

**SUFFOLK WETLANDS BOARD
AGENDA FOR
JULY 16, 2026**



PREPARED BY THE CITY OF SUFFOLK PLANNING DIVISION
CASSIDY MCKELVIE, SUFFOLK WETLANDS BOARD SECRETARY

**A MEETING WILL BE HELD AT 6:00 P.M. IN THE
SUFFOLK CITY COUNCIL CHAMBERS OF THE CITY HALL BUILDING**

IF YOU CANNOT ATTEND OR NEED SPECIAL ACCOMMODATIONS AT THE
MEETING, PLEASE CALL OR EMAIL THE CITY OF SUFFOLK PLANNING DIVISION
AT 757-514-4060 OR PLANNINGEMAIL@SUFFOLKVA.US
PRIOR TO 12:00 NOON ON WEDNESDAY, JULY 15, 2026

GEOFFREY HINSHELWOOD
CHAIRMAN

Suffolk
VIRGINIA
It's a good time to be in Suffolk



AGENDA

SUFFOLK WETLANDS BOARD

July 16, 2026
6:00 P.M.

- I. Call to Order
- II. Roll Call
- III. Annual Election of Officers
- IV. Approval of Minutes from the February 19, 2026 meeting.
- V. Public Hearing
 - A. **VMRC2023-0895** submitted by David Spencer, applicant and owner, for a permit to modify and extend an existing riprap revetment located at 6954 Respass Beach Road along the James River; further identified as Tax Map 7A(1)*3.
- VI. Restoration Hearings - None
- VII. Permit Extensions - None
- VIII. Old Business - None
- IX. New Business
 - A. Discussion of permit identification numbers
- X. Compliance and Inspections – None
- XI. Adjournment



MINUTES

SUFFOLK WETLANDS BOARD

February 19, 2026

6:00 P.M.

The meeting of the Suffolk Wetlands Board was held on Thursday, February 19, 2026, at 6:00 p.m., in the City Council Chambers of the City Hall Building, 442 West Washington Street, Suffolk, Virginia.

MEMBERS:

Geoffrey Hinshelwood, Chairman
Darius Davenport, Vice-Chairman
Richard Vroman
Kathy Doerner
Kittrell Eberwine, III
Bryan Cattenhead

STAFF:

Cassidy McKelvie, Wetlands Board
Secretary
Margaret Pittenger, Assistant Director of
Planning
Rebecca Powers, Assistant City Attorney
III

ROLL CALL:

The meeting was called to order by Chairman Hinshelwood. The roll was then called by Mrs. McKelvie, who informed Chairman Hinshelwood that a quorum was present.

APPROVAL OF THE MINUTES:

The minutes of the previous meeting were approved as presented by a voice vote of 6 to 0.

PUBLIC HEARING:

VMRC2025-2641, submitted by Matthew Otto of Corblu Ecology Group, LLC, applicant, on behalf of Colonial Pipeline Company, owner, for a permit for the maintenance of an existing 16-inch diameter underground pipeline with associated tidal wetland impacts to the Nansemond River, Chuckatuck Creek, Bennett's Creek, and their tributaries.

Ms. McKelvie gave a presentation and overview of the project. Staff recommended approval of VMRC2025-2641 as proposed.

The public hearing was opened, and Matt Wyant, Senior Environmental Scientist with Colonial Pipeline Company, spoke in favor of the application.

The floor was opened for those who were in opposition of the application, and there was no opposition.

The public hearing was closed.

Following discussion by the board, Vice Chairman Davenport made a motion to approve VMRC2025-2641 with the proposed conditions. The motion was seconded by Board Member Eberwine and was approved by a voice vote of 6 to 0.

PERMIT EXTENSION:

VMRC24-1833 submitted by Jullan Hernandez, Crofton Construction Services, Inc., agent and applicant, on behalf of VP Properties LLC, Brent Mudd, property owner, for a permit to replace a 350-foot portion of an existing 495-foot timber bulkhead. This project does not qualify for a General Permit. The property is located on 1500 Steeple Dr, along the Chuckatuck Creek; further identified as Zoning Map 5B*45, zoned M-1, Light Industrial Zoning District.

Ms. McKelvie gave a presentation and overview of the project and the reason for the extension. Staff recommended approval of the permit extension for VMRC24-1833.

Following discussion by the board, Board Member Eberwine made a motion to approve VMRC24-1833 with the proposed conditions. The motion was seconded by Board Member Vroman and was approved by a voice vote of 6 to 0.

ADJOURNMENT:

There being no further business, the meeting was adjourned.

SUFFOLK WETLANDS BOARD



DATE: FEBRUARY 19, 2026

MT: Vice-Chairman
Davenport

2ND: Board Member Eberwine

TO: APPROVE W/
CONDITIONS

BOARD MEMBERS	ATTENDANCE		VMRC25-2641	
			VOTE: 6-0	
	PRESENT	ABSENT	YES	NO
Chairman Geoffrey Hinshelwood	X		X	
Vice-Chairman Darius Davenport	X		X	
Sidney Hazelwood		X		
Bryan Cattenhead	X		X	
Richard Vroman	X		X	
Kathy Doerner	X		X	
Kittrell Eberwine	X		X	
Ellis Dallas - <i>Alternate</i>				
Kaitlyn Price - <i>Alternate</i>				

SUFFOLK WETLANDS BOARD



DATE: FEBRUARY 19, 2026

MT: Board Member Eberwine

2ND: Board Member Vroman

TO: APPROVE W/
CONDITIONS

BOARD MEMBERS	ATTENDANCE		VMRC24-1833	
			VOTE: 6-0	
	PRESENT	ABSENT	YES	NO
Chairman Geoffrey Hinshelwood	X		X	
Vice-Chairman Darius Davenport	X		X	
Sidney Hazelwood		X		
Bryan Cattenhead	X		X	
Richard Vroman	X		X	
Kathy Doerner	X		X	
Kittrell Eberwine	X		X	
Ellis Dallas - <i>Alternate</i>				
Kaitlyn Price - <i>Alternate</i>				



DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
Division of Planning

CITY OF SUFFOLK

442 W. WASHINGTON STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

July 16, 2026

Suffolk Wetlands Board
City of Suffolk, Virginia

Dear Board Members:

Attached for your consideration is information pertaining to Joint Permit Application (JPA) VMRC23-0895, submitted by David Spencer, applicant and property owner, for a permit to modify and extend an existing riprap revetment located at 6954 Respass Beach Road along the James River, further identified as Tax Map 7A(1)*3.

Information and maps pertaining to this request are attached for your consideration. Please contact me if you have any questions in advance of the July 16, 2026 meeting.

Respectfully submitted,

Cassidy McKelvie

Cassidy McKelvie
Wetlands Board Secretary

Attachments

STAFF REPORT

DESCRIPTION

PROPOSED PROJECT: The applicant is requesting a Wetlands Board permit, VMRC23-0895, to modify and extend an existing riprap revetment due to erosion and structural undermining. A total of 6 square feet of vegetated tidal wetlands and 202 square feet of non-vegetated tidal wetlands are proposed to be impacted between mean low water (MLW) and mean high water (MHW) with this project. Impacted vegetation is proposed to be replaced along the toe of the proposed riprap below 1.5x the Mean Tide Range (MTR).

APPLICANT: Submitted by David Spencer, applicant and property owner.

LOCATION: The subject property is located at 6954 Respass Beach Road (Tax Map 7A(1)*3) along the James River and Streeter Creek.

PERMIT HISTORY: None. Based on aerial imagery, the existing riprap appears to have been present as early as January 2006.

VIMS REPORT: An assessment from the Virginia Institute of Marine Science (VIMS) was provided for this application in June 2023. The letter with the assessment results is attached as Exhibit "E". The assessment found that no significant adverse environmental impacts are anticipated due to the construction of the project.

The letter further states that saltmarsh cordgrass (*Sporobolus alterniflorus*, formerly *Spartina alterniflora*) almost exclusively grows between MTR and MHW. As such, VIMS has recommended that the revegetation of the saltmarsh cordgrass be planted within their natural tide range to provide the greatest likelihood of survival and growth. However, if the vegetation is planted at the toe of the proposed riprap, below the 1.5xMTR, it is recommended that the relocated vegetation be monitored for at least one year to determine the likelihood of survival.

PUBLIC NOTICE: This request has been duly advertised in accordance with the public notice requirements set forth in Section 28.2-1302 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. A copy of staff's report was provided to the applicant on July 2, 2026.

STAFF ANALYSIS

ISSUE

The applicant is requesting a permit from the Suffolk Wetlands Board to modify and extend an existing riprap revetment due to beach erosion and structural undermining. The project will include a total of 869 square feet of new riprap, most of which will be placed within the Resource Protection Area (RPA) buffer. The existing return wall is proposed to be lengthened by 52 feet and widened up to 7 feet. Construction access will be taken from the driveway adjacent to the project area.

A total of 6 square feet of vegetated tidal wetlands and 202 square feet of non-vegetated tidal wetlands are proposed to be impacted between MLW and MHW. Impacted vegetation is proposed to be replaced along the toe of the proposed riprap below 1.5x MTR. The impacts to non-vegetated

wetlands are proposed to be self-compensating.

Vegetation and land disturbance within the RPA buffer is proposed with this project and will be covered separately through a Chesapeake Bay Preservation Area (CBPA) Encroachment application filed with the City.. A preliminary Water Quality Impact Assessment (WQIA) and buffer restoration plan are provided in attached Exhibit “C”.

The project is anticipated to take approximately 90 days to complete. The first week will include preparing the site for construction and removing an existing timber walkway. The installation of the revetment is proposed in the following ten weeks. The final week will consist of demobilization and stabilization.

Due to the project site being located along the James River, there are approximately 27 miles of open water fetch to the northwest and approximately 32 miles to the northeast. The applicant has indicated that the wave energy expected from the amount of fetch would exceed the recommended guidelines for a typical living shoreline involving a sill as vegetation and substrate would be at a greater risk of washing out.

The installation of a breakwater was also considered as an alternative solution. The applicant has indicated that the design and size of a breakwater for this site would need to be effective for fetch approaching from two directions. The applicant stated that the size and impacts from such a structure would be larger and more significant than what is proposed for the revetment.

CONSIDERATIONS AND CONCLUSIONS

1. The VIMS assessment for this application found that no significant adverse environmental impacts are anticipated, as less than 10 square feet of saltmarsh cordgrass are proposed to be impacted and is intended to be replaced in-kind. VIMS expressed concern regarding the likelihood of survival for the relocated vegetation. As such, monitoring of the relocated vegetation for a period of no less than one year is proposed as a condition of approval for this permit.
2. This project does not require authorization from the Virginia Marine Resources Commission (VMRC) as all proposed work is located landward of MLW. Permitting and approvals from other agencies, including, but not limited to, the Virginia Department of Environmental Quality and the Army Corps of Engineers, may be required prior to any land disturbing activities. Obtaining all required permits and approvals is proposed as a condition of approval for this permit.
3. The proposed 6 square feet of vegetated tidal wetland impacts are proposed to be replaced in-kind on the subject property.
4. According to Section 31-415(d)(1)(D)(i)(d) of the City of Suffolk’s Unified Development Ordinance, trees and woody vegetation may be removed, necessary control techniques employed, and appropriate vegetation established to protect or stabilize a shoreline in accordance with the best available technical advice and applicable permit conditions or requirements. This project is considered a shoreline erosion control project, which is a

permitted use within the RPA buffer. A CBPA Encroachment application will be required for this project and is proposed as a condition of approval for the permit.

