

**From:** [Charles Duke](#)  
**To:** [Atkins, Lou \(MRC\)](#)  
**Subject:** Fw: NAO-2022-01026 (22-V0866) (Waterfront Development Corp / JPA / 3218 Horse Road / Gloucester )  
**Date:** Thursday, March 26, 2026 9:00:30 AM  
**Attachments:** [Tiller, Debra MTS and RRR.pdf](#)

26030392

*Charles Duke II*  
*President*  
*Waterfront Development Corp.*  
*804-832-0297 cell*  
*804-642-4360 office*

----- Forwarded Message -----

**From:** Charles Duke <waterfrontdevel@yahoo.com>  
**To:** [jpa.permits@mrc.virginia.gov](mailto:jpa.permits@mrc.virginia.gov) <[jpa.permits@mrc.virginia.gov](mailto:jpa.permits@mrc.virginia.gov)>  
**Sent:** Tuesday, March 24, 2026 at 01:25:59 PM EDT  
**Subject:** Fw: NAO-2022-01026 (22-V0866) (Waterfront Development Corp / JPA / 3218 Horse Road / Gloucester )

Ms. Lou,

This one was also submitted in hopes we would get a May wetlands board meeting if you can help with it as well I would certainly appreciate it.

*Charles Duke II*  
*President*  
*Waterfront Development Corp.*  
*804-832-0297 cell*  
*804-642-4360 office*

----- Forwarded Message -----

**From:** CENAO-REG\_ROD <[cenao-reg\\_rod@usace.army.mil](mailto:cenao-reg_rod@usace.army.mil)>  
**To:** [waterfrontdevel@yahoo.com](mailto:waterfrontdevel@yahoo.com) <[waterfrontdevel@yahoo.com](mailto:waterfrontdevel@yahoo.com)>  
**Cc:** Longo, Jaime P CIV (USA) <[jaime.parello@usace.army.mil](mailto:jaime.parello@usace.army.mil)>  
**Sent:** Monday, March 23, 2026 at 10:58:18 AM EDT  
**Subject:** NAO-2022-01026 (22-V0866) (Waterfront Development Corp / JPA / 3218 Horse Road / Gloucester )

Dear Applicant/Agent:

Please reference this file number in all correspondence and communication with us concerning this request.

The U.S. Army Corps of Engineers Regulatory program is committed to providing you with the highest level of public service. Your request will be processed in the order it was received, and the assigned project manager will contact you if any additional information is required to complete the review of your request.

Received by VMRC March 26, 2026 / Ira

Thank you!

- Regulatory Branch, Norfolk District, US Army Corps of Engineers

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

FOR AGENCY USE ONLY	
	Notes:
	JPA # <b>26-0646</b>

## APPLICANTS

### Part 1 – General Information

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

<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)			
<b>County or City in which the project is located:</b> <u>Gloucester</u>				
<b>Waterway at project site:</b> <u>Rowes Creek</u>				
<b>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)</b>				
Historical information for past permit submittals can be found online with VMRC - <a href="https://webapps.mrc.virginia.gov/public/habitat/">https://webapps.mrc.virginia.gov/public/habitat/</a> - or VIMS - <a href="http://ccrm.vims.edu/perms/newpermits.html">http://ccrm.vims.edu/perms/newpermits.html</a>				
Agency	Action / Activity	Permit/Project number, including any non-reporting Nationwide permits previously used (e.g., NWP 13)	Date of Action	If denied, give reason for denial

## Part 1 - General Information (continued)

1. Applicant's legal name\* and complete mailing address: Contact Information:  
Waterfront Development Corp Home ( ) \_\_\_\_\_  
PO Box 113 Work (804 ) 642-4360  
Gloucester Point, VA 23062 Fax ( ) \_\_\_\_\_  
Cell (804 ) 832-0297  
e-mail waterfrontdevel@yahoo.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:  
Debra Tiller Home ( ) \_\_\_\_\_  
3218 Horse Road Work ( ) \_\_\_\_\_  
Hayes, VA 23072 Fax ( ) \_\_\_\_\_  
Cell (804 ) 240-3573  
e-mail debtiller@gmail.com  
State Corporation Commission Name and ID Number (if applicable) \_\_\_\_\_
3. Authorized agent name\* and complete mailing address (if applicable): Contact Information:  
Charles Duke II Home ( ) \_\_\_\_\_  
PO Box 113 Work (804 ) 642-4360  
Gloucester Point, VA 23062 Fax ( ) \_\_\_\_\_  
Cell (804 ) 832-0297  
e-mail waterfrontdevel@yahoo.com  
State Corporation Commission Name and ID Number (if applicable) 03612389

