, etc). If additional space is needed, provide a separate sheet of paper with the project description.
- CONSTRUCT A 30' RIP-RAP REVETMENT RETURN WALL EXTENSION WITH ASSOCIATED BANK GRADING (WITHIN FOOTPRINT OF PROPOSED REVETMENT).  
- REMOVE 22' END SECTION OF RIP-RAP SLL AND REALIGN THE SILL 20' TO TIE-INTO EXISTING AND EXTENDED RIP-RAP REVETMENT.

## Part 1 - General Information (continued)

5. Have you obtained a contractor for the project? \_\_\_ Yes\* ☒ No. \*If your answer is "Yes" complete the remainder of this question and submit the Applicant's and Contractor's Acknowledgment Form (enclosed)

Contractor's name\* and complete mailing address:

Contact Information:

Home ( ) \_\_\_\_\_

Work ( ) \_\_\_\_\_

Fax ( ) \_\_\_\_\_

Cell ( ) \_\_\_\_\_

email \_\_\_\_\_

State Corporation Commission Name and ID Number (if applicable) \_\_\_\_\_

**\* If multiple contractors, each must be listed and each must sign the applicant signature page.**

6. List the name, address and telephone number of the newspaper having general circulation in the area of the project. Failure to complete this question may delay local and State processing.

Name and complete mailing address:

Telephone number

WESTMORELAND NEWS

(804 ) 333-6397

P.O. BOX 8

WARSAW, VA 22572

7. Give the following project location information:

Street Address (911 address if available) 1006 WHITE POINT ROAD KINSALE, VA 22488

Lot/Block/Parcel# PARCEL 52G - TAX MAP 56

Subdivision HORN POINT - WHITE POINT AREA

City / County WESTMORELAND COUNTY ZIP Code 22488

Latitude and Longitude at Center Point of Project Site (Decimal Degrees):

38.036707 DEG. / -76.551943 DEG. (Example: 36.41600/-76.30733)

If the project is located in a rural area, please provide driving directions giving distances from the best and nearest visible landmarks or major intersections. *Note: if the project is in an undeveloped subdivision or property, clearly stake and identify property lines and location of the proposed project. A supplemental map showing how the property is to be subdivided should also be provided.*

KINSALE, PROCEED NORTH ON RT. 203 (KINSALE BRIDGE ROAD) PAST KINSALE CREEK BRIDGE; RIGHT ONTO RT. 608 (WHITE POINT ROAD); RIGHT ONTO PRIVATE ROAD TO HORN POINT; GO APPROX. 1/4 MILE TO HOUSE #1006 DRIVEWAY ON THE LEFT.

8. What are the *primary and secondary purposes of and the need for* the project? For example, the primary purpose may be "to protect property from erosion due to boat wakes" and the secondary purpose may be "to provide safer access to a pier."

PROTECT SHORELINE

## Part 1 - General Information (continued)

9. Proposed use (check one):  
    ☒ Single user (private, non-commercial, residential)  
    \_\_\_ Multi-user (community, commercial, industrial, government)
10. Describe alternatives considered and the measures that will be taken to avoid and minimize impacts, to the maximum extent practicable, to wetlands, surface waters, submerged lands, and buffer areas associated with any disturbance (clearing, grading, excavating) during and after project construction. *Please be advised that unavoidable losses of tidal wetlands and/or aquatic resources may require compensatory mitigation.*  
  
    SEE DRAWING SET
11. Is this application being submitted for after-the-fact authorization for work which has already begun or been completed? \_\_\_ Yes ☒ No. If yes, be sure to clearly depict the portions of the project which are already complete in the project drawings.
12. Approximate cost of the entire project (materials, labor, etc.): \$ 15,000  
    Approximate cost of that portion of the project that is channelward of mean low water:  
    \$ 0
13. Completion date of the proposed work: WINTER-SPRING - 2026
14. Adjacent Property Owner Information: List the name and complete **mailing address**, including zip code, of each adjacent property owner to the project. (NOTE: If you own the adjacent lot, provide the requested information for the first adjacent parcel beyond your property line.) Failure to provide this information may result in a delay in the processing of your application by VMRC.
- PARCEL 52H:  
    DALE ALAN AND CYNTHIA ELAINE LEXOW  
    1348 WHITE POINT ROAD  
    KINSALE, VA 22488
- LOT 1 AND 2 - HORN POINT:  
    TODD AND MARGARET RANSONE  
    P.O. BOX 340  
    KINSALE, VA 22488

## Part 2 - Signatures

### 1. Applicants and property owners (if different from applicant).

**NOTE: REQUIRED FOR ALL PROJECTS**

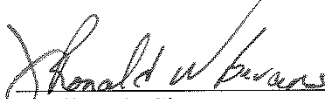
**PRIVACY ACT STATEMENT:** The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection Research and Sanctuaries Act of 1972. These laws require that individuals obtain permits that authorize structures and work in or affecting navigable waters of the United States, the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters prior to undertaking the activity. Information provided in the Joint Permit Application will be used in the permit review process and is a matter of public record once the application is filed. Disclosure of the requested information is voluntary, but it may not be possible to evaluate the permit application or to issue a permit if the information requested is not provided.

**CERTIFICATION:** I am hereby applying for all permits typically issued by the DEQ, VMRC, USACE, and/or Local Wetlands Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site at reasonable times to inspect and photograph site conditions, both in reviewing a proposal to issue a permit and after permit issuance to determine compliance with the permit.

In addition, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

**RONALD BEVANS**

Applicant's Legal Name (printed/typed)

  
Applicant's Signature

**SHIRLEY BEVANS**

(Use if more than one applicant)

(Use if more than one applicant)

**OCTOBER 30, 2025**

Date

Property Owner's Legal Name (printed/typed)  
(If different from Applicant)

(Use if more than one owner)

Property Owner's Signature

(Use if more than one owner)

Date

## Part 2 – Signatures (continued)

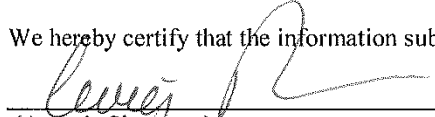
### 2. Applicants having agents (if applicable)

#### CERTIFICATION OF AUTHORIZATION

I (we), RONALD & SHIRLEY BEVANS, hereby certify that I (we) have authorized CRAIG PALUBINSKI  
(Applicant's legal name(s)) (Agent's name(s))

to act on my behalf and take all actions necessary to the processing, issuance and acceptance of this permit and any and all standard and special conditions attached.

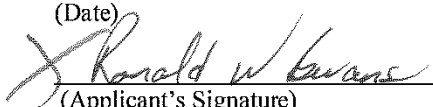
We hereby certify that the information submitted in this application is true and accurate to the best of our knowledge.

  
(Agent's Signature)

\_\_\_\_\_  
(Use if more than one agent)

OCTOBER 30, 2025

(Date)

  
(Applicant's Signature)

\_\_\_\_\_  
(Use if more than one applicant)

OCTOBER 30, 2025

(Date)

### 3. Applicant's having contractors (if applicable)

#### CONTRACTOR ACKNOWLEDGEMENT

I (we), \_\_\_\_\_, have contracted \_\_\_\_\_  
(Applicant's legal name(s)) (Contractor's name(s))  
to perform the work described in this Joint Permit Application, signed and dated \_\_\_\_\_.

We will read and abide by all conditions set forth in all Federal, State and Local permits as required for this project. We understand that failure to follow the conditions of the permits may constitute a violation of applicable Federal, state and local statutes and that we will be liable for any civil and/or criminal penalties imposed by these statutes. In addition, we agree to make available a copy of any permit to any regulatory representative visiting the project to ensure permit compliance. If we fail to provide the applicable permit upon request, we understand that the representative will have the option of stopping our operation until it has been determined that we have a properly signed and executed permit and are in full compliance with all terms and conditions.

\_\_\_\_\_  
Contractor's name or name of firm

\_\_\_\_\_  
Contractor's or firms address

\_\_\_\_\_  
Contractor's signature and title

\_\_\_\_\_  
Contractor's License Number

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
(use if more than one applicant)

\_\_\_\_\_  
Date

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                                                                             |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------|--------------|
| <b>U.S. Army Corps of Engineers (USACE)</b><br><b>AUTHORIZATION TO ACT AS AN AGENT</b><br>For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      | <b>Form Approved - OMB No.</b><br><b>0710-0003</b><br><b>Expires 2027-10-31</b>             |              |
| <b>The Agency Disclosure Notice (ADN)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                                                                             |              |
| The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at <a href="mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil">whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil</a> . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. |                      |                                                                                             |              |
| <b>Purpose:</b> This form is used by members of the public to authorize an agent (for example - a private consultant) to act on their behalf in all matters relating to all dealings with the USACE regarding the project. This includes taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits.                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                             |              |
| This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                             |              |
| <b>ITEMS 1 THRU 3 - FOR USACE USE ONLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                                                                             |              |
| 1. APPLICATION NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2. FIELD OFFICE CODE | 3. DATE RECEIVED                                                                            |              |
| <b>ITEMS 4 THRU 14 - COMPLETD BY THE APPLICANT or REQUESTOR</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                                                                             |              |
| 4. PROJECT NAME<br>Ronald and Shirley Bevans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      | 5. PROJECT LOCATION<br>1006 White Point Rd Kinsale, VA 22488 Westmoreland County            |              |
| 6. APPLICANT NAME ( <i>first, middle, last</i> )<br>Ronald and Shirley Bevans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      | 7. AGENT NAME<br>Craig Palubinski                                                           |              |
| Company ( <i>if applicable</i> ):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      | Company:<br>Bayshore Design, LLC                                                            |              |
| E-mail Address:<br><a href="mailto:mransone@bevansoyster.net">mransone@bevansoyster.net</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | E-mail Address:<br><a href="mailto:craigp@bayshoredesign.com">craigp@bayshoredesign.com</a> |              |
| 8. APPLICANT ADDRESS ( <i>if applicable</i> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      | 9. AGENT ADDRESS ( <i>if applicable</i> )                                                   |              |
| Address<br>P.O. Box 340                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      | Address<br>8518 Cople Highway                                                               |              |
| City:<br>Kinsale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | State:<br>VA         | City:<br>Hague                                                                              | State:<br>VA |
| 10. APPLICANT PHONE NUMBERS. w/AREA CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      | 11. AGENT PHONE NUMBERS. w/AREA CODE                                                        |              |
| a. Primary<br>+18044722331                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | b.                   | a. Primary<br>+18044724439                                                                  | b.           |
| c. Fax                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      | c. Fax                                                                                      |              |
| <b>12. APPLICANT/AGENT CERTIFICATION</b><br>By signing below, I hereby authorize the agent listed above, to act on my behalf in all matters relating to all dealings with the USACE regarding the project and properties listed above, including taking all necessary actions for the application, processing, issuance, and/ or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits. Any and all acts carried out by my agent on my behalf as it relates to this project and property shall have the same effect as acts of my own.                                                                                                                                                                                                                                                           |                      |                                                                                             |              |

I agree to review all information submitted to the USACE on my behalf by my agent and certify that any information submitted on my behalf is true and correct.

