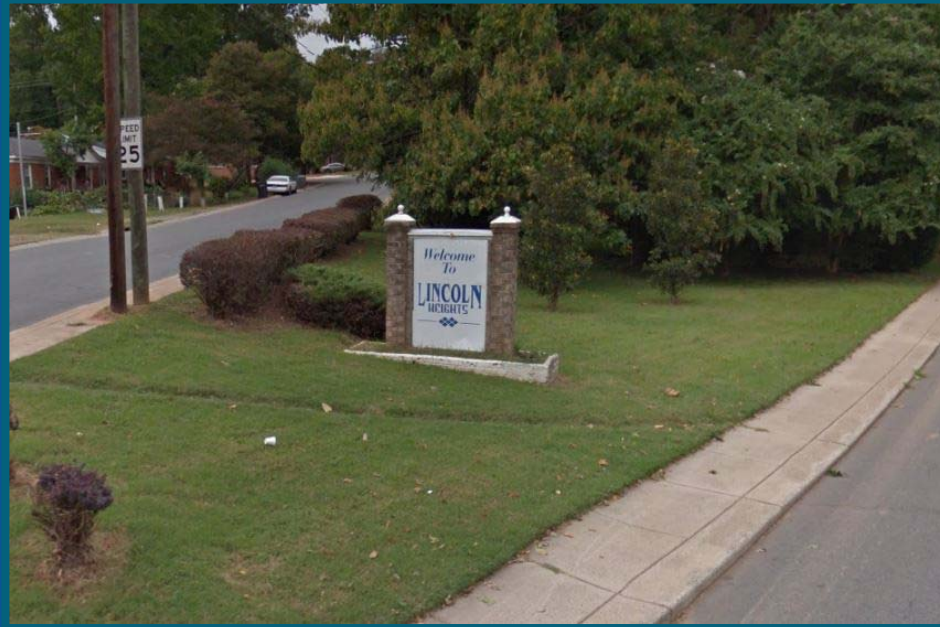


Lincoln Heights Storm Drainage Improvement Project



Preliminary Design and Easement Acquisition Public Meeting



August 15, 2017
Beatties Ford Road Regional
Library - Public Meeting #3



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I. INTRODUCTION OF STAFF

Charlotte-Mecklenburg Storm Water Services Staff

- Steven McCraney – Project Manager
 - Phone: 704-432-0967
 - E-mail: smccraney@charlottenc.gov
- Doug Lozner, PE – Watershed Area Manager



Armstrong Glen Consulting Engineers Staff

- Josh Letourneau, PE – Project Manager
- Russell Parker, PE – Project Engineer



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City of Charlotte Real Estate Services Staff

- Greg Van Hoose – Sr. Project Manager
 - Phone: 704-564-2039
 - Email: gvanhoose@charlottenc.gov
- Matt Jordan, PLS – TELICS, Acquisition Agent
- Randy Hosch, SR/WA – TELICS, Acquisition Agent



Reminders...

- Restrooms are located...
- Sign-In
- Agenda
- Customer Service Comment Cards
- Please hold all questions until the end of the presentation
- Property specific questions in small group break-out session after presentation.

II. MEETING PURPOSE & AGENDA

MEETING PURPOSE:

- Present the designed proposed improvements
- Discuss the easement acquisition process

AGENDA:

- Summary of project history and project progress
- Present the designed proposed improvements
- Project general questions or concerns
- Provide owners property-specific information on property impacts

III. PROJECT HISTORY AND PROJECT PHASES

PROJECT HISTORY

Why was the Lincoln Heights area chosen?

- Requests for service from property owners

56 TOTAL REQUESTS REPORTED TO 311 IN THIS NEIGHBORHOOD

Example Requests:

- Inadequate and Deteriorating Infrastructure
- Road Flooding
- First Floor & Crawl Space Flooding
- Old Culverts, Pipes, Inlets
- Sink Holes
- Erosion, Blockages in Streams

Larger watershed-wide issues that cannot be managed by spot repairs or without potentially impacting downstream properties

PROJECT PHASES

- PLANNING PHASE (Completed March 2015)
 - Public input through requests for service
 - Existing Conditions Analysis
 - Public Meeting – Held in May 2014
 - City Design Standards Alternatives
 - Additional Alternatives
 - Recommended Alternative
 - Public Meeting – Held in January 2015

