From:	Birge, Tiffany (MRC)
To:	MRC - jpa Permits
Subject:	FW: 2026-WTRA-00009 (NAO-26-00081, VMRC #2026-0055): 1001 Virginia Ave, Shadowlawn Associates, LLC - REQUEST FOR ADDITIONAL INFORMATION
Date:	Wednesday, February 11, 2026 3:47:53 PM
Attachments:	image001.png Outlook-Logo, comp JPA_Plans_Virginia_Ave_02-11-2026.pdf

Please process the email and attachment as revision for 26-0055, Shadowlawn Associates, LLC. Thanks!

Tiffany Birge
Environmental Specialist II, Habitat Management

Virginia Marine Resources Commission
Building 96, 380 Fenwick Road
Ft. Monroe, VA 23651
Tiffany.birge@mrc.virginia.gov, 757-247-2254

Effective September 1, 2025, the US Army Corps of Engineers (USACE) will become the central point of receipt of all requests in the Commonwealth of Virginia (instead of the Virginia Marine Resources Commission) as the result of a federal mandate. Regulatory Request System (RRS) will be the only way to submit your application and any revisions to all 3 of the permitting agencies (USACE, Virginia Department of Environmental Quality, and the Virginia Marine Resources Commission) and to your local wetlands board. To access the RRS, visit this link: https://rrs.usace.army.mil/rrs

If you have questions regarding this permanent change, contact Barry Spence at barry.l.spence@usace.army.mil.

From: Brian Owen <brian.owen@msaonline.com>
Sent: Wednesday, February 11, 2026 3:39 PM
To: Heaven L. Manning <HManning@vbgov.com>; office@wetheringtonhomes.com
Cc: USACE <CENAO-.REG_ROD@usace.army.mil>; Birge, Tiffany (MRC) <tiffany.birge@mrc.virginia.gov>; Jonathan Wetherington <jon@wetheringtonhomes.com>; TROVWPProgram (DEQ) <vwp.tro@deq.virginia.gov>
Subject: Re: 2026-WTRA-00009 (NAO-26-00081, VMRC #2026-0055): 1001 Virginia Ave, Shadowlawn Associates, LLC - REQUEST FOR ADDITIONAL INFORMATION

Heaven, thanks for the inquiry. Based on the Cape Henry tide station at NAVD 88, the following should apply to this project,

MLW = -1.82
MHW = +1.54
Based on which, the 1.5X tide is +3.22 elevation.

The project engineer, being now aware of this elevation, created the contour and the LOD has been revised to avoid any wetlands within the City jurisdiction. Please see attached updated plans. No permits should now be required from the City wetland board.

Additionally, this reduces the wetland impacts from the already minimal impacts we had previously requested. Corps of Engineers, please use the attached plans to move forward with NWP issuance (NAO-2026-00081), and let me know if anything additional is needed from me for your consideration of this permitting request.

Brian Owen, PWD, VSWD
Environmental Department Manager / Wetland Specialist

MSA
757.490.9264 (O) 757-207-9126 (direct)
brian.owen@msaonline.com | msaonline.com
5032 Rouse Drive, Suite 200 | Virginia Beach, VA 23462

From: Heaven L. Manning <HManning@vbgov.com>
Sent: Thursday, January 29, 2026 1:59 PM
To: Brian Owen <brian.owen@msaonline.com>; office@wetheringtonhomes.com <office@wetheringtonhomes.com>
Cc: USACE <CENAO-.REG_ROD@usace.army.mil>; JPA <jpa.permits@mrc.virginia.gov>; tiffany.birge <tiffany.birge@mrc.virginia.gov>
Subject: 2026-WTRA-00009 (NAO-26-00081, VMRC #2026-0055): 1001 Virginia Ave, Shadowlawn Associates, LLC - REQUEST FOR ADDITIONAL INFORMATION

