

**THE TOWN OF BLACKBEARD
NORTH CAROLINA**



PLANNING DEPARTMENT

December 2, 2020

Rachel Love-Adrick, District Planner
Division of Coastal Management
400 Commerce Ave
Morehead City, NC 28557

Subject: 2020-21 Public Beach and Coastal Waterfront Access Grant Pre-Application
Queen Anne's Estuarine Access

Dear Ms. Love-Adrick:

Enclosed please find a pre-application for grant funding for the development of the Queen Anne's Estuarine Access. The Town is committed to providing public access to our community, as is evident in our Land Use Plan and Shoreline Access Plan. The improvements will include a parking area, concrete walkway, elevated composite walkway over the water ended with a gazebo which will include a canoe/kayak launch area.

The town is requesting \$89,769.00 in grant funding that would be matched with \$29,923 in local funding. The total project cost is \$119,692.00.

Thank you for your consideration of the Town's application. Please contact me if you have any questions at (252) 555-1212 or eteach@tobnc.com.

Sincerely,

Edward Teach

Edward Teach
Town Captain

The Town of Blackbeard
1718 Revenge Dr.
Blackbeard, NC 12345

Provide the following ATTACHMENTS and NARRATIVE:

- A. **Project location maps:** Provide a regional location map and a detailed vicinity map (street map) showing the project location.
- **Site description:** Provide a description of the site, including natural features and existing improvements. Also include NC Division of Water Resources Surface Water Classification(s).
 - **For Land Acquisition:** Provide an exhibit or boundary survey indicating land area, an estimated cost of the property, and basis for the estimate. *An overlay on aerial photos may be submitted.* Indicate whether or not the property would be acquired in phases.
 - **Project description:** Provide a description of the project, including information on features, materials, and proximity to closest/other access sites.
 - **Project site plan:** Provide a to-scale site plan showing property lines, proposed construction, significant natural features, and existing uses on adjacent lots. Include a north arrow and graphic scale. *Improvements shown as an overlay on aerial photos also may be submitted.* Provide to-scale building elevations and floor plans as applicable.
 - **Pre-project tasks:** Identify tasks that must be completed prior to starting the project.
 - **Is all or a portion of this project under consideration by other programs for funding?**
 YES NO *If so, indicate which program(s) and which fiscal year(s). Does the funding requested from another program duplicate or complement the funding requested from the Access Program? How viable is the project if complementary funding from another program is not secured?*
- H. **Is this project identified as high local priority in your certified Future Land Use Plan or local Access Plan?**
 YES NO *If so, attach a brief description of the plan and a statement of the extent to which the project implements the policies of the plan.*
- I. **Is this project reflected in other policy documents or ordinances?** YES NO *If so, attach a brief description of the document or ordinance and a statement of the extent to which the project implements goals of the document or ordinance.*
- J. **Proposed Local Match and Cost Assumptions:** Provide narrative indicating the source of cash match and availability of funds. Provide narrative explaining the relevance of proposed in-kind match to the project. *If other state and/or federal funds are to be used as local match, indicate the amount, the funding source, when the funding will be awarded/available, and the specific project elements that will qualify for joint funding.*
- K. **List the types and sources of utilities proposed; and identify associated costs.**
- L. **List all necessary permits and/or certifications.**

M. Proposed Summary Budget: The form below must be completed and included with your application.

	Grant Assistance Requested	Local Cash Contribution	Local In-Kind Contribution	TOTAL
Land Acquisition Costs:				
	\$	\$	\$	\$
	\$	\$	\$	\$
Subtotal	\$	\$	\$	\$
Permit and Design Fees:				
	\$	\$	\$	\$
	\$	\$	\$	\$
Subtotal	\$	\$	\$	\$
Site Improvement Costs:				
Materials				
	\$	\$	\$	\$
	\$	\$	\$	\$
Subtotal	\$	\$	\$	\$
Site Improvement Costs: Labor				
	\$	\$	\$	\$
	\$	\$	\$	\$
Subtotal	\$	\$	\$	\$
Local Administrative Costs:				
In-kind				
	\$	\$	\$	\$
	\$	\$	\$	\$
Subtotal	\$	\$	\$	\$
TOTAL BUDGET	\$	\$	\$	\$

Additional Project Tasks NOT Included in this Proposal	Additional Project Cost
	\$
	\$
TOTAL ADDITIONAL COST	\$

N. Proposed Budget: If available, attach a detailed breakdown of the cost assumptions upon which the Summary Budget is based. Proposals that include this information increase their likelihood of funding.

