

# Proposed Design Presentation and Easement Acquisition Kick-Off Meeting



## Meadowridge Storm Drainage Improvement Project

Living Savior Lutheran Church

July 16, 2013



# Introduction of Staff

- **Charlotte-Mecklenburg Storm Water Services**
  - Adrian Cardenas – Project Manager
    - Phone - 704-336-4682
    - E-mail - [acardenas@charlottenc.gov](mailto:acardenas@charlottenc.gov)
  - Doug Lozner – Watershed Area Manager
  - Danee McGee – Project Manager
- **City of Charlotte Real Estate Services**
  - Steve Frey – Sr. Project Manager
- **WK Dickson – Engineer Consultant**
  - Scott Sigmon – Project Manager
  - Rob Normandy – Project Engineer
  - Billy Royal – Project Engineer
- **THC Inc. – Real Estate Consultant**
  - Amy Parish



# 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 2011 to August 2012)

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

## DESIGN (Started August 2012 - 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

## (May 2011 to August 2012)

- Survey, Public Input & Questionnaires
  - Original questionnaires were sent out in **September of 2010**
- Existing Conditions Analysis
  - Public Meeting – Held on **November 10, 2011**
- City Design Standards Alternative
- Additional Alternatives
- Preliminary Alternatives Cost Estimates
- Recommended Alternative
  - Public Meeting – Held on **May 10, 2012**

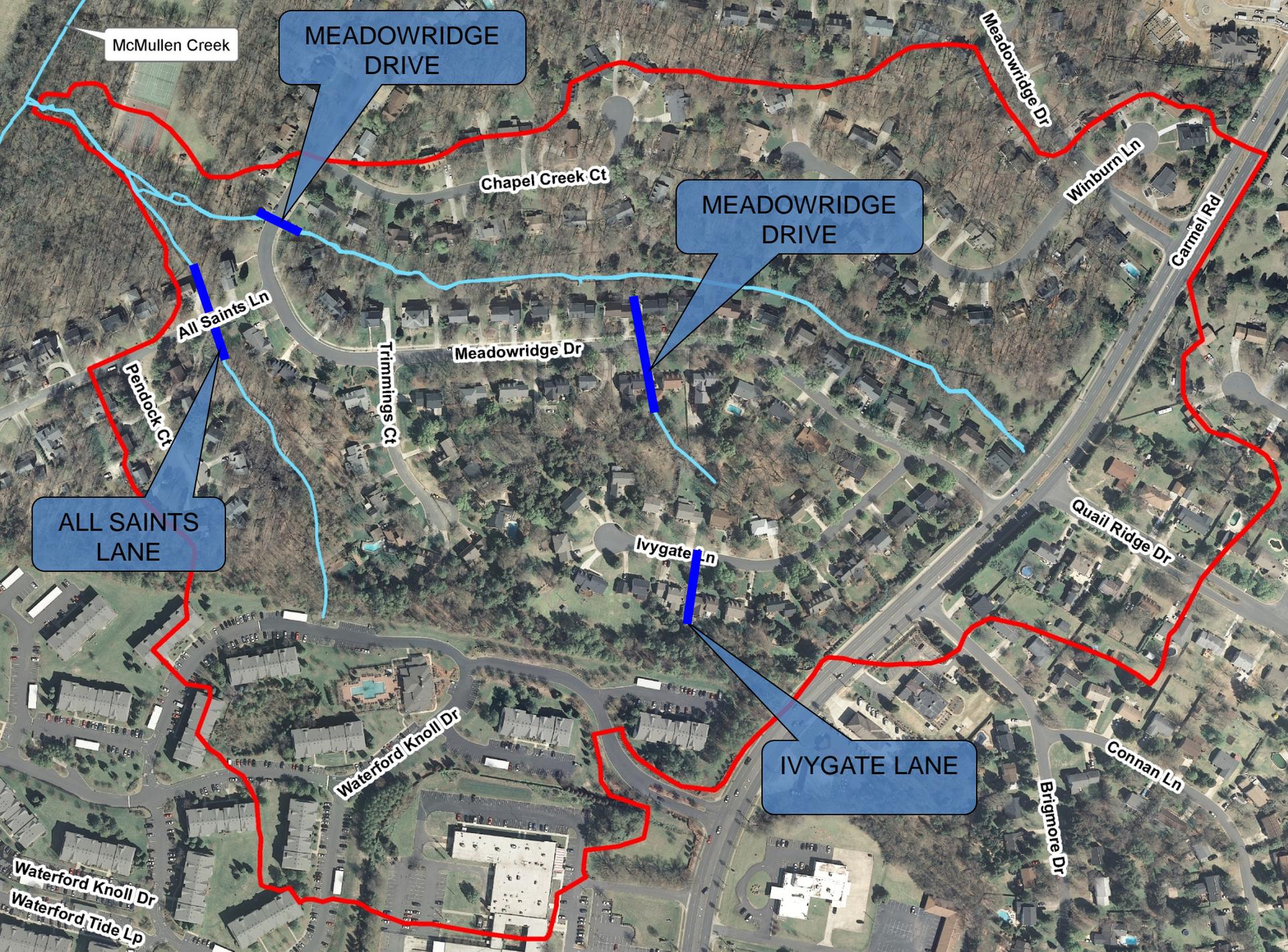
# Design Phase (Completed Tasks)

