



## PLAN REVIEW SHEET

<b>Date:</b>	11/07/2007	<b>Staff Contact:</b>	David McDonald
<b>Petitioner:</b>	Northlake Pavillion LLC	<b>Telephone:</b>	704-336-6900
<b>Petition:</b>	2008-001	<b>Fax:</b>	704-432-1277
		<b>Email:</b>	<a href="mailto:dmcDonald@ci.charlotte.nc.us">dmcDonald@ci.charlotte.nc.us</a>
<b>Location:</b>	+/- 6.38 acres, Southeast corner Metromont Parkway and Statesville Road	<b>Attachments:</b>	Shelter_Concrete_Standards.pdf (See 60.01A)
<b>Existing Zoning:</b>	I-2 (General Industrial)		
<b>Requested Zoning:</b>	I-1 (Light Industrial) (Allow for additional uses on the site not permitted in I-2)		

### I. SUMMARY REMARKS:

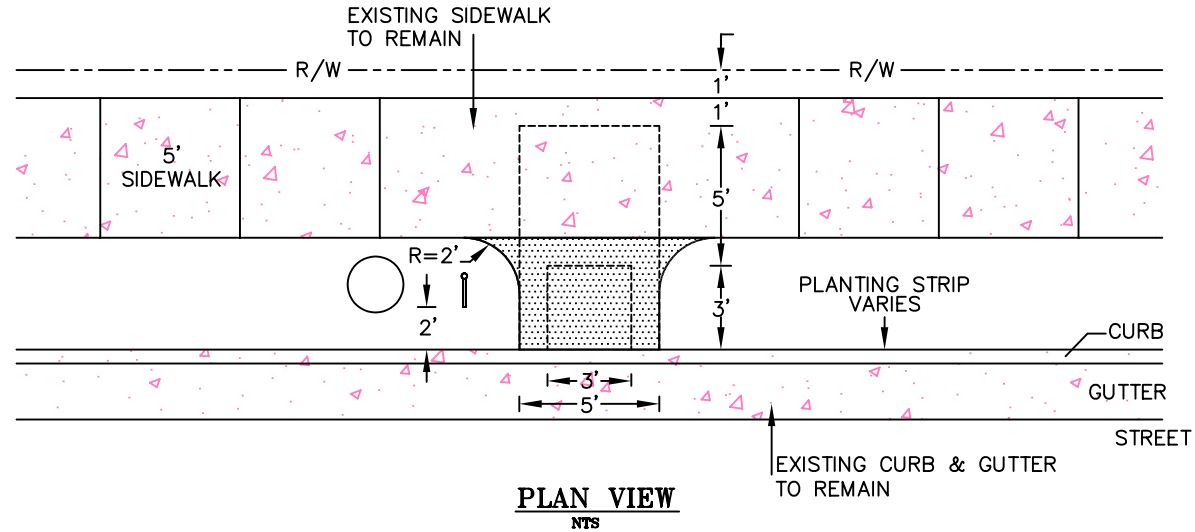
#### *FIRST SUBMITTAL*

CATS acknowledges receipt of the rezoning application and submits the following to the petitioner:

- 1) The petitioner's site is currently served on Statesville Avenue by Route 53x Northlake Express.
- 2) CATS requests the petitioner to preserve the existing sidewalk and bus stop currently located on Statesville Ave. (Transit Stop ID #45854).
  - Should the petitioner need to temporarily relocate the existing bus stop, the petitioner should contact CATS, prior to demolition or construction, to coordinate the temporary relocation of the existing CATS bus stop and bus shelter.
- 3) CATS additionally requests the petitioner to construct a waiting pad at the location of the existing bus stop on Statesville Ave. (Transit Stop ID #45854), constructed to CATS Development Standards 60.01 A (see attached).
  - A waiting pad is the connecting piece of concrete which is installed from the back of curb through the planting strip to the sidewalk (see attached). The waiting pad provides an ADA accessible bus stop boarding/alighting location for CATS' passengers.

Please designate such in the site plan and/or accompanying notes. Please contact Leonard Ganther (CATS Operations) @ 704.432.1283 prior to demolition or construction, to coordinate any temporary relocation of the existing bus stop and to coordinate the final location of the new waiting pad.

Should you require additional information, please advise.



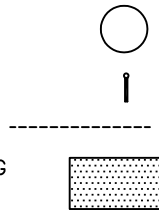
**LEGEND**

TRASH RECEPTACLE

SIGN

ADA SPACE

NEW CONCRETE WAITING  
PAD 4" THICK



**NOTES:**

1. DIMENSIONS REPRESENT MINIMUM STANDARDS; VARIATIONS MUST BE APPROVED THROUGH CATS AND CDOT PROJECT MANAGER.
2. SEE SHEETS NO. 07A AND 07B FOR ADDITIONAL DETAILS AND NOTES.
3. 2' MINIMUM PLANTING STRIP. 4' PLANTING STRIP IS TYPICAL.

**REVISIONS**

NO.	DATE	DESCRIPTION

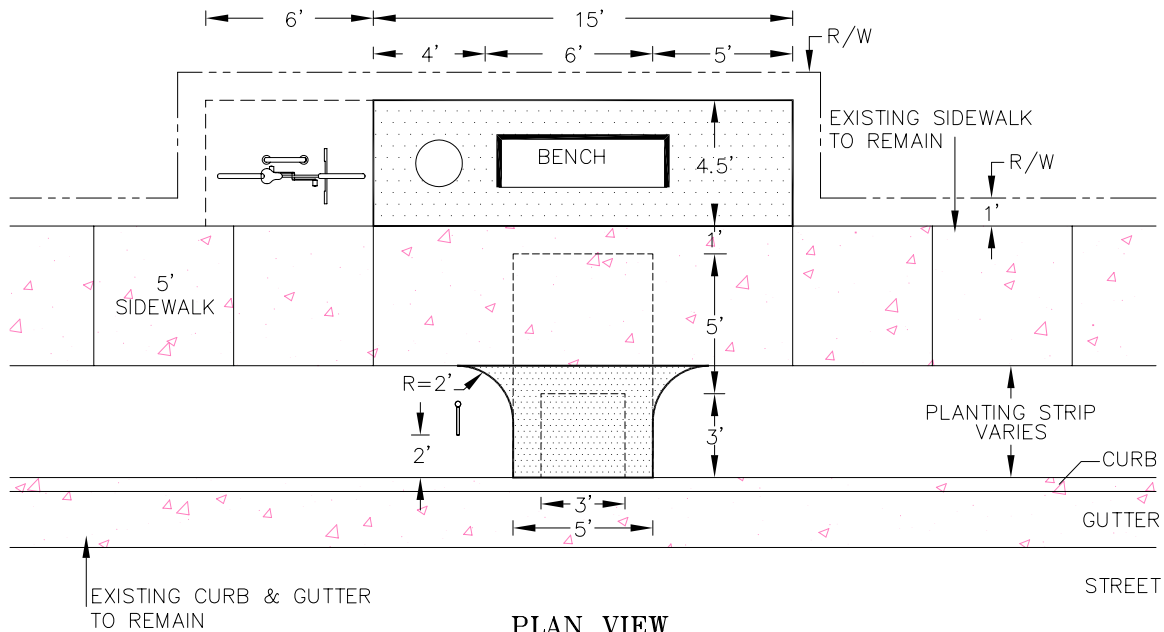
APPROVED DATE \_\_\_\_\_

**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD ONLY  
WITH PLANTING STRIP**

STD. NO.	REV.
60.01A	

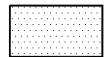


#### LEGEND

NEW CONCRETE WAITING  
PAD 6" THICK



NEW CONCRETE WAITING  
PAD 4" THICK



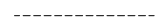
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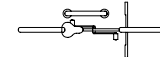
SIGN



