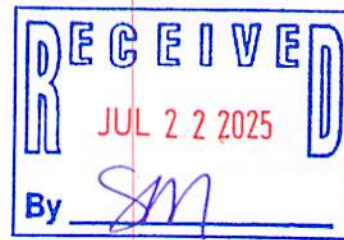


From: [Jeffrey Watkins](#)
To: [MRC - jpa Permits](#); [Sarah Mitchell](#)
Subject: New wetlands application
Date: Tuesday, July 22, 2025 2:15:50 PM
Attachments: [20250722-1409.pdf](#)



25070282

Gloucester
Thanks,
Jeff

Sent from my iPad

- ❖ 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
() 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

FOR AGENCY USE ONLY	
	Notes:
	JPA # 25-1629

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"/>	PASDO – PGP Self Verification <input type="checkbox"/>			
NWP # _____ (For Nationwide Permits ONLY - No DEQ-VWP permit writer will be assigned)	(Replaces Regional Permit 17 (RP-17) checklist)			
County or City in which the project is located: Gloucester				
Waterway at project site: Ware River & Oldhouse Creek				
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 - or VIMS				
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:

Alexander W. Oppenheimer

5530 Shorewood Ln

Gloucester, VA 23061

Home ()

Work ()

Fax ()

Cell ()

e-mail AOppenheimer@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:

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):

Jeff Watkins, Shoreline Structures, LLC

P.O. Box 515

Gloucester, VA 23061

Contact Information:

Home ()

Work ()

Fax ()

Cell (804) 815-0813

e-mail jwatkins49@cox.net

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.

Living Shoreline and Pier Project.

- 40 L.F. of rock spur
- 150 L.F. of near shore rock breakwater
- 220 c.yds. of sand nourishment
- spartina plantings
- 395 L.F. of marsh toe rock revetment
- 850 L.F. of oyster shell bag sill
- 18' x 36' open-sided boat house

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.): \$ TBD
Approximate cost of that portion of the project that is channelward of mean low water: \$ TBD
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.

1. William Scott Harwood, JR. & New Quarter Farm

5229 CEDAR PT
GLOUCESTER VA 23061

2. Naxera Land, LLC

6603 FOSQUE LN
Hayes, VA 23072

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:

Shoreline Structures, LLC
JEFF WATKINS
P.O. Box 515
Gloucester, VA 23061

Contact Information:

Home () _____
Work () _____
Fax () _____
Cell (804) 815-0813
email jwatkins49@cox.net

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:
Gazette Journal

Telephone number
() 693-3101

7. Give the following project location information:

Street Address (911 address if available) 5530 Sherwood Lane

Lot/Block/Parcel# 41-4-L

RPC: 40259

Subdivision _____

City / County Gloucester

ZIP Code 23061

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.*

State route 614 East to left on private road, "Sherwood Lane"

To very end. #5530 is at the end.

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."

Erosion control
Boating

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.

Alexander W. Oppenheimer

Applicant's Legal Name (printed/typed)

(Use if more than one applicant)

Alexander Wise
Oppenheimer

Certified signed by Alexander Wise Oppenheimer
On 06/12/2025 at 10:25:17 AM
Digitally signed by Alexander Wise Oppenheimer
DN: cn=Alexander Wise Oppenheimer, o=Department of the Army, ou=USACE, email=alexander.wise@army.mil, c=US
Reason: I am approving this document
Date: 2025.06.12 10:25:17
Email: alexander.wise@army.mil

Applicant's Signature

(Use if more than one applicant)

06/12/2025

Date

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

(Use if more than one owner)

Property Owner's Signature

(Use if more than one owner)

Date

Part 2 – Signatures (continued)

2. Applicants having agents (if applicable)

CERTIFICATION OF AUTHORIZATION

I (we), Alex Oppenheimer, hereby certify that I (we) have authorized Jeff Watkins
(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)

(Date)

6-12-25
Alexander Wise
Oppenheimer

I hereby certify to Alexander Wise Oppenheimer
that I am authorized to execute this permit application on his behalf.
Signature of Agent: Jeff Watkins
Date: 6/12/25
Signature of Applicant: Alexander Wise Oppenheimer

(Applicant's Signature)

(Use if more than one applicant)

06/12/2025

(Date)

3. Applicant's having contractors (if applicable)

CONTRACTOR ACKNOWLEDGEMENT

I (we), Alexander Oppenheimer, have contracted Shoreline Structures, LLC
(Applicant's legal name(s)) (Contractor's name(s))
to perform the work described in this Joint Permit Application, signed and dated 5-15-25.

