



Charlotte Department of Transportation

Memorandum

Date: February 19, 2010

To: Tom Drake & Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Rich H. Gushake for*
Development Services Division

Subject: Rezoning Petition 10-029: Located on the northern corner at the intersection of South Caldwell Street and East 3rd Street (*Revised February 19, 2010*)

Vehicle Trip Generation

This site could generate approximately 635 trips per day as currently zoned with 106 residential condominium units. Under the proposed rezoning the land-use intensity could increase to include additional land uses and densities, such as office, restaurant or other similar uses. Under this scenario the site could generate approximately 2,000 vehicle trips during a typical week day. This will have a minor impact on the surrounding downtown street grid system.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. Adequate sight triangles must be reserved at the existing/proposed East Third and South Caldwell Streets entrances. Two 35' x 35' and two 10' x 70' sight triangles are required for the entrances to meet requirements. Also 10' x 10' pedestrian sight triangles are required where public sidewalks are affected by vehicles exiting the site. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrances. Such items should be identified on the site plan.
2. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
3. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (valet service, irrigation systems, decorative concrete pavement, brick pavers, etc.) within a city-maintained right-of-way by a private individual, group, business, or

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homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the installation of the non-standard item. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)
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Rezoning File