13. SIGNATURE of APPLICANT or REQUESTOR

*Ronald W. Burns*

14. DATE

*OCTOBER 30, 2025*

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

ENG FORM 6295, JAN 2025

PREVIOUS EDITIONS ARE OBSOLETE.

RIP-RAP REVETMENT RETURN WALL EXTENSION

Part 3 – Appendices (continued)

**Appendix B: Projects for Shoreline Stabilization** in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

**NOTE:** It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at [http://cerm.vims.edu/coastal\\_zone/living\\_shorelines/index.html](http://cerm.vims.edu/coastal_zone/living_shorelines/index.html).**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

CONSTRUCT A 30' RIP-RAP REVETMENT RETURN WALL EXTENSION

2. What is the maximum encroachment channelward of mean high water? 5 feet.  
Channelward of mean low water? 0 feet.  
Channelward of the back edge of the dune or beach? 0 feet.

3. Please calculate the square footage of encroachment over:

- Vegetated wetlands 0 square feet
- Non-vegetated wetlands 65 square feet
- Subaqueous bottom 0 square feet
- Dune and/or beach 0 square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure?      Yes X No.

If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead?      Yes N/A No.

If no, please provide an explanation for the purpose and need for the additional encroachment.

### Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).

**NOTE: Drawings must include construction details, including dimensions, design and all materials, including fittings if used.**

QUARRY STONE OVER FILTER CLOTH

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:

Core (inner layer) material 3-25 pounds per stone    Class size GABION  
 Armor (outer layer) material 75-500 pounds per stone    Class size I AND II

7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

- Volume of material
 

|            |                                            |
|------------|--------------------------------------------|
| <u>N/A</u> | cubic yards channelward of mean low water  |
| <u>N/A</u> | cubic yards landward of mean low water     |
| <u>N/A</u> | cubic yards channelward of mean high water |
| <u>N/A</u> | cubic yards landward of mean high water    |
- Area to be covered
 

|            |                                            |
|------------|--------------------------------------------|
| <u>N/A</u> | square feet channelward of mean low water  |
| <u>N/A</u> | square feet landward of mean low water     |
| <u>N/A</u> | square feet channelward of mean high water |
| <u>N/A</u> | square feet landward of mean high water    |
- Source of material, composition (e.g. 90% sand, 10% clay): N/A
- Method of transportation and placement: N/A
- Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at <http://www.vims.edu/about/search/index.php?q=planting+guidelines>:

N/A

RIP-RAP SILL REALIGNMENT

**Part 3 – Appendices (continued)**

**Appendix B: Projects for Shoreline Stabilization** in tidal wetlands, tidal waters and dunes/beaches including riprap revetments and associated backfill, marsh toe stabilization, bulkheads and associated backfill, breakwaters, beach nourishment, groins, jetties, and living shoreline projects. Answer all questions that apply. Please provide any reports provided from the Shoreline Erosion Advisory Service or VIMS.

**NOTE:** It is the policy of the Commonwealth that living shorelines are the preferred alternative for stabilizing tidal shorelines (Va. Code § 28.2-104.1). **Information on non-structural, vegetative alternatives (i.e., Living Shoreline) for shoreline stabilization is available at [http://ccrm.vims.edu/coastal\\_zone/living\\_shorelines/index.html](http://ccrm.vims.edu/coastal_zone/living_shorelines/index.html).**

1. Describe each **revetment, bulkhead, marsh toe, breakwater, groin, jetty, other structure, or living shoreline project** separately in the space below. Include the overall length in linear feet, the amount of impacts in acres, and volume of associated backfill below mean high water and/or ordinary high water in cubic yards, as applicable:

CONSTRUCT A 20' RIP-RAP SILL REALIGNMENT.

2. What is the maximum encroachment channelward of mean high water? 35 feet.  
Channelward of mean low water? 0 feet.  
Channelward of the back edge of the dune or beach? 0 feet.

3. Please calculate the square footage of encroachment over:

- Vegetated wetlands 0 square feet
- Non-vegetated wetlands 160 square feet
- Subaqueous bottom 0 square feet
- Dune and/or beach 0 square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? Yes X No.

If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? Yes N/A No.

If no, please provide an explanation for the purpose and need for the additional encroachment.

### Part 3 – Appendices (continued)

5. Describe the type of construction and **all** materials to be used, including source of backfill material, if applicable (e.g., vinyl sheet-pile bulkhead, timber stringers and butt piles, 100% sand backfill from upland source; broken concrete core material with Class II quarry stone armor over filter cloth).

**NOTE: Drawings must include construction details, including dimensions, design and all materials, including fittings if used.**

QUARRY STONE OVER FILTER CLOTH

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:  
 Core (inner layer) material 3-25 pounds per stone    Class size GABION  
 Armor (outer layer) material 75-500 pounds per stone    Class size I AND II
7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

- Volume of material
 

|            |                                            |
|------------|--------------------------------------------|
| <u>N/A</u> | cubic yards channelward of mean low water  |
| <u>N/A</u> | cubic yards landward of mean low water     |
| <u>N/A</u> | cubic yards channelward of mean high water |
| <u>N/A</u> | cubic yards landward of mean high water    |
- Area to be covered
 

|            |                                            |
|------------|--------------------------------------------|
| <u>N/A</u> | square feet channelward of mean low water  |
| <u>N/A</u> | square feet landward of mean low water     |
| <u>N/A</u> | square feet channelward of mean high water |
| <u>N/A</u> | square feet landward of mean high water    |
- Source of material, composition (e.g. 90% sand, 10% clay): NONE PROPOSED
- Method of transportation and placement:  
N/A
- Describe any proposed vegetative stabilization measures to be used, including planting schedule, spacing, monitoring, etc. Additional guidance is available at  
<http://www.vims.edu/about/search/index.php?q=planting+guidelines>:

N/A



Westmoreland County, Virginia

## Land Use Administration

P. O. Box 1000  
Montross, VA 22520  
Phone 804-493-0120 FAX 804-493-0604

Building Official  
Zoning Official  
Planning Commission  
Board of Zoning Appeals  
Board of Building Appeals  
Wetlands Board

### APPLICATION FOR WETLANDS BOARD APPROVAL

Wetlands Case #: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Fee: \$500 Paid: Cash Check # \_\_\_\_\_ (submit with application - non-refundable)  
Assigned to the agenda for: DECEMBER 15, 2025 Deferral fee being 25% of the original fee: 5090  
Property Address: ADJACENT TO 1006 WHITE POINT ROAD KILSBLE, VA  
Tax Map Identification: 56-526 Acreage: 36.95 # Lots: 1 22488  
Subdivision: WORM WHITE POINT Magisterial District: CORLE  
Existing Zoning District: OZES Proposed Zoning District: \_\_\_\_\_  
Applicant/Owner: MONDOLD & SHUTZLEY BEVANIS Email: MONDOLD@BEVANISDESIGN.COM  
Applicant/Owner Signature: [Signature] Date: 10-30-25  
(If more than one owner attach and additional signature page)  
Applicants' Address: P.O. BOX 340 KILSBLE State: VA Zip: \_\_\_\_\_  
Phone #: 804/472-2331 Phone #: 804/445-3925 Phone: 22488  
Agent: BAYSHORE DESIGN, LLC Email: CRADIGP@BAYSHOREDESIGN.COM  
Agent Signature: [Signature] Date: 10-30-25  
Agent Address: 8518 CORLE HILL - LAGUE State: VA Zip: 22469  
Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: \_\_\_\_\_  
Project Description: CONSTRUCT A 30' RIP-RAP RETAINMENT  
RETAIN WALL EXTENSION AND 20' RIP-RAP SILL  
REALIGNMENT.

THIS APPLICATION IS INVALID IF NOT SIGNED BY ALL PROPERTY OWNERS OR THEIR AUTHORIZED AGENTS. PROPERLY COMPLETED AND EXECUTED APPLICATIONS, SUPPORT MATERIAL AND FEE MUST BE RECEIVED BY THE APPROPRIATE DEADLINE FOR CONSIDERATION AT THE NEXT AVAILABLE MEETING.

