



PLAN REVIEW SHEET

Date:	12/14/07	Staff Contact:	David McDonald
Petitioner:	Centex Homes	Telephone:	704-336-6900
Petition:	2008-022	Fax:	704-432-1277
		Email:	dmcDonald@ci.charlotte.nc.us
Location:	Approx. 31.02 acres on northwest corner Tyvola Centre Dr. and W Tyvola Rd.	Attachments:	Shelter_Concrete_Standards.pdf (See 60.03A)
Existing Zoning:	BP(CD)		
Requested Zoning:	MX-2		
	To accommodate development of Residential community containing maximum of 248 for-sale Single-family attached town home dwelling units.		

I. SUMMARY REMARKS:

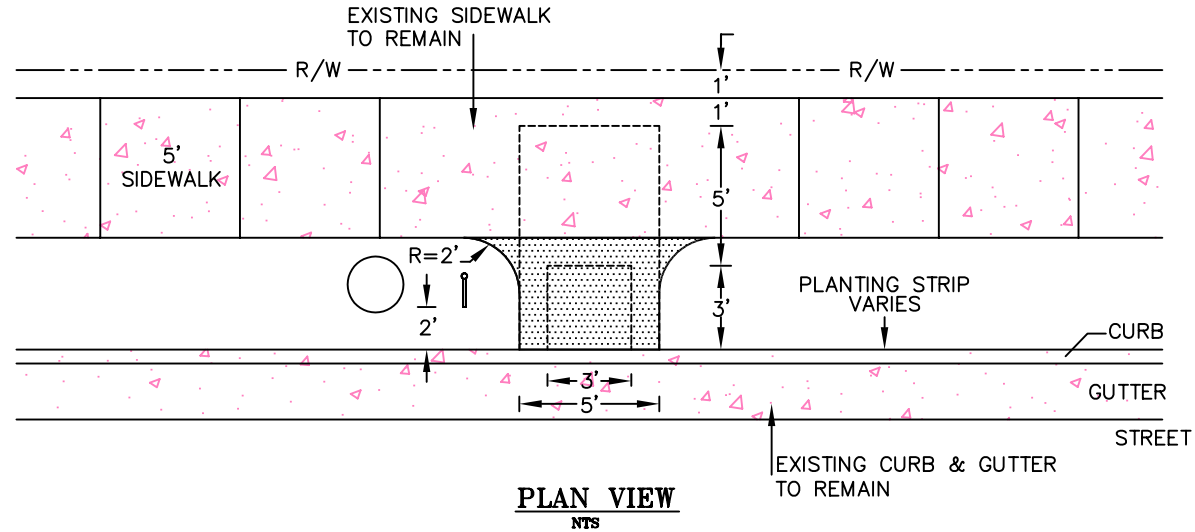
FIRST SUBMITTAL

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

- 1) The petitioner's site is currently served on W. Tyvola Rd. by Route 16: South Tryon and Route 60 Tyvola/Southpark.
- 2) CATS requests sidewalk and a shelter pad to be constructed on W. Tyvola Rd. The shelter pad should be located approximately 60' north of the intersection of Tyvola Centre Dr. and W. Tyvola Rd. constructed to CATS Development Standards 60.03 A (see attached).

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 the final location of the shelter pad.

Should you require additional information, please advise.



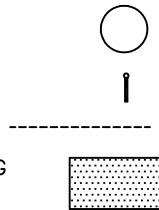
LEGEND

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

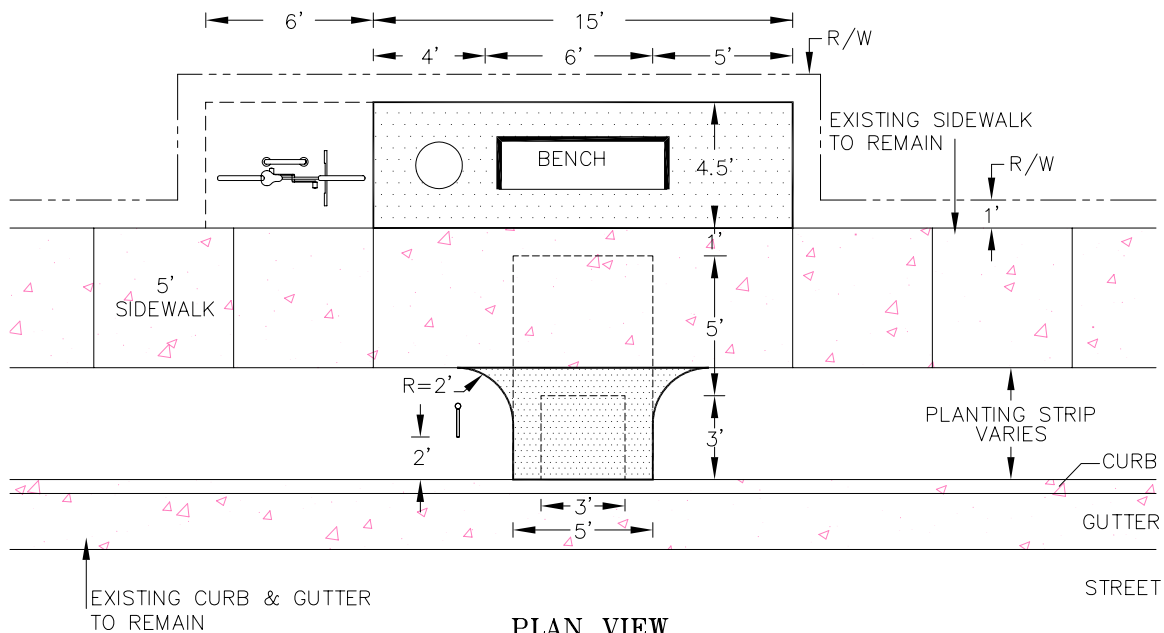
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**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



