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Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
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Code Enforcement Officer
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Assistant Director of
Planning and Inspections
CAMERON RAY

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RYAN LANG

Permit Services Administrator
MICHELLE NICHOLS

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

PLANNING DEPARTMENT

April 14, 2025

Memorandum

To: Debbie Diaz, Town Manager

Form: Meredith Guns, Planning Director *MRG*

Subject: Conceptual Right of Way Improvement Plan for East Corrigan Ave. (Wrightsville Blvd. to South Memorial Blvd.)– Mike Robinson, PE

Attached is a conceptual right of way plan submitted by Mike Robinson, PE. The plan includes right of way improvements on East Corrigan Ave from Wrightsville Blvd to South Memorial Blvd (approximately 280 linear feet). Currently, East Corrigan Avenue is improved from US158 to Wrightsville and from Memorial Blvd to NC12. This will complete the final block of Corrigan Ave. This right-of-way is shown for improvement on the unimproved right of way assessment map adopted by the Board of Commissioners (see attached map).

On April 1, 2025, the Street Improvement Special Project Subcommittee forwarded the Boundary Street conceptual plan to the Board of Commissioners recommending approval with the following conditions:

1. Public Services Department and Town Engineer will approve final engineering plans prior to construction
2. All state and local permits will be secured prior to construction.

Engineering and Surveying
Mailing Address: P.O. Box 2852 (104 Jester Court)
Kill Devil Hills, North Carolina 27948
Email: mrobinson@obxengineering.com
Phone: 252-255-8026

Michael W. Robinson, P.E., P.L.S.

March 26, 2025

Meredith B. Guns, CFM
Planning Director – Town of Kill Devil Hills
102 Town Hall Drive
Kill Devil Hills, NC 27948

**Request to allow a private developer to construct a paved roadway on a portion
of Corrigan Street in the Town of Kill Devil Hills**

Dear Mrs. Guns,

I am representing Gary Dunstan who owns a residential lot on the north side of the unimproved Corrigan Street Right of Way.

On behalf of Mr. Dunstan we hereby request the Town allow roadway paving and improvements within Corrigan Street Right of extending from the existing paved roadway at Wrightsville Avenue, east to the existing paved roadway at South Memorial Boulevard as shown on the attached exhibit.

The improvements will include:

- A 20' pavement section, curb and gutter at the turnouts with Wrightsville and South Memorial and gravel paving shoulders in accordance with Town Roadway Standards.
- A new 2" water line from the 6" water main along Wrightsville to the 6" water main along South Memorial.
- Roadway drainage typical to roadway construction in this area.

It is understood that no construction will begin until the proposed improvements have been reviewed and approved by the Town.

Thank you for your consideration in this matter.

Please feel free to call me at 252-255-8026 if you have any questions or need additional information. I can also be reached by email at mrobinson@obxengineering.com.

Sincerely,



Michael W. Robinson P.E., P.L.S.

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TOWN OF KILL DEVIL HILLS

PUBLIC SERVICES

Post Office Box 1719, 107 Town Hall Drive
Kill Devil Hills, NC 27948
Administration (252) 480-4080 Fax (252) 441-6136
Office Hours: 8:00 a.m. – 5:00 p.m. Mon. – Fri.
Water Plant (252) 480-4090
www.kdhnc.com

STEPHEN F. ALBRIGHT
Director

March 19, 2025

DEREK A. DAIL
Assistant Director

MEMORANDUM

MARCIA OLLIS
Administrative Services

TO: Meredith Guns, Planning Director

ALFRED W. BURTON
Water Plant

FROM: Derek Dail, Assistant Public Services Director

DAVE SPENCE
Water Systems

REF: East Corrigan Street Proposed Right-of-Way Improvements

L. RANDOLPH TURNER
Streets

Public Services has reviewed the preliminary plan for Improvements in the East Corrigan Right-of-Way titled *Corrigan Street* by Michael W. Robinson, P.E., P.L.S. and dated 1-26-2025.

LYNN E. LINDSEY
Solid Waste

The plans propose to build a new section of roadway and waterline in the currently vacant portion of the East Corrigan Right-of-Way between South Memorial Blvd and Wrightsville Blvd.