#### OFFICE USE ONLY

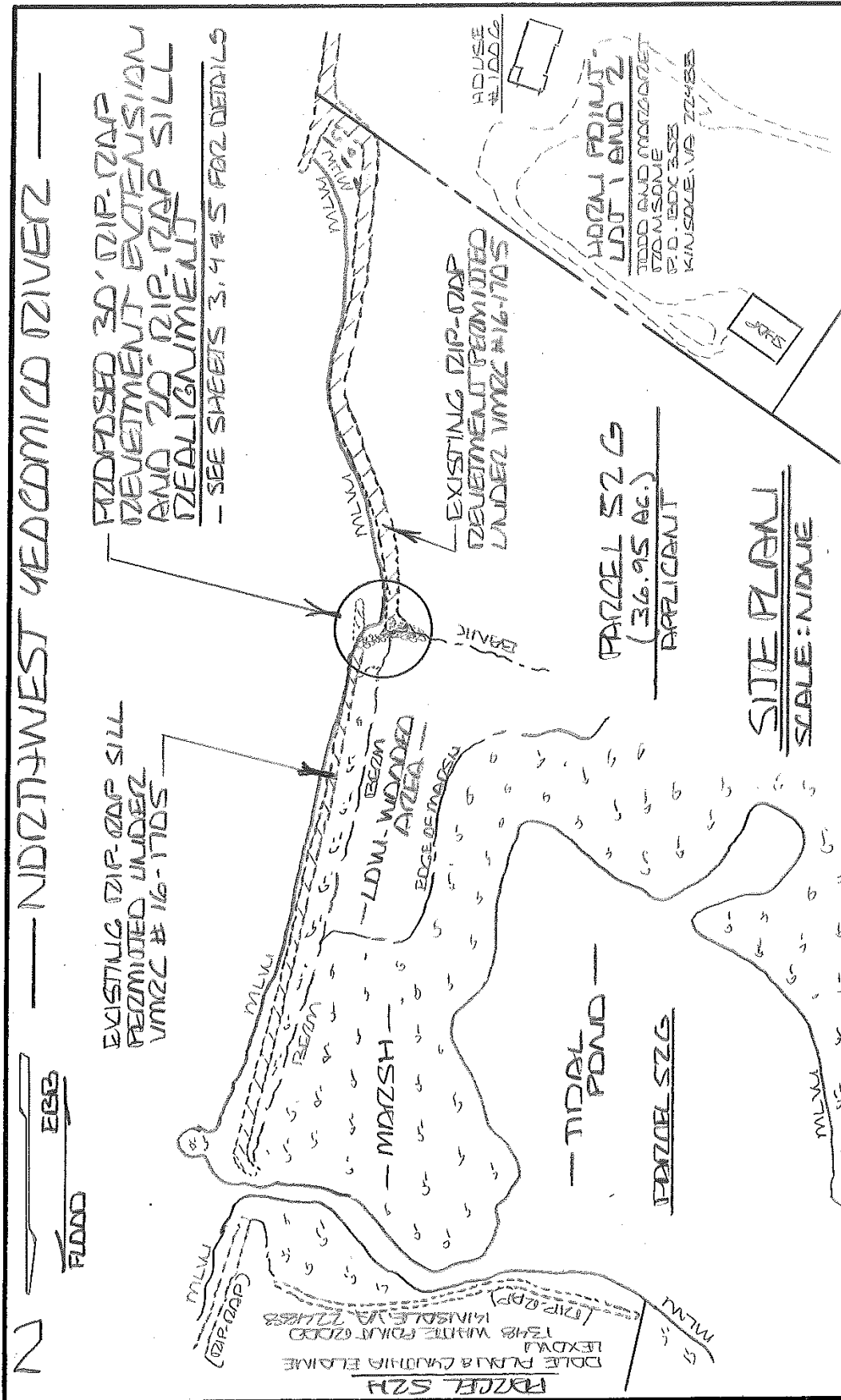
Hearing Date: \_\_\_\_\_  
Proposed Environmental impacts: \_\_\_\_\_

Vegetated Wetlands: \_\_\_\_\_ SF Non-Vegetated Wetlands: \_\_\_\_\_ SF  
Sub-Aqueous Bottom: \_\_\_\_\_ SF Inter-tidal Mud Flat: \_\_\_\_\_ SF

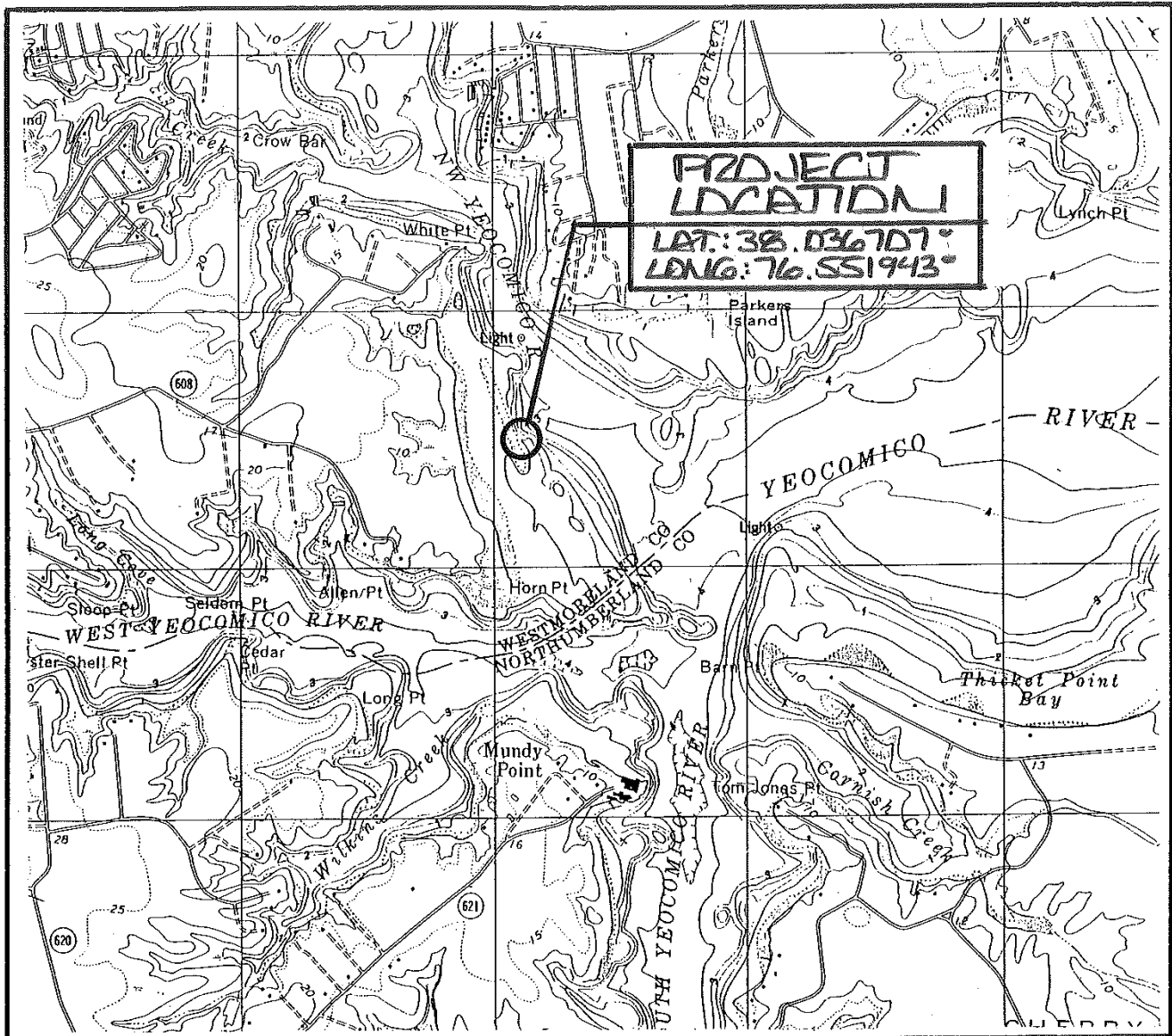
This application has been found: 1. Complete and accepted 2. Incomplete and not accepted.

Accepted: \_\_\_\_\_ Denied: \_\_\_\_\_  
(Date) (Date)

By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



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 PROPOSED RIP-RAP DEVELEMENT EXT. AND RIP-RAP SILL REALIGNMENT  
 DONALD AND SHIRLEY BEVAN'S  
 P.O. BOX 340 KINGSLEY, VA 22423  
 LOCATION: PARCEL S2G - HOGAN POINT - WHITE POINT AREA, CARLE DISTRICT TAX MAP S2, WESTMORELAND CO., VA  
 SHT: 1 OF 5 DATE: 10-30-23 BAYSHORE DESIGN, LLC



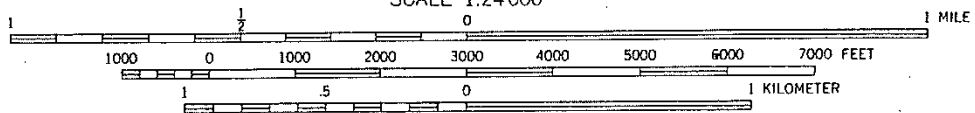
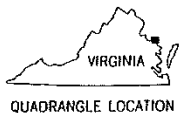
## VICINITY MAP

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KINSALE QUADRANGLE  
 VIRGINIA - MARYLAND

7.5 MINUTE SERIES (TOPOGRAPHIC - BATHYMETRIC)

SCALE 1:24000



CONTOUR INTERVAL 10 FEET

DASHED LINES REPRESENT 5-FOOT CONTOURS

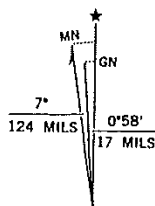
NATIONAL GEODETIC VERTICAL DATUM OF 1929

BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY

0.5 METER CONTOURS—DATUM IS MEAN LOW WATER

THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.3 METER



UTM GRID AND 1968 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET

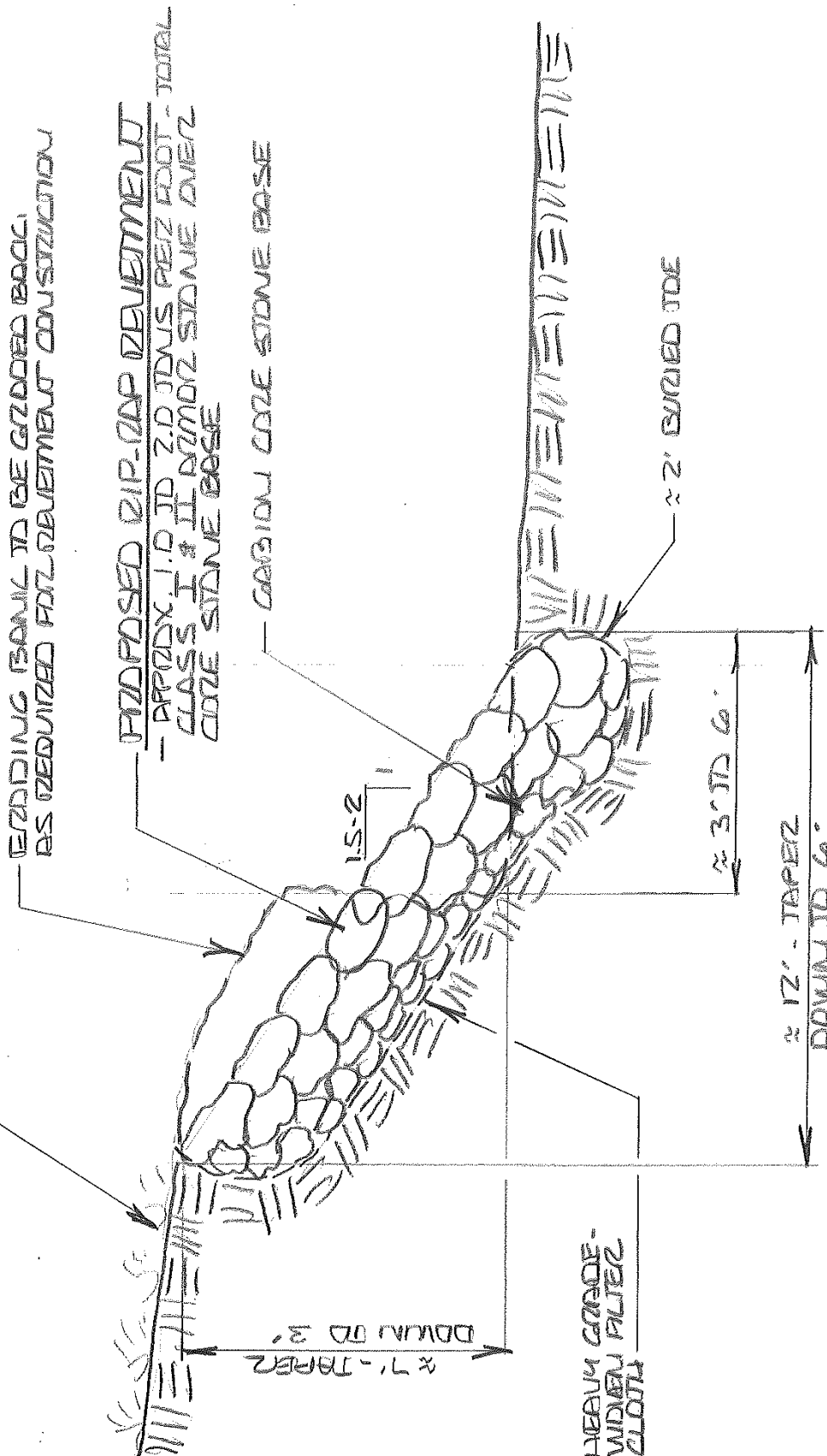
PROPOSED RIP-RAP RETENTION & SILL  
 BEYOND HORN-WHITE PT. AREA  
 N.W. YEOCOMICO RIVER - WESTMORELAND CO.  
 SHT: 2 OF 5 DATE: 10-30-25 BAYSHORE DESIGN, LLC



# SECTION 'A'-A'

SCALE: 3/8" = 1'

EXISTING GRADE WITH  
VEGETATED COVER



PROPOSED RIP-RAP RAMPMENT & SILL  
BEVERLYS — HAZARD — WHITE PT. AREA  
N.W. 4ED COMMOD OVER — WESTMINSTER CO.  
SHEET: 4 OF 5 DATE: 10-30-25 BAYSHORE DESIGN, LLC

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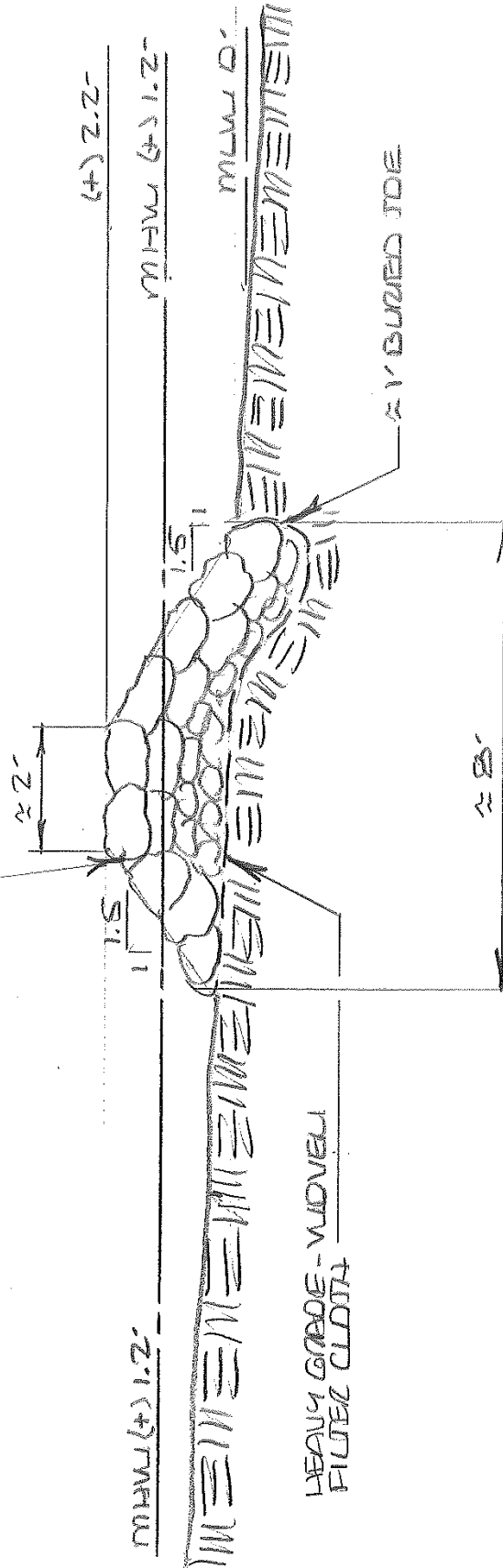
# SECTION 'B'-'B'

SCALE: 3/8" = 1'

PROPOSED DIP-DAP SILL (REALIGNMENT)

- APPROX. 1.0 TO 1.25 TONS PER FOOT - TOTAL  
CLASS I AND II GRADE STONE OVER  
CARBON CONE STONE BASE \*

\*: EXISTING STONE FROM SILL REALIGNMENT



PROPOSED DIP-DAP REALIGNMENT & SILL

REMARKS: HORN-WHITE ST. AREA  
N.W. YEDOMICO RIVER - WESTMORELAND CO.  
SHEET: 5 OF 5 DATE: 10-30-25 BAYSIDE DESIGN, LLC

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DESIGN, LLC

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                                                                                                                                                                                                                                                               |                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>U.S. Army Corps of Engineers (USACE)</b><br><b>APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT</b><br>For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                                                                                                                                                                                               | <b>Form Approved -</b><br><b>OMB No. 0710-</b><br><b>0003</b><br><b>Expires: 2027-10-31</b> |
| The public reporting burden for this collection of information, OMB Control Number 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at <a href="mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil">whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil</a> . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. PLEASE DO NOT RETURN YOUR APPLICATION TO THE ABOVE EMAIL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |                                                                                                                                                                                                                                                               |                                                                                             |
| <b>PRIVACY ACT STATEMENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                                                                                                                                                                                                                                                               |                                                                                             |
| Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned. System of Record Notice (SORN). The information received is entered into our permit tracking database and a SORN has been completed (SORN #A1145b) and may be accessed at the following website: <a href="http://dpcl.dod.mil/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx">http://dpcl.dod.mil/Privacy/SORNsIndex/DOD-wide-SORN-Article-View/Article/570115/a1145b-ce.aspx</a> |                      |                                                                                                                                                                                                                                                               |                                                                                             |
| <b>(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                                                                                                                                                                                                                                                               |                                                                                             |
| 1. APPLICATION NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2. FIELD OFFICE CODE | 3. DATE RECEIVED<br>10/31/2025                                                                                                                                                                                                                                | 4. DATE APPLICATION COMPLETE                                                                |
| <b>(ITEMS BELOW TO BE FILLED BY APPLICANT)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                                                                                                                                                                                               |                                                                                             |
| 5. APPLICANT'S NAME<br><br>First – Ronald and Shirley      Middle –      Last – Bevans<br><br>Company –<br><br>E-mail Address – <a href="mailto:mransone@bevansoyster.net">mransone@bevansoyster.net</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      | 8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required)<br><br>First – Craig      Middle –      Last – Palubinski<br><br>Company – Bayshore Design, LLC<br><br>E-mail Address – <a href="mailto:craigp@bayshoredesign.com">craigp@bayshoredesign.com</a> |                                                                                             |
| 6. APPLICANT'S ADDRESS:<br><br>Address – P.O. Box 340<br><br>City – Kinsale      State – VA      Zip – 22488      Country – US                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      | 9. AGENT'S ADDRESS:<br><br>Address – 8518 Cople Highway<br><br>City – Hague      State – VA      Zip – 22469      Country – US                                                                                                                                |                                                                                             |
| 7. APPLICANT'S PHONE NOS. w/AREA CODE<br><br>a. Primary      b.      c. Fax<br><br>+18044722331                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      | 10. AGENTS PHONE NOS. w/AREA CODE<br><br>a. Primary      b.      c. Fax<br><br>+18044724439                                                                                                                                                                   |                                                                                             |
| <b>STATEMENT OF AUTHORIZATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |                                                                                                                                                                                                                                                               |                                                                                             |
| 11. I hereby authorize, Craig Palubinski to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |                                                                                                                                                                                                                                                               |                                                                                             |
| /s/ - provided on authorized agent form<br>_____<br>SIGNATURE OF APPLICANT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      | 10/31/2025<br>_____<br>Date                                                                                                                                                                                                                                   |                                                                                             |

| NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>12. PROJECT NAME OR TITLE (see instructions)</b><br>Ronald and Shirley Bevans                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                   |  |
| <b>13. NAME OF WATERBODY, IF KNOWN (if applicable)</b><br>Northwest Yeocomico River                                                                                                                                                                                                                                                                                                                                     | <b>14. PROJECT STREET ADDRESS (if applicable)</b><br>Address -- 1006 White Point Rd<br><br>City -- Kinsale<br><br>State -- VA<br><br>Zip -- 22488 |  |
| <b>15. LOCATION OF PROJECT</b><br><br>Latitude: °N 38.0392236                      Longitude: °W -76.5533957                                                                                                                                                                                                                                                                                                            |                                                                                                                                                   |  |
| <b>16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)</b><br><div style="display: flex; justify-content: space-between;"> <div>Section --</div> <div>Township --</div> <div>Range --</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div>County -- Westmoreland County</div> <div>Project Area -- 400 Square Feet</div> <div>State Tax Parcel ID --</div> </div> |                                                                                                                                                   |  |
| <b>17. DIRECTIONS TO THE SITE</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                   |  |
| <b>18. Nature of Activity (Description of project, include all features)</b><br><br>30' rip-rap revetment extension and 20' rip-rap sill realignment<br>Shoreline stabilization                                                                                                                                                                                                                                         |                                                                                                                                                   |  |
| <b>19. Project Purpose (Describe the reason or purpose of the project, see instructions)</b><br><br>Protect shoreline                                                                                                                                                                                                                                                                                                   |                                                                                                                                                   |  |
| <b>USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED</b>                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                   |  |

20. Reason(s) for Discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type:

See Appendix C

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

See Appendix C

23. Description of Avoidance, Minimization, and Compensation (see instructions)

None proposed

24. Is Any Portion of the Work Already Complete?

Yes

No

If Yes, describe the completed work:

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

|        |               |                          |              |               |             |
|--------|---------------|--------------------------|--------------|---------------|-------------|
| AGENCY | TYPE APPROVAL | IDENTIFICATION<br>NUMBER | DATE APPLIED | DATE APPROVED | DATE DENIED |
|--------|---------------|--------------------------|--------------|---------------|-------------|

\* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is

complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

|                                         |  |                  |            |
|-----------------------------------------|--|------------------|------------|
| /s/ - provided on authorized agent form |  | Craig Palubinski | 10/31/2025 |
|-----------------------------------------|--|------------------|------------|

|                        |      |                    |      |
|------------------------|------|--------------------|------|
| SIGNATURE OF APPLICANT | DATE | SIGNATURE OF AGENT | DATE |
|------------------------|------|--------------------|------|

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

U.S. Army Corps of Engineers (USACE)

**APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT – PARTNER APPENDIX**

For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.

**AUTHORITIES:** The Department of Army Corps of Engineers (Corps) and partner entities have established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and its partners. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. This supplemental information is provided to the partner entity along with the standard regulatory forms.

**PARTNER INFORMATION**

|                                                                                                     |                                |                                                                                                                               |
|-----------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>ORGANIZATION:</b><br>VA Dept. of Environmental Quality (VDEQ) & VA Marine Resources Commn (VMRC) | <b>PARTNER ID:</b><br>25-00232 | <b>NAME AND CODE:</b><br><br><b>Form Name:</b> COMMONWEALTH OF VIRGINIA JOINT PERMIT APPLICATION<br><b>Form Code:</b> NAO JPA |
|-----------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|

This system has been created to collect the information necessary to initiate a Joint Permit Application for the state and federal aquatic resource permitting in the Commonwealth of Virginia. This Joint Permit Application covers the entities of US Army Corps of Engineers (USACE) Norfolk District (NAO), Virginia Department of Environmental Quality (VDEQ), and Virginia Marine Resources Commission (VMRC) in the Commonwealth of Virginia.

The Joint Permit Application (JPA) process and Standard JPA form are used by the US Army Corps of Engineers (USACE), the Virginia Marine Resources Commission (VMRC), the Virginia Department of Environmental Quality (DEQ), and the Local Wetlands Boards (LWB) for permitting purposes involving water, wetlands, and dune/beach resources, including water supply and water withdrawals projects (as defined in DEQ Regulation 9 VAC 25-210). [Learn More information, including State and Regional General Permits.](<https://www.nao.usace.army.mil/Missions/Regulatory/>) Once your request is submitted, a State Permit ID will be generated and can be found in the generated NAO\_JPA\_Report file, "Partner ID" field.

The Virginia Department of Environmental Quality VA Water Protection (DEQ-VWP) Additional Data Needs form collects any additional data that the DEQ needs when a VWP Permit and/or an individual 401 Water Quality Certification (WQC) is also required for the proposed work. A blank version of this form is available for download, then completion and upload, in the Location Specific Questions section.

JOINT PERMIT APPLICATION for Commonwealth of Virginia To apply for USACE Permits, as well as any required permits from the VDEQ and VMRC. [Learn more on the permits webpage](<https://www.nao.usace.army.mil/Missions/Regulatory-Branch/Regulatory-Permits/>). Once your request is submitted, a State Permit ID will be generated and can be found in the generated NAO\_JPA\_Report file, "Partner ID" field.

Please note that when a VDEQ permit is being requested, you must also complete and upload the State Data Requirements PDF form. This PDF should be uploaded to the box revealed when "YES" is selected to answer the mandatory "Are you also requesting a permit from the VDEQ?" question.

**SUPPLEMENTAL INFORMATION COLLECTED**

**Regional General Conditions Checklist - These questions are needed to evaluate whether you satisfy regional conditions for USACE.**

- Is work proposed in areas that contain submerged aquatic vegetation (SAV)? [Learn more about SAV] (<https://mobjack.vims.edu/sav/savwabmap/>)
  - No
- Is the project proposed within an area documented as an anadromous fish use area (confirmed or potential)? [Learn more about anadromous fish use areas] (<https://services.dwr.virginia.gov/fwis/>)
  - No
- Is any in-stream work proposed within streams identified as wild trout waters? [Learn more about wild trout waters] (<https://services.dwr.virginia.gov/fwis/>)
  - No

- Is a state-listed species or designated resource known within 2 miles of the proposed activity? For proposed activities located within Virginia's designated coastal zone, [Learn more at the Virginia Department of Wildlife Resources' (DWR) Virginia Fish and Wildlife Information Service (VAFWIS)] (<https://services.dwr.virginia.gov/fwis/>)
  - No
- Did you submit your project to DWR (ESSProjects@dwr.virginia.gov)?
  - Not Applicable (Question not presented)
- Is work proposed in the Chesapeake Bay National Estuarine Research Reserve in Virginia? This multi-site system along a salinity gradient of the York River includes Sweet Hall Marsh, Taskinas Creek, Catlett Islands, and Goodwin Islands. [Learn more about the Chesapeake Bay National Estuarine Research] (<https://www.vims.edu/cbnerr/>)
  - No
- Have you generated a USFWS official species list through IPAC?
  - No
- Please upload a copy of your USFWS IPAC species list.
  - Not Applicable (Question not presented)
- Is there potential for the project to affect aquatic federally listed threatened or endangered species or designated critical habitat? [NMFS Section 7 mapper] (<https://noaa.maps.arcgis.com/apps/webappviewer/index.html?id=a85c0313b68b44e0927b51928271422a>)
  - No
- Are you proposing to plant any invasive plant species? [Learn more about invasive plant species] (<https://www.dcr.virginia.gov/natural-heritage/invspdflist>)
  - No
- Will any proposed new or replacement culverts or pipes be embedded below the streambed (countersunk)?
  - Not Applicable
- Are you proposing temporary fill or impacts to aquatic resources?
  - No
- Upload a copy of your restoration plan.
  - Not Applicable (Question not presented)
- Will your project affect any structures or works built by the USACE? [Learn more about USACE Civil Works projects] (<https://usacenao.maps.arcgis.com/apps/webappviewer/index.html?id=d19d8e578c294e92a327d9e8cd1047d9>)
  - No
- Are you are proposing a stream restoration project under Nationwide Permit 27?
  - No
- Upload a completed Natural Channel Design Review Checklist and Selected Morphological Characteristics form. [Access the form] (<https://www.epa.gov/cwa-404/natural-channel-design-review-checklist-under-cwa-section-404>)
  - Not Applicable (Question not presented)
- Are you also requesting a permit from the VDEQ?
  - No

- Upload a completed State Data Requirements PDF form.
  - Not Applicable (Question not presented)
- Are you applying for a [PASDO Category A](<https://usace.contentdm.oclc.org/utis/getfile/collection/p16021coll15/id/3190>) permit?
  - No
- Upload the PASDO Category A checklist. [Access the PASDO Category A checklist] (<https://usace.contentdm.oclc.org/utis/getfile/collection/p16021coll15/id/3190>)
  - Not Applicable (Question not presented)

COMMONWEALTH OF VIRGINIA JOINT PERMIT APPLICATION

U.S. Army Corps of Engineers (USACE)  
**STANDARD PERMIT PROJECT INFORMATION SHEET**

**(ITEMS 1 THRU 3 TO BE FILLED OUT BY THE CORPS)**

|                    |                      |                                |
|--------------------|----------------------|--------------------------------|
| 1. APPLICATION NO. | 2. FIELD OFFICE CODE | 3. DATE RECEIVED<br>10/31/2025 |
|--------------------|----------------------|--------------------------------|

**(ITEMS BELOW TO BE FILLED OUT BY APPLICANT)**

4. SELECT THE TYPE OF PERMIT YOU'RE REQUESTING

Standard                      Letter Of Permission                      General Permit

5. SELECT A DEVELOPMENT TYPE

Commercial                      Non-commercial                      Government/Tribal

6. APPLICABLE STATUTORY AUTHORITY

Section 404 Clean Water Act                      Section 10 Rivers and Harbors Act                      Section 103 of the Marine Protection, Research, and Sanctuaries Act