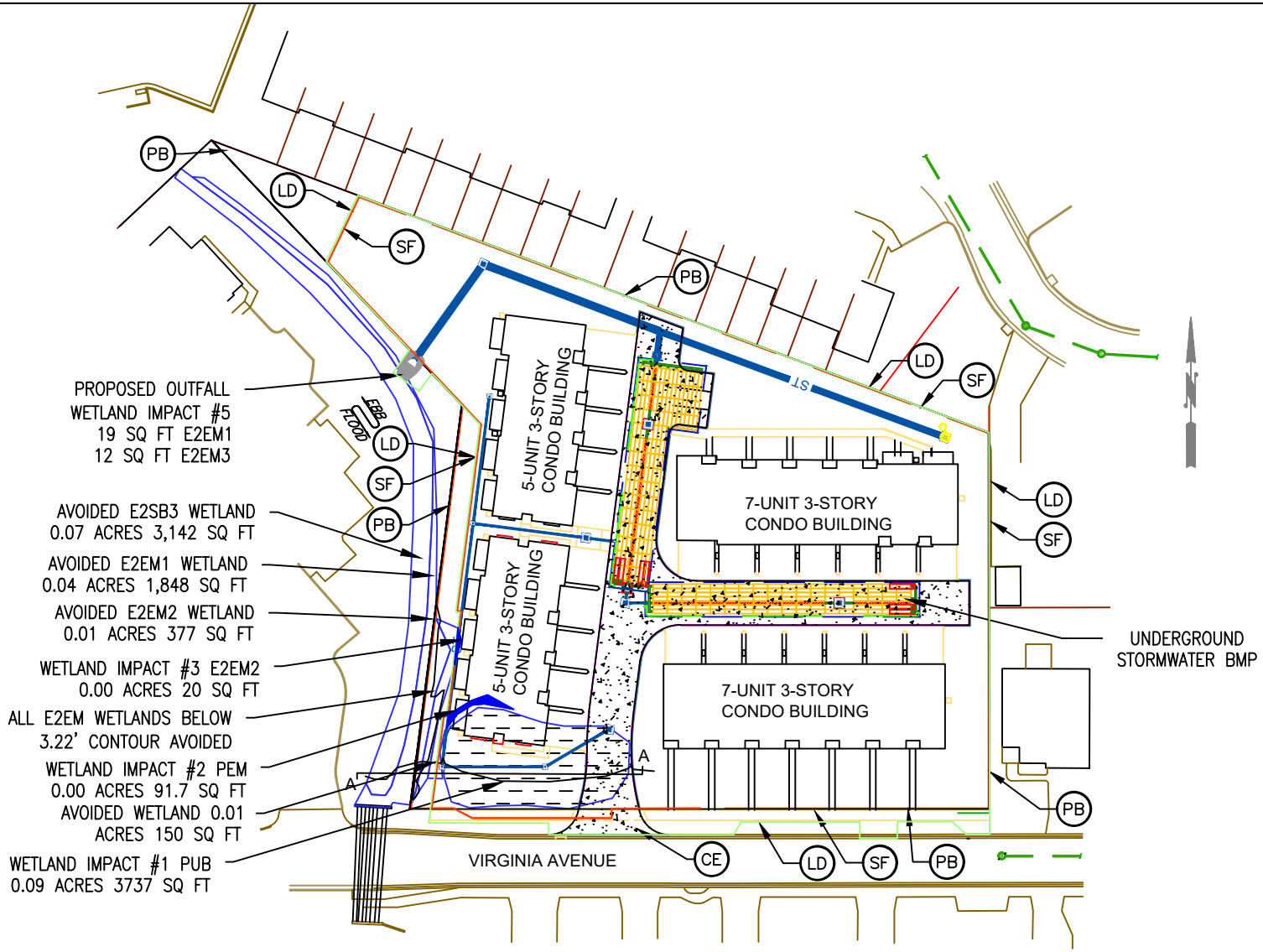
Hi Brian,

Phragmites is specifically listed for vegetated wetlands in Section 1401 (e) of the Wetlands Zoning Ordinance. Therefore, Wetlands Board jurisdiction extends from MLW to one and one-half (1½) times the mean tide range. Any impacts to wetlands within this range require approval from the Wetlands Board. Please add MHW and 1.5X mean tide range elevations to the plans.

Thank you,

Heaven Manning, PWS
PLANNING & COMMUNITY DEVELOPMENT
Environmental Planner

(757)385-8594 | hmanning@VBgov.com



PROPOSED DEVELOPMENT

DESIGNED BY: M. GADDY
JPA EDIT BY: BRO

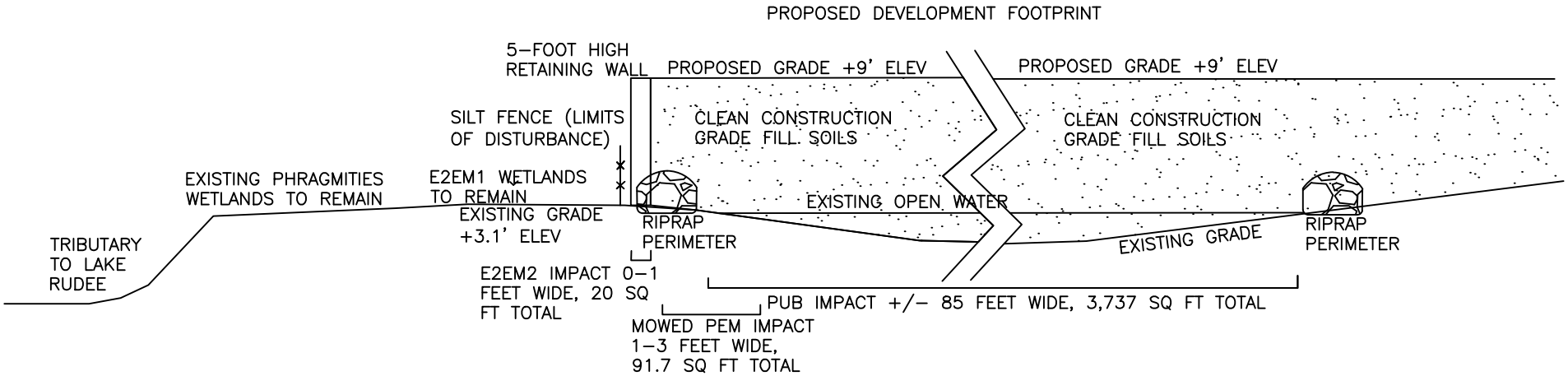
0' 40' 80' 160'
1" = 80'

LEGEND

- (CE) CONSTRUCTION ENTRANCE
- (SF) SILT FENCE
- (LD) LIMIT OF DISTURBANCE
- (PB) PROJECT SITE BOUNDARY

MSA
ENGINEERS | SCIENTISTS | SURVEYORS
5032 ROUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462
757.490.9264 | MSAONLINE.COM

MSA # 25074
DATE: 02/11/26
SHEET 3 OF 6



CROSS SECTION

DESIGNED BY: M. GADDY
JPA EDIT BY: BRO

0' 4' 8' 16'
1" = 8'

LEGEND

- (CE) CONSTRUCTION ENTRANCE
- (SF) SILT FENCE
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