



**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

# CAMP STEWART SOUTH ANNEXATION AREA INFORMATIONAL MEETING

## Welcome!

January 27, 2011

# AGENDA

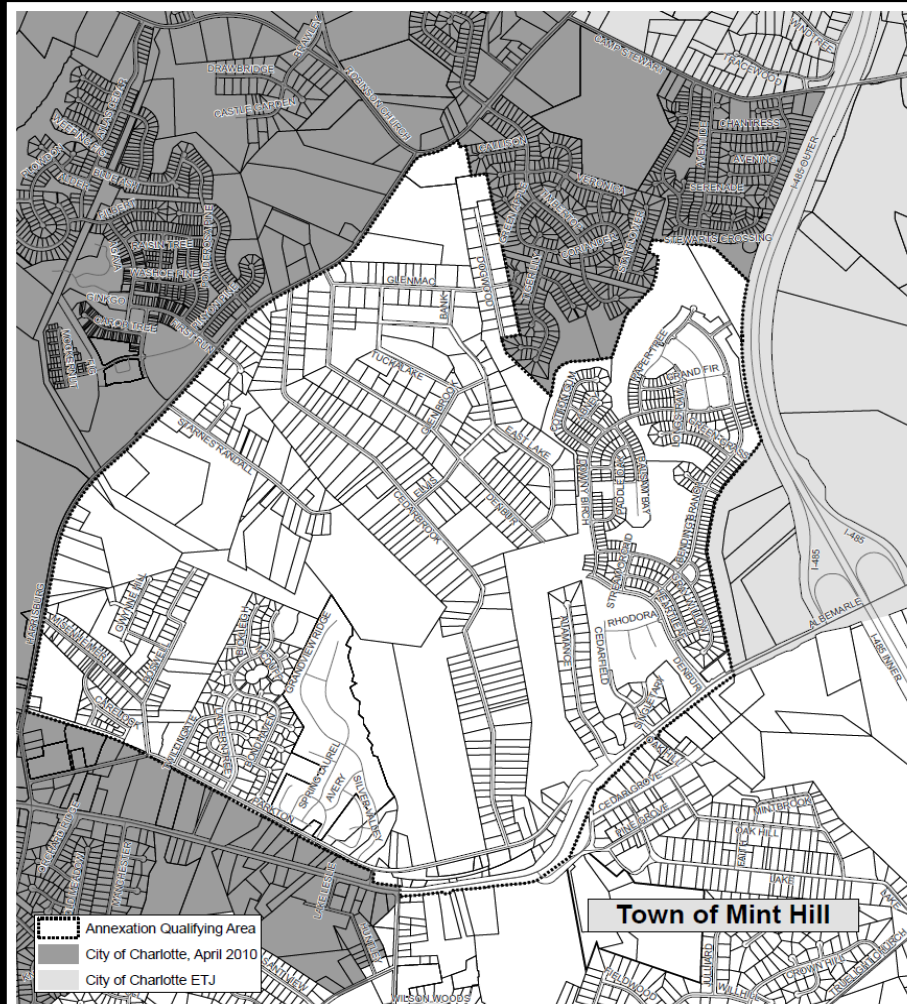
1. Welcome/introductions
2. Camp Stewart South area qualification
3. Expected construction activity in the area
  - Utilities (water and sewer)
  - Street maintenance
  - Storm Water
  - Other
4. Communications
5. Other business/adjourn



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# AREA QUALIFICATION

## Camp Stewart South 2011 Annexation Qualifying Area



Produced by the Charlotte-Mecklenburg Planning Department  
Data Source: City of Charlotte, Mecklenburg County

Data current as of April 9, 2010

# Area Qualification

- Statutes require areas meet one of three qualifying standards:
  - population
  - subdivision
  - land use
- Camp Stewart South meets two (subdivision and land use) standards
- Need not meet population standard
- Since 2001, majority (2/3) of areas qualified under just one standard
- Qualification is spelled out in Annexation Reports (Appendix A)