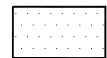
**WAITING PAD ONLY
WITH PLANTING STRIP**

STD. NO.	REV.
60.01A	



LEGEND

NEW CONCRETE WAITING
PAD 6" THICK



NEW CONCRETE WAITING
PAD 4" THICK



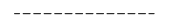
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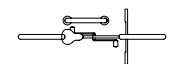
SIGN



ADA SPACE



BICYCLE RIB RACK
IF REQUIRED



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PLAN VIEW
NTS

REVISIONS

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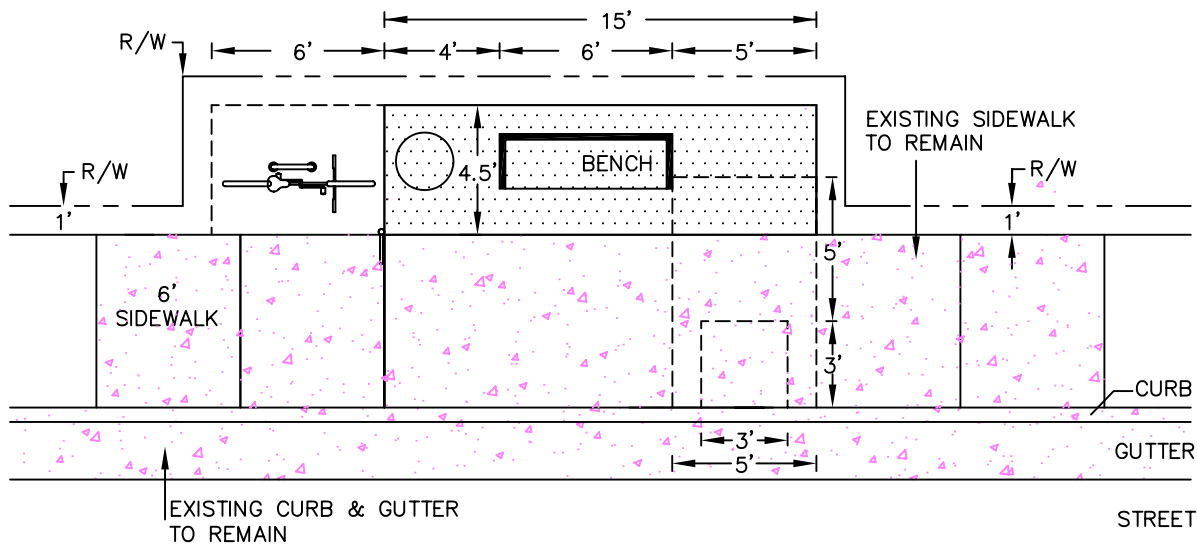
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**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



**WAITING PAD AND BENCH
WITH PLANTING STRIP**

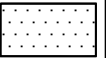
STD. NO.	REV.
60.02A	



PLAN VIEW
NTS

LEGEND

NEW CONCRETE WAITING
PAD 6" THICK



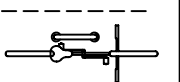
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SIGN



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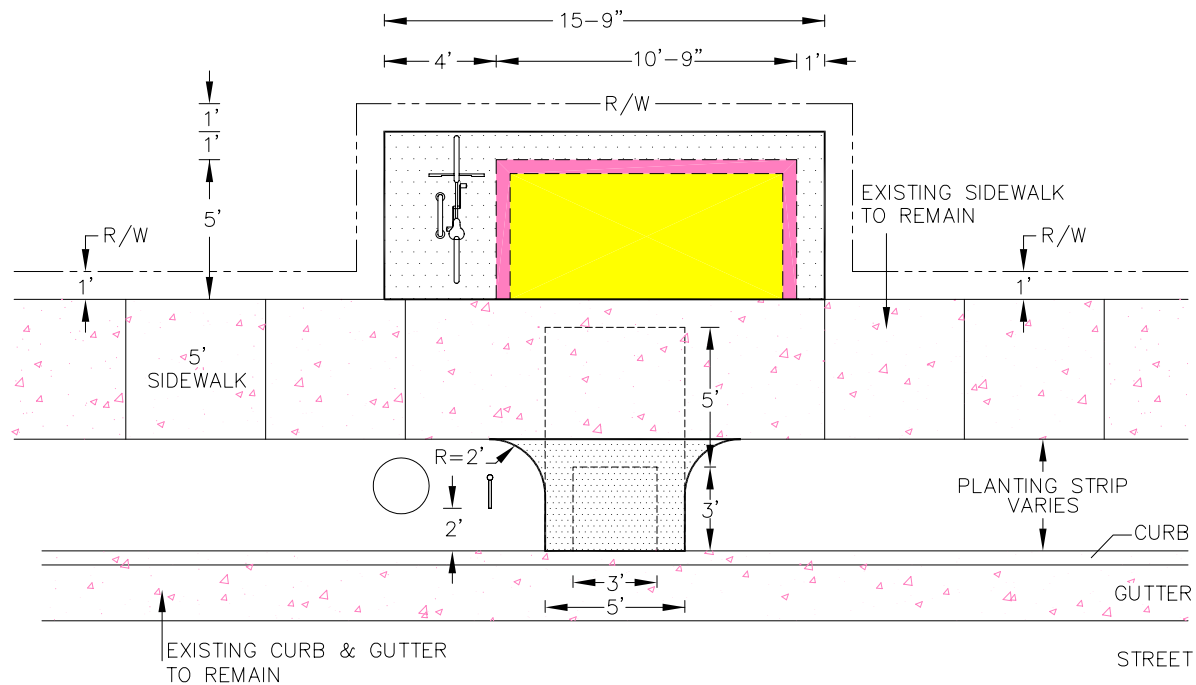
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**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



