



Charlotte Department of Transportation

Memorandum

Date: June 21, 2013

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Dennis E. Rorie, PE
Development Services Division

Subject: Rezoning Petition 13-053: Approximately 0.93 acres located on the east side of Sharon Road at the intersection of Eastburn Road and Sharon Road.
(Revised 6/14/13)

CDOT has previously commented on the subject petition in our memorandum to you dated April 24, 2013.

Vehicle Trip Generation

This site could generate approximately 560 trips per day under the proposed zoning.

CDOT requests the following changes to the rezoning plan:

1. We request the petitioner provide a 16' minimum separation between the proposed building addition and the proposed parking spaces in the rear of the parcel to insure adequate on-site circulation.
2. We request the petitioner coordinate the dimensions of the proposed playground's outer footprint with CDOT during the construction permitting phase to insure adequate on-site circulation exists at the southeast corner of the site.

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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). 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.
3. Any proposed driveway connections to Sharon Road will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations 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

Tammie Keplinger

June 21, 2013

Page 2 of 2

driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. 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.

If we can be of further assistance, please advise.

D. Rorie

cc: S. Correll
Rezoning File