## Fast facts:

- Cedarbrook Acres would qualify without rest of Camp Stewart South
- Camp Stewart South would not qualify without Cedarbrook Acres
- Excluding Cedarbrook Acres while annexing Camp Stewart South would violate City annexation policy re. “completely encompassing” an unincorporated area
- City policy states annexation areas needn’t “pay for themselves” (*“An area will be considered for annexation without regard to City revenues or costs arising from annexation”*)

## Basic Services:

- Install fire protection (hydrants) within 750 feet (NC requires 1,000 feet) of every existing residence
- Construct sewer pipe to low point of each public street in annexed area.

## Requested Services:

- Citizens not required to connect to water or sewer lines and no fees collected until citizen requests service.

Water and wastewater (sewer) pipe installation will be determined by:

- Current & future needs for creek basin and neighborhoods
- Proximity to other existing utilities
- Effective service for customers
- Minimizing impacts to properties, trees, traffic & unique community issues

## Preliminary Timetable:

- Survey & Design – Winter & Spring 2011
- Final Design – Fall 2011
- Construction –2012-2013



## New Connections

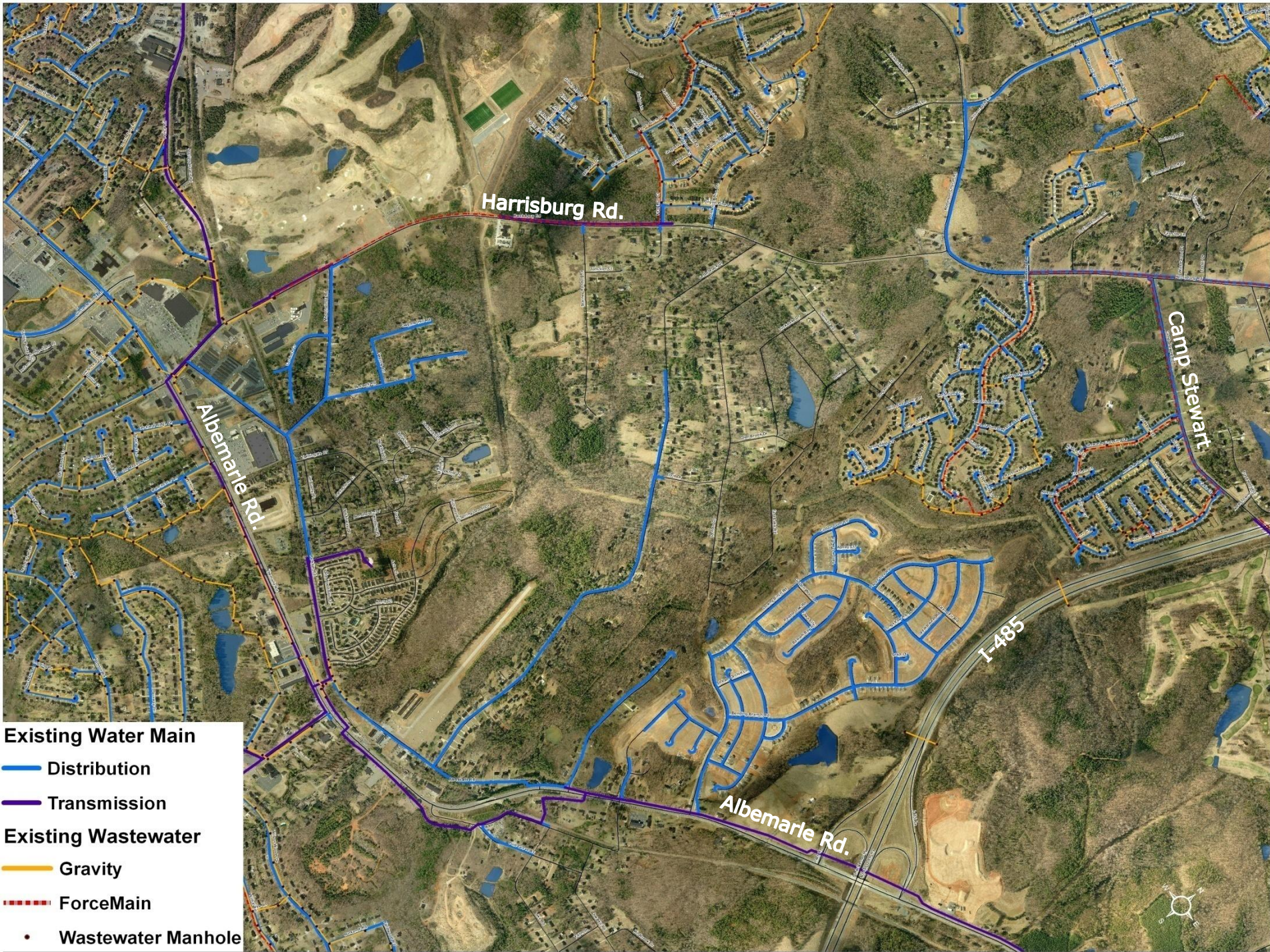
- A connection fee is the actual cost of installing a tap from the public pipe to your property. A capacity fee pays for a new customer's impact on the overall water and sewer system.
- The service line from your house to the tap is your responsibility, and installation of the service line must be according to Mecklenburg County plumbing codes.
- The connection fee is approximately 10% less for citizens that apply prior or during construction.

