

# Proposed Design Presentation and Easement Acquisition Kick-Off Meeting



## Alanhurst/Cherrycrest Storm Drainage Improvement Project

Andrews United Methodist Church

July 7, 2015



# Introduction of Staff

- **Charlotte-Mecklenburg Storm Water Services**
  - Danée McGee– Project Manager
    - Phone - 704-336-4102
    - E-mail - [dmcgee@ci.charlotte.nc.us](mailto:dmcgee@ci.charlotte.nc.us)
  - Doug Lozner – Watershed Area Manager
- **City of Charlotte Real Estate Services**
  - Yulonda Moore – Sr. Project Manager
- **WK Dickson – Engineer Consultant**
  - Scott Sigmon – Project Manager
  - Marc Horstman– Project Engineer
  - David Perry – Technical Specialist
- **Professional Land Management, LLC – Real Estate Consultant**
  - Stephen Frey
  - Josh Frey



# Reminders

- Sign-In
- Agenda, and other handouts
- Customer Service Comment Cards
- General question and answer period after presentation.
- Property specific questions in small group break-out sessions.

# Agenda

- **Summary of project progress and current status**
- **Present the designed proposed improvements**
- **Discuss the easement acquisition process**
- **Respond to general questions and concerns**
- **Provide owners property-specific information on property impacts**

# Project Phases

## PLANNING (May 2012 to December 2013)

- *Existing Conditions Analysis – Finding the Problems*
- *Alternative Analysis – Finding the Solutions*

## DESIGN (Started May 2014 - Typically 21 to 34 mo.)

– *Designing the Solutions*

## PERMITTING (Typically 3 to 9 months, but usually overlaps the design phase)

## EASEMENT ACQUISITION (Typically 8 to 12 months)

## BID (Typically 4 to 5 months)

## CONSTRUCTION (Approximately 2 years)



# Planning Phase

## Planning Started May 2012

- Survey, Public Input & Questionnaires
  - Original questionnaires were sent out in **September of 2011**
- Existing Conditions Analysis
  - Public Meeting – Held on **March 1, 2012**
- City Design Standards Alternative
- Additional Alternatives
- Preliminary Alternatives Cost Estimates
- Recommended Alternative
  - Public Meeting – Held on **October 29, 2013**

## Design Started January 2014



# Design Phase

- The Design Phase Generally Consists of the Following:
  - Preliminary Design (**Completed**)
  - Permitting
  - Easement Acquisition
  - Final Design

# Design Phase (Completed Tasks)

- Preliminary Design
  - Drainage system layout & location
  - Additional field survey
  - Utility coordination & design
  - Geotechnical investigations
  - Traffic control plans
  - Erosion control plans
  - Public meeting **(July 7, 2015)**



