

Water Oak

Storm Drainage Improvement Project

Proposed Design Presentation & Easement Acquisition Kick-Off Meeting

Joppa Masonic Lodge #530
500 North Sharon Amity Road
October 23, 2018

Introduction of Staff



Matthew Anderson – Project Manager

Phone - 704-336-7923

E-mail - manderson@charlottenc.gov

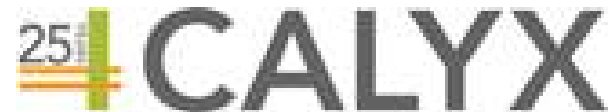
Doug Lozner – Watershed Area Manager

Danee McGee – Project Peer Engineer



Krystal Bright – Real Estate Project Manager

Angela Elin-Ferguson – Real Estate Project Manager



David Bocker – Project Manager

Andrea Hayden – Design Engineer

Kevin Harward – Designer

Allison Thompson - Designer



Matt Jordan – Right of Way Acquisition Agent

Todd Munday – Right of Way Acquisition Agent

Housekeeping

- Thanks for coming please make sure to sign the sign-in sheet. Please take hand outs and business cards and fill out a customer service card
- For this part of the meeting we want to briefly go over the project and field some questions that are general in nature (project history, process, timeline, etc.) and talk overall about the planned improvements
- General Question and Answer period after presentation
- Please hold questions about your specific property until the breakout sessions.
- If we are unable to answer your question tonight, please make sure we have your contact information so we can get back to you.
- You can email any questions to Matthew Anderson (manderson@charlottenc.gov)

Agenda

- Charlotte Mecklenburg Storm Water Services Summary
- Water Oak Storm Drainage Improvement Project
- Project Phases and Timeframe
- Planning Phase Effort summary
- Design Phase Effort summary
- Present the project areas and proposed design improvements
- Next Design Steps
- Discuss the easement acquisition process
- Path Forward
- Respond to general questions and concerns
- Provide owners property-specific information on property impacts

Charlotte Mecklenburg Storm Water Services Summary

1993 - Charlotte obtained and begin to comply with a NPDES Phase I permit. Charlotte established a storm water utility with a fee structure to fund National Pollutant Discharge Eliminating System (NPDES) required measures and to address drainage issues.

What the program includes:

Water Quality

Maintenance

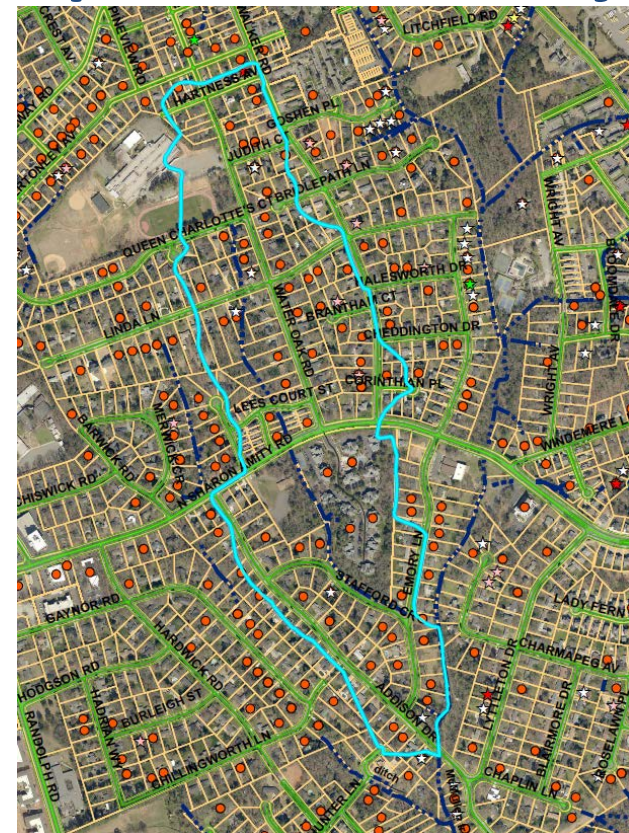
Capital Improvements

Education



Water Oak Storm Drainage Improvement Project

- Requests for Service from Property Owners
(115 – 311 requests within watershed)
- Inadequate Infrastructure
 - Road flooding
 - Structure flooding (House, buildings, sheds, etc.)
- 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



Project Phases

- PLANNING (February 2012 to January 2014)
 - Existing Conditions Analysis – Finding the Problems
 - Alternative Analysis – Finding the Solutions
- DESIGN (Started April 2014)
 - Designing the Solutions
- PERMITTING (Typically lasts 3 to 9 months, but may overlap other phases)
- EASEMENT ACQUISITION (Typically lasts 8 to 12 months)
- FINALIZE PLANS (Typically lasts 4 to 6 months)
- BID (Typically lasts 5 to 7 months)
- CONSTRUCTION (Typically lasts approximately 2 years)

Planning Phase

- Survey, Public Input & Questionnaires
- Original questionnaires were sent out in December of 2011
- Existing Conditions Analysis
- Public Meeting #1 – Held in January of 2013
- City Design Standards Alternative
- Additional Alternatives
- Preliminary Alternatives Cost Estimates
- Recommended Alternative
- Public Meeting #2 – Held in December of 2013