ADA SPACE



BICYCLE RIB RACK  
IF REQUIRED



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**PLAN VIEW**  
NTS

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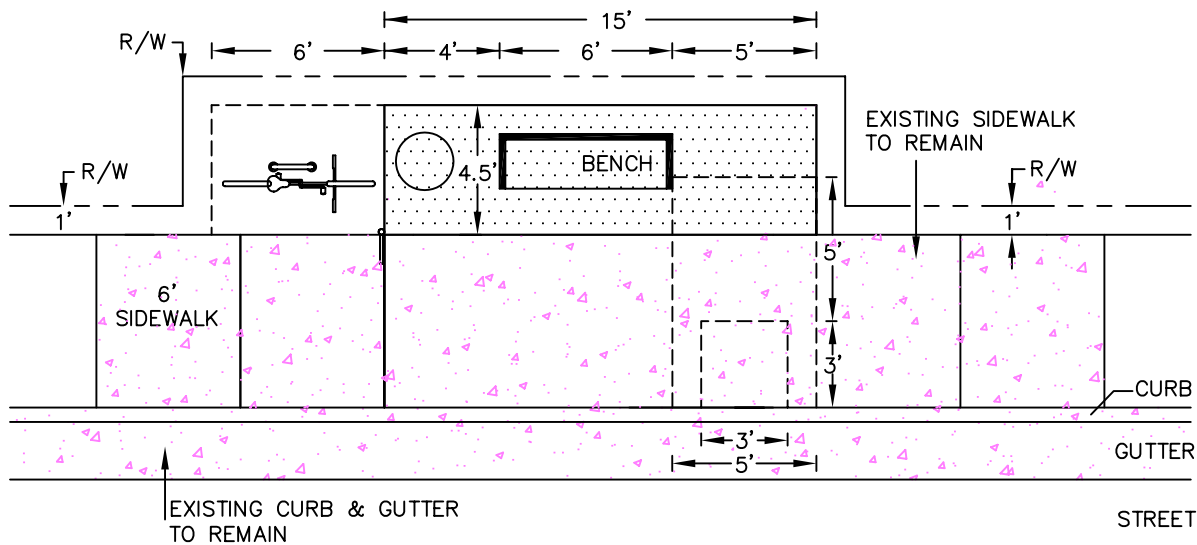
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD AND BENCH  
WITH PLANTING STRIP**

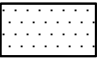
STD. NO.	REV.
60.02A	



**PLAN VIEW**  
NTS

**LEGEND**

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PAD 6" THICK



TRASH RECEPTACLE

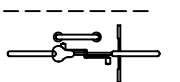


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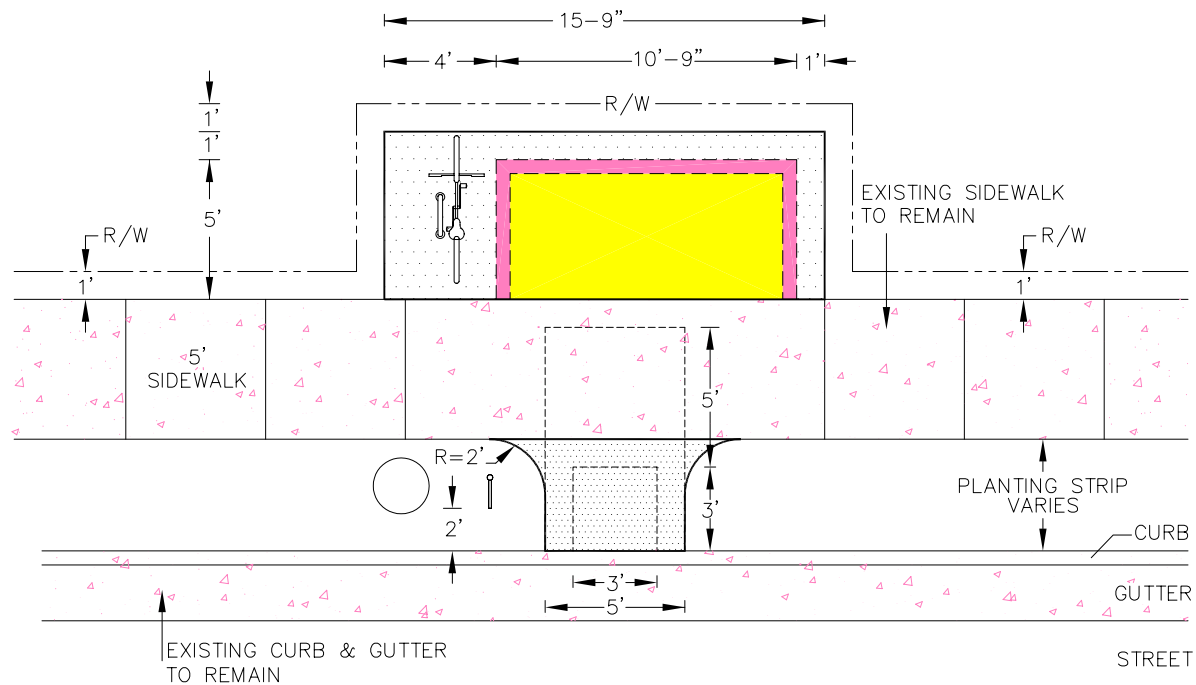
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD AND BENCH  
WITHOUT PLANTING STRIP**

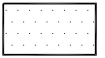
STD. NO.	REV.
60.02B	



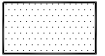
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NTS

**LEGEND**

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PAD 6" THICK



NEW CONCRETE WAITING  
PAD 4" THICK



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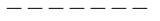
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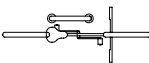
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5X10 STRUCTURE



BICYCLE RIB RACK  
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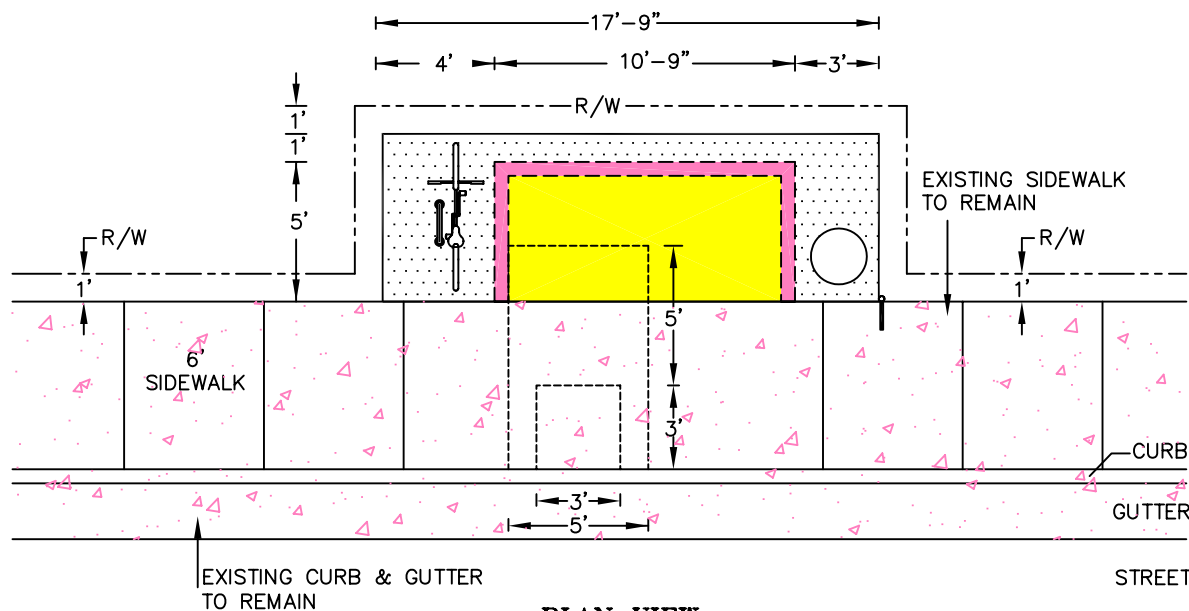
APPROVED DATE \_\_\_\_\_