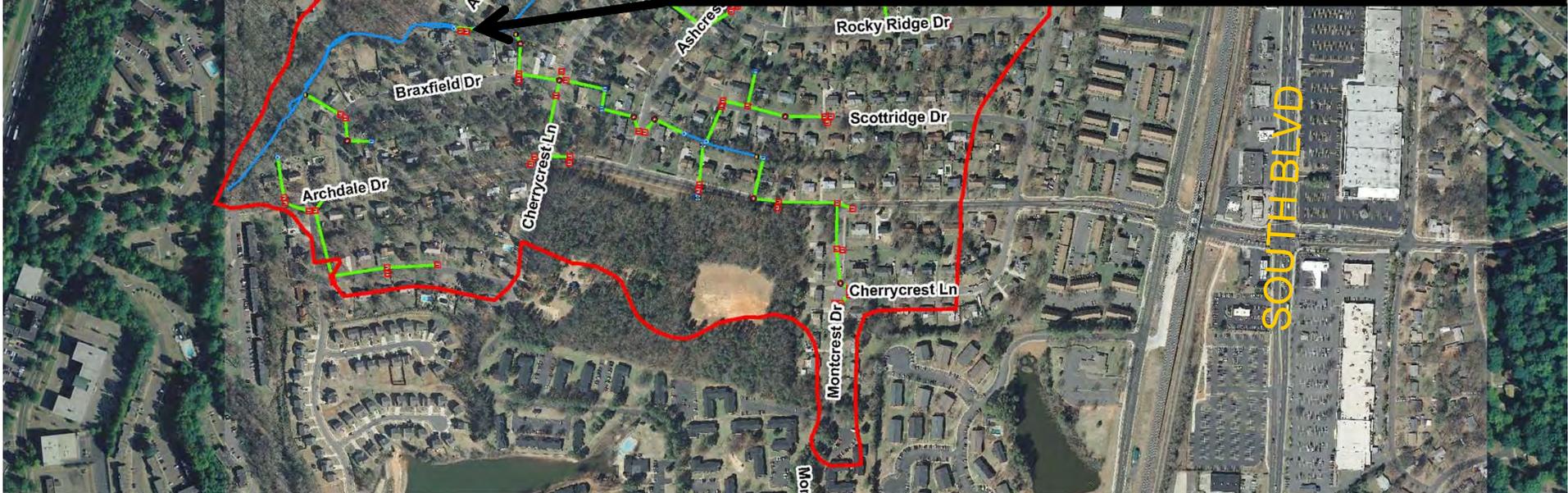
# Alanhurst/Cherrycrest Proposed Storm Drainage Improvements