**WAITING PAD AND BENCH
WITHOUT PLANTING STRIP**

STD. NO.	REV.
60.02B	



PLAN VIEW
NTS

LEGEND

NEW CONCRETE WAITING
PAD 6" THICK



NEW CONCRETE WAITING
PAD 4" THICK



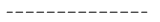
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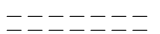
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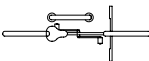
ADA SPACE



5X10 STRUCTURE



BICYCLE RIB RACK
IF REQUIRED



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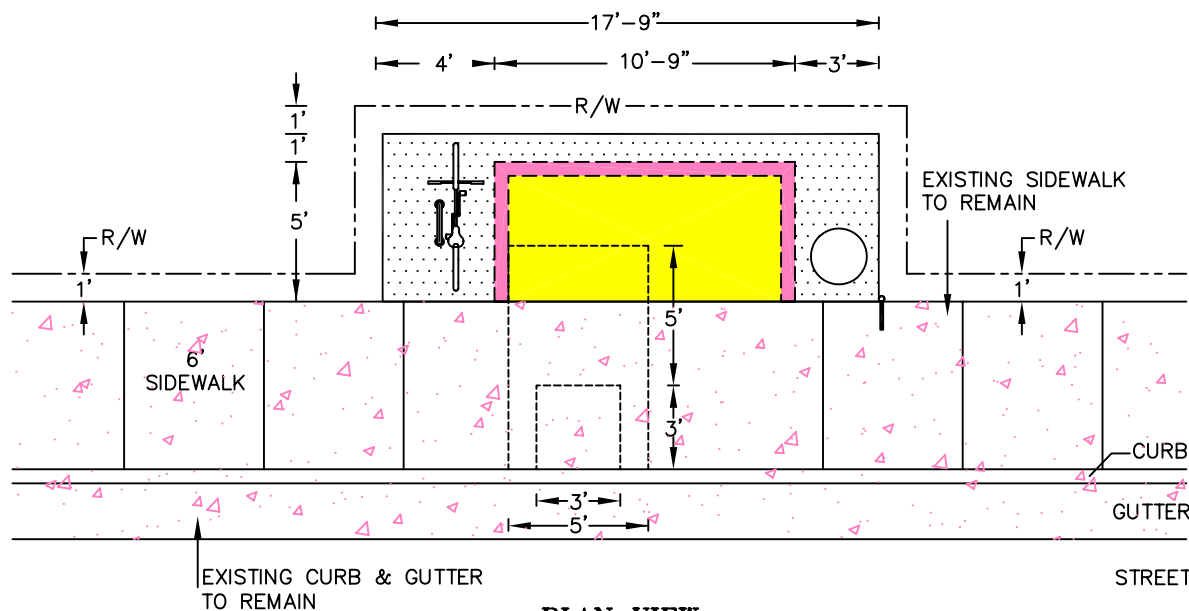
APPROVED DATE _____

**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



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

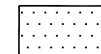
STD. NO.	REV.
60.03A	



PLAN VIEW
NTS

LEGEND

NEW CONCRETE WAITING
PAD 6" THICK



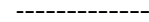
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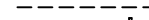
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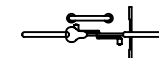
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5X10 STRUCTURE



