

# Proposed Design / Easement Acquisition Kick-Off Meeting



## Gaynor Storm Drainage Improvement Project



Trinity Presbyterian Church

May 1, 2012



# Introduction of Staff

- **Charlotte-Mecklenburg Storm Water Services (CMSWS)**
  - **Corky Botkin – Project Manager**
    - **Phone - 704-432-5536**
    - **E-mail - cbotkin@charlottenc.gov**
  - **Doug Lozner – Watershed Area Manager**
- **City of Charlotte Real Estate**
  - **Steve Frey – Project Manager**
- **Armstrong Glen – Design Consultant**
  - **Josh Letourneau – Project Manager**
  - **Andy Litten – Project Engineer**
  - **Sub-consultant – HARP – Randy Forsythe**
- **THC Inc. – Real Estate Consultant**
  - **Kevin Muldowney**
  - **Stephanie Bloch**
  - **Anne Regan**

## Housekeeping

## Items

- **Sign-In**
- **Customer Service Comment Cards**
- **Question and Answer period after presentation**

# Meeting Purpose and Agenda

- Purpose
  - Present the designed proposed improvements
  - Discuss the easement acquisition process
- Agenda
  - Charlotte-Mecklenburg Storm Water Services Summary
  - Planning Phase and Previous Citizen Involvement
  - Designed Proposed Improvements
  - Easement Acquisition / Permitting
  - Future project milestones
  - General Questions and Comments
  - Small Group Discussions



