



CAPTAIN SINCLAIR'S LANDING PUBLIC ACCESS IMPROVEMENTS

A 306A enhancement of Sinclair's Landing Recreation Area protecting and enhancing the local coastal landscape and minimizing wetland impacts associated with public access improvements

2015



This project, Task # 53 was funded by the Virginia Coastal Zone Management Program at the Department of Environmental Quality through Grant #NA14NOS4190141 of the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, under the Coastal Zone Management Act of 1972, as amended.

The views expressed herein are those of the authors and do not necessarily reflect the views of the U.S. Department of Commerce, NOAA, or any of its subagencies.

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EXECUTIVE SUMMARY

The Captain Sinclair's Recreational Area, with approximately 1 mile of waterfront on the Severn River in Gloucester County, VA, was a gift to the Middle Peninsula Chesapeake Bay Public Access Authority (MPCBPAA), a political subdivision of the Commonwealth of Virginia that was established to provide public access to the waterways of the Middle Peninsula. The MPCBPAA has partnered with the Middle Peninsula Planning District Commission to develop an overall use plan for the property compatible with the existing natural coastal landscape.

This project centered around protecting and enhancing the local coastal landscape and minimizing wetland impacts associated with public access and improvements to the property. A new pier was constructed to improve public access to the Severn River. Additionally, a native coastal landscape was designed to radiate away from the public access pier and serve as a demonstration native landscape project for the public.

A landscape designer experienced in the design and installation of native landscapes in the Chesapeake Bay region was engaged to design a landscape for the approximately 3 acres surrounding the house and public access pier. The plan followed the lists in "Native Plants for Conservation and Landscaping – Coastal Plain" developed by Natural Heritage and the NPS www.dcr.virginia.gov/natural_heritage/nativeplants.shtml and the Digital Atlas of Virginia Flora (<http://www.vaplantatlas.org/>) to identify plants native to Gloucester County, Virginia.

A rain garden was installed at the rear entrance to the house and plants were also installed on the waterside. Crushed clam shell was purchased and will be installed around the house foundations and in the "formal gardens" as soon as soil conditions allow. Additional plants will be installed as funding is acquired in the future to complete the landscape design.

BACKGROUND

In 2013 a private landowner donated approximately 100 acres on the Severn River in Gloucester County, Virginia to the Middle Peninsula Chesapeake Bay Public Access Authority (MPCBPAA) for public use. The property includes a large main house, a pool house, a smaller house, numerous outbuildings, a dock, and over 1 mile of waterfront. The Gloucester Rowing Association (GRA-Gloucester high school competitive rowing team aka "Crew Team") approached the MPCBPAA regarding use of the property by the Crew Team to store their equipment and as a launching platform for their practices and future local regattas. The MPCBPAA agreed and the Crew Team began to use the site in the Spring of 2013. It became apparent that there was a need to improve boat launch access at the site. The existing dock was too high and unsafe. The Crew Team as well as members of the general public had to struggle to walk over and through muddy wetlands to wade into the water to launch their boats as illustrated below.



Not only was this inconvenient and unsafe, but potentially damaging to the coastal landscape and marsh.

The MPCBPAA partnered with the Middle Peninsula Planning District Commission (MPPDC) to develop an overall use plan for the property compatible with the existing natural coastal landscape. It was determined that a new dock would be built that would allow the public to launch non-motorized or small power boats into the river safely without damaging the fragile coastal ecosystem and wetlands. Additionally the property needed improvements to its landscape to allow it to blend more harmoniously

with the existing coastal landscape and serve as a demonstration of native coastal landscape design for visitors to the site.

In addition, the MPCBPAA offered as matching funds for the project the donation, recordation, and encumbrance of 4 separate private waterfront land donations (18 acre, 3 acre, 2.53 acre and 2.52 acre). These properties were previously managed and protected for private conservation by a local 501(c)3 which needed to dissolve. Upon transfer to the MPCBPAA, the lands became publicly held and available for new water access sites. Upon recordation of donated fee simple interest, the waterfront land pivoted from private land to new public trust resources

The improvements funded by this project have resulted in the design and installation of a safer and more useful public access site, improved access to the water, a landscape design that helps to mitigate public access strains on the ecosystem, over 26 acres of new public access resources, and opportunities for the public to view a native coastal landscape design.

Product #1 – Native Coastal Landscape Design

MPPDC procured services under Virginia Public Procurement Act (2.2-4300) with a local landscape designer experienced with native coastal landscape designs and methods to provide a landscape plan for the approximately 3 acres surrounding the main house at the Captain Sinclair Landing Recreation Area located on the Severn River in Gloucester County, Virginia. MPPDC staff worked with the landscaper to insure the design was in keeping with projected uses of the property. The design includes low maintenance plantings as the property is currently not staffed on a regular basis.

Plantings were installed along the Severn River waterfront and a rain garden was installed at the rear entrance of the main house. Plants installed include *Baccharis halmifolia*, *Clethra alnifolia*, *Ilex glabra*, *Morella cerifera*, *Photinia pyrifolia*, *Photian melanocarpa*, *Rhus copallinum*, *Clethra alnifolia* 'hummingbird', *Ilex glabra* 'Shamrock', *Viburnum dentatum*, *Hibiscus mscheutos*, *Panicum virgatum*, and *Chasmanthium latifolium*. Crushed clam shell for the foundations and "formal gardens" was provided. Additional plantings will be installed as funding is identified.



Rain Garden at rear entrance in after installation in October



Rain garden after heavy rains in January



Waterfront Landscape planting installation

Product #2 – Public Access Pier and Dock

MPPDC staff oversaw the construction of a 155ft long x 8ft wide open pile pier and a 98 ft long x 9 ½ ft wide floating dock to service the needs of the Crew Team and public kayakers. Volunteers, including a marine contractor, donated the labor necessary to construct the pier and ramp to access a donated Candock floating pier. The construction was authorized under VMRC permit #20013-0419. The courtesy or boarding pier is for the sole use of hand launching of non-powered or small power boats from the donated Candock floating pier.

The Gloucester Rowing Association donated for public use, a 9.5ft X 80ft 2003 floating Candock <http://www.candock.com/> as well as 21 dock poles, 8 inch diameter 2.5 CCA 16ft long, and provided volunteer labor and materials as needed to help advance the project forward.

The pier was designed and installed according to VMRC permit design requirements. The pier bridges the wetlands and provides the general public and the Gloucester Rowing Association the infrastructure needed to launch 60 ft shell boats and other non-motorized watercraft. The courtesy or boarding pier is for the sole use of hand launching non-powered or small power boats and. Access for parking and access for pier use has been designated and delineated. Gravel for parking has been purchased and placed on site.



Newly constructed public access pier



Pier pilings



Ramp to connect pier to donated floating dock



Signage, Access Pier with overhangs for temporary boat storage.

Product # 3 – Recordation of 4 new Public Access Properties

MPCBPAA accepted the donation of four parcels in Mathews County, Virginia:



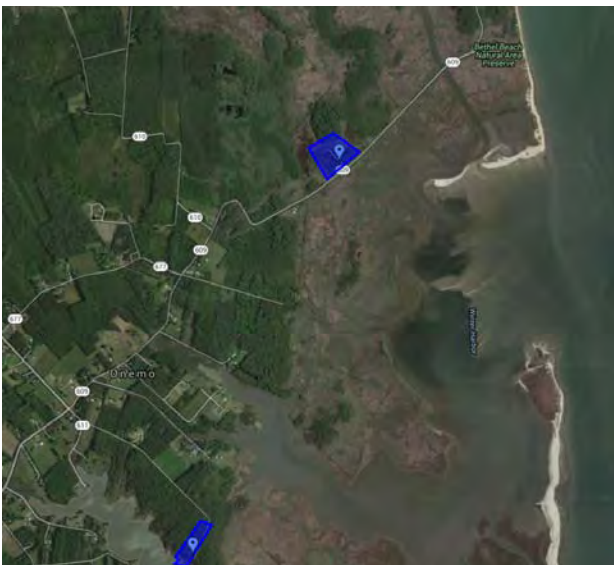
Bethel Beach Property

Tax Map #31-A-116 B (18+ - acres and 3 Acres)



Winter Harbor Property

Tax Map # 36-14-3 (2.53 acres) and Tax map 36-14-4 (2.52 acres)



These properties were previously managed and protected for private conservation. Upon transfer to the MPCBPAA, the lands became publicly held and available as new public access sites. The MPCBPAA closed on these properties on April 8, 2015.

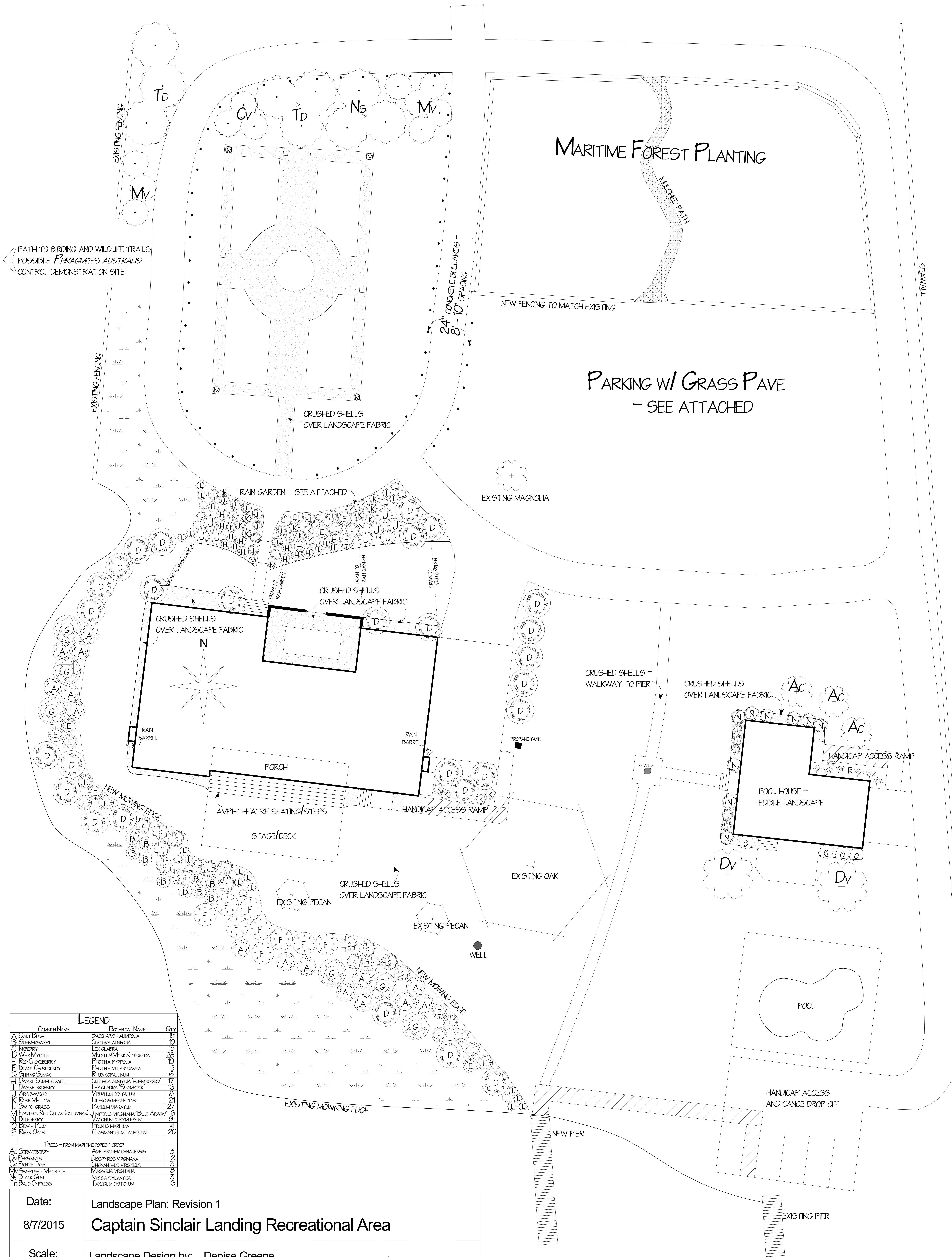
The following deed encumbrance language was used to ensure the match value of donated lands was tied to Task 53:

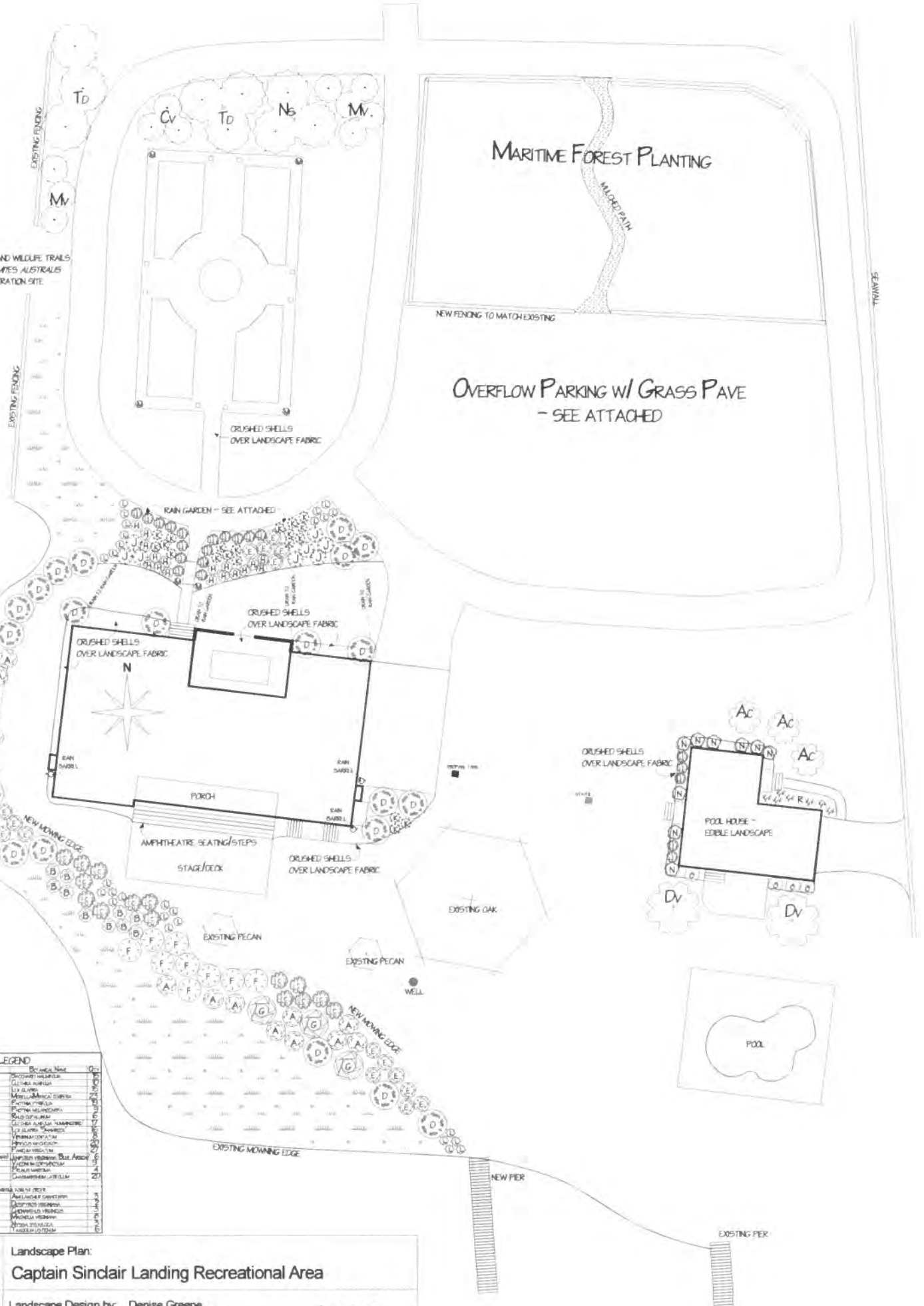
“The real property value of this [property—Tax Map #], determined and set by the Code of Virginia Title 58.1-3201 has been used as match for Federal financial assistance award NA14NOS4190141 through the Virginia Coastal Zone Management 306A Program . The land must be retained for conservation purposes and the purposes for which it was entered into the Virginia Coastal Zone Management 306A program. The Middle Peninsula Chesapeake Bay Public Access Authority shall not dispose of, encumber its title or other interest in this property, or convert it to other uses without notifying NOAA or its successor agencies. The Middle Peninsula Chesapeake Bay Public Access Authority is responsible for monitoring and managing of the property and shall not dispose of the property or modify the terms without notifying NOAA or its successor agencies.”

For consistency and understanding of possible historic resources located on donated lands, a SHPO determination was requested for the four parcels.

Appendix A – Native Coastal Landscape Design









***Baccharis halimifolia* L.**

Groundseltree, Sea-myrtle, Consumptionweed, Eastern baccharis, Baccharis, Groundsel, Groundsel bush, Salt marsh-elder, Salt bush

Groundseltree or sea myrtle's numerous branches from short trunks are covered densely with branchlets. The 6-12 ft. , deciduous shrub bears gray-green, somewhat lobed, oval leaves which are semi-persistent in the North. White to green flowers occur in small, dense, terminal clusters. Probably the most significant landscape feature is the silvery, plume-like achenes which appear in the fall on female plants resembling silvery paintbrushes.

Water Use: High

Light Requirement: Part Shade

Soil Moisture: Wet

Soil pH: Circumneutral (pH 6.8-7.2)

Soil Description: Wet to droughty, gravel to fine sands. Sandy Loam, Sandy, Acid-based.

Conditions Comments: No disease or insect problems, but the weak wood is easily broken. Fast-growing. Salt tolerant.

Use Ornamental: Showy, Erosion control

Use Wildlife: Cover, Nectar-bees, Nectar-butterflies, Nectar-moths, Nectar-insects, Seeds-granivorous birds

Conspicuous Flowers: yes

Attracts: Birds

Scientific Name

Clethra alnifolia

NC STATE UNIVERSITY

Common Name

Summersweet; Sweet pepperbush; Clethra

Native Trees, Vines, and

Shrubs

Plant Fact Sheets

Consumer Hort

- ▶ **Hardiness Zones:** 3-9
- ▶ **Habit:** Deciduous
- ▶ **Exposure:** Partial shade; moist to wet soil; tolerates salt spray
- ▶ **Height:** 4 to 10'
- ▶ **Flower/Fruit:** Intense, spicy fragrance white racemes in summer
- ▶ **Comments:** Yellow fall foliage; spreads by stolons; hardy- carefree; can get mites if soil is too dry; flowers attract bees, butterflies, and hummingbirds; fruit attracts birds



- ▶ **Cultivars:** Hummingbird (dwarf; white); Paniculata (large, white flowers); Pinkspire (rosepink buds open to non fading pink); Rosea (pink fading to white)

Conditions Comments: Summer sweet is remarkably free of any disease, insect or physiological problems. It is excellent for coastal gardens due to salt-spray tolerance. This versatile, carefree shrub responds well to pruning.

Ilex glabra - Inkberry

- ▶ **Hardiness Zones:** 5 to 9
- ▶ **Habit:** Evergreen
- ▶ **Growth Rate:** Slow to moderate
- ▶ **Site Requirements:** Sun to partial shade; prefers moist, acidic soil
- ▶ **Height:** 6 to 8 feet
- ▶ **Width:** 6 to 10 feet
- ▶ **Texture:** Medium
- ▶ **Form:** Upright, erect rounded, much-branched shrub; becomes open with age
- ▶ **Flower/Fruit:** Non-showy small white flowers in summer; 0.2" black berry-like drupe from fall to following summer; not very showy
- ▶ **Foliage:** Alternate, simple dark green leaves; 0.7 to 2" long
- ▶ **Comments:** Drought tolerant; high wildlife value; excellent for naturalistic plantings; native to southeastern US; leaves may discolor in severe winters; flowers attract bees



Cultivars: 'Shamrock' is a compact rounded cultivar that grows 3-4' tall and suckers less than the species.

Ilex glabra nigra is compact selection that grows 4-5' tall, 3-4' wide and holds its lower foliage as it ages.

