



# Charlotte Department of Transportation

## Memorandum

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**Date:** March 16, 2012

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 12-039: Approximately 2.7 acres located on the southeast corner of the intersection at Rama Road and Sardis Road.

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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 143 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 143 trips per day. This will have no impact on the surrounding thoroughfare system.

### CDOT requests the following changes to the rezoning plan:

1. The plan needs to show and label the existing and future right of way from the center line for the Rama Road and Sardis Road as they are both existing major thoroughfares requiring 100 feet of right of way. We request the petitioner to convey 50 feet of right of way from the centerline in fee simple to meet this requirement for both roads.

### 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

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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.

FO

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