Design Phase

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

PUBLIC SAFETY

IMPACTS



COST

PROJECT CONSTRAINTS

Technically Feasible

Constructible

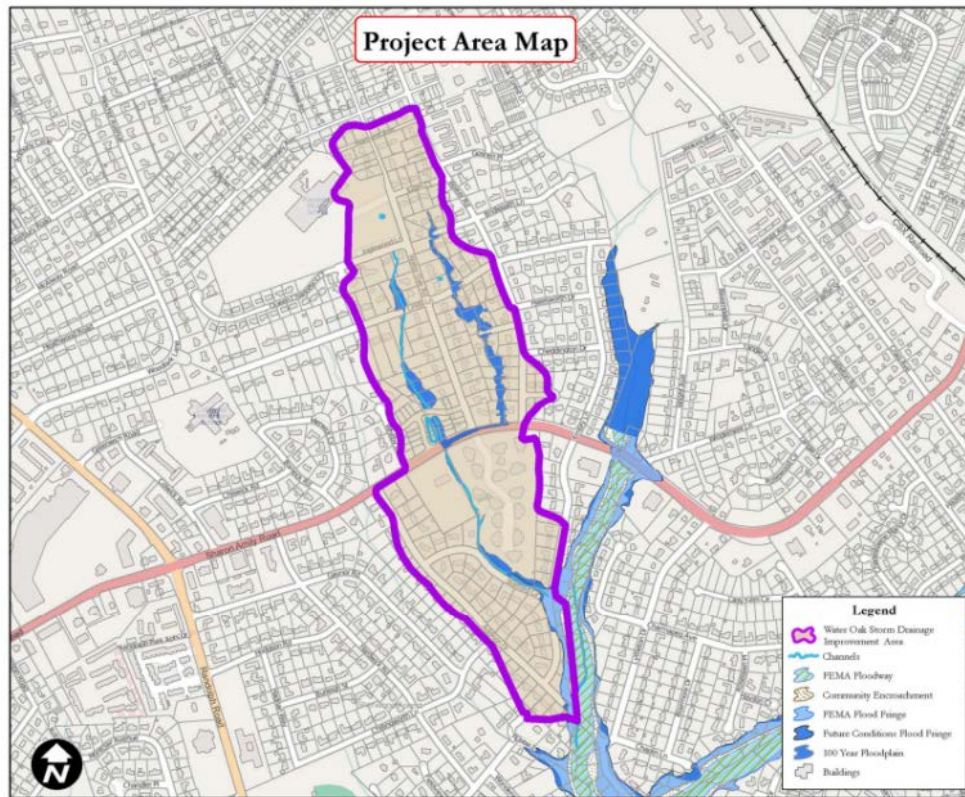
Accepted by Federal and State Agencies

Design Phase

(completed tasks)

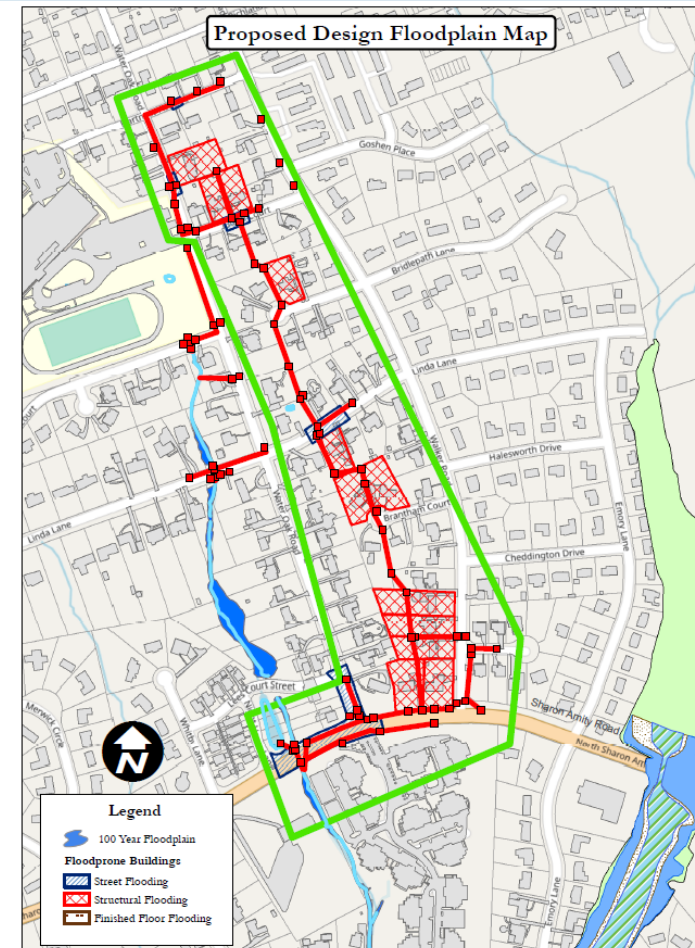
- Preliminary Design
 - Drainage system layout & location
 - Additional field survey
 - Utility coordination & design
 - Geotechnical investigations
 - Traffic control plans
 - Erosion control plans

