

Resolved Issues

N/A

Outstanding Issues

1. The petitioner should revise the site plan to replace the existing 4' planting strip and 4' sidewalk and provide an 8' planting strip and 6' sidewalk along the site's Treyburn frontage. Coordination with Mr. Peter Grisewood (EPM Urban Forestry, 704-336-4258) is recommended to determine how the mature, existing street trees and/or tree replace needs to be coordinated with the above City sidewalk and planting strip requirements.
2. The petitioner should revise the site plan's Transportation conditional note 3. to remove the reference to "stamped asphalt" and add ", upon CDOT approval." CDOT does not allow stamped asphalt within the public right-of-way and, because Treyburn is classified as a collector, it is unlikely that a raised intersection will be in agreement with CDOT goals for this type of facility. Further evaluation can be made during permitting to determine if this treatment is acceptable.
3. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights of way to the City before the site's first building certificate of occupancy is issued. CDOT requests right of way set at 2' behind back of sidewalk.
4. If WT Harris improvement has not been discussed with NCDOT, CDOT recommends the petitioner revise transportation note 4 to add ", upon NCDOT approval." and add a commitment that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.

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) to Treyburn Drive. will require a driveway permit to be submitted to CDOT 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.