**\* 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.

To add approximately 27' of marsh toe stabilization and an additional approximately 12' of rip rap revetment

## Part 1 - General Information (continued)

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

Contractor's name\* and complete mailing address:

Waterfront Development Corp  
PO Box 113  
Gloucester Point, VA 23062

Contact Information:

Home ( ) \_\_\_\_\_  
Work (804) 642-4360  
Fax ( ) \_\_\_\_\_  
Cell (804) 832-0297  
email waterfrontdeval@yahoo.com

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:

Gloucester Mathews Gazette  
PO Box 2060  
Gloucester, VA 23061

Telephone number

(804) 693-3101

7. Give the following project location information:

Street Address (911 address if available) 3218 Horse Road

Lot/Block/Parcel# 047/E1/6// RPC 20775

Subdivision Severn View Sub Lot 6 Rowes Creek

City / County Hayes

ZIP Code 23072

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.*

Google map attached

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."

To protect property from erosion due to tides and boat wakes

## 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.*

All work will be done from the water

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.): \$ 5000  
Approximate cost of that portion of the project that is channelward of mean low water:  
\$ \_\_\_\_\_

13. Completion date of the proposed work: Sept - 2026

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

Larry Vann  
3206 Horse Road  
Hayes, VA 23072

Jason and Ashley Kemintz  
3640 Kings Creek Road  
Hayes, VA 23072

## 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.

Debra L Tiller  
Applicant's Legal Name (printed/typed)

(Use if more than one applicant)

Debra L Tiller  
Applicant's Signature

(Use if more than one applicant)

3/12/26  
Date

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

(Use if more than one owner)

Charles Duke  
Property Owner's Signature

(Use if more than one owner)

3/12/26  
Date

**Part 2 – Signatures (continued)**

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

**CERTIFICATION OF AUTHORIZATION**

I (we), Debra Tiller, hereby certify that I (we) have authorized Charles Duke  
(Applicant's legal name(s)) (Agent's name(s))  
to act on my behalf and take all actions necessary to the processing, issuance and acceptance of this permit and any and all standard and special conditions attached.

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

[Signature]  
(Agent's Signature)

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

3/12/26  
(Date)

Debra L Tiller  
(Applicant's Signature)

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

3/12/26  
(Date)

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

**CONTRACTOR ACKNOWLEDGEMENT**

I (we), Debra Tiller, have contracted Waterfront Development Corp  
(Applicant's legal name(s)) (Contractor's name(s))  
to perform the work described in this Joint Permit Application, signed and dated 3/19/26.

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.

Charles Duke  
Contractor's name or name of firm

P.O. Box 113 Gloucester Pt. VA 23062  
Contractor's or firms address

[Signature]  
Contractor's signature and title

2705101044A  
Contractor's License Number

Debra L Tiller  
Applicant's signature

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

3/19/26  
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](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:

To add approximately 27' of marsh toe stabilization and an additional approximately 12' of rip rap revetment *with class 1 stone*

2. What is the maximum encroachment channelward of mean high water? 3 feet. *Marsh toe*  
Channelward of mean low water? 0 feet. *0 - riprap*  
Channelward of the back edge of the dune or beach?      feet.

3. Please calculate the square footage of encroachment over:
- Vegetated wetlands 0 square feet
  - Non-vegetated wetlands 0 square feet
  - Subaqueous bottom 0 square feet
  - Dune and/or beach 0 square feet