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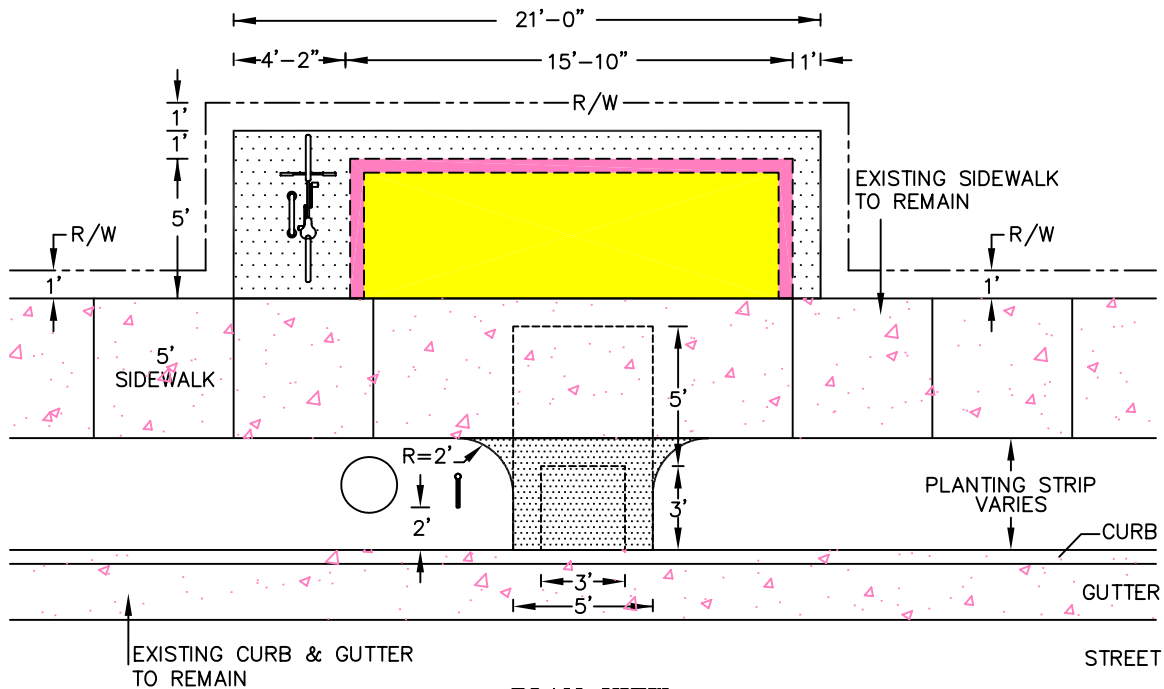
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**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



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

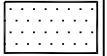
STD. NO.	REV.
60.03B	



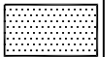
PLAN VIEW
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PAD 6" THICK



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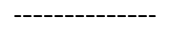
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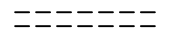
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ADA SPACE



5X15 STRUCTURE



BICYCLE RIB RACK
IF REQUIRED



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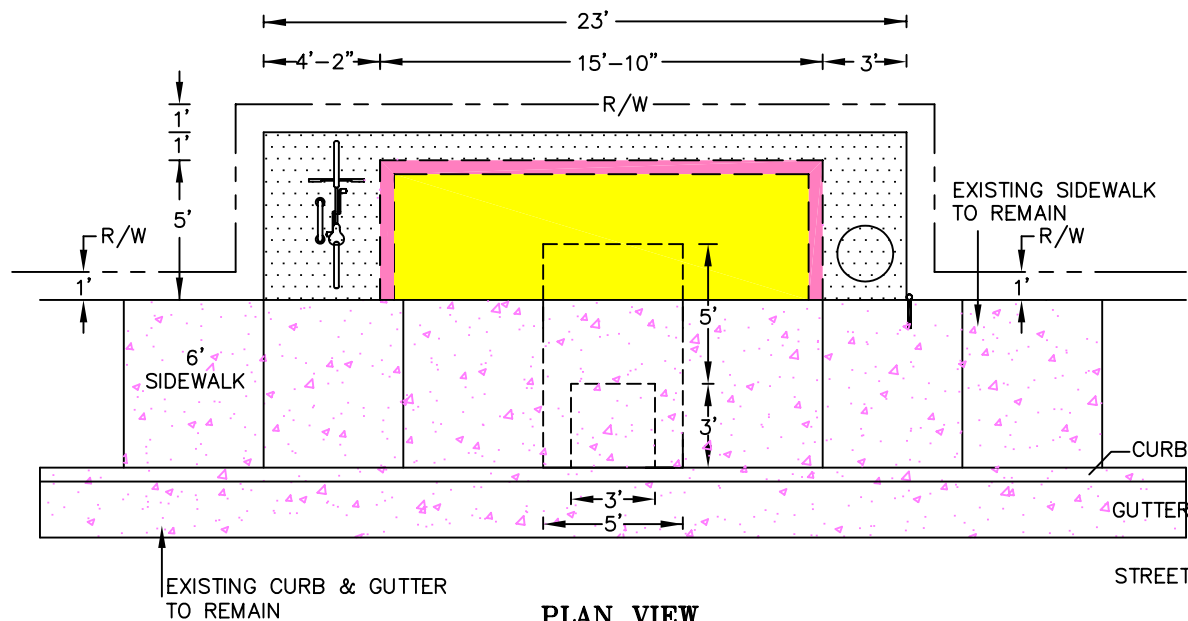
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**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