Scientific Name

Myrica (Morella) cerifera

NC STATE UNIVERSITY

Common Name

Southern waxmyrtle

- ▶ **Hardiness Zones:** 7b to 11
- ▶ **Habit:** Evergreen
- ▶ **Growth Rate:** Rapid
- ▶ **Site Requirements:** Sun to partial shade; range of soil types: sand, clay, poor fertility
- ▶ **Height:** 10 to 15 feet
- ▶ **Width:** 8 to 10 feet
- ▶ **Texture:** Fine to medium
- ▶ **Form:** Irregular, rounded dense shrub
- ▶ **Flower/Fruit:** Non-showy flowers; clusters of small, gray globose fruit
- ▶ **Foliage:** Alternate, simple, glossy olive green leaves; 1.5 to 3" long; has bayberry candle fragrance
- ▶ **Comments:** Drought and salt spray tolerant; good screening plant; native to southeastern US; deer tolerant; fixes atmospheric nitrogen; spreads by suckers; can be severely pruned



Aronia arbutifolia (Photinia pyrifolia) 'Brilliantissima' Red Chokeberry



This deciduous shrub has it all! Fruit for the birds, nectar for insects, cover for wildlife and multi-season beauty. Clusters of spring blooming white to light pink flowers provide loads of nectar for pollinators. Dense clusters of glossy red fruit follow the flowers. The fruit ripens in late summer and persists through winter. Offers birds cover in the warm months and food all winter long. The glossy foliage turns brilliant red in autumn, making it a terrific alternative to the non-native, burning bush (*Euonymus alatus*).

Benefits

- Compact plant that makes an excellent hedge and provides cover for wildlife
- Lustrous foliage with superior red color in the fall
- Abundance of large glossy fruit provides late season berries for birds
- Prolific flowers provide nectar in spring for early butterflies and pollinators
- Tolerant of a wide range of conditions including wet or poor soils

Homeowner Growing and Maintenance Tips

Easy to grow in well-drained soils with average moisture in full sun or part shade. Wide range of soil tolerance including boggy or dry soils. Best fruit production usually occurs in full sun. Remove root suckers if you don't want plants to spread into colonies.

Height

6-10 Feet

USDA Hardiness Zone 4-9

Spread

3-5 Feet

Native Range

Swamps and bogs, also drier thickets; Newfoundland to Florida along the coast, from New England west and south to Ohio and Kentucky down to Texas.

Native Trivia

Chokeberries aren't palatable to birds until they have been frosted multiple times, so the berries persist well into the season for you to enjoy.



Black chokeberry (*Aronia melanocarpa*)
(*Photinia melanocarpa*)

Black chokeberry is a medium-size shrub with multiple seasons of interest. Starting with showy clusters of white flowers in early summer, followed by dark purple fruits greatly appreciated by robins, this adaptable shrub closes the growing season with beautiful, wine red fall foliage. Black chokeberry is most effective when massed in the landscape and allowed to follow its natural tendency to spread by suckering.

Noteworthy Characteristics: Showy flowers; purple fruit that attracts birds; red fall color. U.S. native.

Care: Provide full sun to partial shade and most any soil. Best fruit production occurs in full sun.

Propagation: Root softwood cuttings in early summer, or sow seed in a seedbed in fall.

Problems: Nothing serious.

Overview

Height

3 ft. to 6 ft.

Spread

6 ft. to 10 ft.

Growth Habit

Spreads

Light

Full Sun to Part Shade

Moisture

Adaptable

Maintenance

Low

Characteristics

Attracts Song Birds,
Native,
Showy Fall Foliage,
Showy Fruit

Bloom Time

Early Summer,
Summer

Flower Color

White

Uses

Naturalizing,
Waterside

Style

Woodland Garden

Seasonal Interest

Summer Interest



***Rhus copallinum* L.**
Flameleaf sumac, Shining
sumac, Winged sumac

Winged sumac is a large, deciduous shrub or small tree, 20-35 ft. tall, with short, crooked trunks and open branching. Glossy, dark-green, pinnately compound leaves turn reddish-purple in the fall. Yellowish-green flowers are succeeded by drooping, pubescent, pyramidal fruit clusters which turn dull red and persist through winter. It is easily distinguishable from other sumacs by the winged leaf axis and watery sap. Often forms thickets.

Water Use: Low

Light Requirement: Sun

Soil Moisture: Dry

Soil Description: Rocky, poor soils.

Conditions Comments: Shining sumac is a very ornamental sumac. Because of its large, spreading habit, is not suited to small areas. Native sumacs are important wildlife plants, providing winter food for many upland gamebirds, songbirds, and large and small mammals. They are fast growing, generally pest and disease-free, and drought-tolerant. Colonies are often single-sexed, formed from a single, suckering parent. Only female plants produce berries, which are not as showy as those of *R. typhina* and *R. glabra*.

Use Ornamental: Winged Sumac is sometimes planted as an ornamental for its shiny leaves and showy fruit.

Use Wildlife: Winter food for many upland gamebirds, songbirds, and large and small mammals. Wildlife eat the fruit, and deer also browse the twigs.

Use Food: The sour fruit can be nibbled or made into a drink like lemonade.

Attracts: Birds



***Viburnum dentatum* L.**

Southern arrowwood

Caprifoliaceae (Honeysuckle Family)

A 6-8 ft. shrub, sometimes taller, with multiple, erect-arching stems in a loose, round habit. White, flat-topped flower clusters are followed by dark blue berries. Lustrous, dark-green foliage turns yellow to wine-red in fall. A shrub with downy twigs, coarsely toothed leaves, and flat-topped clusters of small, white flowers. Some botanists recognize two separate species for this highly variable plant, the other being northern Arrowwood (*V. recognitum*) with smooth twigs.



PLANT CHARACTERISTICS

Duration: Perennial

Habit: Shrub

Leaf Retention: Deciduous

Size Class: 6-12 ft.

Leaf Shape: Elliptic, Ovate

Fruit Type: Drupe

Size Notes: Many branched shrub to 10 feet.

Leaf Color: Shiny dark green above, pale below.

Autumn Foliage: yes

Flower Size: 2-4 inches across.

Fruit Length: 1/3 inch long.

Fruit Color: Black, Purple

BLOOM INFORMATION

Bloom Color: White

Bloom Time: May, Jun, Jul

Bloom Notes: Yellow stamens

DISTRIBUTION

Native Distribution: FL to e. TX, n., especially on the Coastal Plain to MA & OH

Native Habitat: Stream banks; moist woods

USDA Native Status: L48(N)

GROWING CONDITIONS

Light Requirement: Sun, Part Shade, Shade

Soil Moisture: Moist

Soil pH: Acidic (pH<6.8)

Soil Description: Dry to wet, acid soils and sands.

Conditions Comments: Flood, insect and disease tolerant. Suckers freely from base and transplants well. Most soil-adaptable of the viburnums. Pest free.

BENEFIT

Use Wildlife: Gamebirds, songbirds and small mammals.

Attracts Eastern Bluebird, Northern Flicker, Gray Catbird, and American Robin.

Conspicuous Flowers: yes

Attracts: Birds, Butterflies

Larval Host: Spring Azure

BUTTERFLIES AND MOTHS OF NORTH AMERICA (BAMONA)

Viburnum dentatum is a larval host and/or nectar source for:

Spring Azure

(*Celastrina "ladon"*)



Larval Host

Rose Mallow – *Hibiscus moscheutos*



Hibiscus moscheutos L.

Crimson-eyed rose-mallow, Crimoneyed rosemallow, Marshmallow hibiscus

Malvaceae (Mallow Family)

USDA Native Status: Native to U.S.

This is a 3-8 ft., shrubby perennial with numerous sturdy stems arising from a single crown. The large, heart-shaped leaves are grayish-green above and hairy-white below. The showy, five-petaled, creamy-white flowers have a conspicuous band of red or burgundy at their bases from which a tubular column of yellow stamens extends.

This strikingly showy species is often found along edges of salt marshes but is more common in upper-valley wetlands. Although a wetland species, the plants are drought tolerant once established.

GROWING CONDITIONS

Water Use: High

Light Requirement: Sun , Part Shade

Soil Moisture: Wet , Moist , Dry

CaCO₃ Tolerance: Medium

Soil Description: Moist, alkaline soil.

Conditions Comments: Clumps of Hibiscus start to grow late in the season and flower over a long period in late summer.

BENEFIT

Use Wildlife: Hummingbirds, Butterflies

Conspicuous Flowers: yes

Panicum virgatum - Switchgrass

General Culture: Easily grown in average, medium to wet soils in full sun to part shade. Tolerates wide range of soils, including dry ones, but prefers moist, sandy or clay soils. Tends to flop in rich soils. Generally best in full sun. Will grow in part shade, but begins to lose its columnar form in too much shade, growing more openly and possibly falling over. Grows primarily in clumps, but may naturalize by rhizomes as well as self-seeding to form sizable colonies. Cut back clumps to the ground in late winter to early spring. May be grown from seed.

Noteworthy Characteristics: It occurs in both wet and dry soils in prairies and open woods, gravel bars and stream banks and along railroad tracks. Switch grass is generally noted for its stiff, columnar form, and typically retains its vertical shape throughout the growing season. It is a clump-forming, warm season grass which typically grows to 3' tall. When in flower, flower panicles may bring total plant height to 6'. Features medium green leaves which turn yellow (sometimes with orange tints) in autumn, fading to tan-beige in winter. Foliage clump is topped in mid-summer by finely-textured, pink-tinged, branched flower panicles which hover over the foliage like an airy cloud. Panicles turn beige as the seeds mature in fall with the seed plumes persisting well into winter. Seeds are a food source for birds in winter.

Problems: No serious insect or disease problems. May naturalize but is not invasive.

Uses: Accent, group or mass. Also effective as a screen. Perennial borders, wild gardens, native plant gardens, prairies, meadows or naturalized areas. Also appropriate for water gardens and bog gardens. Provides seed, cover and nesting material for birds. Larval host for Banded Skipper and Satyr Butterflies.



Carolina Satyr



Silver Spotted Skipper



'Heavy Metal'



Panicum 'Dallas Blues'



'Shenandoah'



'North Wind'



'Cloud Nine'



Juniperus virginiana 'Blue Arrow'

Red Cedar

Outstanding blue-green foliage along with an incredibly easy to grow nature makes this narrow, upright Juniper stand out in the landscape. 'Blue Arrow' is drought and deer resistant and can easily tolerate seashore and roadside salt conditions. Fall berries are sought after by native songbirds.