**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD WITH 5'X10' BOX SHELTER  
WITH PLANTING STRIP**

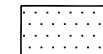
STD. NO.	REV.
60.03A	



**PLAN VIEW**  
NTS

**LEGEND**

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PAD 6" THICK



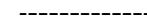
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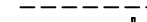
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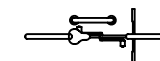
ADA SPACE



5X10 STRUCTURE



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IF REQUIRED



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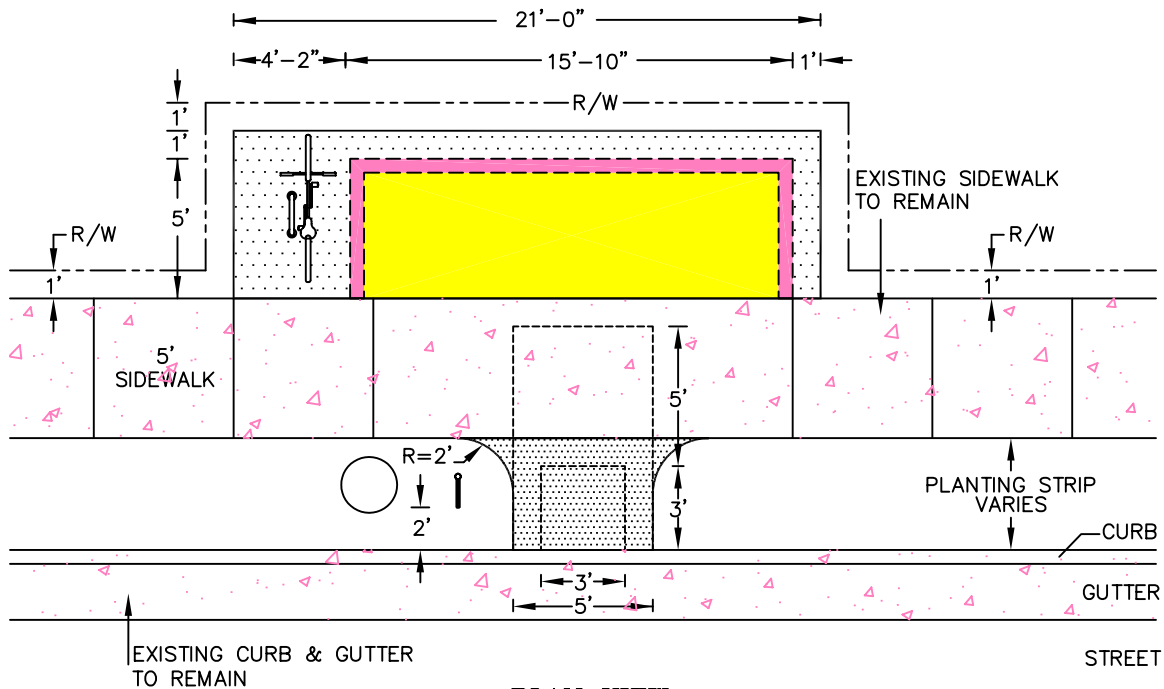
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



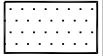
**WAITING PAD WITH 5'X10' BOX SHELTER  
WITHOUT PLANTING STRIP**

STD. NO.	REV.
60.03B	

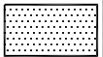


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NEW CONCRETE WAITING  
PAD 6" THICK



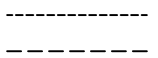
NEW CONCRETE WAITING  
PAD 4" THICK



TRASH RECEPTACLE

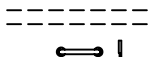


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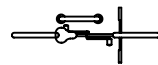


ADA SPACE

5X15 STRUCTURE



BICYCLE RIB RACK  
IF REQUIRED



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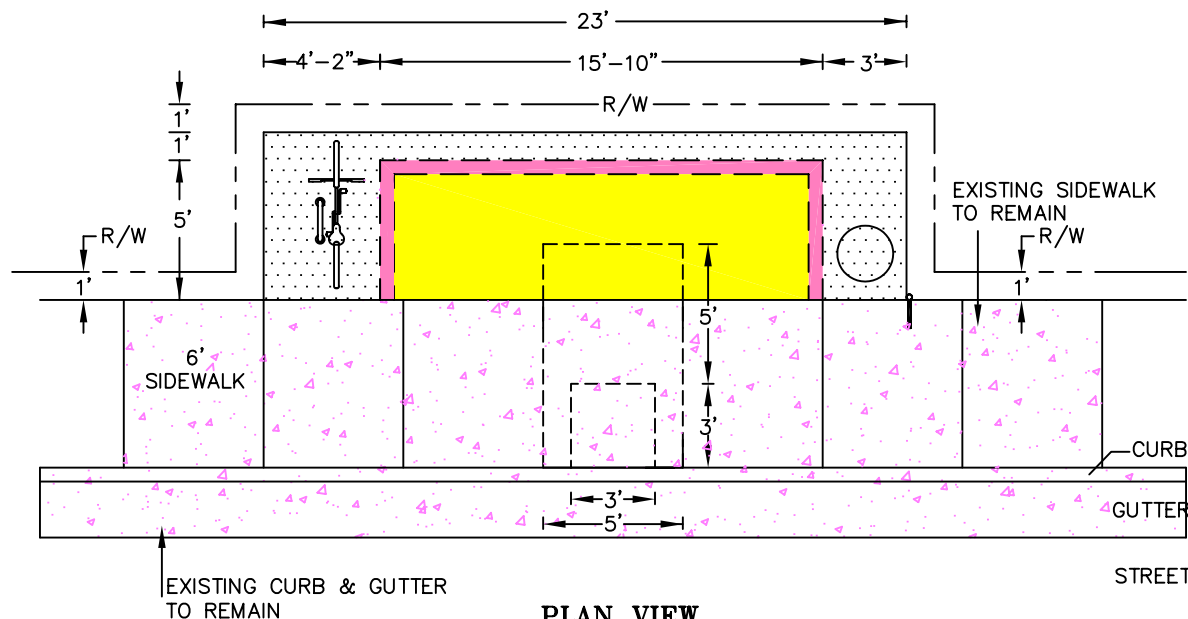
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



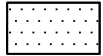
**WAITING PAD WITH 5'X15' BOX SHELTER  
WITH PLANTING STRIP**

STD. NO.	REV.
60.04A	



#### LEGEND

NEW CONCRETE WAITING  
PAD 6" THICK



TRASH RECEPTACLE



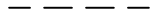
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5X15 STRUCTURE



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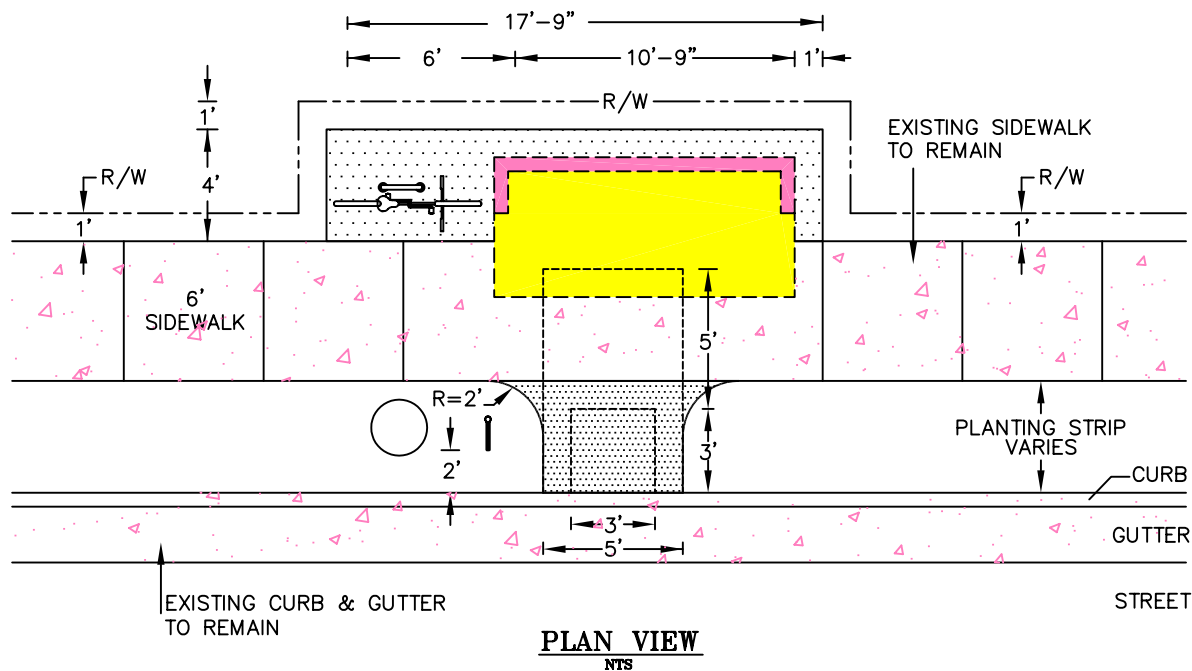
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CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS



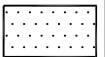
WAITING PAD WITH 5'X15' BOX SHELTER  
WITHOUT PLANTING STRIP

STD. NO.	REV.
60.04B	



#### LEGEND

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PAD 6" THICK



NEW CONCRETE WAITING  
PAD 4" THICK



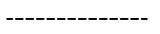
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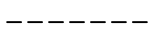
SIGN



ADA SPACE



5X10 STRUCTURE



BICYCLE RIB RACK  
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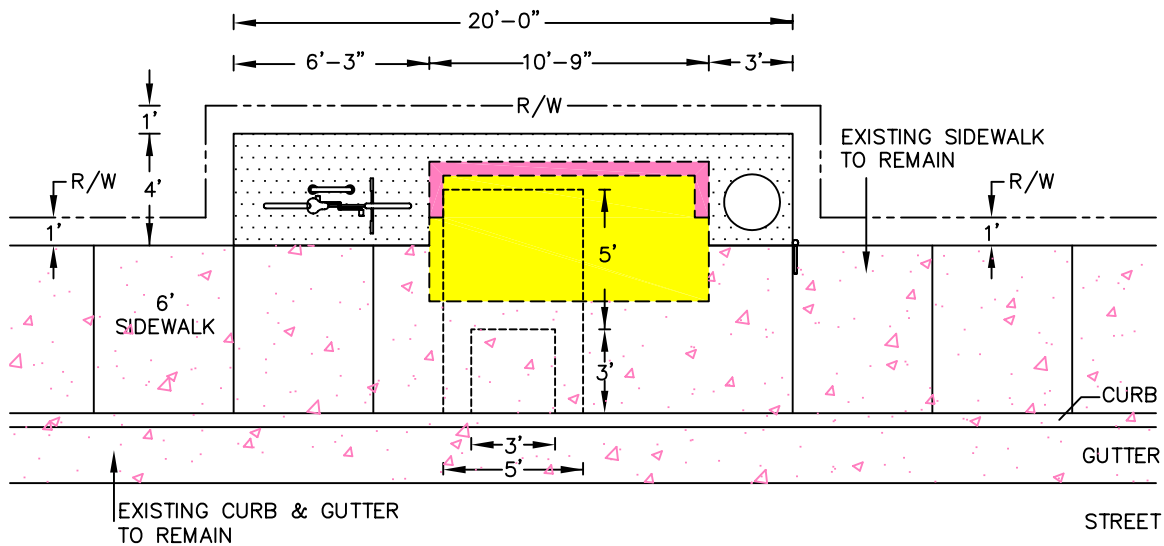
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



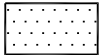
**WAITING PAD WITH 5'X10' CANTILEVER SHELTER  
WITH PLANTING STRIP**

STD. NO.	REV.
60.05A	



#### LEGEND

NEW CONCRETE WAITING  
PAD 6" THICK



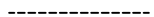
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SIGN



ADA SPACE



5X10 STRUCTURE



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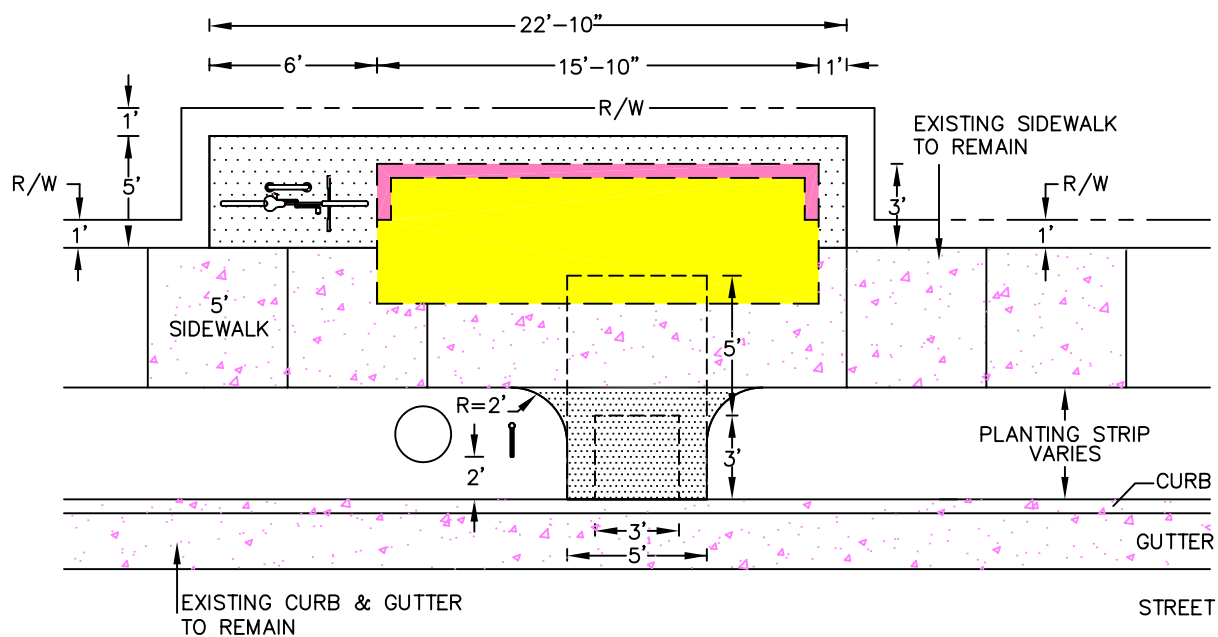
APPROVED DATE \_\_\_\_\_

**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD WITH 5'X10' CANTILEVER SHELTER  
WITHOUT PLANTING STRIP**

STD. NO.	REV.
60.05B	



**PLAN VIEW**  
NTS

**LEGEND**

NEW CONCRETE WAITING  
PAD 6" THICK



NEW CONCRETE WAITING  
PAD 4" THICK



TRASH RECEPTACLE



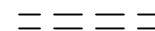
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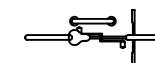
ADA SPACE



