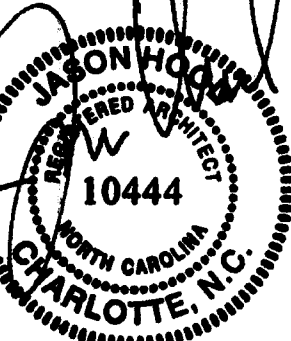








ARCHITECTURE  
HOOD PLLC  
4400 PARK ROAD  
CHARLOTTE NC 28209  
704 576 1427



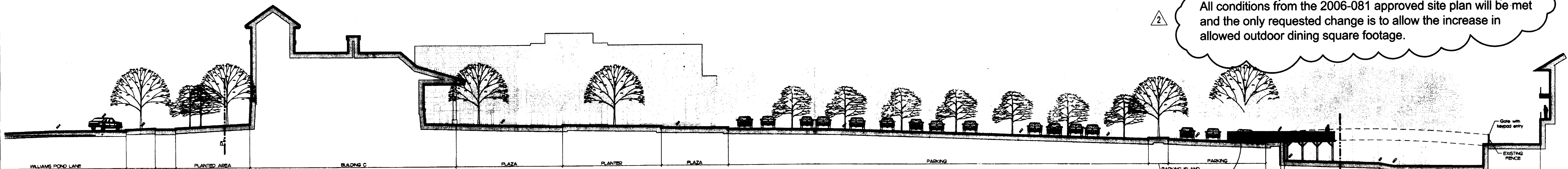
10/22/2014

**THE VILLAGE AT ROBINSON FARM**  
**OFFICE AND RETAIL SPACE**  
PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC  
**SECTIONS & NOTES**

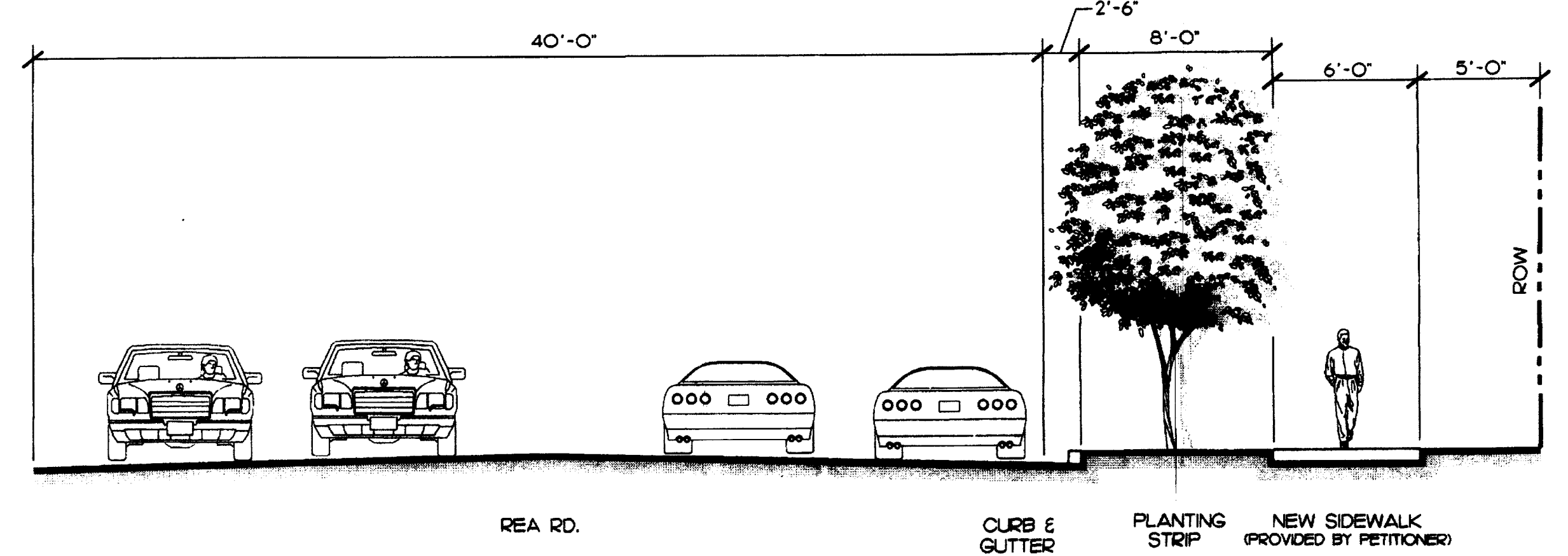
REVISIONS:  
05/23/06 REVISED PER REZONING COMMENTS  
07/11/06 REVISED PER REZONING COMMENTS  
10/22/2014 REVISED PER REZONING REQUEST  
12/21/2014 REVISED PER REZONING REQUEST