PROJECT PHASES

- DESIGN (Typically 21-34 months)
 - Preliminary Design Plans (**Current Phase**)
 - Easement Acquisition (**Current Phase** – Typically 12 months - overlaps with the design phase)
 - Permitting (Typically 3 to 9 months - overlaps with the design phase)
 - Finalize Design Plans
- BID (Typically 6 to 9 months)
- CONSTRUCTION (Approximately 2 years)

IV. PRELIMINARY DESIGN IMPROVEMENTS








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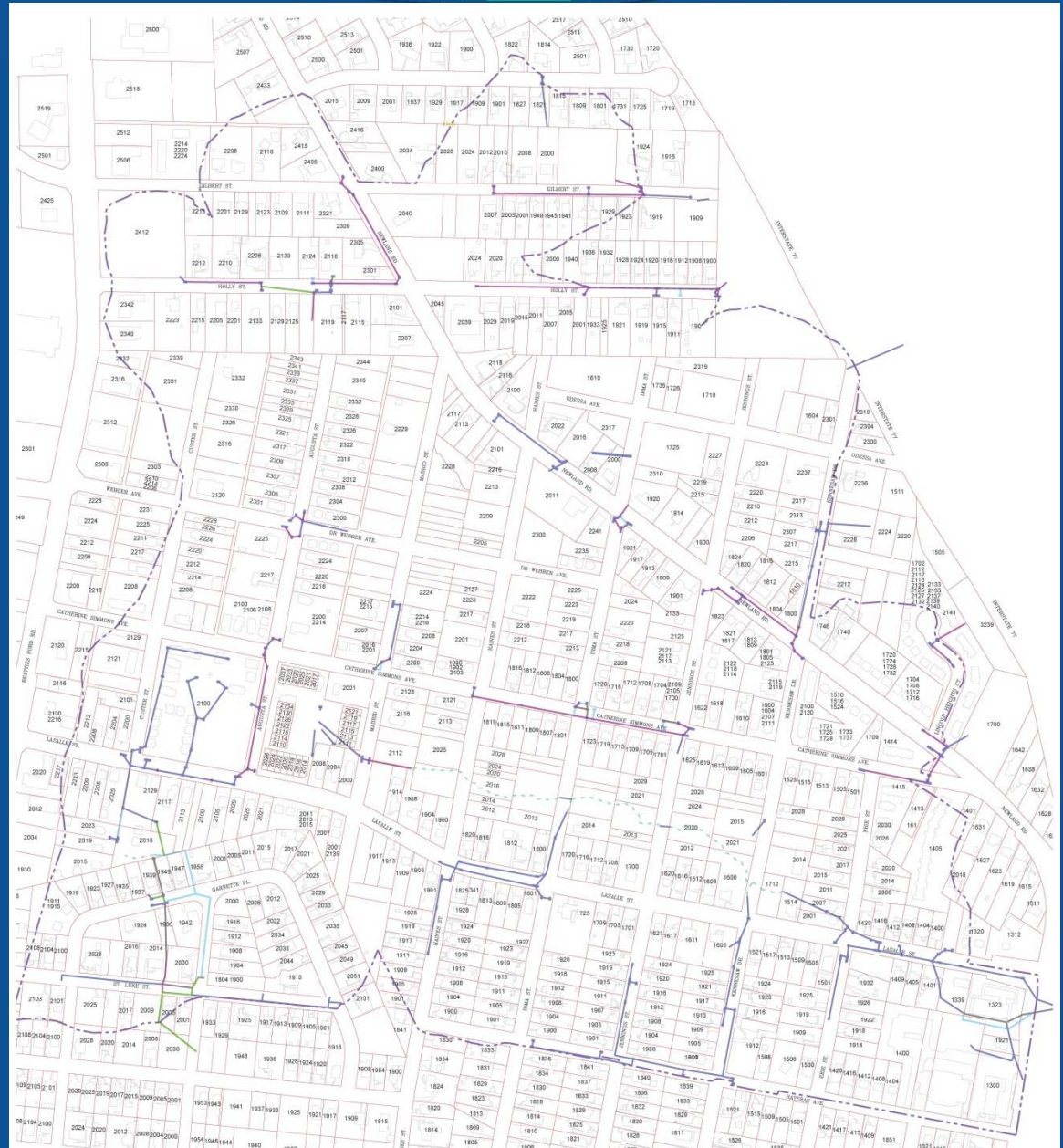
RECOMMENDED IMPROVEMENTS