Project Areas

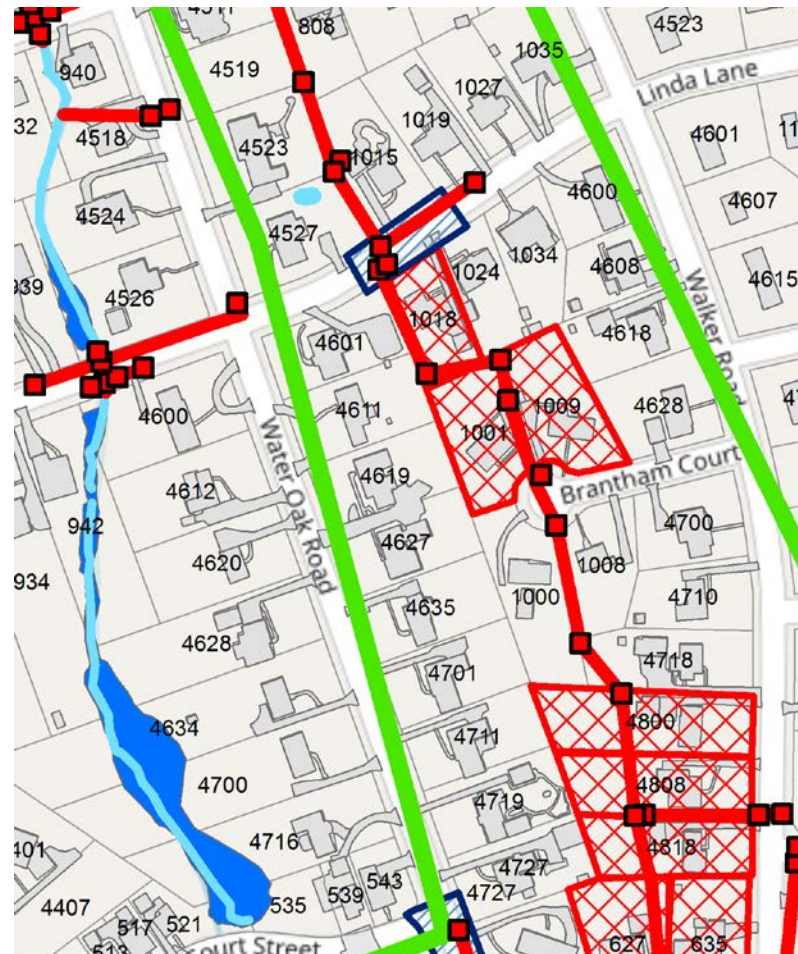


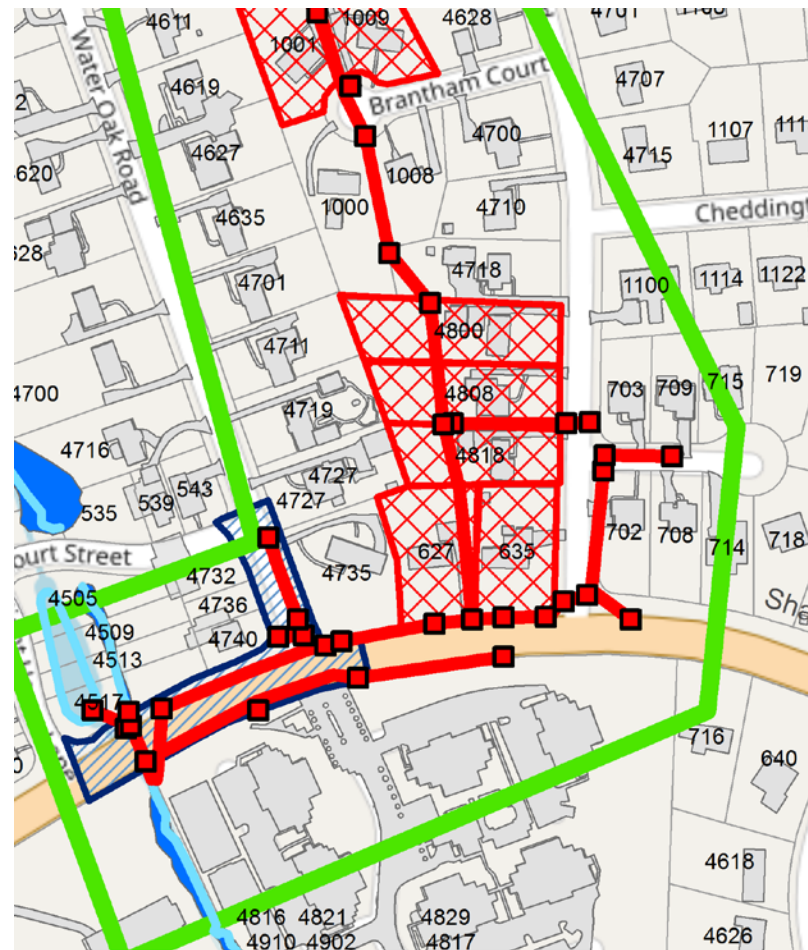
East Outfall Upgrades:

- System upgrade & realignment at Hartness Avenue / Water Oak Road to Judith Court
- System upgrade on existing alignment from Bridlepath Lane to Linda Lane to Brantham Court to Sharon Amity Road; then realign along Sharon Amity to existing channel via 54" pipe.
- Upgrade of Sharon Amity Road (Ex. 30" pipe crossing) to 2 pipes (1 – 48" & 1 – 42")



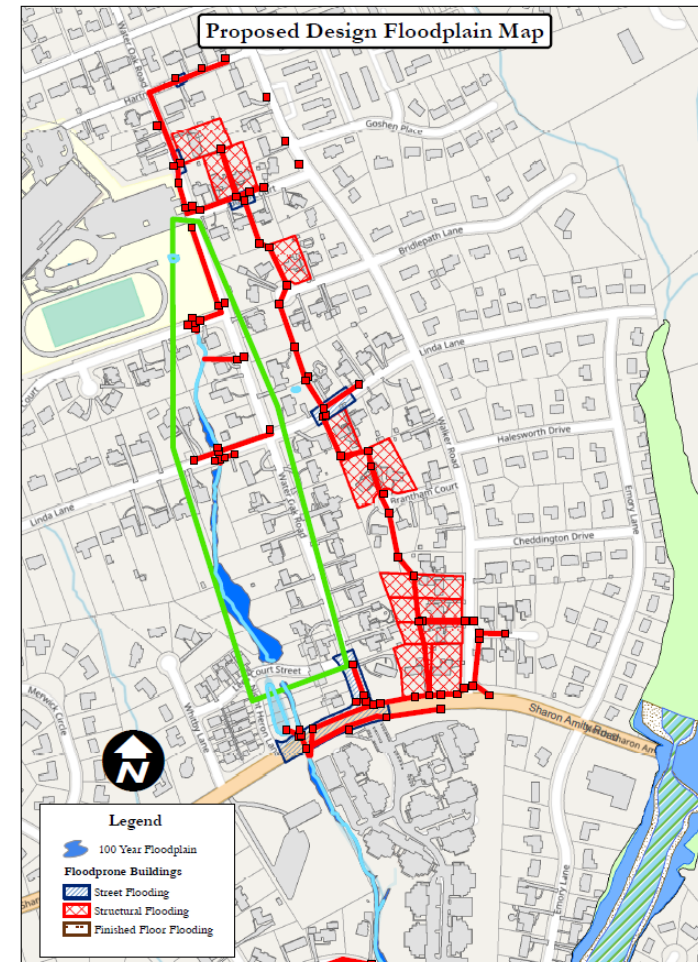


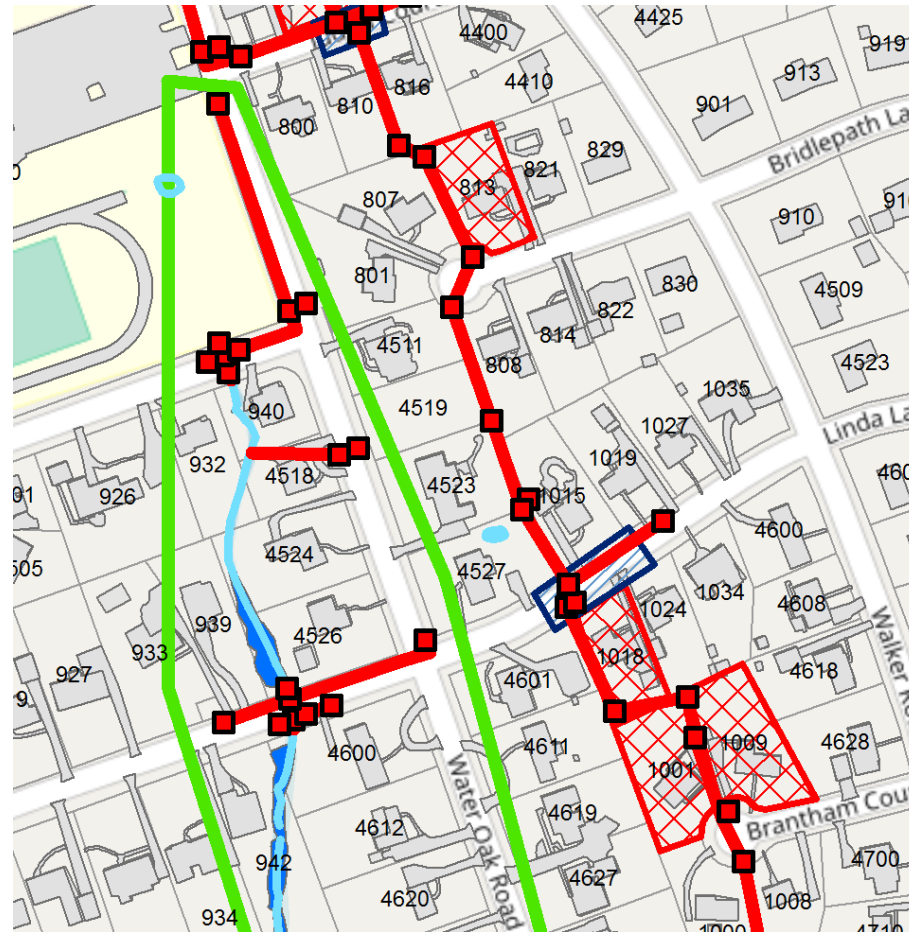




West Outfall Upgrades:

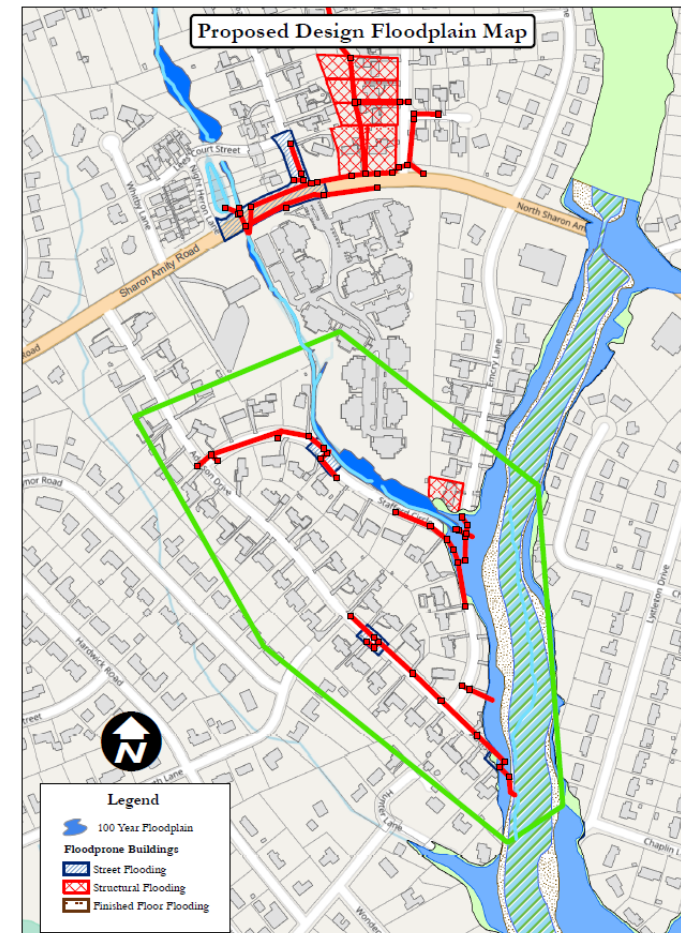
- Realignment of system at Water Oak Road / Queen Charlotte Court intersection.
- Addition of inlets on Linda Lane