**ENDANGERED AND THREATENED SPECIES**

7. DESCRIBE YOUR CURRENT KNOWLEDGE OF ENDANGERED SPECIES THAT MAY BE AFFECTED BY ACTIVITIES OCCURRING WITHIN THE PROJECT OR ACTION AREA

ADDITIONAL AFFECTED SPECIES:  
None known

**HISTORIC PROPERTIES**

8. DESCRIBE YOUR CURRENT KNOWLEDGE OF HISTORIC PROPERTIES THAT WOULD HAVE THE POTENTIAL TO BE IMPACTED BY ACTIVITIES OCCURRING WITHIN THE AREA OF POTENTIAL EFFECT/PERMIT AREA

None known

**NATIONAL WILD AND SCENIC RIVERS**

9. IF THE PROPOSED ACTIVITY WOULD OCCUR IN A NATIONAL WILD AND SCENIC RIVER SYSTEM OR IN AN OFFICIALLY DESIGNATED STUDY RIVER, LIST THE RIVER OR STUDY RIVER

**SECTION 408 USACE CIVIL WORKS PROJECTS**

10. WILL THE PROPOSED ACTIVITY REQUIRES PERMISSION FROM THE USACE PURSUANT TO 33 U.S.C. 408 BECAUSE IT WILL ALTER OR TEMPORARILY OR PERMANENTLY OCCUPY OR USE A U.S. ARMY CORPS OF ENGINEERS FEDERALLY AUTHORIZED CIVIL WORKS PROJECT?

Yes

No

I'm not sure

11. IF BLOCK 10 IS YES, HAVE YOU SUBMITTED A WRITTEN REQUEST FOR SECTION 408 PERMISSION FROM THE USACE DISTRICT HAVING JURISDICTION OVER THAT PROJECT?

Yes

No

12. IF BLOCK 11 IS YES, PROVIDE THE DATE YOUR REQUEST WAS SUBMITTED TO THE DISTRICT

**SECTION 103 OF THE MARINE PROTECTION, RESEARCH, AND SANCTUARIES ACT**

13. HAS THE PROPOSED DISPOSAL SITE BEEN DESIGNATED FOR USE BY THE ADMINISTRATOR, EPA, PURSUANT TO SECTION 102(C) OF THE MARINE PROTECTION, RESEARCH, AND SANCTUARIES ACT OF 1972, AS AMENDED (33 U.S.C. 1413)?

14. IF BLOCK 13 IS NO, DESCRIBE THE CHARACTERISTICS OF THE PROPOSED DISPOSAL SITE AND AN EXPLANATION AS TO WHY NO PREVIOUSLY DESIGNATED DISPOSAL SITE IS FEASIBLE

15. DESCRIBE KNOWN DREDGED MATERIAL DISCHARGES AT THE PROPOSED DISPOSAL SITE

16. PROVIDE THE EXISTENCE AND DOCUMENTED EFFECTS OF OTHER AUTHORIZED DISPOSALS THAT HAVE BEEN MADE IN THE DISPOSAL AREA (E.G., HEAVY METAL BACKGROUND READING AND ORGANIC CARBON CONTENT)

17. PROVIDE THE ESTIMATED LENGTH OF TIME DURING WHICH THE DISPOSAL WOULD CONTINUE AT THE PROPOSED SITE (in months)

18. PROVIDE THE SOURCE OF THE MATERIAL

19. DESCRIBE THE TYPE AND COMPOSITION OF THE MATERIAL

20. DESCRIBE THE METHOD OF TRANSPORTATION AND DISPOAL OF THE MATERIAL

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                                                                             |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------------------------------------------------------------------------------|--------------|
| <b>U.S. Army Corps of Engineers (USACE)</b><br><b>AUTHORIZATION TO ACT AS AN AGENT</b><br>For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      | <b>Form Approved - OMB No.</b><br><b>0710-0003</b><br><b>Expires 2027-10-31</b>             |              |
| <b>The Agency Disclosure Notice (ADN)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |                                                                                             |              |
| The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at <a href="mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil">whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil</a> . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. |                      |                                                                                             |              |
| <b>Purpose:</b> This form is used by members of the public to authorize an agent (for example - a private consultant) to act on their behalf in all matters relating to all dealings with the USACE regarding the project. This includes taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits.                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                             |              |
| This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |                                                                                             |              |
| <b>ITEMS 1 THRU 3 - FOR USACE USE ONLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |                                                                                             |              |
| APPLICATION NO.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2. FIELD OFFICE CODE | 3. DATE RECEIVED                                                                            |              |
| <b>ITEMS 4 THRU 14 - COMPLETD BY THE APPLICANT or REQUESTOR</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |                                                                                             |              |
| 4. PROJECT NAME<br>Ronald and Shirley Bevans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      | 5. PROJECT LOCATION<br>1006 White Point Rd Kinsale, VA 22488 Westmoreland County            |              |
| 6. APPLICANT NAME ( <i>first, middle, last</i> )<br>Ronald and Shirley Bevans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      | 7. AGENT NAME<br>Craig Palubinski                                                           |              |
| Company ( <i>if applicable</i> ):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      | Company:<br>Bayshore Design, LLC                                                            |              |
| E-mail Address:<br><a href="mailto:mransone@bevansoyster.net">mransone@bevansoyster.net</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      | E-mail Address:<br><a href="mailto:craigp@bayshoredesign.com">craigp@bayshoredesign.com</a> |              |
| 8. APPLICANT ADDRESS ( <i>if applicable</i> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      | 9. AGENT ADDRESS ( <i>if applicable</i> )                                                   |              |
| Address<br>P.O. Box 340                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      | Address<br>8518 Cople Highway                                                               |              |
| City:<br>Kinsale                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | State:<br>VA         | City:<br>Hague                                                                              | State:<br>VA |
| 10. APPLICANT PHONE NUMBERS. w/AREA CODE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      | 11. AGENT PHONE NUMBERS. w/AREA CODE                                                        |              |
| a. Primary<br>+18044722331                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | b.                   | a. Primary<br>+18044724439                                                                  | b.           |
| c. Fax                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      | c. Fax                                                                                      |              |
| <b>12. APPLICANT/AGENT CERTIFICATION</b><br>By signing below, I hereby authorize the agent listed above, to act on my behalf in all matters relating to all dealings with the USACE regarding the project and properties listed above, including taking all necessary actions for the application, processing, issuance, and/ or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits. Any and all acts carried out by my agent on my behalf as it relates to this project and property shall have the same effect as acts of my own.                                                                                                                                                                                                                                                           |                      |                                                                                             |              |

I agree to review all information submitted to the USACE on my behalf by my agent and certify that any information submitted on my behalf is true and correct.

13. SIGNATURE of APPLICANT or REQUESTOR

A handwritten signature in blue ink, appearing to read "Ronald W. Burns", is written over a red "X" mark.

14. DATE

OCTOBER 30, 2025

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

ENG FORM 6295, JAN 2025

PREVIOUS EDITIONS ARE OBSOLETE.

**Appendix B.** Aquatic Resource Inventory:

| <i>Aquatic Resource Name</i> | <i>State</i> | <i>Cowardin System</i> | <i>Cowardin Class</i>  | <i>HGM Class</i> | <i>Local Waterway Name</i> | <i>Measurement Type</i> | <i>Measurement Amount</i> | <i>Measurement Units</i> | <i>Waters Type</i> | <i>Latitude</i> | <i>Longitude</i> |
|------------------------------|--------------|------------------------|------------------------|------------------|----------------------------|-------------------------|---------------------------|--------------------------|--------------------|-----------------|------------------|
| Point 1                      | VIRGINIA     | ESTUARINE              | E1-ESTUARINE, SUBTIDAL | RIVERINE         | NW Yeocomico River         | Linear                  | 50                        | FOOT                     | DELIN.NOJD-404     | 38.033995       | -76.551232       |
| Point 2                      | VIRGINIA     | ESTUARINE              | E1-ESTUARINE, SUBTIDAL | RIVERINE         | nw yeocomico river         | Linear                  | 50                        | FOOT                     |                    | 38.03415        | -76.551233       |

**Appendix C.** Impact Inventory:

| <i>Water Name</i> | <i>Impact Name</i> | <i>Activity</i>            | <i>Type of<br/>Material Being<br/>Discharged</i> | <i>Resource Type</i> | <i>Permanent<br/>Loss (Y/N)</i> | <i>Impact<br/>Duration</i> | <i>Amount<br/>Type</i> | <i>Proposed<br/>Length</i> | <i>Proposed<br/>Width</i> | <i>Proposed<br/>Amount</i> | <i>Amount<br/>Units</i> |
|-------------------|--------------------|----------------------------|--------------------------------------------------|----------------------|---------------------------------|----------------------------|------------------------|----------------------------|---------------------------|----------------------------|-------------------------|
| Point 1           | Rip-rap            | Structure (Sec<br>10 only) |                                                  | Tidal Wetland        | No                              | Permanent                  | Structure Area         | 50                         | 8                         | 400                        | Square Feet             |

**Provide any additional information you may have about the proposed quantity of wetlands, streams, or other types of waters directly affected by the proposed activity. This level of detail is helpful to better understand the type of impacts that are proposed for your project.**

See attached jpa

## **Definitions and help text**

**Water Name:** The name of the wetland, stream, or other type of water that would be impacted.

**Impact Name:** Useful if entering more than one impact for the same or multiple waters (e.g., linear projects) and name accordingly. This may be different than the Water Name; keep it short and simple. For example, if Stream-1 is the water, the impact name could be “Crossing-1,” “Crossing-2,” “Crossing-3.” A short name helps describe the impact and is useful when looking at a list of impacts.

