

Curbline

The setback for this district is measured from the back of the existing or future curbline as determined by CDOT and Planning during the permitting process. The following are comments regarding the future curbline locations:

- a) Belmont Avenue: Needs to be constructed to a local office/commercial wide street typical section (see CLDS U-05, rev. 13). This street typical section provides the following: "mid-block on-street parallel parking, 8' planting strips and 8' sidewalks. The NB Belmont Ave. approach at Caldwell Street needs a total of three (3) travel lanes (i.e.: one 12' departure lane, one 11' left turn lane and one 11' thru/right turn lane). This laneage is needed due to a planned traffic signal at this intersection. This typical section requires a minimum 55' right-of-way (with the SUE for the public sidewalk) or 77' total right-of-way. Therefore, 18.5' of additional right-of-way needs to be dedicated in fee simple as measured from Belmont Ave. existing centerline.
- b) North Caldwell Street: This section of Caldwell Street is part of a City's CIP, please contact Mr. Matt Magnasco at 704-366-3368 for specific future right-of-way, curbline and/or streetscape information.

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.