## Residential

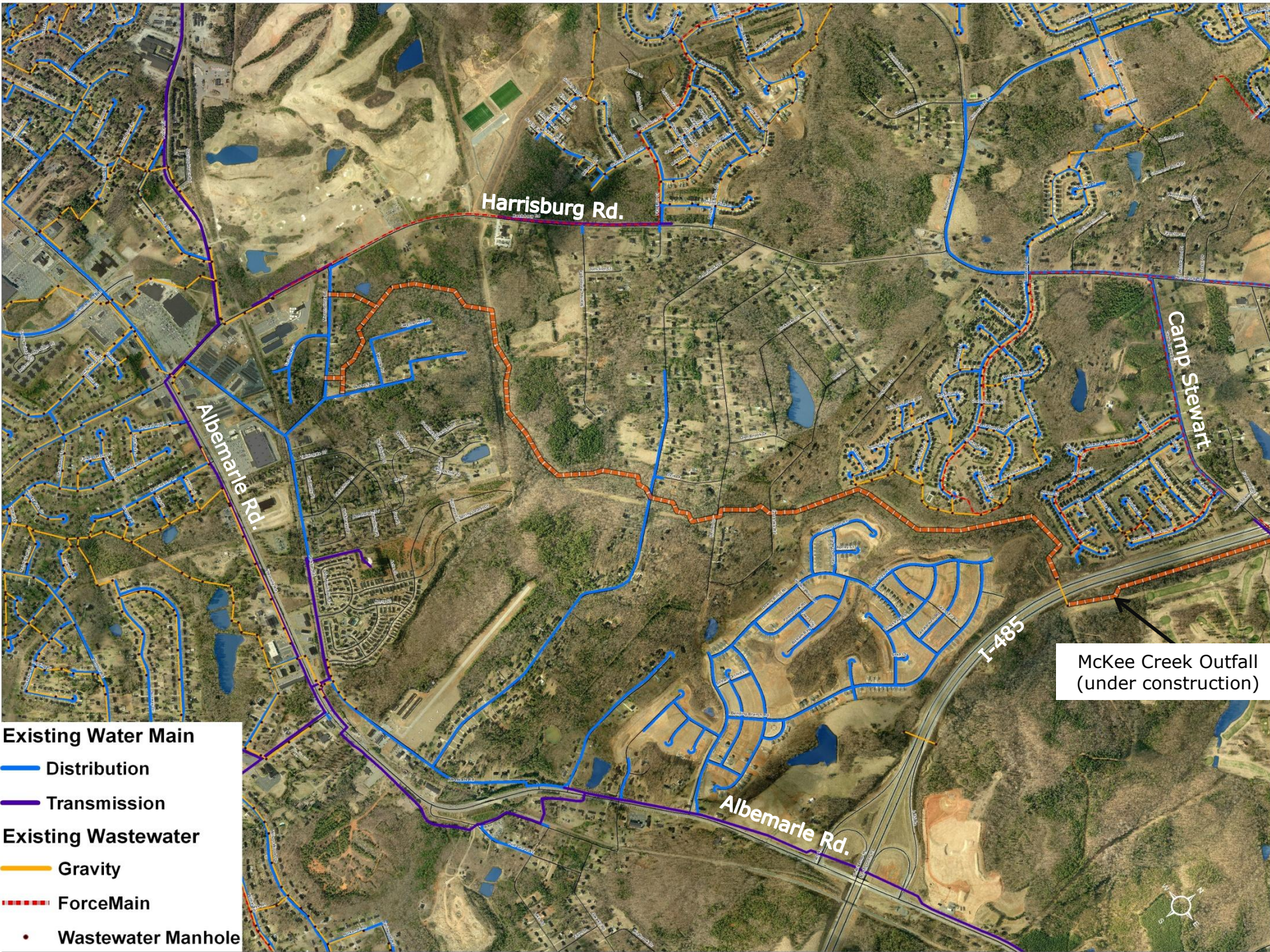
- Water
  - \$2,180 for existing mains
  - \$2,006 during main construction
  
