




# Charlotte Department of Transportation

## Memorandum

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**Date:** June 2, 2009

**To:** Tom Drake & Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis   
Development Services Division

**Subject:** Rezoning Petition 09-037: Located around Dixie River Road and I-485  
near Sandhaven Way (*Revised 4/17/09*)

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We previously commented on this petition in our March 25, 2009 and April 29, 2009 memorandum to you.

CDOT requests the following:

CDOT requests a public easement across Parcel A, in alignment with the proposed driveway off Dixie River Road, to preserve future cross-access to Tax Parcel # 14117105 to the north of the project site.

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.

CDOT has determined that an eastbound Dixie River Road left-turn lane is necessary to serve the traffic using the proposed public street/private driveway connection(s) for this site. The engineering design and construction of the left-turn lane is the responsibility of the owner, and shall be performed by a professional engineer registered in the State of North Carolina who has roadway-design experience. CDOT will only approve the proposed private driveway connection(s) provided that a left-turn lane is constructed on Dixie River Road at the full movement access point. The left-turn lane will need to be designed using NCDOT standards with a minimum 150 feet of storage.

If we can be of further assistance, please advise.

c: R. H. Grochoske (via email)  
J. A. Carroll – Review Engineer (via email)  
B. D. Horton (via email)  
A. Christenbury (via email)  
E. D. McDonald (via email)  
T. Votaw (via email)  
Rezoning File