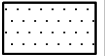
**WAITING PAD WITH 5'X15' BOX SHELTER
WITH PLANTING STRIP**

STD. NO.	REV.
60.04A	



LEGEND

NEW CONCRETE WAITING
PAD 6" THICK



TRASH RECEPTACLE



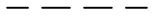
SIGN



ADA SPACE



5X15 STRUCTURE



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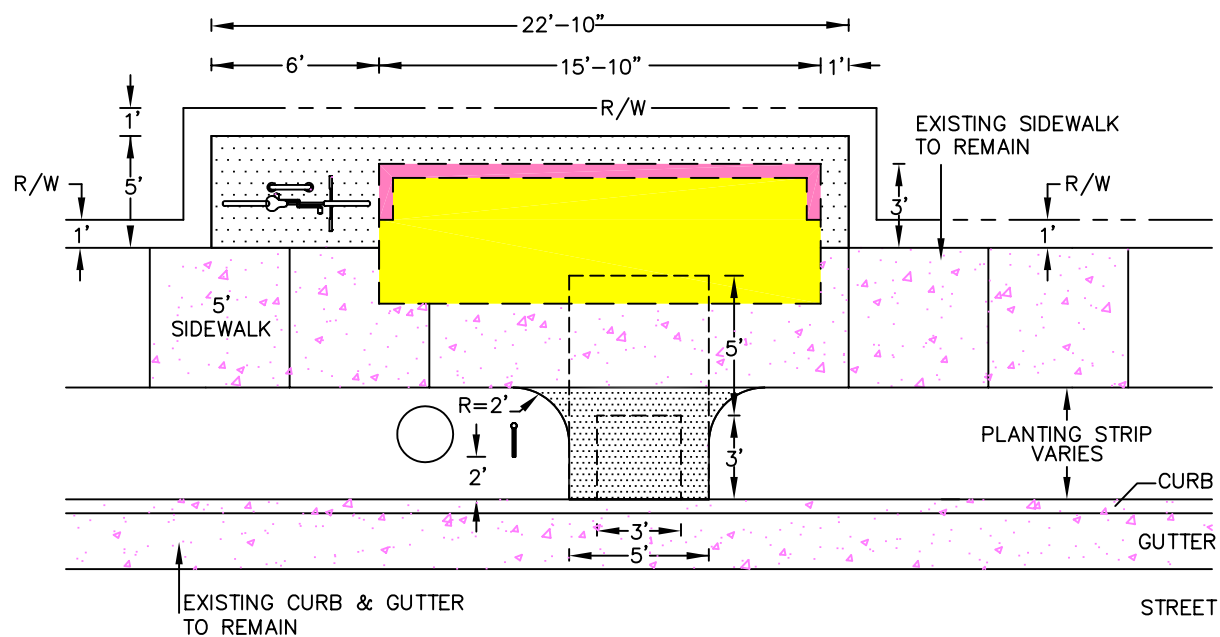
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CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS



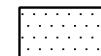
WAITING PAD WITH 5'X15' BOX SHELTER
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STD. NO.	REV.
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LEGEND

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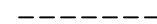
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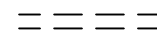
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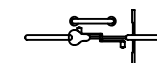
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5X15 STRUCTURE



BICYCLE RIB RACK
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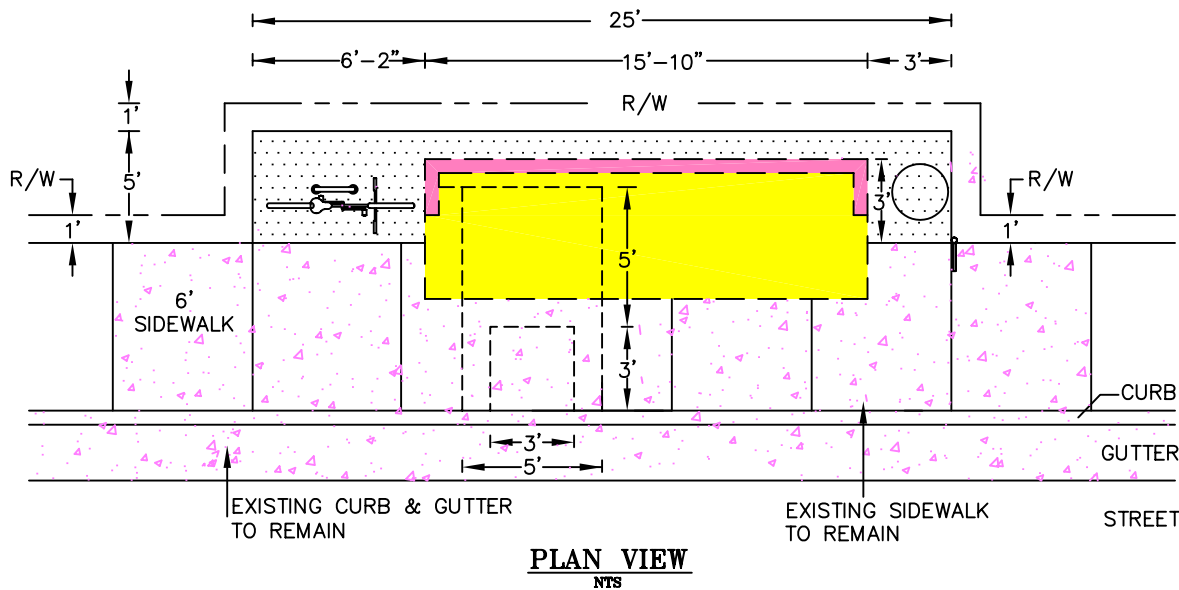
APPROVED DATE _____

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

5X15 STRUCTURE

BICYCLE RIB RACK
IF REQUIRED

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**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**