Benefits

- Superb blue-green foliage color
- Narrow, upright form is perfect for narrow spots
- Group plantings provide great hedging
- Native songbirds love its fall berries
- Deer resistant, while providing great cover
- Drought resistant once established

Height

12-15 Feet

Spread

18-24 Inches

USDA Hardiness Zone 3-9

Native Range

Old fields, pastures, roadsides, balds, and margins of swamps from Maine south to Florida and west to the Dakotas and Texas

Exposure

- Filtered Shade
- Sun

Uses

- Accent
- Drought tolerant
- Edging
- Evergreen
- Hedge, screen
- Salt tolerant

Critter Resistance

- Deer Resistant

Habitat Collection

- Songbird

Vaccinium corymbosum - Highbush blueberry



Hardiness Zones: 3-8

Habit: Deciduous

Exposure: Sun to partial shade; moist well drained soil

Height: 6 to 12'

Flower/Fruit: White flowers in early spring; blue black fruit

Comments: Brilliant red fall foliage; fruit attracts birds and squirrels; upright, multistemmed shrub; slow grower

Cultivars: Numerous cultivars; plant more than one variety for pollination

This blueberry species is a 6-12 ft. high and wide, deciduous shrub with numerous upright stems and twiggy branches forming a rounded, compact outline. Reddish-green spring leaves turn blue-green in summer and red, yellow, orange and purple in fall. White or pink, bell-shaped flowers in drooping clusters are followed by edible, blue fruit. A multi-stemmed shrub with green, or often red, twigs and terminal clusters of small, urn-shaped white flowers.

Our cultivated blueberries have been derived from the tall-growing shrub. It is often found in wet areas, but closely related growths occur in dry sites. These plants are very important to wildlife: their berries are relished by songbirds, game birds, bear, and small mammals; the twigs and foliage are eaten by deer and rabbits. Because of their food value and spectacular red fall foliage, these shrubs are excellent for naturalized landscaping.

Prunus maritima

Beach Plum



Ruggedly handsome, this plant's rounded form and deep green foliage features abundant small white blossoms in mid spring and 1" diameter plum-like fruit in summer to please native insects, birds and humans equally! It's perfect grouped to create a habitat rich thicket!

Benefits

- Tolerates salt, rocky soil and even drought!
- Birds flock to nest in its branches
- Easy to grow, low maintenance
- Attractive fruit is prized by birds and humans
- Brilliant fire engine red fall foliage
- Blooms impressively alone or in groups

Homeowner Growing and Maintenance Tips

Jams and jellies have been made from the plums of this New England native for centuries. Cape Cod is most famous for this delicacy but all areas of the northeastern seaboard share this heritage.

Height

6-7 Feet

USDA Hardiness Zone 3-6

Spread

6-7 Feet

Native Range

Secondary sand dunes from New Brunswick to Maine and south to Virginia.

Chasmanthium latifolium

Northern Sea Oats



Drooping seed heads hang in clusters from slightly arching stems topping an upright clump of bamboo-like foliage. Green leaves turn copper in fall and the seed heads emerge green but turn purplish bronze by late summer then dry to a straw color. The more water it receives, the more tolerant it will be of intense sun, but it still prefers shade. Clumping grasses like this provide nest sites and winter cover for quail, sparrows and other wildlife. They also provide fall and winter seeds for a number of birds including cardinals, towhees, juncos, sparrows and finches.

Benefits

- Larval host for: Pepper & salt skipper, Bells roadside skipper and Bronzed roadside skipper
- Provides nesting sites, protective cover and food for birds

- Use foliage and flower in fresh or dried arrangements
- Seeds eaten by small mammals and granivorous birds
- Seed stalks are decorative in dried arrangements
- Good winter interest, very hardy
- Deer resistant

Homeowner Growing and Maintenance Tips

Easy to grow in full sun to part shade. Tolerates shade. Plant in dry to moist, well-drained soil. Surprisingly drought tolerant. Will self-seed. Leave foliage in place over winter for winter interest and to provide homes for over-wintering critters. This also helps protect crowns from the cold. Cut back to the ground in early spring before new growth begins.

Height

3 Feet

Spread

1-3 Feet

USDA Hardiness Zone 5-8

Native Range

Woods, thickets and bottomland; New Jersey to Illinois to Kansas south to Texas and Florida.

Native Trivia

Northern sea oats is one of the few native grasses that grows well in shade. You can plant it in the border, shade garden, naturalized areas, along streams or on the edge of a water garden. It also grows well in large containers.



Amelanchier canadensis

Shadblow

Serviceberry is one of the first native trees to bloom each spring. Showy, fragrant white flowers bloom even before the leaves appear. The nectar attracts butterflies and other pollinators. Flowers give rise to purple-black berries relished by both songbirds and people. Flavorful berries can be used in jams, jellies and pies. The colorful fall foliage is a blend of orange, gold, red and green.

Benefits

- Blooms early, even before the leaves appear

Height

25-30 Feet

USDA Hardiness Zone 4-8

Native Range

Within 200 miles of the Atlantic Coast from Newfoundland to Mississippi.

Native Trivia

Researchers have documented at least 26 different types of wildlife that feed on this plant. It is especially popular with songbirds starting in June when the fruit reaches maturity.

- Nectar attracts butterflies and other pollinators
- Provides berries for robins, bluebirds and other birds
- Handsome landscape plant that grows well in moist soil
- Great fall color

Homeowner Growing and Maintenance Tips

Easy to grow in full sun or part shade. Adaptable, but performs best in moist, well-drained soil. Root suckers are common and if not removed, will result in a shrubby growth habit for the plant. You can remove the shoots and grow as a single stemmed tree.

Spread

15-20 Feet

Diospyros virginiana L.

Common persimmon, Eastern persimmon

Ebenaceae (Ebony Family)

USDA Symbol: DIVI5

USDA Native Status: Native to U.S.



In old fields, common persimmon is a low, shrubby tree, 15 ft. tall. In rich, moist soil the species becomes a large tree, up to 100 ft. tall, with a spreading crown and pendulous branches. Bell-shaped, yellow flowers are hidden by half-grown leaves. Large, oval, mature leaves usually become yellow-green in fall. The large, orange, edible fruit attracts wildlife. On old trunks the bark is thick and dark-gray to almost black and broken into scaly, squarish blocks. Common persimmon is deciduous. Best-known by its sweet, orange fruit in autumn. When ripe, the sweet fruit of Persimmon somewhat recalls the flavor of dates. Immature fruit contains tannin and is strongly astringent. Persimmons are consumed fresh and are used to make puddings, cakes, and beverages. American Indians made persimmon bread and stored the dried fruit like prunes. Opossums, raccoons, skunks, deer, and birds also feed upon the fruit. Principal uses of the wood are for golf-club heads, shuttles for textile weaving, and furniture veneer. The word persimmon is of Algonquian origin, while the genus name *Diospyros*, from the Greek, means fruit of the god Zeus.

Water Use: Medium

Light Requirement: Part Shade

Soil Moisture: Dry

Soil Description: Variable, growing best in moist, rich soil. Sandy, Sandy Loam, Medium Loam, Clay Loam, Clay, Acid-based, Calcareous.

Conditions Comments: This tree is valued for its fruit and attraction to wildlife. Two trees are necessary for the production of fruit. (Note: Self fertile varieties are commercially available.)Fruit is not edible until exposed to frost or consistent low temperatures. Persimmon is adaptable to varying pH and soil moisture regimes and is usually free of disease or insect problems. Because of a deep root system, successful underplanting is possible.

Use Ornamental: Aromatic, Understory tree, Accent tree or shrub, Erosion control, Fall conspicuous

Use Wildlife: The fruit attracts a variety of wildlife. Fruit-birds, Fruit-mammals, Browse

Attracts: Birds

Diospyros virginiana is a larval host and/or nectar source for:

Luna moth

(*Actias luna*)



Scientific Name
Chionanthus virginicus

NC STATE UNIVERSITY

Common Name
Fringe tree; Old man's beard

Trees
Plant Fact Sheets
Consumer Hort

- ▶ **Hardiness Zones:** 3-9
- ▶ **Habit:** Deciduous
- ▶ **Growth Rate:** Slow to moderate
- ▶ **Site Requirements:** Sun to partial shade; prefers moist, well drained soil
- ▶ **Texture:** Medium to coarse
- ▶ **Form:** Spreading, open crown; variable shape between seedlings; often multistemmed
- ▶ **Height:** 12 to 20'
- ▶ **Width:** 12 to 20'
- ▶ **Leaf:** 3 to 8" opposite, simple leaf; yellowish green to brown fall color; not especially showy
- ▶ **Flower/Fruit:** Panicles of creamy white fragrant flowers suspended from branches in May; male flowers are more showy; females have dark blue fruit in fall
- ▶ **Comments:** Native; large shrub to small tree; adaptable; fruit attracts birds; tolerant to air pollution; flowers at an early age
- ▶ **Cultivars:** Spring Fleecing – male selection



Scientific Name

Magnolia virginiana

NC STATE UNIVERSITY

Common Name

Sweetbay magnolia; Swamp magnolia

Trees

Plant Fact Sheets

Consumer Hort

- ▶ **Hardiness Zones:** 5-9
- ▶ **Habit:** Evergreen to semi-evergreen
- ▶ **Growth Rate:** Moderate to rapid
- ▶ **Site Requirements:** Sun to partial shade; moist to wet soil; salt tolerant
- ▶ **Texture:** Medium
- ▶ **Form:** Conical narrow, rounded crown; multistemmed; upright spreading habit
- ▶ **Height:** 10 to 60'
- ▶ **Width:** 10 to 20'
- ▶ **Leaf:** 3 to 5" light gray green foliage; underside of leaf is blue-white to silvery
- ▶ **Flower/Fruit:** 2 to 3" creamy white flowers with lemon scent from late spring to late summer; bright red seeds
- ▶ **Comments:** Native; often multi-trunk; smooth bark; shallow roots; aromatic spicy leaves and twigs; fruit attracts birds; larval food for swallowtails





Nyssa sylvatica

Black Tupelo, Black Gum, or Sour Gum

Form - large shade tree

maturing at 40' tall by 30' wide under urban conditions, but double that in the wild

upright pyramidal growth habit in youth, becoming upright oval, upright horizontal, or spreading with age (often quite unpredictable in the growth habit of an individual tree)

slow growth rate under urban conditions, but medium growth rate in native sites

Culture - full sun to partial sun (partial shade tolerant in youth)

performs best in evenly moist, deep, acidic soils in full sun, but is somewhat adaptable to either wet or dry soils

Tupelo Family, with occasional leaf spot being the most common cosmetic disease; in general, no disease or pest problems of significance

alkaline pH soils should be avoided, as they cause slow growth, foliage chlorosis, and eventual decline or demise of the tree

the deep taproot system makes ball and burlap transplanting somewhat risky except on very young trees, and therefore container-grown saplings are becoming more popular

Black Tupelo is somewhat sensitive to being transplanted in Autumn, and care should be taken to amend the soil, fertilize, water thoroughly, mulch adequately, and avoid

ID Summary - leaves are elliptical to obovate, very shiny, on terminal or spur shoots, and with a spectacular mix of red, orange, yellow, and green fall colors

brown or gray mature bark is moderately ornamental, having a blocky, thick composition that slowly gives way to a platy appearance

growth habit may be pyramidal in youth, but becomes upright oval, spreading, or irregular with age, sometimes with a rounded or horizontal crown

many trees have copious bluish-black small fruits in Autumn, prized by birds and squirrels

Winter salt spray, to enhance survival chances during the first Winter

Function - specimen, focal point, or shade tree

Assets - consistently spectacular fall color

fruits attract wildlife (for those trees that have fruits)

wet site or dry site tolerant

blocky ornamental mature bark

some trees have picturesque horizontal branching and a flat-topped crown with age

Liabilities - fruit litter and associated bird droppings (for those trees that have fruits)

slow growth rate in most urban situations

irregular growth habit for some individual trees

Purpose - Black Tupelo is a native shade tree that is underutilized in landscapes, and is primarily known for its spectacular fall colors.