Scott Sigmon, P.E.  
WK Dickson





Project Area Map





-77

Kenley Ln

Alanhurst Pl

Braxfield Dr

Archdale Dr

Cherrycrest Ln

Rocky Ridge Dr

Ashton

Scottridge Dr

Cherrycrest Ln

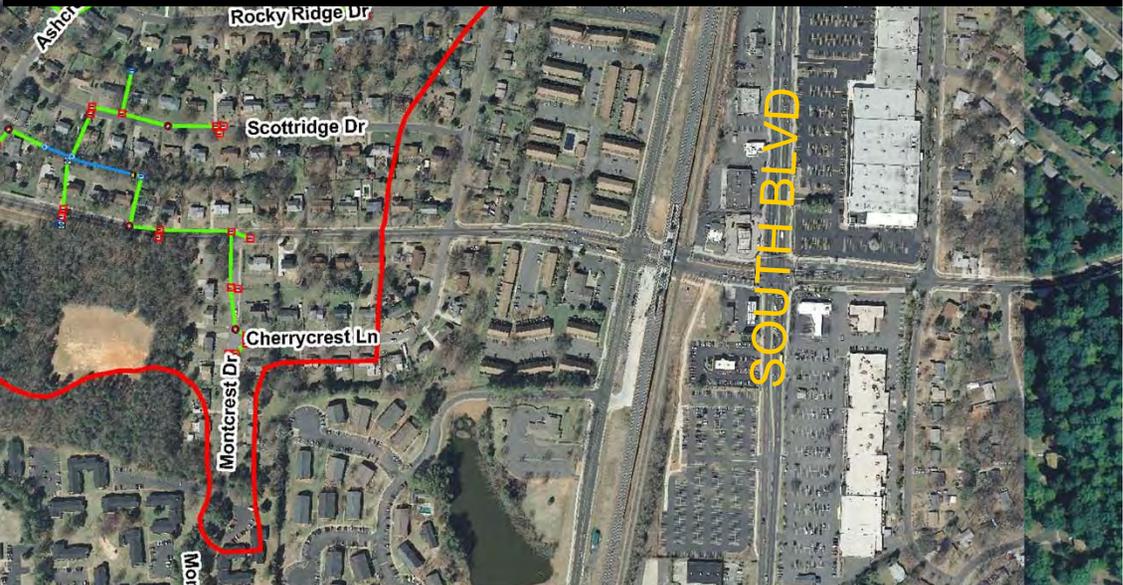