Town of Blackbeard - Queen Anne's Estuarine Access Pre-Application

A. Project location maps - See Attachment A

B. Site Description

Queen Anne's is an existing access site owned by the town at the terminus of Queen Anne's Drive, at Bay Drive. The site provides water access to Blackbeard Bay. Currently, the site is accessible to the public but there are no physical improvements on the property.

The site is located in a residential neighborhood. The adjacent neighbors are single family residences. The site is 60 feet wide and approximately 250 feet deep to shoreline. The property gently slopes east to west toward the Bay. The property is wooded with predominately live oaks and sandy soil. There is a natural shoreline with three small clusters of marsh grass (*Spartina Alterniflora*) occupying about 2/3 of the site's shoreline. The NC Division of Water Resources surface water classification for the Blackbeard Bay as SC waters (aquatic life, secondary recreation, salt water).

C. For Land Acquisition N/A.

D. Project Description

The proposed project includes a four car parking area with one handicap accessible space, a five-foot wide concrete walkway toward the water transitioning to an elevated 6-foot-wide walkway over the water ending with a gazebo and pass through canoe/kayak launch. The parking area will be paved with asphalt with five 10'x18' spaces and one handicap accessible space. The concrete walkway will be approximately 156' feet of exposed aggregate concrete that will curve as necessary to preserve the live oaks on the property. The concrete path will transition to a raised composite timber walkway and pier. The walkway and pier will extend approximately 72 feet over the water, between the small clusters of marsh grasses. The pier will end with a 12' x12' covered gazebo with a canoe/kayak launch.

The entire facility will be handicap accessible. The concrete path will terminate as the ground level descends toward the shore. The elevated deck will begin on dry land and extend over the water to the western edge of the marsh grasses to allow for easy canoe/kayak launching.

The proposed parking will be the only estuarine access parking area owned by the town. The site is located toward the north end of town and is the only estuarine access facility in this area. The nearest estuarine access is Davy Jones Pier located 6 miles to the south. This will be the town's first access site that provides a canoe and kayak launch area. The only other launch facility is the Pirate Street Access which is a Boat Launch that is not ideal for non-motorized recreation due to the user conflict between large boats and canoe/kayaks.

This will provide access not only for people to enjoy the beautiful sound environment and wildlife but also allow for passive recreation opportunities for kayaks, canoes and paddle boarders. This unique site will be the only one of its kind in the Town of Blackbeard.

E. Project Site Plan – See Attachment E

F. Pre-project tasks

Construction plans will need to be reviewed and approved by the Building Inspector. The site will need to be cleared of underbrush to prepare it for construction.

G. Is all or a portion of this project under consideration by other programs for funding? No

Town of Blackbeard - Queen Anne's Estuarine Access Pre-Application

H. Is this project identified as high local priority in your certified Future Land Use Plan or local Access Plan?

*This project is consistent with the Town of Blackbeard's 2012 Land Use Plan (LUP) policies in support of access for residents and visitors alike.

The town's LUP identifies estuarine access improvements as a high priority. Generally, supporting policies include:

Policy 1: It is policy of the Town of Blackbeard to ensure a variety of opportunities for access to public trust waters to all segments of the community, including persons with disabilities.

Additionally, the 2008 Shoreline Access Plan identifies the Queen Anne site for acquisition and improvements including parking and an observation deck. The town acquired this property in 2017 through this grant program.

*Typically the pages from the plans are included in the application.

I. Is this project reflected in other policy documents or ordinances?

The town's UDO (Section 135.116) identifies publically owned access areas as a permitted use in the Low-Residential Zone.

J. Proposed Local Match and Cost Assumptions:

The total project cost is estimated to be approximately \$119,692. The Town is requesting \$89,769 in grant funding (75% of the total project cost). The total local match will be a \$29,923 cash match (25% of the total project cost). No in-kind match is included. The town's local cash match will be funded through the Budget Ordinance Capital Reserve Fund for Shoreline Access.