- Preliminary Design
  - Drainage system layout & location
  - Additional field survey
  - Utility coordination & design
  - Geotechnical investigations
  - Traffic control plans
  - Erosion control plans
  - Public meeting

# Meadowridge Proposed Storm Drainage Improvements

Scott Sigmon, P.E.  
WK Dickson





McMullen Creek

MEADOWRIDGE DRIVE

MEADOWRIDGE DRIVE

ALL SAINTS LANE

IVYGATE LANE

Chapel Creek Ct

Meadowridge Dr

Winburn Ln

Carmel Rd

All Saints Ln

Pendock Ct

Meadowridge Dr

Trimmings Ct

Ivygate Ln

Quail Ridge Dr

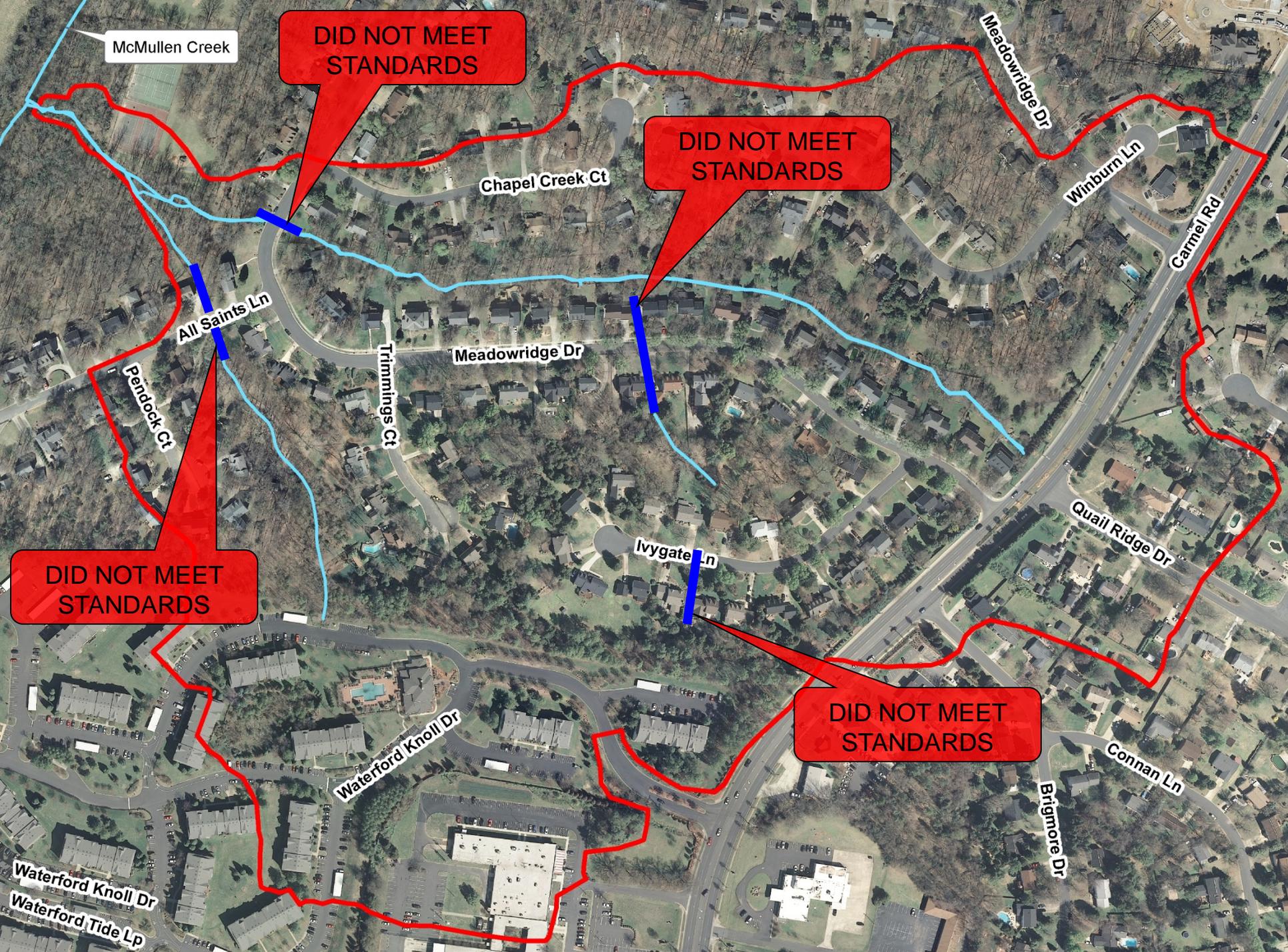
Connan Ln

Waterford Knoll Dr

Brigmore Dr

Waterford Knoll Dr

Waterford Tide Lp



McMullen Creek

**DID NOT MEET STANDARDS**

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Chapel Creek Ct

Meadowridge Dr

Winburn Ln

Carmel Rd

All Saints Ln

Pendock Ct

Trimmings Ct

Meadowridge Dr

Ivygate Ln

Quail Ridge Dr

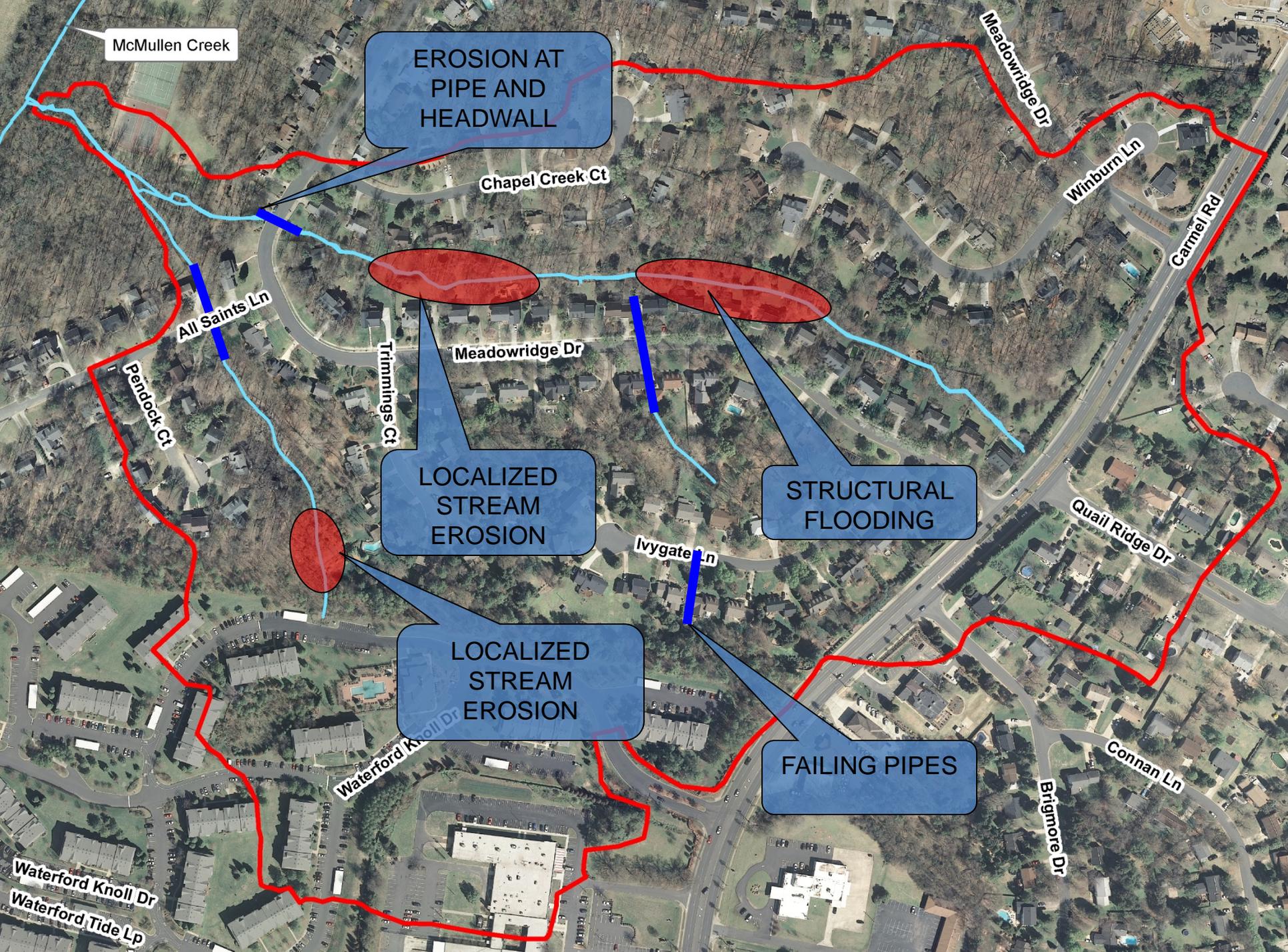
Waterford Knoll Dr

Connan Ln

Brigmore Dr

Waterford Knoll Dr

Waterford Tide Lp



McMullen Creek

EROSION AT  
PIPE AND  
HEADWALL