- Sewer
  - \$4,120 for existing street mains
  - \$3,882 during construction of street main

\* Current prices through June 30, 2011









Harrisburg Rd.

Albemarle Rd.

Camp Stewart

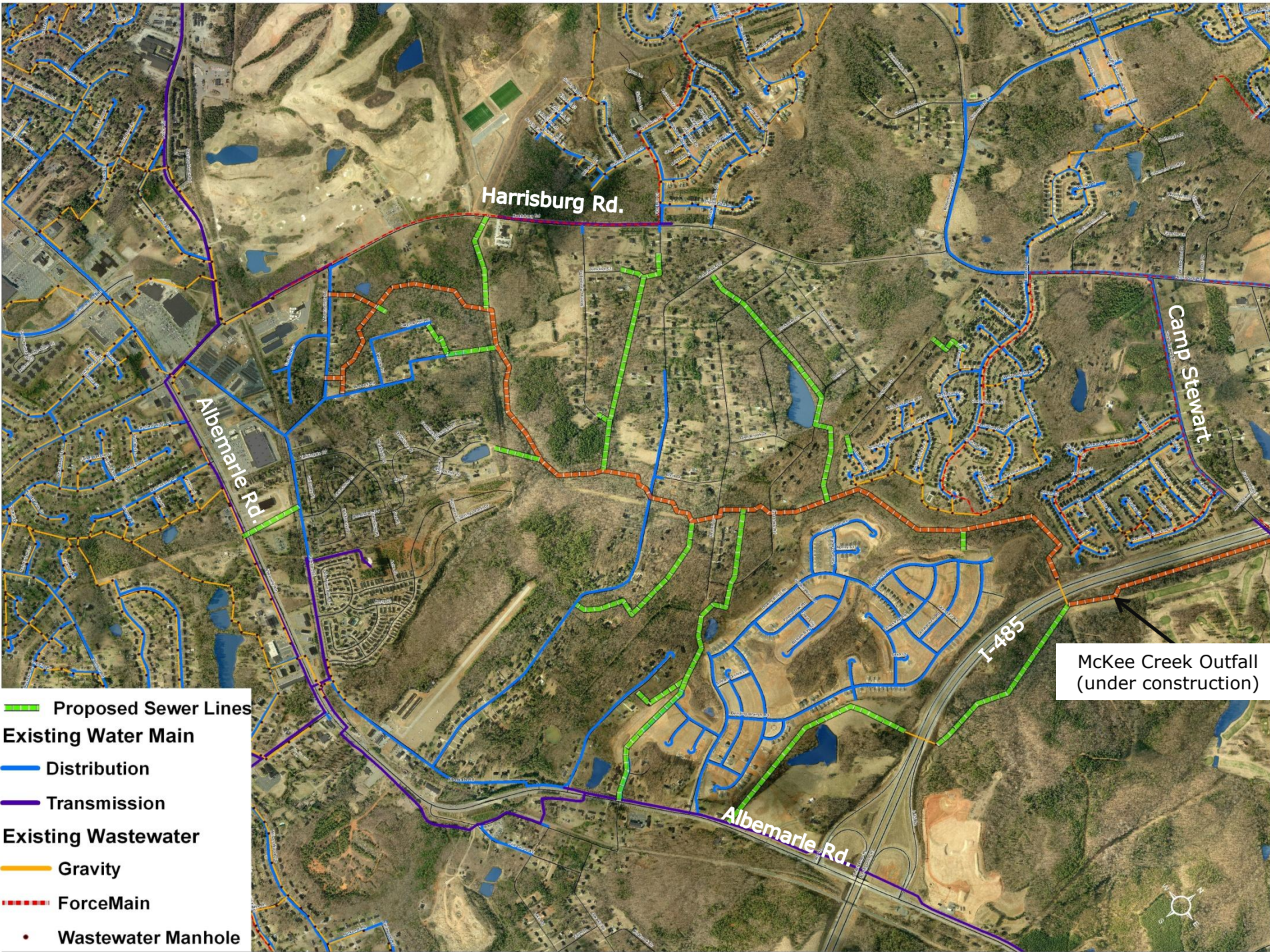
I-485

Albemarle Rd.

McKee Creek Outfall  
(under construction)

- Existing Water Main**
  - Distribution
  - Transmission
- Existing Wastewater**
  - Gravity
  - ForceMain
- Wastewater Manhole