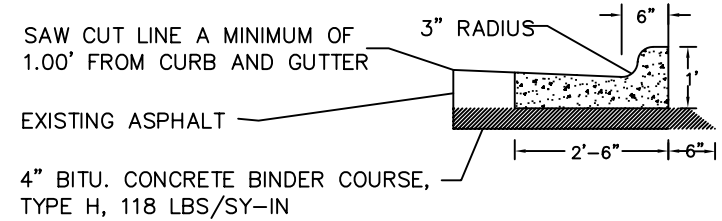


**WAITING PAD WITH 5'X15' CANTLIVER SHELTER
WITH PLANTING STRIP**

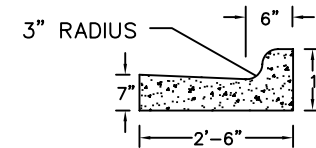
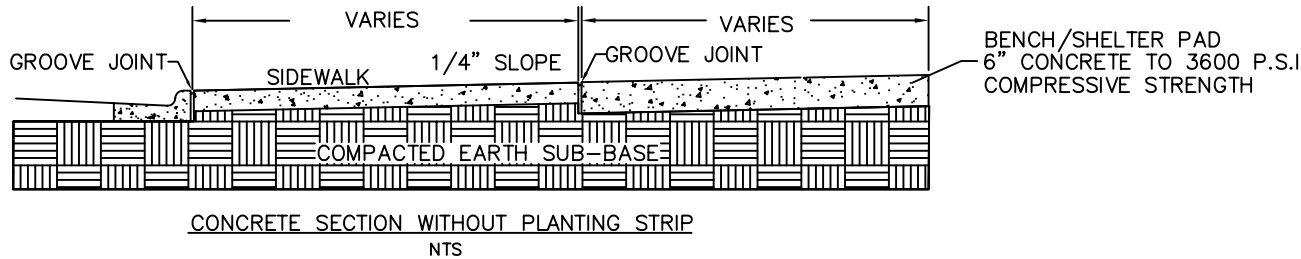
STD. NO.	REV.
60.06B	

GENERAL NOTES:

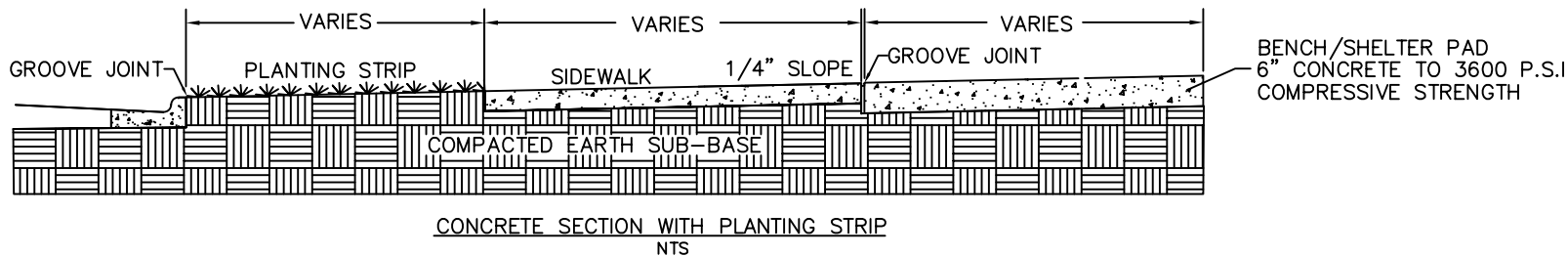
1. A GROOVE JOINT 1" DEEP WITH 1/3" RADII SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 40' INTERVALS. A 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. ALL CONCRETE TO BE A MINIMUM 3600 P.S.I. COMPRESSIVE 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

