



TOWN OF KILL DEVIL HILLS

Land Where Flight Began

MEMORANDUM

August 9, 2021

TO: Mayor and Board of Commissioners

FROM: Debora P. Díaz, Town Manager 

REF: New Business

2. Street Improvement Request – Indian Drive ROW: Hendricks Addition Subdivision (Attached NB-2)

Mike Robinson, P.E., has submitted a conceptual right-of-way plan on behalf of Phillip Harrington Enterprises, LLC, to improve the right-of-way from the intersection of Seminole Street to Aztec Street. Assistant Planning Director Cameron Ray's attached memorandum highlights the request for the additional roadway and associated drainage improvements.

At its July 27, 2021, meeting, the Street Improvement and Special Projects Committee (SISPC) reviewed the request and voted for forward it to the Board of Commissioners a favorable recommendation, subject to the following conditions:

1. Access easement for fire apparatus turn around area shall be reviewed and approved by Town Staff and Town Attorney prior to construction.
2. Public Service Department and Town Engineer will approve final engineering plans prior to construction.
3. All state and local permits will be secured prior to construction.

Staff recommends approval of the conceptual right-of-way improvement plan for Indian Drive, from Seminole Street to Aztec Street, subject to the conditions listed above.

A motion would be in order.

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE



Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

**THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA**

PLANNING DEPARTMENT

August 09, 2021

Memorandum

To: Debbie Diaz, Town Manager

From: Cameron Ray, Assistant Planning Director 

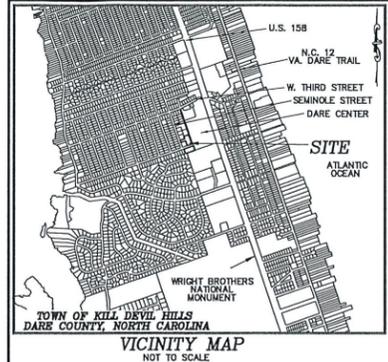
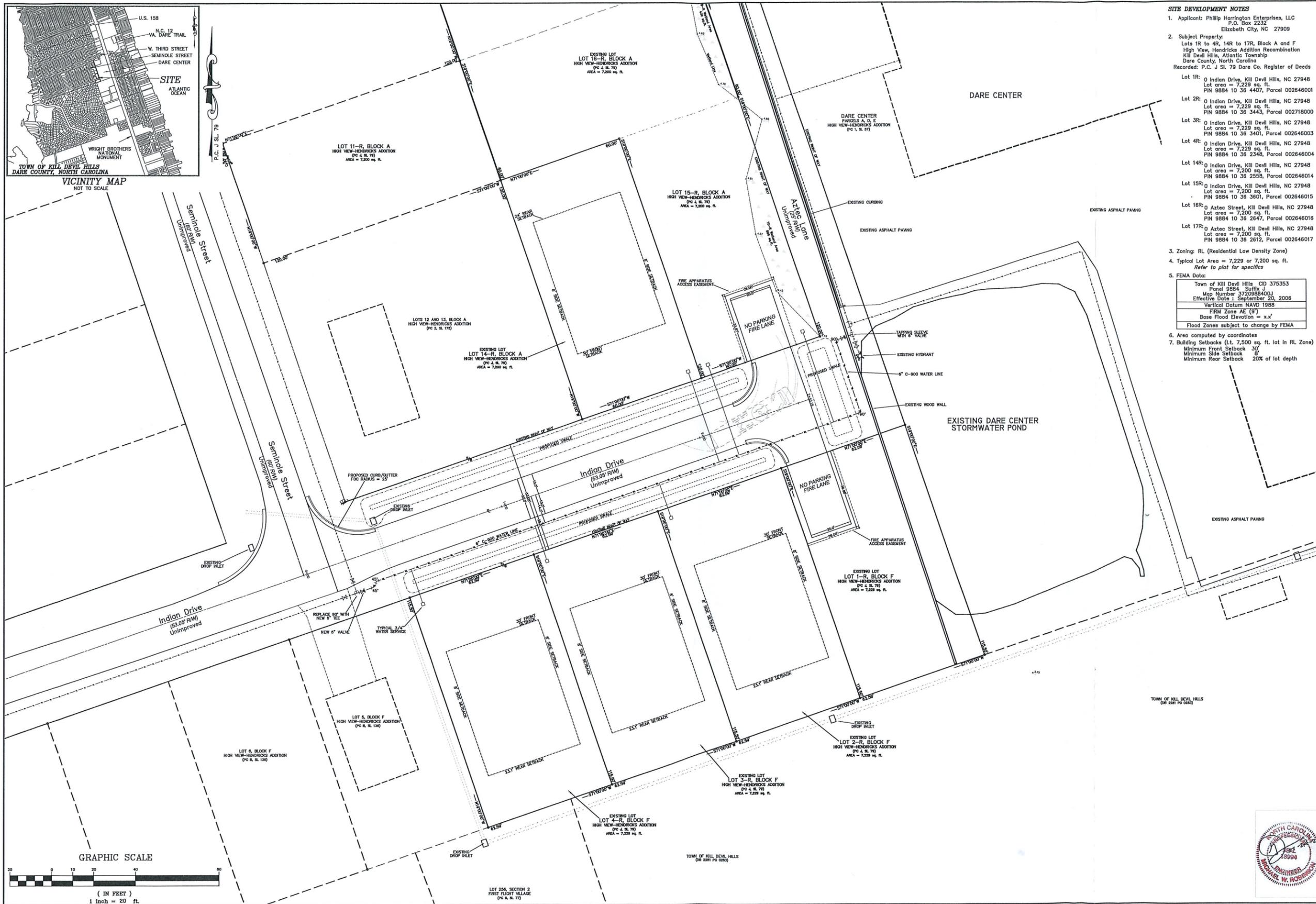
Subject: Street Improvement Request - Indian Drive ROW: Hendricks Addition Subdivision

