CDOT requirements for Type I Residential Driveways

1) **Your property must be used strictly for residential purposes.** Up to three (3) residential dwelling units may be served by one (1) driveway without a permit provided all other requirements and recommendations in this letter have been addressed and satisfied. **All commercial driveways require a CDOT driveway review.**

2) **If your proposed driveway is on a major or minor thoroughfare,** contact CDOT Right of Way Management at (704) 432-1562. CDOT review and a right of way use permit are required prior to the beginning of construction.

3) **Trees planted within the right-of-way are the property of the City of Charlotte.** Contact Landscape Management at (704) 336-4262 before beginning work near right-of-way trees. If Landscape Management is not contacted prior to the construction of a residential driveway and a tree is damaged, the property owner may be held responsible with monetary penalties.

4) **Contact the utility company to relocate any existing utility poles.** All existing utilities that conflict with the proposed driveway must be relocated at the expense of the property owner.

5) **If your proposed driveway enters a floodplain,** you are required to comply with floodway regulations. Contact floodplain compliance at (704) 432-7246.

6) **If your proposed driveway enters a water supply watershed,** you are required to comply with water supply watershed regulations. Contact water supply watershed compliance at (704) 432-5571.

7) **If your proposed driveway crosses any roadside drainage ditches,** the property owner must install an adequately sized culvert.

8) **If your proposed driveway connects to a State maintained road,** contact NCDOT Division 10, District 2, 7605 District Drive, Charlotte, NC 28213, (980) 523-0000. A State driveway permit may be required.

9) **Before you dig,** contact the NC One-Call Center at 811.

**It is the responsibility of the property owner to comply with all applicable requirements above. Failure to comply with these requirements could result in fines, legal action or a combination of both.**

Additionally, CDOT recommends:

1) Complete the CDOT Residential Driveway Checklist (Attachment A) to ensure your driveway complies with the City standards.

2) Consult with your homeowners’ association and/or your property deed regarding any access restrictions to certain streets.

3) Obtain a recorded plat of your property from the Mecklenburg County Register of Deeds office to check for any existing easement restrictions (e.g., utility easements).

4) Contact Mecklenburg County Zoning at (704) 336-2831 for potential zoning issues.

5) Consider recording an access agreement if two or more property owners share the proposed driveway.

6) Consider using a licensed and insured general contractor familiar with residential driveway design and standards.
ATTACHMENT A
Charlotte Department of Transportation
Residential Driveway Checklist

If all boxes can be checked then a CDOT review is not required for your proposed driveway. A request for site inspection must be placed 48 hours prior to beginning construction activities.

☐ Yes, when the proposed driveway is constructed the site will have two or fewer access drives.

☐ Yes, the proposed driveway width will be between 10\(^1\) and 30 feet.

☐ Yes, the distance from the edge of the proposed driveway to the nearest property line will be greater than 5 feet (10 feet preferred).

☐ Yes, the distance from the edge of the proposed driveway to the edge of the other driveway will be greater than 10 feet (20 feet preferred).

☐ Yes, the distance from the edge of the proposed driveway to the nearest street intersection (signalized or un-signalized) will be greater than 20 feet.

☐ Yes, the distance from the edge of the proposed driveway to the nearest fire hydrant, power pole, or manhole will be greater than 2 feet.

☐ Yes, the proposed driveway will comply with all design requirements in the Charlotte Land Development Standards Manual\(^2\) (CLDSM) and detail sheets 1025A, 1025C, or 1027A.

☐ Yes, CDOT\(^3\) has been contacted for a right of way use permit if the proposed driveway will be on a thoroughfare.

☐ Yes, NCDOT\(^4\) has been contacted for a State driveway permit if the proposed driveway will be on a State maintained road.

If any of the above boxes are not checked then submit a dimensioned site plan to CDOT.

---

\(^1\) Minimum width on Class IV (minor thoroughfare) and above is 15 feet

\(^2\) CLDSM can be accessed on the internet at [http://charlottenc.gov/ld/CLDSM](http://charlottenc.gov/ld/CLDSM)

\(^3\) CDOT Right of Way Management (704) 432-1562

\(^4\) NCDOT Division 10, District 2, 7605 District Drive, Charlotte, NC 28213, (980) 523-0000