5X15 STRUCTURE



BICYCLE RIB RACK  
IF REQUIRED



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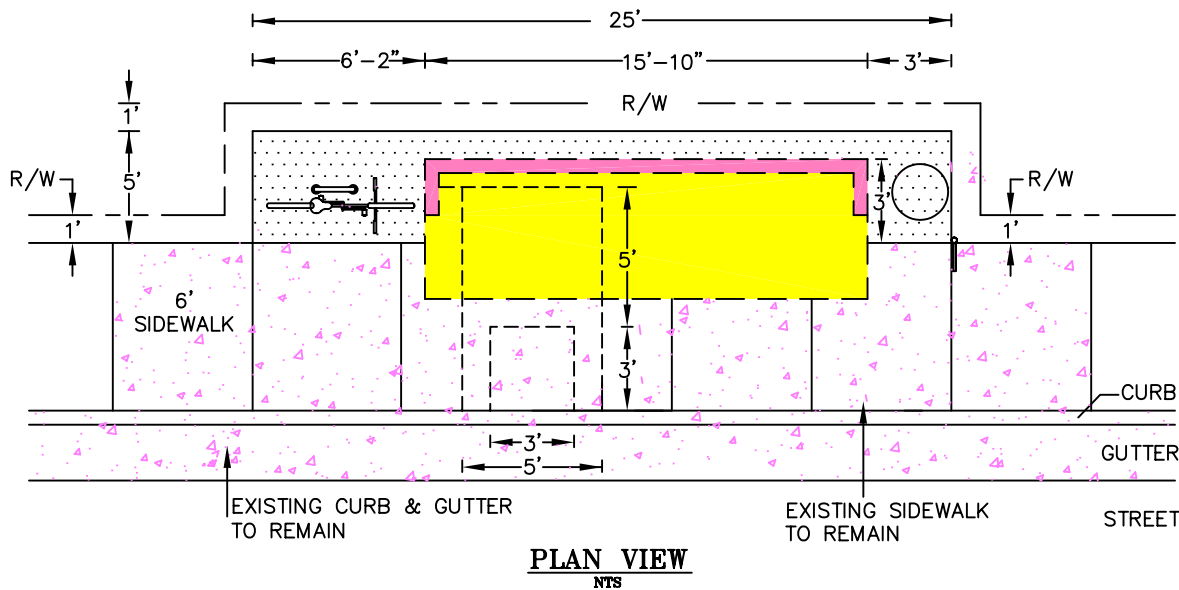
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD WITH 5'X15' CANTILEVER SHELTER  
WITH PLANTING STRIP**

STD. NO.	REV.
60.06A	



#### LEGEND

NEW CONCRETE WAITING  
PAD 6" THICK

TRASH RECEPTACLE

SIGN

ADA SPACE

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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**

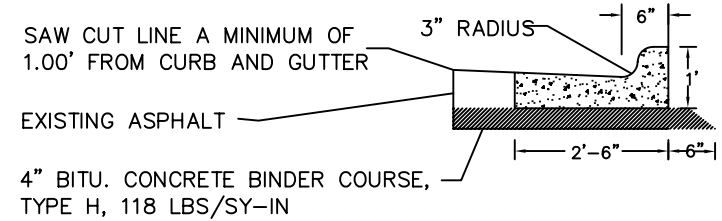


**WAITING PAD WITH 5'X15' CANTLIVER SHELTER  
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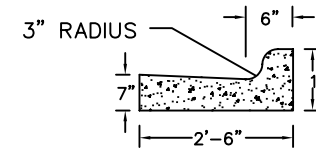
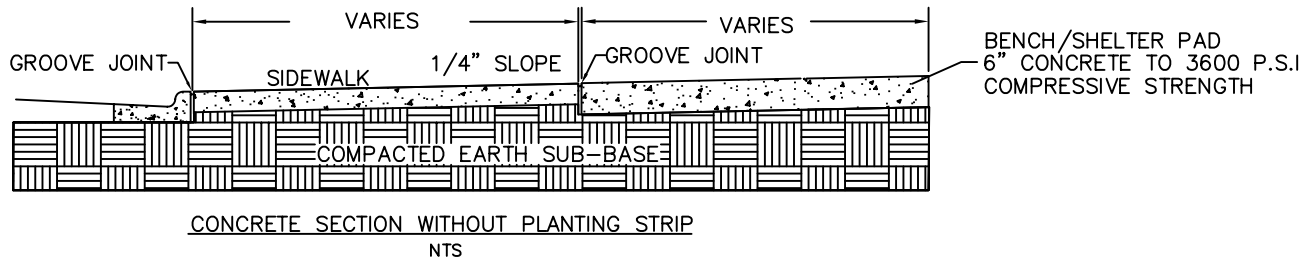
STD. NO.	REV.
60.06B	

**GENERAL NOTES:**

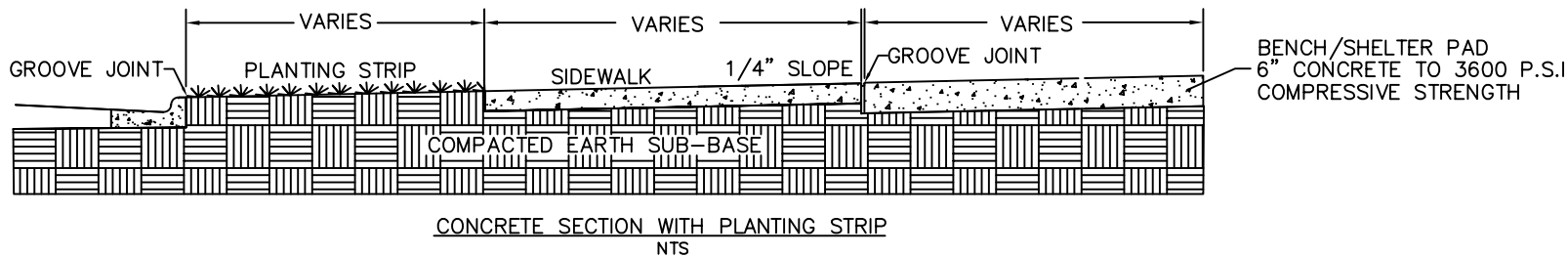
1. A GROOVE JOINT 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. ALL CONCRETE TO BE A MINIMUM 3600 P.S.I. COMPRESSIVE STRENGTH.
3. SIDEWALK AND PLANTING STRIP WIDTH VARIES DUE TO SITE LIMITATIONS AND EASEMENTS.
4. PAD DEPTH DEPENDS ON TYPE OF FACILITY IS TO BE LOCATED AT THE SITE. DEPTH OF THE PAD VARIES FROM 4' TO 8'.
5. THICKNESS OF THE CONCRETE SHALL BE 6" FOR THE BENCH/SHELTER PAD AND 4" FOR THE SIDEWALK.
6. ALL SPECIFICATIONS ARE BASED ON CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.



REPLACEMENT CURB AND GUTTER - AS NEEDED



EXISTING CURB AND GUTTER  
4" BINDER NOT NEEDED



**REVISIONS**

NO.	DATE	DESCRIPTION

APPROVED DATE \_\_\_\_\_

**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**CONCRETE DETAILS**

STD. NO.	REV.
60.07A	

**ACCESSIBLE PROVISIONS:** THE ALLOWANCES AND SPECIAL PROVISIONS OF INDIVIDUALS IN WHEELCHAIRS, AS WELL AS OTHERS WITH DISABILITIES, REQUIRE CERTAIN PHYSICAL IMPROVEMENTS WHICH ARE STANDARD TO ALL BUS STOPS. ALL BUS STOPS WILL REQUIRE AN ACCESS PAD LOCATED AT THE FRONT DOOR OF THE BUS. THE ACCESS PAD, AN AREA 3' BY 3', IS INTENDED TO ACCOMMODATE THE LIFT AS IT MEETS WITH THE BUS PAD PAVEMENT. THE ACCESS PAD NEED NOT BE DEFINED OR MARKED ON THE PAVEMENT, HOWEVER, CLEAR SPACE IS NECESSARY. IT IS CRUCIAL FOR THE SUCCESSFUL LIFT OPERATION THAT THE ACCESS PAD RUN PARALLEL TO THE ADJACENT BUS PAD ROAD GRADE. TYPICALLY, LIFTS MOVE VERTICALLY TO MEET THE ADJACENT GRADE WITHIN ONE TO THREE FEET OF THE BUS. THE LIFTS CANNOT ACCOMMODATE HORIZONTAL TORQUE. IN ADDITION TO THE ACCESS PAD, A CLEAR ZONE MUST BE PROVIDED SO THAT THE INDIVIDUAL IN THE WHEELCHAIR CAN MANEUVER OUT OF THE LIFT AND INTO THE STREAM OF PEDESTRIAN MOVEMENTS. THE CLEAR ZONE REQUIRES A MINIMUM OF A 5' BY 8' AREA AS MEASURED FROM THE BACK OF CURB. THE ACCESS PAD CAN BE PART OF THE CLEAR ZONE. THE CLEAR ZONE IS NOT REQUIRED TO BE MARKED OR DELINEATED. OTHER PEDESTRIAN USES MAY OVERLAP BOTH THE ACCESS PAD AND THE CLEAR ZONE, HOWEVER, TO BE ADA COMPLIANT ALL OBSTRUCTIONS MUST BE LOCATED OUTSIDE THE 40 SQUARE FOOT AREA.