- Highlights proposed storm system improvements

LEGEND:






	EXISTING STORM DRAIN PIPES TO REMAIN
	EXISTING STORM PIPES TO BE ABANDONED
	EXISTING STORM DRAIN PIPE TO BE UPSIZED
	EXISTING STORM DRAIN PIPE TO BE REPLACED FOR HYDRAULIC OR STRUCTURAL REASONS
	PROP. STORM DRAIN PIPE & STRUCTURES

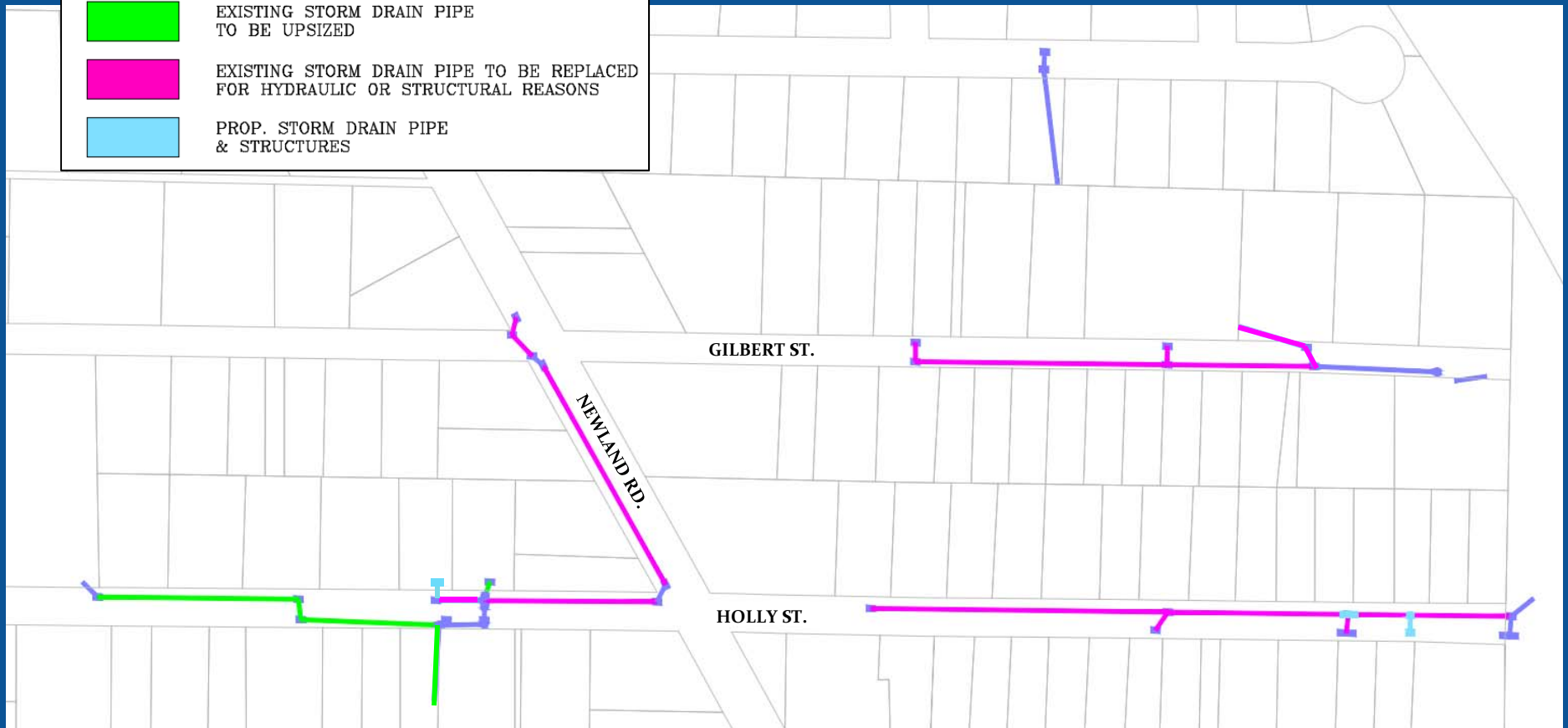
- A larger version of this map can be seen on the exhibit stand



