

Proposed Design and Easement Acquisition

Hampton Avenue Storm Drainage
Improvement Project

Christ Episcopal Church
March 29, 2016

Introduction of Staff

Charlotte-Mecklenburg Storm Water Services

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WK Dickson – Engineering Consultant

Scott Sigmon – Project Manager

David Perry – Project Engineer

City of Charlotte Real Estate Services

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Andrew Ponder – TELICS, Acquisition Agent

Reminders

- Sign-In
- Agenda
- 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 improvements
- Discuss the easement acquisition process
- Respond to general questions and concerns
- Provide owners property-specific information on property impacts

Project Phases

Planning June 2010 - February 2013

Design Started February 2013 - typically up to 34 months
WK Dickson restarted preliminary design in July 2014

Easement Acquisition Typically 10 to 14 months, overlaps design

Permitting Typically 3 to 9 months, overlaps design

Bid Typically 5 to 6 months

Construction Approximately 18 months

Planning Phase

(June 2010 to February 2013)

Survey, Public Input and Questionnaires

- Questionnaires were sent to property owners

Existing Conditions Analysis

- Public Meeting – held May, 2011

City Design Standards Alternative

Additional Alternatives

- Cost/benefit Analysis

Recommended Alternative

- Public Meeting – held October, 2012

Design Phase

(February 2013 to May 2017)

The Design phase generally consists of the following:

- Preliminary Design
- Permitting
- Easement Acquisition
- Final Design

Design Phase (Completed Tasks)

Preliminary Design

- Drainage system layout and location
- Additional field survey
- Utility coordination and design
- Geotechnical investigations
- Traffic control plans
- Erosion control plans
- **Public meeting**

Hampton Avenue Storm Drainage Improvements

Scott Sigmon, PE
WK Dickson

Reasons for Project

- Structural flooding of homes
- Pipe sinkhole issues
- Street flooding
- Aging infrastructure
- High on city priority ranking

