

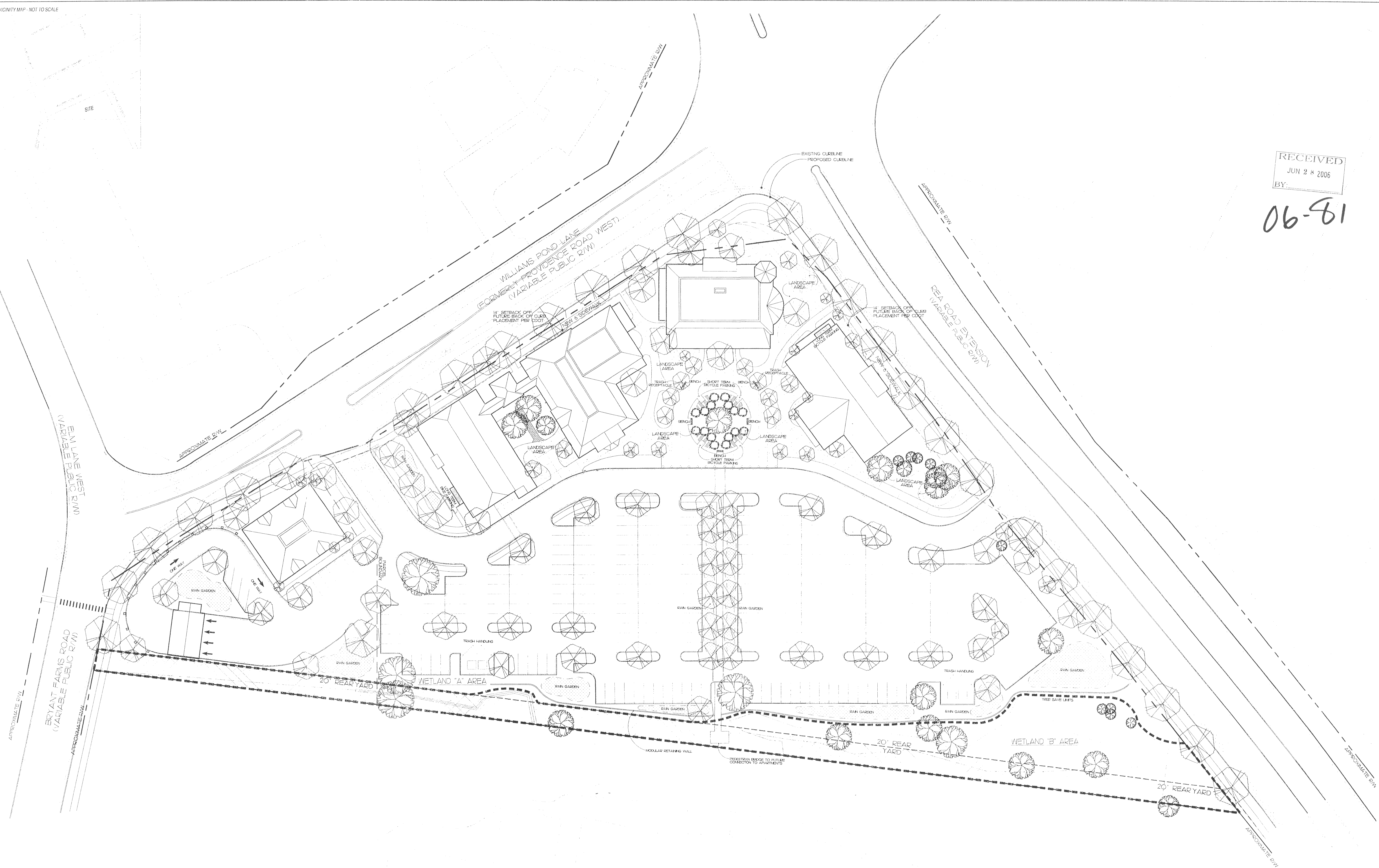
**THE VILLAGE AT ROBINSON FARM  
 OFFICE AND RETAIL SPACE**  
 PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC  
 ILLUSTRATIVE SITE PLAN