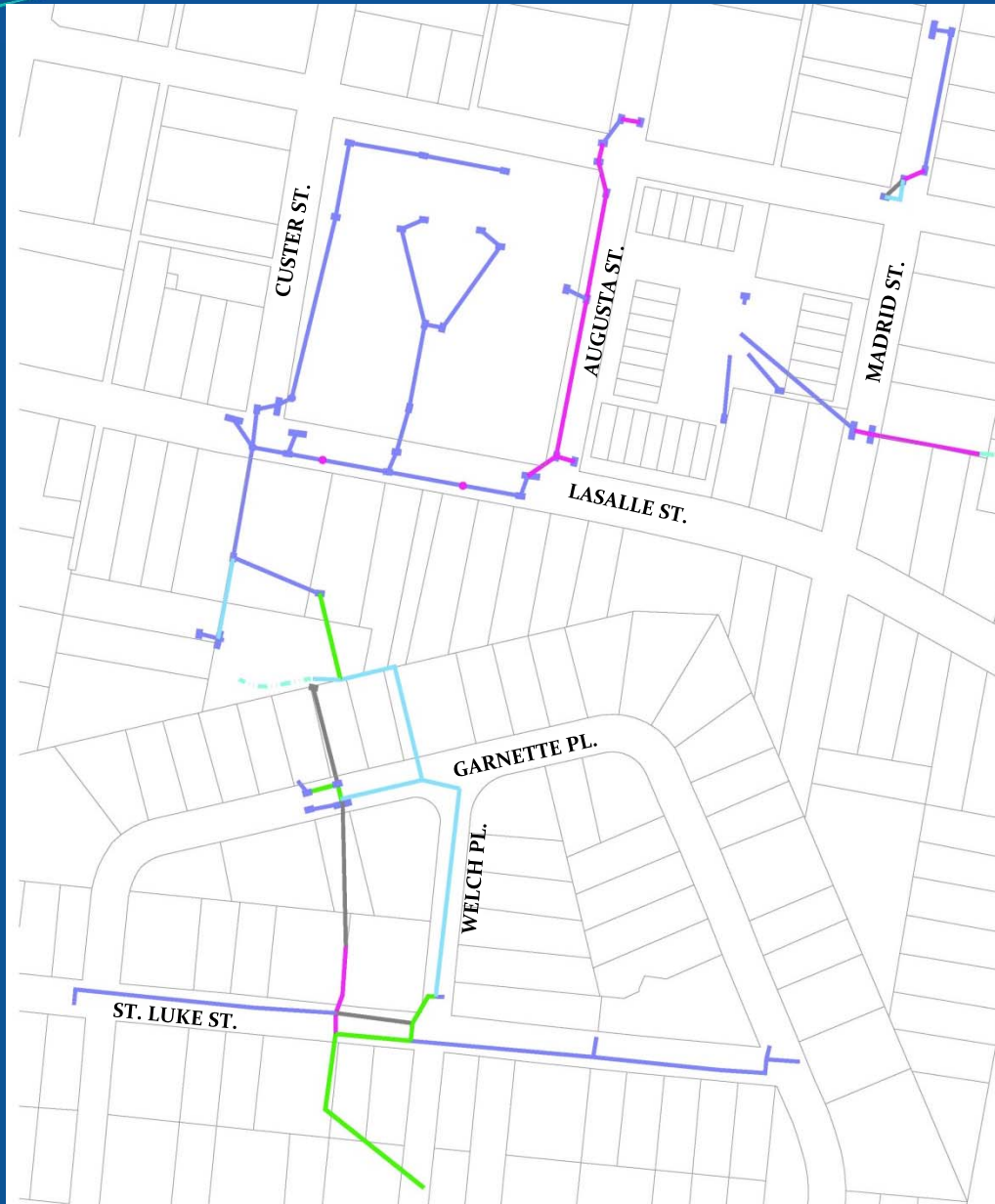
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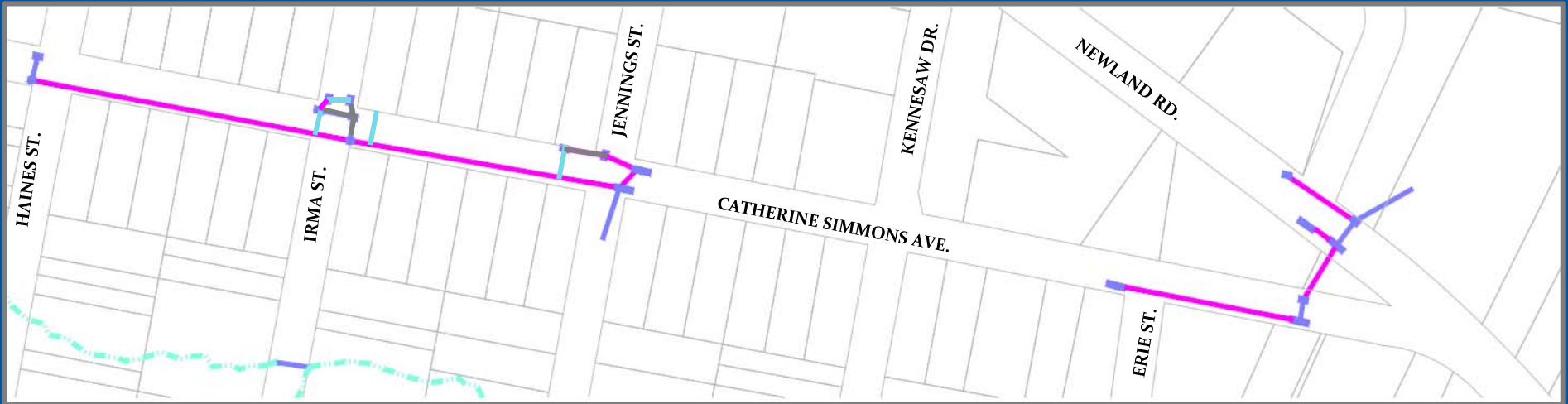
RECOMMENDED IMPROVEMENTS