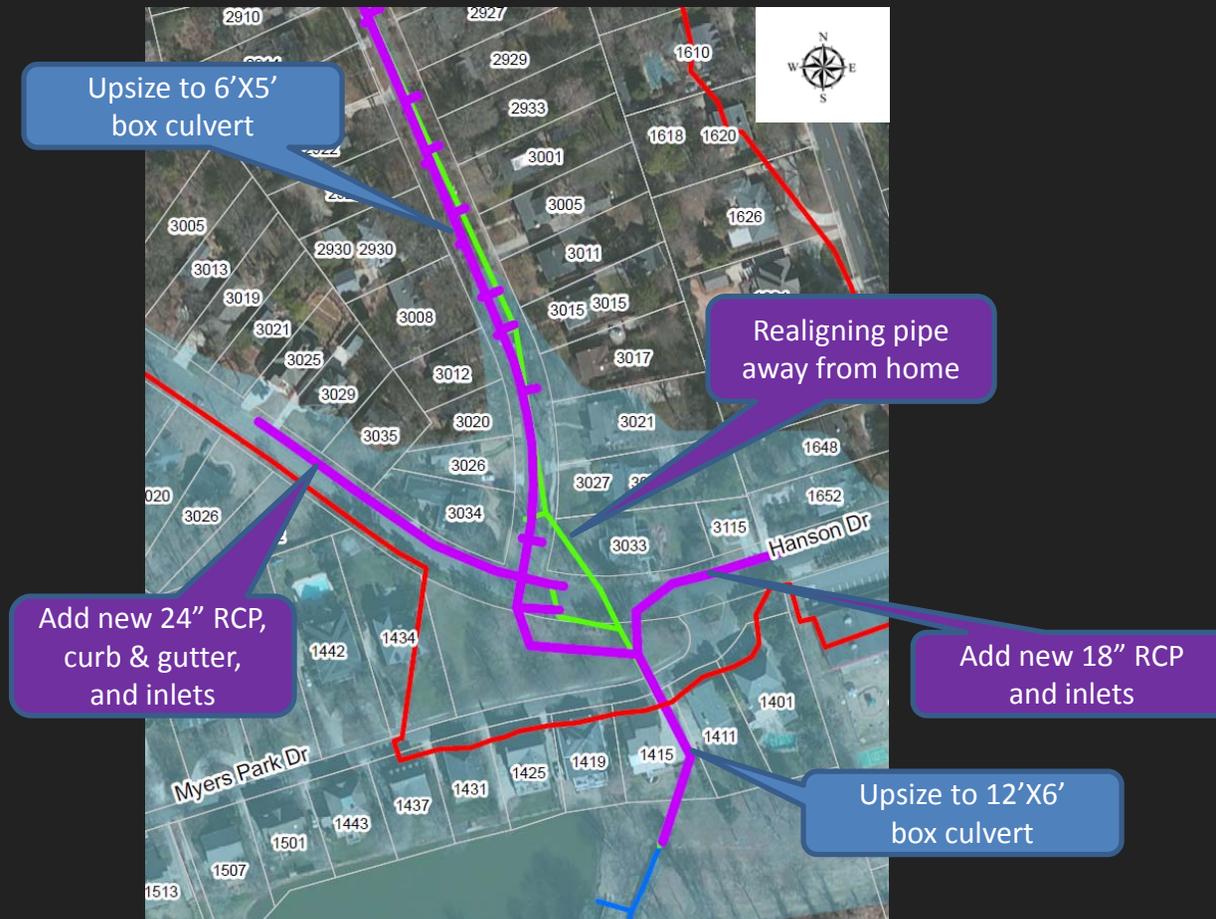


Hanson Drive and Hampton Avenue flooding



Hanson Drive flooding onto private property

Lower Section



