



**Westmoreland County
Wetlands Board
AGENDA**

Kelvin Johnson
Holly Harman
Elgin Nininger
Jane Bergeron

George D. English, Sr.
Memorial Building
111 Polk Street
Montross, VA 22520
Board Room

Monday, May 18, 2026

1. Call to Order
2. Roll Call & Determination of Quorum
3. Approval of Minutes
 - A. Approval of April 2026 Meeting Minutes
4. Action Items
 - A. **Case #1507**- Sean and Robyn McElroy, 9528 Marcus Court, Fairfax, VA 22032 and agent Bayshore Design LLC, 8518 Cople Hwy, Hague, VA 22469, request Wetland Board approval to reconstruct 75' rip-rap revetment and construct a 70' replacement vinyl bulkhead. Project is located at 115 & 131 Avalon Drive, Colonial Beach, 22443. Tax Map 6B-3-B-3 and 6B-3-B-4. VMRC # 26-0174.
 - B. **Case # 1509**- James and Tara Jo Patteson, 1039 Harbor View Circle, Colonial Beach, VA 22443 and agent Bayshore Design LLC, 8518 Cople Hwy, Hague, VA 22469, request Wetland Board approval to reconstruct a portion of bulkhead and construct 164' rip-rap revetment against the existing bulkhead. Project is located at 1039 Harbor View Circle Colonial Beach 22443. Tax Map 6A-1-18 and 6A-1-19. VMRC # 26-0366.
 - C. **Case # 1510**- David and Kristen Smith, 7300 River Road, Fredericksburg VA 22407 and agent Bayshore Design LLC, 8518 Cople Hwy, Hague VA, 22469 request Wetland Board approval to repair a portion of damaged bulkhead and construct 116' of rip-rap revetment against existing bulkhead. Project is located at 959 Harbor View Circle, Colonial Beach, 22443. Tax Map 6A-1-24. VMRC # 26-0407.
 - D. **Case # 1511**- Lyntay Properties LLC C/O Deborah Welsh, 431 South Davis Drive, Purcellville VA, 20132, and agent Bayshore Design LLC, 8518 Cople Hwy, Hague VA, 22469 request Wetland Board approval to construct 556' rip-rap revetment. Project is located at 1132 Jackson Creek Road, Kinsale, 22488. Tax Map 39-24 and 39-24S. VMRC# 26-0309.
 - E. **Case # 1512**- James and Sylvia Barnes Trustees, 43 Sylvan Glade Drive, Colonial Beach VA, 22443, and agent Bayshore Design LLC, 8518 Cople Hwy, Hague VA, 22469 request Wetland Board approval to construct a 92' rip-rap revetment, 38' rip-rap sill, beach nourishment, and 140 SF wetland vegetation plantings. Project is located at 43 Sylvan Glade Drive Colonial Beach 22443. Tax Map 6A-1-15. VMRC # 26-0387.
5. Other Matters
6. Adjournment

A regular meeting of the Westmoreland County Wetlands Board was held on Monday, April 20, 2026 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 Jane Bergeron. Richard Stuart Jr. and Jeff Madden, Virginia Marine Resources Commission (VMRC) representative, were also in attendance.

CALL TO ORDER

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

ELECTION OF OFFICERS

Ms. Harman motioned for Kelvin Johnson remain as chairman of the Wetlands Board, Ms. Bergeron seconded the motion, and the motion passed unanimously. Ms. Harman motioned for Jane Bergeron to be the Vice Chairman of the Wetlands Board, Mr. Nininger seconded the motion, and the motion passed with unanimous vote.

PRIOR MINUTES

Chairman Johnson asked if everyone on the Board had received copies of the January 2026 meeting minutes. Ms. Harman moved to approve the minutes as presented. Mr. Nininger seconded the motion, and the minutes for January were approved with a 3:0:1 vote, with Ms. Bergeron abstaining from the vote as she was not present at the January 2026 meeting.

ACTION ITEMS

Case# 1508- David and Sandra McElhaney, and Co-owner Mandy McHugh 4240 Windermere View Place Woodbridge, VA 22192 and 1043 North Glebe Road Montross, VA 22520 respectively request Wetlands Board approval to construct two low profile groins, extension of an existing timber groin, construction of a stone revetment, and proposed beach nourishment. The project is located adjacent to 1047 North Glebe Road, Tax map Numbers 26K2-1-A and 26-1E. VMRC# 2026-0299

Richard Stuart Jr. presented the facts of the project. David McElhaney was present to answer questions regarding the case. Jeff Madden from VMRC was also present to answer questions.

Chairman Johnson then opened the meeting for public comment. There being no further discussion, Ms. Harman moved to approve Case # 1508 as presented for three years. Ms. Bergeron seconded the motion, and Case # 1508 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.

OTHER MATTERS

The board reaffirms the By-Laws that were proposed and adopted by the Wetlands Board. Ms. Harman motioned to reaffirm the By-Laws as written. Mr. Nininger seconded the motion, and the By-Laws were adopted by the Wetlands Board with a 3:0:1 vote, with Ms. Bergeron abstaining from the vote as she was not present at the January 2026 meeting when the By-Laws were originally adopted.

Ms. Harman motioned for their regular meeting date to remain as the 3rd Monday of each month, beginning at 1:30 p.m., Ms. Bergeron seconded the motion, and the motion passed with unanimous vote.

ADJOURNMENT

There being no other business to come before the Board, Ms. Harman moved that they adjourn. Ms. Bergeron seconded, and the motion carried by unanimous vote with the meeting adjourning at 1:55 PM.

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: April 20 2026
From: Jason Martin, Environmental Compliance Officer
Case #: 1507
Site Address: 115 & 131 Avalon Drive Colonial Beach, VA 22443
Site Tax Map: 6B-3-B-3 & 6B-3-4
Owner/Applicant: Sean and Robyn McElroy
9528 Marcus Court Fairfax, VA 22032

Project Description: Refurbish (top-dress with additional rip-rap) 75 foot of existing rip-rap revetment, remove a 70 foot timber bulkhead and construct a replacement vinyl bulkhead (same alignment).

Board meeting: May 18 2026

FINDING OF FACTS

The parcels are located on the Northern shore of Doctors Point of Monroe Creek. The proposed work is located on 2 adjacent parcels. The westward lot (lot 4) proposes to refurbish 75 foot of an existing rip-rap revetment and the eastern parcel (lot 3) proposes to remove 70 foot of timber bulkhead and replace it with a vinyl bulkhead. The fetch for the adjoining sites is approximately .5 miles to the east north-east and approximately 900 feet to the north. The depth is between MHW and MLW for both properties. The site has a low to medium energy shoreline. The dwellings on these 2 parcels are approximately 50 feet from the project site.

This project proposes to refurbish (top-dress with additional rip-rap) 75 foot of existing rip-rap revetment, remove a 70 foot timber bulkhead and construct a replacement vinyl bulkhead (same alignment). The purposed rip-rap revetment will be constructed with 0.5 to 0.75 ton per sq. foot of class 1 armor stone over the existing bulkhead. The grade of the revetment will be a 1 foot rise with a 1.5 to 2 foot run that stops between MLW and MHW. The new bulkhead will be constructed with 6 to 8 inch piles spaced 5 foot apart, 4-8 inch stringers, corrugated interlocking vinyl sheet panels, and 5/8 diameter galvanized bolts. The proposed bank drainage system for the bulkhead will be constructed of perforated drain pipe encased in gravel and wrapped in filter cloth with the drainage outfall pipes through the bulkhead. All work will be done in such a manner to avoid impact to the existing natural shoreline located to the south.

CONCERNS

1. There are no concerns since both the bulkhead and rip-rap revetment currently exist, the proposed work is just to repair and strengthen the current structures.

RECOMMENDATION

The project as proposed is consistent with the goal of reducing erosion with a minimal impact upon the shoreline. The Land Use Department recommends the approval of this application to prevent any further damage and erosion.



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

no 60n

2026-00190

APPLICATION FOR
WETLANDS BOARD APPROVAL

Wetlands Case #: 1501

Date Received: 3/10/2026

Fee: \$500 Paid: Cash

Check 198

(submit with application - non-refundable)
Deferral fee being 25% of the original fee:
5090

Assigned to the agenda for: MAY 18, 2026

Property Address: 115 & 131 PUBLIC LANE COLONIAL BEACH, VA 22445

Tax Map Identification: 06-3-B-344

Acreage: 0.515 # Lots 2

Subdivision: WESTMORELAND SADDLES

Magisterial District: UNDESIGNATED

Existing Zoning District: RES

Proposed Zoning District:

Applicant/Owner: SPALC & DORVILLE, INC.

Email:

Applicant/Owner Signature:

Date: 1-22-26

(If more than one owner attach and additional signature page)

Applicants' Address: 9528 MARCUS CT. FAIRFAX

State: VA

Zip: 22032

Phone #: 703/798-9846

Phone #:

Phone:

Agent: BAYSHORE DESIGN, LLC

Email:

Agent Signature:

Date: 1-22-26

Agent Address: 8518 COLE HWY. - HOGUE

State: VA

Zip: 22469

Phone #: 804/472-4439

Phone #: 804/761-9672

FAX #:

Project Description: REFINISH 75' EXISTING DIP-RAP DEVELOPMENT
AND CONSTRUCT A 70' REPLACEMENT
WINDY BULKHEAD.

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:

- ❖ 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.

FOR AGENCY USE ONLY	
	Notes:
	JPA # 26-0174

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.

<u>Check all that apply</u>				
Pre-Construction Notification (PCN) ☐ NWP # _____ <i>(For Nationwide Permits ONLY - No DEQ-VWP permit writer will be assigned)</i>	PASDO – PGP Self Verification ☐ <i>(Replaces Regional Permit 17 (RP-17) checklist)</i>			
County or City in which the project is located: <u>WESTMORELAND COUNTY</u>				
Waterway at project site: <u>MONROE BAY</u>				
PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK (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 - https://webapps.mrc.virginia.gov/public/habita/ - or VIMS - http://ccrm.vims.edu/perms/newpermits.html				
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

Part 1 - General Information (continued)

1. Applicant's legal name* and complete mailing address: Contact Information:

SEAN C. AND ROBYN L. MCELROY
9528 MARCUS COURT
FAIRFAX, VA 22032

Home () _____
Work () _____
Fax () _____
Cell (703) 798-9846
e-mail robyn.mcelroy@gmail.com

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):

BAYSHORE DESIGN, LLC
8518 COPLE HIGHWAY
HAGUE, VA 22469

Contact Information:

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.

- REFURBISH (TOPDRESS WITH ADDITIONAL RIP-RAP) 75' EXISTING RIP-RAP REVETMENT.

- REMOVE 70' TIMBER BULKHEAD AND CONSTRUCT A REPLACEMENT VINYL BULKHEAD (SAME ALIGNMENT).

Part 1 - General Information (continued)

5. Have you obtained a contractor for the project? ___ Yes* X 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) 115 AND 131 AVALON DRIVE COLONIAL BEACH, VA 22443

Lot/Block/Parcel# LOT 3 & 4 - TAX MAP 6B-3-B

Subdivision WESTMORELAND SHORES

City / County WESTMORELAND COUNTY

ZIP Code 22443

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

38.233472 DEG. / -76.970775 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.*

RT. 205 NORTH OFF RT. 3 IN OAK GROVE; RIGHT ONTO RT. 628 (STONEY KNOLL) AT HALL'S SUPERMARKET; CONTINUE STRAIGHT ONTO MONROE BAY CIRCLE; RIGHT ONTO SAN JUAN DRIVE; LEFT ONTO AVALON DRIVE AND FOLLOW TO HOUSE #115 AND #131 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.): \$40,000
Approximate cost of that portion of the project that is channelward of mean low water:
\$0

13. Completion date of the proposed work: SPRING-SUMMER - 2029

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.

LOT 5:
PAUL ALEXANDER SWIENTON AND
CHRISTINE NUYEN
101 AVALON DRIVE
COLONIAL BEACH, VA 22443

LOT 1A:
JULIA MAE HERRING
145 AVALON DRIVE
COLONIAL BEACH, VA 22443

Part 2 - Signatures

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

NOTE: REQUIRED FOR ALL PROJECTS

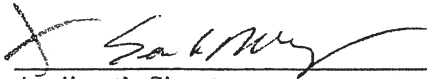
PRIVACY ACT STATEMENT: The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection Research and Sanctuaries Act of 1972. These laws require that individuals obtain permits that 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.

SEAN C. MCELROY

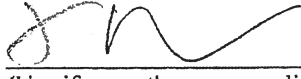
Applicant's Legal Name (printed/typed)



Applicant's Signature

ROBYN L. MCELROY

(Use if more than one applicant)



(Use if more than one applicant)

JANUARY 22, 2026

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), SEAN C. & ROBYN L. MCELROY, 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.

[Signature]
(Agent's Signature)

(Use if more than one agent)

JANUARY 22, 2026

(Date)

X [Signature]
(Applicant's Signature)

[Signature]
(Use if more than one applicant)

JANUARY 22, 2026

(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

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.**

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:

REFURBISH 75' OF EXISTING RIP-RAP REVETMENT.

2. What is the maximum encroachment channelward of mean high water? 3 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 225 square feet (EXISTING RIP-RAP)
- 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.

U.S. Army Corps of Engineers (USACE)
AUTHORIZATION TO ACT AS AN AGENT

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.

Form Approved - OMB No.
0710-0003
Expires 2027-10-31

The Agency Disclosure Notice (ADN)

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 whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. 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.

Purpose: 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.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED
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ITEMS 4 THRU 14 - COMPLETD BY THE APPLICANT or REQUESTOR

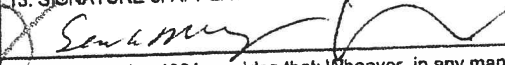
4. PROJECT NAME Sean C. and Robyn L. McElroy		5. PROJECT LOCATION 115 Avalon Dr Colonial Beach, VA 22443 Westmoreland County		
6. APPLICANT NAME (<i>first, middle, last</i>) Sean C. and Robyn L. McElroy		7. AGENT NAME Craig Palubinski		
Company (<i>if applicable</i>):		Company: Bayshore Design, LLC		
E-mail Address: robyn.mcelroy@gmail.com		E-mail Address: craigp@bayshoredesign.com		
8. APPLICANT ADDRESS (<i>if applicable</i>)		9. AGENT ADDRESS (<i>if applicable</i>)		
Address 9528 Marcus Ct		Address 8518 Cople Highway		
City: Fairfax	State: VA	City: Hague	State: VA	
10. APPLICANT PHONE NUMBERS. w/AREA CODE		11. AGENT PHONE NUMBERS. w/AREA CODE		
a. Mobile +17037989846	b.	a. Primary +18044724439	b.	c. Fax

12. APPLICANT/AGENT CERTIFICATION

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



14. DATE

JANUARY 22, 2020

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.

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 EXISTING STONE BASE

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

Core (inner layer) material 25-75 pounds per stone Class size A1
Armor (outer layer) material 75-150 pounds per stone Class size I

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

- Volume of material N/A cubic yards channelward of mean low water
 N/A cubic yards landward of mean low water
 N/A cubic yards channelward of mean high water
 N/A cubic yards landward of mean high water
- Area to be covered N/A square feet channelward of mean low water
 N/A square feet landward of mean low water
 N/A square feet channelward of mean high water
 N/A 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>:

NONE PROPOSED

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.**

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 70' REPLACEMENT VINYL BULKHEAD IN THE SAME ALIGNMENT AS EXISTING TIMBER BULKHEAD (TO BE REMOVED).

2. What is the maximum encroachment channelward of mean high water? 0 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 0 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 ☐ No.

If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? ☒ Yes ☐ 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.

CORRUGATED, INTERLOCKING VINYL SHEET PANELS

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

Core (inner layer) material N/A pounds per stone Class size N/A
 Armor (outer layer) material N/A pounds per stone Class size N/A

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

- Volume of material

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

N/A	square feet channelward of mean low water
N/A	square feet landward of mean low water
N/A	square feet channelward of mean high water
N/A	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>:

NONE PROPOSED



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)
Deferral fee being 25% of the original fee: 5090

Assigned to the agenda for: MAY 18, 2020

Property Address: 115 & 131 AUDUBON DRIVE COLONIAL BEACH, VA 22443

Tax Map Identification: CB-3-B-3#4 Acreage: 0.515 # Lots 2

Subdivision: WESTMORELAND SADDLES Magisterial District: UNDESIGNATED

Existing Zoning District: RES. Proposed Zoning District: _____

Applicant/Owner: SEAN C. & DOBRYN L. MCLEOD Email: DOBRYN.MCLEOD@COMcast.COM

Applicant/Owner Signature: [Signature] Date: 1-22-20
(If more than one owner attach and additional signature page)

Applicants' Address: 9523 MARCUS CT. FAIRFAX State: VA Zip: 22032

Phone #: 703/798-9846 Phone #: _____ Phone: _____

Agent: BOYSHORE DESIGN LLC Email: CRD@CPE.BOYSHOREDESIGN.COM

Agent Signature: [Signature] Date: 1-22-20

Agent Address: 8518 COLE HWY. - MAGUE State: VA Zip: 22469

Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____

Project Description: REPLUSH 75' EXISTING RIP-RAP DEVELOPMENT
AND CONSTRUCT A 70' REPLACEMENT
WALKER BULKHEAD.