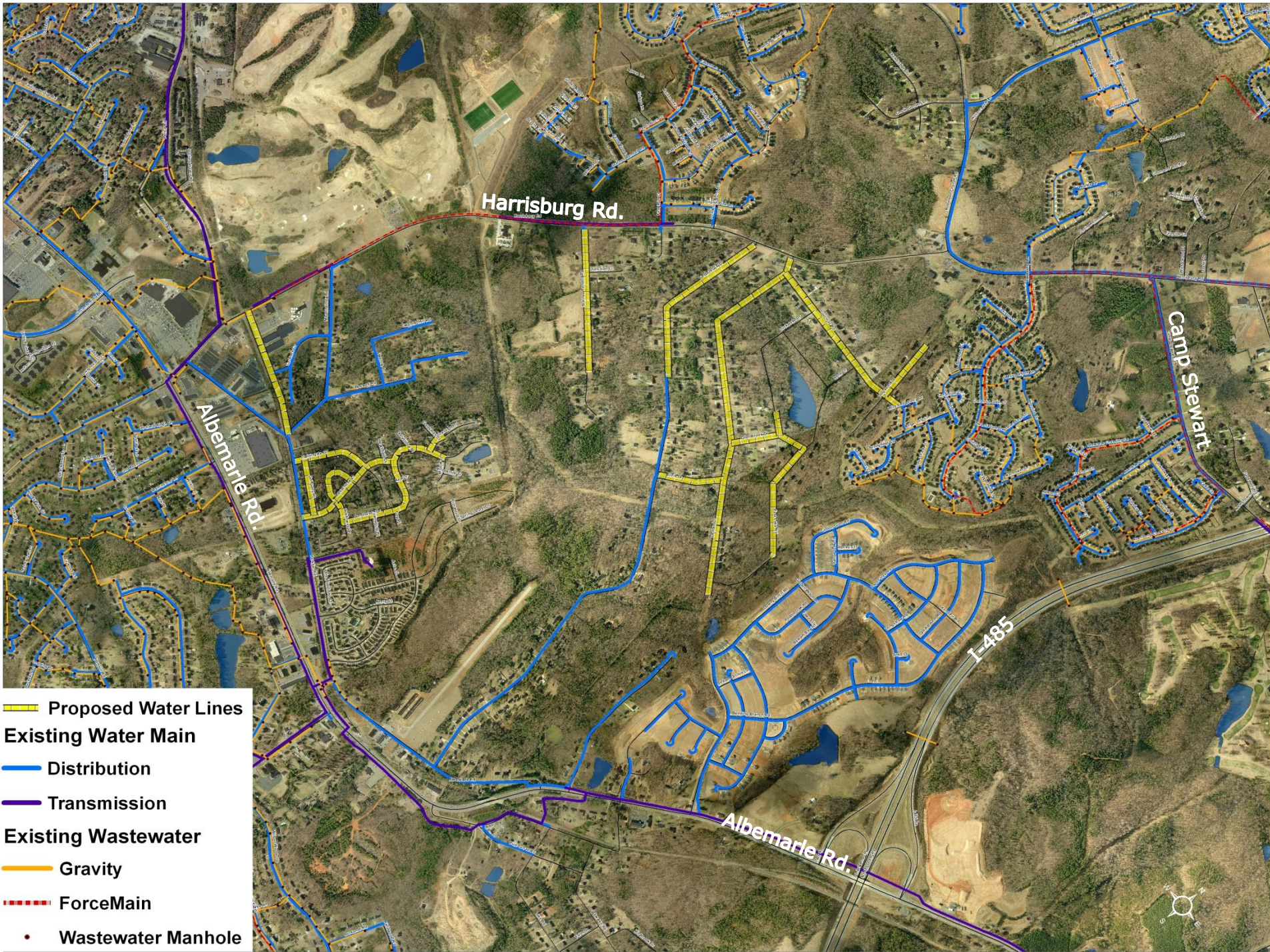




- Proposed Sewer Lines
- Existing Water Main
- Distribution
- Transmission
- Existing Wastewater
- Gravity
- ForceMain
- Wastewater Manhole

McKee Creek Outfall  
(under construction)









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# Off-Street Construction Clearing