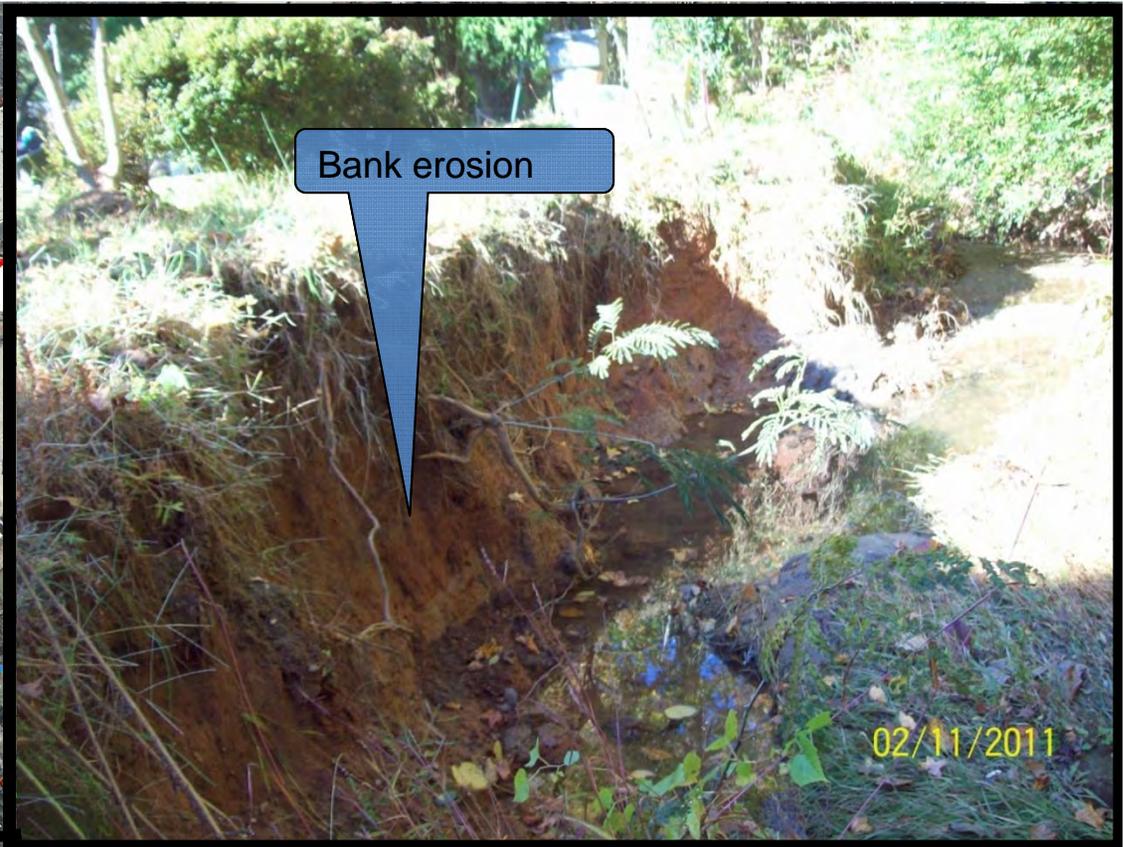
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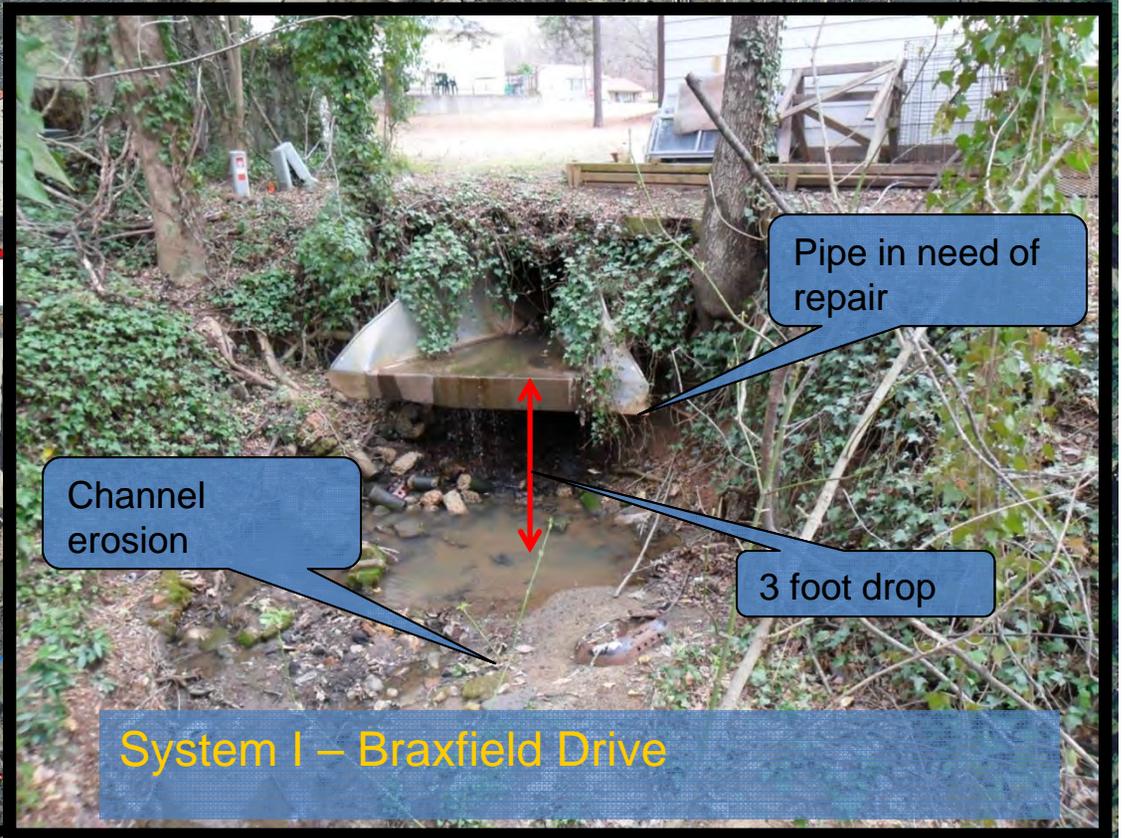
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SOUTH BLVD