Summary - *Nyssa sylvatica* is known as a shade tree with shining dark green Summer foliage, excellent fall color, abundant fruits (on appropriate flowering forms) that attract wildlife, and a picturesque growth habit with blocky ornamental bark at maturity.

Scientific Name

Taxodium distichum

NC STATE UNIVERSITY

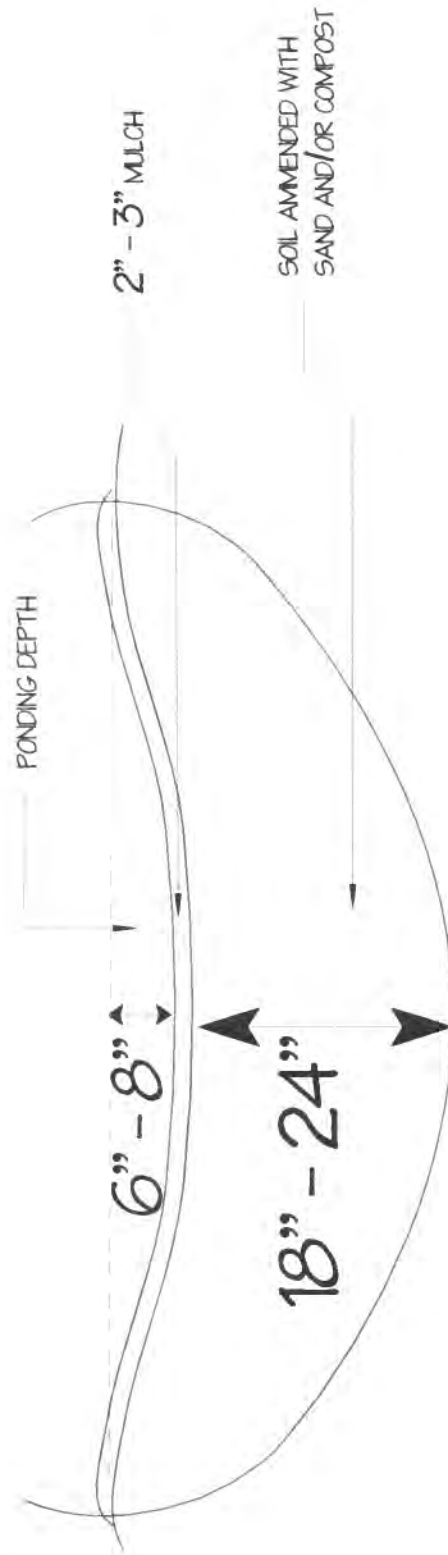
Common Name

Bald cypress

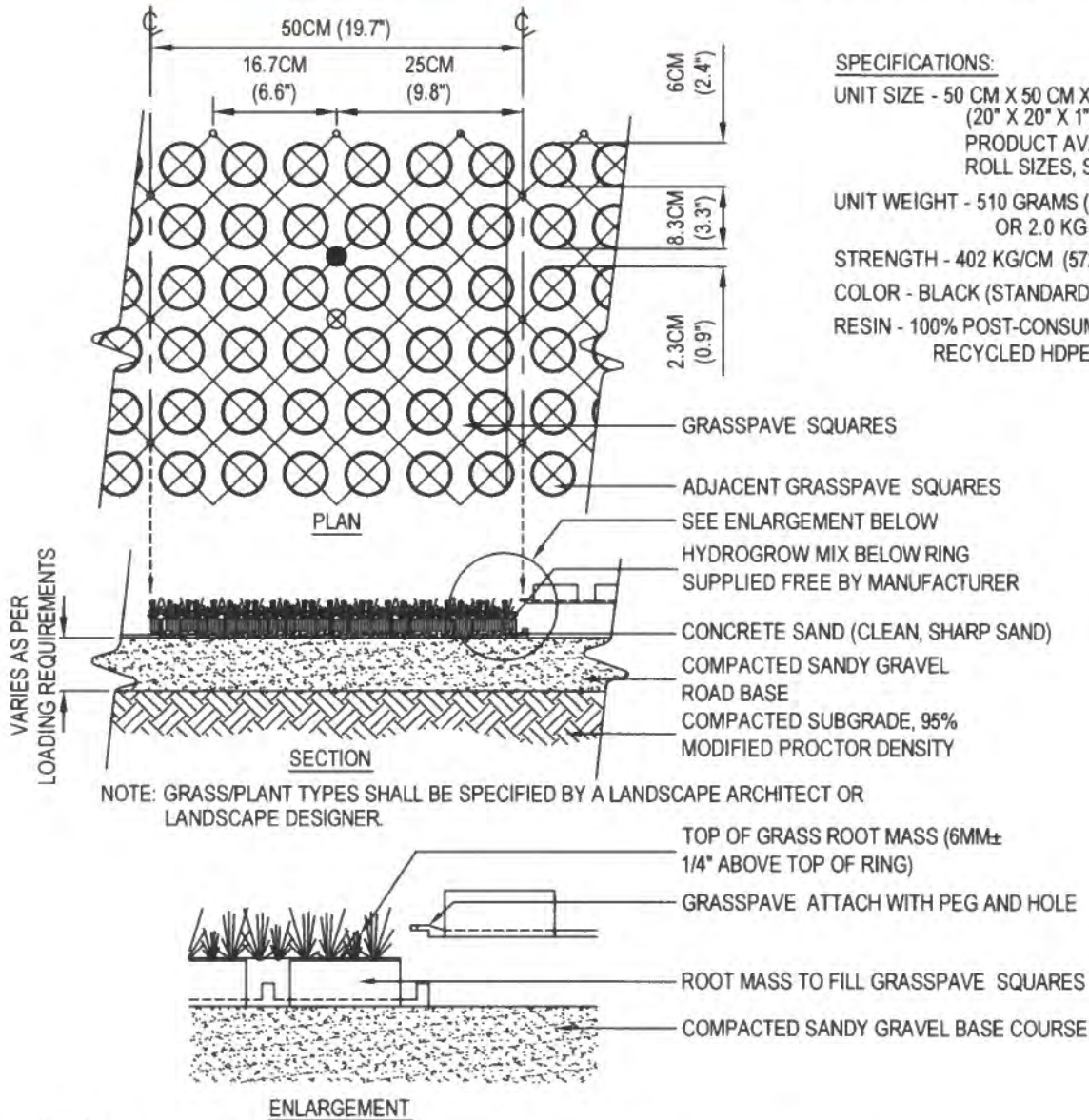
Trees**Plant Fact Sheets****Consumer Hort**

- ▶ **Hardiness Zones:** 4-9
- ▶ **Habit:** Deciduous
- ▶ **Growth Rate:** Moderate
- ▶ **Site Requirements:** Sun; grows in variety of soils (wet, dry, compacted)
- ▶ **Texture:** Fine
- ▶ **Form:** Pyramidal when young; horizontal branches
- ▶ **Height:** 50 to 100'
- ▶ **Width:** 20 to 30'
- ▶ **Leaf:** Small leaves spirally around stem; sage green in summer; russet, soft brown to orangish brown fall color
- ▶ **Flower/Fruit:** 1 to 2" cones
- ▶ **Comments:** Native; good street tree; light shade; easy fall cleanup; reddish brown, fibrous bark; cypress knees produced when grown in or near water; large taproot; heat, drought tolerant; seeds eaten by birds

**Additional Images**



RAIN GARDEN DETAIL



SPECIFICATIONS:

UNIT SIZE - 50 CM X 50 CM X 2.5 CM
(20" X 20" X 1")

PRODUCT AVAILABLE IN 9 PRODUCT
ROLL SIZES, SEE ROLL SIZES

UNIT WEIGHT - 510 GRAMS (18 OZ)
OR 2.0 KG (4.5 POUNDS)

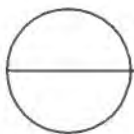
STRENGTH - 402 KG/CM (5720 PSI)

COLOR - BLACK (STANDARD)

RESIN - 100% POST-CONSUMER
RECYCLED HDPE/LDPE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 112-002.



GRASSPAVE²

DETAIL-TYPICAL

Appendix B – Dock Construction



COMMONWEALTH of VIRGINIA

Marine Resources Commission

Douglas W. Domenech
Secretary of Natural Resources

2600 Washington Avenue
Third Floor
Newport News, Virginia 23607

Jack G. Travelstead
Commissioner

July 30, 2013

Middle Peninsula Chesapeake Bay Public Access Authority
Attn: Mr. Lewis L. Lawrence
c/o Gloucester Rowing Association
Attn: Mr. Chris Hutson
7479 Lafayette Heights Drive
Gloucester, Virginia 23062

Re: VMRC #13-0419
(Revision)

Dear Mr. Lawrence:

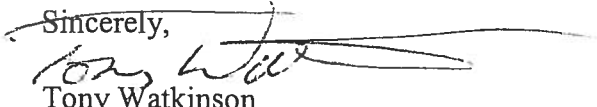
In accordance with your revised drawings dated received July 23, 2013, this is to authorize a modification to your above referenced permit that was originally issued by the Marine Resources Commission on April 26, 2013. The original permit authorized the construction of 9.5-foot wide modular floating pier extending 100 feet channelward of mean low water for use by the Gloucester Rowing Association adjacent to property owned by the Middle Peninsula Chesapeake Bay Public Access Authority situated along the Severn River at 9524 Whittaker Drive in Gloucester County.