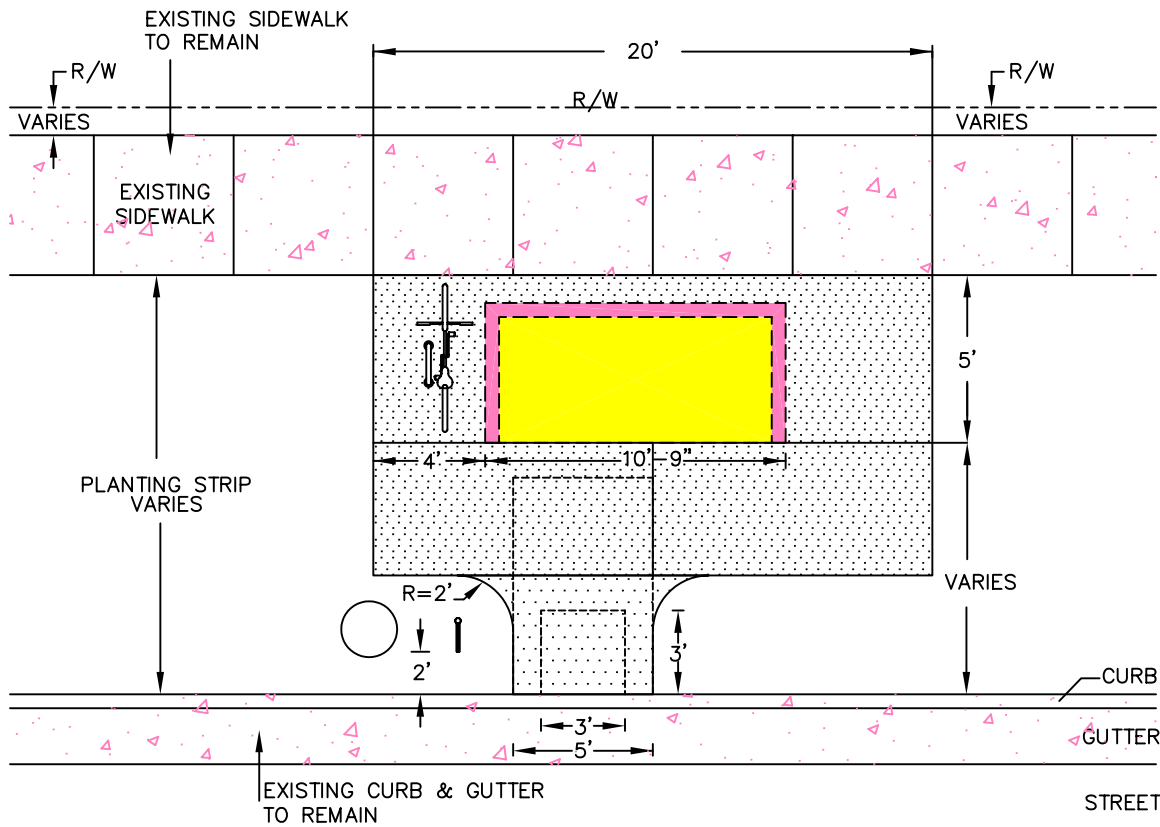
NO.	DATE	DESCRIPTION

CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS



ACCESSIBILITY PROVISIONS AND OTHER NOTES

STD. NO.	REV.
60.07B	



PLAN VIEW
NTS

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

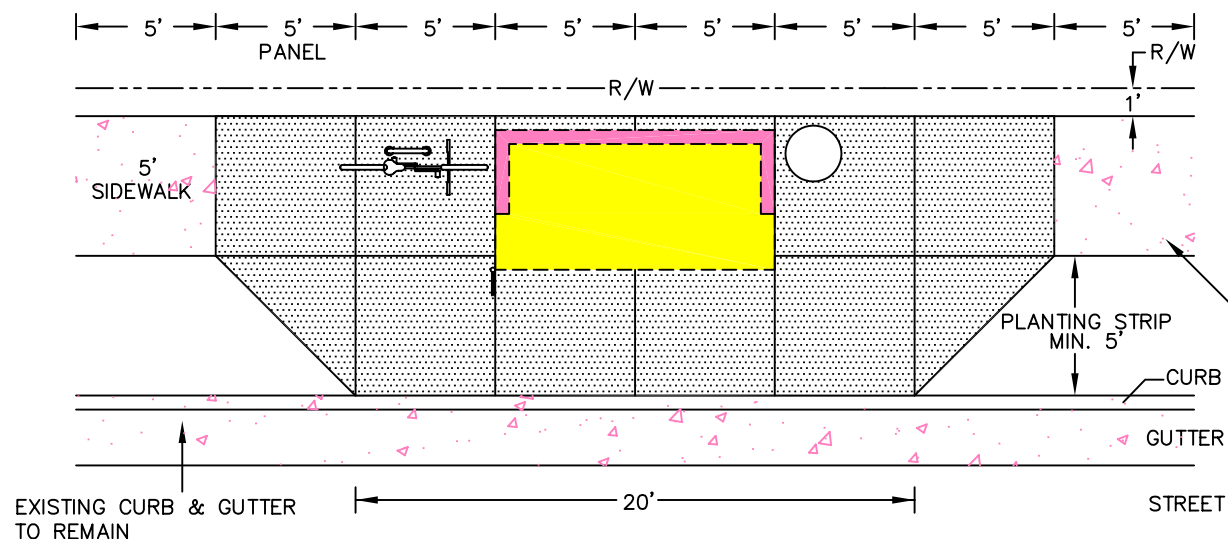
APPROVED DATE _____

**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



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

STD. NO.	REV.
60.08A	



PLAN VIEW
NTS

LEGEND

NEW CONCRETE WAITING
PAD 6" THICK