5. Pursuant to Section 34-325 of the Suffolk City Code, the Wetlands Board shall prevent the despoliation and destruction of wetlands while accommodating necessary economic development in a manner consistent with wetlands preservation. Section 34-327 states that a Wetlands Permit may be issued by the Board only if the applicant demonstrates the following:

- a) *The anticipated public and private benefit of the proposed activity exceeds its anticipated public and private detriment.*

Benefits from the proposed project are anticipated to be greater than any detriments, as the modification and extension of an existing revetment will reduce the effect of erosion at the project site and protect the existing dwelling.

- b) *The proposed development conforms with the standards prescribed in Code of Virginia, § 28.2-1308 and guidelines promulgated pursuant to Code of Virginia, § 28.2-1301.*

- i. *Wetlands of primary ecological significance shall not be altered so that the ecological systems in the wetlands are unreasonably disturbed.*

All proposed wetland impacts are proposed to be replaced on the subject property. Therefore, no wetlands, nor their ecological systems, of primary ecological significance are expected to be unreasonably disturbed.

- ii. *Development in Tidewater Virginia, to the maximum extent practical, shall be concentrated in wetlands of lesser ecological significance, in vegetated wetlands which have been irreversibly disturbed before July 1, 1972, in nonvegetated wetlands which have been irreversibly disturbed prior to January 1, 1983, and in areas of Tidewater Virginia outside of wetlands.*

Due to the presence of the existing riprap revetment, it is plausible that the adjacent tidal wetlands were previously disturbed during prior construction. Although the initial date of the revetment is unknown, aerial imagery suggests that it has been present for over 20 years. Furthermore, the project goals of reducing erosion at the property, proximal to an existing dwelling, could not be achieved if the project were relocated.

- c) *The proposed activity does not violate the purposes and intent of Chapter 13 Title 28.2 of the Code of Virginia, (§ 28.2-1300 et seq.) and of Article VIII of the Suffolk Code of Ordinances.*

The intent of these regulations and the purpose of the Board is to allow for necessary economic development in a manner consistent with wetlands preservation. The proposed modification and extension of the existing riprap revetment is necessary to prevent further erosion of the subject property proximal

to the existing dwelling.

RECOMMENDATION

It is staff's opinion that the proposed permit for the modification and extension of an existing riprap revetment meets the requirements established by Section 34-327 of Suffolk City Code. Therefore, staff recommends **approval** of permit application VMRC23-0895 with the following conditions:

1. The Wetlands Permit for this project shall expire on **July 16, 2027**, after which time this permit shall be void. Permit coverage may be extended by the Board, at its discretion, provided that a written request describing the reasons for the extension and the requested new expiration date is submitted to the Suffolk Planning Division no later than May 16, 2027.
2. The permittee shall notify the Board no later than 48 hours prior to the commencement of any work under this permit.
3. Any vegetated tidal wetlands impacted during this project shall be replaced on the subject property in kind. The applicant will notify the Board once all work is complete and the relocated vegetation has been planted. The Suffolk Planning Division will conduct an initial inspection of the project site once completed. The Suffolk Planning Division will return to the site one year following the initial inspection date to ensure the survival of the relocated vegetation. If the relocated vegetation does not appear to be in good condition during either inspection, an alternative mitigation plan shall be submitted by the applicant for consideration by the Board.
4. The permittee shall comply with all applicable laws, ordinances, rules, and regulations affecting the conduct of the project. The granting of this permit shall not relieve the permittee of the responsibility of obtaining any and all other permits or authority required for the project, including but not limited to approvals from the Department of Environmental Quality, the Virginia Marine Resources Commission, the Army Corps of Engineers, and the City of Suffolk.
5. No work under this permit shall be conducted until a Chesapeake Bay Preservation Area Encroachment application has been received and approved by the Suffolk Planning Division for the proposed land disturbance and vegetation removal within the Resource Protection Area Buffer.
6. All phases of the project shall conform in all particulars to the permittee's application for Wetlands Permit. The duly authorized agents of the Board shall have the right to enter upon the premises at any reasonable time for the purposes of inspecting the work being done pursuant to this permit.
7. The permittee shall, to the greatest extent practical, minimize the adverse effects of the project upon adjacent properties, wetlands, and the natural resources of the Commonwealth.

8. This permit shall not be transferred without the prior written approval of the Board.
9. This permit may be revoked at any time by the Board upon the failure of the permittee to comply with any of the terms and conditions hereof.

Attachments

- Proposed Permit
- Exhibit A – Wetlands Board Application Checklist JPA Application
- Exhibit B – JPA Application
- Exhibit C – WQIA
- Exhibit D – VMRC Report
- Exhibit E – VIMS Report
- Exhibit F – Communications with applicant and agent
- Exhibit G – Site Photos

CITY OF SUFFOLK WETLANDS BOARD

Wetlands Permit 23-0895

Granted July 16, 2026

Expires July 16, 2027

Pursuant to Chapter 13 of Title 28.2 of the Code of Virginia (1950, as amended) and the City of Suffolk Wetlands Ordinance, the City of Suffolk Wetlands Board, hereinafter referred to as the Board, hereby grants unto

David Spencer, applicant and property owner

herein after referred to as the permittee, permission to undertake the following described project.

Location: **6954 Respass Beach Road along the James River; further identified as Tax Map 7A(1)*3.**

Description of Project: **Modification and extension of an existing riprap revetment.**

Conditions:

1. The Wetlands Permit for this project shall expire on **July 16, 2027**, after which time this permit shall be void. Permit coverage may be extended by the Board, at its discretion, provided that a written request describing the reasons for the extension and the requested new expiration date is submitted to the Suffolk Planning Division no later than May 16, 2027.
2. The permittee shall notify the Board no later than 48 hours prior to the commencement of any work under this permit.
3. Any vegetated tidal wetlands impacted during this project shall be replaced on the subject property in kind. The applicant will notify the Board once all work is complete and the relocated vegetation has been planted. The Suffolk Planning Division will conduct an initial inspection of the project site once completed. The Suffolk Planning Division will return to the site one year following the initial inspection date to ensure the survival of the relocated vegetation. If the relocated vegetation does not appear to be in good condition during either inspection, an alternative mitigation plan shall be submitted by the applicant for consideration by the Board.

4. The permittee shall comply with all applicable laws, ordinances, rules, and regulations affecting the conduct of the project. The granting of this permit shall not relieve the permittee of the responsibility of obtaining any and all other permits or authority required for the project, including but not limited to approvals from the Department of Environmental Quality, the Virginia Marine Resources Commission, the Army Corps of Engineers, and the City of Suffolk.
5. No work under this permit shall be conducted until a Chesapeake Bay Preservation Area Encroachment application has been received and approved by the Suffolk Planning Division for the proposed land disturbance and vegetation removal within the Resource Protection Area Buffer.
6. All phases of the project shall conform in all particulars to the permittee's application for Wetlands Permit. The duly authorized agents of the Board shall have the right to enter upon the premises at any reasonable time for the purposes of inspecting the work being done pursuant to this permit.
7. The permittee shall, to the greatest extent practical, minimize the adverse effects of the project upon adjacent properties, wetlands, and the natural resources of the Commonwealth.
8. This permit shall not be transferred without the prior written approval of the Board.
9. This permit may be revoked at any time by the Board upon the failure of the permittee to comply with any of the terms and conditions hereof.

IN WITNESS WHEREOF, the City of Suffolk Wetlands Board has caused these presents to be executed on its behalf by

CITY OF SUFFOLK
WETLANDS BOARD

By: _____
(Chairman or designee)



City of Suffolk, Virginia

Department of Planning & Community Development
Division of Planning

City of Suffolk Wetlands Board Joint Permit Application – Submittal Checklist Revised July 29, 2022

The following information is required to be submitted along with a completed Joint Permit Application for any project that requires action by the City of Suffolk's Wetlands Board

General Information

1. Once staff has received a joint permit application that proposes waterfront construction within the Wetlands Board's jurisdiction the applicant will be contacted and informed that this application will require action by the Board and the applicant will be required to submit the review fee or after the fact review fee.
2. Answer all applicable questions and fill in all the blanks required on the joint permit application.
3. All submitted drawings must be legible and contained on the fewest number of sheets necessary to adequately illustrate the project.
4. The proposed alignment of all projects shall have been staked in the field at the time the application is submitted. The seaward extent of the proposed structure shall be staked at each angle and also stake the landward end of the project. For bulkheads stake the seaward face of the sheeting. For rip rap revetments stake the seaward toe. Clearly label all stakes in the field.

Project Drawings

5. The following information must be included on ALL project drawings: (plan and section, as appropriate)
 - a) North arrow;
 - b) Waterway name;
 - c) Existing and proposed structures, labeled as such. Specify if existing structures will remain or be removed;
 - d) Dimensions of proposed structures;
 - e) Limits of vegetated wetlands (if applicable);
 - f) Ebb/flow direction;
 - g) Adjacent property lines and owner's name;
 - h) Distances from proposed structures to fixed points of reference (benchmarks) and adjacent property lines.
6. All plan and section views must be drawn to scale. Specify the scale and provide a written scale on each drawing.

7. Clearly note the jurisdictional limits of the Wetlands Board on all drawings. (Vegetated wetlands – mean low water to one and half times the mean tide range. Nonvegetated wetlands – mean low water to mean high water).
8. Show and label the location of the Mean High Water (MHW) and the Mean Low Water (MLW).
9. Specify the distance from MLW to the most channelward point of a proposed structure.
10. Provide the adjacent property owners information and also provide written documentation that all adjacent property owners were notified of the proposed shoreline construction.
11. Show and label the location of all easements.
12. Provide tie down distances to the seaward face of any proposed bulkhead or the toe of any proposed rip rap revetment.
13. Address how you plan on mitigating or compensating for impacts to tidal wetlands resulting from the construction of the proposed project ie. direct wetlands replacement or purchase of credits in an established mitigation bank.

Construction sequence and Erosion & Sediment Control requirements

14. Indicate on the drawings the construction access way(s) to the project area. Access to the project will be provided with the minimum disturbance necessary.
15. Indicate the limits of construction and all land disturbing activities along the entire limit of the construction footprint.
16. Provide accurate cross sections, drawn to scale, with appropriate grade elevations showing existing and proposed bank and bottom profiles as well as the proposed slope of the bank for all proposed shoreline erosion control projects.
17. Specify the size and type of all construction materials.
18. Provide a complete timeline for construction to include methods and phasing of construction, availability of materials, and seasonal growth calendar.
19. Specify that all erosion and sediment control measures including silt fence will be properly installed for all disturbed areas in accordance with the Virginia Erosion and Sediment Control Handbook. Erosion control measures will be installed at the conclusion of each work day and maintained until a permanent vegetative cover has been established and as required by City inspectors.
20. If the shoreline project proposes to disturb 2,500 square feet or more landward of the Wetlands Board's jurisdiction then a land disturbance permit will be required by the Department of Public Works. This will also require the preparation and submittal of an Erosion and Sediment Control Plan prepared in accordance with the Virginia Erosion and Sediment Control Handbook.

Chesapeake Bay Preservation Act Information

21. All proposed land disturbance, clearing and grading related to this JPA must comply with the Chesapeake Bay Preservation Area Overlay District.

22. All drawings must note the location 100-foot Resource Protection Area buffer.
23. Provide the total square footage of land disturbance landward of the Wetlands Board's jurisdiction.
24. Show existing vegetation which will be impacted within the 100-foot RPA buffer. Re-establishment of woody vegetation in the buffer will be required to mitigate for the removal or disturbance of buffer vegetation associated with your proposed project.
25. A buffer restoration plan will be required to be prepared and submitted to the Department of Planning to be reviewed and approved by staff for impacts to vegetation within the 100-foot RPA buffer. This plan shall clearly illustrate the existing vegetation within the buffer, all vegetation proposed to be impacted, and the installation of new vegetation for compensation.
26. Provide a Water Quality Impact Assessment for all projects in accordance with Appendix B-13 of the UDO.
27. Provide scientific reasoning and justification as to why a living shoreline is not conducive for the subject property, if applicable. Describe all alternatives that were considered and why the proposed methods were selected. (In accordance with Virginia State Code § 28.2-104.1, living shorelines are the preferred alternative for stabilizing tidal shorelines in the Commonwealth.)
28. Include an assessment of the impacts of sea-level rise, climate change, and coastal resilience on the subject property as it relates to the proposed shoreline stabilization methods. (In 2020, the General Assembly amended the Chesapeake Bay Act to add criteria to encourage and promote coastal resilience and adaptation to sea-level rise and climate change, 9VAC25-830-155.)