# CMSWS Summary

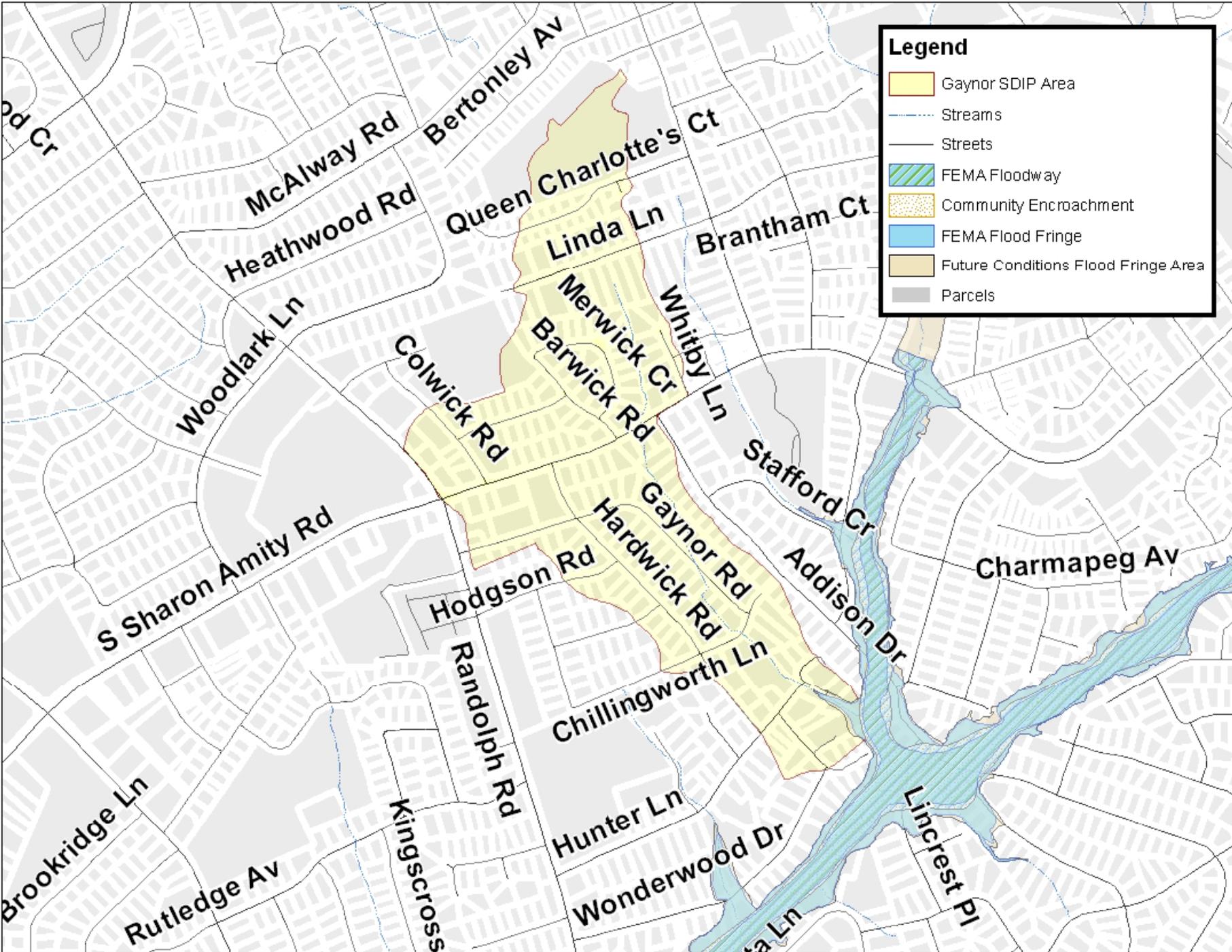
## ***Storm Water Program Roots:***

- 1911 – Mecklenburg County Drainage Commission was created
- 1993 – Charlotte obtained and began to comply with a NPDES Phase I permit
  - Charlotte established a storm water fee to fund NPDES required measures and to address drainage issues

## ***What the program includes:***

- Administration and Technology
- *Water Quality*
- *Maintenance*
- *Engineering*





# Why the Gaynor SDIP was chosen as an Engineering project

- **Requests for Service from Property Owners (57 - 311 requests within watershed)**
  - **Inadequate Infrastructure**
    - Road flooding
    - House flooding
  - **Deteriorating Infrastructure**
    - Old culverts, pipes, inlets
    - Sink holes
    - Erosion, blockages in streams
- **CMSWS watershed ranking**
- **Larger watershed-wide issues that cannot be managed by spot repairs or without potentially impacting downstream properties**

## What we need from you

- **Feedback on our proposed alternative**
- **Additional information on drainage related concerns (previously 56 questionnaires were returned)**
- **Support for the project's future phases**

# Planning Phase (October 2009 to March 2011)

- Survey, Public Input & Questionnaires
  - Original questionnaires were sent out in May of 2009
- Existing Conditions Analysis
  - Public Meeting – Held on May 13, 2010
- City Design Standards Alternative
- Additional Alternatives
- Preliminary Alternatives Cost Estimates
- Recommended Alternative
  - Public Meeting – Held on December 13, 2010



# Storm Drainage Improvement Project Phases

## PLANNING (October 2009 to March 2011)

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

## DESIGN (Typically 21 to 34 months)

– *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 (3 months to over 2 years)

# Design Phase

- The Design Phase Generally Consists of the Following:
  - Preliminary Design
  - 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



# Design Phase (ongoing tasks)

- 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
  - Floodplain Development Permit
  - Encroachments
    - NCDOT
    - Railroads



# Design Phase (ongoing tasks)

- Easement Acquisition
  - Real estate agents
    - Easement donations
      - Property owner donates easement with minimal questions/concerns
    - Easement negotiations
      - Property owner has questions/concerns to include with a Special Provision (SP)
  - Condemnations



# Design Phase

- Final Design
  - All permits have been obtained
  - All easements have been acquired
  - Construction plans are completed



# Bid Phase

- Bid process includes:
  - Bid advertisement
  - Bid opening
  - Recommendation for approval and City Council award
  - Pre-construction meeting



# Construction Phase

- Notification to residents
- Contractor begins work
- Emails or mailers with progress updates
- Final walk through with contractor
- Accept project
- Start warranty



# Path Forward

- A representative from THC 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 consultant will stay here to answer any specific questions you may have
- General Discussion
- Small Group Discussions
- Thank you for coming to the meeting!