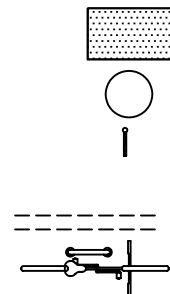
TRASH RECEPTACLE

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

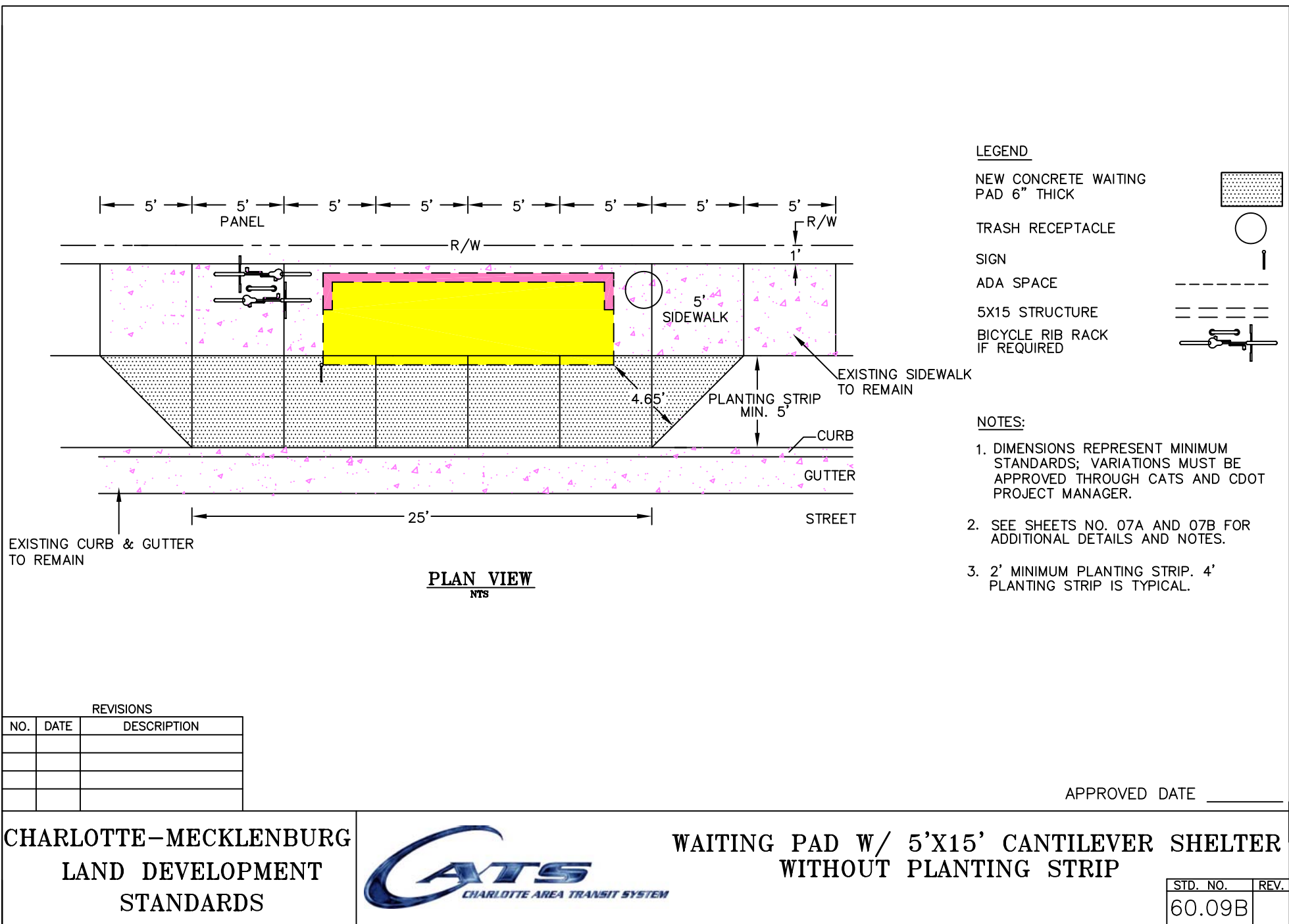
APPROVED DATE _____

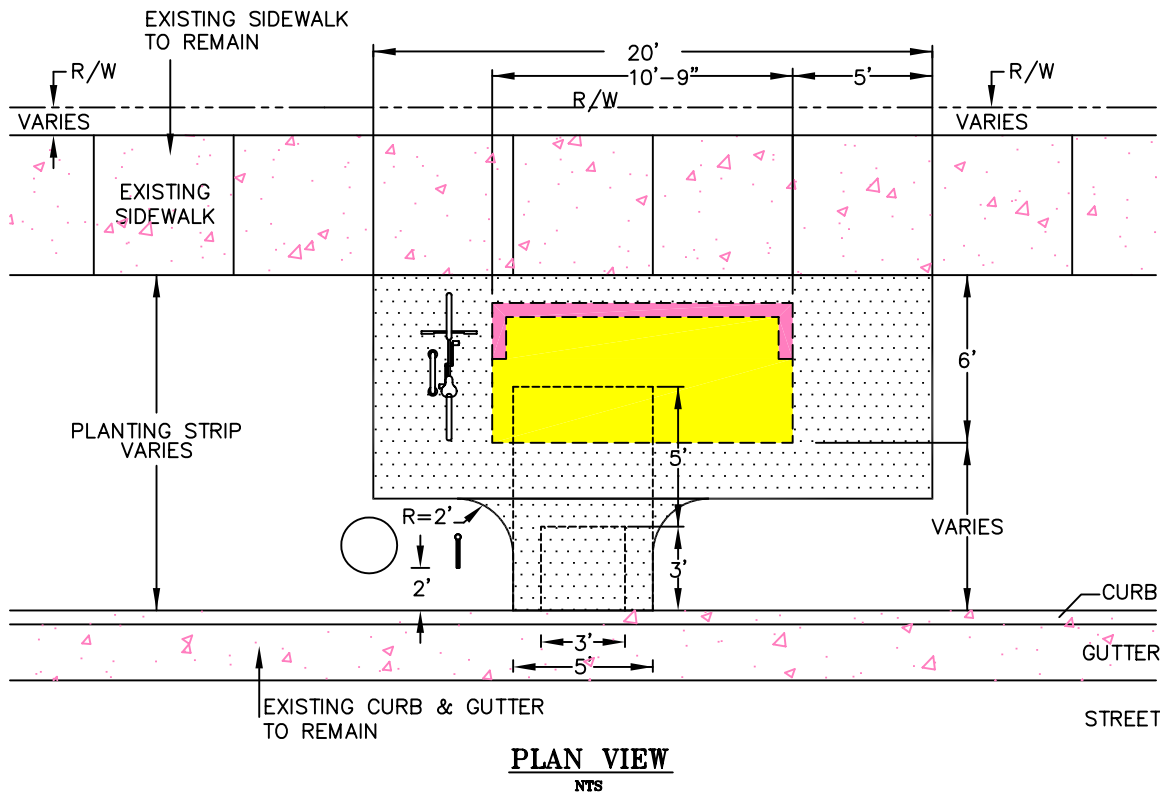
**CHARLOTTE-MECKLENBURG
LAND DEVELOPMENT
STANDARDS**



**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

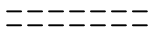
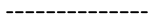
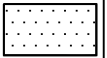
ADA SPACE

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	