Attachments for Reference:

1. Please refer to the attached excerpt, pages 9-12, from the VMRC Tidal Wetlands Guidance, May 2021 Update, for information as to strategies for evaluating shoreline modification projects.

All of the above items must be completed prior to any application for shoreline construction being placed on an agenda for action by the Wetlands Board. If any of the above information is not provided then the application will be considered incomplete.

Deviation from an approved permit and conditions of approved permits by the Wetlands Board may result in noncompliance and appropriate corrective actions taken.

APPLICANT: Sign and date below to acknowledge that the above listed application materials/information were provided with your application.

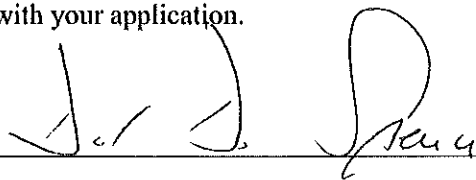
Signature:  Date: 6/19/2026

EXHIBIT B

- ❖ 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 # 23-0895

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) <input type="checkbox"/>	Regional Permit 17 (RP-17) <input type="checkbox"/>			
NWP # _____ (For Nationwide Permits ONLY - No DEQ-VWP permit writer will be assigned)				
County or City in which the project is located: _____				
Waterway at project site: _____				
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:
DAVID SPENCER Home () _____
6954 RESPASS BEACH RD Work () _____
SUFFOLK, VA 23435 Fax () _____
Cell (757) 403-2860
e-mail Tyrostonehouse@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:
N/A Home () _____
Work () _____
Fax () _____
Cell () _____
e-mail _____
State Corporation Commission Name and ID Number (if applicable) _____
3. Authorized agent name* and complete mailing address (if applicable): Contact Information:
MARINE ENGINEERING LLC C/O DAVID KLEDZIK Home () _____
1932 CHARLA LEE LN Work () _____
VIRGINIA BEACH, VA 23455 Fax () _____
Cell (757) 477-4787
e-mail David@MarineEngineeringLLC.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.

Construction to modify an existing riprap revetment to protect home from 27 mile NW fetch. See elaborated justification in Rev 1 resubmittal email.

Length and width of existing quarrystone return wall to be increased due to erosion of beach and structural undermining.

Five small trees (shown on plan), shrubs & ivy along bank to be removed for access and clearance to install revetment return wall. Tree & vegetation replacement proposed in redeveloped planting bed.

Two areas of vegetation (6 sf total) within riprap to be impacted by new quarrystone. Replacement vegetation distributed along toe of proposed riprap below 1.5xMTR in compensation. Non-vegetated, rock on rock or sand impacts are proposed to be self-compensating.

Construction to use shore based equipment and single accessway from street.

No grading or additional clearing is proposed.

Part 1 - General Information (continued)

5. Have you obtained a contractor for the project? ___ Yes* ___ No. *If your answer is “Yes” complete the remainder of this question and submit the Applicant’s and Contractor’s Acknowledgment Form (enclosed)

Contractor’s name* and complete mailing address:

Contact Information:

Home (____)_____

Work (____)_____

Fax (____)_____

Cell (____)_____

email _____

State Corporation Commission Name and ID Number (if applicable) _____

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

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

Name and complete mailing address:

Telephone number

(____)_____

** Please Instruct Newspaper to Contact Permit Applicant for Proof and Payment.

7. Give the following project location information:

Street Address (911 address if available)_____

Lot/Block/Parcel#_____

Subdivision_____

City / County_____ ZIP Code_____

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

_____ / -_____ (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.*

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.”

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.*
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.): \$_____
- Approximate cost of that portion of the project that is channelward of mean low water:
\$_____
13. Completion date of the proposed work: _____ - _____
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.

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 SPENCER

Applicant's Legal Name (printed/typed)

(Use if more than one applicant)

Applicant's Signature

(Use if more than one applicant)

Date

N/A

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 SPENCER, hereby certify that I (we) have authorized MARINE ENGINEERING LLC
(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)

3/9/2023
(Date)

(Applicant's Signature)

(Date)

AGENT PROVIDES LIMITED SUPPORT EXCLUSIVELY TO THE PERMIT APPLICANT (PRINCIPAL) AND DOES NOT CONSENT OR ENTER INTO AGREEMENTS WITH OTHERS TO ACCEPT THE PRINCIPAL'S LIABILITY FOR ANY COST OR PERFORMANCE REQUIREMENT RELATED TO THE ACTIVITIES OF THIS PERMIT APPLICATION.

/A 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:

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

3. Please calculate the square footage of encroachment over:

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

N/A 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.

6. If using stone, broken concrete, etc. for your structure(s), what is the average weight of the:
Core (inner layer) material _____ pounds per stone Class size _____
Armor (outer layer) material _____ 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 _____ cubic yards channelward of mean low water
 _____ cubic yards landward of mean low water
 _____ cubic yards channelward of mean high water
 _____ cubic yards landward of mean high water

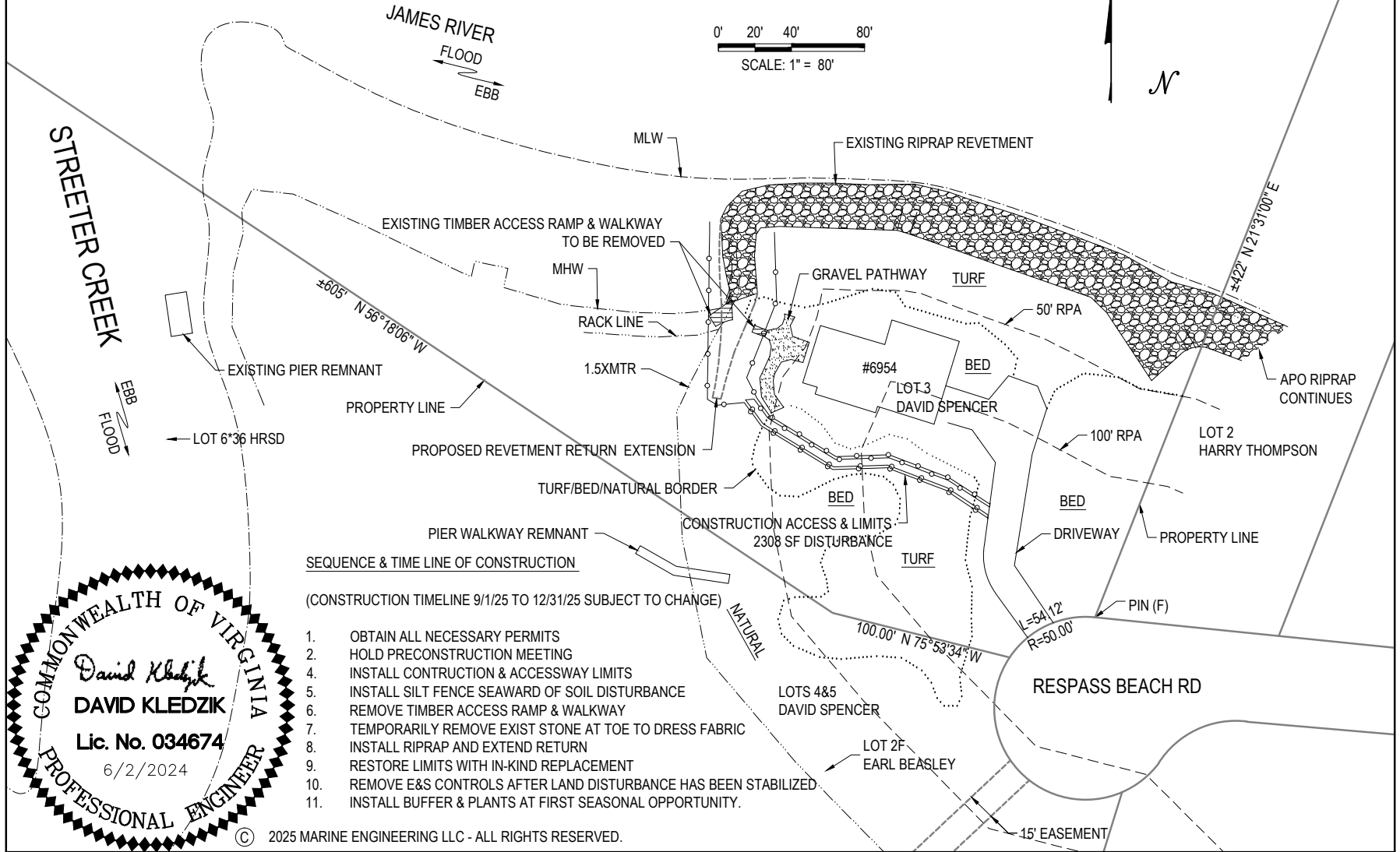
- Area to be covered _____ square feet channelward of mean low water
 _____ square feet landward of mean low water
 _____ cubic yards channelward of mean high water
 _____ cubic yards landward of mean high water

- Source of material, composition (e.g. 90% sand, 10% clay): _____
- Method of transportation and placement: _____

- 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>:

SITE PLAN OF PROPOSED RIPRAP PROJECT

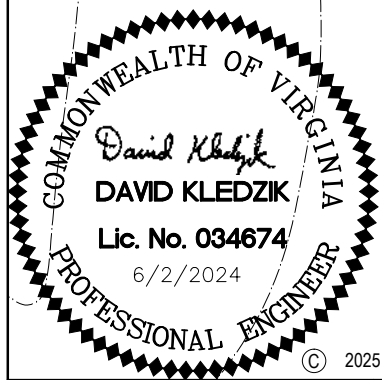
EXISTING CONDITIONS (PROPOSED SHOWN AS LIGHT DASH)



SEQUENCE & TIME LINE OF CONSTRUCTION

(CONSTRUCTION TIMELINE 9/1/25 TO 12/31/25 SUBJECT TO CHANGE)

1. OBTAIN ALL NECESSARY PERMITS
2. HOLD PRECONSTRUCTION MEETING
3. INSTALL CONSTRUCTION & ACCESSWAY LIMITS
4. INSTALL SILT FENCE SEAWARD OF SOIL DISTURBANCE
5. REMOVE TIMBER ACCESS RAMP & WALKWAY
6. TEMPORARILY REMOVE EXIST STONE AT TOE TO DRESS FABRIC
7. INSTALL RIPRAP AND EXTEND RETURN
8. RESTORE LIMITS WITH IN-KIND REPLACEMENT
9. REMOVE E&S CONTROLS AFTER LAND DISTURBANCE HAS BEEN STABILIZED
10. REMOVE E&S CONTROLS AFTER LAND DISTURBANCE HAS BEEN STABILIZED
11. INSTALL BUFFER & PLANTS AT FIRST SEASONAL OPPORTUNITY.



© 2025 MARINE ENGINEERING LLC - ALL RIGHTS RESERVED.