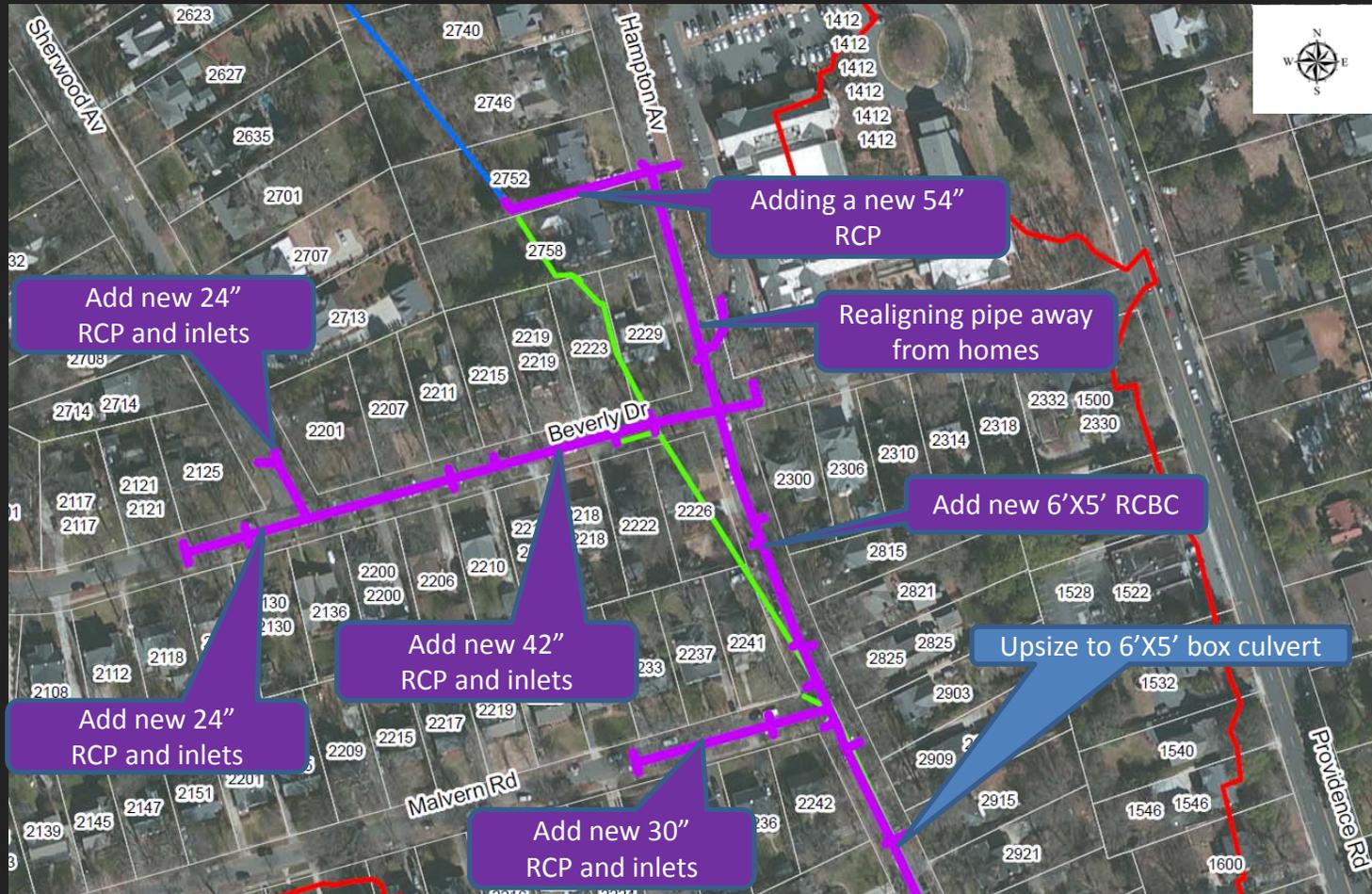


Sinkhole at Hampton Avenue and Malvern Drive
Pipe condition is typical along Hampton Ave