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: _____

EXISTING GRADE WITH GRASS COVER

SECTION 'B'-'B'

SCALE: 3/8"=1'

EXCAVATED GRADE AREA TO BE BACKFILLED WITH GRAVEL. TOP-DRESSED WITH 6" TO 8" OF TOPSOIL, SEED/RESERVE, SOYBEAN-MULCH AND COVER WITH MESH FABRIC

GRADE TO BE EXCAVATED 18" DEEP AS DEDUDED FOR THE REMOVAL OF THE EXISTING BULCHHEAD AND THE CONSTRUCTION OF THE OVERLAPMENT BULCHHEAD

DEADMAN ANCHORS WITH GALV. ROD THE-BACKS

PROPOSED BANK DRAINAGE SYSTEM, AS DEDUDED

PROPOSED DRAIN PIPE ENCASED IN GRAVEL AND W/RAPIED IN PILED CLUTT WITH DRAINAGE DUTIAL PIPES THRU BULCHHEAD
CONSTRUCTION TO DETERMINE FINAL DESIGN, DIMENSIONS AND LOCATIONS OF THE DRAINAGE SYSTEM

MATERIALS

- ALL LUMBER AND PILES TO BE PRESSURE TREATED.
- ALL NAILS, BOLTS & HARDWARE TO BE GALVANIZED.
- ALL VINYL SHEET PAVES TO BE UNPROTECTED.

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EXISTING TIMBER BULCHHEAD TO BE REMOVED

PROPOSED REPLACEMENT VINYL BULCHHEAD

- 6" TO 8" DIA. PILES, S.D.C.
- 4" X 8" STRINGERS
- CORRUGATED, INTERLOCKING VINYL SHEET PAVES
- 5/8" DIA. BOLTS
- 2" X 12" CAP

(4) S.D.C. TD(4) S.S.

MHW (+) 1.6'

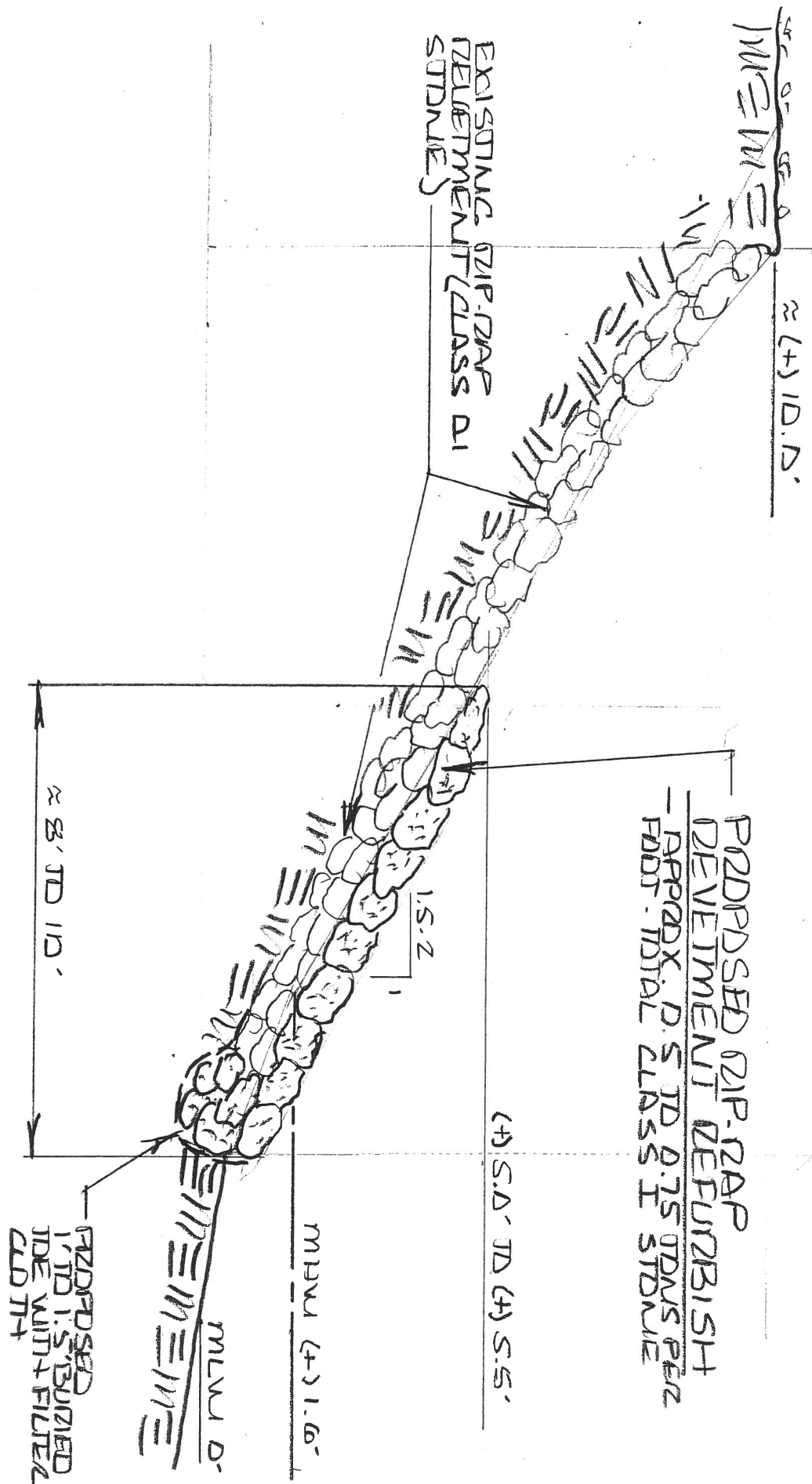
MLW D'

PENETRATION TO EXCEED EXPOSURE

PROPOSED DEER BULCHHEAD & ZIP-ON DEFIBRISAT MEELD 4 WESTMODELAND SHORES MODUDE BOY WESTMODELAND CO. SHI: 4 OF 4 DATE: 1-22-26 BAYSHORE DESIGN, LLC

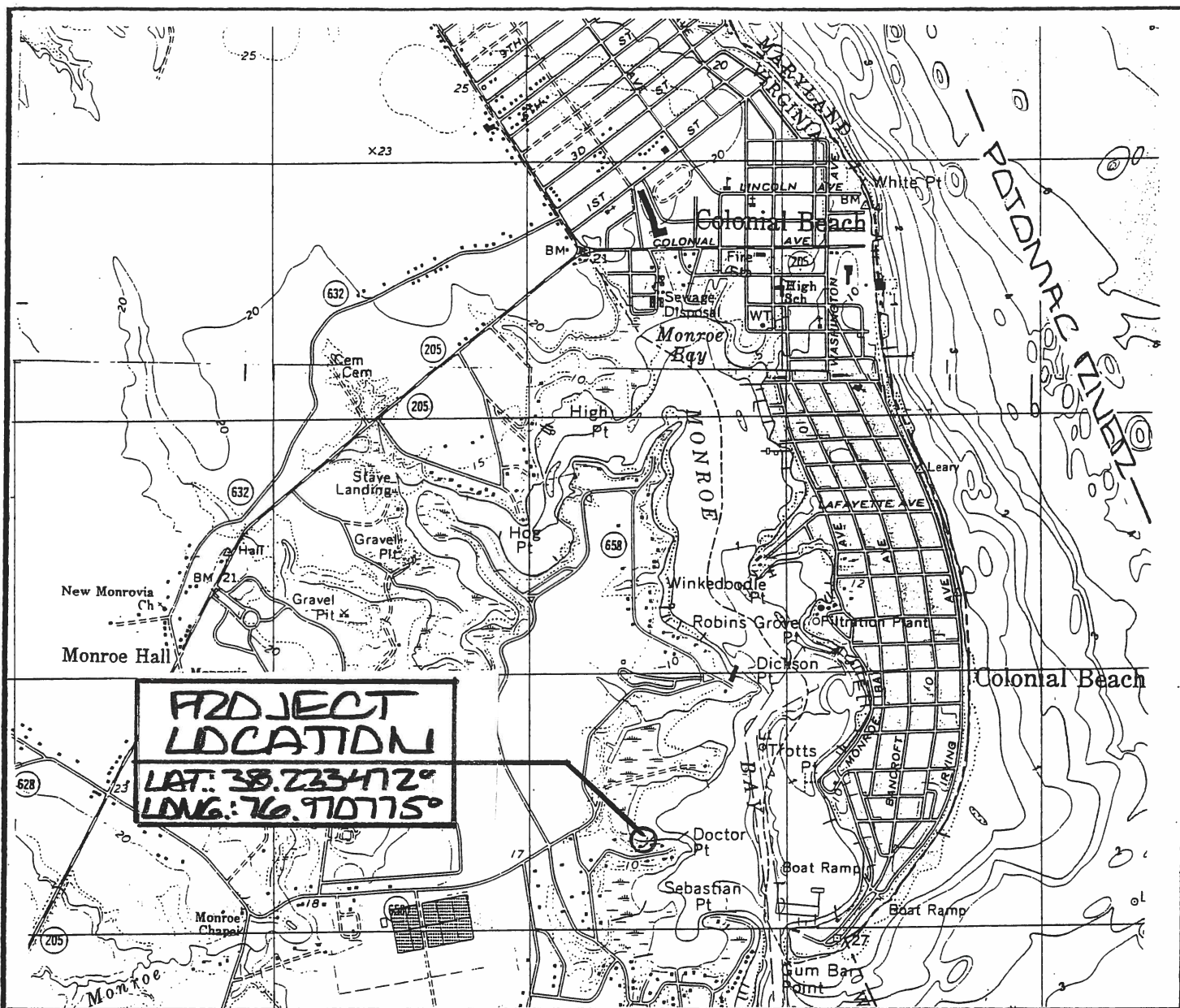
SECTION 1A-1A'

SCALE: 3/8" = 1'



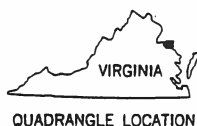
© 2026 - BAYSHORE DESIGN, LLC

PROPOSED OVER. BULKHEAD & RAP-RAP DEFURBISH
 M. E. 2024 — WESTMORLAND SHORES
 M. 2024 — WESTMORLAND CO.
 3024 DATE: 1-22-26 BAYSHORE DESIGN, LLC



VICINITY MAP

© 2026 BAYSHORE DESIGN, LLC



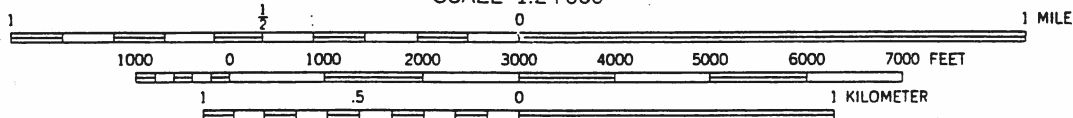
QUADRANGLE LOCATION

COLONIAL BEACH NORTH, VA.-MD.

COLONIAL BEACH SOUTH QUADRANGLE
VIRGINIA-MARYLAND

7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET

SUPPLEMENTARY CONTOUR INTERVAL 5 FEET

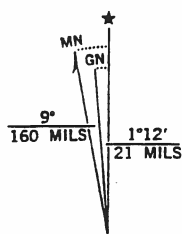
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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 0.5 METER



UTM GRID AND 1983 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

PROPOSED DEP. BULKHEAD & DIP CAP DEVELOPMENT
McELROY — WESTMORELAND SHORES
MONROE BAY — WESTMORELAND CO.
SHEET: 2 OF 4 DATE: 1-22-26 BAYSHORE DESIGN, LLC



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: April 16 2026
From: Jason Martin, Environmental Compliance Officer
Case #: 1509
Site Address: 1039 Harbor View Circle Colonial Beach VA 22443
Site Tax Map: 6A-1-18&19
Owner/Applicant: James and Tara Patteson
1039 Harbor View Circle Colonial Beach VA 22443

Project Description: Repair a portion of damaged bulkhead and construct a 164 feet of rip-rap revetment against bulk head.

Board meeting: May 18 2026

FINDING OF FACTS

The parcel is located on the Eastern shore of Bleak Hall subdivision on the Mattox Creek. The fetch for the site is over 10 miles to the north north-east and the depth is 2-4 feet. The site has a medium to high energy shoreline. There is a dwelling approximately 50 feet from the project site. The adjacent parcel shoreline to the south is a natural sand beach and the parcel shore line to the north is protected by an existing bulkhead.

The project proposes to repair 29 feet of existing bulkhead that is currently starting to collapse in on itself and to construct a 164 foot rip-rap revetment to help protect the repaired bulkhead. The purposed rip-rap revetment will be constructed with class 2 armor stone over a core stone base with a heavy grade woven filter cloth underneath. The grade of the revetment will be a 1 foot rise with a 2 foot run that stops just below MLW. All work will be done in such a manner to avoid impact to the existing natural shoreline located to the south.

CONCERNS

1. The proposed project would encroach on 890 square feet of non-vegetated wetlands and 470 square feet of subaqueous.



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

2026-00178

APPLICATION FOR WETLANDS BOARD APPROVAL

Wetlands Case #: 1509

Date Received: 3/10/2026

Fee: \$500 Paid: Cash Check # 8235 (submit with application - non-refundable)

Assigned to the agenda for: MARCH 16, 2026 Deferral fee being 25% of the original fee: 50.00

Property Address: 1039 HAZARD VIEW CIRCLE COLONIAL BEACH, VA 22443

Tax Map Identification: 62-1-18419 Acreage: 0.62 # Lots 2

Subdivision: BLEAK HALL Magisterial District: WASHINGTON

Existing Zoning District: R2S Proposed Zoning District: N/A

Applicant/Owner: JAMES B. & TARA J. PATTERSON Email: _____

Applicant/Owner Signature: [Signature] Date: 1-28-26
(If more than one owner attach and additional signature page)

Applicants' Address: 1039 HAZARD VIEW CIR. COL. BEACH State: VA Zip: 22443

Phone #: _____ Phone #: _____ Phone #: _____

Agent: BOYSHAW DESIGN, LLC Email: _____

Agent: Signature: [Signature] Date: 1-28-26

Agent: Address: 8518 COLE HWM. DODGE State: VA Zip: 22469

Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____

Project Description: CONSTRUCT A 164-TIP-RAP REVENEMENT
AGAINST EXISTING DEGRADED BULWARK

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: _____ (Date) Denied: _____ (Date)

By: _____ Title: _____ Date: _____

- ❖ 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.

FOR AGENCY USE ONLY	
	Notes:
	JPA # 26-D36C

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.

<u>Check all that apply</u>				
Pre-Construction Notification (PCN) ☐ NWP # _____ (For Nationwide Permits ONLY - No DEQ-VWP permit writer will be assigned)	PASDO – PGP Self Verification ☐ (Replaces Regional Permit 17 (RP-17) checklist)			
County or City in which the project is located: <u>WESTMORELAND COUNTY</u>				
Waterway at project site: <u>MATTOX CREEK</u>				
PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK (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 - https://webapps.mrc.virginia.gov/public/habitat/ - or VIMS - http://ccrm.vims.edu/perms/newpermits.html				
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

Part 1 - General Information (continued)

1. Applicant's legal name* and complete mailing address: Contact Information:

JAMES B. AND TARA JO PATTESON
1039 HARBOR VIEW CIRCLE
COLONIAL BEACH, VA 22443

Home () _____
Work () _____
Fax () _____
Cell () _____
e-mail jpatteson23@gmail.com

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):

BAYSHORE DESIGN, LLC
8518 COPLE HIGHWAY
HAGUE, VA 22469

Contact Information:

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.

REPAIR A PORTION OF DAMAGED BULKHEAD AND CONSTRUCT A 164' RIP-RAP
REVETMENT AGAINST BULKHEAD.

Part 1 - General Information (continued)

5. Have you obtained a contractor for the project? ___ Yes* X 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) 1039 HARBOUR VIEW CIRCLE COLONIAL BEACH, VA 22443

Lot/Block/Parcel# LOT 19 & 18 - TAX MAP 6A-1

Subdivision BLEAK HALL

City / County WESTMORELAND COUNTY

ZIP Code 22443

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

38.208303 DEG. / -76.974554 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.*

RT. 664 (BOWIE ROAD) NORTH OFF RT. 3 EAST OF OAK GROVE; LEFT ONTO EBB TIDE DRIVE; RIGHT ONTO HARBOR VIEW CIRCLE AND FOLLOW TO HOUSE #1039 ON THE RIGHT.

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.): \$50,000
Approximate cost of that portion of the project that is channelward of mean low water:
\$5,000
13. Completion date of the proposed work: SPRING-SUMMER - 2029
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.

LOT 20:
WILLIAM P. SALE, JR. AND
DAVID W. SALE
200 WILLIAM STREET
FREDERICKSBURG, VA 22401

LOT 17:
FLOYD G. WRIGHT, III AND
MARILYN B. WRIGHT
1698 INDIAN PIPE COURT
POWHATAN, VA 23139

Part 2 - Signatures

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

NOTE: REQUIRED FOR ALL PROJECTS

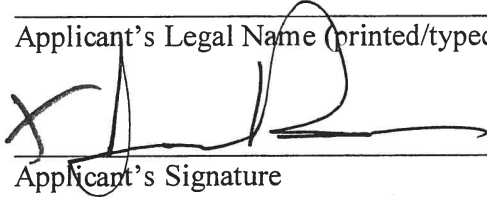
PRIVACY ACT STATEMENT: The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection Research and Sanctuaries Act of 1972. These laws require that individuals obtain permits that 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.

JAMES B. PATTESON

Applicant's Legal Name (printed/typed)



Applicant's Signature

TARA JO PATTESON

(Use if more than one applicant)



(Use if more than one applicant)

JANUARY 28, 2026

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), JAMES B. & TARA JO PATTESON, 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.

