



Charlotte Department of Transportation

Memorandum

Date: June 14, 2011

To: Tammie Keplinger

From: Charlotte-Mecklenburg Planning Department *Rich H. Grubbs for*
Michael A. Davis, PE
Development Services Division

Subject: Rezoning Petition 11-024: 2.38 acres located at the north corner of the intersection of Mt. Holly-Huntersville Road, Harwood Lane and Mountain Aire Circle.

The Charlotte Department of Transportation (CDOT) has completed a review of the subject petition in order to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users. Based on our review of the petition, we offer the following comments.

Vehicle Trip Generation

This site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 675 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. Harwood Lane is designated as collector roadway on the Mecklenburg County Thoroughfare and Collector Map. Several call-out notes on the May 13, 2011 site plan's referring to Harwood Lane transportation improvements need to be modified. CDOT is not aware of the City's participation in the proposed Harwood Lane transportation improvements (i.e. curb and gutter and proposed asphalt pavement widening to realign Harwood Lane).
2. Mt. Holly-Huntersville Road is a major thoroughfare requiring a minimum of 100 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple title to meet this requirement.
3. Harwood Lane a collector requiring a minimum of 60 feet of right-of-way. We request that the petitioner convey right-of-way in fee simple title to meet this requirement.
4. Directional pedestrian accessible needs to be constructed on the northwest quadrant of Mt. Holly-Huntersville Road and Harwood Lane.

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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 street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). 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 item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

4. Harwood Lane and Mt Holly-Huntersville Road are state-maintained roadways; CDOT recommends the Petitioner contact Mr. Richard Odynski with NCDOT at 704.560.6900 to discuss transportation improvements associated with this petition.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. Horton
R. Odynski, NCDOT (via email)