Chapel Creek Ct

Meadowridge Dr

Winburn Ln

Carmel Rd

All Saints Ln

LOCALIZED  
STREAM  
EROSION

Meadowridge Dr

STRUCTURAL  
FLOODING

Pendock Ct

Trimnings Ct

LOCALIZED  
STREAM  
EROSION

Ivygate Ln

STRUCTURAL  
FLOODING

Quail Ridge Dr

LOCALIZED  
STREAM  
EROSION

FAILING PIPES

Connan Ln

Brigmore Dr

Waterford Knoll Dr

Waterford Tide Lp

Waterford Knoll Dr

LOCALIZED  
STREAM  
EROSION

FAILING PIPES

# Localized Stream Erosion



Between Pendock and Trimmings Court

# Erosion at Pipe and Headwall



Meadowridge Drive culvert outfall

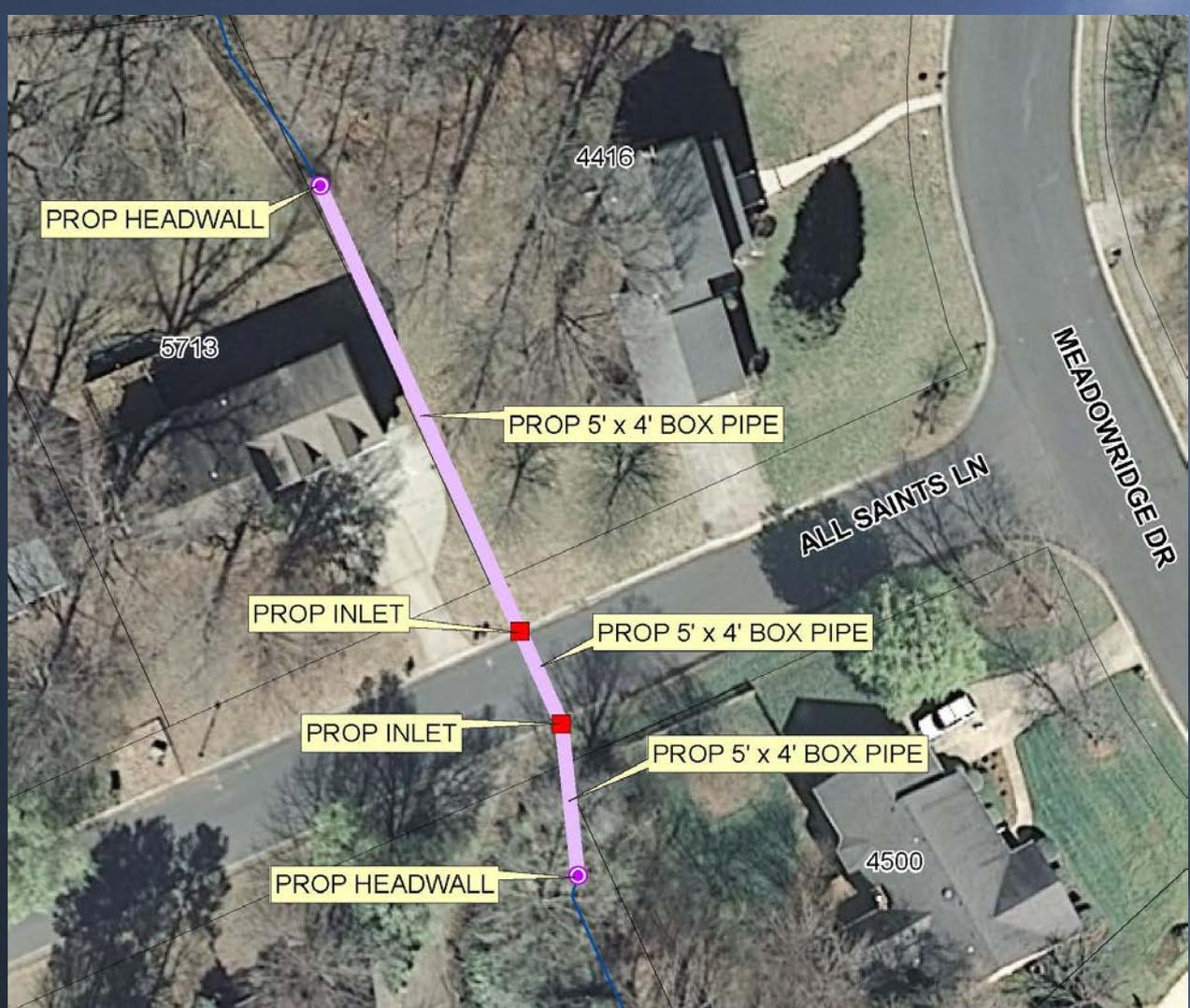
# Localized Stream Erosion



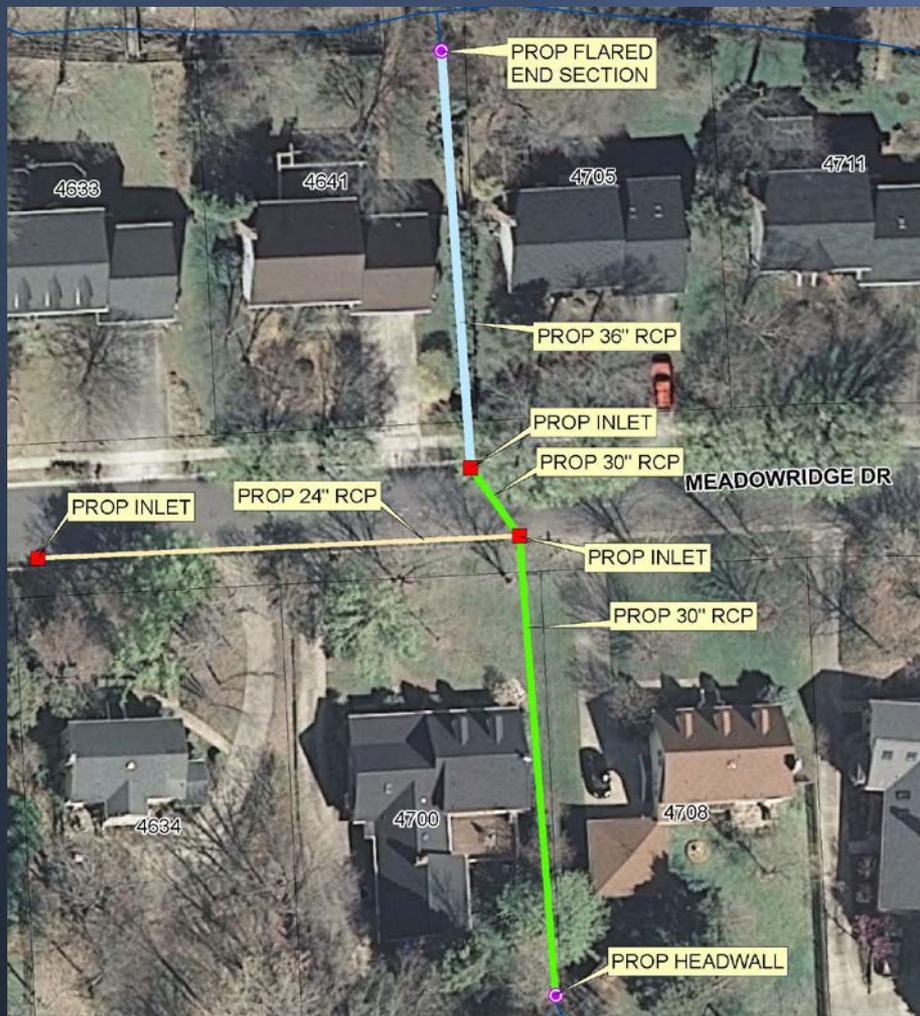
4617 Meadowridge Drive



Meadowridge Drive: Upgrade existing 48" pipe system to increase capacity



All Saints Lane: Upgrade existing 36" pipe system to increase capacity



Meadowridge Drive: Upgrade existing 24" pipe system to increase capacity and reduce street flooding



Ivygate Lane: Replace cracked and failing pipes



Behind 5721 Trimmings Court:  
Bank stabilization to reduce  
erosion and head cut