K. List the types and sources of utilities proposed; and identify associated costs.

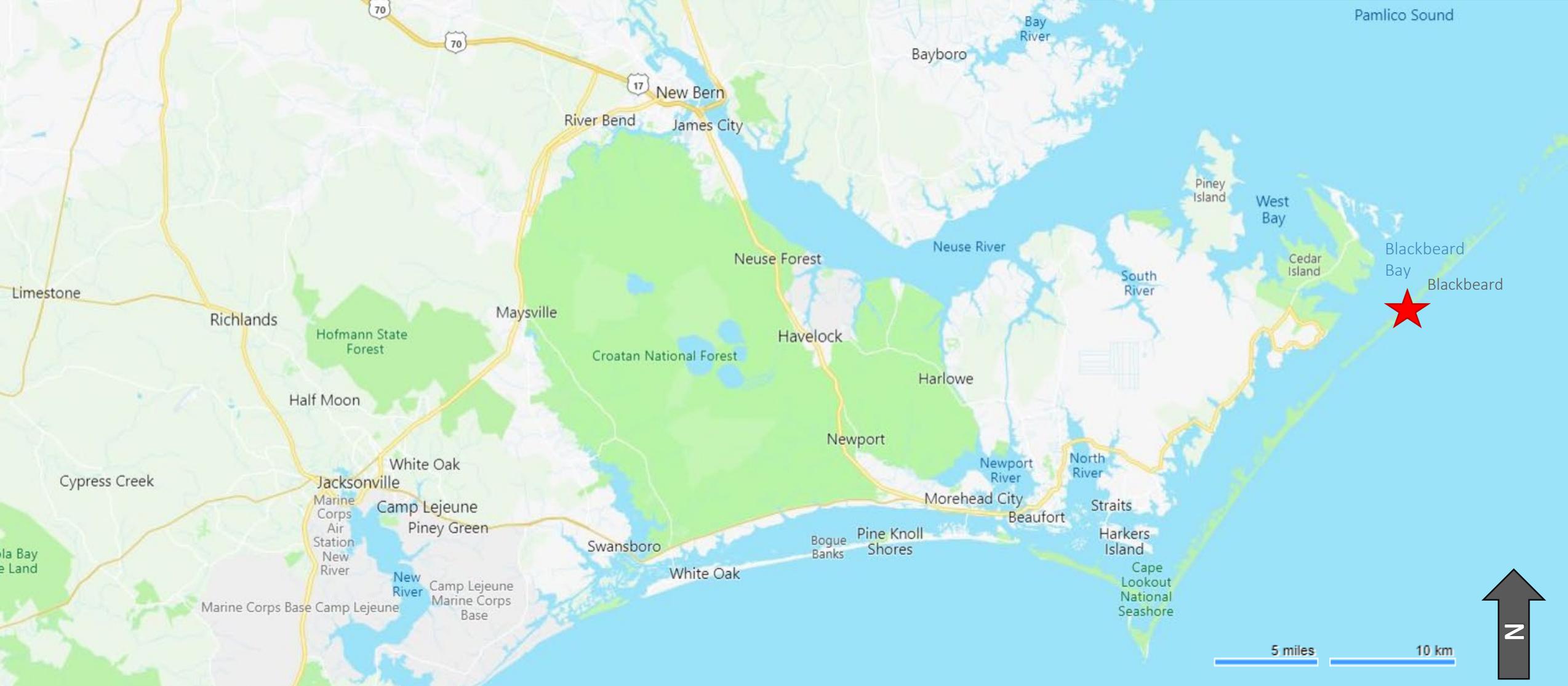
N/A. At this time no utilities are proposed.

L. List all necessary permits and/or certifications.

A CAMA Major Permit and Building Permit will be required.

