



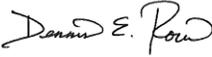
# Charlotte Department of Transportation

## Memorandum

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**Date:** September 26, 2014

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

**From:** Dennis E. Rorie, PE   
Development Services Division

**Subject:** Rezoning Petition 14-051: Approximately 63.02 acres generally located on the east and west side of Gable Road between Shopton Road and Interstate 485.

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CDOT has previously commented on the subject petition in our memorandum to you dated April 29, 2014.

### Vehicle Trip Generation

Under the existing zoning, the site could generate approximately 1,700 trips per day. Under the proposed zoning the site could generate approximately 4,400 trips per day.

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 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.
2. The proposed driveway connections to Shopton Road, Sandy Porter Road and Gable Road will require a driveway permit to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway locations and type/width of the driveway will be determined by CDOT during the driveway permit process. The locations of the driveway shown on the site plan are subject to change in order to align with driveway on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
3. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
4. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
5. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group,

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business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

If we can be of further assistance, please advise.

R. Grochoske

cc: S. Correll  
Rezoning File