

A photograph of a residential street during a rainstorm. The asphalt road is wet and reflects the sky. In the foreground, a concrete storm drain cover is visible on the left side of the road. Trees and houses are visible in the background, with raindrops visible on the camera lens.

# Proposed Design Presentation and Easement Acquisition Kick-Off Meeting

## Princeton-Somerset Storm Drainage Improvement Project

**Mahlon Adams Pavilion**

**September 12, 2013**

# Introduction of Staff

- **Charlotte-Mecklenburg Storm Water Services**
  - Jennifer Barker– Project Manager
    - Phone - (704) 432-0963
    - E-mail - [jbarker@charlottenc.gov](mailto:jbarker@charlottenc.gov)
  - Doug Lozner – Watershed Area Manager
  
- **City of Charlotte Real Estate Services**
  - Steve Frey – Sr. Project Manager
  
- **HDR Engineering – Engineer Consultant**
  - Patrick Blandford – Project Manager
  - Ron Geiger – Project Principal
  - Jennie Casanova – Project Engineer

A photograph of a rainy street scene with water droplets on the pavement and a white van in the background.

# 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.**

A photograph of a rainy street scene with water droplets on the camera lens and a white van in the background.

# 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 (June 2011 to June 2012)

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

## DESIGN (Started July 2012 - Typically 21 to 34 mo.)

- *Designing the Solutions*

## PERMITTING (Typically 3 to 9 months, but usually overlaps the design phase)

## EASEMENT ACQUISITION (Typically 9 to 12 months)

## BID (Typically 5 to 6 months)

## CONSTRUCTION (Up to 2 years)

# Planning Phase

(June 2011 – June 2012)

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



# Design Phase

(Sept 2012 – Current)

- **The Design Phase Generally Consists of the Following:**
  - Preliminary Design
  - Permitting
  - Easement Acquisition
  - Final Design



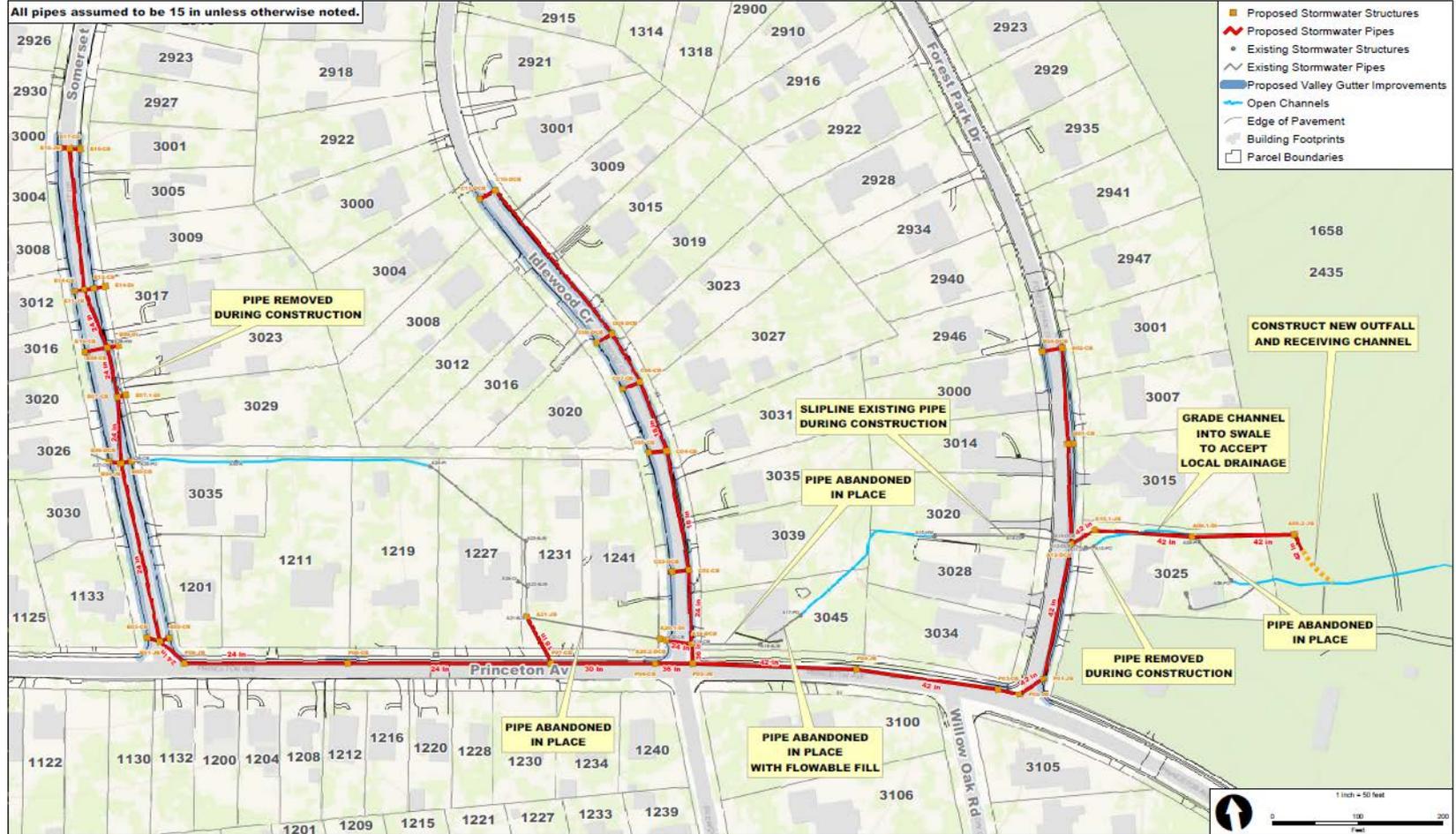
# Design Phase (Completed Tasks)