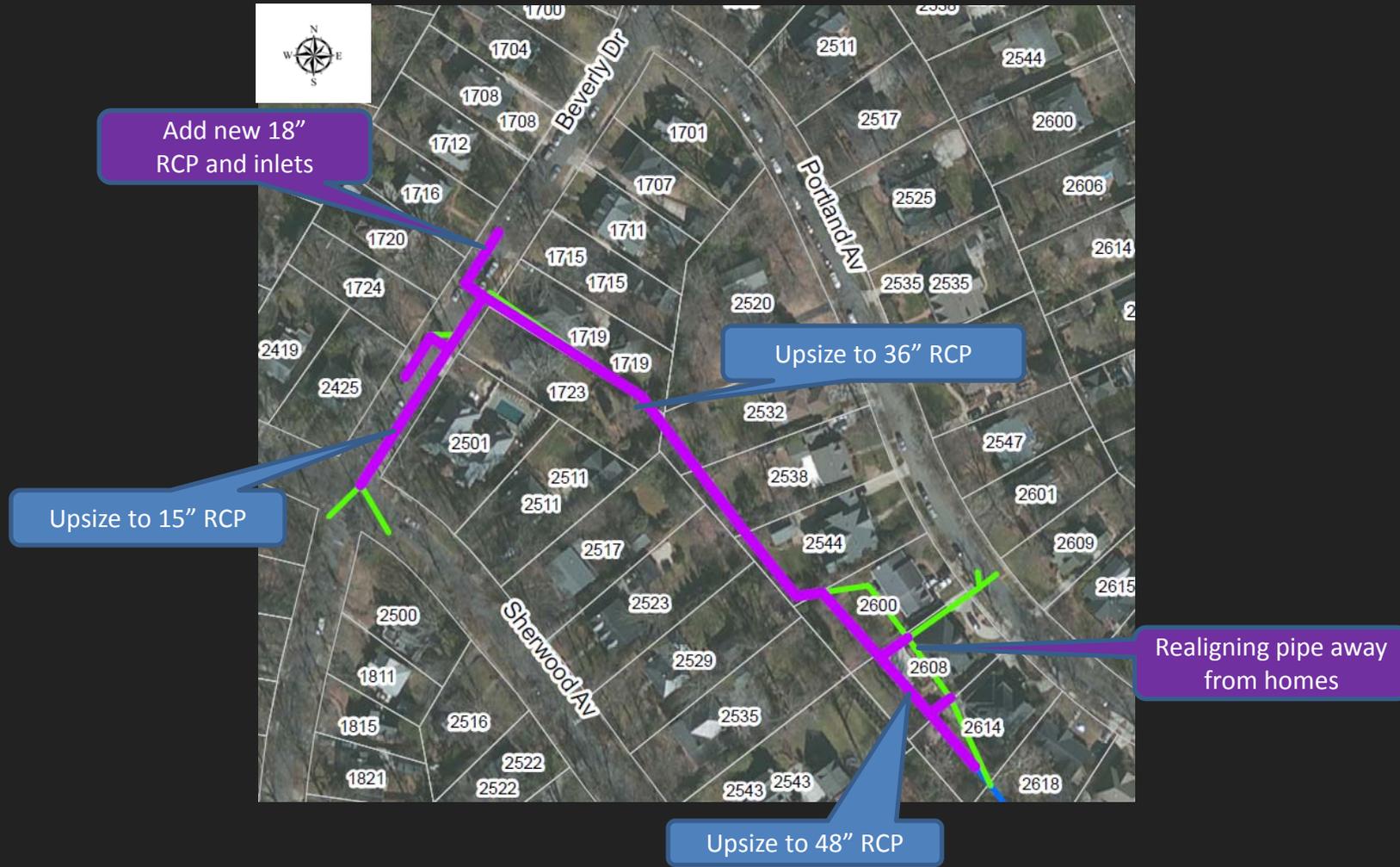


Flooding at 2746 Hampton Avenue

Middle Section



Upper Section



Site Impacts

- HVAC Relocation
 - Plan for temporary relocation
- Landscaping / Hardscaping
 - Irrigation
 - Fencing
 - Ornaments
 - Temporary pet fencing
 - Outbuilding / shed
- Foundation Protection
 - What it is and why we would do it

Tree Evaluations



City Arborist Recommendations

- Tree pruning branches over roadways
- Diseased tree removal (root rot)