This modification authorizes the relocation of the pier 15 feet further east to a location 60 feet from the existing pier. Additionally, the modification authorizes the construction of a 32-foot by 8-foot section of open-pile pier and a gangway to connect to the floating pier section. The entire pier structure is now designed to extend a total of 112 feet channelward of mean low water. All other terms and conditions of the permit remain unchanged.

Please attach this letter and the revised drawings dated received July 23, 2013, to your previously issued permit as evidence of the authorization contained herein.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. Robert Neikirk of my staff.

Sincerely,


Tony Watkinson

Chief, Habitat Management

TW/rcn:and
HM

cc: Gloucester County Wetlands Board
Applicant *An Agency of the Natural Resources Secretariat*

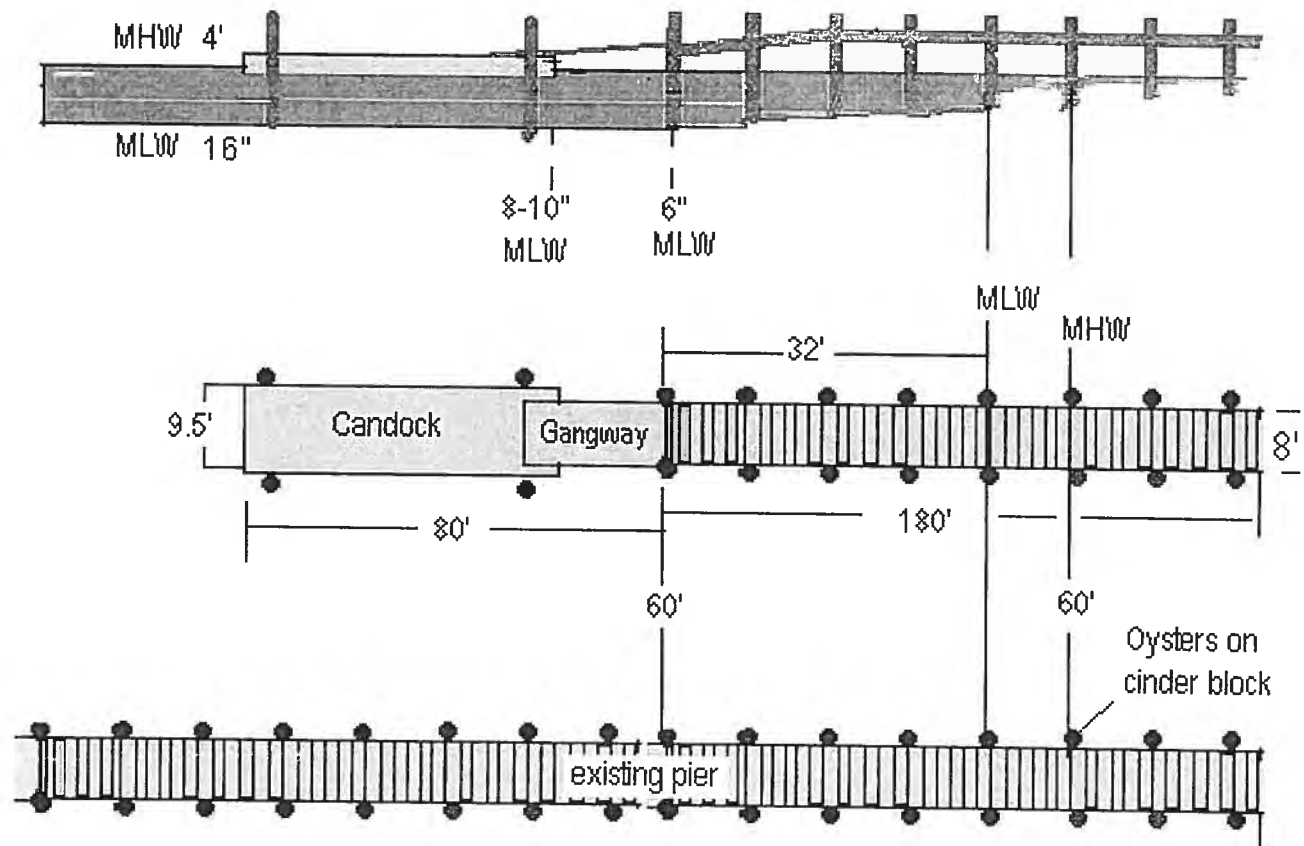
www.mrc.virginia.gov

37

Mobjack Contracting Corporation

June 24th, 2013

Proposed
Launch Pier



NOT TO SCALE

RECEIVED

By Virginia Marine Resources Commission at 8:11 am, Jul 23, 2013

Add'l Info/Revisions



Reply to
Attention of

DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1096

NOVEMBER 14, 2013

Northern Virginia Regulatory Section
NAO-2013-00558 (Severn River)

Lewis L. Lawrence
Middle Peninsula Chesapeake Bay Public Access Authority
P.O. Box 286
Saluda, Virginia

Dear Mr. Lawrence:

This correspondence is in reference to the Department of the Army application (NAO-2013-0558/ VMRC#13-V0419) you have submitted to construct an eight foot wide open pile pier structure with an attached gangway and 9.5 foot wide floating platform. Maximum encroachment channelward of mean high water will be 120 feet. All work will be performed at 9524 Whittaker Drive in Gloucester County, Virginia. Your proposed project as described above and depicted on the attached drawings entitled "Proposed Launch Pier" prepared by Mobjack Contracting Corporation, dated June 24, 2013, and stamped as received by our office on July 23, 2013, satisfies the terms and conditions of Norfolk District's Regional Permit 18 (13-RP-18). Provided that you follow the general and special conditions of 13-RP-18 as well as any additional conditions that have been included below, no further authorization will be required from the Corps.

Special Conditions:

1. The fixed section of pier, where it crosses vegetated wetlands, will be constructed in a manner to ensure the decking is at least four (4) feet above the wetland substrate.

The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

Enclosed is a "compliance certification" form, which must be signed and returned within 30 days of completion of the project. Your signature on this form certifies that you have completed the work in accordance with the regional permit terms and conditions.

Activities authorized under this RP must be completed by August 14, 2018. If this RP is reissued at that time, and if this work has not been started or completed, but the project continues to meet the terms and conditions of the revalidated RP, then the project will continue to be authorized. The Corps will issue a special public notice announcing any

changes to the Regional Permits when they occur; however, it is incumbent upon you to remain informed of changes to the RPs. Activities which have commenced (i.e., are under construction) or are under contract to commence in reliance upon this RP that do not meet the terms and conditions of the revalidated RP will remain authorized provided the activity is completed within twelve months of the date of this RP's expiration (i.e. August 14, 2019), unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR Part 325.7(a-e). If work cannot be completed by August 14, 2019, you must reapply for separate permit authorization in order to meet current permit criteria.

The State Water Control Board provided an unconditional §401 Water Quality Certification for this RP. Therefore, the activities that qualify for this RP meet the requirements of Department of Environmental Quality's (DEQ) Virginia Water Protection Permit Regulation, provided that the permittee abides by the conditions of this RP. You will not be required to obtain a separate 401 Water Quality Certification from DEQ. However, a permit may be required from the Virginia Marine Resources Commission and/or your local wetlands board. Please note that you should obtain all required State and local authorizations before you proceed with the project. This authorization does not relieve your responsibility to comply with local requirements pursuant to the Chesapeake Bay Preservation Act (CBPA), nor does it supersede local government authority and responsibilities pursuant to the Act. You should contact your local government before you begin work to find out how the CBPA applies to your project. Pursuant to the Coastal Zone Management Act (CZMA) of 1972, the Virginia Department of Environmental Quality Virginia Coastal Zone Management Program (VCP) completed its review of the Federal Consistency Determination (FCD) for this RP on May 10, 2013 and provided concurrence that this RP is consistent with the VCP. Therefore, no further coordination with the VCP is required. Authorizations under this RP do not supersede state or local government authority or responsibilities pursuant to any State or local laws or regulations.

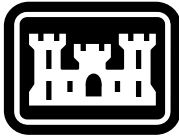
If you have any questions and/or concerns about this permit authorization, please contact me at (757) 201-7327 or via email at keith.r.goodwin@usace.army.mil.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith R. Goodwin". The signature is fluid and cursive, with the first name "Keith" being the most prominent.

Keith R. Goodwin
Environmental Scientist
Northern Virginia Regulatory Section

Enclosures



U.S. Army Corps
Of Engineers
Norfolk District

**CERTIFICATE OF COMPLIANCE
WITH
ARMY CORPS OF ENGINEERS PERMIT**

Permit Number: NAO-2013-00558
VMRC Number: 13-V0419

Corps Contact: Keith R. Goodwin

Name of Permittee: Middle Peninsula Chesapeake Bay Public Access Authority

Date of Issuance: November 14, 2013

Permit Type: Regional Permit 18

Within 30 days of completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

US Army Corps of Engineers - Norfolk District
CENAO-WR-R
Attn: Keith Goodwin
803 Front Street
Norfolk, VA 23510-1096

Or scan and send via email to keith.r.goodwin@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of the said permit, and required mitigation has been completed in accordance with the permit conditions.