[Signature]
(Agent's Signature)

(Use if more than one agent)

JANUARY 28, 2026

(Date)

[Signature]
(Applicant's Signature)

[Signature]
(Use if more than one applicant)

JANUARY 28, 2026

(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

U.S. Army Corps of Engineers (USACE)

AUTHORIZATION TO ACT AS AN AGENT

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.

Form Approved - OMB No.

0710-0003

Expires 2027-10-31

The Agency Disclosure Notice (ADN)

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 whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. 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.

Purpose: 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.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

APPLICATION NO.

2. FIELD OFFICE CODE

3. DATE RECEIVED

ITEMS 4 THRU 14 - COMPLETD BY THE APPLICANT or REQUESTOR

4. PROJECT NAME

James B. and Tara Jo Patteson

5. PROJECT LOCATION

1039 Harbor View Cir Colonial Beach, VA 22443 Westmoreland County

6. APPLICANT NAME (*first, middle, last*)

James B. and Tara Jo Patteson

7. AGENT NAME

Craig Palubinski

Company (*if applicable*):

Company:

Bayshore Design, LLC

E-mail Address:

jpatteson23@gmail.com

E-mail Address:

craigp@bayshoredesign.com

8. APPLICANT ADDRESS (*if applicable*)

Address

1039 Harbor View Cir

9. AGENT ADDRESS (*if applicable*)

Address

8518 Cople Highway

City:

Colonial Beach

State:

VA

City:

Hague

State:

VA

10. APPLICANT PHONE NUMBERS. w/AREA CODE

a. Mobile

+18047619672

b.

c. Fax

11. AGENT PHONE NUMBERS. w/AREA CODE

a. Primary

+18044724439

b.

c. Fax

12. APPLICANT/AGENT CERTIFICATION

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

14. DATE

JANUARY 28, 2026

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.

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.**

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 164' RIP-RAP REVETMENT AGAINST DETERIORATED BULKHEAD.

2. What is the maximum encroachment channelward of mean high water? 14 feet.
Channelward of mean low water? 9 feet.
Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:

• Vegetated wetlands	<u>0</u> square feet
• Non-vegetated wetlands	<u>890</u> square feet
• Subaqueous bottom	<u>470</u> square feet
• Dune and/or beach	<u>0</u> square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? X Yes 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 | <u>3-75</u> | pounds per stone | Class size | <u>GABION & A1</u> |
| Armor (outer layer) material | <u>75-500</u> | pounds per stone | Class size | <u>I AND II</u> |
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>:

NONE PROPOSED



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: MARCH 16, 2026 Deferral fee being 25% of the original fee: 50.90
Property Address: 1039 HARBORVIEW CIRCLE COLONIAL BEACH, VA 22443
Tax Map Identification: GD-1-18919 Acreage: 0.62 # Lots 2
Subdivision: BLEAK HALL Magisterial District: WASHINGTON
Existing Zoning District: R2S Proposed Zoning District: N/A
Applicant/Owner: JAMES B. & JADA J. PATTESON Email: JPATTESON123@GMAIL.COM
Applicant/Owner Signature: [Signature] Date: 1-28-26
(If more than one owner attach and additional signature page)
Applicants' Address: 1039 HARBORVIEW CIR. COL. BEACH State: VA Zip: 22443
Phone #: _____ Phone #: _____ Phone #: _____
Agent: BAYSHORE DESIGN, LLC Email: CRDIGPE@BAYSHOREDESIGN.COM
Agent Signature: [Signature] Date: 1-28-26
Agent Address: 8518 COLEMAN DR. DUCK State: VA Zip: 22409
Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____
Project Description: CONSTRUCT A 164-TRIP-TRAP RETIEMENT
AGAINST EXISTING DETERIORATED BULCHHEAD.

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: _____

Stefanie K. Taillon
Secretary of Natural and Historic Resources

Matthew S. Wells
Director

Andrew W. Smith
Chief Deputy Director



Frank N. Stovall
*Deputy Director
for Operations*

Darryl Glover
*Deputy Director for
Dam Safety,
Floodplain Management and
Soil and Water Conservation*

Laura Ellis
*Deputy Director for
Administration and Finance*

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

REPLY TO:
Tappahannock Regional Office
P. O. Box 1425
Tappahannock, VA 22560
Telephone: (804) 443-1494
FAX: (804) 443-4534

July 8, 2025

Mr. Jamie Patteson
1039 Harbor View Circle
Colonial Beach, VA 22443

RE: SEAS# T25012

Dear Mr. Patteson:

On June 18, I met with you, at your property, on Mattox Creek in Westmoreland County. The site visit was in response to your request for advisory assistance concerning a shoreline erosion problem.

The Shoreline Studies Program, at the Virginia Institute of Marine Science, has created a Shoreline Evolution Map for tidal localities in Virginia. The map was created using aerial photography from 1937 to 2021. The map shows shoreline change over time. Based upon that map, the historical erosion rate for your area is less than 1 foot per year. The erosion on your property appears to be caused by elevated water levels and waves associated with storms. The following recommendations are made as a result of the site visit and subsequent analysis of the problem:

1. A section of the existing bulkhead has failed. One option to address this issue is to install a new bulkhead. The new structure should be installed no more than 2 feet channelward of the existing bulkhead. You should incorporate as many of the following construction practices as are feasible:
 - a.) The length of fender pile or sheet pile buried below the bottom should be equal to or greater than the height above the bottom. All piles should be installed with the largest end down.
 - b.) Salt-treated timber is the most commonly used material for bulkhead construction. All wood should be treated to a minimum of 1.5 lbs./cu.ft. of CCA.
 - c.) Tongue-and-grove, shiplap or Wakefield lap construction should be used.
 - d.) All horizontal walers (stringers) should be anchored to the fender piles with galvanized bolts. Walers should be connected by lapping and bolting at fender piles. All hardware used in the structure should be galvanized.
 - e.) A layer of filter cloth should be placed against the sheet pile before backfilling. The filter cloth should prevent sediment loss through the bulkhead.

600 East Main Street, 24th Floor | Richmond, Virginia 23219 | 804-786-6124

*State Parks • Soil and Water Conservation • Planning and Recreation Resources
Natural Heritage • Dam Safety and Floodplain Management • Land Conservation*

- f.) The bulkhead should be anchored to the bank by a tieback system. Galvanized rods and anchor piles usually compose the tieback system. To be effective, the anchorage system should be located behind the loading plane, internal soil friction angle, of the wall.
 - g.) Deadman crossbeams bolted to the anchor piles should increase anchorage strength. It is very important to compact the fill over the deadman and anchor pile before backfilling against the bulkhead.
 - h.) The backfill should be a clean, good quality, sandy soil.
 - i.) A vegetative cover should be established behind the bulkhead after backfilling and grading. We suggest a mixture of grasses or other low growing vegetation.
 - j.) Care should be taken to extend the bulkhead inland or properly connect it to neighboring structures to prevent erosional flanking.
 - k.) See the enclosed cross-sectional view of a representative bulkhead.
2. As an alternative to installing the bulkhead, we recommend a properly designed and constructed riprap (large rock) structure. The structure should be installed as a triangular wedge over and against the existing bulkhead to minimize encroachment beyond the mean high water position. The riprap should be constructed on a 2:1 (horizontal/vertical) slope or flatter. A minimum of two layers of armor rock should be used. Each armor rock should weigh a minimum of 150 pounds. The toe of the riprap should be buried a minimum of 3 feet below the mean low water elevation. An alternative to the buried toe is a riprap apron. The apron consists of 2 layers of armor rock extending a minimum of 6 feet onto the bottom. A layer of filter cloth should be used under and behind the riprap. The riprap should be extended inland or properly connected to neighboring structures to prevent erosional flanking. Lists of filter cloth and riprap suppliers have been enclosed. See the enclosed cross-sectional view of a typical riprap revetment.
- We feel the riprap structure is a better solution to the erosion problem than a wooden bulkhead. Riprap has a design life that is generally twice that of a wooden bulkhead. Wooden structures are more vulnerable to ice damage and biological deterioration than rock structures. The maintenance and repair costs for riprap are generally lower than similar costs for the wooden bulkhead. The riprap is a better dissipater of wave energy than the bulkhead.
3. After construction, a vegetative cover should be established on all denuded areas. We recommend a mixture of native grasses or other low-growing vegetation. For further details about the establishment of vegetation and soil tests, contact the Virginia Cooperative Extension Agent for Westmoreland County at 8044938924.
4. An un-mowed vegetative buffer should be established wherever feasible along the bank. The minimum width of the buffer should be 10 feet landward from the bank edge. If access to the water is desired, a path may be mowed to the beach or other points along the shoreline. We recommend that you cut any access paths at an angle to minimize the effects of high water events directly up the path or sediments washing directly down the path. The un-mowed buffer will filter stormwater runoff from the yard and encourage bank stabilization.

Mr. Jamie Patteson
Page 3
July 8, 2025

The above recommendations are made in my capacity as an advisory agent in shoreline erosion control matters. The suggestions should not be considered as binding you to any particular course of action, as they are intended to indicate what we think would be the best solution in terms of cost and effectiveness. Our examination of the site or this report does not constitute permission by the Commonwealth, or its agencies, to proceed with implementation of control measures. Permits from State and Federal agencies are generally required for shoreline modification.

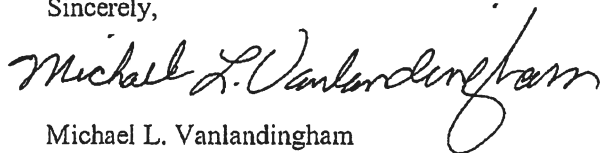
You should also be aware that success in shoreline erosion control cannot be guaranteed, as there are many variables involved. In this regard, we suggest care in selecting a contractor. Our comments concerning construction are intended as guidelines developed from our experience in viewing structures that have been successful or have failed.

If you decide to construct a control measure, an assessment of the impacts of the project on the environment will be given by the regulatory agencies. Our advice is given with the idea of reducing environmental impacts associated with our recommendations. Although this has been considered in our recommendations, the permit reviewing agencies may desire additional information or measures.

Services available through this office include: review of the permit application; review of design and construction plans; and inspection of structures under construction when plans have been reviewed by this office. We recommend that a copy of this report be attached to the permit application.

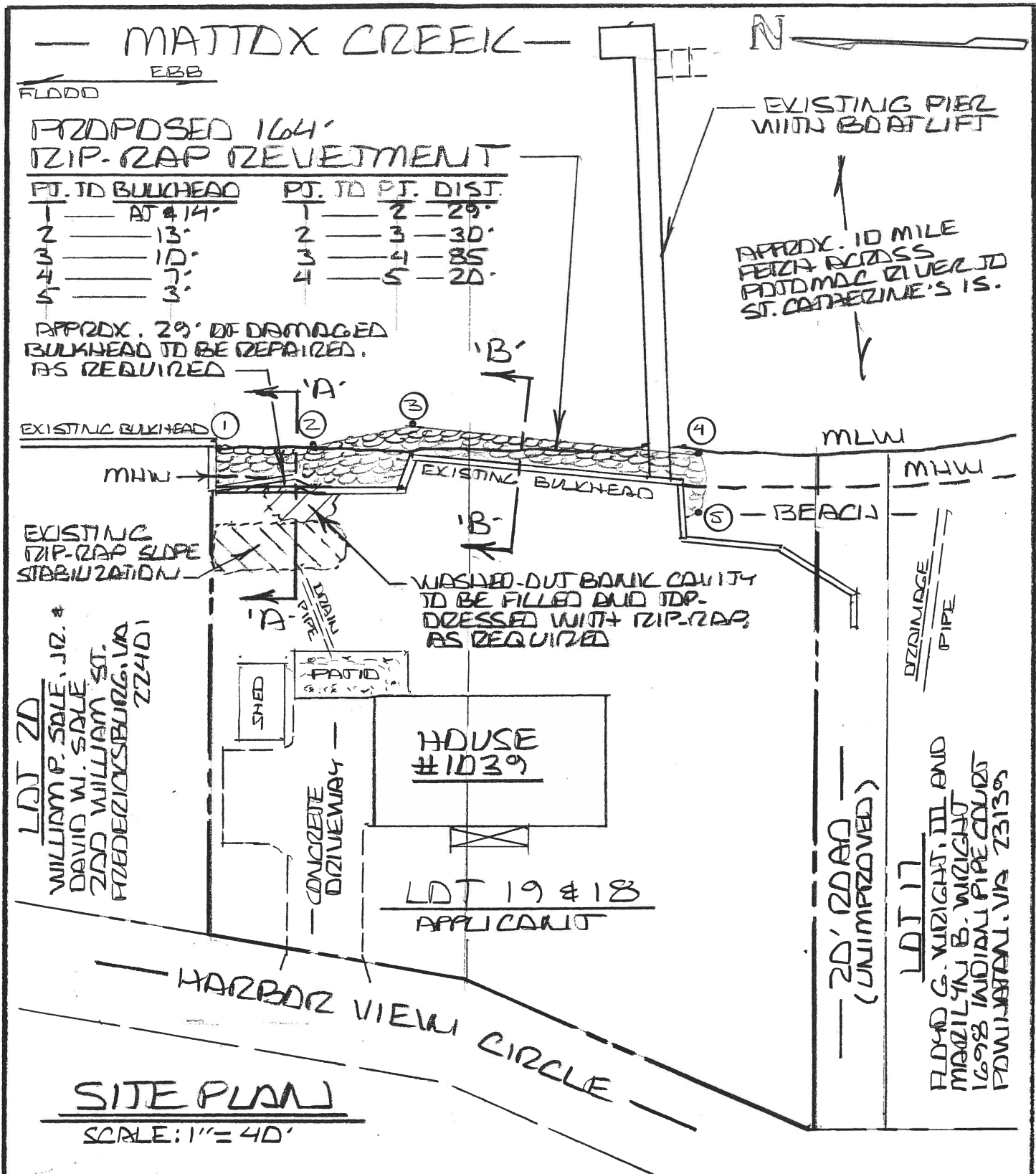
If we may be of further assistance or if you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, reading "Michael L. Vanlandingham". The signature is fluid and cursive, with a large, stylized "M" and "V".

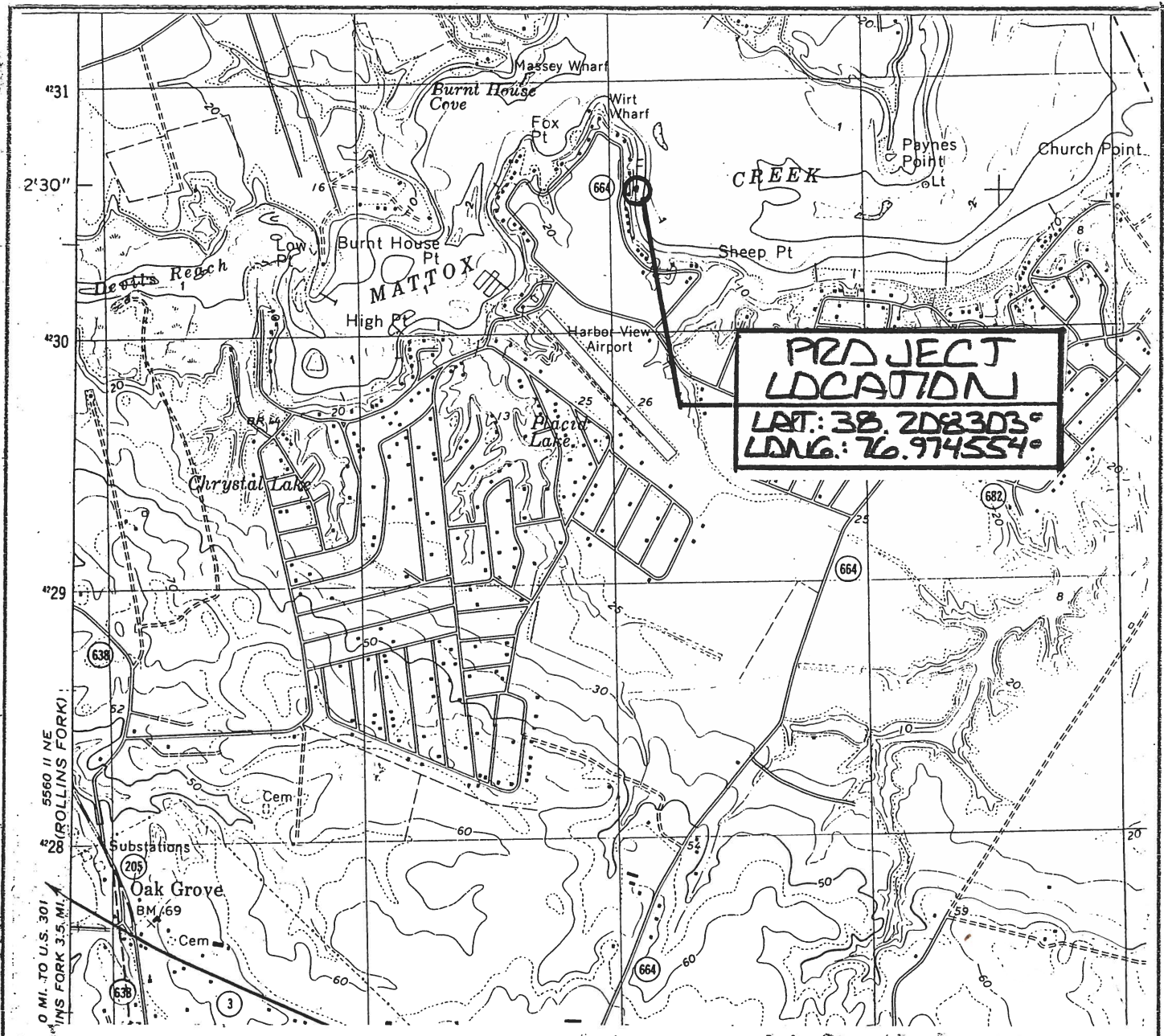
Michael L. Vanlandingham
Shoreline Engineer

