

Outstanding Issues

1. The petitioner should revise the site plan to identify and construct the pavement, curb line, planting strip and sidewalk in accordance with the City’s future plan along the site frontage along DeArmon Road. Per the Prosperity Hucks Area Plan (see below) the site plan should show curb and gutter 24’ from existing centerline and right of way dedication 40’ from existing centerline of DeArmon.

CDOT recommends coordination with Kristie Kennedy (Engineering Property Management, 704.336.6194) to confirm or correct the cross section in the Prosperity Hucks Area Plan (see below) to conform to the City’s Farm to Market upgrade project.

DeArmon widening and streetscape improvements must be completed and approved before the site’s first building CO is issued.



A9	DeArmon Road (West of Clark's Creek)										
	6'	8'	n/a	5'	11'	11'	11'	5'	n/a	8'	6'

2. The petitioner should revise the site plan to show a 5’ sidewalk connection between the building entrance and DeArmon Road sidewalk.

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. The setback for this district is measured from the back of the future right-of-way as determined by CDOT and Planning.
2. 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.
3. 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.
4. The proposed driveway connection(s) to DeArmon Road and the requested public street will require a driveway permit(s) 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.