

Curbline

The proposed zoning district has a setback measured from an existing or proposed future curbline. The petitioner needs to revise the site plan to depict and dimension the future back of curb along the site's Ream Rd.'s frontage as 24' as measured for its existing centerline.

The proposed internal local residential wide typical street section as shown in the site plan is acceptable.

Resolved Issues

Outstanding Issues

1. CDOT does not support the proposed subdivision's street network. The petitioner needs to revise the site plan to provide improved street connectivity through and to adjacent surrounding parcels. The proposed east/west public street accessing the site from Reames Road needs to provide direct vehicle/pedestrian access through the site and a possible future connection to Potomac Blvd. (directed towards vacant lots). Also a northern public street stub needs to be provided directly to tax parcel no. 02513509.
2. Reams Rd. is designated as a minor thoroughfare on the City's approved Thoroughfare Plan, therefore, the petitioner needs to revise the site plan to dedicate in fee simple 35' right-of-way along the site's Reams Rd.'s frontage as measured from Ream Rd.'s existing centerline.
3. The petitioner needs to revise the site plan to provide for 150' northbound Reams Rd. left turn storage lane with appropriate bay taper length at Brookline Ridge Dr.
4. The petitioner needs to revise the site plan to depict and dimension the proposed local residential wide street within the site, including 8' sidewalks (due to the site's proposed 12 units/ac. density) and 8' planting strips on both sides of the proposed street (see CLDS U-03 and U-03A).

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 to Reams Rd. 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 and type/width of the driveways 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(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.