**BENCH PROVISIONS:** ALL BENCHES SHALL BE A MIN. OF 4' LONG. BENCH BACKS AND END ARM RESTS ARE OPTIONAL. ALL BENCHES SHALL BE VANDAL PROOF, ROT, IMPACT, SCRATCH, WEATHER, FADE, INSECT, AND FUNGUS RESISTANT AND SELF EXTINGUISHING. ALL SURFACES SHALL BE A SMOOTH FINISH. ALL EDGES SHALL BE SMOOTH, EASED, AND

ROUNDED OR CHAMFERED. THE BENCHES SHALL BE MADE OF A MINIMUM OF 60 % POST CONSUMER RECYCLED MATERIAL. WOOD POLYMER COMPOSITE MATERIAL, POST CONSUMER PLASTIC, RECYCLED ALUMINUM, GALVANIZED STEEL, OR RECYCLED CAST IRON ARE RECOMMENDED. COLOR SHALL BE INTEGRAL TO MATERIAL COMPONENT, BAKED ON POWDER, POLYURETHANE ENAMEL AFTER WELDING. ALL FASTENERS SHALL BE STAINLESS STEEL OR PLATED AND SELF LOCKING OR HIDDEN TO DETER UNWANTED REMOVAL.

ALL BENCHES SHALL BE PERMANENTLY AFFIXED TO THE CONCRETE SLAB ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. NO PORTION OF THE BENCH OR SUPPORT SYSTEMS SHALL EXTEND INTO OR ONTO LAWN, PLANTED, OR SOIL SURFACES. ALL BENCHES SHALL BE PLACED PARALLEL TO THE ROAD AND SHALL BE SETBACK A MINIMUM OF 7'-6" FROM THE BACK OF CURB AND 3'-0" ON THREE SIDES OF THE CONCRETE PAD. THE FOURTH SIDE, FARTHEST FROM THE ROAD, SHALL HAVE A MINIMUM CLEARANCE OF 1'.

**BIKE RIB:** THE BIKE RIBS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. A CONCRETE PAD WITH A DIMENSION OF 4'-00" BY 6'-00" IS REQUIRED TO ACCOMMODATE ONE BIKE RIB. ADDITIONAL BIKE RIBS CAN BE ADDED BY EXTENDING THE CONCRETE PAD 2'-00" BY 6'-00" PER BIKE RIB.

**BUS SHELTER:** ALL BUS SHELTERS SHALL BE DESIGNED TO MEET THE CURRENT BUILDING REQUIREMENTS ASSOCIATED WITH LOCAL BUILDING CODES INCLUDING THE ABILITY TO WITHSTAND SUSTAINED WINDS IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES. ALL SHELTERS SHALL BE CORROSION, RUST, AND WEATHER RESISTANT, AND SELF EXTINGUISHING. SHELTERS SHALL BE VANDAL PROOF, IMPACT AND SCRATCH RESISTANT. ALL WALL PANELS MUST BE REPLACEABLE AND OF STANDARD SIZE. ALL OPENINGS MUST BE ACCESSIBLE FROM AND ADJACENT TO THE SIDEWALK AND THE PASSENGER LOADING PAD. A MINIMUM OF 3'-0" WIDE PAVING SHALL CONNECT ALL OPEN SIDES OF THE SHELTER TO THE PASSENGER LOADING PAD. ALL FASTENERS USED ANCHORING DEVICES TO THE CONCRETE PAD SHALL BE MADE OF HOT

DIPPED GALVANIZED STEEL OR OF APPROVED EQUAL. FASTENERS SHALL BE SELF LOCKING AND MUST BE OF A TYPE WHICH CANNOT BE LOOSENED WITH READILY AVAILABLE TOOLS. FASTENERS SHALL BE HIDDEN WHENEVER POSSIBLE AND SHALL BE FLUSH WITH THE SURFACE CONNECTED. ALL SURFACES SHALL BE SMOOTH, FINISHED, AND FREE FROM BURRS, SHARP EDGES, SLIVERS, PROJECTIONS, NICKS, DENTS, AND OTHER IMPERFECTIONS.

ALL SHELTERS SHALL BE SUITABLE FOR MOUNTING ON A CONCRETE PAD BY SURFACE ANCHORS PER THE MANUFACTURER'S SPECIFICATIONS. THE CONCRETE PAD SHALL BE OF A STABLE, NONSKID SURFACE SLOPED TO DRAIN BUT NOT EXCEEDING 2% CROSS SLOPE OR 3% LONGITUDINAL SLOPE.

SIGN STANDARDS: THE EXTERIOR SIGNAGE SHALL MEET THE SPECIFICATIONS OUTLINED IN THE REPORT; BUS STOP SIGNAGE SPECIFICATIONS-LOW AND MEDIUM VOLUME STOPS, PROVIDED BY THE CHARLOTTE AREA TRANSIT SYSTEM (CATS).

LANDSCAPING FOR THE DEVELOPER: WHEN LANDSCAPING IS PROVIDED, LOW MAINTENANCE, WINTER HARDY, INDIGENOUS PLANT MATERIAL SHALL BE UTILIZED. SHRUBS SHALL NOT EXCEED 2'-6" IN HEIGHT. SHRUBS WHICH REQUIRE PRUNING TO MAINTAIN MAXIMUM HEIGHT ARE NOT RECOMMENDED. PLANTINGS SHALL BE PLACED TO DEFINE THE EDGE OF THE PASSENGER LOADING PAD AND TO ADD VISUAL INTEREST. SHRUBS SHALL NOT BE PLANTED ADJACENT TO THE BACK OF THE SHELTER.

ORNAMENTAL TREES OR SMALL SHADE TREES ARE RECOMMENDED TO PROVIDE SHADE FOR PASSENGERS. TREES SHOULD BE PLANTED ON THE SOUTH OR WEST SIDES OF THE PASSENGER LOADING PAD WHENEVER POSSIBLE. TREE CANOPIES WHICH OVERHANG THE SHELTERS ARE DISCOURAGED. TREES SHOULD BE UPRIGHT IN HABIT AND SHOULD NOT PRODUCE FRUIT. BRITTLE HARDWOOD SPECIES ARE DISCOURAGED. TREES SHOULD BE PLANTED OUTSIDE THE PAVED AREA OF THE PASSENGER LOADING ZONE AND SIDEWALKS.