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.

Shoreline Structures, LLC

Contractor's name or name of firm

P.O. Box 515, Gloucester, VA 23061

Contractor's or firms address


Contractor's signature and title

Alexander Wise
Oppenheimer

I hereby certify to Alexander Wise Oppenheimer
that I am authorized to execute this permit application on his behalf.
Signature of Contractor: Alexander Wise Oppenheimer
Date: 6/12/25
Signature of Applicant: Alexander Wise Oppenheimer

Contractor's License Number

Applicant's signature

(use if more than one applicant)

06/12/2025

Date

Part 3 – Appendices

Please complete and submit the appendix questions applicable to your project, and attach the required vicinity map(s) and drawings to your application. If an item does not apply to your project, please write "N/A" in the space provided.

Appendix A: (TWO PAGES) Projects for Access to the water such as private and community piers, boathouses, marinas, moorings, and boat ramps. Answer all questions that apply.

1. Briefly describe your proposed project.

Open Sided boat house: 18' x 36.....>700 s.f.

2. For private, noncommercial piers:

Do you have an existing pier on your property? ☒ Yes ☐ No

If yes, will it be removed? ☐ Yes ☒ No

Is your lot platted to the mean low water shoreline? ☒ Yes ☐ No

What is the overall length of the proposed structure? _____ feet.

Channelward of Mean High Water? _____ feet.

Channelward of Mean Low Water? _____ feet.

What is the area of the piers and platforms that will be constructed over

Tidal non-vegetated wetlands _____ square feet.

Tidal vegetated wetlands _____ square feet.

Submerged lands _____ square feet.

What is the total size of any and all L- or T-head platforms? 400 sq. ft.

For boathouses, what is the overall size of the roof structure? >700 sq. ft.

Will your boathouse have sides? ☐ Yes ☒ No.

NOTE: All proposals for piers, boathouses and shelter roofs must be reviewed by the Virginia Marine Resources Commission (Commission or VMRC), however, pursuant to § 28.2-1203 A 5 of the Code of Virginia a VMRC permit may not be required for such structures (except as required by subsection D of § 28.2-1205 for piers greater than 100 feet in length involving commercially productive leased oyster or clam grounds), provided that (i) the piers do not extend beyond the navigation line or private pier lines established by the Commission or the United States Army Corps of Engineers (USACE), (ii) the piers do not exceed six feet in width and finger piers do not exceed five feet in width, (iii) any L or T head platforms and appurtenant floating docking platforms do not exceed, in the aggregate, 400 square feet, (iv) if prohibited by local ordinance open-sided shelter roofs or gazebo-type structures shall not be placed on platforms as described in clause (iii), but may be placed on such platforms if not prohibited by local ordinance, and (v) the piers are determined not to be a navigational hazard by the Commission. Subject to any applicable local ordinances, such piers may include an attached boat lift and an open-sided roof designed to shelter a single boat slip or boat lift. In cases in which open-sided roofs designed to shelter a single boat, boat slip or boat lift will exceed 700 square feet in coverage or the open-sided shelter roofs or gazebo structures exceed 400 square feet, and in cases in which an adjoining property owner objects to a proposed roof structure, permits shall be required as provided in § 28.2-1204.