Attached is a conceptual right of way plan submitted by Mike Robinson on behalf of Phillip Harrington Enterprises, LLC. The plan includes improving the Indian Drive right of way from the intersection of Seminole Street to Aztec Street. This is approximately a distance of 255 feet of roadway and includes associated drainage, water, and fire apparatus turn around area.

On July 27, 2021 the Street Improvement/Special Project subcommittee reviewed the request and forwarded it to the Board of Commissioners with a favorable recommendation subject to the following conditions:

1. Access easement for fire apparatus turn around area shall be reviewed and approved by Town staff and Town Attorney prior to construction.
2. Public Service Department and Town Engineer will approve final engineering plans prior to construction.
3. All state and local permits will be secured prior to construction.

Staff recommends approval with the above conditions.



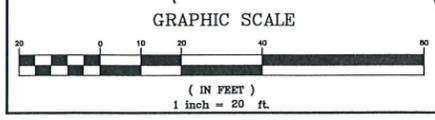
SITE DEVELOPMENT NOTES

- Applicant: Phillip Harrington Enterprises, LLC
P.O. Box 2232
Elizabeth City, NC 27909
- Subject Property:
Lots 1R to 4R, 14R to 17R, Block A and F
High View, Hendricks Addition Recombination
Kill Devil Hills, Atlantic Township
Dare County, North Carolina
Recorded: P.C. J St. 79 Dare Co. Register of Deeds
- Lot 1R: 0 Indian Drive, Kill Devil Hills, NC 27948
Lot area = 7,229 sq. ft.
PIN 9884 10 36 4407, Parcel 002646001
- Lot 2R: 0 Indian Drive, Kill Devil Hills, NC 27948
Lot area = 7,229 sq. ft.
PIN 9884 10 36 3443, Parcel 002718000
- Lot 3R: 0 Indian Drive, Kill Devil Hills, NC 27948
Lot area = 7,229 sq. ft.
PIN 9884 10 36 3401, Parcel 002646003
- Lot 4R: 0 Indian Drive, Kill Devil Hills, NC 27948
Lot area = 7,229 sq. ft.
PIN 9884 10 36 2348, Parcel 002646004
- Lot 14R: 0 Indian Drive, Kill Devil Hills, NC 27948
Lot area = 7,200 sq. ft.
PIN 9884 10 36 2558, Parcel 002646014
- Lot 15R: 0 Indian Drive, Kill Devil Hills, NC 27948
Lot area = 7,200 sq. ft.
PIN 9884 10 36 3601, Parcel 002646015
- Lot 16R: 0 Aztec Street, Kill Devil Hills, NC 27948
Lot area = 7,200 sq. ft.
PIN 9884 10 36 2647, Parcel 002646016
- Lot 17R: 0 Aztec Street, Kill Devil Hills, NC 27948
Lot area = 7,200 sq. ft.
PIN 9884 10 36 2612, Parcel 002646017