APPLICANT: DAVID SPENCER
6954 RESPASS BEACH ROAD
SUFFOLK, VA 23435

ADJACENT PROPERTY OWNERS
SHOWN ON SHEET ONE

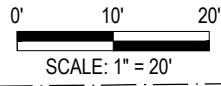
MARINE ENGINEERING LLC
1932 CHARLA LEE LN
VIRGINIA BEACH, VA 23455
PH: (757) 477-4787

PROPOSED PROJECT FOR EROSION CONTROL

DATUM: MLW = 0.00'

SHEET 1 OF 3
DATE: OCTOBER 26, 2022
REVISION 1: JUNE 2, 2025

PROPOSED RIPRAP DETAILS



EXISTING RIPRAP REVETMENT

CONSTRUCTION MATERIALS FOR RIPRAP REVETMENT:

- MARINE CONSTRUCTION GRADE MATERIALS
- VDOT CLASS 1, 2 & 3 GRANITE QUARRYSTONE RIPRAP
- GEOTEXTILE FABRIC, SIMILAR TO US 670
- CONCRETE, 3000 PSI
- CONSTRUCTION ACCESS BY DRIVEWAY

PROPOSED RIPRAP REVETMENT
 A-B NEW STRUCTURE ALONG SLOPE
 B-C STABILIZE EXISTING STRUCTURE
 CLASS 2-3 ARMOR & CLASS 1-2 CORE
 FILL VOIDS WITH CLASS 1
 REDUCE SIZES TOWARD PT A

REMOVE EXISTING QUARRYSTONE AS NEEDED
 TO DRESS FILTER CLOTH AND POSITION NEW RIPRAP

WETLAND IMPACTS:
 6 SF VEGETATED
 202 SF NON-VEGETATED
 (STONE ON STONE OR SANDY
 INTERTIDAL BOTTOM)

MHW

RELOCATE DISPLACED
 SPARTINA ALONG TOE
 OF REVETMENT

SILT FENCE
 AS NEEDED

1.5XMTR (RACK LINE)

BEACH

DWELLING

PHRAGMITES

REMOVE 5 SMALL TREES,
 BRUSH, SHRUBS, & IVY
 ALONG BANK TO INSTALL RIPRAP
 (REPLANT & REPLACE IN BUFFER)

RIPRAP TIEDOWN	
1	2
A	50' 71'
B	63' 56'
C	100' 80'



ANY DISTURBED GROUND COVER
 OR VEGETATION (TURF, SHRUBS, OR TREES)
 SHALL BE REPLACED IN-KIND.

50' RPA

CONSTRUCTION ACCESS AND LIMITS

100' RPA

EXISTING GRAVEL PATH

PVC

APPLICANT:
 DAVID SPENCER
 6954 RESPASS BEACH ROAD
 SUFFOLK, VA 23435

MARINE ENGINEERING LLC
 1932 CHARLA LEE LN
 VIRGINIA BEACH, VA 23455
 PH: (757) 477-4787

PROPOSED PROJECT FOR EROSION CONTROL
 DATUM: MLW = 0.00'
 SHEET 2 OF 3
 DATE: OCTOBER 26, 2022
 REVISION 1: JUNE 2, 2025

GARRYSTONE RIPRAP
US 670

SEAWAY

EVETMENT
ONG SLOPE
STRUCTURE
S 1-2 CORE
TH CLASS 1
WARD PT A

2 SF VEG
IN RIPRAP
DISPLACED
ALONG TOE
EVETMENT

BEACH

1.5XMTR

C

20'

47'

B

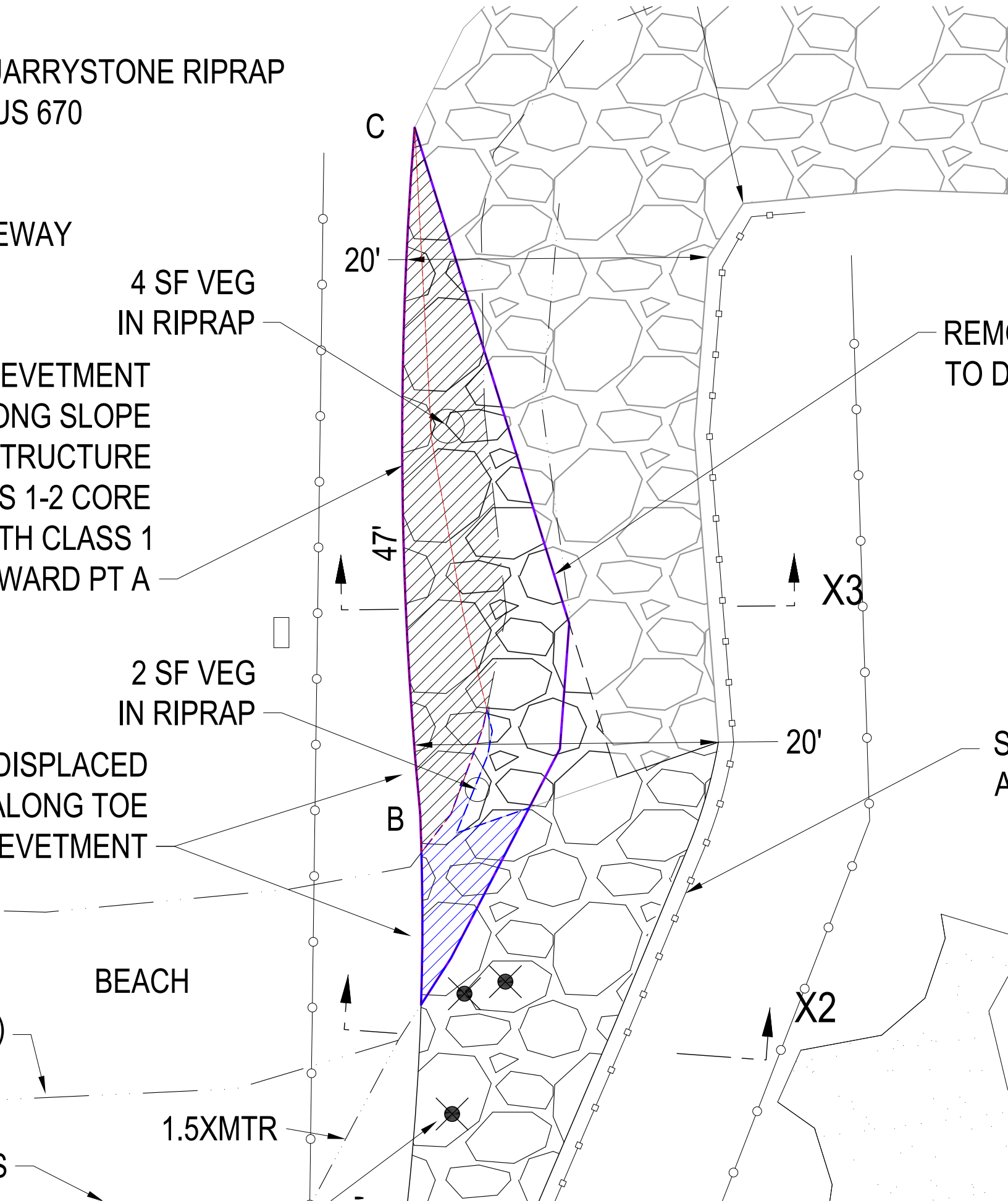
20'

X3

X2

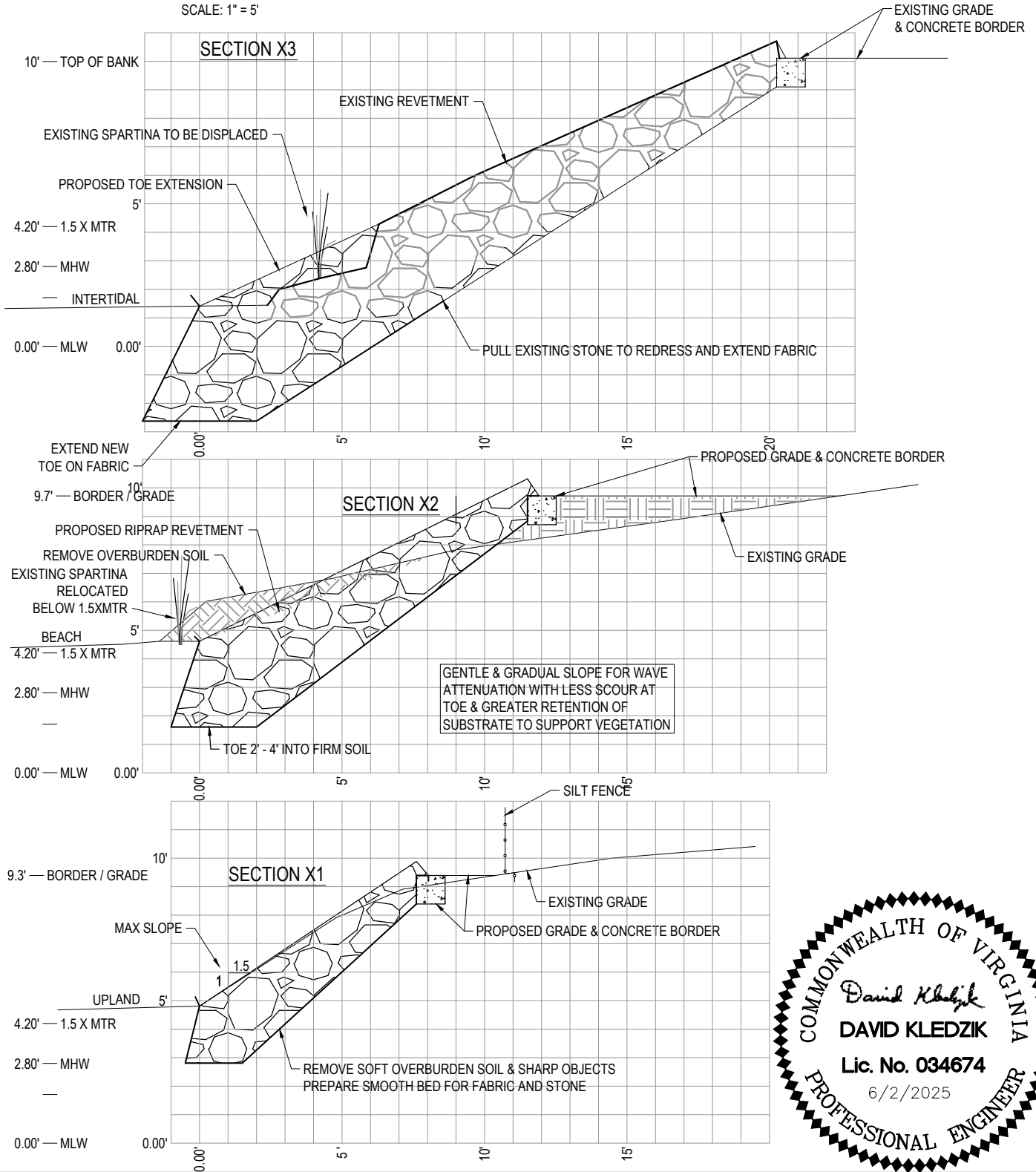
REM
TO D

S
A



PROPOSED RIPRAP DETAILS

SCALE: 1" = 5'