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



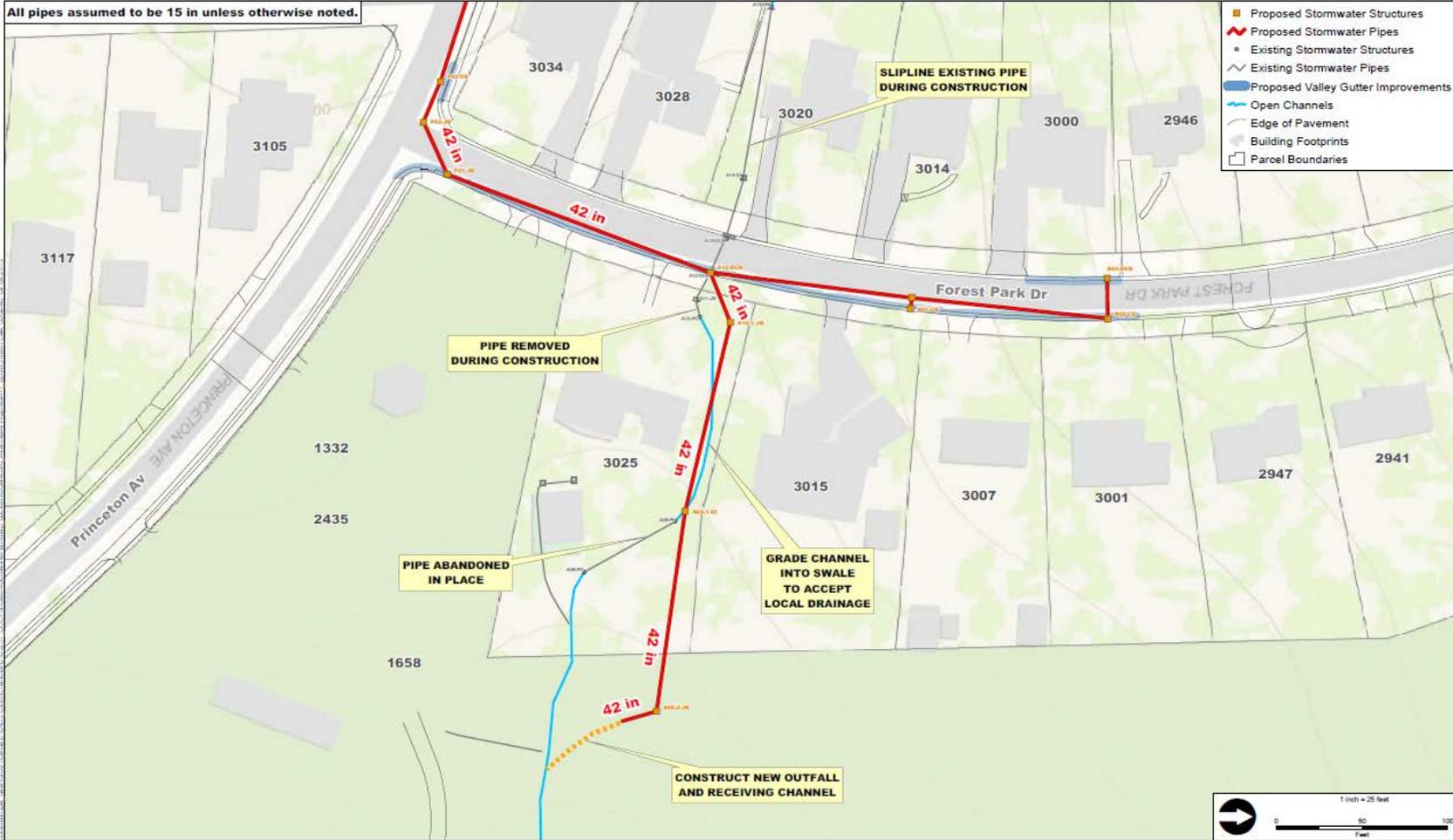
# Princeton-Somerset Proposed Storm Drainage Improvements