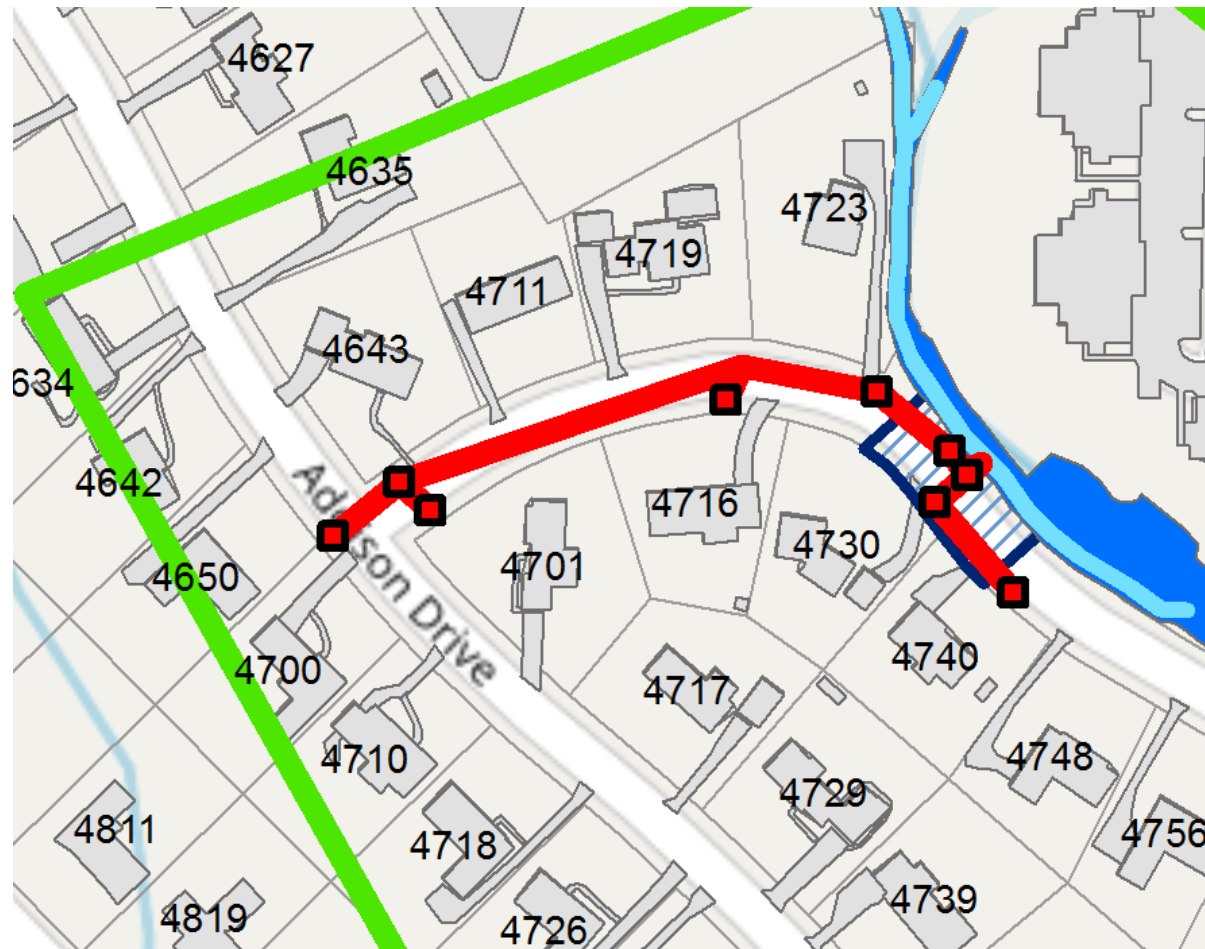


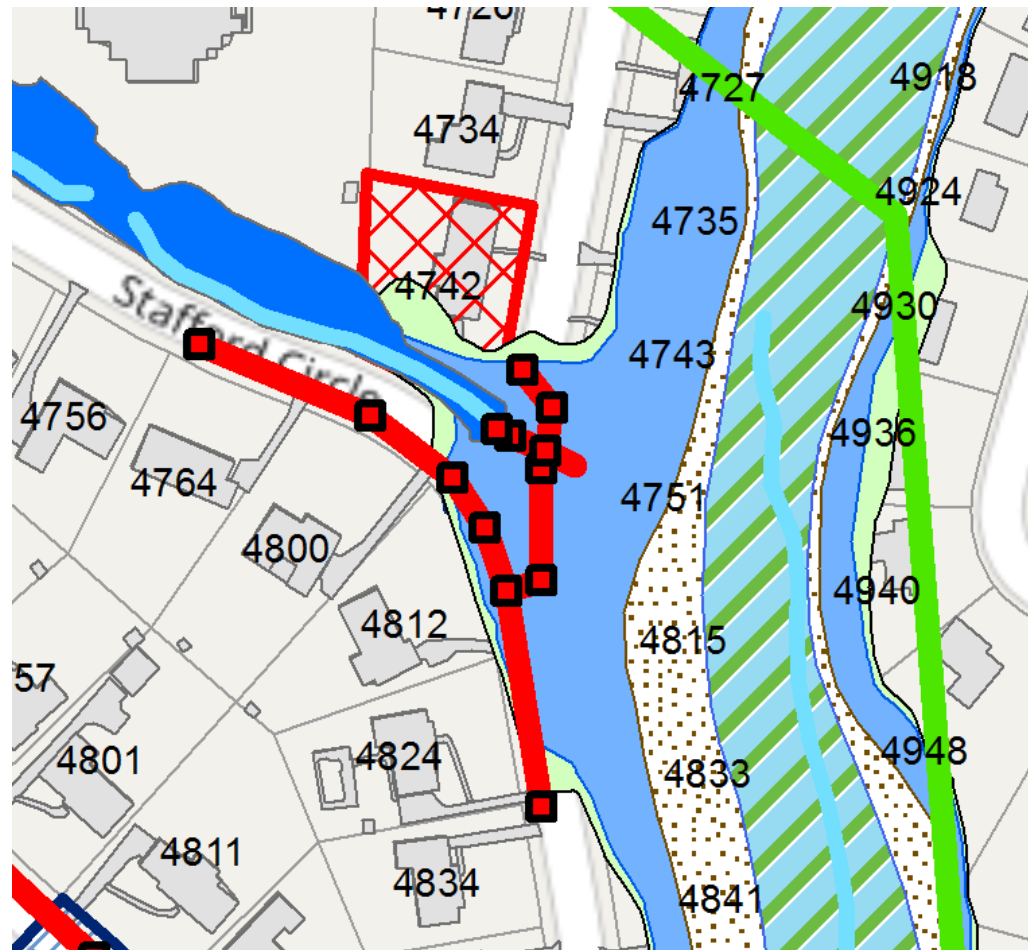


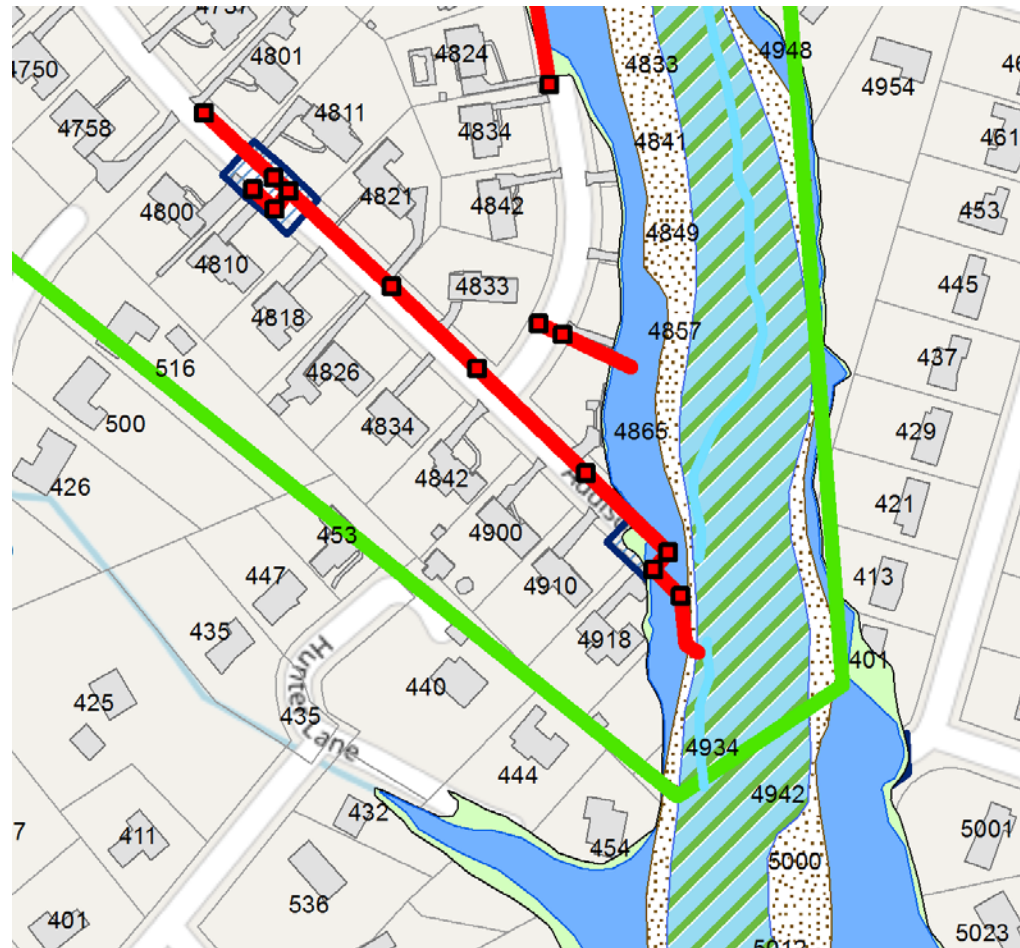
Central Outfall Upgrades:

- System upgrade & realignment at Stafford Circle.
- Upgrade & realignment of Emory Lane pipe crossing from 2-42" to box culverts (1 @ 7'x5' & 1 @ 7'x3')
- System upgrade & realignment on Addison Drive









Next Design Steps

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

Design Phase

(Ongoing Tasks)

- Permitting
 - 401/404 permit
(NC Dept. of Environmental Quality / Army Corps of Engineers)
 - Channel/stream & wetland delineation
 - Channel impacts & limits
 - Wetland impacts & limits
 - NCDENR/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.

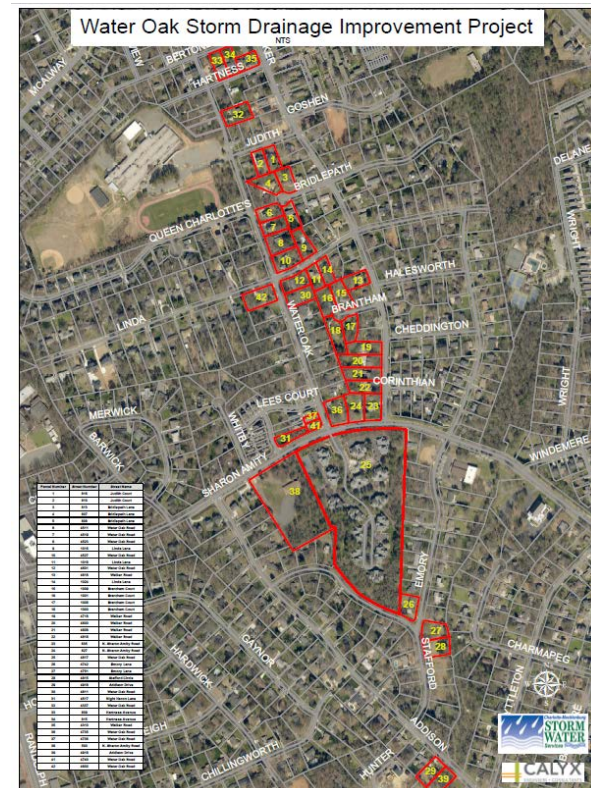
Types of Easements for Project

- 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.
- Permanent Utility Easement (PUE)
- Sanitary Sewer Easement (SSE)
- Water Line Easement (WLE)



Easement Staking

- Proposed Easement Corners will need to be marked and or staked in the field to establish and meet survey boundary requirements.
- Parcels needing acquisition and staking are depicted on the display board
- Easement corners will be marked starting November 1st
- Please leave easement corner markers in place



FEMA Public Notice

- County Parcel Easement Acquisition
 - FEMA Public Notice needed when easements are needed to be acquired on Parcels that were acquired by assistance from Federal Hazard Mitigation Funding.
 - Posting of public notice is issued to assist FEMA Region IV with floodplain management as directed by Executive Order 11988.
 - Provides direction for individuals who may wish to comment on the proposed project to send written comments by mail to the FEMA Regional Environmental Officer.