# Immediate Post-Construction







## Post-Construction (one year)



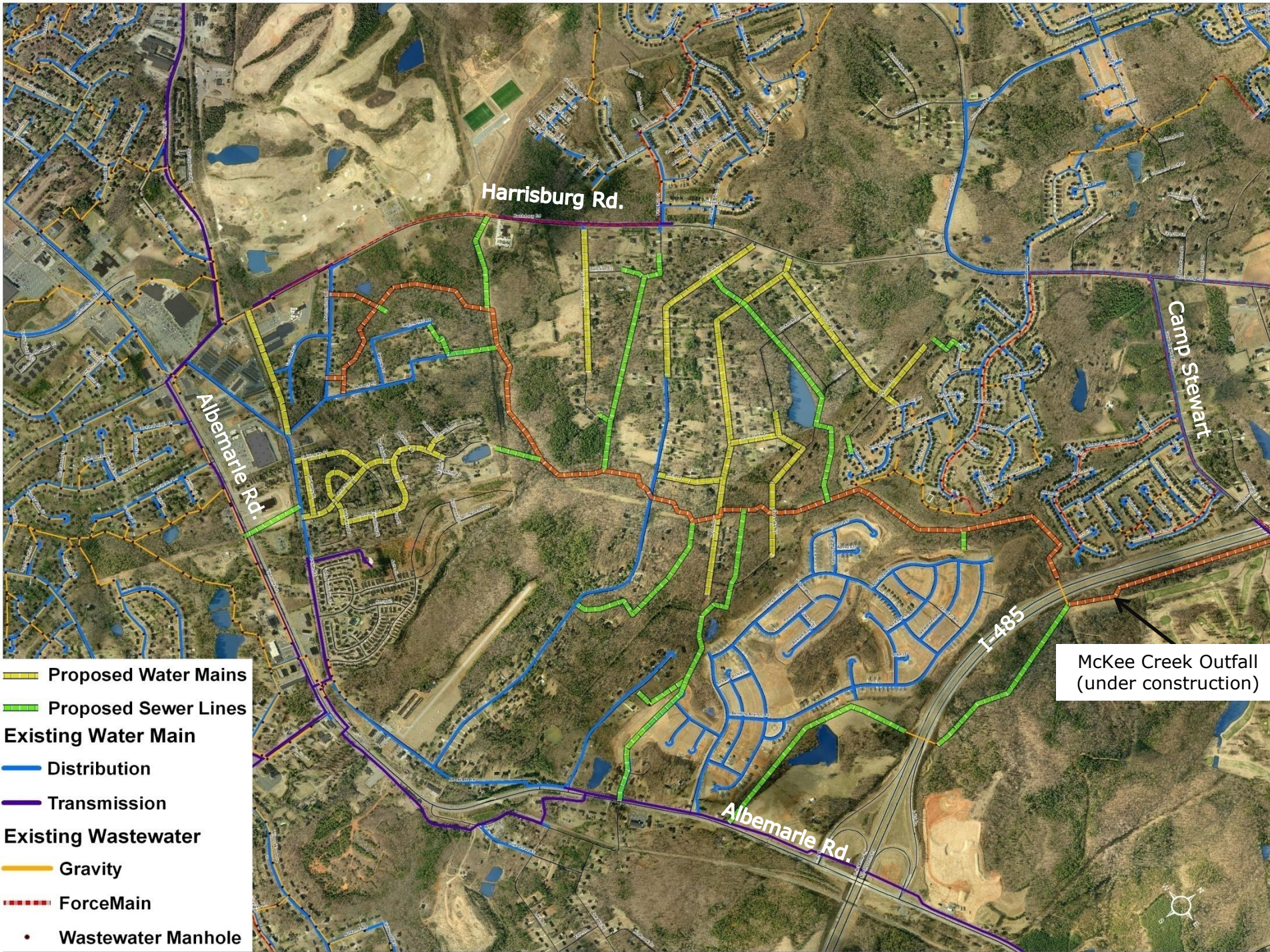


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## Post-Construction (three years)











## Description of pavement work & sequence

- During utility install, drainage issues associated with street maintenance:
  - Current drainage situations creating ponding on street right-of-way
  - Need to open up/replace driveway culverts
  - Need to create adequate ditch and grade to handle street runoff
- Following utility install & taps – rehabilitate damaged pavement
- Follow up with needed priority resurfacing on some streets – mid to late summer 2013



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# Pavement Repair before utility work



**Current Condition  
Street View**



**Current Condition  
Close-up**







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# Pavement Repair during utility work



Pothole Patching

Pothole Patching







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# Pavement Repair after utility work



Full Depth Patching



Street Reconstruction







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# Final Pavement Resurfacing







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## 2 Years After Road Work Completion