# Project Improvements

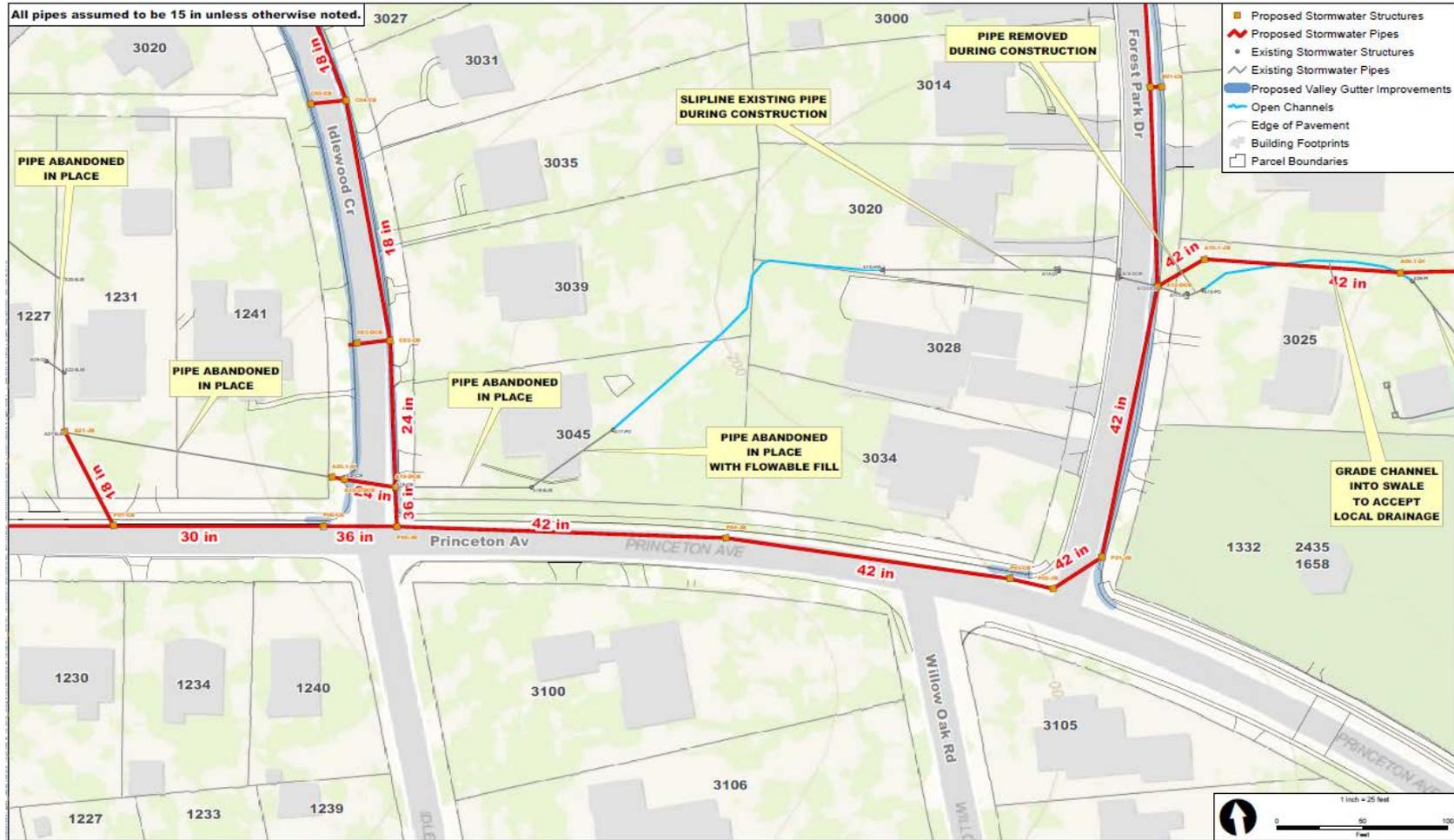


# Forest Park Improvements

All pipes assumed to be 15 in unless otherwise noted.