**Activity:** Options are:

- Conversion of waters type (forested wetland to emergent wetland, stream to lake)
- Discharge of dredged material
- Discharge of fill material
- Dredging (Section 10)
- Ecological restoration
- Other (Aquaculture, Work, Aerial or Submarine cable crossings)
- Removal (Sec 10 structures)
- Structure (Sec 10 only)
- Transport of dredged material (Sec 103)

**Type of Material Being Discharged:** Describe the material to be discharged within USACE jurisdiction. Make sure this description is consistent with your illustrations. Discharge material includes: rock, sand, clay, concrete, etc.

**Resource Type:** Options are Harbor/Ocean, Lake, Non-Tidal wetland, Other, Pond, River/Stream, and Tidal wetland.

**Permanent Loss (Y/N):** Only enter “YES” when the ‘discharge of dredged or fill material’ activity types are chosen. A permanent loss means the conversion of an aquatic resource to dry land.

**Impact Duration:** Options are Permanent or Temporary. An example of a temporary impact is the discharge of fill for temporary access roads that are later removed and returned to pre-construction contours.

**Amount Type:** Options are Area or Volume.

**Amount Units:** Options are Acre or Square Feet if Amount Type=Area, Cubic Yards if Amount Type=Volume.

**Proposed Length and Proposed Width:** Unit is linear feet.

**Proposed Amount:** Unit is square feet.

Appendix H. Supporting Information:

| <i>Document Type</i> | <i>Document Created Date<br/>(YYYY-MM-DD)</i> | <i>Document Label</i> | <i>Information Source/Citation</i> | <i>Uploaded file name</i> |
|----------------------|-----------------------------------------------|-----------------------|------------------------------------|---------------------------|
| Project Plans        | 2025-10-30                                    | Bevans jpa            | Bayshore Design                    | Bevans jpa.pdf            |



Westmoreland County, Virginia  
**LAND USE ADMINISTRATION**  
PO Box 1000  
Montross, VA 22520  
804-493-0120

Building Official  
Zoning Official  
Planning Commission  
Board of Zoning Appeals  
Board of Building Appeals  
Wetlands Board

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## WESTMORELAND COUNTY WETLANDS BOARD BYLAWS AND PROCEDURES

Adopted – January 21, 2026

### **BYLAWS AND PROCEDURES WESTMORELAND COUNTY WETLANDS BOARD**

#### Article I. Legal Authority

The objectives and procedures of *The Westmoreland County Wetlands Board* are those set forth in Chapter 13, (28.2-1300, et seq.) of Title 28.2, Code of Virginia, the Virginia State Wetlands Act and in Chapter 62, Article II of the Code of Westmoreland County, the Wetlands Ordinance.

#### Article II. Officers

**Section 1.** The officers of the Wetlands Board Shall consist of a Chair and Vice-Chair.

**Section 2.** The Chair shall preside over all meetings and hearings, serve as spokesperson for the Board and carry out any other duties, as necessary.

**Section 3.** The Vice-Chair shall perform the duties of the Chair in his/her absence or incapacity.

**Section 4.** Special committees may be appointed by the Chair for the purposes and terms which the Board approves of.

**Section 5.** Staff shall keep the minutes and other records of the Board, maintain a file of all applications, violations, and site inspections, assist in preparation of the annual report and agendas, arrange legal notice of hearings, attend to correspondence, and provide assistance and such other duties as needed.

**Section 6.** Legal Counsel shall be provided by the County government upon request of the Chair of the Board's agent.

### Article III. Election of Officers

**Section 1.** Nominations and elections shall be held normally at the first meeting of each calendar year of the Westmoreland County Wetlands Board. The Positions shall be effective immediately after the vote.

**Section 2.** A candidate shall be elected by a quorum and shall serve for one (1) year or until a successor is elected.

**Section 3.** Vacancies in offices shall be filled by normal election procedures at the next meeting.

**Section 4.** Officers may succeed themselves.

### Article IV. Attendance of Members

**Section 1.** If any member is absent for seventy-five percent (75%) of the Board meetings in any one-year period, he/she shall be subject to removal. If any members are absent from four (4) consecutive meetings, excluding emergency meetings, the Board shall issue a warning to that member.

### Article V. Meetings

**Section 1.** Meeting of the Board shall be held on call off the Chair or at the request of at least three members of the Board. Meetings shall be held at a time and place designated by the Chair. Upon the vote of majority, meetings may be canceled or re-scheduled.

**Section 2.** Three members of the Board shall constitute a quorum. A quorum is necessary to approve any motions or to take any official actions.

**Section 3.** All meetings shall be open to the general public and to any governmental agency. Public notice shall be given in accord with the Code of Virginia, Chapter 21, Section 2.1-343. Notice of meetings of three or more Board members, including meetings and work sessions during which no votes are cast, or decisions are made shall be furnished to any citizen who requests such notice.

**Section 4.** The Board may go into executive session in accordance with the Code of Virginia, Chapter 21, Section 2.1-344. A motion shall be made to adjourn a meeting in public session to be reconvened in executive session. Such a motion shall state specifically the purpose or purposes which are to be the subject of the meeting, and reasonable identifying the substance of the matters to be discussed. A statement shall be included in the minutes of the open meeting which shall make specific reference to the applicable exemption or exemptions from public meeting requirements provided in Section 2.1-334. Consultation with legal counsel and briefings by staff members, consultants, or attorneys, pertaining to actual or probable litigation, or other specific legal matters requiring the provision of legal advice by counsel (Section 2.1-344-(A)-(7); 1989) is applicable

exemption from public meeting requirements. Prior to executive session with legal counsel the following motions will be made by a Board member, seconded, and voted upon prior to executive session in open session:

“I move that the meeting be adjourned in open session and reconvene in executive session in accord with the Code of Virginia, Chapter 21, Section 2.1-334-(a)-(7) for legal consultation pertaining to actual (or) probable litigation and on other specific legal matters requiring the provision of legal advice by counsel concerning... (subject of the meeting).”

#### Article V. Meetings (Continued)

Immediately after the approved motion to adjourn an executive session, the Board shall reconvene in open session and take a roll call vote on the following statement by the Chair:

“I hereby certify that, to the best of my knowledge, only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only such matters identified in the motion to convene executive session” (roll call vote). ‘All in favor ‘Aye or Nay’”

**Section 5.** The order of Business at meeting shall be:

- A. Call to Order
- B. Roll Call & Determination of Quorum
- C. Approval of Minutes
- D. Public Hearings
- E. Other Matters
- F. Adjournment

**Section 6.** The Chair may shift public hearing order, limit presentations and discussions.

#### Article VI. Public Hearing

**Section 1.** A mandatory public hearing shall be scheduled within 60 days of the date that a submitted application is deemed complete. An application must be completed before it can be processed. A complete application shall include the following:

- 1. Name of Applicant;
- 2. Signature of Applicant;

3. Address of Applicant;
4. Detailed description of the proposed activity;
5. A plan review drawing, drawn to an appropriate and uniform scale showing:
  - a. The area of wetlands directly affected,
  - b. Location of existing mean low and mean high water lines,
  - c. Location of the proposed work,
  - d. Existing and proposed fill and excavation,
  - e. Dredge disposal area
  - f. All existing and proposed structures
  - g. All existing facilities and utilities
  - h. Approved mitigation plans and;
  - i. Appropriate Benchmarks
6. The types of equipment to used and means of equipment access to the activity site;
7. The names and addresses of adjacent property owners and known claimants of water rights in or adjacent to the wetland;
8. Estimated cost of proposed project;
9. Primary and secondary purposes of the project;
10. Measures to be taken to reduce off-site detrimental effects;
11. Completion date;
12. Additional materials and documentation as the Board may deem necessary; and
13. Application processing fee of Five Hundred Dollars (\$500.00) as required by the Fee Schedule.

**Section 2.** The following persons and agencies shall be notified by mail of a public hearing not less than twenty (20) days prior to the date set for such hearing. Notices to applicants and adjacent property owners shall be mailed:

1. Applicant(s)
2. Agent to the applicant(s)
3. Virginia Marine Resources Commission
4. Adjacent Property Owners
5. Known Claimants of water rights in or adjacent to wetlands in question
6. Virginia Institute of Marine Science
7. Department of Game and Inland Fisheries
8. State Water Control Board
9. Department of Highways and Transportation
10. U.S Army Corps of Engineers, Norfolk District
11. Wetlands Board Members

**Section 3.** Notices for public hearings shall be published in a newspaper having general circulation at least once a week for two weeks prior to hearing dates.

**Section 4.** The following statement from Chapter 13, (28.2-1300 et seq.) of Title 28.2, Code of Virginia shall be read prior to opening a public hearing:

“In accordance with Chapter 13, Section 28.2-1300 et seq. of Title 28.2 of the Code of Virginia, The intent of the Westmoreland County Wetlands Board is to protect the public interest, promote the public health, safety, and economic, and general welfare of the

Commonwealth, and to protect public and private property, wildlife, marine fisheries, and the natural environment, it is declared to be the public policy of this commonwealth to preserve the wetlands and to prevent their despoliation and destruction and to accommodate necessary economic development in a manner consistent with wetlands preservation”

#### Article VI. Public Hearings (continued)

**Section 5.** Following procedures shall be followed shall be followed during a public hearing:

1. Staff report.
2. Statement of the application or his/her representative (limited to 15 minutes). It shall be the policy of the Board that the applicant or the applicant’s knowledgeable representative be encouraged to attend the public hearing to provide the above referenced statement and to answer questions regarding the application. The Board will request staff to notify applicants that the Board Strongly encourages that the applicant or applicant’s knowledgeable representative attend the public hearing.
3. Statements on behalf of the application (limited to 5 minutes for individuals and 10 minutes for representatives of organizations or groups)
4. Rebuttal by the applicant or his/her representative (limited to 5 minutes)
5. Board questions, discussion, and decision. The Chair shall call for a motion upon determining that discussion is over, or a member may “call for the question.” If the latter passes, only a clarification of the motion shall be permitted. Motions require a second. Discussion may follow a second. A quorum is needed for passage of a motion.
6. If a decision is not made during the public hearing, it shall be made within 30 days, or the application shall be deemed approved.
7. An appeal of the Board’s decision may be made within 10 days to the Virginia Marine Resources Commission. The applicant shall be notified 48hrs after the decision is made. The applicant shall receive the approved permit within 14 days of the public hearing.