Enclosures (6)



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PROPOSED RIP-RAP REVEITEMENT JAMES B. & JARA JO PATTERSON 1039 HARBOR VIEW CIRCLE COLONIAL BEACH, VIRGINIA 22443	LOCATION: LOT 19 & 18 - BLACK HOLL- WASHINGTON DISTRICT TAX MAP 6A-1, VESTMORELAND CO., VA SHT: 1 OF 4 DATE: 1-28-26 BAYSHORE DESIGN LLC
--	--



VICINITY MAP

COLONIAL BEACH SOUTH QUADRANGLE
 VIRGINIA-MARYLAND

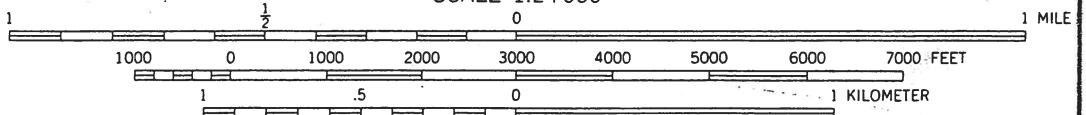
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

SCALE 1:24 000

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 DESIGN, LLC



QUADRANGLE LOCATION



CONTOUR INTERVAL 10 FEET

DASHED LINES REPRESENT 5-FOOT CONTOURS

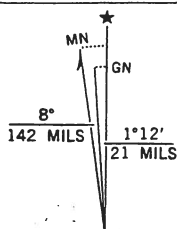
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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 0.5 METER



UTM GRID AND 1980 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

PROPOSED DIP-DAP REVEIEMENT
 PATTESON — LDT 19 & 18 - BLECK HALL
 MATTOX CREEK — WESTMORELAND CO.
 SH: 2 OF 4 DATE: 1-28-26 BAYSHORE DESIGN, LLC

SECTION 'A'- 'A'

SCALE: 1/4" = 1'

EXISTING RIP-RAP SLOPE STABILIZATION

PROPOSED RIP-RAP
RANDOM OVER
COMPACTED FILL
- CLASS II ARMOX
STONE OVER CORE
STONE BASE OVER
FILTER CLOTH

SEVERELY DAMAGED BULKHEAD SECTION
TO BE REPAIRED, AS REQUIRED

PROPOSED RIP-RAP REVEINMENT
- APPROX. 3.0 TONS PER FOOT TOTAL
CLASS II ARMOX STONE OVER
CORE STONE BASE

~ (+) 7.5' TAPER DOWN
TO ~ (+) 4.5' (SEE
SECTION 'B'- 'B')

CASUAL BAND CLASS III
CORE STONE BASE

MLW (+) 1.6'

MLW 0'

BURIED 10E 10E

~ 10' TO 14'

0' 10"

WASHED - OUT BRANIC CAVITY
TO BE FILLED AND COMPACTED -

STRAIGHTENED - REPAIRED BULKHEAD

HEAVY GRADE - WOVEN
FILTER CLOTH

PROPOSED RIP-RAP REVEINMENT
PARCELS - LOT 19 & 18 - BREAK HALL
MARION CREEK - WESTMORELAND CO.
SHEET: 3 OF 4 DATE: 1-28-20 BAYSHORE DESIGN, LLC

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DESIGN, LLC

SECTION 'B'-'B'

SCALE: 3/8"=1'

EXISTING DETERIORATED
TIMBER BULKHEAD

EXISTING GRADE
WITH GRASS COVER
TO REMAIN

PROPOSED RIP-RAP REVEMENT
— APPROX. 1.0 TO 1.75 TONS PER FOOT - TOTAL
CLASS I AND II RAMPOR STONE OVER
CORE STONE BASE

CARBIDUM AND CLASS A1
CORE STONE BASE

(+/-) 4.5'

MLW (+/-) 1.6'

MLW 0'

BURIED TIE OFF

0' TO 9'

~ 7' TO 10'

HEAVY GRADE - WOVEN
PILE CLOT

PROPOSED RIP-RAP REVEMENT

PATTERSON — LOT 19 & 18 - BLANK HALL

MAJIDX CREEK — WESTMORELAND CO.

SHT: 4 OF 4 DATE: 1-28-26 BAYSHORE DESIGN, LLC

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DESIGN, LLC



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: April 15 2026
From: Jason Martin, Environmental Compliance Officer
Case #: 1510
Site Address: 959 Harbor View Circle Colonial Beach VA 22443
Site Tax Map: 6A-1-24
Owner/Applicant: David and Kristen Smith
7300 River Road Fredericksburg VA 22407

Project Description: Repair a portion of damaged bulkhead and construct a 116 feet of rip-rap revetment against bulk head.

Board meeting: May 18 2026

FINDING OF FACTS

The parcel is located on the Eastern shore of Bleak Hall subdivision on the Mattox Creek. The fetch for the site is over 9 miles to the north north-east and the depth is 1-2 feet. The site has a medium to high energy shoreline. There is a dwelling approximately 50 feet from the project site. The adjacent shoreline to the south is protected by rip-rap and natural vegetation and the shore line to the north is protected by an existing bulkhead.

The project proposes to repair the existing bulkhead (VMRC#01-1645) that is currently starting to collapse in on itself and to construct a 116 foot rip-rap revetment to help protect the repaired bulkhead. The purposed rip-rap revetment will be constructed with class 2 armor stone over a core stone base with a heavy grade woven filter cloth underneath. The slope of the revetment will be a 1 foot rise and 1.5 foot run that stops just below MLW. All work will be done in such a manner to avoid impact to the existing vegetation adjacent to the shoreline.

CONCERNS

1. The proposed project would encroach on 100 square feet of non-vegetated wetlands and 1080 square feet of subaqueous.

RECOMMENDATION

The project as proposed is consistent with the goal of reducing erosion with a minimal impact upon the shoreline. The Land Use Department recommends the approval of this application to prevent any further damage and erosion.



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

2026-00179

APPLICATION FOR WETLANDS BOARD APPROVAL

Wetlands Case #: 1510

Date Received: 3/10/2026

☒ Fee: \$500 Paid: Cash ☒ Check # 9186 (submit with application - non-refundable)
Assigned to the agenda for: MAY 18, 2026 Deferral fee being 25% of the original fee: 5090

Property Address: 959 HARBOR VIEW CIRCLE COLONIAL BEACH, VA 22443

Tax Map Identification: GD-1-29 Acreage: 0.32 # Lots 1

Subdivision: BLEND HILL Magisterial District: WASHINGTON

Existing Zoning District: RES Proposed Zoning District: N/A

Applicant/Owner: DAVID C. & KRISTEN S. SMITH Email:

Applicant/Owner Signature: [Signature] Date: 1-29-20

(If more than one owner attach and additional signature page)

Applicants' Address: 7300 RIVER RD. FREDERICKSBURG State: VA Zip: 22407

Phone #: 540/295-2864 Phone #: Phone:

Agent: BOYS SHORE DESIGN, LLC Email: BOYS@BOYSDESIGN.COM

Agent: Signature: [Signature] Date: 1-29-20

Agent: Address: 8518 CORE HILL, HAGUE State: VA Zip: 22469

Phone #: 804/472-4439 Phone #: 804/701-9672 FAX #:

Project Description: CONSTRUCT A 110' RIP-RAP DEVELOPMENT
AGAINST EXISTING DETEORIZED BULKHEAD

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: (Date) Denied: (Date)

By: Title: Date:

- ❖ 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.

FOR AGENCY USE ONLY	
	Notes:
	JPA # 26-0407

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) ☐ NWP # _____ (For Nationwide Permits ONLY - No DEQ-VWP permit writer will be assigned)	PASDO – PGP Self Verification ☐ (Replaces Regional Permit 17 (RP-17) checklist)			
County or City in which the project is located: <u>WESTMORELAND COUNTY</u>				
Waterway at project site: <u>MATTOX CREEK</u>				
<i>PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK (Include all federal, state, and local pre application coordination, site visits, previous permits, or applications whether issued, withdrawn, or denied)</i>				
Historical information for past permit submittals can be found online with VMRC - https://webapps.mrc.virginia.gov/public/habitat/ - or VIMS - http://ccrm.vims.edu/perms/newpermits.html				
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	BULKHEAD	VMRC #01-1645	2001	APPROVED

Part 1 - General Information (continued)

1. Applicant's legal name* and complete mailing address: Contact Information:

DAVID C. AND KRISTEN S. SMITH
7300 RIVER ROAD
FREDERICKSBURG, VA 22407

Home () _____
Work () _____
Fax () _____
Cell (540) 295-2864
e-mail midcoatings@gmail.com

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):

BAYSHORE DESIGN, LLC
8518 COPLE HIGHWAY
HAGUE, VA 22469

Contact Information:

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.

REPAIR A PORTION OF DAMAGED BULKHEAD AND CONSTRUCT A 116' RIP-RAP
REVTMENT AGAINST BULKHEAD.

Part 1 - General Information (continued)

5. Have you obtained a contractor for the project? ___ Yes* X 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) 959 HARBOUR VIEW CIRCLE COLONIAL BEACH, VA 22443

Lot/Block/Parcel# LOT 24 - TAX MAP 6A-1

Subdivision BLEAK HALL

City / County WESTMORELAND COUNTY

ZIP Code 22443

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

38.209528 DEG. / -76.974560 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.*

RT. 664 (BOWIE ROAD) NORTH OFF RT. 3 EAST OF OAK GROVE; LEFT ONTO EBB TIDE DRIVE; RIGHT ONTO HARBOR VIEW CIRCLE AND FOLLOW TO HOUSE #959 ON THE RIGHT.

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.): \$40,000
Approximate cost of that portion of the project that is channelward of mean low water:
\$38,000

13. Completion date of the proposed work: SPRING-SUMMER - 2029

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.

LOT 25:
LAWRENCE HALL
941 HARBOR VIEW CIRCLE
COLONIAL BEACH, VA 22443

LOT 23:
IRA CORBIN MUSE AND
BETTY T. MUSE
P.O. BOX 487
MONTROSS, VA 22520

Part 2 - Signatures

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

NOTE: REQUIRED FOR ALL PROJECTS

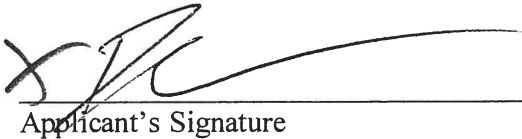
PRIVACY ACT STATEMENT: The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection Research and Sanctuaries Act of 1972. These laws require that individuals obtain permits that 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.

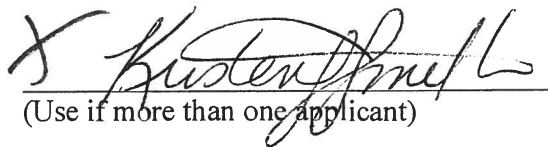
DAVID C. SMITH

Applicant's Legal Name (printed/typed)


Applicant's Signature

KRISTEN S. SMITH

(Use if more than one applicant)


(Use if more than one applicant)

JANUARY 29, 2026

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)

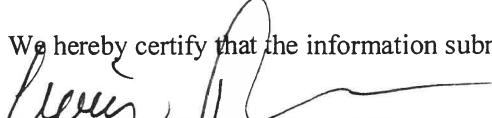
2. Applicants having agents (if applicable)

CERTIFICATION OF AUTHORIZATION

I (we), DAVID C. & KRISTEN S. SMITH, 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.

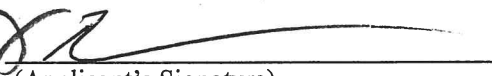
We hereby certify that the information submitted in this application is true and accurate to the best of our knowledge.


(Agent's Signature)

(Use if more than one agent)

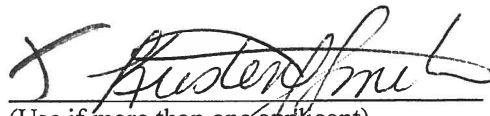
JANUARY 29, 2026

(Date)


(Applicant's Signature)

JANUARY 29, 2026

(Date)


(Use if more than one applicant)

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

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.**

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 116' RIP-RAP REVETMENT AGAINST DETERIORATED BULKHEAD.

2. What is the maximum encroachment channelward of mean high water? 12 feet.
Channelward of mean low water? 12 feet.
Channelward of the back edge of the dune or beach? N/A feet.

3. Please calculate the square footage of encroachment over:

• Vegetated wetlands	<u>0</u> square feet
• Non-vegetated wetlands	<u>100</u> square feet
• Subaqueous bottom	<u>1,080</u> square feet
• Dune and/or beach	<u>0</u> square feet

4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure? X Yes 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 | <u>3-75</u> | pounds per stone | Class size | <u>GABION & A1</u> |
| Armor (outer layer) material | <u>150-500</u> | pounds per stone | Class size | <u>II</u> |
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>:

NONE PROPOSED



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: MARCH 16, 2020 Deferral fee being 25% of the original fee: 50.00

Property Address: 959 HARBOR VIEW CIRCLE COLONIAL BEACH, VA 22443

Tax Map Identification: 60-1-24 Acreage: 0.32 # Lots 1

Subdivision: BLEND HALL Magisterial District: WASHINGTON

Existing Zoning District: RES Proposed Zoning District: N/A

Applicant/Owner: DAVID C. & KRISTEN S. SMITH Email: MIDCOATINGSRGMDIL.COM

Applicant/Owner Signature: [Signature] Date: 1-29-20
(If more than one owner attach and additional signature page)

Applicants' Address: 7300 RIVER RD FREDERICKSBURG State: VA Zip: 22407

Phone #: 540/295-2864 Phone #: _____ Phone: _____

Agent: BAYSIDE DESIGN LLC Email: CADICP@BAYSIDEDESIGN.COM

Agent Signature: [Signature] Date: 1-29-20

Agent Address: 8518 COLE HILL HAVEN State: VA Zip: 22469

Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____

Project Description: CONSTRUCT A 110' RIP-RAP REVERTMENT
AGAINST EXISTING DEGRADED BULKHEAD

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: _____ (Date) Denied: _____ (Date)

