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Town of Nags Head

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Bob Sanders
Commissioner

Megan Lambert
Commissioner

Vacant
Commissioner

To: TOWN OF NAGS HEAD PROPERTY OWNERS WITHIN SCHEDULED CONSTRUCTION PROJECT AREA

Re: FY 24/25 CAPITAL IMPROVEMENT PROJECT- S OLD OREGON INLET RD STORMWATER INFRASTRUCTURE IMPROVEMENTS AREA- 12

The Town of Nags Head is planning a drainage improvement project in your neighborhood that may directly or indirectly impact your property. This scope of work will consist of the installation of a 24" storm drainage collection system via a series of inlets and interconnected pipes spanning from James St. to approximately 200' south of the Juncos St. Beach Access. Associated improvements at the Juncos St. Beach Access include the addition of a wet well and pump station, underground force main for conveyance to a subsurface dune infiltration gallery, parking lot enhancements and restoration of beach access amenities.

The intent of the project is to reduce floodwater levels and the frequency of flood events along South Old Oregon Inlet Road in the proximity of the project area. Construction work will primarily be limited to the eastern right-of-way margin along South Old Oregon Inlet Road, spanning from East James Street and approximately 200' south of the Juncos Street Beach Access.

The limits of construction are anticipated to extend from the edge of the roadway back to the right-of-way margin. For reference, the right-of-way margin is approximately 38' offset from the edge of the pavement along South Old Oregon Inlet Road.

Above-ground obstructions will be required to be removed before construction can proceed on the individual properties. We request your assistance in removing any improvements which have been installed within the project corridor. Any obstructions in the right-of-way not removed prior to construction in your area will be removed by the contractor and placed on your property out of the way of construction. The contractor will be responsible for removing and replacing mailboxes. If you have irrigation heads within the right-of-way, please identify these locations with painted markings or flagging so construction crews can avoid them.

The work is scheduled to be conducted by Fred Smith Company; a local utility company hired by the Town.

Project Schedule

- The duration of construction, in total, is expected to take approximately 11 months to complete with the work expected to **begin in Mid-March 2025** and be completed **Mid-October 2026**. No construction activity is scheduled between the months of Mid-May and Mid-September for the calendar years 2025 and 2026. The Town is working with the contractor to establish the sequence of construction and the locations of where work will be concentrated within the project limits.

Supplemental information will be provided when it becomes available. Please note the schedule is subject to change.

- Work will typically be conducted between the hours of 7:30 am and 6:00 pm.
- Construction equipment and material may be stored in the parking stall areas of the Juncos St Beach Access. Pedestrian and vehicular access through to the beach will be maintained. The only exception to this is during the construction period where the subsurface chamber installation is in progress.

What to expect during Construction

- The construction will include mechanical equipment operation, (i.e. motor grader, backhoe, skid steer, dump truck, etc.) to conduct operations necessary for the project construction.
- Pedestrian and vehicle access along the road corridor may be restricted in specific ways during active construction work. Appropriate traffic control measures shall be incorporated into the construction work.
- Signs and barriers limiting access within the areas of construction and staging may be posted.
- Construction equipment may be placed in the public-right-of-way and along portions of the project area. Unless the contractor has made prior arrangements with you, no equipment or construction materials should be placed outside the public right-of-way and on private property.
- Existing ground within the project area may be disturbed during construction. The contractor will be responsible for re-establishing vegetation in these disturbed areas.
- Temporary excavations will be required to make the necessary drainage component installations. Open excavations for pipe installations will typically be filled immediately after the completion of each workday. Exceptions to this shall employ safety fencing and barriers to protect the general public.
- Temporary surfaces within driveways, (i.e. gravel infill), will be installed in areas where open cut installation is scheduled to occur. This condition may persist for extended periods of time until the finished surface of concrete or asphalt is replaced. For finished concrete surfaces, a 2-3-day curing time will be required
- Town services will continue uninterrupted. If water service disruptions are required during the course of construction, advance notification to property owners will be provided by the Town.

According to tax records, your property is adjacent to the proposed project construction areas. We ask affected owners to remove all private property items from the Town's right-of-way area by the start of the construction date listed above. It is possible that privately owned materials that are not removed could be damaged or destroyed by the contractor in the course of his work. This includes the following: fencing, landscaping materials or plantings, gravel, or stone parking areas. There are two exceptions to this requirement: (1) mailboxes, which the contractor will be responsible for maintaining and (2) your driveway(s) which may be modified or replaced by the contractor according to the project plans if the original installation was approved by the Town. The Town is not responsible for damages to private improvements made within the right-of-way.

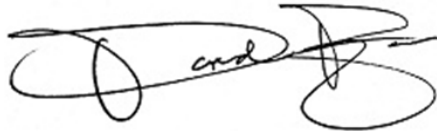
If you have questions concerning the scope of the upcoming work or the location of the town's right-of-way, please feel free to contact David Ryan, via e-mail at david.ryan@nagsheadnc.gov or by phone at (252) 441-6221 during normal business hours.

For project information and updates, please check the Town of Nags Head website at www.nagsheadnc.gov. Project plans will be posted on the Town website for viewing of construction documents.

We will work closely with property owners and the contractor to resolve issues arising from construction in a timely manner.

We appreciate your patience and cooperation during this construction process.

Sincerely,

A handwritten signature in black ink, appearing to read "David M. Ryan", with a stylized flourish at the end.

David M. Ryan, P.E. | Town of Nags Head
Town Engineer | Department of Public Services
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