Rusted pipe

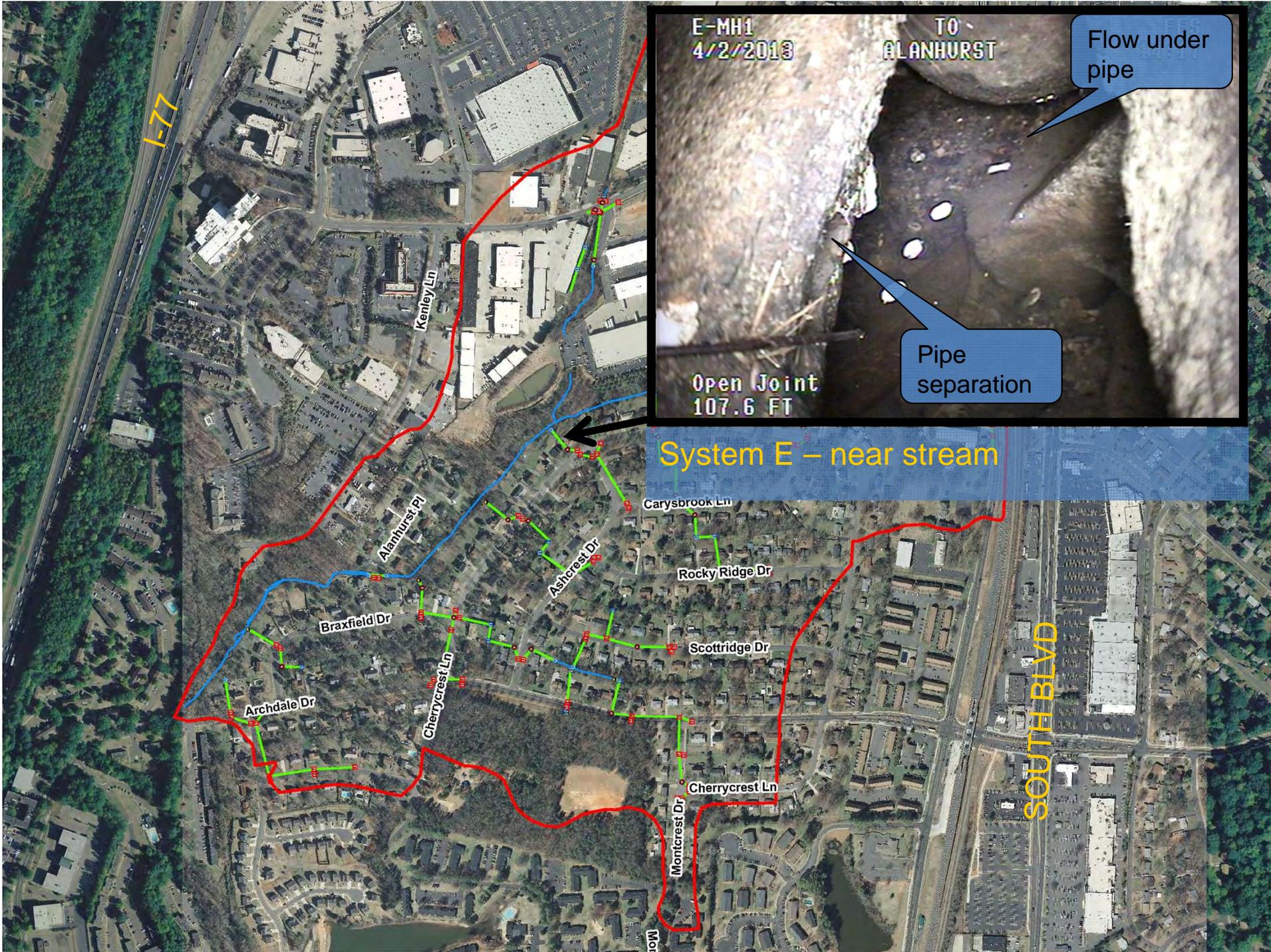
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Bank erosion



System E – near stream

Pipe separation with soil infiltration

TO ALANHURST

Pipe cracking

System L



# Next Steps

- Complete Design Phase
  - **Permitting (Typically 3 to 9 months)**
  - **Easement Acquisition (Typically 8 to 12 months)**
  - Final Design
- Bid
- Construction

# Completing Design Phase

- **Permitting**
  - 401/404 permit  
(NC Dept of Water Quality / Army Corps of Engineers)
    - Channel/stream & wetland delineation
      - Channel impacts & limits
      - Wetland impacts & limits
  - DENR/Erosion Control

# Completing Design Phase

- **Easement Acquisition**

- An easement is a right to use land owned by another party for a specific purpose.
- Easements provide Storm Water Services with permission from property owners to come onto their property and repair drainage problems and perform on-going maintenance.
- Granting an easement does not reduce the size of your property, but it does create some limitations on the use of the area.

# Types of easements for drainage purposes

- **Storm Drainage Easement (SDE)**  
Grants access to a specific portion of the property for the purpose of repairing and maintaining a storm drainage system including creeks.
- **Temporary Construction Easement (TCE)**  
Are **not permanent** easements. They give us the right to access your property to construct this project only.

# Completing Design Phase

- Final Design
  - All permits have been obtained
  - All easements have been acquired
  - Construction plans are completed
- Bid Phase
  - Bid advertisement & opening
  - Recommendation for approval and City Council award
- Construction Phase

# Path Forward

- A representative from *Professional Land Management, LLC* will contact you if we need an easement for construction and/or maintenance purposes
- Obtain Applicable Permits
- Finalize the Design

**We will NOT have another public meeting prior to bid and construction**



# Wrapping Up

- Please remember to sign-in and fill out a customer service card
- The City and our consultants will stay here to answer any specific questions you may have
- General Discussion
- Small Group Discussions

**Thank you for coming to the meeting!**