REVISIONS:  
 3/7/06, REVISED PER REZONING REVIEW

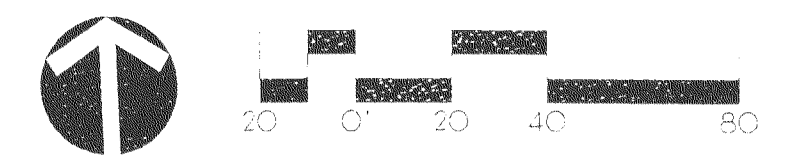
DATE: MARCH 27, 2006  
 DESIGNED BY: CCM  
 DRAWN BY: CCM  
 QC BY: CCM  
 SCALE: 1"=40' 0"  
 PROJECT #: 1002560  
 SHEET #:  
**RZ-1**

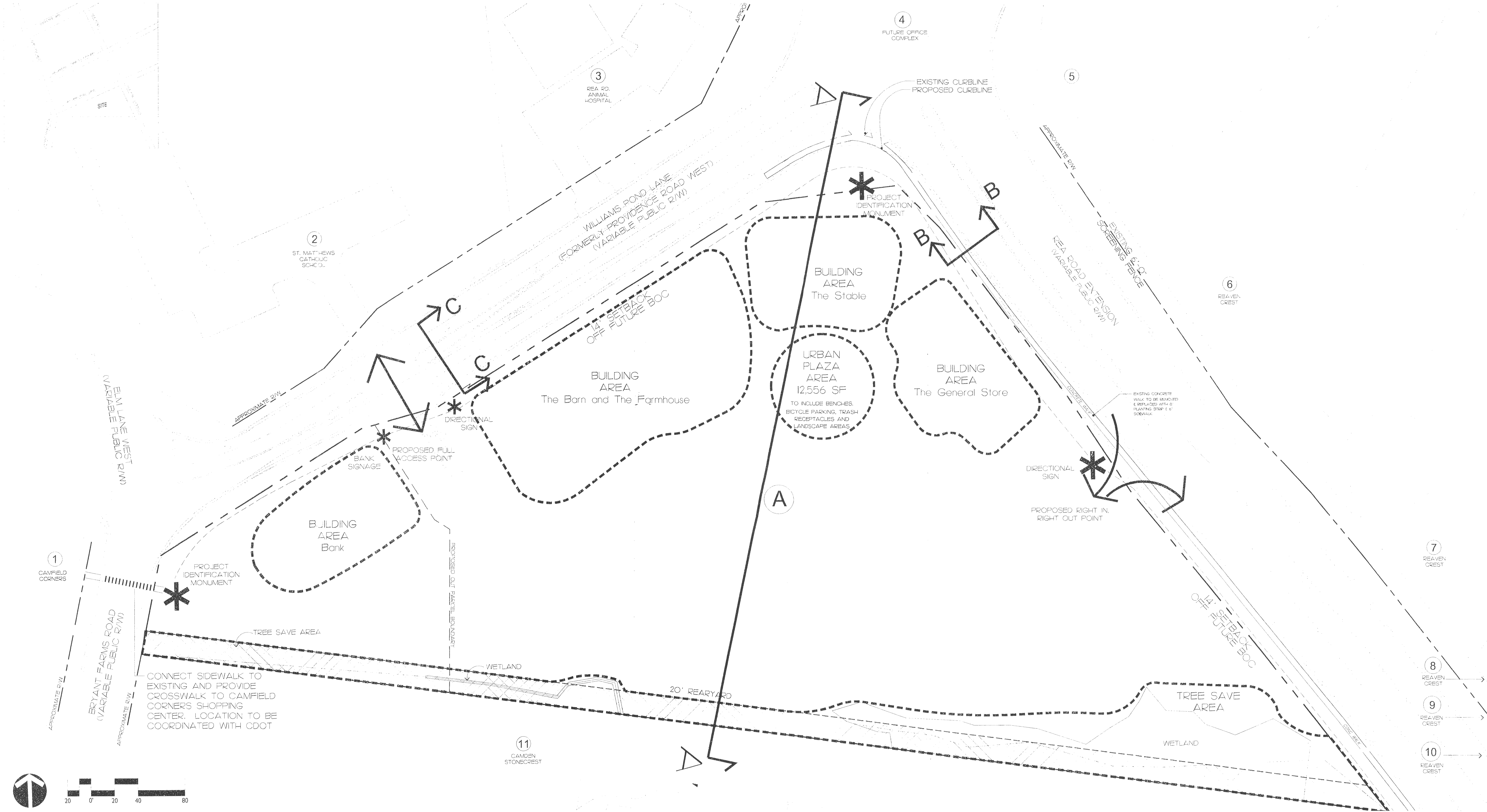
RECEIVED  
 JUN 28 2006  
 BY:

06-81



FOR PUBLIC HEARING  
 PETITION NO. 2006-81





## PARCEL INFORMATION

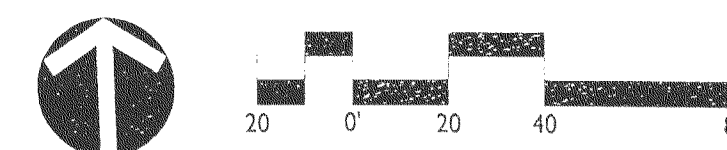
**PARCEL A # 229-101-09**  
 PEMBROKE PARTNERS LP  
 208 NORTON ROAD  
 CHARLOTTE, NC 28207-2112  
 EXISTING ZONING: R-3  
 EXISTING USE: VACANT  
 PROPOSED ZONING: NS  
 PROPOSED USE: OFFICE  
 RETAIL  
 RESTAURANT  
 BANK OUT PARCEL

## SITE DEVELOPMENT DATA

TOTAL AREA: 64.966 ACRES  
 TOTAL OPEN SPACE AREA: 3.6 ACRES  
 RESTAURANT / RETAIL / OFFICE  
 PROPOSED SQUARE FOOTAGE: 44,000  
 OUTDOOR DINING AREA SF: 2,720  
 NS PARKING SPACES REQUIRED:  
 AUTO: 74 (241 PROVIDED)  
 BICYCLE: 8  
 SHORT TERM: 14  
 LONG TERM: 14  
 TOTAL IMPERVIOUS AREA: 4.5 ACRES (6.2% OF SITE)  
 TOTAL PERVIOUS AREA: 2.53 ACRES (3.7% OF SITE)  
 TOTAL TREE SAVE AREA: 6.7 ACRES (37,897 SF) (10% OF SITE)  
 URBAN PLAZA AREA: 12,556 SF