SHEET #  
**RZ-3**

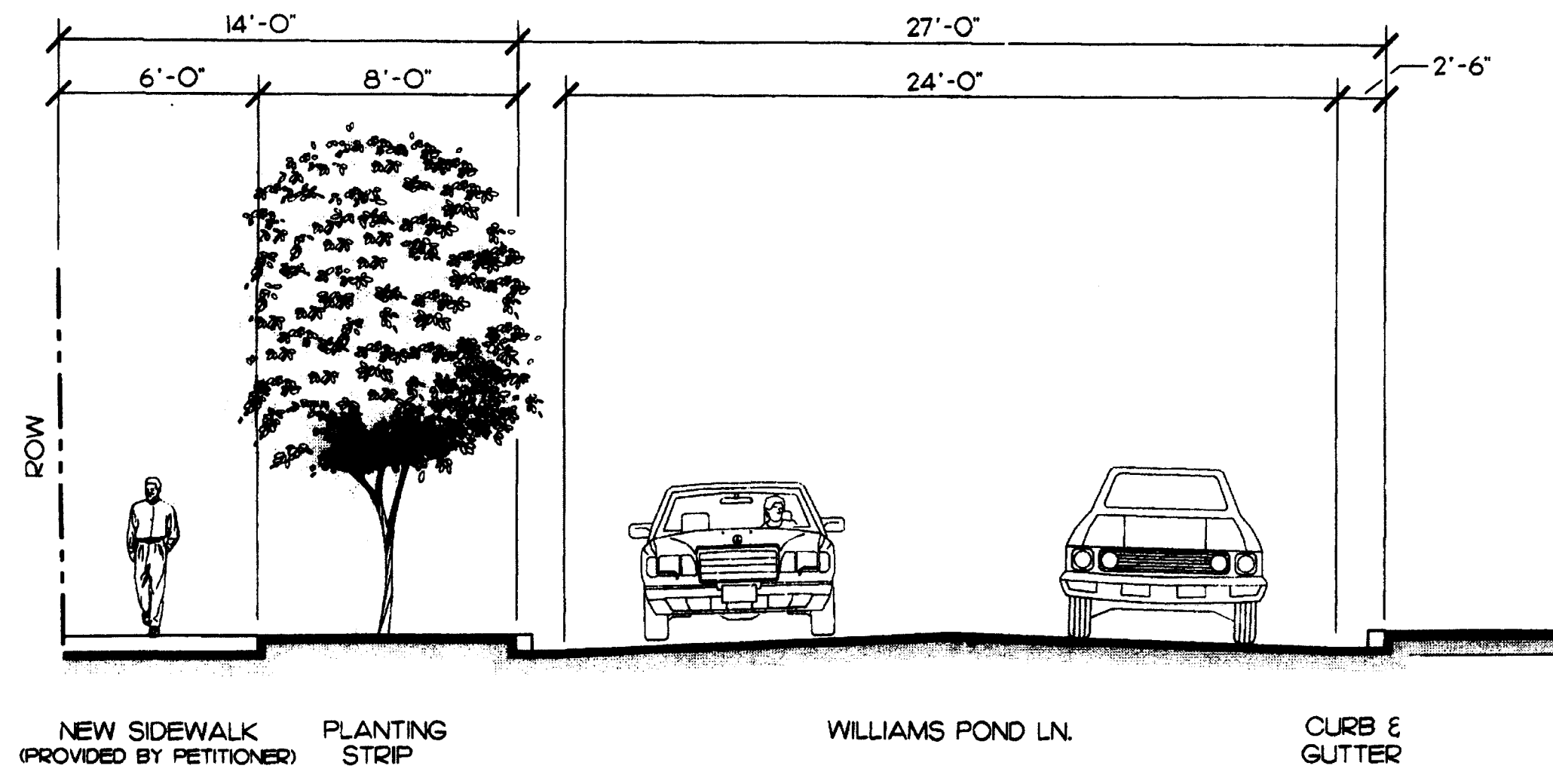
All conditions from the 2006-081 approved site plan will be met and the only requested change is to allow the increase in allowed outdoor dining square footage.