By: _____ Title: _____ Date: _____

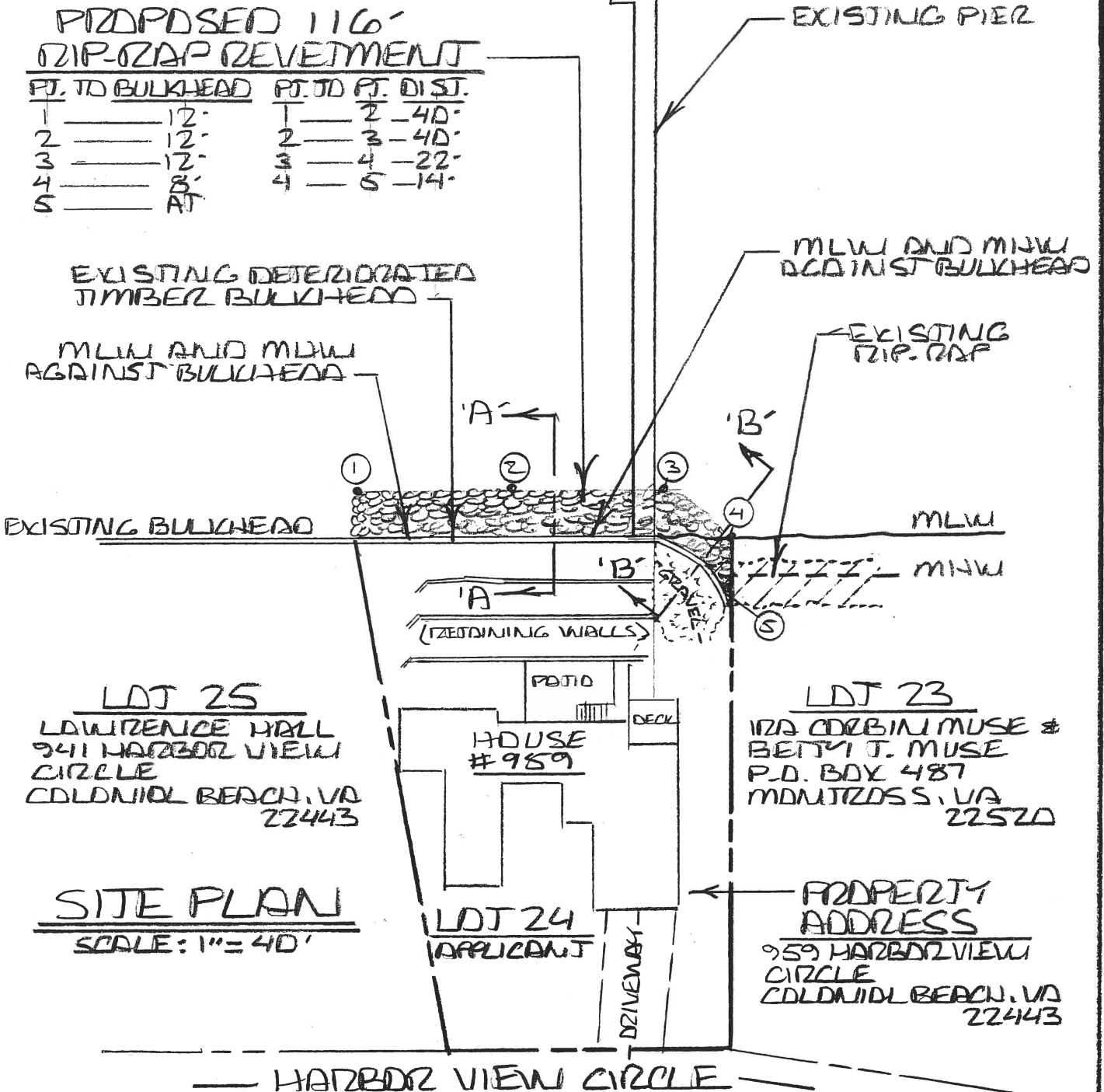
MATTOX CREEK

N

EBG
FLOOD

PROPOSED 116' ZIP-RAP REVEMENT

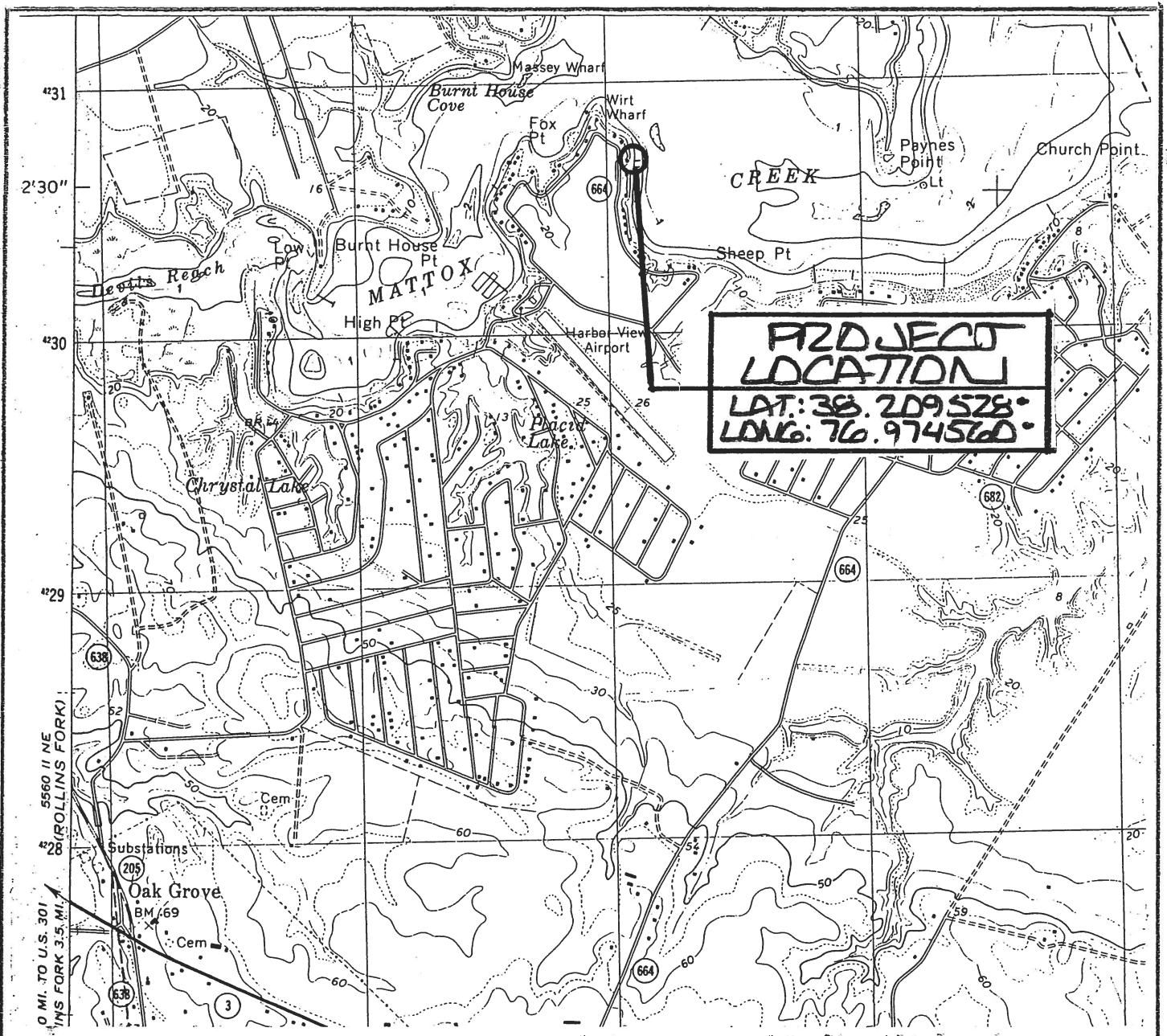
PT. TO BULKHEAD	PT. TO PT. DIST.
1 — 12'	1 — 2 — 40'
2 — 12'	2 — 3 — 40'
3 — 12'	3 — 4 — 22'
4 — 8'	4 — 5 — 14'
5 — AT	



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PROPOSED ZIP-RAP REVEMENT
DAVID C. AND KRISTEN S. SMITH
7300 RIVER ROAD
FREDERICKSBURG, VA 22407

LOCATION: LOT 24 - BLEAK HALL -
WASHINGTON DISTRICT TAX MAP
GA-1, WESTMORELAND CO., VA
SHT: 1 OF 4 DATE: 1-29-26 BAYSHORE DESIGN, LLC



VICINITY MAP

COLONIAL BEACH SOUTH QUADRANGLE
 VIRGINIA-MARYLAND

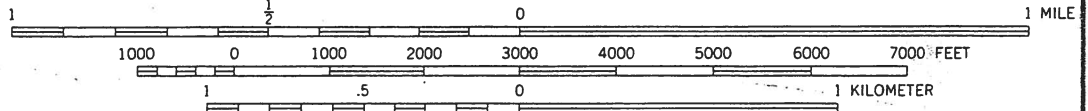
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

© 2026 BAYSHORE
 DESIGN, LLC



QUADRANGLE LOCATION

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET

DASHED LINES REPRESENT 5-FOOT CONTOURS

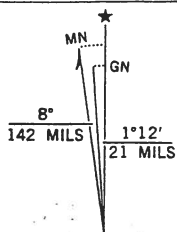
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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 0.5 METER



UTM GRID AND 1980 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

PROPOSED RIP-RAP DEVELOPMENT
 SMITH ——— LOT 24-BLEAK HALL
 MATTOX CREEK ——— WESTMORELAND CO.
 SHT. 2 OF 4 DATE: 1-29-26 BAYSHORE DESIGN, LLC

SECTION 'A'- 'A'

SCALE: 3/8"=1'

EXISTING GRADE
WITH GRASS COVER

EXISTING DETERIORATED
BULKHEAD

~ 12' TO 13'

TO REMAINING WALL

PROPOSED RIP-RAP REVENEMENT
— APPROX. 3.0 TDNS PER FOOT - TOTAL
CLASS II ARMOR STONE OVER
CORE STONE BASE

~ (+) 6.0' TO (+) 6.5'

GRABIM AND CLASS A1
CORE STONE BASE

1.5

~ 7'

MLW (+) 1.0'

MLW 0'

~ (-) 1.0'

HEAVY GRADE-
WIDEN FILLER
CLOTH

BURIED TIE. TYP

~ 12'

PROPOSED RIP-RAP REVENEMENT
SMITH — LDT 24-BLEAK HALL
MATTIX CREEK — WESTMONDELAUD CO.
SHEET: 3 OF 4 DATE: 1-29-26 BAYSHORE DESIGN, LLC

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DESIGN, LLC

EXISTING GRADE WITH
GRAVEL SURFACE

EXISTING LEAVING
BULKHEAD TO BE
SOUNDMENTED (VERTICAL)
AS REQUIRED

SUBJECT AREAS TO
BE FILLED WITH
GRAVEL

HEAVY GRADE-WOVEN
FILTER CLOTH

TRAP DOWN
TO 2' AT BUD
~ 4.5' TO 7'

SECTION 'B'-'B'

SCALE: 3/8"=1'

PROPOSED RIP-RAP REVENEMENT

- APPROX. 1.5 TO 3.0 FEET PER FOOT - TOTAL
CLASS II ARMOR STONE OVER
CORE STONE BASE

CARBON RAIN CLASS A1
CORE STONE BASE

~ (+) 5.0' TO (+) 6.0'

MLWD (+) 1.0'

MLWD

BURIED DEPT.

~ 8' TO 12'

PROPOSED RIP-RAP REVENEMENT
SMITH - LOT 24-BLEAK HALL
MATTIX CREEK - WESTMORELAND CO.
SHT: 4 D/F 4 DATE: 1-29-26 BAYSHORE DESIGN, LLC

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DESIGN, LLC



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: April 20 2026
From: Jason Martin, Environmental Compliance Officer
Case #: 1511
Site Address: 1132 Jackson Creek Road Kinsale, VA 22488
Site Tax Map: Tax Map 39 Parcels 24 & 24S
Owner/Applicant: Lyntay Properties LLC. & C/O Deborah Welsh
431 South Davis Drive Purcellville, VA 20132

Project Description: Construct a 556 foot rip-rap revetment along the base of an eroding bank, selectively grade high-steep bank areas and establish vegetative cover.
Board meeting: May 18 2026

FINDING OF FACTS

The parcel is located at the end of Jackson Creek Road, the existing shoreline is a point on the Jackson Creek. The current bank is 6-8 feet in height and undercut significantly in some areas exposing roots of the surrounding vegetation (trees, bushes, ect.) The fetch for the site is approximately 1200 feet to the north north-east and the depth of the proposed work 0-2 feet below MHW. The site has a low to medium energy shoreline. There is a dwelling approximately 225 feet from the project site. The adjacent shorelines are made of natural sand beaches and vegetation.

The project proposes to build a 556 feet of stone revetment and to fix a 3 foot undercut along the bank. The proposed rip-rap revetment will be constructed with 1 - 1.25 ton per sq. foot of class A1 and #1 armor stone over a gabion core stone base with a heavy grade woven filter cloth underneath. The grade of the revetment will be a 1 foot rise with a 1.5 to 2 foot run that stops just below MHW. All work will be done in such a manner to avoid impact to the existing natural shoreline located on both the adjacent properties.

CONCERNS

1. The proposed project would encroach on 570 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. The Land Use Department recommends the approval of this application to prevent any further damage and erosion.



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

2026-00181

APPLICATION FOR WETLANDS BOARD APPROVAL

Wetlands Case #: 1511 Date Received: 3/10/2026
☒ Fee: \$500 Paid: Cash ☒ Check # 20008 (submit with application - non-refundable)
Assigned to the agenda for: MAY 18, 2026 Deferral fee being 25% of the original fee: 5090
Property Address: 1132 JACOBSON CREEK (2000) VICINIA VA 22480
Tax Map Identification: 39-24 & 243 Acreage: 20.3 # Lots 2
Subdivision: SANDHURST - DEPTON Magisterial District: CORE
Existing Zoning District: AG Proposed Zoning District: N/A
Applicant/Owner: LYNTHA PROPERTIES, LLC Email: _____
Applicant/Owner Signature: [Signature] Date: 1-27-20
(If more than one owner attach additional signature page)
Applicants' Address: 431 S. DAVIS DR. PURCELLVILLE State: VA Zip: 20132
Phone #: 703 (975) 04260 Phone #: _____ Phone: _____
Agent: BRENDON DESIGN, LLC Ema _____
Agent Signature: [Signature] Date: 1-27-20
Agent Address: 8510 CORE HWY. HALLIE State: VA Zip: 22408
Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____
Project Description: CONSTRUCT A 550' TAP-DAP (DEVELOPMENT)

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: _____ (Date) Denied: _____ (Date)

By: _____ Title: _____ Date: _____

- ❖ 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.

FOR AGENCY USE ONLY	
	Notes:
	JPA # 26-D309

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) ☐ NWP # _____ (For Nationwide Permits ONLY - No DEQ-VWP permit writer will be assigned)		PASDO – PGP Self Verification ☐ (Replaces Regional Permit 17 (RP-17) checklist)		
County or City in which the project is located: <u>WESTMORELAND COUNTY</u>				
Waterway at project site: <u>JACKSON CREEK</u>				
<i>PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK (Include all federal, state, and local pre application coordination, site visits, previous permits, or applications whether issued, withdrawn, or denied)</i>				
Historical information for past permit submittals can be found online with VMRC - https://webapps.mrc.virginia.gov/public/habitat/ - or VIMS - http://ccrm.vims.edu/perms/newpermits.html				
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

Part 1 - General Information (continued)

1. Applicant's legal name* and complete mailing address: Contact Information:

LYNTAY PROPERTIES, LLC
C/O DEBORAH WELSH
431 SOUTH DAVIS DRIVE
PURCELLVILLE, VA 20132

Home () _____
Work () _____
Fax () _____
Cell (703) 975-0420
e-mail welshd1955@gmail.com

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):

BAYSHORE DESIGN, LLC
8518 COPLE HIGHWAY
HAGUE, VA 22469

Contact Information:

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 556' RIP-RAP REVETMENT ALONG THE BASE OF ERODING BANK AND SELECTIVELY GRADE HIGH-STEEP BANK AREAS AND ESTABLISH VEGETATED COVER.

Part 1 - General Information (continued)

5. Have you obtained a contractor for the project? ____ Yes* X 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) 1132 JACKSON CREEK ROAD KINSALE, VA 22488

Lot/Block/Parcel# PARCEL 24 & 24S - TAX MAP 39

Subdivision SYDNOR ESTATE - PECATONE AREA

City / County WESTMORELAND COUNTY

ZIP Code 22488

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

38.104530 DEG. / -76.301474 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.*

RT. 612 (COLES POINT ROAD) NORTH OFF RT. 202 IN HAGUE: RIGHT ONTO RT. 606 (TUCKER HILL ROAD); LEFT ONTO RT. 611 (PECATONE ROAD); LEFT ONTO JACKSON CREEK ROAD; FOLLOW PAST "END OF STATE MAINTENANCE" SIGN, HOUSE #1132 ON THE RIGHT.

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.): \$100,000
Approximate cost of that portion of the project that is channelward of mean low water:
\$0
13. Completion date of the proposed work: SPRING-SUMMER - 2029
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 24R:

RAINI ALLEN LAWSON AND CHRISTOPHER VAUGHN
1146 JACKSON CREEK ROAD
KINSALE, VA 22488

PARCEL 24X:

JOHN H., JR. AND KATHY T. FLAIR
342 MEANDERING DRIVE
LEBANON, TN 37090

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.

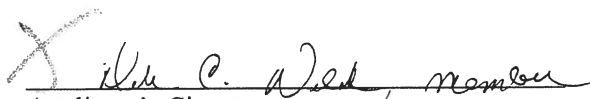
CERTIFICATION: I am hereby applying for all permits typically issued by the DEQ, VMRC, USACE, and/or Local Wetlands Boards for the activities I have described herein. I agree to allow the duly authorized representatives of any regulatory or advisory agency to enter upon the premises of the project site 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.

LYNTAY PROPERTIES, LLC

Applicant's Legal Name (printed/typed)

(Use if more than one applicant)


Applicant's Signature

(Use if more than one applicant)

JANUARY 27, 2026

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)

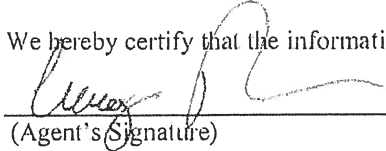
2. Applicants having agents (if applicable)

CERTIFICATION OF AUTHORIZATION

I (we), LYNTAY PROPERTIES, LLC, 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.

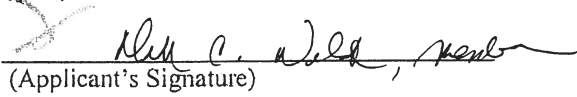
We hereby certify that the information submitted in this application is true and accurate to the best of our knowledge.


(Agent's Signature)

(Use if more than one agent)

JANUARY 27, 2026

(Date)


(Applicant's Signature)

(Use if more than one applicant)

JANUARY 27, 2026

(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

U.S. Army Corps of Engineers (USACE)

AUTHORIZATION TO ACT AS AN AGENT

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.

Form Approved - OMB No.

0710-0003

Expires 2027-10-31

The Agency Disclosure Notice (ADN)

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 whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. 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.

Purpose: 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.

ITEMS 1 THRU 3 - FOR USACE USE ONLY

APPLICATION NO.

2. FIELD OFFICE CODE

3. DATE RECEIVED

ITEMS 4 THRU 14 - COMPLETED BY THE APPLICANT or REQUESTOR

4. PROJECT NAME

Lyntay Properties, LLC

5. PROJECT LOCATION

1132 Jackson Creek Rd Kinsale, VA 22488 Westmoreland County

6. APPLICANT NAME (first, middle, last)

Lyntay Properties, LLC

7. AGENT NAME

Craig Palubinski

Company (if applicable):

Company:

Bayshore Design, LLC

E-mail Address:

welshd1995@gmail.com

E-mail Address:

craigp@bayshoredesign.com

8. APPLICANT ADDRESS (if applicable)

Address

431 S Davis Dr

9. AGENT ADDRESS (if applicable)

Address

8518 Cople Highway

City:

Purcellville

State:

VA

City:

Hague

State:

VA

10. APPLICANT PHONE NUMBERS. w/AREA CODE

a. Mobile

+17039750420

b.

c. Fax

11. AGENT PHONE NUMBERS. w/AREA CODE

a. Primary

+18044724439

b.

c. Fax

12. APPLICANT/AGENT CERTIFICATION

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

14. DATE

Mark C. J. [Signature]

JANUARY 27, 2026

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.

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.**

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 556' RIP-RAP REVETMENT ALONG THE BASE OF ERODING BANK.