APPLICANT:
 DAVID SPENCER
 6954 RESPASS BEACH ROAD
 SUFFOLK, VA 23435

MARINE ENGINEERING LLC
 1932 CHARLA LEE LN
 VIRGINIA BEACH, VA 23455
 PH: (757) 477-4787

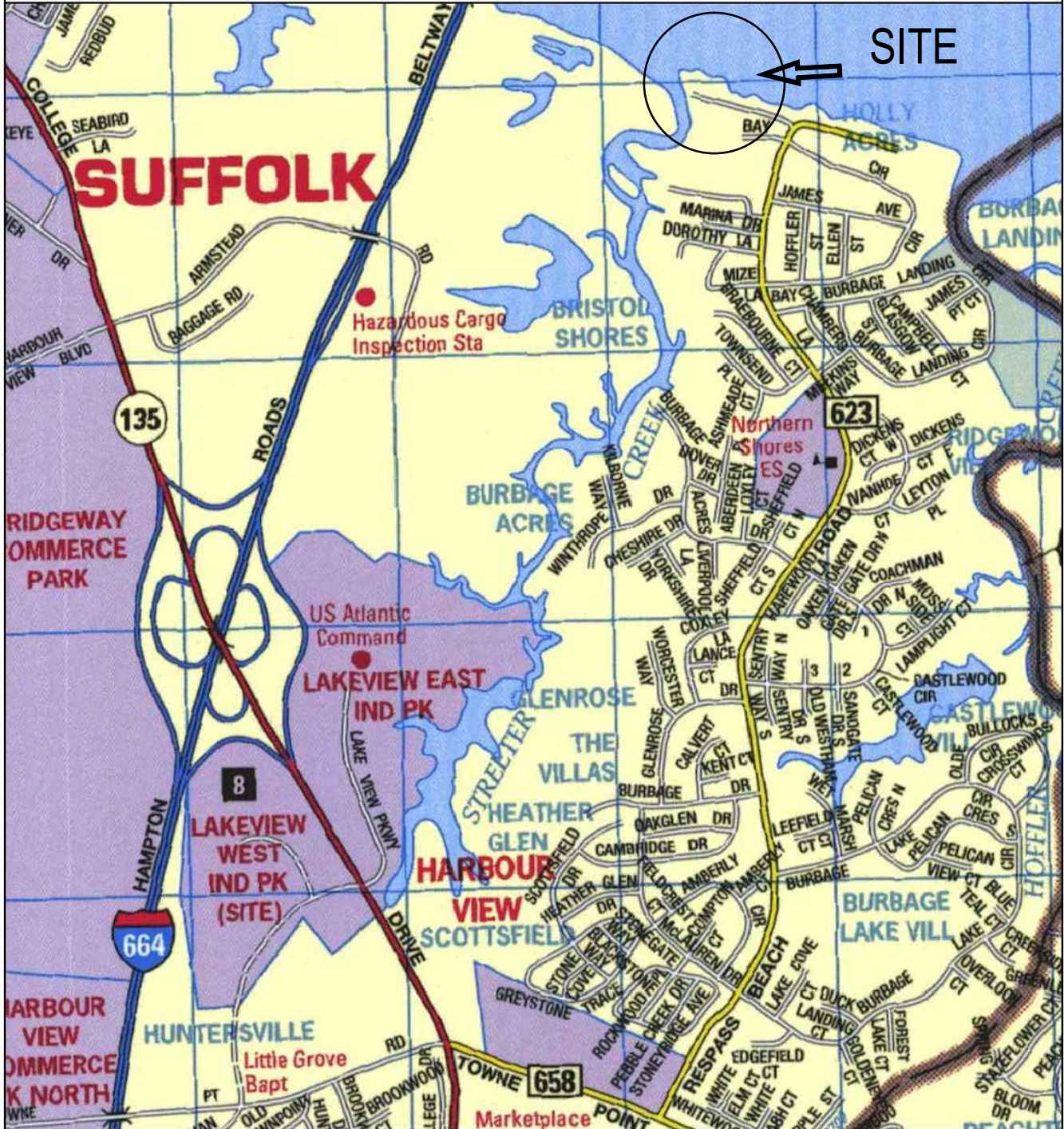
PROPOSED PROJECT FOR EROSION CONTROL

DATUM: MLW = 0.00'

SHEET 3 OF 3
 DATE: OCTOBER 26, 2022
 REVISION 1: JUNE 2, 2025

AREA MAP OF 6954 RESPASS BEACH RD SUFFOLK VA 23435

SCALE 1" : 1200'



Marine Engineering LLC

1932 Charla Lee Ln
Virginia Beach, VA 23455
757 477-4787
David@MarineEngineeringLLC.com

Cassidy L. Mckelvie
City of Suffolk VA

April 14, 2026

Reference: WQIA for David Spencer at 6954 Respass Beach Rd

Dear Ms. Braziel, I have included a response in *Italic* for each item of the WQIA below.

A minor water quality impact assessment pertains only to development within CBPAs which causes no more than 10,000 square feet of land disturbance and requires any modification or reductions of the landward 50 feet of the 100 foot buffer area. A minor assessment must demonstrate through acceptable calculations that the remaining buffer area and necessary best management practices will result in removal of no less than 75 percent of sediments and 40 percent of nutrients from post-development stormwater runoff and that will prevent runoff and filter nonpoint source pollution the equivalent of the full undisturbed 100-foot buffer. A minor assessment shall include a site drawing to scale which shows the following:

Since the proposal includes modifications to the 50 ft seaward portion of the RPA, a minor WQIA alone is insufficient but provided here to augment major WQIA that follows.

(1) Location of the components of the RPA, including the 100 foot buffer areas;

RPA lines are shown on site plan.

(2) Location and nature of the proposed encroachment into the buffer area, including: type of paving material; areas of clearing or grading; location of any structures, drives for other impervious cover; and sewage disposal systems or reserve drain field sites;

The proposed encroachment is a riprap revetment involving the extension and redevelopment of an existing return wall with limited ground disturbance from temporary construction accessway that extends from driveway. Removal of small trees, shrubs, and ivy for access and installation of proposed revetment is needed. No paving or sewage systems proposed.

(3) Type and location of proposed best management practices to mitigate the proposed encroachment.

Rooftop stormwater disconnection to surface of a/b soils and buffer installation arrangement shown on landscape plan separate from JPA site plan.

(4) Location of existing vegetation and re-vegetated areas as shown on the site drawing

Upland vegetation on lot consists primarily of turfgrass, ivy, planting beds, trees, and naturally covered bank. The construction accessway and limits crossing the lawn would be replanted with turfgrass to restore to existing condition. Disturbance to planting bed and natural bank is shown on siteplan and will be restored as detailed on separate landscape plan.

A major water quality impact assessment shall be required for any development which (i) exceeds 10,000 square feet of land disturbance within CBPA's and requires any modification or reduction of the landward 50 feet of the 100-foot buffer area; (ii) disturbs any portion of any other component of an RPA or disturbs any portion of the buffer area within 50 feet of any other component of an RPA; or (iii) is located in an RMA and is deemed necessary by the Planning and Community Development Director. The information required in this Section shall

be considered a minimum, unless the Director determines that some of the elements are unnecessary due to the scope and nature of the proposed use and development of land. The following elements shall be included in the preparation and submission of a major water quality assessment:

This project involves extending the return length of an existing quarystone riprap revetment along an eroding bank that is in close proximity to residential dwelling. The shoreline and beach have been scoured by waves and currents from large fetch exceeding 27 miles. The existing return has been partially undermined and needs redevelopment involving greater length and a deeper toe. The proposed riprap return wall extension and redeveloped toe will impact 661 SF uplands and 208 SF wetlands respectively. Two timber access walkways will be removed for construction access. 2308 SF of upland land disturbance to turfgrass and planting bed at top of bank including ivy, shrubs, and trees in the 50 foot landward and seaward portions of the RPA is anticipated from temporary construction access that extends from driveway. When original riprap revetment was designed, the length of existing return structure did not extend far enough landward nor the proper toe depth to protect the bank beside the home. The proposed revetment will provide containment of soils along bank face and the border will provide a continuous barrier to prevent stormwater erosion from top of bank. The VRRM redevelopment worksheet indicates required load reduction achieved using rooftop disconnection to a/b soils.

- (1) All of the information required in a minor water quality impact assessment, as specified above;

Provided above in Minor WQIA section.

- (2) A hydrogeological element that:

A. Describes the existing topography, soils, hydrology and geology of the site and adjacent lands.

The topography of the lot and surrounding area is relatively level with a portion of runoff into wetlands. The soils appear to be loam, sand, silt, & clay. The hydrology of the surface layer appears to be well-drained soil. The geology of the area is coastal plain sediments.

B. Describes the impacts of the proposed development on topography, soils, hydrology and geology on the site and adjacent lands.

Coastal plain soil to be excavated from proposed riprap toe to provide stability and resist scour from undermining structure. Excavated soil if suitable or clean sand is proposed as needed for backfill near point B to increase bank angle for riprap to be installed. Impacts are isolated and temporary, the global topography, soils, hydrology, and geology will remain unchanged. The proposed riprap on face of bank does not appear to have any permanent consequence to said features other than protection from erosion.

C. Indicates the following:

- (i) Disturbance or destruction of wetlands and justification for such action;

The riprap revetment return is designed such that only an unavoidable minimum disturbance and destruction to wetlands will occur. The majority of revetment is landward of wetlands to protect uplands adjacent to the existing home. The impacts to wetlands include an area adjacent to the toe of the existing return to widen the structure, and two isolated pockets of protected vegetation embedded in the existing riprap. The vegetation will be disturbed because the riprap has become undermined and must be redeveloped to remain effective at protecting a residential dwelling. The vegetation may be carefully removed and replanted as the stones are extracted and reinstalled during construction. Then the same vegetation can be replanted at a similar elevation within the stones along toe of the new structure.

- (ii) Disruptions or reductions in the supply of water to wetlands, streams, lakes, rivers or other water bodies;

Site is located on relatively high ground and does not block watershed by impeding surface flow to water body.

(iii) Disruptions to existing hydrology including wetland and stream circulation patterns;

Proposed riprap along face of bank does not disrupt hydrology of groundwater or tidal waters.

(iv) Source location and description of proposed fill material;

Coastal plain soil excavated from proposed riprap toe & bed or clean sand from upland as needed are proposed for backfill near point B.

(v) Location of dredge material and location of dumping area for such material;

There is no dredge material with the proposed quarystone riprap revetment.

(vi) Location of and impacts on shellfish beds, submerged aquatic vegetation, and fish spawning areas;

There is no anticipated impact to shellfish beds, SAV, or fish spawning with the proposed quarystone riprap revetment.

(vii) Estimation of pre- and post-development pollutant loads in runoff;

Based on the VRRM, the post development pollutant loads in runoff are below allowable limits.

Predevelopment Total Phosphorus (TP) available for removal = 0.05 lbs/yr

TP reduction required (0.02 lbs/yr)

Postdevelopment TP calculated = 0.03 lbs/yr due to rooftop disconnection with sheetflow on pervious soil.

(viii) Estimation of percent increase in impervious surface on site and types of surfacing materials used;

Existing impervious 27%

0.9% increase may be due to quarystone riprap along face of bank.

(ix) Percent of site to be cleared for project;

1.7% along bank for access and riprap installation.

(x) Anticipation, duration and phasing schedule of construction project;

Duration of project anticipated to be 90 days. First week to install construction limits for access and remove timber ramp / walkway. Following 10 weeks to install revetment. Final week for demobilization & stabilizing ground.

(xi) Listing of all requisite permits from all applicable agencies necessary to develop project.

JPA submitted and permit under review by Corps and VMRC.

(xii) Describes the proposed mitigation measures for the potential hydrogeological impacts. Potential mitigation measures include:

1. Proposed erosion and sediment control concepts; concepts may include minimizing the extent of the cleared area, perimeter controls, reduction of runoff velocities, measures to stabilize disturbed areas, schedule and personnel for site inspection;

Minimizing construction limits & use of silt fence extending along top of bank seaward of disturbances.

2. Proposed stormwater management system;

Sheet flow infiltration in grass strip & planting beds

3. Creation of wetlands to replace those lost;

Impacted sandy and rocky wetlands along toe of existing revetment will be replaced by rocky wetlands

4. Minimizing cut and fill.

(3) A landscape element that:

Applicant will select plant species from native list arranged with mulch to be shown on landscape plan.