Two trees with root rot to be removed at:
3021 and 2758 Hampton Avenue

Traffic Impacts

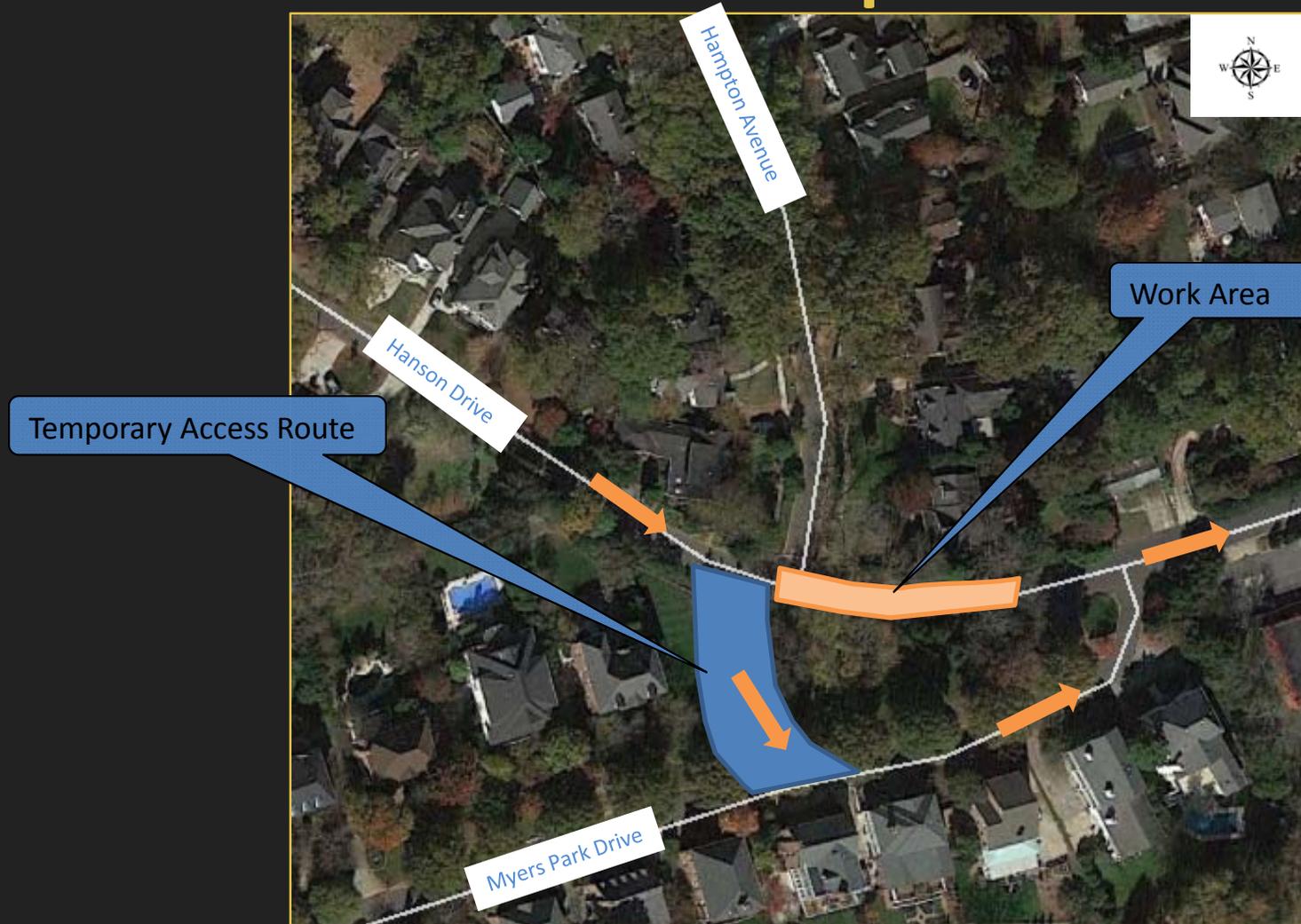


Temporary Access Route

Work Area

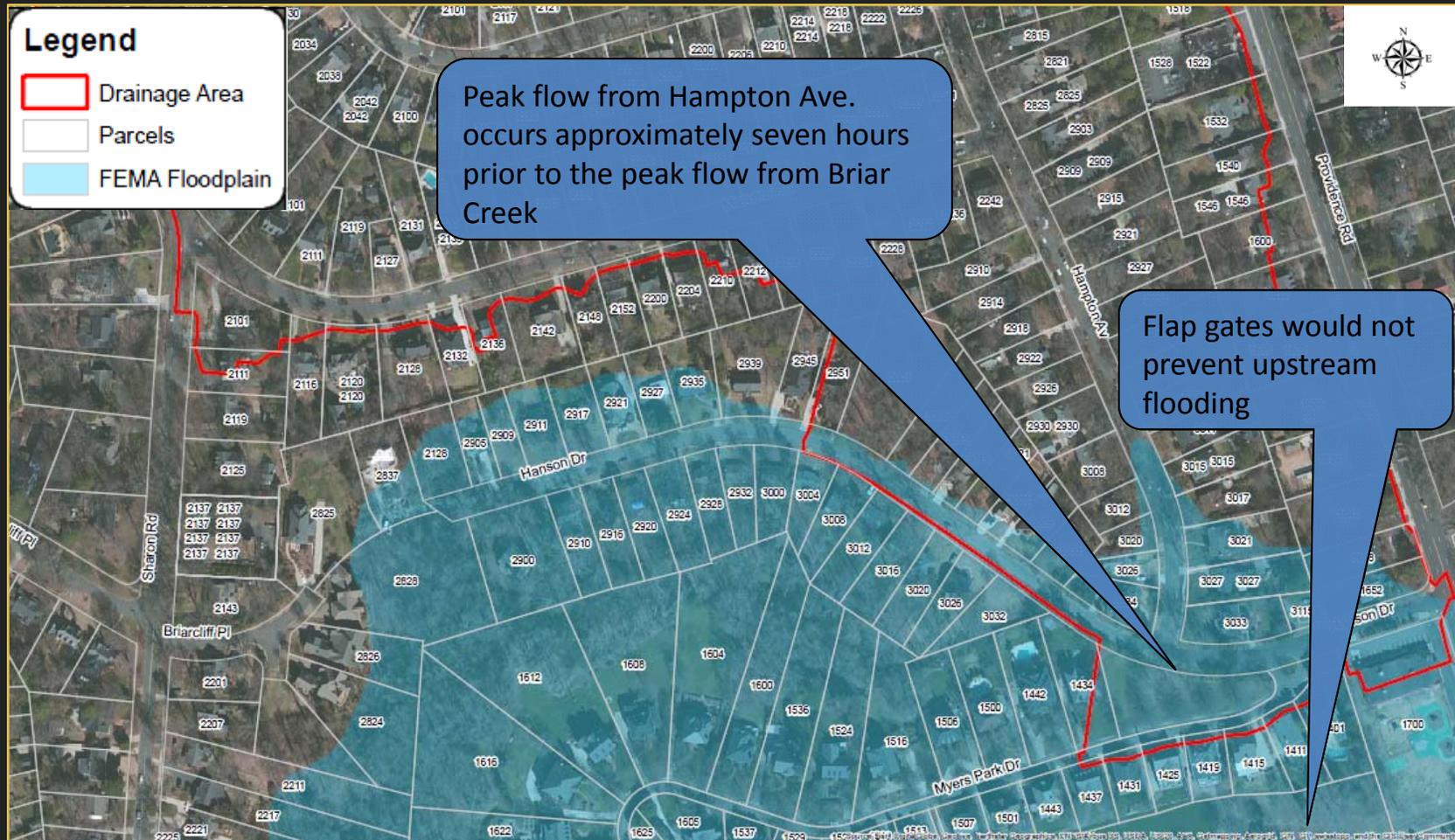
Traffic flow during Myers Park Drive Impact

Traffic Impacts



Traffic flow during Hanson Drive Impact

FEMA Floodplain Impacts



100-Yr Future Floodplain Extents within Project Area

Next Step - Complete Design Phase

Permitting

- 401/404 permit (NC Dept. of Environmental Quality / Army Corps of Engineers)
 - Channel/stream and wetland delineation
 - Channel impacts and limits
 - Wetland impacts and limits
- DEMLR (NC Dept. of Energy, Mineral and Land Resources/Erosion Control)

Next Step - Complete 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.

Next Step - Complete Design Phase

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.

Next Step - Complete Design Phase

Final Design

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

Bid Phase

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

Construction

- Notification to residents
- Contractor is given a Notice to Proceed
- Emails or mailers with progress updates
- Final walk through with contractor
- Accept project
- Start warranty phase (1 year)

What Happens Now?

- A representative ([Andrew Ponder](#)) from [Telics](#) will contact you if we need an easement for construction and/or maintenance purposes

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

- 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 regarding impacts to your property or general information about this project

Thank you for coming to the meeting!