TOWN OF BLACKBEARD - QUEEN ANNE'S ESTUARINE ACCESS

REGIONAL MAP –ATTACHMENT A



TOWN OF BLACKBEARD - QUEEN ANNE'S ESTUARINE ACCESS STREET MAP – ATTACHMENT A



★ Queen Anne's St
PROPOSED ACCESS SITE

Blackbeard Bay

Atlantic Ocean

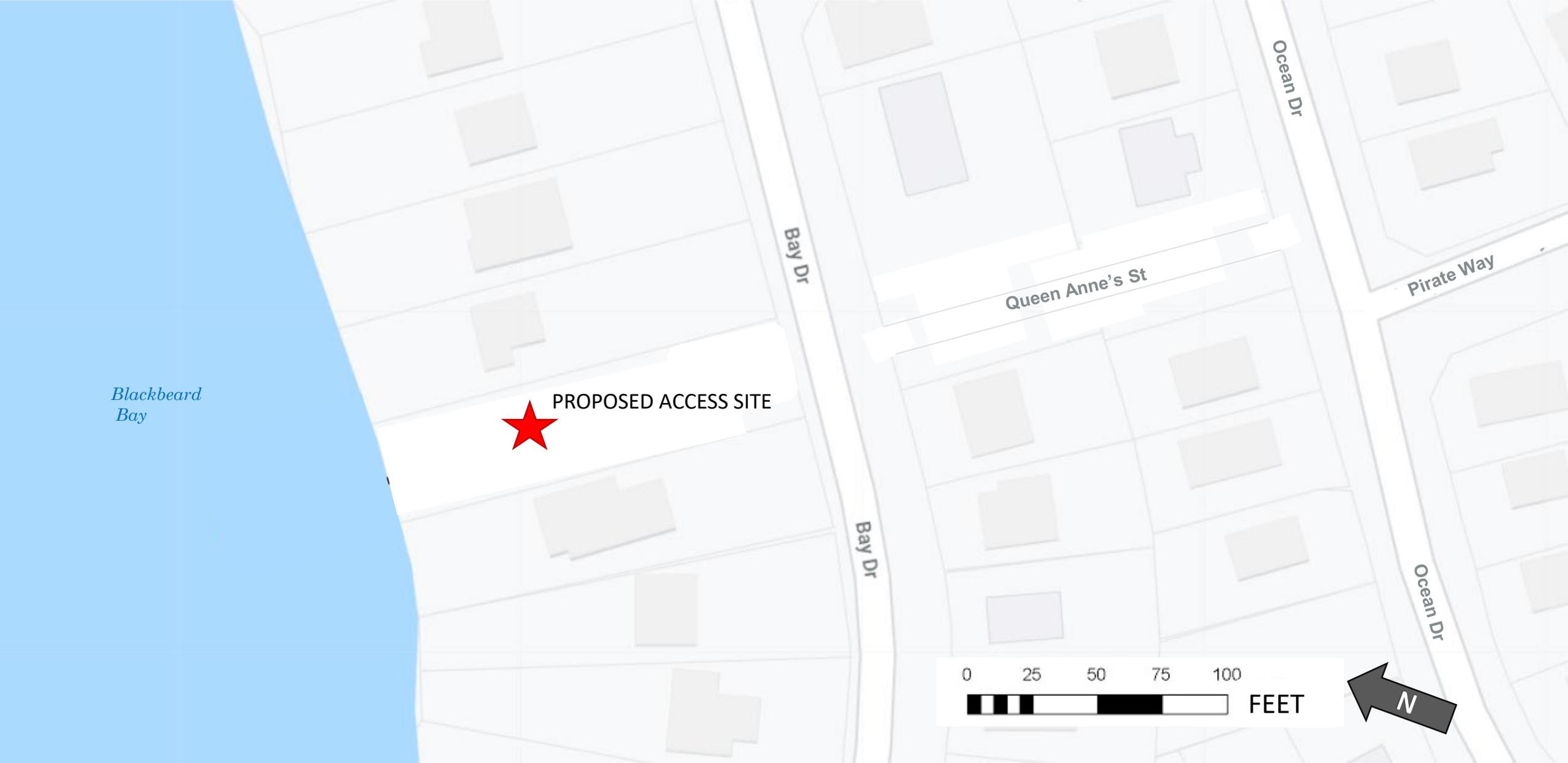
Davy Jones Pier

Pirate Street Boat Launch



TOWN OF BLACKBEARD - QUEEN ANNE'S ESTUARINE ACCESS

STREET MAP – ATTACHMENT A



Blackbeard Bay

★ PROPOSED ACCESS SITE

Bay Dr

Queen Anne's St

Ocean Dr

Pirate Way

Bay Dr

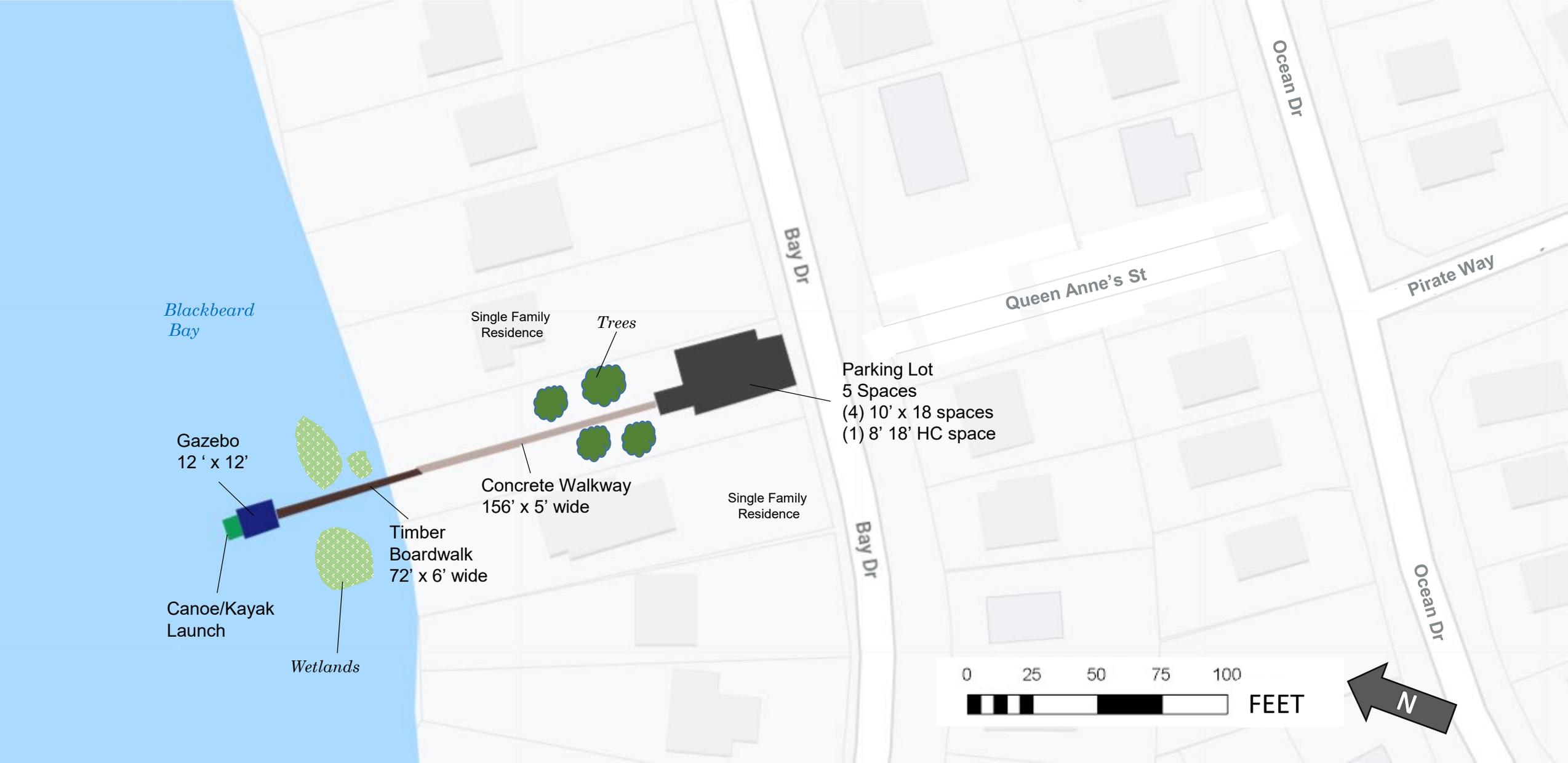
Ocean Dr

0 25 50 75 100 FEET

N

TOWN OF BLACKBEARD - QUEEN ANNE'S ESTUARINE ACCESS

SITE PLAN – ATTACHMENT E



WE BUILD IT

1000 Contractor Drive, Blackbeard, NC
(252) 555-1313 Fax (252) 555-1414

Preliminary Estimate of Construction Cost for Town of Blackbeard Queen Anne's Estuarine Access

Date: June 20, 2020

Description	Quantity	Unit	Unit Cost	Total
Parking Area				
Clearing, Grading, Seeding (incl. dry BMP's)	1	LS	\$8,000.00	\$8,000.00