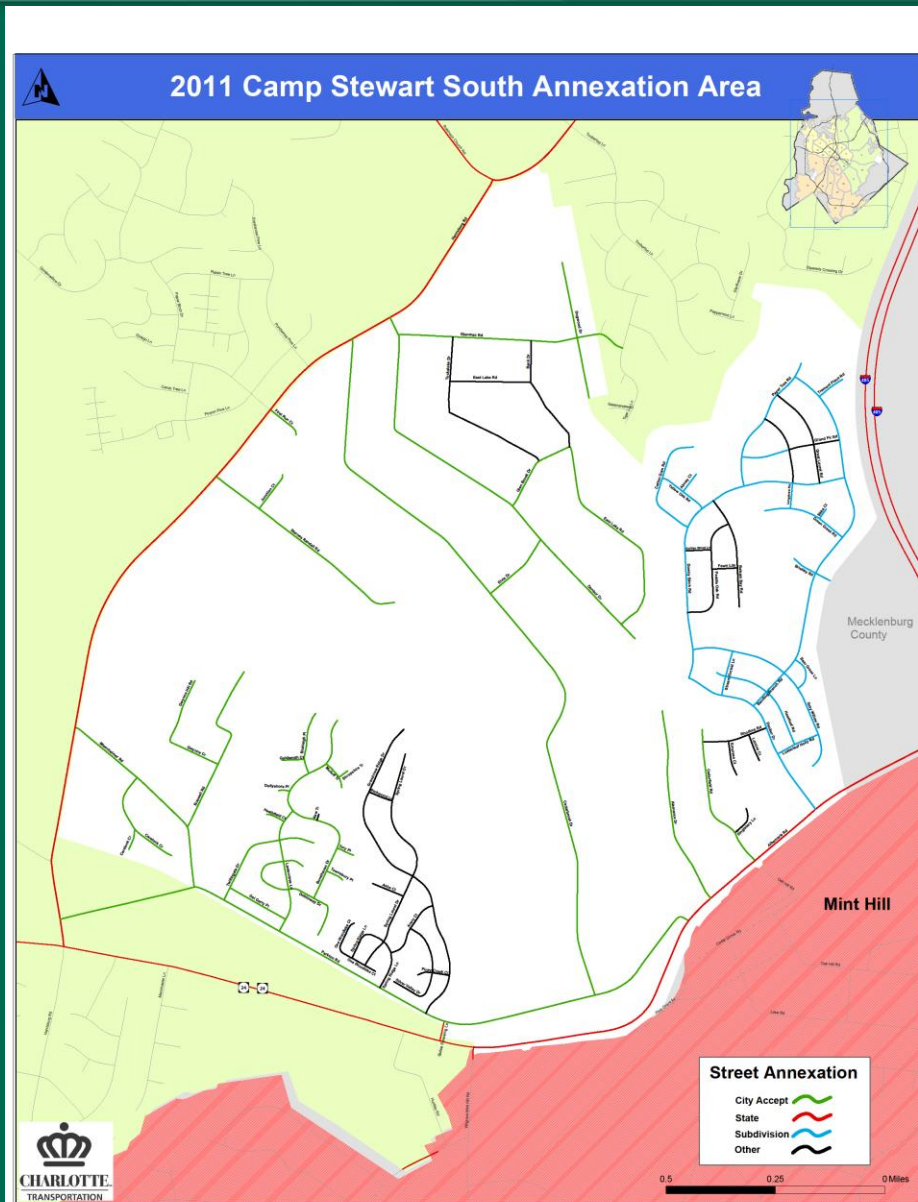


01/19/2011



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# Street Maintenance Pavement Repair



Evaluation will be conducted of off right-of-way storm water system & issues in the annexation area

Tuckalake pond is a priority for evaluation  
(preservation/ water quality management)

Early March 2011

Courtesy informational mailings

Continuous

Website updates

Utilities

[www.cmutilities.com](http://www.cmutilities.com)

Click on “construction” then “annexation”

Planning

[www.charlotteplanning.org](http://www.charlotteplanning.org)

Click on “annexation”

CDOT

<http://cdot.charmeck.org>

Click on “Street & Sidewalk Maintenance”

Fall, 2011

CMU neighborhood info meetings

# Contacts

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# Questions?



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