2. What is the maximum encroachment channelward of mean high water? 3 feet.
Channelward of mean low water? 0 feet.
Channelward of the back edge of the dune or beach? N/A feet.
3. Please calculate the square footage of encroachment over:
 - Vegetated wetlands 0 square feet
 - Non-vegetated wetlands 570 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 25-150 pounds per stone Class size A1 & I
7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

- Volume of material N/A cubic yards channelward of mean low water
 N/A cubic yards landward of mean low water
 N/A cubic yards channelward of mean high water
 N/A cubic yards landward of mean high water
- Area to be covered N/A square feet channelward of mean low water
 N/A square feet landward of mean low water
 N/A square feet channelward of mean high water
 N/A 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>:

NONE PROPOSED



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: MARCH 16, 2020 Deferral fee being 25% of the original fee: 50.00

Property Address: 1132 JACKSON CREEK (2000) LINDSIELE VA 22486

Tax Map Identification: 39-24 & 245 Acreage: 20.3 # Lots 2

Subdivision: SYNDICATE EST. - DECATONUE Magisterial District: CDLE

Existing Zoning District: AG Proposed Zoning District: N/A

Applicant/Owner: LYNTHA PROPERTIES, LLC Email: WELSHD1955@GMAIL.COM

Applicant/Owner Signature: [Signature] Date: 1-27-20
(If more than one owner attach and additional signature page)

Applicants' Address: 431 S. DAVIS DR. PURCELLVILLE State: VA Zip: 20132

Phone #: 703 (975) 0470 Phone #: _____ Phone: _____

Agent: BRUSHDORF DESIGN, LLC Email: CAROL@BRUSHDORFDESIGN.COM

Agent: Signature: [Signature] Date: 1-27-20

Agent: Address: 8510 CORLE HWY. N. YACUE State: VA Zip: 22408

Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____

Project Description: CONSTRUCT A 550' DIA. DIAPHRAGM

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: _____

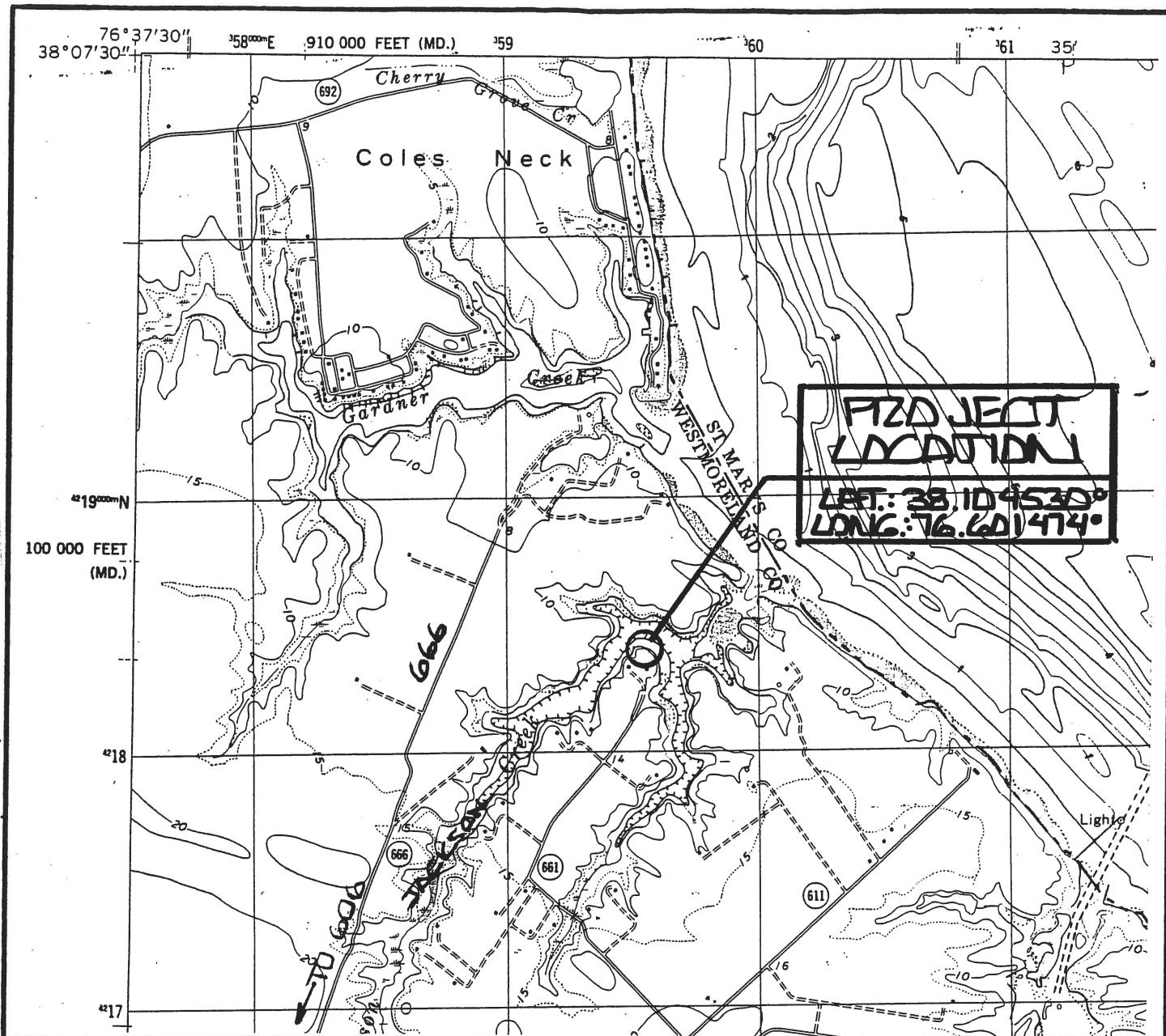
Proposed Environmental impacts: _____

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: _____



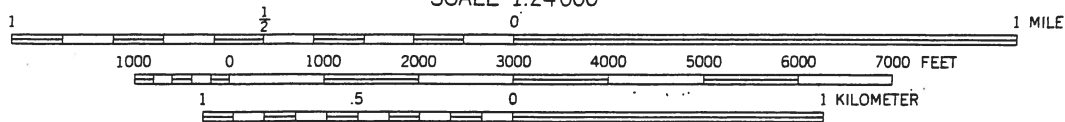
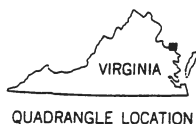
VICINITY MAP

© ZDZG-BAYSHORE DESIGN, LLC

KINSALE QUADRANGLE
VIRGINIA - MARYLAND

7.5 MINUTE SERIES (TOPOGRAPHIC - BATHYMETRIC)

SCALE 1:24 000



CONTOUR INTERVAL 10 FEET

DASHED LINES REPRESENT 5-FOOT CONTOURS

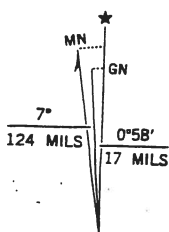
NATIONAL GEODETIC VERTICAL DATUM OF 1929

BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY

0.5 METER CONTOURS—DATUM IS MEAN LOW WATER

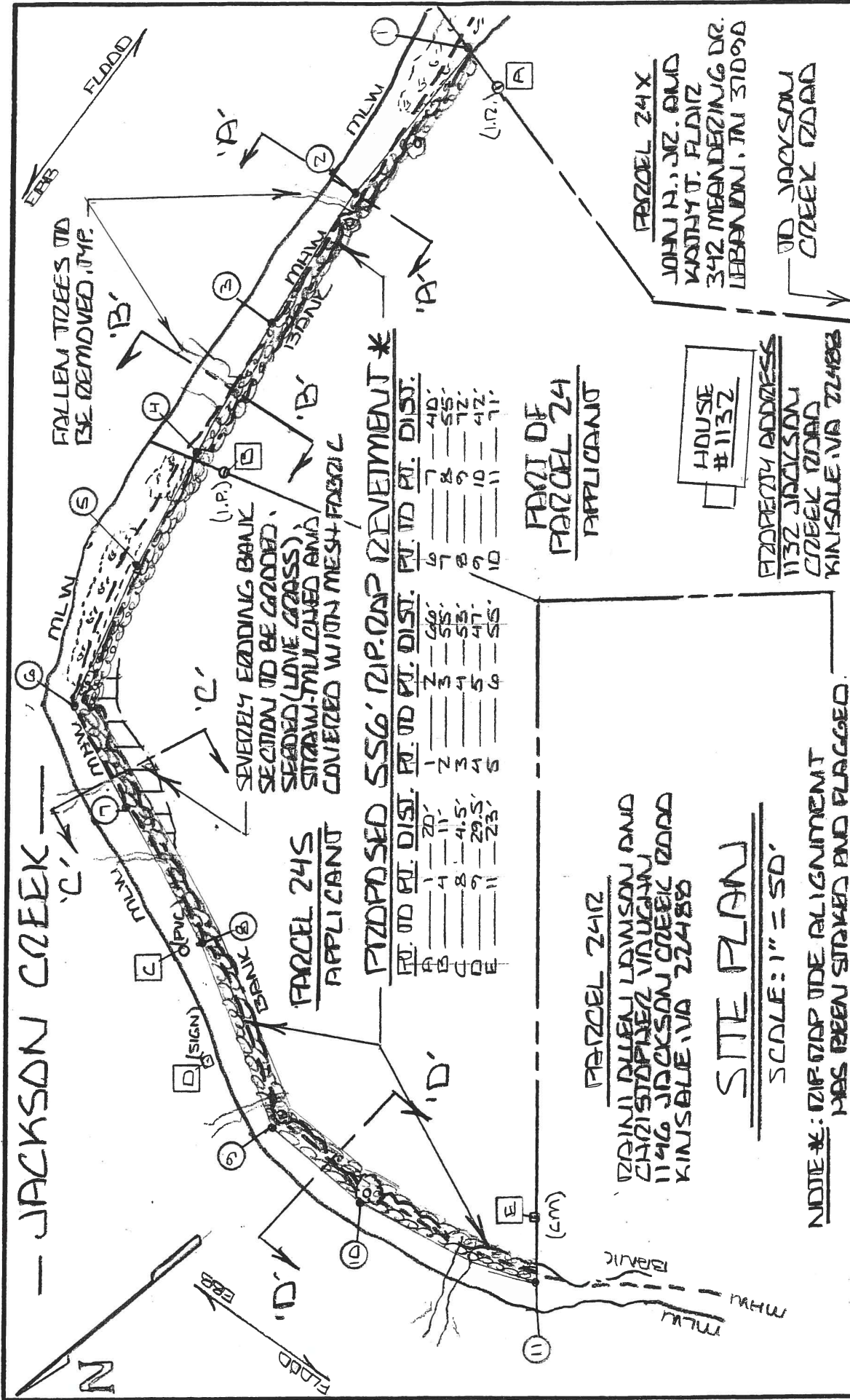
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.3 METER



UTM GRID AND 1968 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

PZDPOSED ZIP-2AP 12EVIETMENT
LYNTRY PROPERTIES, LLC PECAIDNE AREA
JACKSON CREEK WESTMORELAND CO.
SHT.: 2 OF DATE: 1-27-26 BAYSHORE DESIGN, LLC



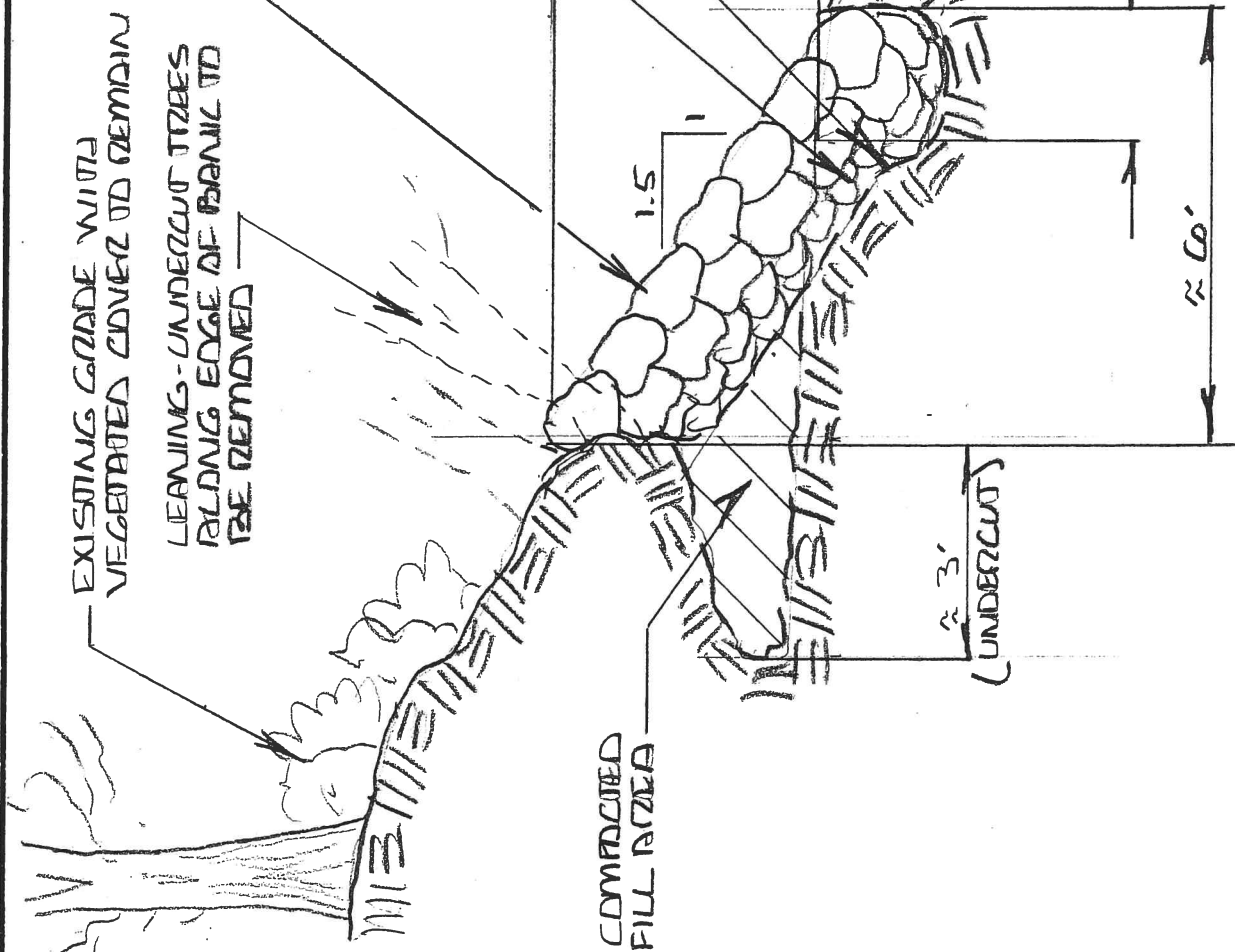
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LOCATION: PARCEL 24S - SYNDICATED EST. - COPE DISTRICT TAX MAP 39, WESTMORELAND COUNTY, VIRGINIA

SHEET: 1 OF 6 DATE: 1-27-26 BAYSHORE DESIGN, LLC

SECTION 'A' - 'A'

SCALE: 3/8" = 1'



PROPOSED RIP-RAP RETAINMENT
 LYNDA FROPPERTS, LLC - PECAONIE AREA
 JACKSON CREEK - WESTMORELAND CO.
 SHT. 3 OF 6 DATE: 1-27-26 BAYSHORE DESIGN, LLC

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 DESIGN, LLC

11881E: 37CJ5

PROPOSED ZIP-CAP REVENUE

- APPROX. 1.0 TON PER FOOT-TOTAL
CLASS A1 AND I STONE OVER
CORE STONE BASE.