APPROVED DATE \_\_\_\_\_

#### REVISIONS

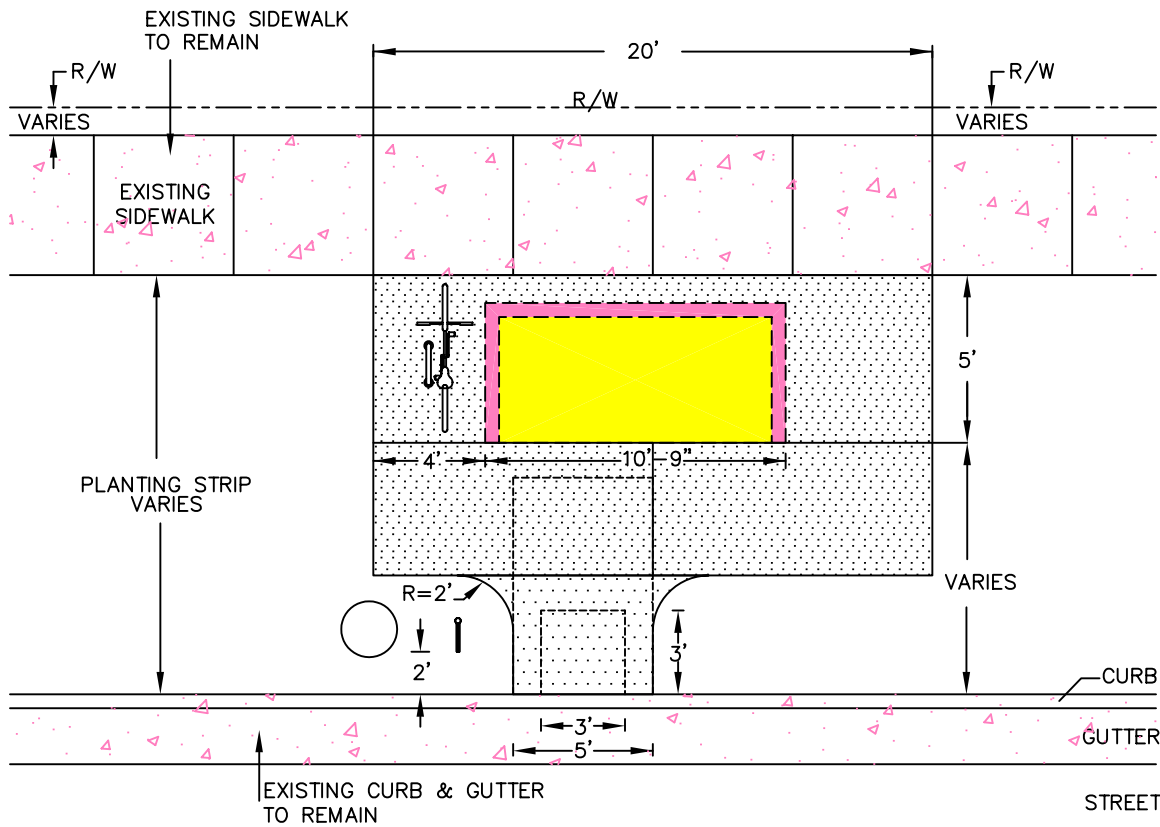
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## CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS



## ACCESSIBILITY PROVISIONS AND OTHER NOTES

STD. NO.	REV.
60.07B	



#### LEGEND

NEW CONCRETE WAITING  
PAD 6" THICK

TRASH RECEPTACLE

SIGN

ADA SPACE

5X10 STRUCTURE

BICYCLE RIB RACK  
IF REQUIRED

#### NOTES:

1. DIMENSIONS REPRESENT MINIMUM STANDARDS; VARIATIONS MUST BE APPROVED THROUGH CATS AND CDOT PROJECT MANAGER.
2. SEE SHEETS NO. 07A AND 07B FOR ADDITIONAL DETAILS AND NOTES.
3. 2' MINIMUM PLANTING STRIP. 4' PLANTING STRIP IS TYPICAL.

REVISIONS		
NO.	DATE	DESCRIPTION

**PLAN VIEW**  
NTS

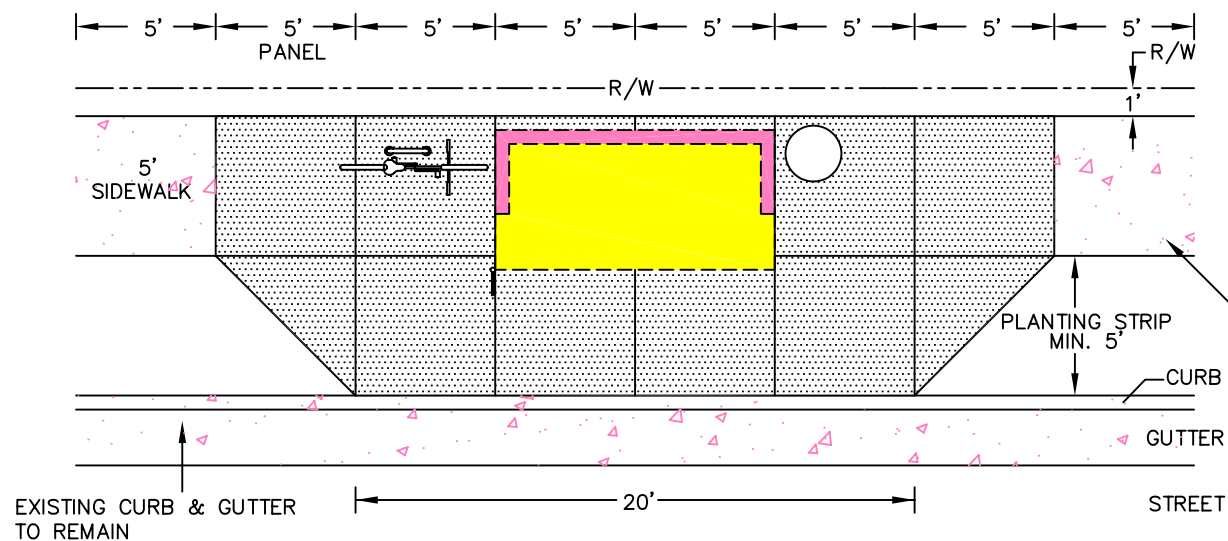
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD WITH 5'X10' BOX SHELTER  
WITH PLANTING STRIP**

STD. NO.	REV.
60.08A	



**PLAN VIEW**  
NTS

**LEGEND**

NEW CONCRETE WAITING  
PAD 6" THICK

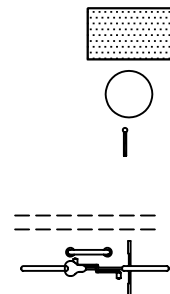
TRASH RECEPTACLE

SIGN

ADA SPACE

5X10 SHELTER

BICYCLE RIB RACK  
IF REQUIRED



**NOTES:**

1. DIMENSIONS REPRESENT MINIMUM STANDARDS; VARIATIONS MUST BE APPROVED THROUGH CATS AND CDOT PROJECT MANAGER.
2. SEE SHEETS NO. 07A AND 07B FOR ADDITIONAL DETAILS AND NOTES.
3. 2' MINIMUM PLANTING STRIP. 4' PLANTING STRIP IS TYPICAL.

