

**TURN AROUND. DON'T DROWN.**

**BE PREPARED FOR A FLOOD**

- Pay attention to flood watches and warnings.
- Be ready to move to higher ground.
- Buy flood insurance.
- Don't walk or drive through floodwater

*To report pollution or drainage problems, call 3-1-1.*

Charlotte-Mecklenburg  
**STORM WATER**  
 Services

Storm Water Services  
 600 E. Fourth Street  
 Charlotte, NC 28202

# Gaynor

storm drainage improvement project

your storm water fees at work

June 11, 2010

Dear Resident,

Charlotte-Mecklenburg Storm Water Services held the first public meeting on May 13, 2010 at Providence Baptist Church for the Gaynor Storm Drainage Improvement Project. The goal of this project is to improve the storm drainage infrastructure to reduce flooding of streets and structures. In addition, channel improvements may be made to increase capacity and/or to reduce erosion.

The meeting presented general project information on the Charlotte-Mecklenburg Storm Water Services Program and discussed existing storm water issues within the project area. Meeting highlights:

- Corky Botkin, Project Manager, provided general information and briefly reviewed the project scope and goals.
- Josh Letourneau, Project Manager for our design consultant, Armstrong Glen, summarized the existing conditions analysis, highlighting problems in the different areas within the project watershed, which covers about 150 acres.

- Mr. Botkin discussed the project's next steps (see inside).
- A question/answer session was held.

For more information about this project or detailed meeting minutes, please visit our website at <http://stormwater.charmeck.org> and click on Storm Water Projects, Storm Water Projects again, then Gaynor.

If you have any questions about this project, please contact Project Manager, Corky Botkin, at [cbotkin@charlottenc.gov](mailto:cbotkin@charlottenc.gov) or 704-432-5536.



## Project phases

A general description and range of typical time frames for project phases is given below. Specific work is conducted during each phase while an emphasis is made on public involvement throughout the entire project. Public meetings will continue to be held throughout the project with the affected property owners to present the planning and design information and to receive input.

### Planning Phase October 2009 - TBD

During the planning phase, public meetings are used to obtain input from property owners. Several improvement alternatives are developed and evaluated to determine the best solution. A recommended alternative is presented to the public for comment at the end of the planning phase. The planning phase of a project typically lasts 12 to 27 months.

### Design Phase 21 to 34 months

During the design phase, construction drawings are developed for the alternative selected during the planning phase. Many details must be addressed including the determination of channel widths and lining types, utility relocations, and easement locations.

### Permitting Phase 3 to 9 months

During the permitting phase, the required water quality permits are obtained from Federal and State governments. Other permits such as permission to work within railroad and NCDOT rights-of-way may also be obtained during this phase if necessary.

### Property Easement/Acquisition 8 to 12 months

The City's real estate staff works with citizens and businesses to acquire either Conservation Easements or Storm Drainage Easements. In addition, temporary construction easements may also be needed to access work areas. The City requests that easements be donated to provide access to your property to make the recommended improvements and provide future maintenance. The bid phase will begin after all easements are acquired.