Part 3 – Appendices (continued)

3. For USACE permits, in cases where the proposed pier will encroach beyond one fourth the waterway width (as determined by measuring mean high water to mean high water or ordinary high water mark to ordinary high water mark), the following information must be included before the application will be considered complete. For an application to be considered complete:
- The USACE MAY require depth soundings across the waterway at increments designated by the USACE project manager. Typically 10-foot increments for waterways less than 200 feet wide and 20-foot increments for waterways greater than 200 feet wide with the date and time the measurements were taken and how they were taken (e.g., tape, range finder, etc.).
 - The applicant MUST provide a justification as to purpose if the proposed work would extend a pier greater than one-fourth of the distance across the open water measured from mean high water or the channelward edge of the wetlands.
 - The applicant MUST provide justification if the proposed work would involve the construction of a pier greater than five feet wide or less than four feet above any wetland substrate.
4. Provide the type, size, and registration number of the vessel(s) to be moored at the pier or mooring buoy.

Type	Length	Width	Draft	Registration #
Power.	25'	9'	3'	

5. For Marinas, Commercial Piers, Governmental Piers, Community Piers and other non-private piers, provide the following information:
- Have you obtained approval for sanitary facilities from the Virginia Department of Health? _____ (required pursuant to Section 28.2-1205 C of the Code of Virginia).
 - Will petroleum products or other hazardous materials be stored or handled at your facility? _____.
 - Will the facility be equipped to off-load sewage from boats? _____.
 - How many wet slips are proposed? _____. How many are existing? _____.
 - What is the area of the piers and platforms that will be constructed over
Tidal non-vegetated wetlands _____ square feet
Tidal vegetated wetlands _____ square feet
Submerged lands _____ square feet
6. For boat ramps, what is the overall length of the structure? _____ feet.
From Mean High Water? _____ feet.
From Mean Low Water? _____ feet.

Note: drawings must include the construction materials, method of installation, and all dimensions. If tending piers are proposed, complete the pier portion.

Note: If dredging or excavation is required, you must complete the Standard Joint Point Permit application.

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:

40' of rock sill spur
150' of rock nearshore breakwater
220 c.yds. Sand Nourishment
Spartina plantings
395' of marsh toe rock revetment
850' of oyster shell bag sill

2. What is the maximum encroachment channelward of mean high water? 45 feet.
Channelward of mean low water? 35 feet.
Channelward of the back edge of the dune or beach? Na feet.

3. Please calculate the square footage of encroachment over:

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

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 _____

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
 _____ square feet channelward of mean high water
 _____ square feet 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>:

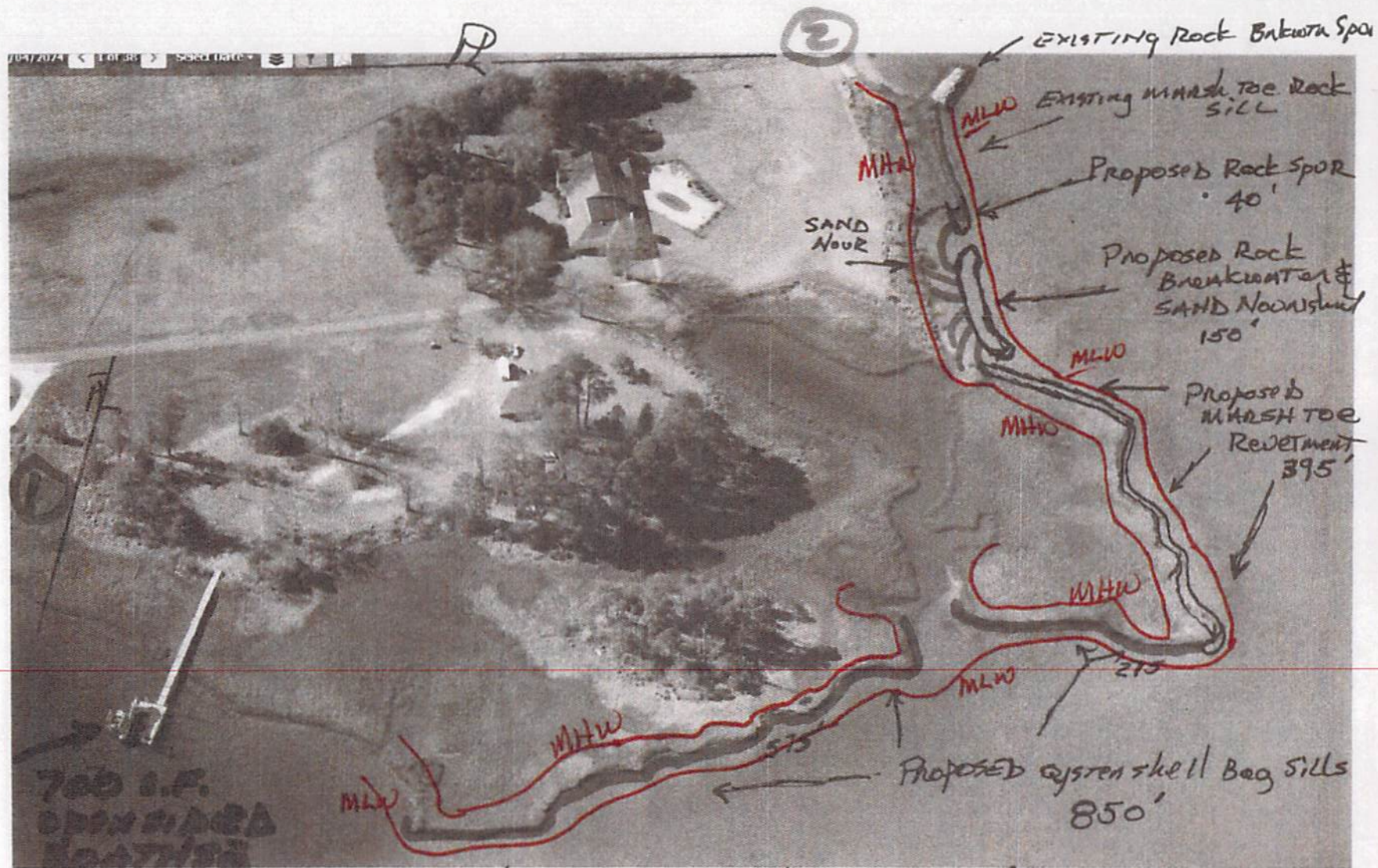


PLAN VIEW: 5530 SHERWOOD LN, Gloucester

ALEXANDER W. OPPENHIMER

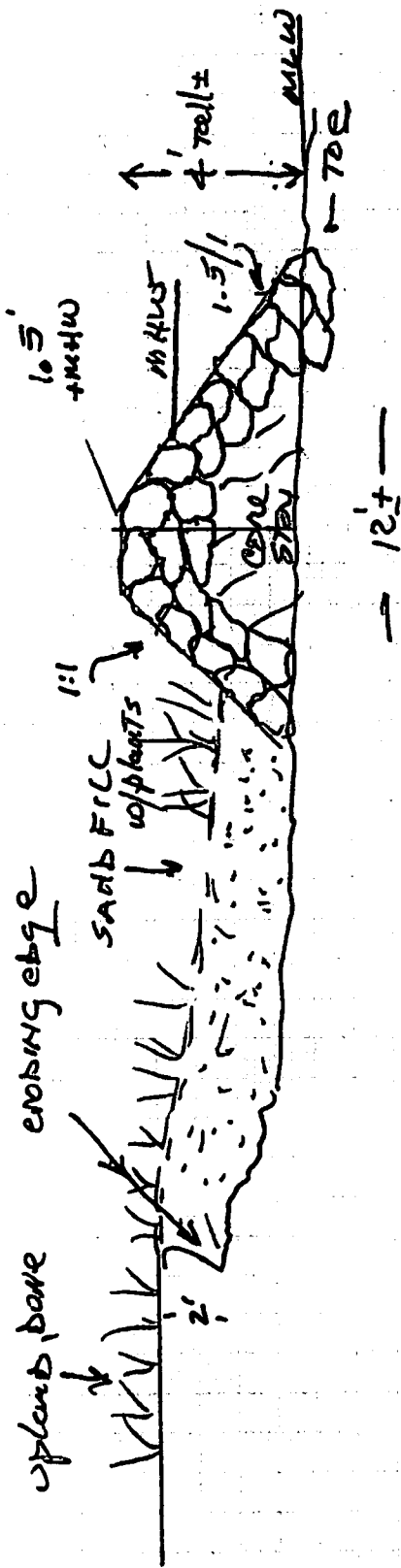
WANE RIVER & OLDHOUSE CREEK

6-25-
AHW
1"=100'



PLAN VIEW: 5530 SHERWOOD LN, Gloucester
 ALEXANDER W. OPPENHIMER
 WANE RIVER & OLDHOUSE CREEK

6-25
 AHW
 1"=100'



CROSS SECTION

BREAKWATER & SPUR

1" = 4' ±
CLASS I & II as ARMOR