## ADJACENT OWNERS

- |   |   |  |   |   |   |
|---|---|--|---|---|---|
| ① #223-284-31<br>INLAND SOUTHEAST<br>CAMFIELD LLC<br>INLAND REAL ESTATE<br>ACQUISITIONS INC<br>2901 BUTTERFIELD RD<br>OAK BROOK, IL 60523<br>EXISTING ZONING: B-1(CD)<br>EXISTING USE: COMMERCIAL | ③ #225-046-05<br>JAMES ALLAN DOZIER<br>AND REBECCA DOZIER<br>8100 WILLIAMS POND LN<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: O-1(CD)<br>EXISTING USE: OFFICE /<br>VET CLINIC | ⑤ #229-243-15<br>ANNA M TILLER<br>11604 OLD SURRY LN<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: R-3<br>EXISTING USE: SINGLE FAMILY             | ⑦ #229-102-51<br>MARGARET H GAMBLE<br>11423 NEVERMORE WY<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: R-5(CD)<br>EXISTING USE: SINGLE FAMILY                        | ⑨ #229-102-46<br>ROMERISER CHRISTIAN R<br>ROMERISER ERIN E WIFE<br>10615 POE CT<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: R-5(CD)<br>EXISTING USE: SINGLE FAMILY | ⑪ #229-101-15<br>SLAVITT PROPERTIES<br>PARTNERSHIP LP AND J<br>CAMDEN PROPERTY<br>TRUST<br>PO BOX 85261-4900<br>SCOTTSDALE, AZ<br>85262-4900<br>EXISTING ZONING: R-12(MF)<br>(CD)<br>EXISTING USE: MULTI-FAMILY |
| ② #225-046-02<br>WEST MAURICIO W<br>DIOCESAN<br>ADMINISTRATOR OF THE<br>ROMAN CATHOLIC DIOCESE<br>PO BOX 36776<br>CHARLOTTE, NC 28236<br>EXISTING ZONING: INST<br>EXISTING USE: CHURCH            | ④ #225-044-96<br>PO BOX 36776<br>CHARLOTTE, NC 28236<br>EXISTING ZONING: NS<br>EXISTING USE: OFFICE<br>*NOTE: PARCEL HAS<br>RECENTLY BEEN REZONED<br>FROM R-3 TO NS           | ⑥ #229-102-52<br>MARY ELIZABETH WILKES<br>11438 NEVERMORE WY<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: R-5(CD)<br>EXISTING USE: SINGLE FAMILY | ⑧ #229-102-50<br>DONALD E KNEBUSCH<br>AND JEAN M KNEBUSCH<br>11417 NEVERMORE WY<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: R-5(CD)<br>EXISTING USE: SINGLE FAMILY | ⑩ #229-102-45<br>ECKER MILTON<br>10611 POE COURT<br>CHARLOTTE, NC 28277<br>EXISTING ZONING: R-5(CD)<br>EXISTING USE: SINGLE FAMILY                                |   |