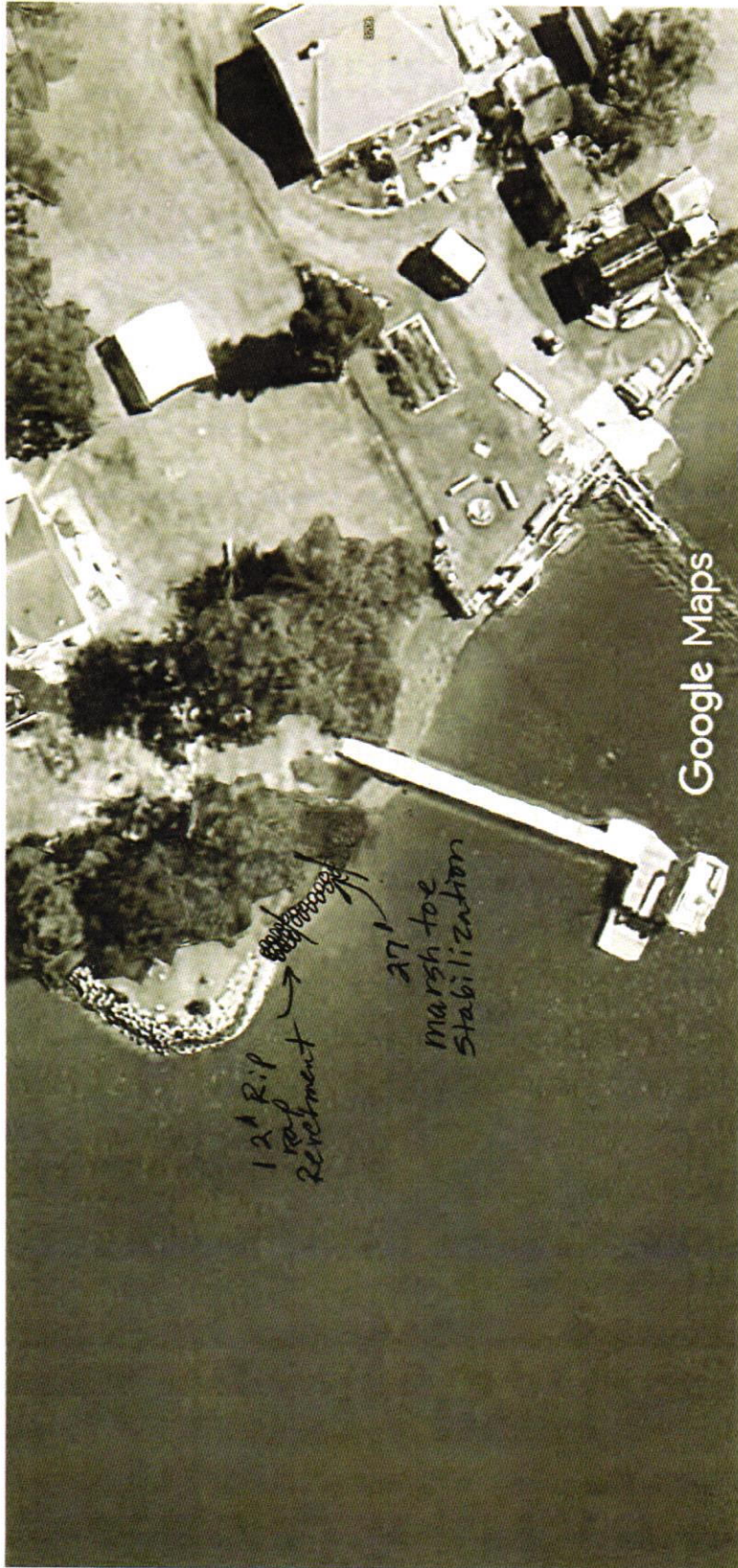
4. For bulkheads, is any part of the project maintenance or replacement of a previously authorized, currently serviceable, existing structure?      Yes      No.

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

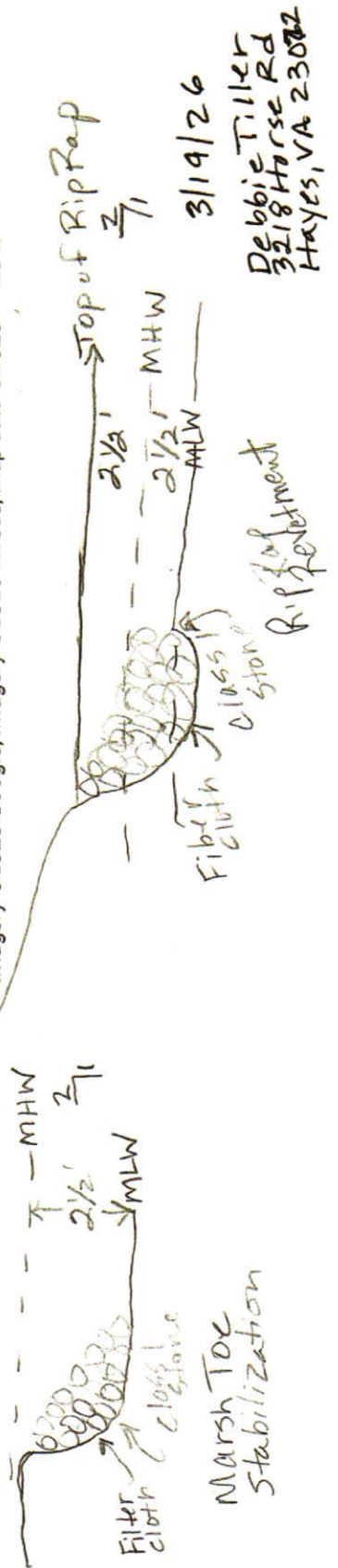
If no, please provide an explanation for the purpose and need for the additional encroachment.

Proposed Marsh Toe Stabilization 27'  
 and Rip Rap Revetment 12'

Google Maps



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