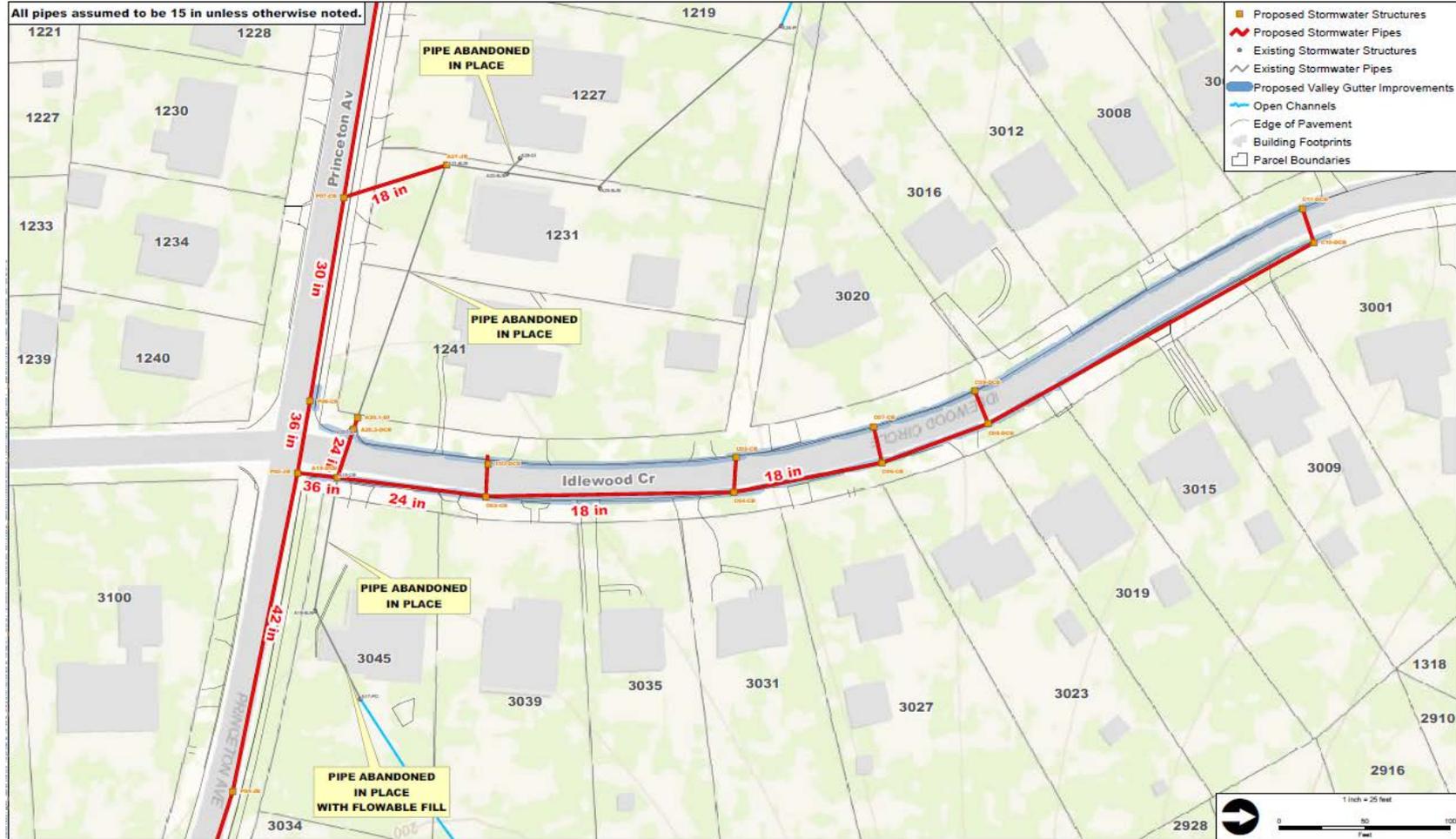


# Princeton Improvements



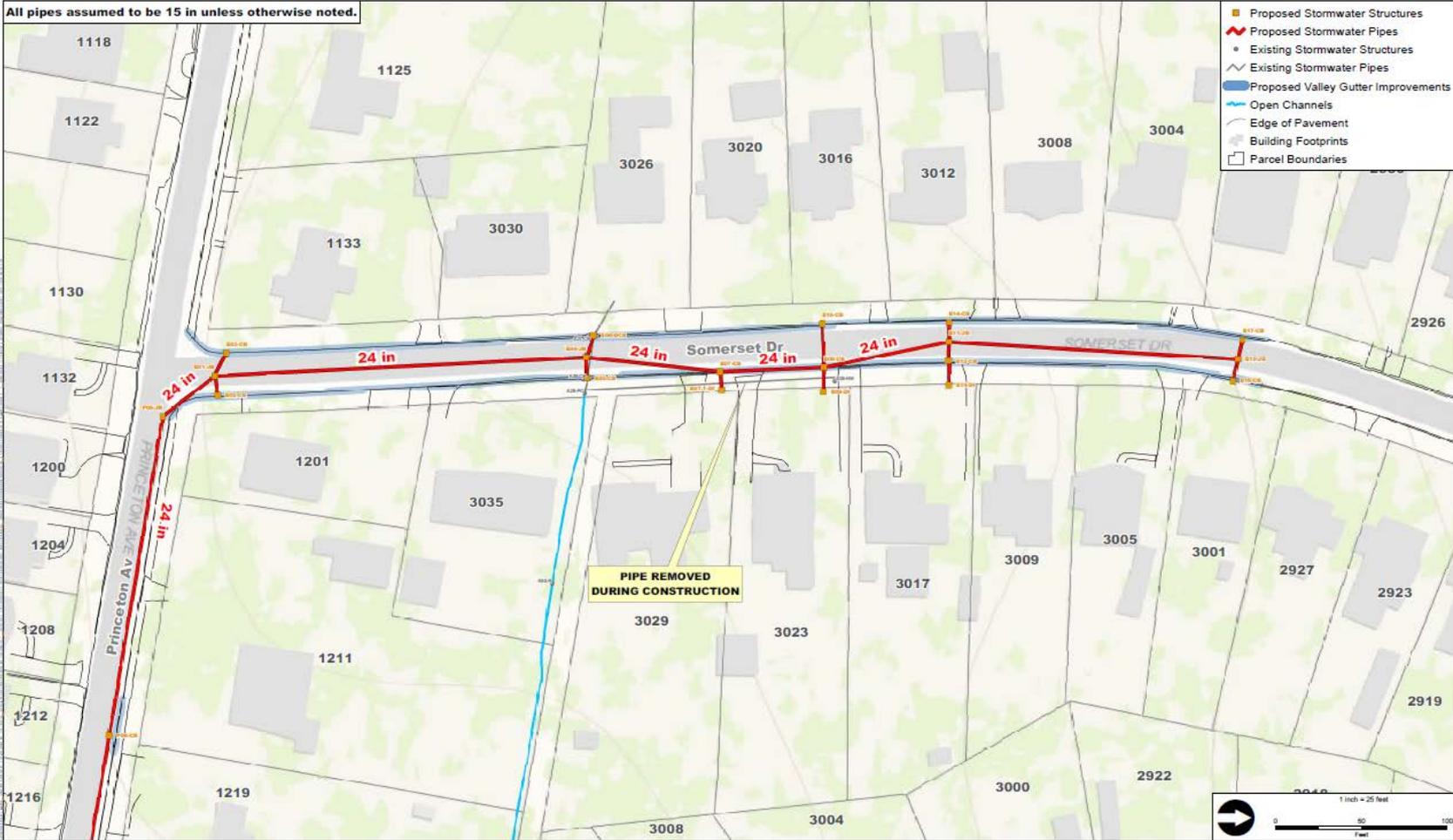


# Idlewood Improvements



# Somerset Improvements

All pipes assumed to be 15 in unless otherwise noted.





# Next Steps

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



# 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

- **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.
- **Utility Easement(UTE)**  
Grants access to a specific portion of the property to the utility company for the purpose of relocating and maintaining private utilities



# Design Phase (Ongoing Tasks)

## ■ Easement Abandonment

- A number of the properties have an existing SDE over the existing storm drainage system
- Portions of the easement may be abandoned by the City removing those rights to access for repair and maintenance
- System would no longer receive public drainage and maintenance and repair would be the responsibility of the homeowner

A photograph of a rainy street scene with water droplets on the camera lens. The text 'Design Phase' is overlaid in yellow.

# Design Phase

- **Final Design**

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

A photograph of a rainy street scene with water droplets on a glass surface in the foreground. In the background, there are trees and a white van parked on the side of the road.

# Bid Phase

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



# Construction Phase

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

A photograph of a rainy street scene with water droplets on the glass and a white van in the background.

# Path Forward

- A real estate representative 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**

A photograph of a rainy street scene with water droplets on a glass surface in the foreground. The background shows a wet road, greenery, and a white van.

# 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!**