

Brentwood Place Storm Drainage Improvement Project

Public Meeting

October 5, 2010

Staff Attendees:

Monica Kruckow– Charlotte Mecklenburg Storm Water Services (CMSWS)
Jackie Bray– Charlotte Mecklenburg Storm Water Services (CMSWS)
Amy Bice– Charlotte Mecklenburg Storm Water Services (CMSWS)
Bob Spalding – The Isaacs Group
Brad Ross – The Isaacs Group

Items Discussed:

- The meeting began with Monica Kruckow discussing recommended improvements in the project area.
- The Brentwood project area roughly bounded to the south and west by Remount Road, to the east by Barringer Drive, and to the north by Wilkinson Boulevard.
- Due to low attendance, the remainder of the meeting was spent on specific property owner concerns.

Additional Information:

- The need for this project was identified from customer drainage requests, including complaints of flooding and erosion.
- The project involves analysis of existing conditions to determine the portions of the storm drainage system needing improvement which was discussed at our last public meeting (July 2009). Since that meeting we have analyzed several alternatives for improvement and have come up with a recommended/proposed improvement plan that was shared at the meeting on October 5, 2010.
- The goal of this project will be to improve the storm drainage infrastructure in order to reduce flooding of streets & structures. In addition, channel improvements may be made to increase capacity or to reduce erosion.
- Next Steps are:
 - Design / Easement Acquisition / Permitting
 - Design includes developing construction drawings for the alternative selected. These plans are to include many details, such as pipe sizes and locations, channel/ditch widths, utility relocations, and easement locations.
 - Typical design phases last 21 to 34 months.
 - The permitting phase runs concurrently with the design phase. This phase includes obtaining the required water quality permits from Federal and State government agencies.
 - The permitting phase of a project typically lasts 3 to 9 months (typically during the design phase).
 - The Easement Acquisition phase runs concurrently with the design phase. The City's real estate staff works with citizens and businesses to acquire Easements needed to construct the recommended improvements and provide future maintenance.
 - The Easement Acquisition phase of a project typically lasts 8 to 12 months but may take longer depending on the property owners and businesses.

- Bid / Construction
 - After all design plans are finalized and all easements are acquired, the final plans will go out to contractors for them to bid on. By state law, the lowest responsible bidder is awarded the construction contract.
 - The bid phase of a project typically lasts 4 to 5 months.

- Construction
 - Throughout construction, efforts will be made to minimize disruption to nearby property owners.
 - Construction of proposed improvements will be supervised by City inspectors.
 - Notifications of key construction dates will be mailed to residents prior to construction.
 - Because projects vary in size, the typical construction phase of a project can last from 3 months to over 2 years.

- The next public meeting will be at 70% design (preliminary plans), however, we want your feedback throughout this entire project.