**SECTION A-A' : SITE**  
SCALE: 1"=20'-0"



**SECTION B-B' : REA RD. NTS**



**SECTION C-C' : WILLIAMS POND LN. NTS**

**DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS  
THE VILLAGE AT ROBINSON FARM  
WILLIAMS POND LANE AND REA ROAD EXTENSION  
Revised 07/10/06

**SITE DATA:**  
Acreage: 6.6966 acres  
Existing Zoning: R-3  
Proposed Zoning: NS  
Maximum Floor Area: 44,000 square feet

**DEVELOPMENT STANDARDS**  
Unless more stringent standards are established by the Technical Data Sheet (Sheet RZ-1), the Schematic Master Plan (Sheet RZ-2), the Building Elevations (Sheet RZ-3A, Sheet RZ-3B, Sheet RZ-3C and Sheet RZ-3D), or by these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the NS zoning district classification shall be followed in connection with development taking place on the Site.

- A. PERMITTED USES**
- Permitted uses shall be those allowed in the NS zoning classification, however, the following uses will not be permitted on the Site:  
Convenience stores,  
Gasoline sales,  
Retail tenants of over 15,500 square feet in size, and  
Drive-through window facilities as an accessory to any establishment, with the sole exception of a bank or financial institution.
  - The gross floor area of all buildings constructed on the Site may not exceed, in the aggregate, 44,000 square feet.
  - At least 14,000 square feet of the authorized gross floor area must be devoted to bank or financial institution uses and/or general office uses.  
  
While areas devoted to outdoor dining and gallery area, courtyards, and porches as well as the elevator tower and outdoor covered walkways are not included in the square footages noted above, any off-street parking associated therewith that may be required by the Ordinance will be provided for these areas.
- B. SETBACKS, SIDE YARDS AND REAR YARDS**
- All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS zoning district.
  - Building setbacks on the Site shall be measured from the proposed curb line of the abutting public streets.
  - The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan.
  - No vehicular parking spaces shall be located on the Site along public streets in front of buildings.
- C. SCREENING AND STREETSCAPE TREATMENT**
- Screening shall conform with the standards and treatments specified in Section I2303 of the Ordinance.

- Any dumpsters located within the Site that are visible from a public street or from an external adjoining property will be screened from view by a solid enclosure with gates.
  - The Site shall comply with the City of Charlotte Tree Ordinance.
  - Roof-top mechanical equipment shall be screened from public view.
  - All planting strips and landscaped areas shall be irrigated.
- D. DESIGN AND PERFORMANCE STANDARDS**
- The exterior elevations of each of the buildings to be constructed on the Site will be designed and constructed such that they are substantially similar to the elevations depicted on Sheets RZ-3A, RZ-3B, RZ-3C and RZ-3D.
  - No part of any building constructed on the Site other than the chimney of the barn building may exceed 48 feet in height as measured from the average grade at the base of the building and no such building may exceed 2 stories in height.
- E. TREE SAVE AREA / OPEN SPACE**
- The Petitioner agrees to provide tree save areas totaling 10% of the Site and open space (including tree save areas) totaling 15% of the Site.
  - The Tree Save Area depicted on the Technical Data Sheet along the southern portion of the site shall remain undisturbed, subject to the right of the Petitioner to engage in selective clearing of existing vines, undergrowth and small trees which are less than two inches in diameter and to remove dead vegetation. This area will be protected during the construction phase in accordance with a preservation plan prepared by a Landscape Architect.