**REVISIONS**

NO.	DATE	DESCRIPTION

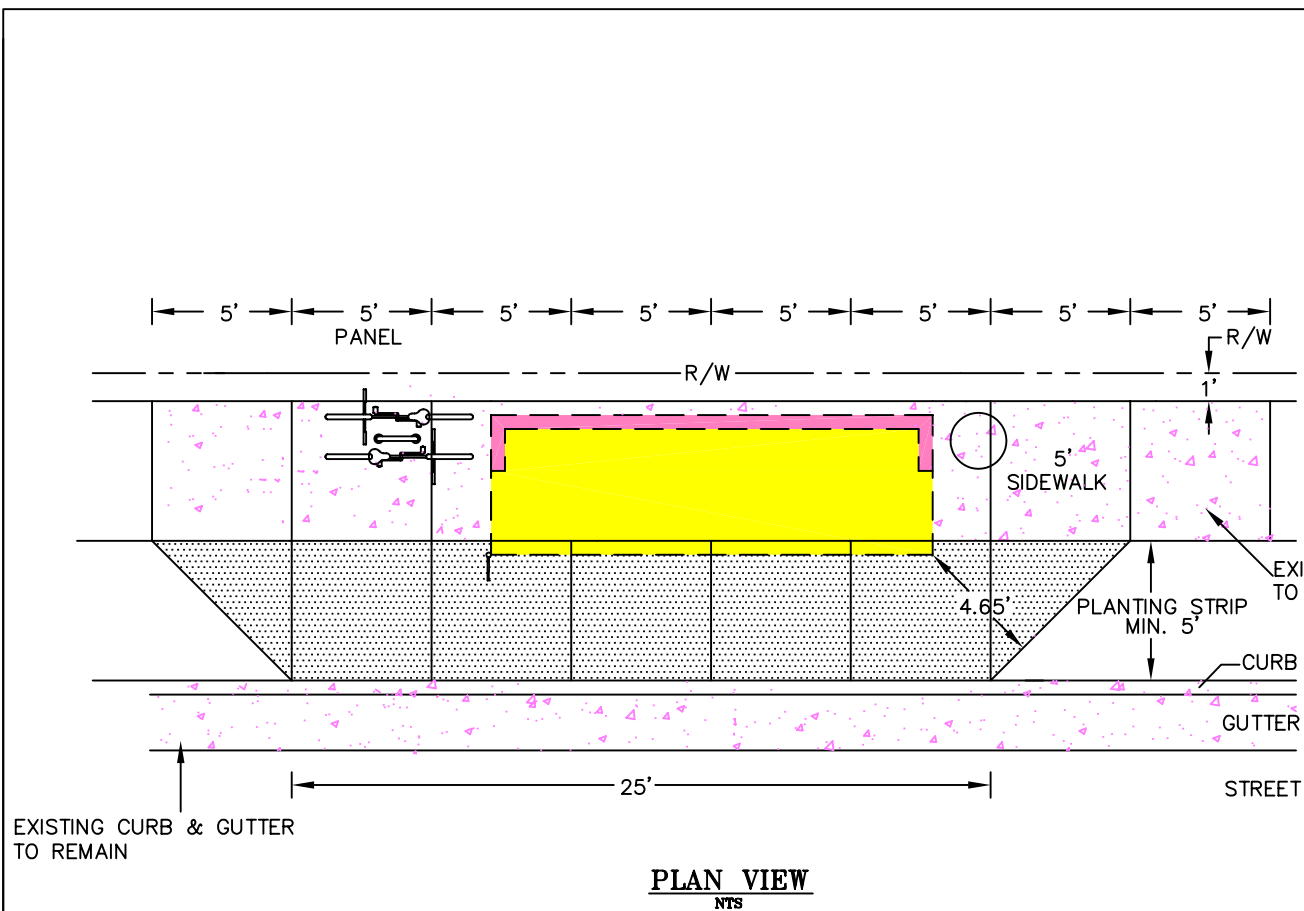
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**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD W/ 5'X10' CANTILEVER SHELTER  
WITHOUT PLANTING STRIP**

STD. NO.	REV.
60.09A	



#### LEGEND

NEW CONCRETE WAITING PAD 6" THICK

TRASH RECEPTACLE

SIGN

ADA SPACE

5X15 STRUCTURE

BICYCLE RIB RACK IF REQUIRED

#### NOTES:

1. DIMENSIONS REPRESENT MINIMUM STANDARDS; VARIATIONS MUST BE APPROVED THROUGH CATS AND CDOT PROJECT MANAGER.
2. SEE SHEETS NO. 07A AND 07B FOR ADDITIONAL DETAILS AND NOTES.
3. 2' MINIMUM PLANTING STRIP. 4' PLANTING STRIP IS TYPICAL.

REVISIONS		
NO.	DATE	DESCRIPTION

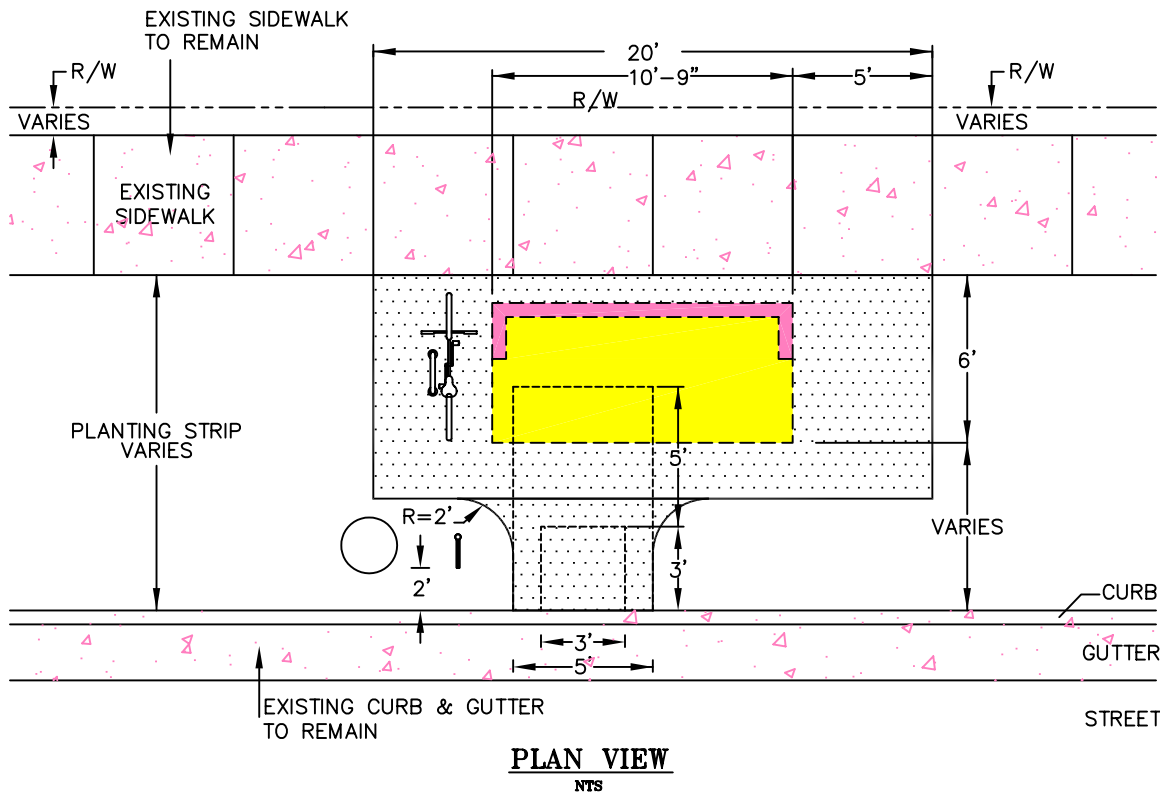
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CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS



WAITING PAD W/ 5'X15' CANTILEVER SHELTER  
WITHOUT PLANTING STRIP

STD. NO.	REV.
60.09B	



#### LEGEND

NEW CONCRETE WAITING  
PAD 6" THICK

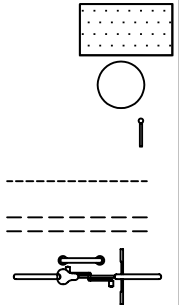
TRASH RECEPTACLE

SIGN

ADA SPACE

5X10 STRUCTURE

BICYCLE RIB RACK  
IF REQUIRED



#### NOTES:

1. DIMENSIONS REPRESENT MINIMUM STANDARDS; VARIATIONS MUST BE APPROVED THROUGH CATS AND CDOT PROJECT MANAGER.
2. SEE SHEETS NO. 07A AND 07B FOR ADDITIONAL DETAILS AND NOTES.
3. 2' MINIMUM PLANTING STRIP. 4' PLANTING STRIP IS TYPICAL.

REVISIONS		
NO.	DATE	DESCRIPTION

APPROVED DATE \_\_\_\_\_

**CHARLOTTE-MECKLENBURG  
LAND DEVELOPMENT  
STANDARDS**



**WAITING PAD  
WITH 5'X10' CANTILEVER SHELTER  
WITH PLANTING STRIP**

STD. NO.	REV.
60.10A	