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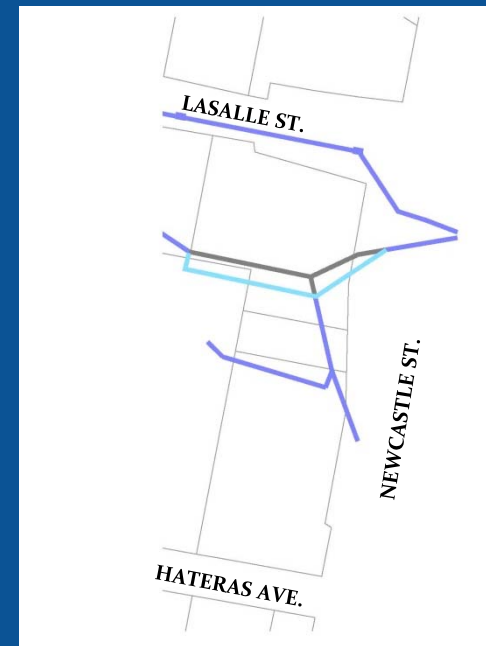
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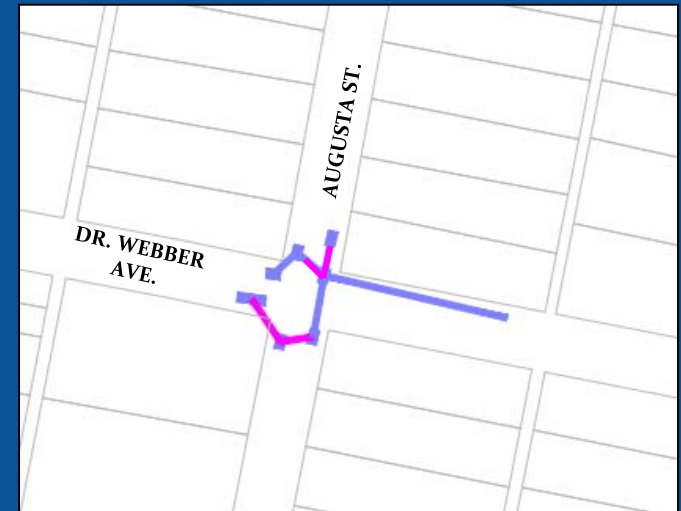
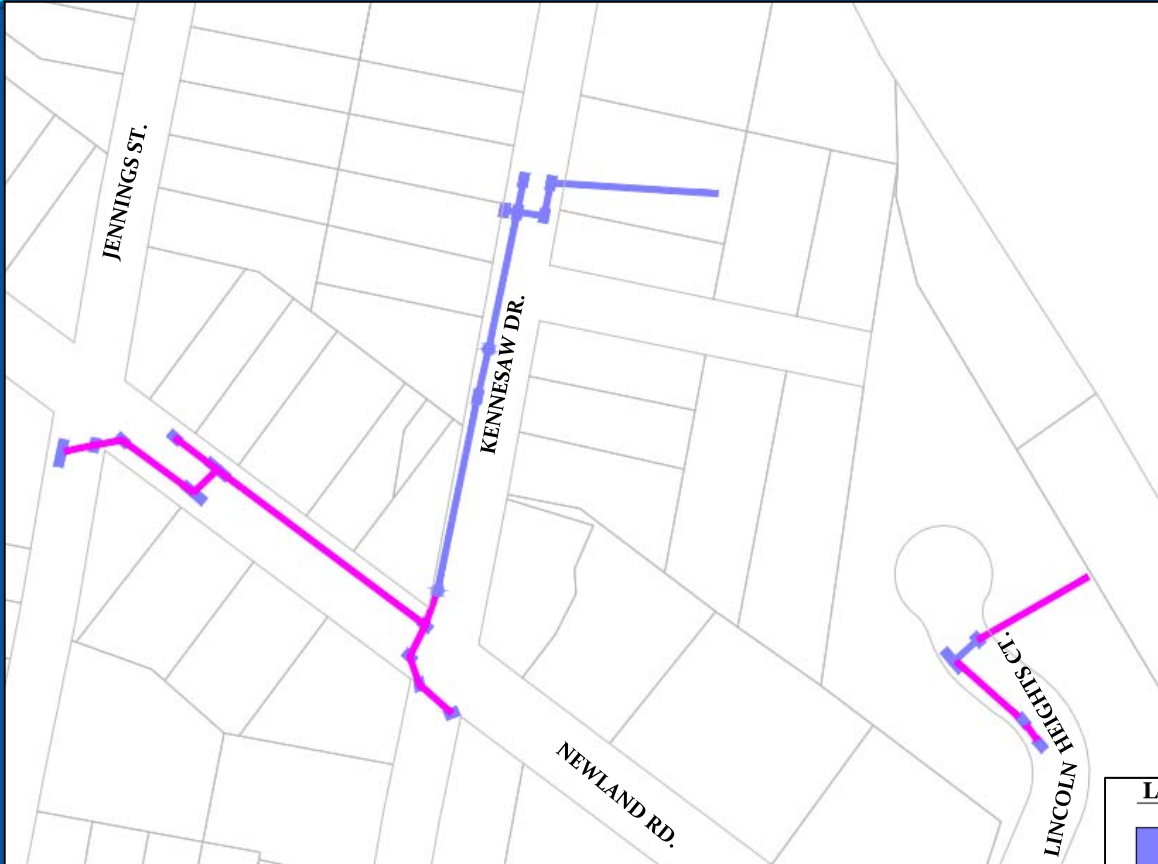


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RECOMMENDED IMPROVEMENTS



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V. NEXT STEPS...

- Permitting

- Obtain all applicable permits

- 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 of 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 the City and it's contractors the right to access your property to construct this project only.

NEXT STEPS...

- **Finalize Design**

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

- **Bid Phase**

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

NEXT STEPS...

- **Construction**

- Notifications will be sent to residents
- Contractor is given a Notice to Proceed
- Mailers will be sent out and the project website will be updated with construction progress
- Final walk through with the contractor
- The City accepts the project
- Start warranty phase (1 year)



What happens now?

- A representative (Randy Hosch or Matt Jordan) from Telics will contact you if we need an easement on your property for construction and/or maintenance purposes.
- We will not have another public meeting prior to bid and construction.

VI. Questions?



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Thank you for coming to the meeting!

Please remember to sign-in and fill out a customer service card.