CARBON CODE SOME BASE

HEAVY - WINDY
THOT 230113
THOT 300203

2.1 (+) methu

$$\frac{1111}{10000}$$

~ 1.5' BURIED ME

223.1166

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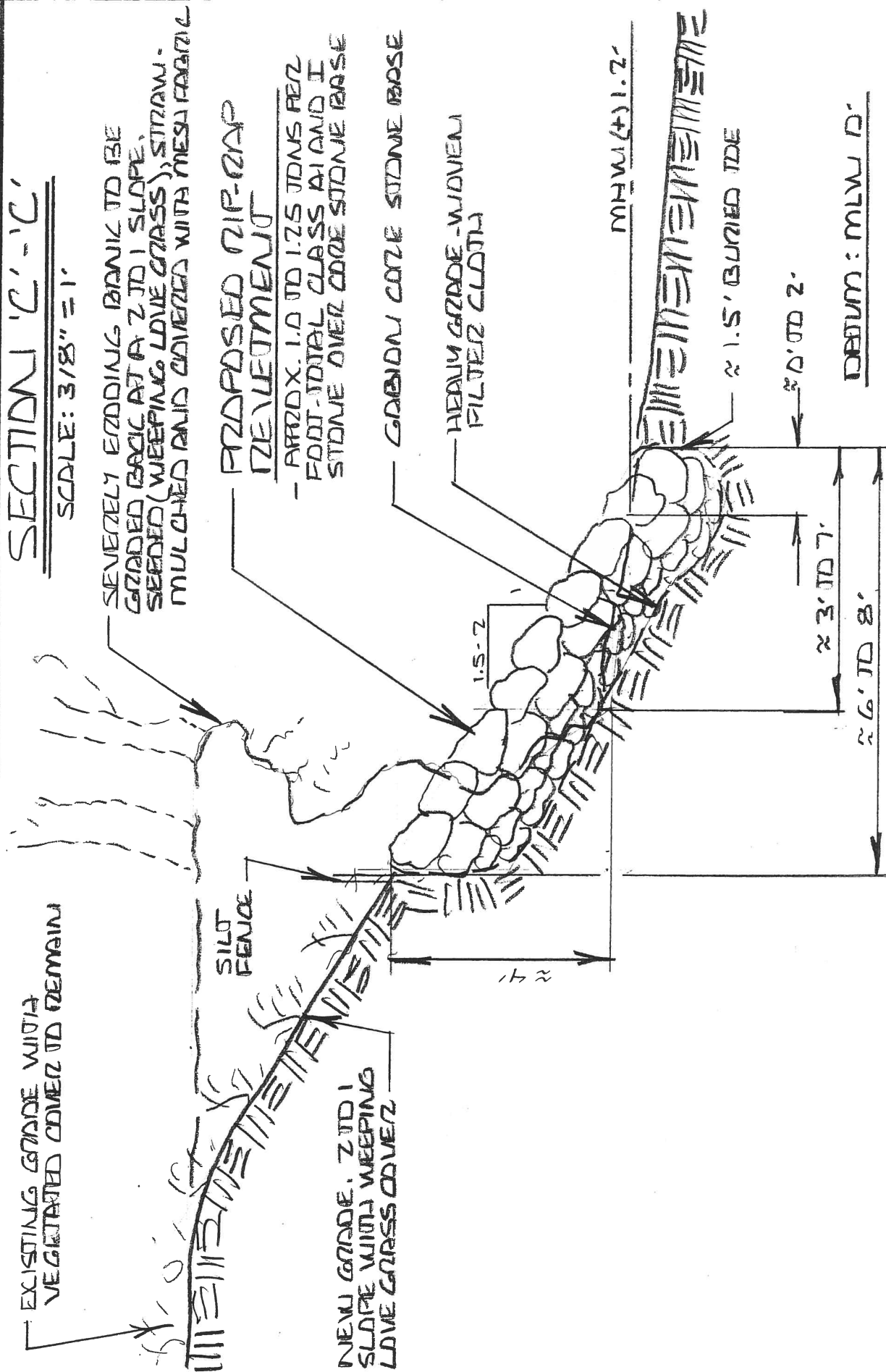
— 435711A
DADGAWUD

WINDISED RIP-UP DEVENMENT
 LYNDA4 FORMERES,LLC — PEACONIE AREA
 JACKSON COBIC — WESMIDELAND CO.
 SHI: 4 OF 6 DATE: 1-27-76 BAYSHORE DESIGN,LLC

© 2025 - BAYSHORE
DESIGN, LLC

SECTION 'C'-C'

SCALE: 3/8" = 1'

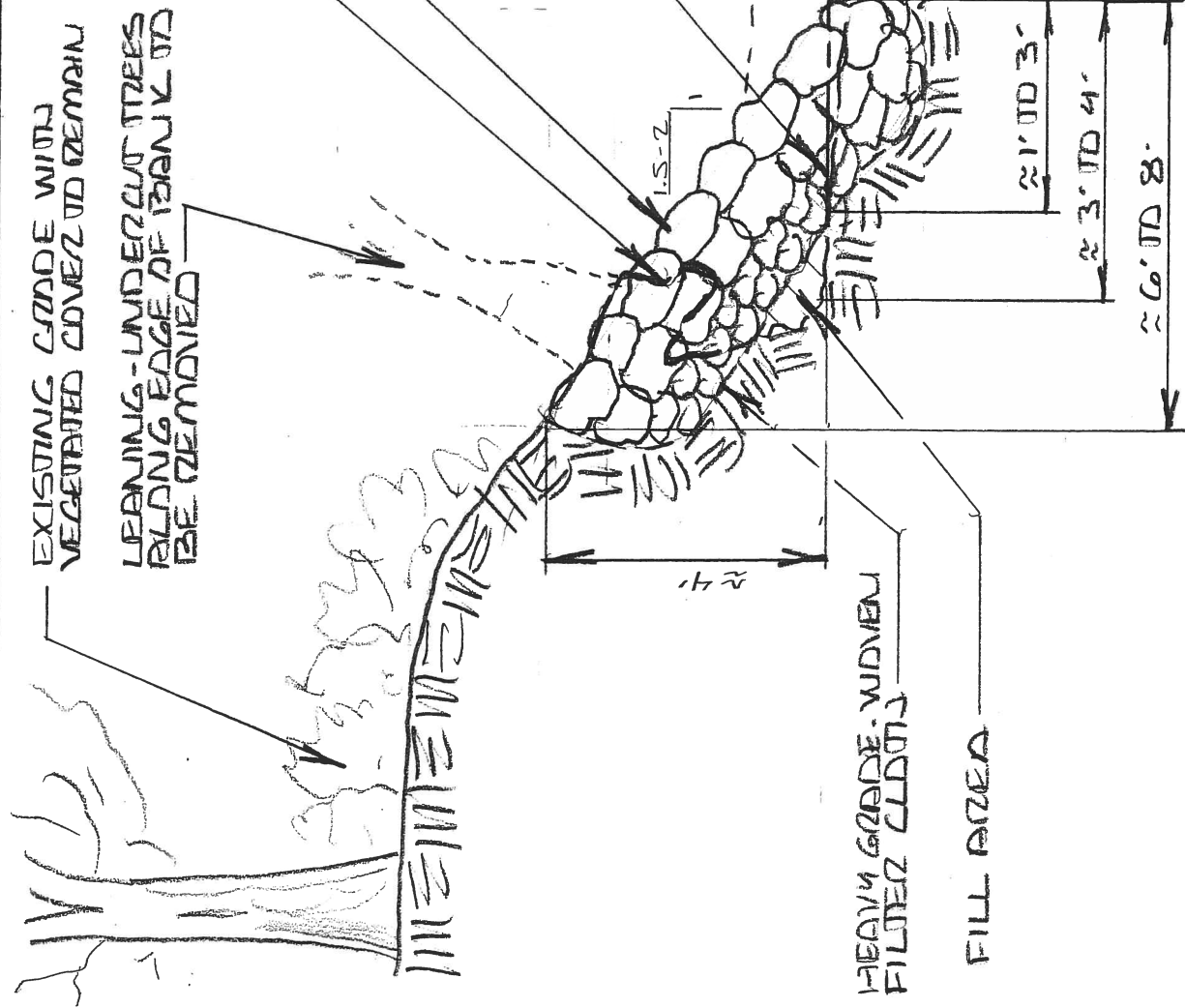


PROPOSED RIP-RAP REVEMENT
 LYNTRY PROPERTIES, LLC - RECREATION AREA
 JACKSON CREEK - WESTMIDLAND CO.
 SHJ: SDFG DATE: 1-27-2018 BY: SHJ/DESIGN, LLC

© 2020 - BAYSHORE
 DESIGN, LLC

SECTION 'D'-D'

SCALE: 3/8" = 1'



PROPOSED RIP-RAP REVEINMENT
LYNNY PROPERTIES, LLC - RECREATIVE AREA
JACKSON CREEK - WESTMORELAND CO.
SHEET: 6 OF 6 DATE: 1-27-26 BAYSHORE DESIGN, LLC

© 2026 - BAYSHORE
DESIGN, LLC



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: April 17 2026
From: Jason Martin, Environmental Compliance Officer
Case #: 1512
Site Address: 43 Sylvan Glade Drive Colonial Beach VA 22443
Site Tax Map: 6A-1-15
Owner/Applicant: James and Sylvia Barnes
43 Sylvan Glade Drive Colonial Beach VA 22443

Project Description: Construct a 92 foot rip-rap revetment against an existing deteriorating timber bulkhead and to construct a 38 foot rip-rap sill with 10 cubic yards of beach nourishment and 140 square foot wetlands vegetation plantings.
Board meeting: May 18 2026

FINDING OF FACTS

The parcel is located on the Northern shore of Mattox Creek. The fetch for the site is approximately 1 miles to the South-east and the depth is 2-4 feet. The site has a medium energy shoreline. There is a dwelling approximately 50 feet from the project site. The existing rip-rap revetment will be removed before the new revetment will be installed. The adjacent parcel shoreline to the east is a natural sand beach and wetland vegetation and the parcel shoreline to the west is protected by an existing bulkhead.

This project proposes to construct a 92 foot rip-rap revetment to help protect an existing deteriorating bulkhead and to construct a 38 foot rip-rap sill with 10 cubic yards of beach nourishment and 140 square feet of wetland vegetation plantings. The proposed rip-rap revetment will be constructed with approximately 3 tons per square foot of class A1 armor and #1 stone over a core stone base with a heavy grade woven filter cloth underneath. The grade of the revetment will be a 1 foot rise with a 1.5 foot run that stops just below MLW. The proposed rip-rap sill will be constructed with approximately 1.5 tons per square foot of class A1 and #1 stone over a core base with a heavy grade woven filter cloth underneath and the grade of the sill will be a 1 foot rise with a 1.5 foot run that stops just below MLW. The proposed beach nourishment that will be used is high quality sand 0.5-0.7 millimeters in diameter and the proposed wetlands vegetation that will be planted is *Spartina Alterniflora* (smooth cordgrass).

All work will be done in such a manner to avoid impact to the existing natural shoreline located to the east.

CONCERNS

1. The proposed rip-rap revetment would encroach on 640 square feet of subaqueous.
2. The proposed rip-rap sill would encroach on 380 square feet of subaqueous.

RECOMMENDATION

The project as proposed is consistent with the goal of reducing erosion with a minimal impact upon the shoreline. The Land Use Department recommends the approval of this application to prevent any further damage and erosion.



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

2026-00180

APPLICATION FOR WETLANDS BOARD APPROVAL

Wetlands Case #: 1512

Date Received: 3/10/2026

~~X~~ Fee: \$500 Paid: Cash ~~Check~~ # 803 (submit with application - non-refundable)
Assigned to the agenda for: MAY 18, 2026 Referral fee being 25% of the original fee: 5090

Property Address: 43 SYLVAN GLADE DRIVE COLONIAL BEACH, VA 22443

Tax Map Identification: 60-1-15 Acreage: 0.62 # Lots 1

Subdivision: EARL COX Magisterial District: WASHINGTON

Existing Zoning District: RZES Proposed Zoning District: N/A

Applicant/Owner: JAMES W. & SYLVIA M. BARNES Email: _____

Applicant/Owner Signature: [Signature] Date: 2-9-26
(If more than one owner attach and additional signature page)

Applicants' Address: 43 SYLVAN GLADE DR. COL. BCH. State: VA Zip: 22443

Phone #: 540/538-6924 Phone #: _____ Phone: _____

Agent: BRUSHROCK DESIGN, LLC Email: [Email]

Agent: Signature: [Signature] Date: 2-9-26

Agent: Address: 8518 COLE HWY. KENNESAW State: VA Zip: 22469

Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____

Project Description: CONSTRUCT A 92' RAP RAP RETAINMENT
38' RAP RAP SILL WITH 10 C.Y. BEACH NOURISHMENT
AND 140 S.F. WETLANDS VEGETATION PLANTINGS.

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: _____

- ❖ 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.

FOR AGENCY USE ONLY	
	Notes:
	JPA # 26-D387

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.

<u>Check all that apply</u>				
Pre-Construction Notification (PCN) ☐ NWP # _____ (For Nationwide Permits ONLY - No DEQ-VWP permit writer will be assigned)		PASDO – PGP Self Verification ☐ (Replaces Regional Permit 17 (RP-17) checklist)		
County or City in which the project is located: <u>WESTMORELAND COUNTY</u>				
Waterway at project site: <u>MATTOX CREEK</u>				
PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK (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 - https://webapps.mrc.virginia.gov/public/habitat/ - or VIMS - http://ccrm.vims.edu/perms/newpermits.html				
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

Part 1 - General Information (continued)

1. Applicant's legal name* and complete mailing address: Contact Information:

JAMES W. AND SYLVIA M. BARNES
43 SYLVAN GLADE DRIVE
COLONIAL BEACH, VA 22443

Home () _____
Work () _____
Fax () _____
Cell (540) 538-6424
e-mail _____

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):

BAYSHORE DESIGN, LLC
8518 COPLE HIGHWAY
HAGUE, VA 22469

Contact Information:

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 92' RIP-RAP REVETMENT AGAINST EXISTING DETERIORATING
TIMBER BULKHEAD.

- CONSTRUCT A 38' RIP-RAP SILL WITH 10 C.Y. BEACH NOURISHMENT AND 140 S.F.
WETLANDS VEGETATION PLANTINGS.

Part 1 - General Information (continued)

5. Have you obtained a contractor for the project? X 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:

LARRY BOWIE
3724 KINGS HIGHWAY
COLONIAL BEACH, VA 22443

Contact Information:

Home () _____

Work () _____

Fax () _____

Cell (804) 761-3914

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:

WESTMORELAND NEWS
P.O. BOX 8
WARSAW, VA 22572

Telephone number

(804) 333-6397

7. Give the following project location information:

Street Address (911 address if available) 43 SYLVAN GLADE DRIVE COLONIAL BEACH, VA 22443

Lot/Block/Parcel# LOT 15 - TAX MAP 6J-1

Subdivision EARL COX

City / County WESTMORELAND COUNTY ZIP Code 22443

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

38.215671 DEG. / -76.973520 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.*

RT. 205 (JAMES MONROE HIGHWAY) NORTH OFF RT. 3 IN OAK GROVE; RIGHT ONTO RT. 628 (STONEY KNOLL); BEAR RIGHT ONTO RT. 633 (HOLLY VISTA DRIVE); RIGHT ONTO SEBASTIAN AVENUE; RIGHT ONTO SYLVAN GLADE DRIVE AND FOLLOW TO HOUSE #43 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.): \$50,000
Approximate cost of that portion of the project that is channelward of mean low water:
\$35,000
13. Completion date of the proposed work: SPRING-SUMMER - 2029
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.

TAX MAP 6J-2-D:
DAVID EDWARD TABLER AND
AMY BROWN
55 SYLVAN GLADE DRIVE
COLONIAL BEACH, VA 22443

TAX MAP 6J-2-E:
CHARLES W. FISH, JR. AND
JANE M. FISH
230 SEBASTIAN AVENUE
COLONIAL BEACH, VA 22443

Part 2 - Signatures

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

NOTE: REQUIRED FOR ALL PROJECTS

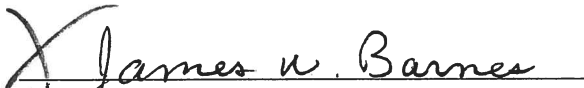
PRIVACY ACT STATEMENT: The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection Research and Sanctuaries Act of 1972. These laws require that individuals obtain permits that 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.

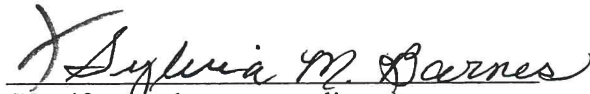
JAMES W. BARNES

Applicant's Legal Name (printed/typed)


Applicant's Signature

SYLVIA M. BARNES

(Use if more than one applicant)


(Use if more than one applicant)

FEBRUARY 9, 2026

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)

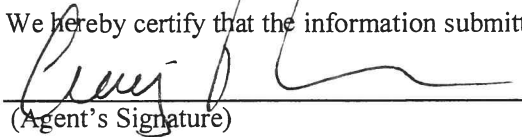
2. Applicants having agents (if applicable)

CERTIFICATION OF AUTHORIZATION

I (we), JAMES W. & SYLVIA M. BARNES, 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.

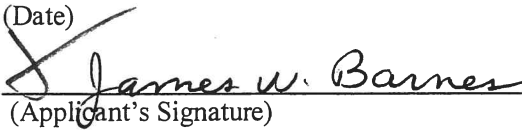
We hereby certify that the information submitted in this application is true and accurate to the best of our knowledge.

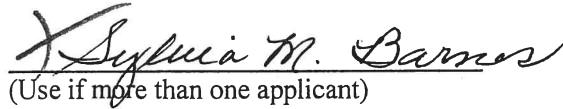

(Agent's Signature)

(Use if more than one agent)

FEBRUARY 9, 2026

(Date)


(Applicant's Signature)


(Use if more than one applicant)

FEBRUARY 9, 2026

(Date)

3. Applicant's having contractors (if applicable)

CONTRACTOR ACKNOWLEDGEMENT

I (we), JAMES W. & SYLVIA M. BARNES, have contracted LARRY BOWIE
(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.

LARRY BOWIE

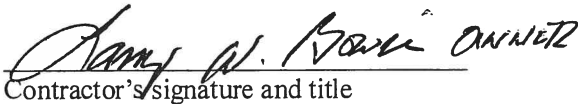
Contractor's name or name of firm

3724 KING HWY. COLONIAL BEACH, VA 22443

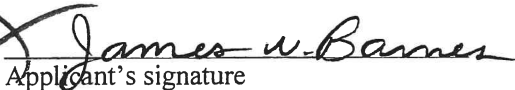
Contractor's or firms address

2705006403

Contractor's License Number


Contractor's signature and title


(use if more than one applicant)


Applicant's signature

FEBRUARY 9, 2026

Date

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.**

- 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 92' RIP-RAP REVETMENT.

- What is the maximum encroachment channelward of mean high water? 12 feet.
Channelward of mean low water? 12 feet.
Channelward of the back edge of the dune or beach? N/A feet.

- Please calculate the square footage of encroachment over:

- Vegetated wetlands 0 square feet
- Non-vegetated wetlands 460 square feet (EXISTING RIP-RAP)
- Subaqueous bottom 640 square feet
- Dune and/or beach 0 square feet

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

If yes, will the construction of the new bulkhead be no further than two (2) feet channelward of the existing bulkhead? N/A Yes 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 3-75 pounds per stone Class size GABION & A1
 Armor (outer layer) material 25-150 pounds per stone Class size A1 & I
7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

- Volume of material N/A cubic yards channelward of mean low water
 N/A cubic yards landward of mean low water
 N/A cubic yards channelward of mean high water
 N/A cubic yards landward of mean high water
- Area to be covered N/A square feet channelward of mean low water
 N/A square feet landward of mean low water
 N/A square feet channelward of mean high water
 N/A 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>:

NONE PROPOSED

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.**

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 38' RIP-RAP SILL WITH 10 C.Y. BEACH NOURISHMENT AND 140 S.F. WETLANDS VEGETATION PLANTINGS.