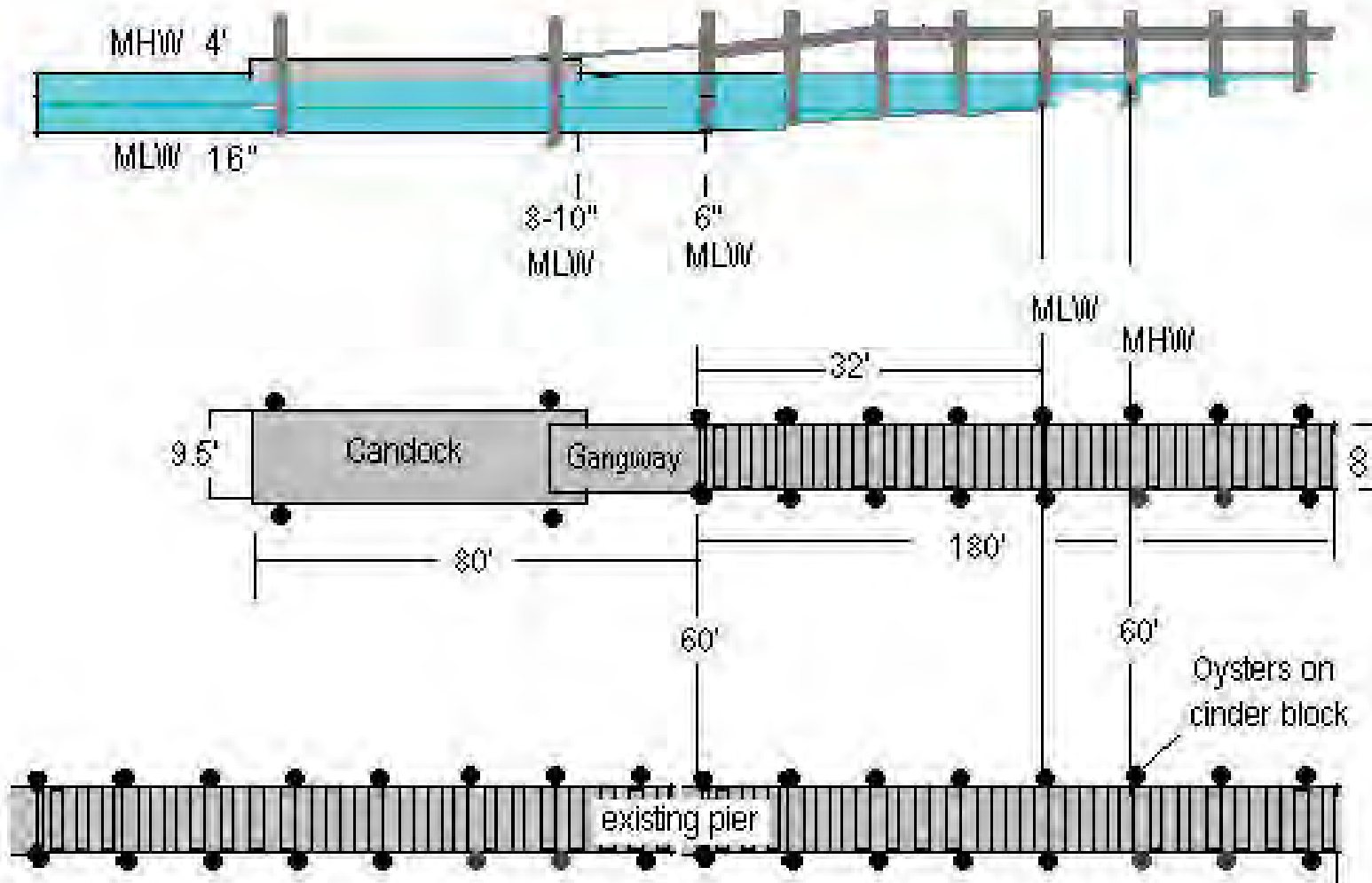
Signature of Permittee

Date

Mobjack Contracting Corporation

June 24th, 2013

Proposed
Launch Pier



NOT TO SCALE

U.S. Army Corps of Engineers
Norfolk District
Regulatory Branch
Received by KRG
Date: July 23, 2013

RECEIVED

By Virginia Marine Resources Commission at 8:11 am, Jul 23, 2013

Add'l Info/Revisions

Molly Joseph Ward
Secretary of Natural Resources

Clyde E. Cristman
Director



Joe Elton
Deputy Director of Operations

Rochelle Altholz
Deputy Director of Administration
and Finance

COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

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

October 16, 2014

Harrison Bresee
Middle Peninsula Planning District commission
P.O. Box 286125 Bowden Street
Sahuda, VA 23149

Re: Pt. Sinclair New Dock and Landscaping, Gloucester County

Dear Mr. Bresee:

The Department of Conservation and Recreation's Division of Natural Heritage (DCR) has searched its Biotics Data System for occurrences of natural heritage resources from the area outlined on the submitted map. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

Biotics documents the presence of natural heritage resources within two miles of the project area. However, due to the scope of the activity and the distance to the resources, we do not anticipate that this project will adversely impact these natural heritage resources.

DCR supports the use of native plants found in the *Native Plants for Conservation and Landscaping: Virginia Coastal Plain* available at http://www.dcr.virginia.gov/natural_heritage/documents/cp_nat_plants.pdf and incorporation of songbird habitat.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the DCR, DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

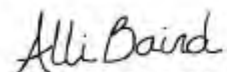
There are no State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

New and updated information is continually added to Biotics. Please re-submit project information and map for an update on this natural heritage information if the scope of the project changes and/or six months has passed before it is utilized.

The Virginia Department of Game and Inland Fisheries (VDGIF) maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters that may contain information not documented in this letter. Their database may be accessed from <http://vafwis.org/fwis/> or contact Gladys Cason (804-367-0909 or Gladys.Cason@dgif.virginia.gov).

Should you have any questions or concerns, feel free to contact me at 804-692-0984. Thank you for the opportunity to comment on this project.

Sincerely,

A handwritten signature in cursive script that reads "Alli Baird".

Alli Baird, LA, ASLA
Coastal Zone Locality Liaison

From: [Kirchen, Roger \(DHR\)](#)
To: [Harrison Bresee](#)
Subject: Lands End/Cpt. Sinclair Recreation Area (DHR File No. 2014-3617) | e-Mail #00960
Date: Tuesday, September 30, 2014 11:38:02 AM

Dear Mr. Bresee,

Thank you for requesting comments from the Department of Historic Resources on the referenced project. Based upon the documentation provided, it is our opinion that the historic properties within the Area of Potential Effects will not be adversely affected by the proposed undertaking.

Implementation of the undertaking in accordance with the finding of No Adverse Effect as documented fulfills the Federal agency's responsibilities under Section 106 of the National Historic Preservation Act. If for any reason the undertaking is not or cannot be conducted as proposed in the finding, consultation under Section 106 must be reopened.

If you have any questions or if we may provide any further assistance at this time, please do not hesitate to contact me.

Sincerely,

Roger W. Kirchen, Director
Division of Review and Compliance
Phone: (804) 482-6091
Roger.Kirchen@dhr.virginia.gov

Appendix C – Match Property Deed Recordation

Prepared by and return to:

R. Lee Stephens Jr. (VSB # 27822)
 Lee Stephens Law, PLC
 Post Office Box 70
 Irvington, Virginia 22480

Title Insurer: Fidelity National Title Insurance Company

Tax Map Parcel Nos.: 36-14-3, 36-14-4

*This deed is exempt from recordation taxes pursuant to
 §58.1-811D of the Code of Virginia (1950), as amended*

THIS DEED OF GIFT, made and entered into this 9 day of April 2015, by and between the MIDDLE PENINSULA LAND TRUST, a Virginia nonstock corporation ("Grantor"); and the MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY, a public body, ("MPPAA" to be indexed as the grantee), whose address is Post Office Box 286, Saluda, Virginia 23149.

WHEREAS the MPPAA is a body politic formed by the General Assembly pursuant to Code of Virginia (1950), as amended, §§ 15.2-6600 *et seq.* The mission of the MPPAA is to ensure that waterfront property remain available to the citizens of the Middle Peninsula, including the County of Mathews.

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby give, grant, and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE to the MPPAA, the following described real estate, with improvements thereon and appurtenances thereunto appertaining, all that certain tract or parcel of land located in Mathews County, Virginia, containing 5.05 acres, more or less, and more particularly described as follows *to-wit*:

ALL those two (2) certain lots of land, together with the appurtenances thereunto belonging, including all easements of right-of-way and riparian rights, situate, lying and being in the Chesapeake Magisterial District of Mathews County, Virginia, containing in the aggregate 5.05 acres and bounded and described as follows: On the North by the land of Jay E. and Bonnie D. Kerney; East by a private road or lane leading to State Highway Route No. 609; South by the land of Elizabeth B. Hudgins and Georgie H. Skyles; and West by the waters of Winter Harbor, and being more fully described as Parcels 3 and 4 as is shown and set forth on the plat of survey made by C.F. Dawson, Certified Land Surveyor (for Dawson & Phillips, P.C.), dated November 19, 1984, and recorded in the Clerk's Office of the Circuit Court of Mathews County, Virginia, in Plat Book 12, page 137.

BEING the property conveyed by Deed of Gift dated October 10, 2000 from The Nature Conservancy, a District of Columbia non-profit corporation, to Middle Peninsula Land Trust, a Virginia non-profit corporation, recorded in the aforementioned Clerk's Office in Deed Book 244 at Page 658.

TOGETHER WITH all of Grantor's rights, as granted, in the above referenced deed to Grantor, in an easement of right-of-way for purposes of ingress and egress from said land over and across a certain private road running from the land herein conveyed to State Highway Route 609.

This conveyance is made expressly subject to reservations, restrictions, conditions, rights-of-way, and easements contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property conveyed herein that have not expired by limitation of time contained therein or have not otherwise become effective, and to all matters visible upon inspection.

The real property value of this property, Tax Map Reference Nos. 36-14-3 and 36-14-4, , determined and set by § 58.1-3201 of the Code of Virginia (1950), as amended, have been used as match for Federal financial assistance award NA14NOS4190141 through the Virginia Coastal Zone Management 306A Program. The land must be retained for conservation purposes and the purposes for which it was entered into the Virginia Coastal Zone Management 306A program. The MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY shall not dispose of, encumber its title or other interest in this property, or convert it to other uses without notifying NOAA or its successor agencies. The MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY is responsible for monitoring and managing of the property and shall not dispose of the property or modify the terms without notifying NOAA or its successor agencies.

(Signature page to follow)

WITNESS the following signatures and seals:

MIDDLE PENINSULA LAND TRUST,
a Virginia nonstock corporation

By: Neal J. Barber (SEAL)
Neal J. Barber, President



COMMONWEALTH OF VIRGINIA

COUNTY OF Middlesex, to-wit:

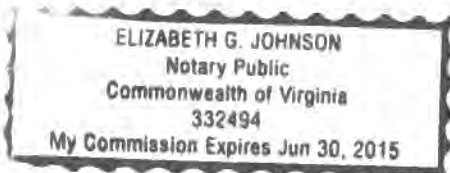
The foregoing instrument was acknowledged before me this 30th day of April 2015, by Neal J. Barber, President of the Middle Peninsula Land Trust, a Virginia nonstock corporation.