- F. LIGHTING**
- All freestanding lighting fixtures will be uniform in design.
  - All freestanding lighting fixtures shall be boxed and fully shielded and not exceed 20 feet in height, including its base.
  - Wall pack lighting will not be allowed, however wall sconces may be utilized in such areas where they do not exceed 8 feet off the ground or concrete floor.
  - Pedestrian lighting will be provided along all pedestrian walkways installed on the Site with maximum pole heights of 10 feet such that a safe level of lighting is achieved.
  - Parking lot light poles shall not be placed in the tree islands.
- G. SIGNS**
- Signage shall conform to the provisions of the Ordinance.
  - No more than two detached monumental project identification signs shall be permitted and they shall be located within the areas generally depicted on the Technical Data Sheet. These signs may not exceed 7 feet in height and the actual signage area may not exceed 50 square feet on either side.
  - No freestanding identification signs will be allowed for any establishment locating on the Site other than a bank or financial institution, which will be allowed one such sign.
  - While directional signs shall be allowed as permitted in the ordinance they may not exceed 30' in height in the sight triangles.
- H. PARKING**
- Off street parking spaces will, at a minimum, satisfy the requirements of the Ordinance.
  - Bicycle parking spaces (bike racks) shall be provided within the areas generally depicted on the Sheet RZ-1 in accordance with the Ordinance.
- I. SIDEWALKS, PLANTING STRIPS AND PEDESTRIAN CONNECTIONS**
- A sidewalk shall be provided along the Site side of each of Williams Pond Lane and Rea Road Extension which will be at least 6 feet in width and have a planting strip between the sidewalk and the street curb which is at least 8 feet in width, all as generally depicted on Sheet RZ-1.

- Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
  - A sidewalk connection and associated HC ramps and crosswalks shall be provided to allow pedestrian access between Cornfield Corners and the Subject Site, with the exact location to be coordinated with CDOT during the Land Development Permitting Phase of the Project.
  - The Petitioner will grant to residents of the Camden Stonecrest Apartment Project and their guests and invitees a perpetual pedestrian cross-access easement allowing them to gain access to and from the site and its walkway system within the area generally depicted on the Technical Data Sheet. The Petitioner reserves the right to control such access via an electronic gate or other restrictive device. This access location will align with sidewalks within the site directing pedestrians to the Urban Plaza Area as depicted on Sheets RZ-1 and RZ-2.
  - If it is able to obtain the necessary right of way or an easement to accommodate this improvement without charge, the Petitioner will install at its expense a sidewalk at least 4 feet in width along the southern margin of Williams Pond Lane from its intersection with Rea Road to Provincetowne Drive.
- J. RIGHT-OF-WAY DEDICATION**
- The Petitioner agrees to dedicate and convey by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site that may be required to provide right of way as follows if such right-of-way does not exist already prior to the issuance of any building permits for the Site:

**Rea Road Extension**  
65 feet from centerline

**Williams Pond Road**  
35 feet from centerline

**K. ACCESS POINTS (DRIVEWAYS) / ROAD IMPROVEMENTS**

- The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
- The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.
- Prior to the issuance of any certificates of occupancy for any buildings on the Site, the Petitioner shall provide the following road improvements:  
**Williams Pond Lane**  
Access "A":  
Construct a westbound left turn lane on Williams Pond Lane at Access "A" with 150 feet of storage and a 20:1 bay taper.

**Intersection between Williams Pond Lane and Rea Road**  
Construct an eastbound right turn lane on Williams Pond Lane at Rea Road with full 150 feet of storage and a 20:1 bay taper.

Currently, there are dual eastbound left turn lanes on Williams Pond Lane at its intersection with Rea Road Extension with 500 feet of storage. Because only 300 feet of storage is required to accommodate the 200 projected volumes, if Petitioner is able to obtain permission from CDOT to do so, these dual left turn lanes will be shortened to provide 350 feet of total storage and the existing pavement remarketed to provide for this left turn lane on Williams Pond Lane at Access "A".

**Rea Road Extension**  
Access "B":  
Construct a southbound right turn lane on Rea Road at Access "B" with 100 feet of storage and 150 feet of taper.

This access will be limited to right-in/right-out only movements.

**Intersection between Balantyne Commons Parkway and Elm Lane**  
Construct an eastbound right turn lane on Balantyne Commons Parkway at its intersection with Elm Lane with 200 feet of storage and a 20:1 bay taper.

4. If off site right of way is required to accommodate any identified developer improvements described above, the developer will make a good faith effort (which shall include the use of an independent appraiser to assess property values) to secure the necessary off site right of way prior to issuance of certificates of occupancy, the developer will cause any any such improvements to be completed.  
  
If right of way not owned by the developer is required to complete any such improvements and the developer fails in its good faith attempt to acquire the right of way, the developer may request the City to condemn the property and agrees to pay for all costs and expenses associated therewith.