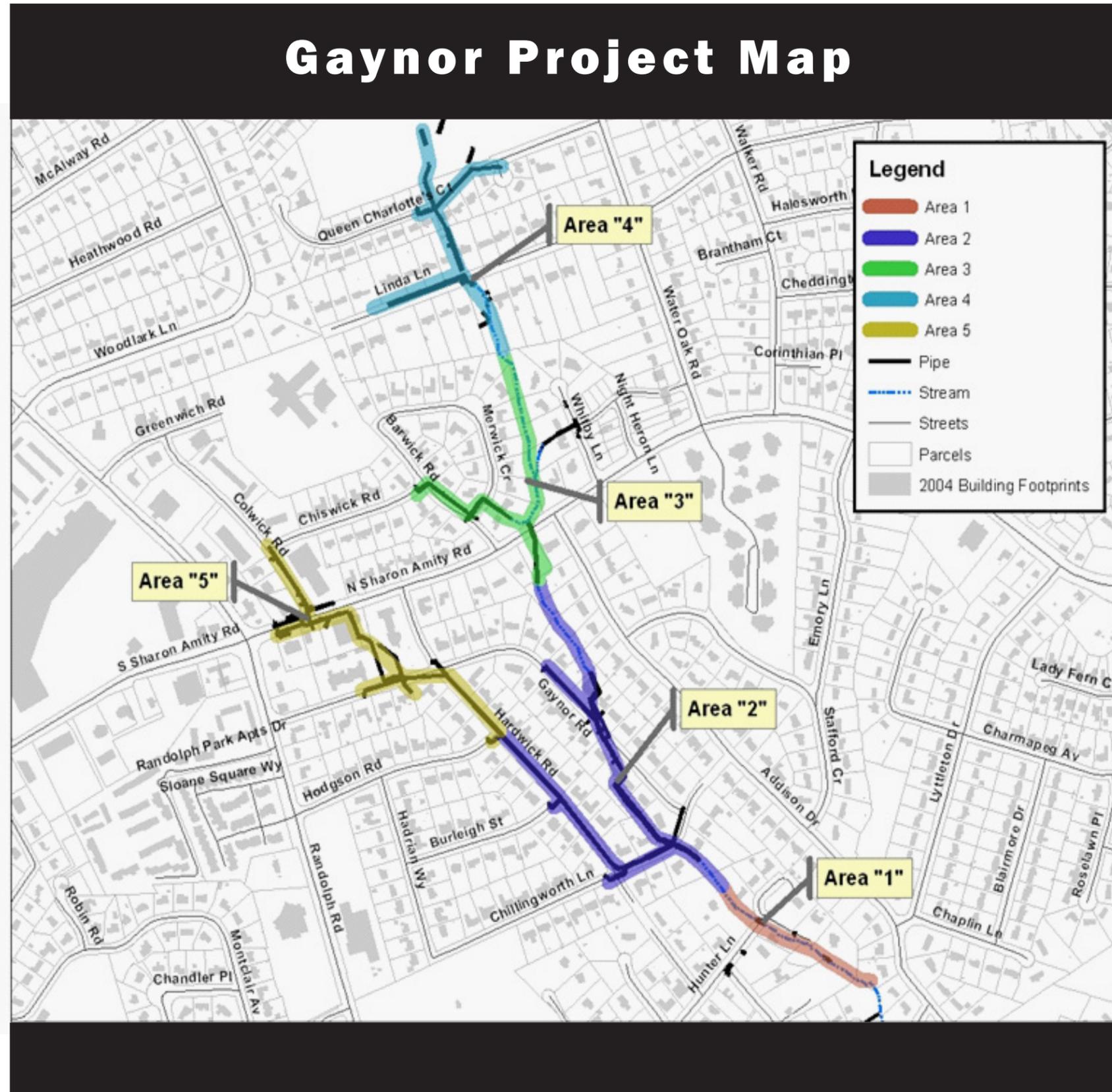
### Bid Phase 4 to 5 months

During the bid phase, the final plans will be circulated to qualified contractors for a competitive bidding process. By state law, the lowest responsible bidder is awarded the construction contract.

### Construction Phase 3 months to over 2 years

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.

# Gaynor Project Map



## Potential Drainage Issues:

Josh Letourneau with Armstrong Glen summarized the findings of the existing conditions analysis by highlighting the problems found in the different project areas within the watershed. The watershed is about 150 acres.

### Area 1 – Hunter Lane Culvert

- Hunter Lane culvert is undersized, causing potential street flooding.
- Ponding at the upstream end of the Hunter Lane culvert is predicted to cause structure flooding.

### Area 2 – Gaynor Road Pipe System

- Pipe system running along and crossing Gaynor Road is undersized, causing potential crawl space flooding and road flooding.
- The pipe system along Hardwick Road is undersized, causing potential road flooding and overland flow between the houses at 4901 and 4911 Hardwick Rd.
- This area contains the most undersized storm drains of the entire project area. Frequent complaints by residents have verified the modeling results.

### Area 3 – Merwick Circle/Sharon Amity Road Pipe System

- Pipe system crossing N. Sharon Amity Road is undersized and is predicted to cause extensive ponding on the upstream side. Ponding is predicted to cause crawl space and first floor flooding along Merwick Circle.
- The pipe system along Barwick Road and Merwick Circle is undersized, causing potential road flooding.

### Area 4 – Linda Lane Pipe System

- Pipe system crossing Linda Lane is undersized, causing potential road flooding along Linda Lane and potential crawl space flooding between Queen Charlotte's Court and Linda Lane.
- Crawl space flooding is predicted along the open channel downstream of Linda Lane due to an undersized bridge/culvert adjacent to a home.

### Area 5 – Colwick Road/Sharon Amity Road Pipe System

- The pipe system along Colwick Road and crossing Sharon Amity Road is undersized, causing potential road flooding. Depth of flow is significant enough at the low point of Sharon Amity Road, that overland flow is predicted to occur between Sharon Amity Road and Gaynor Road.
- Overland flow is predicted to cross Gaynor Road and flood the backyard properties along Hardwick Road.
- Overland flow is predicted to flood Hodgson Road.