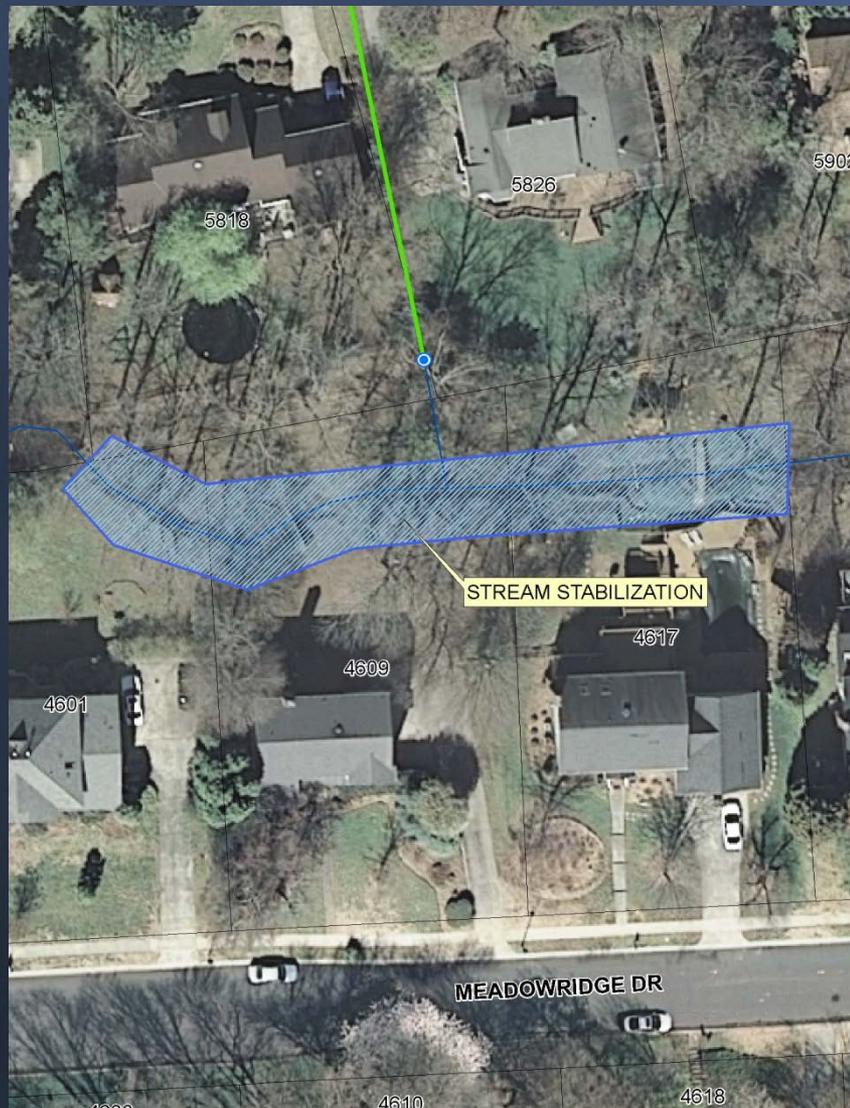
# CHAPEL CREEK COURT



MEADOWRIDGE DR

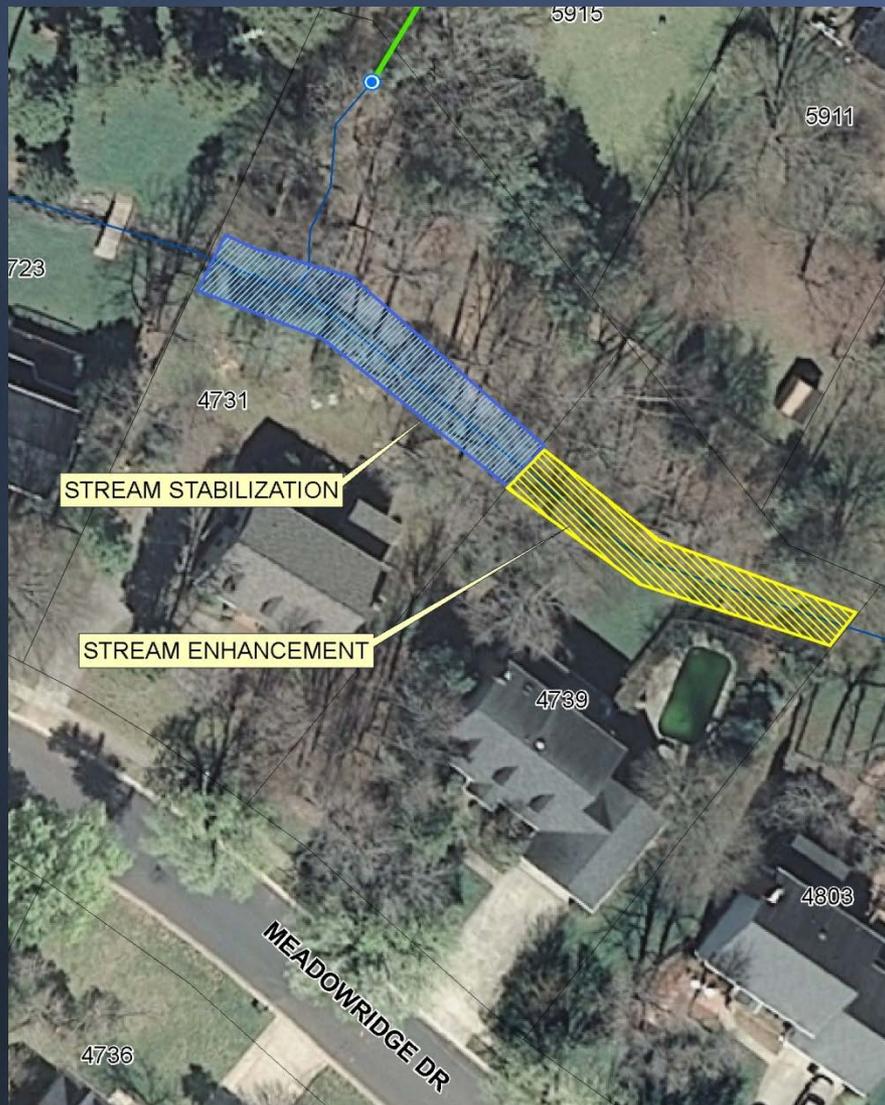
**5806 and 5812 Chapel  
Creek Court:  
Stream Stabilization**





**4601, 4609 and 4617  
Meadowridge Drive:  
Stream Stabilization**





## 4731 and 4739 Meadowridge Drive: Stream Stabilization and Enhancement



# Next Steps

- **Complete Design**
  - **Permitting**
  - **Easement Acquisition**
  - **Final Design**
- **Bid**
- **Construction**

# 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

# Design Phase

## (Ongoing Tasks)

- 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.

# 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 consultants will stay here to answer any specific questions you may have
- General Discussion
- Small Group Discussions

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