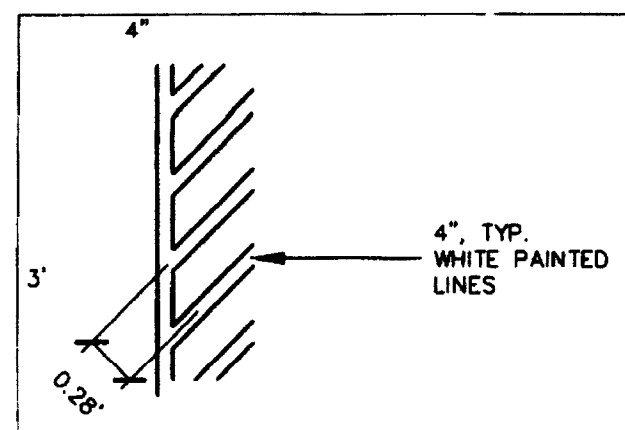
**L. FIRE PROTECTION**  
Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.

**M. STORM WATER MANAGEMENT**  
  
The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

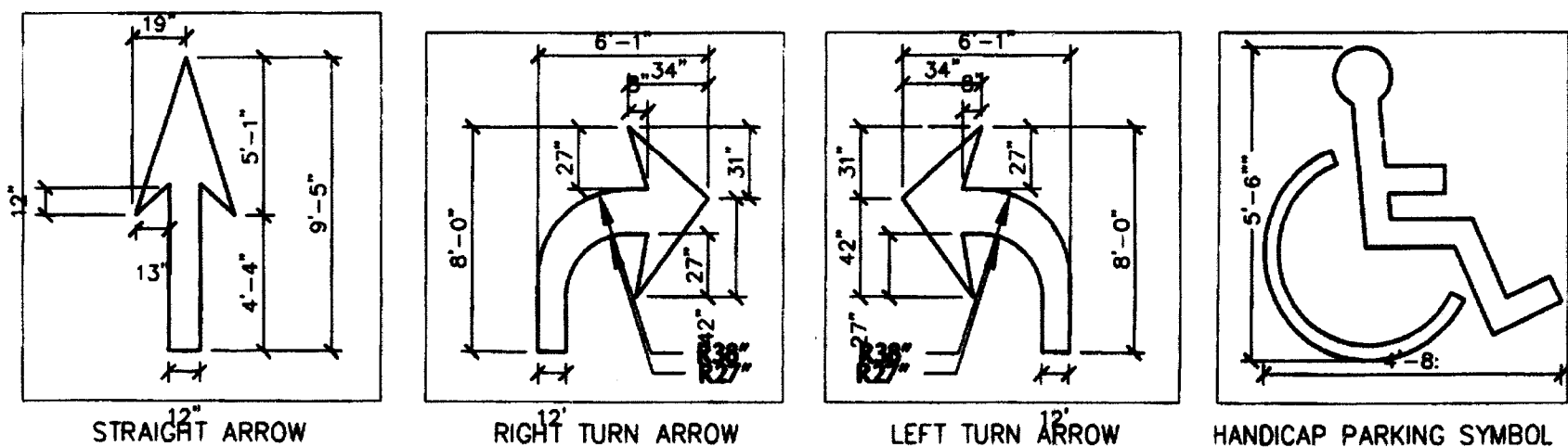
**N. AMENDMENTS TO REZONING PLAN**  
Future amendments to this Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

**O. BINDING EFFECT OF THE REZONING APPLICATION**  
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns. Throughout these Development Standards, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

**SHEET PROVIDED FOR REFERENCE ONLY**  
**NO CHANGES MADE TO APPROVED SHEET**  
**FOR PUBLIC HEARING**  
**PETITION NO. 2015-007**



