



## **Curbline**

The proposed zoning district has a setback measured from an existing or proposed future curbline. The future back of curb is as depicted on the current site plan.

## **Resolved Issues**

1. CDOT is requesting that the petitioner align the proposed driveway on W. Kingston Ave. with Hawkins St. (Due to constraints and overall site design goals this alignment request is not incorporated into the current plan. CDOT considers this a resolved issue).
2. The proposed on-street parking along South Tryon Street will be time restricted parking. The details of this will be worked out during the permitting phase, but CDOT requests that a note be added to the site plan and data sheet to reflect this. (This comment is now void since we are requesting the curb line to be installed in the future location which will allow for on-street parking to be install now).
3. CDOT requests that the petitioner provide a dimension from centerline of existing roadway to back of future curb (to be constructed now). This dimension should match rezoning petition 2015-128 and the small area plan.
4. CDOT request that the petitioner install new curb and gutter in the proposed future location to match the approved petition 2015-128.

## **Outstanding Issues**

1. CDOT requests that the petitioner dedicate right of way (to be located at back of proposed sidewalk). This right of way should be dedicated to the City of Charlotte prior to the issuance of a certificate of occupancy. CDOT has discussed this with the petitioner and they have seemed to be amenable to doing this. It could be that the site plan needs another label or note making the intent clear.

## **Advisory Information**

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). Two 35' x 35' 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.
3. The proposed driveway connection(s) will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation 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.

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.