6-12' as CORE

A. Oppenheim

5530

Shenandoah

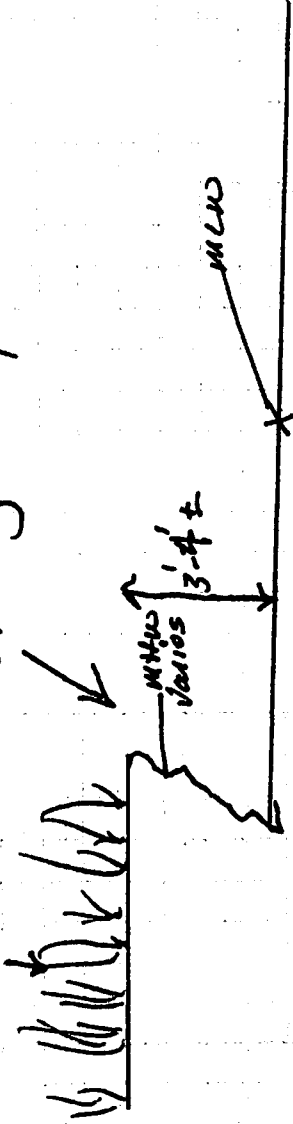
Gloucester

6-25

4/11/01

EXIST. MARSH

Feeding Edge, "Same"



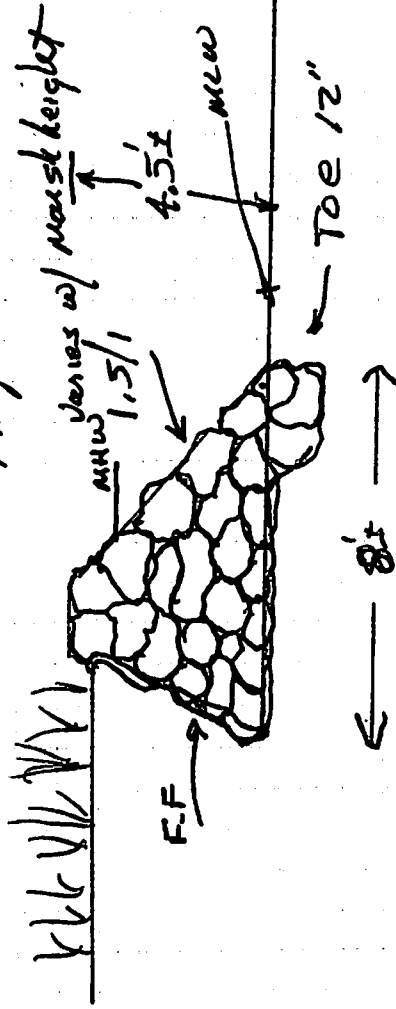
Cross Section

A. Oppenheimer

5530

Shenandoah Ave

Proposed Marsh Toe Retention on Filter Fabric



Class I stone

1" = 4' ±

MAP
8457

Joins Map 8456

Joins Map 8349

ROBINS
23061

SITE
↓