After review of the preliminary plan, Public Services has no objection with the concept of the improving the right-of-way to add a new section of roadway in the currently vacant right-of-way.

Once the applicant has received Board of Commissioners approval to improve the vacant East Corrigan Street Right-of-Way. Final construction drawing for the improvement will be required to be approved by Public Services. Final construction drawings will not be approved until all required regulatory permits have been obtained and Public Services has determined that the plans have been designed in accordance with the requirements of the Town's *Technical Specifications* for street construction projects and *Waterline Specifications* for water system additions and/or modifications as prepared by American Engineering; and the improvements are adequately coordinated with existing infrastructure and development plans for the area.

Guns, Meredith

From: Pete Burkhimer <PBurkhirer@american-ea.com>
Sent: Friday, March 14, 2025 6:24 AM
To: Guns, Meredith; Albright, Steve; Dail, Derek; Patrick Lewis; Ray, Cameron
Subject: RE: corrigan street-kdh-prelim-sheet 1.pdf

No comments on the "preliminary plan." Grading of new street section and treatment of drainage connection will be important considerations in review of final construction plans.

Pete Burkhimer, PE

Senior Consultant



**AMERICAN
Engineering**

830 Greenbrier Circle, Suite 110

Chesapeake, VA 23320

(757) 478-5970 (cell)

pburkhirer@american-ea.com

From: Guns, Meredith <MEREDITH@kdhnc.com>
Sent: Wednesday, March 12, 2025 10:10 AM
To: Albright, Steve <Steve@kdhnc.com>; Dail, Derek <derek@kdhnc.com>; Pete Burkhimer <PBurkhirer@american-ea.com>; Patrick Lewis <plewis@american-ea.com>; Ray, Cameron <Cameron@kdhnc.com>
Subject: FW: corrigan street-kdh-prelim-sheet 1.pdf

Attached is a preliminary plan for a private developer to improve a public ROW. This will go to the Street Improvement Subcommittee and the Board of Commissioners for approval. Just a reminder the approval will be to allow a private developer to improve a public ROW. The approval has typically approved with a condition that final construction plans must be reviewed and approved by the Public Services department and Town Engineer.

Please provide your comments on for this ROW to be improved by a private developer Wednesday, March 19, 2025. Your comments will be included for the Street Subcommittee and Board of Commissioners.

I am working to schedule a street meeting toward the end of the month or early April depending on availability.

Thank you
Meredith

From: mrobinson obxengineering.com <mrobinson@obxengineering.com>
Sent: Tuesday, March 4, 2025 12:04 PM
To: Guns, Meredith <MEREDITH@kdhnc.com>
Cc: Ray, Cameron <Cameron@kdhnc.com>; Lang, Ryan <rlang@kdhnc.com>
Subject: FW: corrigan street-kdh-prelim-sheet 1.pdf

Meredith, We are ready to apply for a new street which is the Corrigan Street connection from Wrightsville to South Memorial. A preliminary plan is attached.

There is more work to do on the roadway and drainage engineering and Derek suggest we apply to the Streets Committee which will turn them loose for review and comment.

Let me know if there is an application or application fee and we will get it to you as soon as possible.

Thanks, and let me know if you have any questions.

Mike

Michael W. Robinson, P.E., P.L.S.

P.O. Box 2852

Kill Devil Hills, NC 27948

Phone: 252-255-8026

Email: mrobinson@obxengineering.com

From: mrobinson@obxengineering.com

Sent: Monday, January 27, 2025 12:56 PM

To: Dail, Derek (derek@kdhnc.com) <derek@kdhnc.com>; Albright, Steve (Steve@kdhnc.com) <Steve@kdhnc.com>; Pete Burkheimer <PBurkheimer@american-ea.com>

Subject: corrigan street-kdh-prelim-sheet 1.pdf

A preliminary plan for Corrigan street is attached. Please take a look and let me know what you think.

I haven't graded the plan or swales just yet and I know we will need some drainage coordination with your current project.

Feel free to call and maybe a meeting if necessary?

Thanks, Mike

Michael W. Robinson, P.E., P.L.S.

P.O. Box 2852

Kill Devil Hills, NC 27948

Phone: 252-255-8026

Email: mrobinson@obxengineering.com