6" thick x 30' x 5' Concrete Apron (road-path)	17	SY	\$90.00	\$1,500.00
4" thick Concrete Parking Lot	268	SY	\$75.00	\$20,075.00
Sub-total				\$29,575.00
Sidewalk				
4" thick x 156' long x 5' wide Concrete Walk	87	SY	\$70.00	\$6,067.00
Sub-total				\$6,067.00
Composite Timber Work				
6' wide x 72' long Walk/Pier	432	SF	\$25.00	\$10,800.00
Handrail System for Pier portion	90	LF	\$15.00	\$1,350.00
12' x 12' Gazebo & Canoe/Kayak Launch	1	LS	\$44,000.00	\$44,000.00
Sub-total				\$56,150.00
Miscellaneous Construction				
Signage & Marking	1	LS	\$3,000.00	\$3,000.00
Erosion & Sediment Control Measures	1	LS	\$2,000.00	\$2,000.00
Fine-Grading and Seeding	1	LS	\$3,000.00	\$2,000.00
Sub-total				\$7,000.00
Total, Construction Costs				\$98,792.00
Miscellaneous Non-Construction				
Surveying, Engineering & Architectural Design	1	LS	\$14,900.00	\$14,900.00
Construction Oversight	1	LS	\$6,000.00	\$6,000.00
Sub-total				\$20,900.00
Grand Total				\$119,692.00

ATTACHMENT N