A. Identifies and delineates the location of all significant plant material, including all trees on site six (6) inches or greater diameter at breast heights. Where there are groups of trees, stands may be outlined.

Tree groups, planting beds, & turf grass areas are delineated.

B. Describes the impacts the development or use will have on the existing vegetation. Information should include:

(i) General limits of clearing, based on all anticipated improvements, including buildings, drives and utilities;

Construction access from driveway and proposed riprap along bank to impact turfgrass, planting bed, small trees, and natural scrub vegetation along bank as shown on site plan.

(ii) Clear delineation of all trees which will be removed;

5 small trees along the bank to be removed are indicated on the site plan.

(iii) Description of plant species to be disturbed or removed.

Turfgrass, planted shrubs, small volunteer trees, & natural scrub vegetation on bank.

(iv) Describes the potential measures for mitigation. Possible mitigation measures include:

1. Replanting schedule for trees and other significant vegetation removed for construction, including a list of possible plants and trees to be used;

Based on guidance of the riparian manual, up to 6 planting units are proffered for the 2308 square feet of disturbance including temporary disturbance if required; 6 canopy trees, 12 understory trees, & 18 shrubs. The Applicant will select particular species which will be included on separate landscape plan.

2. Demonstration that the design of the plan will preserve to the greatest extent possible any significant trees and vegetation on the site and will provide maximum erosion control and overland flow benefits from such vegetation.

No significant trees or vegetation are proposed for removal. Planting bed & vegetation will be replaced that provides upland runoff flow protection for the areas temporarily impacted and will slow overland stormwater sheetflows providing for greater percolation and less runoff. The proposed revetment will further protect from erosion of bank due to stormwater overland runoff and elevated sea wave action.

3. Demonstration that indigenous plants are to be used to the greatest extent possible.

The plants proposed are to be selected from the Riparian Buffer Manual plant list.

(4) A wastewater element, where applicable, that:

A. Includes calculations and locations of anticipated drain field or wastewater irrigation areas;

No wastewater element is proposed or impacted for this project.

B. Provides justification for sewer line locations in environmentally sensitive areas, where applicable, and describes construction techniques and standards;

No wastewater element is proposed or impacted for this project.

C. Discusses any proposed on-site collection and treatment systems, their treatment levels, and impacts on receiving watercourses.

No wastewater element is proposed or impacted for this project.

D. Describes the potential impacts of the proposed wastewater systems, including the proposed mitigative measures for these impacts.

No wastewater element is proposed or impacted for this project.

E. Identification of the existing characteristics and conditions of sensitive lands included as components of Chesapeake Bay Preservation Areas, as defined in this Article.

The existing characteristics of the RPA is residentially developed uplands with high bank actively eroding and scoured intertidal zone facing open water with significant fetch from two directions..

F. Identification of the natural processes and ecological relationships inherent in the site, and an assessment of the impact of the proposed use and development of land on these processes and relationships.

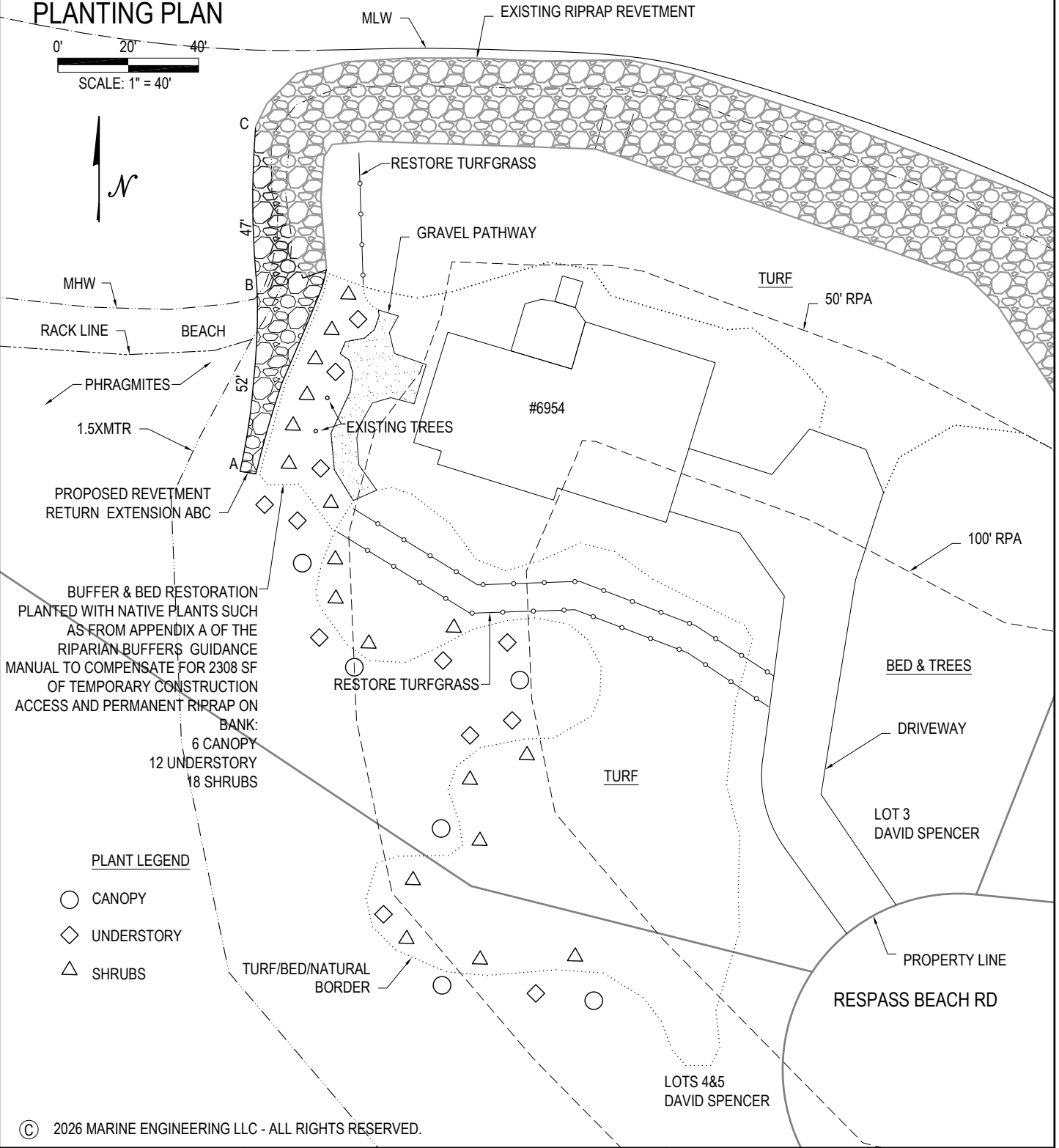
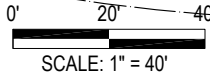
This site location is part of a developed residential neighborhood adjacent to a marsh and open water. Other than a riprap revetment for protection, no change in use or development is proposed that may impact existing natural processes and ecological relationships. The high bank of subject site has been susceptible to erosion which is encroaching toward dwelling. The small trees along the bank are subject to wave action & scour with soil losses into waterbody. The proposed revetment is anticipated to protect these resources.

I hope these responses provide sufficient information for your review.

Sincerely,

David Kledzik, PE

LANDSCAPE PLANTING PLAN



BUFFER & BED RESTORATION
 PLANTED WITH NATIVE PLANTS SUCH
 AS FROM APPENDIX A OF THE
 RIPARIAN BUFFERS GUIDANCE
 MANUAL TO COMPENSATE FOR 2308 SF
 OF TEMPORARY CONSTRUCTION
 ACCESS AND PERMANENT RIPRAP ON
 BANK:
 6 CANOPY
 12 UNDERSTORY
 18 SHRUBS

PLANT LEGEND

- CANOPY
- ◇ UNDERSTORY
- △ SHRUBS

© 2026 MARINE ENGINEERING LLC - ALL RIGHTS RESERVED.

APPLICANT:
 DAVID SPENCER
 6954 RESPASS BEACH ROAD
 SUFFOLK, VA 23435

MARINE ENGINEERING LLC
 1932 CHARLA LEE LN
 VIRGINIA BEACH, VA 23455
 PH: (757) 477-4787

LANDSCAPE PLANTING PLAN
 DATUM: MLW = 0.00'
 SHEET 1 OF 1
 DATE: APRIL 14, 2026
 REV-

EXHIBIT D

Virginia Marine Resources Commission
Permit Application 20230895

Printed: Wednesday October 1, 2025 3:50 PM



Applicant: David Spencer
6954 Respass Beach Road
Suffolk, VA 23435

Application Number:	20230895	Engineer:	Kirsten Travis
Application Date:	April 14, 2023	Locality:	Suffolk
Permit Type:	No VMRC Permit Nec.	Waterway:	James River
Permit Status:	No Permit Nec	Expiration Date:	
Wetlands Board Action:		Public Hearing Date:	

Project Description: Revetment

Virginia Marine Resources Commission Photos for Permit Application 20230895

Printed: Wednesday October 1, 2025 3:50 PM



Date Photo Taken: 2023:06:15 15:05:16



Date Photo Taken: 2023:06:15 15:05:25



June 29, 2023

Ms. Lauren Chartrand
Environmental Engineer
Virginia Marine Resources Commission
380 Fenwick Road, Bldg. 96
Fort Monroe, VA 23651

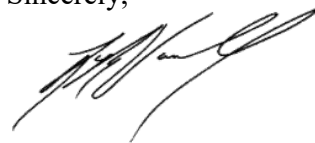
Dear Ms. Chartrand:

I have completed my assessment of the proposal by David Spencer to widen and lengthen a portion of an existing riprap revetment along the James River (VMRC 2023-0895) and find no significant adverse environmental impacts resulting from the project as proposed. The project will impact less than 10 square feet of saltmarsh cordgrass (*Sporobolus alterniflorus*, formerly *Spartina alterniflora*) embedded within the revetment, but relocation of this vegetation is planned near the toe of the new revetment section. The application states that the saltmarsh cordgrass will be replanted at an elevation below 1.5 times the mean tide range; however, saltmarsh cordgrass almost exclusively grows between the elevations of mean tide and mean high water. If relocation is authorized we recommend planting only within their natural tide range to provide the greatest likelihood of survival and growth.

Although this is a small amount of tidal wetlands vegetation growing within the revetment, which can affect their level of habitat and water quality functions, we forward the following recommendations for consideration. The success of vegetation relocation is suspect since the plants will be placed in a situation of greater exposure to wave energy (the rock substrate currently provides some protection to the roots and lower stems). Also, natural communities of saltmarsh cordgrass have not naturally established in the target relocation area even though there are local seed sources. We recommend consideration of monitoring the relocated vegetation for a period of at least one year to determine the likelihood of survival. If relocation fails we recommend consideration of alternative methods of compensatory mitigation. Alternative compensatory mitigation methods may also be considered if relocation is not considered an appropriate strategy.


Please contact me if you have questions or require further information.

Sincerely,



Lyle Varnell
Associate Director for Advisory Services

EXHIBIT F


 Outlook

VMRC 23-0895 associated documents for 6954 Respass Beach Rd

From David@marineengineeringllc.com <info@marineengineeringllc.com>

Date Thu 5/7/2026 9:15 AM

To Cassidy L. Mckelvie <cmckelvie@suffolkva.us>

 6 attachments (3 MB)

VMRC23-0895 - Plan Comments - 1st Submittal.pdf; Respass Beach Rd #6954 Landscape Buffer Planting.pdf; Respass Beach Rd #6954 Wetlands Checklist.pdf; Respass Beach Rd #6954 WQIA.pdf; VMRC23-0895 - Comments - 2nd Submittal.pdf; JPA - VMRC23-0895 - AddInfo_Rev2 - 6954 Respass Beach Rd.pdf;

You don't often get email from info@marineengineeringllc.com. [Learn why this is important](#)

Good Morning Cassidy,

I have resubmitted the JPA Revision 2 through CENOA and have attached these associated files for you including the JPA. I've tried to address all the previous comments and hope this gets the project back on track. I did not get an acknowledgement for my responses to the second submittal comments and I hope you were able to recheck the red and purple colored envelope lines drawn on my site plan and see that they deviated from the lines of what I had proposed to cove a larger area than what I put on application. Please contact me to clarify if needed.