600 E. Fourth Street
Charlotte, NC 28202
Fax 704.353.0473

October 16, 2018

PUBLIC NOTICE: STORM DRAINAGE AND SANITARY SEWER EASEMENT ACQUISITION ALONG MCMULLEN CREEK TRIBUTARY

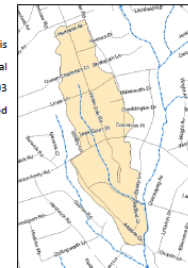
The City of Charlotte Storm Water Services hereby gives notice to the public of its intent to acquire an easement for the relocation, installation and future maintenance of existing and new storm drainage and sanitary sewer lines on Mecklenburg County properties, Parcel Tax ID # 163-083-10 and 163-083-11. The existing double 42" reinforced concrete pipes on the parcels will be removed and replaced with a main 7' x 5' reinforced concrete box culvert and a companion 7' x 3' reinforced concrete box culvert. These double box culverts will reduce flooding at the Emory Lane and Stafford Circle intersection along with the Water Oak Storm Drainage Improvement Project. Much of the pipe systems on the parcel will be removed and replaced with an open channel system. Newly replaced sanitary sewer system lines within a new easement are required to facilitate this replacement. Storm Water Services has notified property owners that will be impacted by the Water Oak Storm Drainage Improvement Project and easement acquisition is in negotiation stages. The Mecklenburg-owned properties were acquired with Hazard Mitigation Assistance funding. This public notice is issued to assist FEMA Region IV with floodplain management as directed by Executive Order 11988.

PUBLIC COMMENTS

Any individual, group, or agency wishing to comment on this project may submit written comments to the FEMA Regional Environmental Officer (REO), Attn: NC HMA Reviewer, 3003 Chamblee Tucker Road, Atlanta, GA 30341. All comments received by November 16, 2018 will be considered by FEMA REO.

If you have any questions on the project, please contact:

Matthew W. Anderson, P.E., D.WRE
Charlotte-Mecklenburg Storm Water Services
Project Manager at:
704-336-7923
MAnderson@CharlotteNC.gov



To report pollution or drainage problems, call 311
<http://stormwater.charmeck.org>



Design Phase

- Final Design
 - Completed once all permits have been obtained
 - Completed once all easements have been acquired
 - Completed once all Construction plans and specifications are completed

Bid Phase

- Bid process includes:
 - Bid Advertisement
 - Bid Opening
 - Recommendations for Approval and City Council Award
 - Pre-construction meeting

Construction Phase

- Notification to residents
- Contractor begins work
- Project emails, mailers, and website <http://charlottenc.gov/StormWater/Projects/Pages/WaterOak.aspx> with progress updates
- Final walk through with contractor
- Accept project
- Start warranty



Path Forward

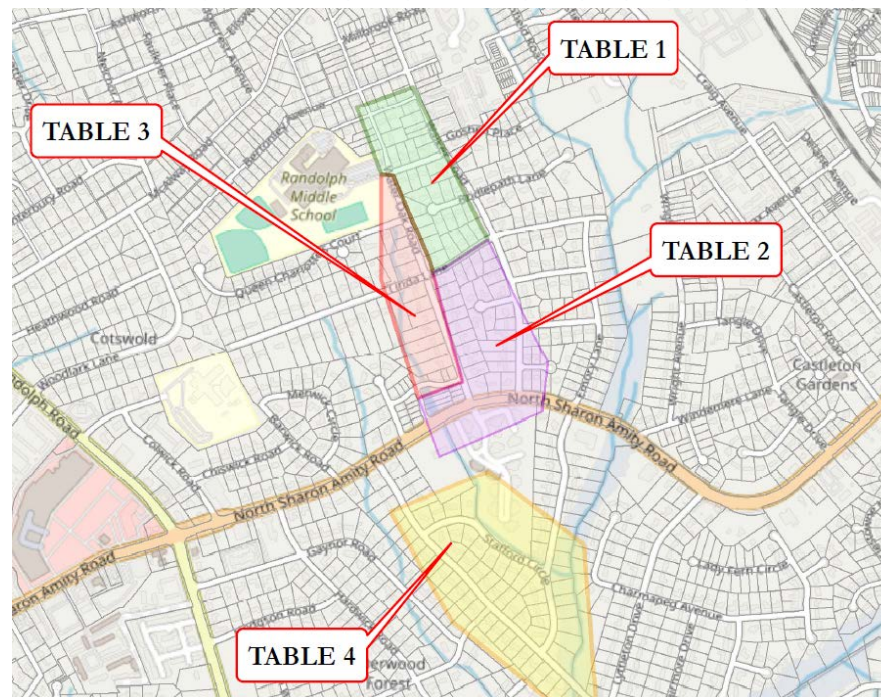
- Easement corners on your property will be staked.
- Following survey field work a contract agent and representative from the City Real Estate Department will contact you if we need an easement for construction and/or maintenance purposes
- Obtain Applicable Permits
- Finalize the Design

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

General Questions

- 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. Please hold questions about your specific property until the breakout sessions.
- If we are unable to answer your question tonight, please make sure we have your contact information so we can get back to you.
- General Discussion
- Small Group Discussions
- You can email any questions to Matthew Anderson (manderson@charlottenc.gov)

Break Out Sessions



Thank you for coming to the meeting and
being involved!