Ethel M. Burke
Notary Public

My commission expires: June 30, 2016 (Notary Seal)

Registration Number: 7522876

Accepted:



MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS
AUTHORITY, a public body

Melinda Moran (SEAL)
By: Melinda Moran
Its: Chairman, Board of Directors

COMMONWEALTH OF VIRGINIA

COUNTY OF Gloucester, to-wit:

The foregoing instrument was acknowledged before me this 30th day of April 2015 by Melinda Moran as Chairman of the Board of Directors of the Middle Peninsula Chesapeake Bay Public Access Authority, a public body, on behalf of the authority.

Elizabeth G. Johnson
Notary Public

My commission expires: June 30, 2015 (Notary Seal)

Registration Number: _____

INSTRUMENT #150000572
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF MATHEWS ON
MAY 14, 2012 AT 11:58AM
Angela Ingram
ANGELA C. INGRAM, CLERK
RECORDED BY: ACI



OFFICIAL RECEIPT
COUNTY OF MATHEWS CIRCUIT COURT
DEED RECEIPT

DATE: 05/14/15 TIME: 11:58:07 ACCOUNT: 115CLR150000572 RECEIPT: 15000001289
CASHIER: ACI REG: MX05 TYPE: DG PAYMENT: FULL PAYMENT
INSTRUMENT : 150000572 BOOK: PAGE: RECORDED: 05/14/15 AT 11:58
GRANTOR: MIDDLE PENINSULA LAND TRUST EX: N LOC: CO
GRANTEE: MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS EX: N PCT: 100%
AND ADDRESS : P.O. BOX 286 SALUDA, VA. 23149
RECEIVED OF : MPCBPAA DATE OF DEED: 04/08/15
CHECK: \$23.00
DESCRIPTION 1: 5.05 ACRES CHESAPEAKE PAGES: 0 OP: 0
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP: 36 14 3
PIN:
301 DEEDS 14.50 145 VSLF 1.50
212 TRANSFER FEES 1.00 106 TECHNOLOGY TRST FND 5.00
035 VOF FEE 1.00
TENDERED : 23.00
AMOUNT PAID: 23.00
CHANGE AMT : .00

CLERK OF COURT: ANGELA C. INGRAM

PAYOR'S COPY
RECEIPT COPY 1 OF 2

15 0571



Prepared by and return to:
R. Lee Stephens Jr. (VSB # 27822)
Lee Stephens Law, PLC
Post Office Box 70
Irvington, Virginia 22480

Title Insurer: Fidelity National Title Insurance Company

Tax Map Reference Nos. 31-A-116B, 31-A-200

*This deed is exempt from recordation taxes pursuant to
§58.1-811D of the Code of Virginia (1950), as amended*

THIS DEED OF GIFT, made and entered into this 8 day of April 2015, by and between the MIDDLE PENINSULA LAND TRUST, a Virginia nonstock corporation ("Grantor"); and the MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY, a public body, ("MPPAA" to be indexed as the grantee), whose address is Post Office Box 286, Saluda, Virginia 23149.

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WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby give, grant, and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE to the MPPAA, the following described real estate, with improvements thereon and appurtenances thereunto appertaining, *to-wit*:

Parcel 1:

All that certain piece, parcel or tract of land, together with the improvements thereon and the appurtenances thereunto belonging, situated, lying and being in the Chesapeake Magisterial District of Mathews County, VA, containing eighteen (18) acres, more or less, and bounded as follows: On the North by the land now or formerly of William H. Ferguson, Jr.; on the East by the land now or formerly of R. Wayne and Frances L. Nunnally and the land now or formerly of C. Claiborne Miller, the boundary line between the land herein conveyed and the land now or formerly of R. Wayne and Frances L. Nunnally being the center of a high ditch bank running between two parallel ditches bisecting the land; on the South by the land now or formerly of C. Claiborne Miller, State Highway Route No. 609, and the land now or formerly of James Carlton Diggs; and on the West by the land now or formerly of James Carlton Diggs and the land now or formerly of William H. Ferguson, Jr.

Parcel 2:

ALL that certain piece, parcel or lot of land, together with the improvements thereon and the appurtenances thereto belonging, situate, lying and being in the Chesapeake Magisterial District of Mathews County, VA, containing three (3) acres, more or less, the property being conveyed in gross and not by the acre, and bounded as follows: On the North and West by the land now or formerly of John Morgan Wells, Jr.; on the East by the land now or formerly of R. Wayne Nunnally and Frances L. Nunnally; and on the South by State Highway No. 609.

BEING the same property conveyed to Grantor by deed of gift from John Anthony Hannold, Judith Suber Hannold, Donald J. Layer, and Marilyn W. Layer dated 18 December 2000, and recorded in the Clerk's Office of the Circuit Court of the County of Mathews, VA on 19th day of December 2000 in Deed Book 246 at Page 149.

This conveyance is made expressly subject to reservations, restrictions, conditions, rights-of-way, and easements contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property conveyed herein that have not expired by limitation of time contained therein or have not otherwise become effective, and to all matters visible upon inspection.

The real property value of this property, Tax Map Reference Nos. 31-A-116B and 31-A-200, determined and set by § 58.1-3201 of the Code of Virginia (1950), as amended, have been used as match for Federal financial assistance award NA14NOS4190141 through the Virginia Coastal Zone Management 306A Program. The land must be retained for conservation purposes and the purposes for which it was entered into the Virginia Coastal Zone Management 306A program. The MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY shall not dispose of, encumber its title or other interest in this property, or convert it to other uses without notifying NOAA or its successor agencies. The MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS AUTHORITY is responsible for monitoring and managing of the property and shall not dispose of the property or modify the terms without notifying NOAA or its successor agencies.

(Signature page to follow)

WITNESS the following signatures and seals:

MIDDLE PENINSULA LAND TRUST,
a Virginia nonstock corporation

By:

Neal J. Barber
Neal J. Barber, President



COMMONWEALTH OF VIRGINIA

COUNTY OF Middlesex, to-wit:

The foregoing instrument was acknowledged before me this 30th day of April 2015, by Neal J. Barber, President of the Middle Peninsula Land Trust, a Virginia nonstock corporation.

Ethel M. Burke

Notary Public

My commission expires: June 30, 2016 (Notary Seal)

Registration Number: 7522876

Accepted:



MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS
AUTHORITY, a public body

Melinda Moran

(SEAL)

By: Melinda Moran

Its: Chairman, Board of Directors

COMMONWEALTH OF VIRGINIA

COUNTY OF Gloucester, to-wit:

The foregoing instrument was acknowledged before me this 8th day of April 2015 by Melinda Moran as Chairman of the Board of Directors of the Middle Peninsula Chesapeake Bay Public Access Authority, a public body, on behalf of the authority.

Elizabeth G. Johnson

Notary Public

My commission expires: June 30, 2015 (Notary Seal)

Registration Number: _____

INSTRUMENT #150000571
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF MATHEWS ON
MAY 14, 2015 AT 11:55AM
angela c. ingram
ANGELA C. INGRAM, CLERK
RECORDED BY: ACI



OFFICIAL RECEIPT
COUNTY OF MATHEWS CIRCUIT COURT
DEED RECEIPT

DATE: 05/14/15 TIME: 11:55:22 ACCOUNT: 115CLR150000571 RECEIPT: 15000001288
CASHIER: ACI REG: MX05 TYPE: DG PAYMENT: FULL PAYMENT
INSTRUMENT : 150000571 BOOK: PAGE: RECORDED: 05/14/15 AT 11:55
GRANTOR: MIDDLE PENINSULA LAND TRUST EX: N LOC: CO
GRANTEE: MIDDLE PENINSULA CHESAPEAKE BAY PUBLIC ACCESS EX: N PCT: 100%
AND ADDRESS : P.O. BOX 286 SALUDA, VA. 23149
RECEIVED OF : MPCBPAA DATE OF DEED: 04/08/15
CHECK: \$23.00
DESCRIPTION 1: 18.00 & 3.00 ACRES CHESAPEAKE PAGES: 0 OP: 0
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP: 31 A 116B
PIN:
301 DEEDS 14.50 145 VSLF 1.50
212 TRANSFER FEES 1.00 106 TECHNOLOGY TRST FND 5.00
035 VOF FEE 1.00
TENDERED : 23.00
AMOUNT PAID: 23.00
CHANGE AMT : .00

CLERK OF COURT: ANGELA C. INGRAM

PAYOR'S COPY
RECEIPT COPY 1 OF 2

From: Kirchen, Roger (DHR) [<mailto:Roger.Kirchen@dhr.virginia.gov>]
Sent: Thursday, March 05, 2015 1:37 PM
To: Harrison Bresee
Subject: Bethel Beach (DHR File No. 2015-3076) | e-Mail #00920

Dear Mr. Bresee,

Thank you for requesting comments from the Department of Historic Resources on the referenced project. Based upon the documentation provided, it is our opinion that the historic properties within the Area of Potential Effects will not be adversely affected by the proposed undertaking.

Implementation of the undertaking in accordance with the finding of *No Adverse Effect* as documented fulfills the Federal agency's responsibilities under Section 106 of the National Historic Preservation Act. If for any reason the undertaking is not or cannot be conducted as proposed in the finding, consultation under Section 106 must be reopened.

If you have any questions or if we may provide any further assistance at this time, please do not hesitate to contact me.

Sincerely,

Roger W. Kirchen, Director
Division of Review and Compliance
Phone: (804) 482-6091
Roger.Kirchen@dhr.virginia.gov

From: Kirchen, Roger (DHR) [<mailto:Roger.Kirchen@dhr.virginia.gov>]
Sent: Thursday, March 05, 2015 1:37 PM
To: Harrison Bresee
Subject: Winter Harbor (DHR File No. 2015-3060) | e-Mail #00919

Dear Mr. Bresee,

Thank you for requesting comments from the Department of Historic Resources on the referenced project. Based upon the documentation provided, it is our opinion that no historic properties will be affected by the proposed undertaking.

Implementation of the undertaking in accordance with the finding of *No Historic Properties Affected* as documented fulfills the Federal agency's responsibilities under Section 106 of the National Historic Preservation Act. If for any reason the undertaking is not or cannot be conducted as proposed in the finding, consultation under Section 106 must be reopened.

If you have any questions or if we may provide any further assistance at this time, please do not hesitate to contact me.

Sincerely,

Roger W. Kirchen, Director
Division of Review and Compliance
Phone: (804) 482-6091
Roger.Kirchen@dhr.virginia.gov

Appendix D – Aerial View of Site Plan

Cpt. Sinclair Property