2. What is the maximum encroachment channelward of mean high water? 22 feet.
Channelward of mean low water? 20 feet.
Channelward of the back edge of the dune or beach? N/A feet.
3. Please calculate the square footage of encroachment over:
 - Vegetated wetlands 0 square feet
 - Non-vegetated wetlands 0 square feet
 - Subaqueous bottom 380 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 25-150 pounds per stone Class size A1 & I
7. For **beach nourishment**, including that associated with breakwaters, groins or other structures, provide the following:

- Volume of material 10 cubic yards channelward of mean low water
 0 cubic yards landward of mean low water
 10 cubic yards channelward of mean high water
 0 cubic yards landward of mean high water
- Area to be covered 140 square feet channelward of mean low water
 0 square feet landward of mean low water
 140 square feet channelward of mean high water
 0 square feet landward of mean high water
- Source of material, composition (e.g. 90% sand, 10% clay): UPLAND SOURCE, 90% SAND
- Method of transportation and placement:
 TRUCK, EXCAVATOR AND BARGE
- 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>:

SPARTINA ALTERNIFLORA (CORDGRASS).



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: MARCH 16, 2020 Deferral fee being 25% of the original fee: 50.00
Property Address: 43 SYLVAN GLADE DRIVE COLONIAL BEACH, VA 22443
Tax Map Identification: 60-1-15 Acreage: 0.62 # Lots 1
Subdivision: EARL COK Magisterial District: WASHINGTON
Existing Zoning District: RZES Proposed Zoning District: N/A
Applicant/Owner: JAMES W. & SYLVIA M. BARNES Email: _____
Applicant/Owner Signature: [Signature] Date: 2-9-20
(If more than one owner attach and additional signature page)
Applicants' Address: 43 SYLVAN GLADE DR. COL. BEACH State: VA Zip: 22443
Phone #: 540/538-0924 Phone #: _____ Phone: _____
Agent: BAYSHORE DESIGN, LLC Email: CORIGPE@BAYSHOREDESIGN.COM
Agent Signature: [Signature] Date: 2-9-20
Agent Address: 8518 COPE HWY. HAZLE State: VA Zip: 22469
Phone #: 804/472-4439 Phone #: 804/761-9672 FAX #: _____
Project Description: CONSTRUCT A 92' TAP RAP RETENTION
38' TAP RAP SILL WITH 10 C.Y. BEACH NOURISHMENT
AND 140 S.F. WETLANDS VEGETATION PLANTINGS.

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: _____ (Date) Denied: _____ (Date)

By: _____ Title: _____ Date: _____

TAX MAP 6J-2-E
 CHARLES W. FISHER AND
 DAVID M. FISHER
 730 SEBASTIAN AVENUE
 COLONIAL BEACH, VA 22443

DESPATCH DRIVE
 TO SYLVIA
 CLADE DRIVE

LOT 15
 APPLICANT

PROPERTY
 ADDRESS

43 SYLVIA CLADE DRIVE
 COLONIAL BEACH, VA 22443

TAX MAP 6J-2-D
 DAVID EDWARD TRIBLEZ
 AND DAVID BROWMAN
 55 SYLVIA CLADE DRIVE
 COLONIAL BEACH, VA 22443

SITE PLAN
 SCALE: 1" = 30'



PROPOSED 38' RIP-RAP SILL
 WITH 10 C.Y. BEACH MOUND
 MENT AND 140 S.F. WET-
 LANDS VEG. PLANTINGS
 PT. TO BULKHEAD 3 - 12' - 38'
 4 - 22'

EXISTING PIER AND
 COVERED SLIP

MAINTENANCE
 CREEK

PROPOSED 92'-
 RIP-RAP REVEMENT

PT. TO BULKHEAD
 1 - 12'
 2 - 12'
 3 - 12'

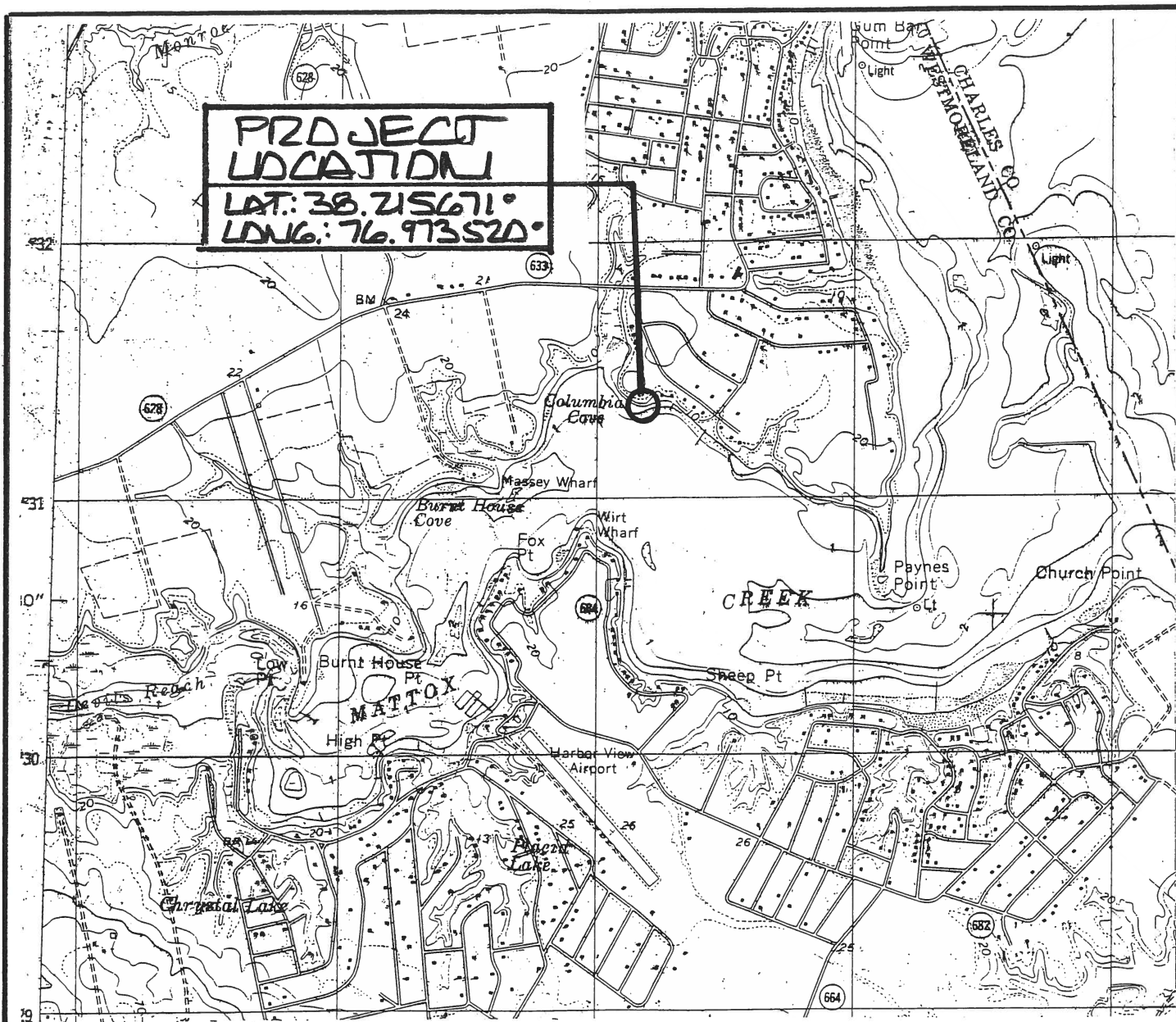
PT. TO PT. DIST.
 1 - 2' - 38'
 2 - 3' - 54'

EXISTING
 RIP-RAP SCOUR
 PROTECTION

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 MODIFICATION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF BAYSHORE DESIGN LLC MAY BE PROHIBITED BY LAW.

PROPOSED RIP-RAP REVEMENT & SILL
 JAMES W. & SYLVIA M. BARNES
 43 SYLVIA CLADE DRIVE
 COLONIAL BEACH, VIRGINIA 22443

LOCATION: LOT 15 - EARL COK S'DIV.
 WASHINGTON DISTRICT TAX MAP 6J-1,
 WESTMORELAND COUNTY, VIRGINIA
 SHEET 1 OF 5 DATE: 2-9-20 BAYSHORE DESIGN LLC

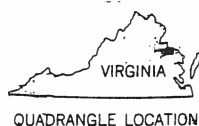


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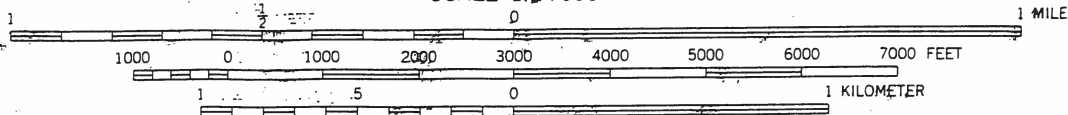
VICINITY MAP

COLONIAL BEACH SOUTH QUADRANGLE
VIRGINIA-MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHIC-BATHYMETRIC)

SCALE 1:24 000



QUADRANGLE LOCATION



CONTOUR INTERVAL 10 FEET

DASHED LINES REPRESENT 5-FOOT CONTOURS

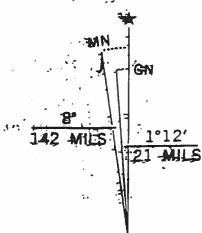
NATIONAL GEODETIC VERTICAL DATUM OF 1929

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 0.5 METER



UTM GRID AND 1980 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

PROPOSED DIP-RAP DEVELOPMENT AND SILL
BARNES — 43 SYLVIA CLADE DRIVE
MATTOX CREEK — WESTMORELAND CO.
SHT.: 2 D.F.S. DATE: 2-9-26 BAYSHORE DESIGN, LLC

SECTION 'A'-A'

SCALE: 3/8"=1'

EXISTING LANDSCAPE WALL

EXISTING TIMBER BUILDING

EXISTING GRADE WITH
GRASS COVER TO REMAIN

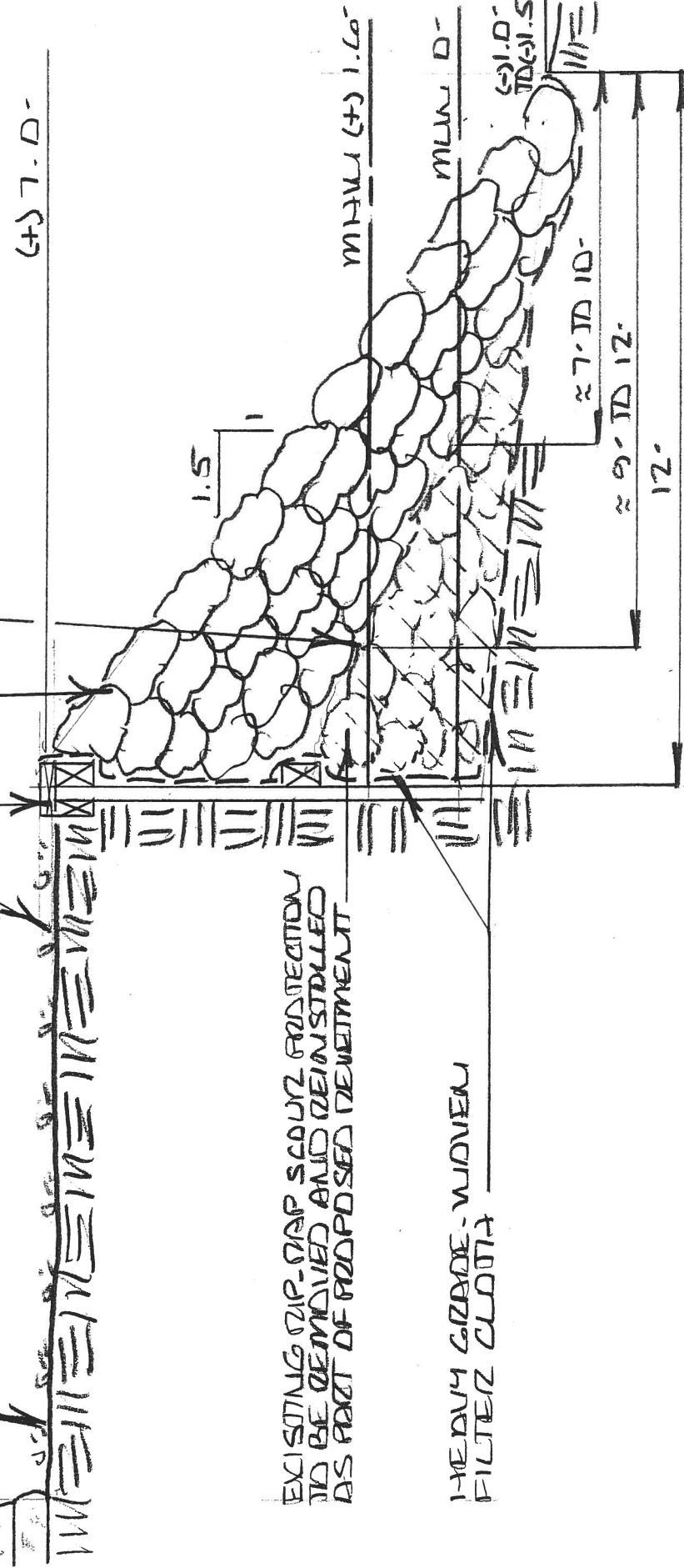
EXISTING DIP-ON SCOUR PROTECTION
TO BE REMOVED AND REINSTALLED
AS PART OF PROPOSED DEWETMENT

MEDIUM GRADE - WIDEN
FILTER CLOTH

PROPOSED DIP-ON DEWETMENT
- APPROX. 3.0 VIMS PER FOOT - TOTAL
CLASS A1 AND I STONE OVER
CORE STONE BASE

- CORIOLAN AND CLASS A1
CORE STONE BASE

(+/-) 7.0'



PROPOSED DIP-ON DEWETMENT AND SILL
BARNES — 43 SYLVAN GRADE DRIVE
MADISON CREEK — WESTMORELAND CO.
SHT: 3 OF 5 DATE: 2-9-26 BAYSHORE DESIGN, LLC

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SECTION 'B'-'B'

SCALE: 1/4" = 1'

PROPOSED WETLANDS VEGETATION PLANTINGS

- SPARTINA PATENS PLANTING (CORD GRASS)
- SEE WETLANDS VEGETATION PLANTING NOTES ON SHEET 5

PROPOSED BEACH NOURISHMENT

- HIGH QUALITY SAND, 0.5 TO 0.7 MM-GRAIN SIZE (TYP.)

EXISTING WETLANDS
VEG. TO REMAIN

EXISTING GRADE
WITH GRASS COVER
TO REMAIN

EXISTING TIMBER
BULKHEAD

PROPOSED
TIP-ON SILT
- APPROX. 1.5 TONS PER
FOOT - TOTAL CLASS B1
AND 1 SIDEWALK OVER
CORE SIDEWALK BASE

GABION CORE
STONE BASE

HEAVY GRADE-
WIDEN FILLET
CLOTTA

(+) 2.6'

M1+M2(+1.6')

M1+M2

(-1.0')

BURIED
TIDE, TYP.

~ 10'

~ 12' TO 20'

~ 18' TO 22'

~ 20' TO 30'

PROPOSED TIP-ON DEWETMENT AND SILL
BANKS — 43 SYLVAN LAKE DRIVE
MANTON CREEK — WESTMORELAND CO.
SHEET: 4 OF 5 DATE: 2-9-26 BAYSHORE DESIGN, LLC

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WETLANDS VEGETATION PLANTING NOTES

1. SPARTINA ALTERNIFLORA (CORD GRASS)
TO BE PLANTED 12" TO 18" APART. START PLANTING AT THE RIP-RAP SILL AND PLANT UP TO THE EXISTING MARSH PRINCE (LANDWARD EXTENT OF BEACH NOURISHMENT).
2. WETLANDS VEGETATION
SHOULD BE PLANTED FROM LATE FEBRUARY TO EARLY JUNE OR PER INSTRUCTION FROM WETLANDS VEGETATION CONTRACTOR OR SUPPLIER.
3. FERTILIZING
TO BE COMPLETED AT THE TIME OF PLANTING. USE APPROX. 1/2 OUNCE PER PLANT OF SLOW RELEASE OSOMORATE FERTILIZER (TO BE PLACED IN THE HOLE WITH PLANT) OR PER INSTRUCTION FROM WETLANDS VEGETATION CONTRACTOR OR SUPPLIER.
4. ANY DEBRIS AND TRASH
THAT MAY ACCUMULATE IN PLANTING AREAS SHOULD BE PERIODICALLY REMOVED AND DISPOSED OF PROPERLY.
5. ADDITIONAL WETLANDS VEGETATION
TO BE PLANTED TO REPLACE ANY PLANTS THAT DO NOT SURVIVE AND PROLIFERATE.
6. ANY APPEARANCE OF PHACELITES AUSTRALIS (REED GRASS) WITHIN WETLANDS VEGETATION PLANTING AREA TO BE ERADICATED PER INSTRUCTION FROM WETLANDS PROFESSIONAL.