**Section 6.** In case of conflict of interest, a member may not vote; he or she must cite the conflict or legal prohibition against voting.

**Section 7.** Tie votes shall be continued till the next meeting. The date and time of such meeting shall be announced in public session. A decision must be made within 30 days of the public hearing, or the applications shall be deemed approved.

#### Article VI. Public Hearing (Continued)

**Section 8.** In accordance with the Code of Virginia, Chapter 2.1, Chapter 62, Article II of the Code of Westmoreland County, the Board shall base its decision on an application on the following factors:

1. Such matters are raised through the testimony of any person in support of or in rebuttal to the permit application.
2. Impact of the development on the public health and welfare as expressed by the policy and standards of Chapter 13, Section 28.2-1300 of Title 28.2, of the Code of Virginia and guidelines promulgated thereunder by the Virginia Marine Resources Commission.
3. If the Board, in applying the standards above, finds that the anticipated public and private benefit of the proposed activity exceeds the anticipated public and private detriment and that the proposed activity would not violate or tend to violate the purposes and intent of Chapter 13, Section 28.2-1300 of the Title 28.2 of the code of Virginia and this Chapter, the Board shall grant the permit subject to any reasonable conditions or modifications designed to minimize the impact of the activity on the ability of this County to provide governmental services and on the rights of any other person and to carry out the public policy set forth in Chapter 13, Section 28.2-1300 of the Title 28.2 of the code of Virginia and in this Chapter. Nothing in this Section shall be construed as affecting the right of any person to seek compensation for any injury in fact incurred by him because of the proposed activity. If the Board finds that the anticipated public and private detriment or that proposed activity would violate the purposes and intent of this Chapter, the Board shall deny the permit application with leave to the applicant to resubmit the application in modified form.

**Section 9.** After hearing evidence, the Board may:

1. Grant the permit as requested;
2. Grant the permit in a modified form;
3. Grant the permit with a reasonable bond in an amount and with surety and conditions securing compliance with conditions and limitations set forth in the permit;
4. Deny the permit;
5. Deny the permit without prejudice, permitting the applicant to submit a new application to accomplish the same purpose but in a different manner;
6. Direct the applicant to provide more information prior to final action. A deadline for the receipt of the necessary additional information shall be set which is agreeable to both the Board and the applicant. A date for the continuance of the public hearing shall be set which is agreeable to both parties and such a date announced in public session.
7. Defer a decision for up to 30 days. If a decision is not made within 30 days, the application will automatically be approved as submitted.

**Section 10.** Approved permits shall be subject to a time limit and conditions, or “no conditions” specified. Applicants shall provide the Board with photographs of the project at specified construction stages and photographs of the completed project.

#### Article VI. Public Hearing (continued)

**Section 11.** Members of the Board and/or the designated agent of the Wetlands Board shall conduct a follow-up inspection after the Permitted Project is complete. The Purpose for the

follow-up is to ensure that the project has been constructed according to the original application and any conditions placed on the project have been met.

**Section 12.** Permit is issued the eleventh day after the date of approval. The Chair or their designee shall sign the approved permit before a Notary Public. Applicant(s) shall sign the approved permit before a Notary Public. If the decision of the Board to approve a permit is appealed to the Virginia Marine Resources Commission (VMRC), such permit must not be issued, and the Board shall follow orders by VMRC.

**Section 13.** Signed permits shall be kept with Board records. A copy of the signed permit shall be mailed to the applicant(s) and the Virginia Marine Resources Commission.

**Section 14.** An Applicant may request a public hearing to be deferred. This request must be made in writing and received by the board no later than the date of the scheduled hearing. The Board may grant deferrals. If a deferral is granted, a date shall be set to hear the application which is agreeable to both the Board and the applicant. This Board's policy is that the applicant forfeits the right to a scheduled public hearing within the established 60-day limit upon requesting a deferral.

The rescheduled hearing date shall be announced during open session at the time the public hearing was to be held. However, if the public hearing has not been rescheduled by the time of the public hearing was to be held, thereby making a public announcement during open session impossible, the rescheduled public hearing shall be re-advertised in accord with the procedures set in Section 2 and 3.

**Section 15.** Requests for withdrawal must be made in writing prior to the scheduled public hearing date. Processing fees are nonrefundable. It is the policy of this Board that if an applicant wishes to reactivate the application, the request must be made in writing.

#### Article VII. Enforcement Policies

**Section 1.** A permit is required from the Westmoreland County Wetlands Board if tidal wetlands within the County are to be used or developed for any activities other than those specifically exempt in the Wetlands Ordinance; Chapter 62, Article II, Section 62-33. Any person who knowingly, intentionally, negligently, or continually violates any rule or regulation of the Board or violates any provision of a permit granted by the Board shall be guilty of a misdemeanor. The Board and/or its designated agent has the authority to investigate all projects, whether proposed or ongoing, which alter tidal wetlands within the County. The Board may issue notices to comply, restoration orders and/or stop work orders when following the adopted enforcement procedures in Article VIII.

#### Article VII. Enforcement Policies (continued)

**Section 2.** The Policy of the Westmoreland County Wetlands Board is to make every reasonable effort to affect an acceptable recovery of wetlands jeopardized by activities deemed to be in violation of Chapter 62, Article II of the Code of Westmoreland County. Acting within the powers delegated to the Board by the Commonwealth of Virginia, the Board will be aggressive

in enforcement of the Wetlands Ordinance to assume effective management of the tidal wetlands in the County of Westmoreland.

**Section 3.** To further this policy, the Wetlands Board shall strongly consider not approving an application for a permit until all wetland violations on a piece of property are resolved. If the property owner has requested another kind of permit for an activity dependent on the illegal destruction of tidal wetlands, the Wetlands will protest the approval of the other permit until the wetland's violation is resolved.

**Section 4.** In the case of a suspected wetlands violation, the applicable adopted enforcement procedures shall be followed by the Wetlands Board and/or their designated enforcement agent.

**Section 5.** Erosion into tidal Wetlands shall be considered a violation.

**Section 6.** The Property owner shall be responsible for activities on his/her own property. Agents may represent property owners; however, at least one property owners' signature must be obtained on the application or on a letter of written consent.

**Section 7.** In cases of after-the-fact applications, projects will be evaluated on their merits and option of restoration considered. After-the-fact applications which require a permit from the Wetlands Board to be in conformance with local and state law shall be considered a violation, thus subject to a penalty (see Article II Section 62-71, Violations)

#### Article VIII. Monitoring, Inspections, Compliance, and Restoration.

**Procedure 1.** Any activity suspected to violating the Wetlands Ordinance, Chapter 13, Section 28.2-1300 et seq. of Title 28, the State Code, or any provision of any permit issued by the Wetlands Board, should be reported to the Chair and/or to the Designated agent of the Wetlands Board or to any Board Member. The board chairman may require a permittee to implement monitoring and reporting procedures he believes are reasonably necessary to ensure compliance with the provisions of the permit and this article.

**Procedure 2.** The board chairman may require such on-site inspections as he believes are reasonably necessary to determine whether the measures required by the permit are being properly performed, or whether the provisions of this article are being violated. Prior to conducting any inspection, the board chairman shall provide notice to the resident owner, occupier, or operator, who shall be given an opportunity to accompany the site inspector. If it is determined that there is a failure to comply with the permit, the board chairman shall serve notice upon the permittee at the address specified in his permit application or by delivery at the site of the permitted activities to the person supervising those activities and designated in the permit to receive the notice. The notice shall describe the measures needed for compliance and the time within which these measures shall be completed. Failure of the person to comply within the specified period is a violation of this section.

**Procedure 3.** Upon receipt of a sworn complaint of a substantial violation of this article from a designated enforcement officer, the board chairman may, in conjunction with or subsequent to a notice to comply as specified in Procedure (2) of this section, issue an order requiring all or part of the activities on the site to be stopped until the specified corrective measures have been taken. In the case of an activity not authorized under this article or where the alleged permit noncompliance is causing, or is in imminent danger of causing, significant harm to the wetlands or coastal primary sand dunes protected by this article, the order may be issued without regard to whether the person has been issued a notice to comply pursuant to Procedure (2) of this section. Otherwise, the order may be issued only after the permittee has failed to comply with the notice to comply. The order shall be served in the same manner as a notice to comply, and shall remain in effect for a period of seven days from the date of service pending application by the enforcing authority, permittee, resident owner, occupier, or operator for appropriate relief to the circuit court of the jurisdiction where the violation was alleged to have occurred. Upon completion of corrective action, the order shall immediately be lifted. Nothing in this section shall prevent the Commissioner or board chairman from taking any other action specified in Code of Virginia § 28.2-1316 or § 28.2-1416.

**Procedure 4.** Upon receipt of a sworn complaint of a substantial violation of this article from a designated enforcement officer, the wetlands board may order that the affected site be restored to predevelopment conditions if the Commission or board finds that restoration is necessary to recover lost resources or to prevent further damage to resources. The order shall specify the restoration necessary and establish a reasonable time for its completion. The order shall be issued only after a hearing with at least 30-days' notice to the affected person of the hearing's time, place, and purpose, and shall become effective immediately upon issuance by the board. The board shall require any scientific monitoring plan they believe necessary to ensure the successful reestablishment of wetlands or coastal primary sand dunes protected by this article and may require that a prepaid contract acceptable to the board be in effect for the purpose of carrying out the scientific monitoring plan. The board may also require a reasonable bond or letter of credit in an amount and with surety and conditions satisfactory to it securing to the Commonwealth compliance with the conditions set forth in the restoration order. The appropriate court, upon petition by the board, may enforce any such restoration order by injunction, mandamus, or other appropriate remedy. Failure to complete the required restoration is a violation of this article.

**Procedure 5.** The duties of the board chairman under this section may be delegated to their respective designees; however, these designees shall not be designated enforcement officers.

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Kelvin L. Johnson, Chair

Date