Revision 1 of site plan addressed redline comments on the 1st submittal and reduced the width of the riprap return wall.

Revision 2 of site plan clarifies impact of riprap to non-vegetated beach.

I have also attached the WQIA, Landscape Planting Plan, checklist, and JPA resubmittal Rev2 (also formally submitted to CENAO)

Updated responses to Grace's comments:

Additional justification for the proposed riprap revetment as best alternative for shoreline protection in lieu of a living shoreline combined with a sill or breakwater structure.

There are 27 miles of open water fetch to the NW toward Williamsburg and 32 miles to the NE towards Cape Charles. These distances greatly exceed recommended guidelines for a typical living shore involving a sill since wind driven water levels and breaking waves would easily overtop the sill to wash out plants & substrate. Another alternative considered was installing a breakwater to protect shoreline from wave energy. The design would need to be effective for fetch approaching from two directions. To accomplish this the size of the structure would be much larger than the proposed revetment. Unfortunately, the cost would be prohibitive for a residential budget.

Additionally, the impacts associated with construction access and footprint would be much more. Such a large project would also include greater risks such as scour surrounding bottom and wetlands from currents & waves.

Entrapment of debris could layer over plants, presenting a maintenance issue for habitat health. Considering the high cost, much greater disturbance from installation, greater impacts to bottom and intertidal related to size of the breakwater, and the risks associated with larger structures clarifies that a revetment is more suited to this project than a breakwater or living shore.

Sequence and timeline revised.

(Construction timeline 9/1/26 TO 12/31/29 (subject to change)

Please let me know you received this and advise if I should be sending to another address. Thank you.

Sincerely,

David Kledzik
Marine Engineering LLC
Manager
(757) 477-4787

From: [David Kledzik](#)
To: [MRC - jpa Permits](#)
Subject: JPA - VMRC23-0895 - AddInfo_Rev1 - 6954 Respass Beach Rd
Date: Monday, August 25, 2025 2:21:26 PM
Attachments: [JPA - VMRC23-0895 - AddInfo_Rev1 - 6954 Respass Beach Rd.pdf](#)

Dear VMRC,

Please accept this JPA Rev 1 resubmittal to revise / add info and forward to all as needed.

In response to Suffolk planning comments, additional justifications to support the necessity of proposed revetment are provided and additional information has been added to the site plan.

There are 27 miles of open water fetch to the NW toward Williamsburg and 32 miles to the NE towards Cape Charles. These distances greatly exceed recommended guidelines for a typical living shore involving a sill since wind driven water levels and breaking waves would easily overtop the sill to wash out plants & substrate. Another alternative considered was installing a breakwater to protect shoreline from wave energy. The design would need to be effective for fetch approaching from two directions. To accomplish this the size of the structure would be much larger than the proposed revetment. The cost for a breakwater project such as this would be prohibitive for a typical residential home owner and the impacts associated with construction access and footprint would be much more too. Such a large project would also include greater risks such as scour to surrounding bottom and wetlands from currents & waves. Entrapment of debris could layer over plants, presenting a maintenance issue for habitat health. Considering the high cost, much greater disturbance from installation, greater impacts to bottom and intertidal related to size of the breakwater, and the risks associated with larger structures clearly shows that a revetment is more suited to this project than a breakwater.

The width of proposed return extension has been reduced between points A-B, to lessen the footprint of additional riprap. RPA lines, timeline notes, additional scale and north arrow info have been added to the site plan.

The reduction of riprap is in the RPA, therefore there are no changes of quantitative impacts to wetlands or beach previously included in JPA.

Sincerely,

David Kledzik, PE
Manager
Marine Engineering LLC
757 477-4787

RE: 6954 Respass Beach Rd VMRC #2023-0895

From david@marineengineeringllc.com <david@marineengineeringllc.com>

Date Tue 12/2/2025 1:49 PM

To Grace H. Braziel <gbraziel@suffolkva.us>

Cc Cassidy L. Mckelvie <cmckelvie@suffolkva.us>

 1 attachment (33 KB)

Respass Beach Rd #6954 Rev1_Impact detail illustration.pdf;

Hi Grace,

I reviewed the markup you provided, and I've made up a response illustration that I hope will help us agree on the quantity of wetland impacts associated with proposed riprap.

The 202 SF of impacts shown on the siteplan includes riprap on sandy non vegetated intertidal bottom including reworked quarry stone below MHW. Some stones above MHW may also need to be temporarily removed and repositioned for structural integrity, however, except for the two clusters of Spartina the area is non vegetated.

Your illustration outlines part of the impacts in red, 147 SF of new stone that impacts intertidal bottom plus an area of beach that was not previously quantified in my site plan.

Your illustration includes another outline in purple, 355 SF, that contains the red area and captures some of the existing riprap to be reworked. Part of this area is intertidal but not all. The purple line drawn extends along the diagonal construction boundary shown, crossing the MHW line, and extends to and then follows the 1.5xMTR line to complete the boundary. Part of this area outlined is non jurisdictional because it is above MHW with no vegetation.

The wetland impacts are the 202 SF intertidal shown in black hatch (broken down to be 112 SF new riprap and 90 SF of existing riprap to be reworked), plus the two vegetated clusters indicated (one below MHW and one above MHW), and 45 SF of potential beach above MHW shown in blue hatch where riprap is proposed.

My responses to your other comments follow.

The total area of proposed riprap is 869 SF.

The total area disturbed in the RPA is 2354 SF.

The timeline would start in January if that is possible considering the remaining process.

The shore elevation reaches 1.5xMTR where the rack line exists. The area beyond is vegetated and becomes wetlands again reaching down toward the creek. I will remove the 1.5xMTR term in the call out as that appears confusing.

The WQIA is nearly complete and I will provide.

I found a checklist revised 7/29/2022 in a previous email. It appears the Applicant, David Spencer, needs to sign it. Is that correct?

I hope this clarifies your concerns so that the project can move forward. I am preparing to submit a revised siteplan Rev 2 but wanted to give you the chance to consider my written responses with hopes of avoiding additional revisions if possible. I anticipate updated formal resubmittal through the Corps would be possible within about one week if no additional changes to drawing are necessary. I would CC you on the submittal too if you like.

Thank you,

David Kledzik
Marine Engineering LLC
757 4774787

From: Grace H. Braziel <gbraziel@suffolkva.us>
Sent: Wednesday, October 1, 2025 10:39 AM
To: david@marineengineeringllc.com
Cc: Cassidy L. Mckelvie <cmckelvie@suffolkva.us>; kirsten.travis@mrc.virginia.gov; jpa.permits@mrc.virginia.gov; CENAO.REG_ROD@usace.army.mil
Subject: Re: 6954 Respass Beach Rd VMRC #2023-0895

Hey David,

Staff still has comments that need to be addressed prior to moving the application forward to the Suffolk Wetlands Board. See attached the marked plan with comments.

Additionally, I know you mention in the previous email that the WQIA is being worked on, has the document been completed? Lastly, I emailed a wetland permit checklist that needed to be signed, do you have the signed document? If not, I can send the document again or if there was oversight on my end and you have already emailed it I would appreciate if you could email the document again. Two years has passed since the last comments were sent so it has been a while since this request has been visited.

Thanks,

Grace Braziel

Senior Planner (Part Time)
City of Suffolk
Department of Planning and Community Development
City of Suffolk, Virginia
442 W. Washington Street
Suffolk, VA 23434
(757) 514-4060 (main)

ATTENTION: Be advised that starting July 1, 2025 all Planning applications will have a 5-7 day processing time to ensure the application is complete before they are placed into review.

Applicants are encouraged to continue to submit application materials electronically using the City's sharefile link
here: <https://cityofsuffolk.sharefile.com/r-rcc440117d8214811956d2657c594cfd3>.

We kindly ask that prior to uploading materials, please name your files using the following format:

- For first submittals: "Project Name or Address – Type of Document (site plan, title report, design narrative, etc.)- 1st Submittal ". The original signed hard copy of the application form must still be submitted either via mail

or in person.

- For resubmittals: “– Application Number (such as SPL2021-00001) – Type of Document-2nd/3rd/4th Submittal.”

From: Grace H. Braziel <gbraziel@suffolkva.us>

Sent: Monday, August 25, 2025 9:38 AM

To: david@marineengineeringllc.com <david@marineengineeringllc.com>

Cc: Cassidy L. Mckelvie <cmckelvie@suffolkva.us>; Margaret Pittenger <mpittenger@suffolkva.us>

Subject: Re: 6954 Respass Beach Rd VMRC #2023-0895

David,

I have looked over your responses and they appear to address my previous comments. I would proceed with submitting the plans through the JPA so that we can keep the project in the review process.

The following are responses to your questions in the previous email:

- Ensure to include the additional justification in the JPA application as the most updated JPA is provided to the Suffolk Wetland Board and referred to in the Staff Report.
- The total land disturbance within the 100-foot RPA will need to be mitigated which includes impacts from the construction access or any impacts from equipment. The RPA mitigation can be planted anywhere within the 100-foot RPA buffer that currently does not have vegetation.

I have copied Cassidy Mckelvie, Senior Environmental Planner, who is the newest addition to the Planning Team as they will be involved with the Suffolk Wetlands Board process.

Be advised that additional comments may be provided once an in depth review has been done.

Thanks,

Grace Braziel

Senior Planner (Part Time)

City of Suffolk

Department of Planning and Community Development

City of Suffolk, Virginia

442 W. Washington Street

Suffolk, VA 23434

(757) 514-4060 (main)

ATTENTION: Be advised that starting July 1, 2025 all Planning applications will have a 5-7 day processing time to ensure the application is complete before they are placed into review.

Applicants are encouraged to continue to submit application materials electronically using the City's sharefile link

here: <https://cityofsuffolk.sharefile.com/r-ccc440117d8214811956d2657c594cfd3>.

We kindly ask that prior to uploading materials, please name your files using the following format:

- For first submittals: “Project Name or Address – Type of Document (site plan, title report, design narrative, etc.)- 1st Submittal ”. The original signed hard copy of the application form must still be submitted either via mail

or in person.

- For resubmittals: “– Application Number (such as SPL2021-00001) – Type of Document-2nd/3rd/4th Submittal.”

From: Grace H. Braziel <gbraziel@suffolkva.us>
Sent: Monday, August 25, 2025 7:31 AM
To: david@marineengineeringllc.com <david@marineengineeringllc.com>
Subject: Re: 6954 Respass Beach Rd VMRC #2023-0895

Good Morning David,

I will get you a response before the end of the day so that you can resubmit through the JPA.

Thanks!

Grace Braziel

Senior Planner (Part Time)
City of Suffolk
Department of Planning and Community Development
City of Suffolk, Virginia
442 W. Washington Street
Suffolk, VA 23434
(757) 514-4060 (main)

ATTENTION: Be advised that starting July 1, 2025 all Planning applications will have a 5-7 day processing time to ensure the application is complete before they are placed into review.

Applicants are encouraged to continue to submit application materials electronically using the City’s sharefile link here: <https://cityofsuffolk.sharefile.com/r-rcc440117d8214811956d2657c594cfd3>.