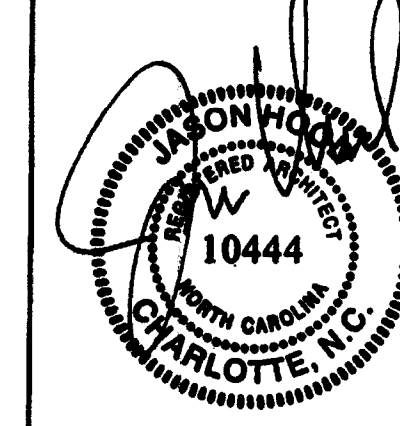
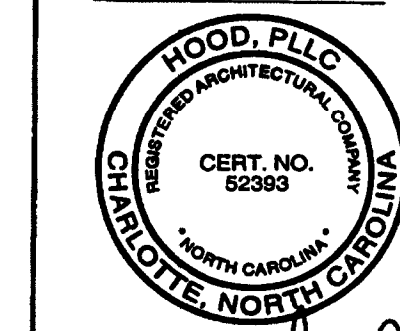
- NOTES:
1. ALL SYMBOLS AND STRIPING TO BE PAINTED WITH WHITE PAINT, UNLESS OTHERWISE SPECIFIED.
  2. PAINT HANDICAP PARKING SYMBOL ONTO PAVEMENT WITH 2 COATS OF WHITE PAINT.
  3. SEE SITE PLAN FOR LOCATION OF SYMBOLS AND STRIPING



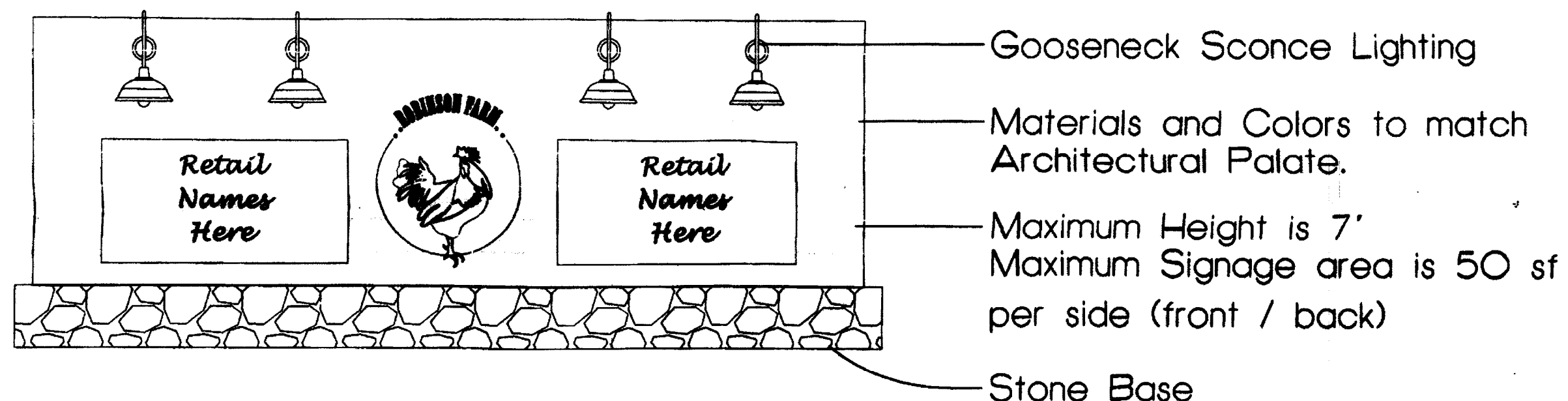
1 PAVEMENT MARKINGS

RZ-4 SECTION NOT TO SCALE

All conditions from the 2006-081 approved site plan will be met and the only requested change is to allow the increase in allowed outdoor dining square footage.



10/22/2014



2 PROJECT IDENTIFICATION SIGNAGE

RZ-4 ELEVATION 1/32" = 1'

NOTE: PROJECT SIGNAGE EXAMPLES ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE. ALL SIGNAGE WILL MEET OR EXCEED THE CITY OF CHARLOTTE ZONING ORDINANCE REQUIREMENTS.



3 PROJECT DIRECTIONAL SIGNAGE

RZ-4 ELEVATION 1/16" = 1'

THE VILLAGE AT ROBINSON FARM  
OFFICE AND RETAIL SPACE  
PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC  
SITE DETAILS

REVISIONS:

|            |                              |
|------------|------------------------------|
| 07/10/06   | REVISED PER REZONING REVIEW  |
| 10/22/2014 | REVISED PER REZONING REQUEST |
| 12/12/2014 | REVISED PER REZONING REQUEST |

SHEET PROVIDED FOR REFERENCE ONLY  
NO CHANGES MADE TO APPROVED SHEET  
FOR PUBLIC HEARING  
PETITION NO. 2015-007

SHEET # RZ-4