



Charlotte Department of Transportation

Memorandum

Date: June 24, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 11-035: Approximately 1.82 acres located on the southwest corner of the intersection at Park Road and Tyvola Road and Fairview Road.

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 400 trips per day under the previous land use. The site could generate approximately 300 trips per day under the proposed zoning.

The petitioner was asked to prepare a Technical Transportation Memorandum (TTM) to address CDOT's traffic concerns associated with this petition. A TTM was submitted to CDOT on June 3rd, that recommends the improvements below:

- Construct an eastbound directional cross-over on Tyvola Rd into the existing Margellina Drive.
- Construct a southbound left-turn lane into Closeburn Drive.

CDOT supports both of these access modifications, although these modifications are not related to trips accessing the subject site. The final design for these modifications are subject to the review and approval of CDOT. The southbound left-turn lane at Closeburn may require installation of a no u-turn sign restricting southbound to northbound movements.

We have the following additional recommended changes to the site plan.

- 1) The proposed driveway to Park Road is located too close to Closeburn. We recommend the site plan be modified to relocate the driveway approximately 25 feet further north.

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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. The proposed driveway connection(s) to Park Road and Tyvola Road will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
4. 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.

If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
Rezoning File