We kindly ask that prior to uploading materials, please name your files using the following format:

- For first submittals: “**Project Name or Address – Type of Document (site plan, title report, design narrative, etc.)- 1st Submittal**”. The original signed hard copy of the application form must still be submitted either via mail or in person.
- For resubmittals: “– **Application Number (such as SPL2021-00001) – Type of Document-2nd/3rd/4th Submittal.**”

From: David Kledzik <david@marineengineeringllc.com>
Sent: Monday, July 28, 2025 4:56 PM
To: Grace H. Braziel <gbraziel@suffolkva.us>
Subject: 6954 Respass Beach Rd VMRC #2023-0895

You don't often get email from david@marineengineeringllc.com. [Learn why this is important](#)

Good afternoon Grace,

It has taken some time to loop back to this project but I am responding to your comments and providing a revised site plan for you to review. I plan send to VMRC as formal submittal too but wanted to check with you first. Thank you for your patience.

You provided some written comments on the site plan which I am responding (attached for easy reference).

RPA lines have been added to the site plan.

Additional justification for the proposed riprap revetment as best alternative for shoreline protection in lieu of a living shoreline combined with a sill or breakwater structure.

There are 27 miles of open water fetch to the NW toward Williamsburg and 32 miles to the NE towards Cape Charles. These distances greatly exceed recommended guidelines for a typical living shore involving a sill since wind driven water levels and breaking waves would easily overtop the sill to wash out plants & substrate. Another alternative considered was installing a breakwater to protect shoreline from wave energy. The design would need to be effective for fetch approaching from two directions. To accomplish this the size of the structure would be much larger than the proposed revetment. Unfortunately, the cost would be prohibitive for a residential budget. Additionally, the impacts associated with construction access and footprint would be much more. Such a large project would also include greater risks such as scour to surrounding bottom and wetlands from currents & waves. Entrapment of debris could layer over plants, presenting a maintenance issue for habitat health. Considering the high cost, much greater disturbance from installation, greater impacts to bottom and intertidal related to size of the breakwater, and the risks associated with larger structures clarifies that a revetment is more suited to this project than a breakwater.

Sequence and timeline revised.

(Construction timeline 9/1/25 TO 12/31/25 subject to change)

Graphic scale and north arrow added to sheet 2.

Total disturbance landward of 1.5MTR is 2308 SF.

(Question please - does planting buffer quantity include temporary impacts of access from driveway?)

A reduction in width of revetment has been made to lessen impacts within RPA. Further reductions would reduce effectiveness to protect home or make revetment more steep which would reflect more wave energy causing unnecessary disturbance and erosion of adjacent soils.

Impact within the 100 ft RPA is unavoidable considering the need for a revetment and the access necessary to construct. The revetment cannot be further reduced further or eliminated without sacrificing the survivability of the residence.

Stormwater calculations (VRRM) reflect proposed arrangement.

A major WQIA and buffer planting landscape plan (for 6 units) are being prepared for submittal.

Please advise if these responses and revision appear satisfactory and I will formally resubmit to VMRC and anticipate a LWB hearing followed by RPA review with WQIA & buffer planting landscape plan.

Thank you,

David Kledzik, PE

Manager

Marine Engineering LLC

757 477-4787

GARRYSTONE RIPRAP
US 670

SEAWAY

SEAWAY
EVETMENT
ONG SLOPE
STRUCTURE
S 1-2 CORE
TH CLASS 1
WARD PT A

2 SF VEG
IN RIPRAP
DISPLACED
ALONG TOE
EVETMENT

BEACH

1.5XMTR

C

20'

47'

B

20'

X3

X2

REMO
TO D

S
A

)

S

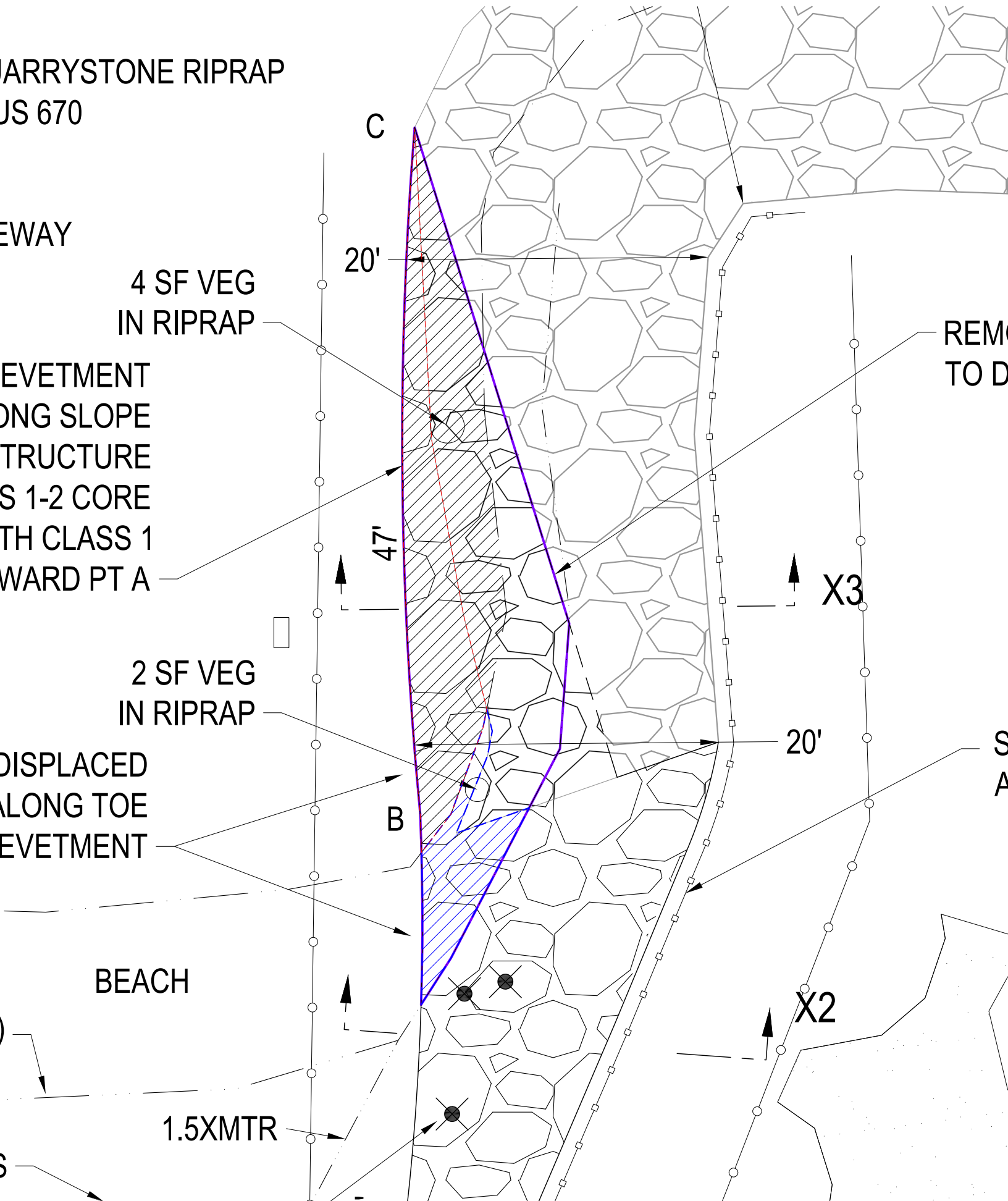
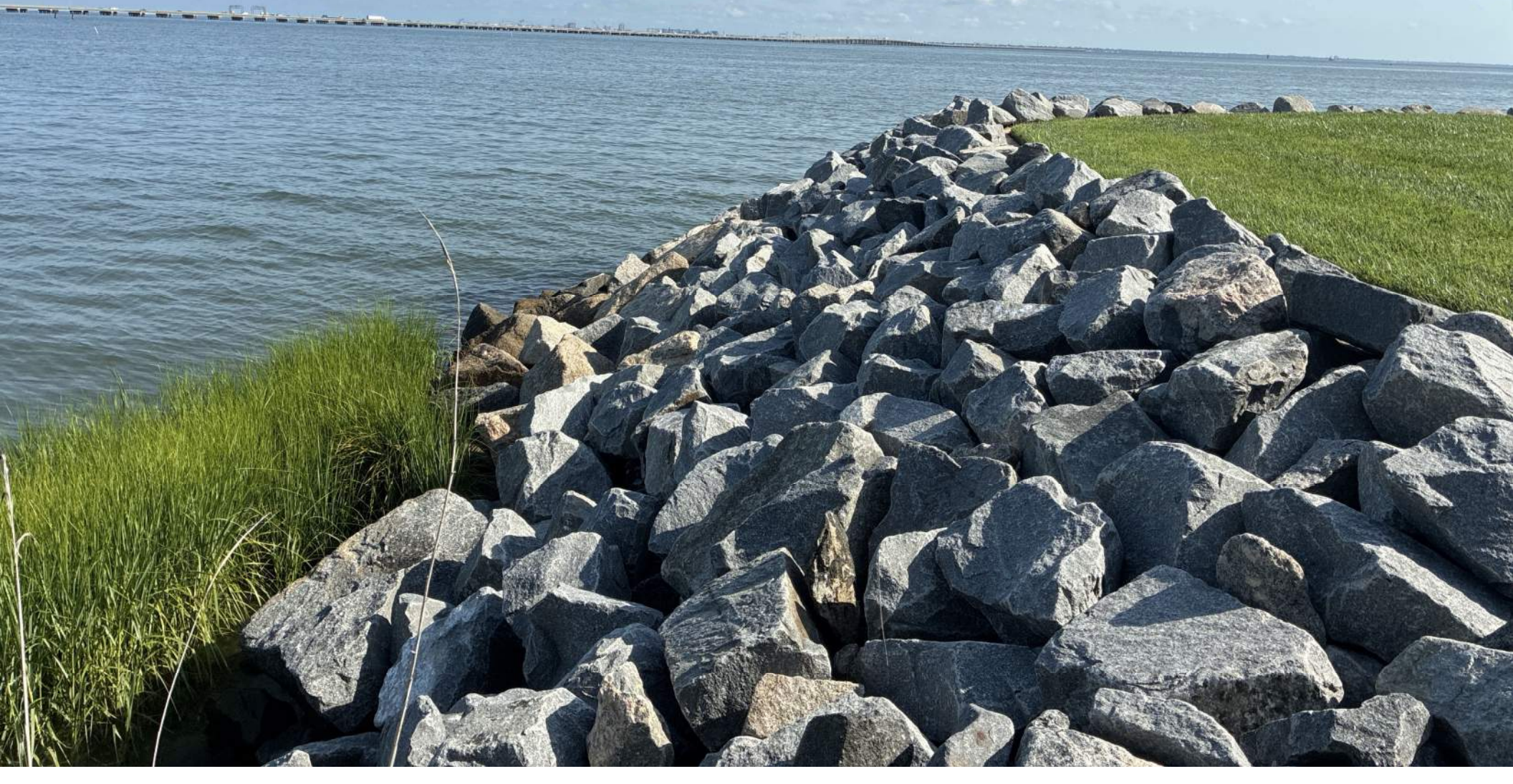


EXHIBIT G

Jun 30, 2026 at 9:15:25 AM
6954 Respass Beach Rd
Suffolk VA 23435
United States



Jun 30, 2026 at 9:15:54 AM
6954 Respass Beach Rd
Suffolk VA 23435
United States



Jun 30, 2026 at 9:16:43 AM
6954 Respass Beach Rd
Suffolk VA 23435
United States



Jun 30, 2026 at 9:20:26 AM
6954 Respass Beach Rd
Suffolk VA 23435
United States



Jun 30, 2026 at 9:11:46 AM
6954 Respass Beach Rd
Suffolk VA 23435
United States

