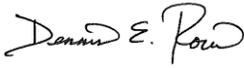




Charlotte Department of Transportation Memorandum

Date: October 23, 2014

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: 
Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 12-102: Approximately 10.37 acres located on the southwest corner at the intersection of Eastway Drive and Central Avenue.

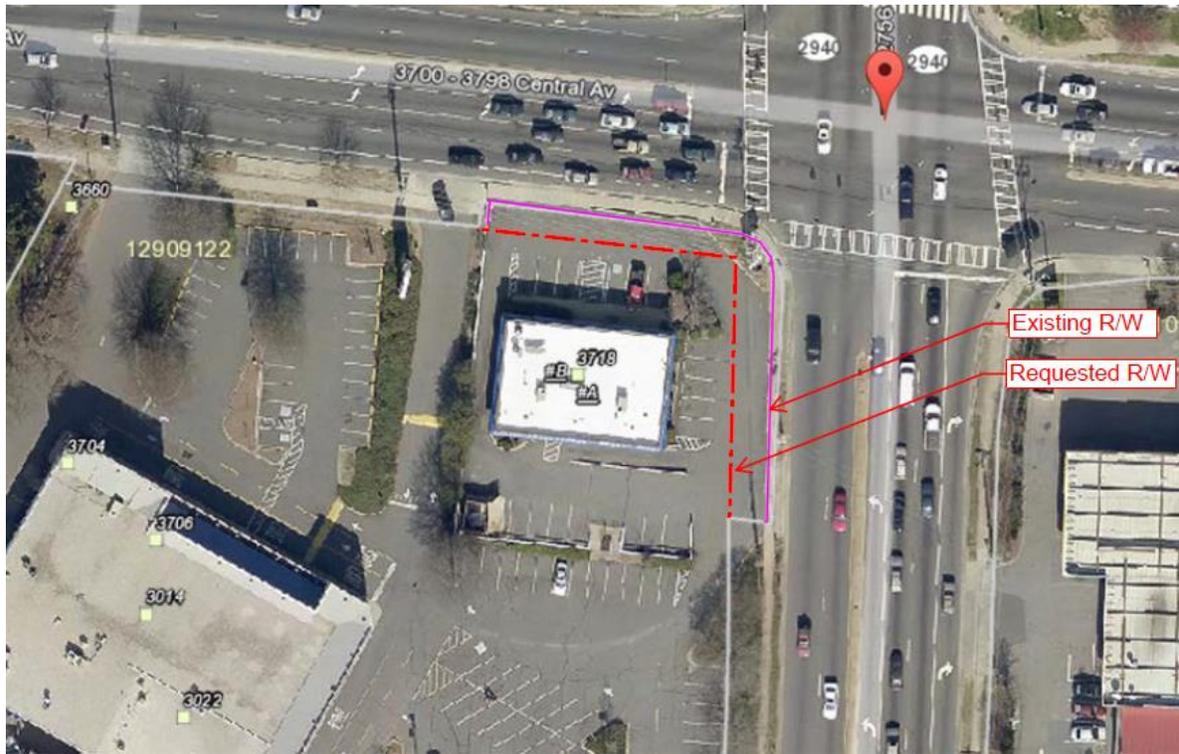
CDOT has previously commented on the subject petition in our memorandum to you dated October 22, 2012.

Vehicle Trip Generation

This site could generate approximately 11,240 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 11,000 trips per day.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner dedicate in fee simple additional right-of-way in in the northwest quadrant of the Central Avenue (see below right-of-way needs).



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.

2. The existing conditional note on SPA1.0 referring to driveway #5 needs to be revised to read as follows: Before the proposed Building “A” certificate of occupancy is issued only one (1) driveway will be permitted between Central Avenue and existing Building “F”. The location of Driveway #5 will be determined in the construction permitting phase and approved by CDOT and the North Carolina Department of Transportation.
3. Adequate sight triangles must be reserved at the existing entrances. Two 35’ x 35’ and two 10’ x 70’ sight triangles are required for the entrances to meet requirements. 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.
4. The proposed driveway connections to Eastway Drive and Central Avenue will require a driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. A total of three (3) existing driveways as shown of the revised site plan will be closed and curb/gutter sidewalk will be restored. The exact driveway location and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

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6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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 may request improvements, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

If we can be of further assistance, please advise.

R. Grochoske

cc: B. D. Horton
B. Canipe