- Zoning: RL (Residential Low Density Zone)
- Typical Lot Area = 7,229 or 7,200 sq. ft.
Refer to plat for specifics
- FEMA Data:

Town of Kill Devil Hills GD 375353
Panel 9884, Suffix J
Map Number 3720988400J
Effective Date: September 20, 2006
Vertical Datum NAVD 1988
FIRM Zone AE (9')
Base Flood Elevation = x.x'

 Flood Zones subject to change by FEMA
- Area computed by coordinates
- Building Setbacks (t.t. 7,500 sq. ft. lot in RL Zone)
 - Minimum Front Setback 30'
 - Minimum Side Setback 8'
 - Minimum Rear Setback 20% of lot depth



MICHAEL W. ROBINSON, P.E., P.L.S.
ENGINEERING AND SURVEYING
100 J. ST. 202
KILL DEVIL HILLS, NC 27948
PHONE: 252-255-8026
EMAIL: mrobinson@wamengineering.com

PRELIMINARY ROADWAY PLAN

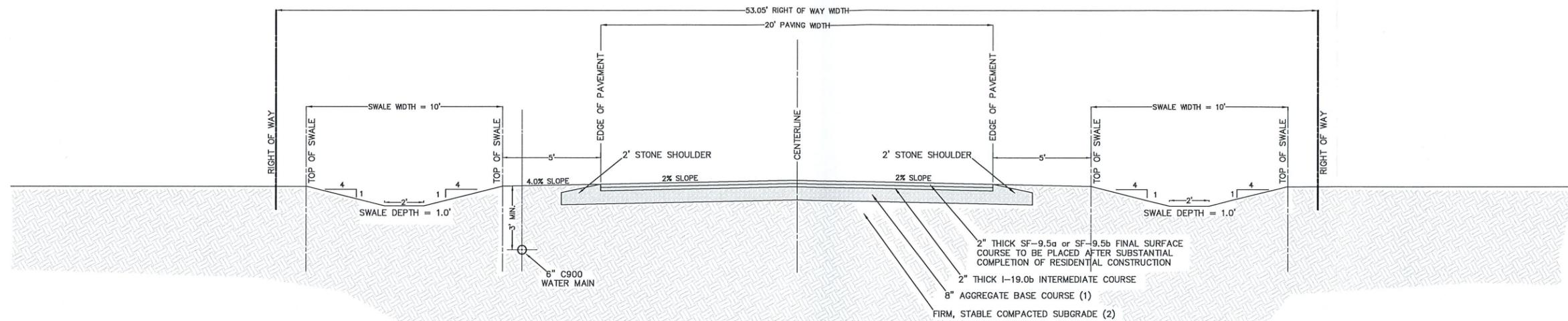


NO.	DATE	DESCRIPTION

PROJECT: **PHILLIP HARRINGTON ENTERPRISES, LLC**
KILL DEVIL HILLS DARE COUNTY NORTH CAROLINA
HIGH VIEW - HENDRICKS ADDITION LOTS

DATE: 07-24-21 SCALE: 1"=20'
DESIGNED: MWR DRAWN: MWR
SHEET: **S-1** OF 2
PROJECT NO: 110717





TYPICAL ROADWAY AND DRAINAGE SECTION

NOT TO SCALE

- (1) NCDOT ABC materials compacted to a dry density of at least 100% of the Standard Proctor maximum dry density (ASTM D698)
- (2) Subgrade soils compacted to a dry density of at least 100% of the Standard Proctor maximum dry density (ASTM D698)

MICHAEL W. ROBINSON, P.E., P.L.S.
 ENGINEERING AND SURVEYING
 P.O. BOX 2862
 KILL DEVIL HILLS, NC 27948
 TEL: 704.771.1111
 EMAIL: mrobinson@mbengineering.com

**PRELIMINARY
 ROADWAY PLAN**



NO.	DATE	REVISIONS	BY

PROJECT: PHILLIP HARRINGTON ENTERPRISES, LLC
 KILL DEVIL HILLS DARE COUNTY NORTH CAROLINA
 HIGH VIEW - HENDRICKS ADDITION LOTS

DATE: 07-24-21 SCALE: 1"=20'
 DESIGNED: MWR DRAWN: MWR
 SHEET: S-2 OF 2
 CAD FILE:
 PROJECT NO: 110717