FOR PUBLIC HEARING  
 PETITION NO. 2006-81

REVISIONS:  
 03/23/06: REVISED PER REZONING REVIEW  
 07/10/06: REVISED PER REZONING REVIEW

DATE: MAY 11, 2005  
 DRAWN BY: MCM  
 CHECKED BY: MCM  
 SCALE: 1"=40'  
 PROJECT #: 1002260  
 SHEET #

**RZ-2**

**THE VILLAGE AT ROBINSON FARM**  
**OFFICE AND RETAIL SPACE**

PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC

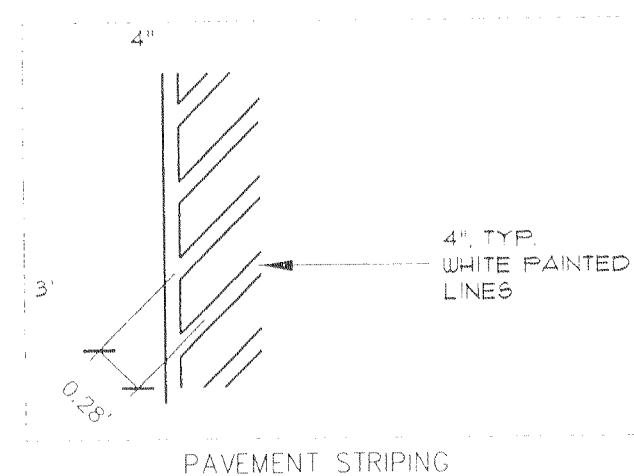
**TECHNICAL DATA SHEET**

**LandDesign**

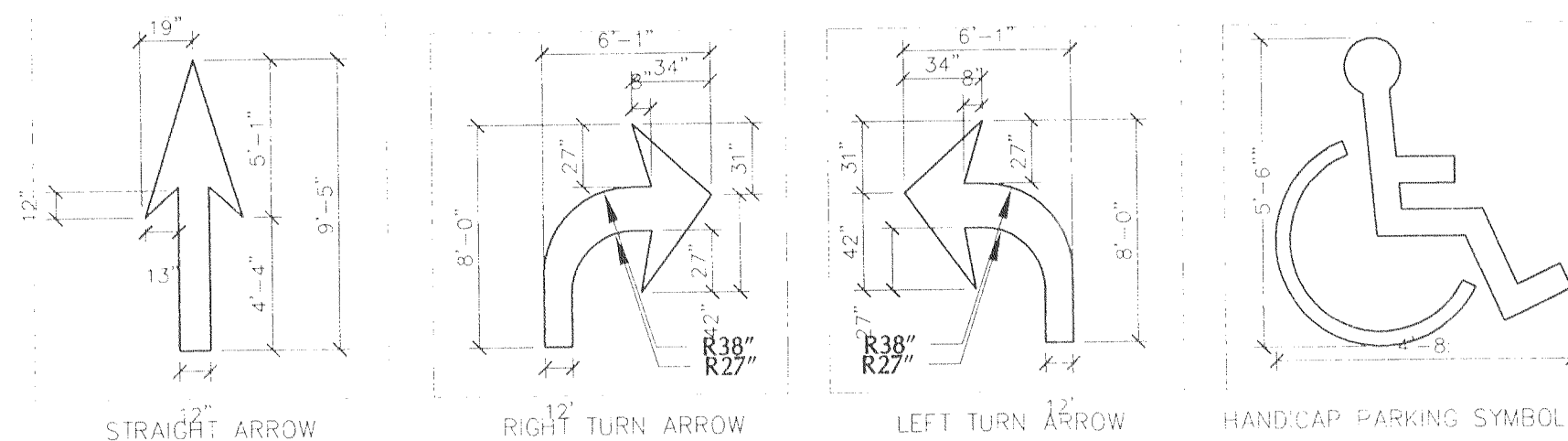
223 N Graham Street Charlotte, NC 28202  
 T: 704.333.0325 F: 704.333.3246  
 www.LandDesign.com







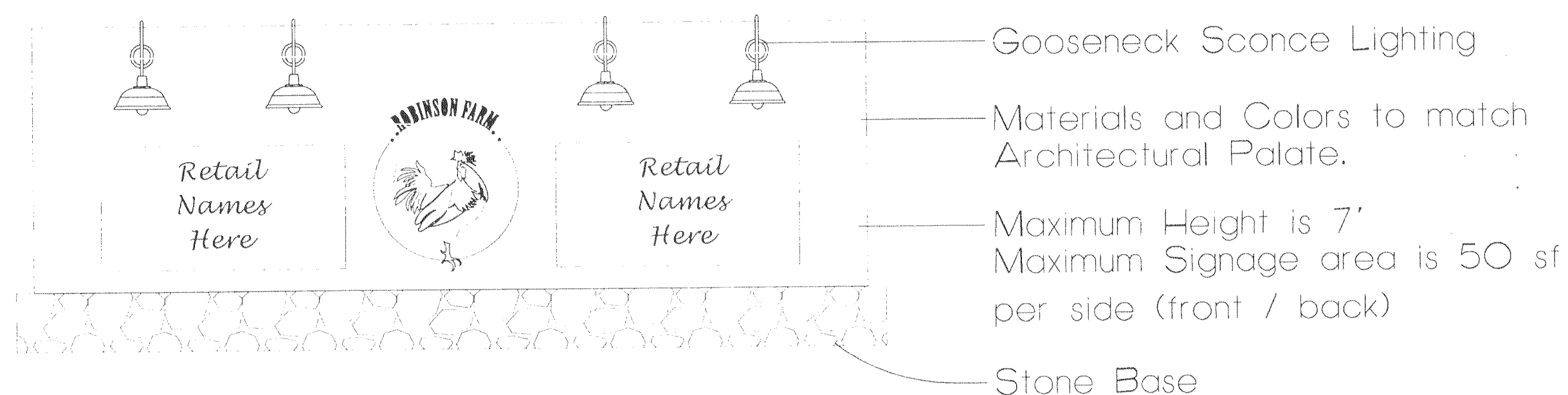
- NOTES:
1. ALL SYMBOLS AND STRIPING TO BE PAINTED WITH WHITE PAINT, UNLESS OTHERWISE SPECIFIED.
  2. PAINT HANDICAP PARKING SYMBOL ONTO PAVEMENT WITH 2 COATS OF WHITE PAINT.
  3. SEE SITE PLAN FOR LOCATION OF SYMBOLS AND STRIPING



## 1 PAVEMENT MARKINGS

RZ-4 SECTION

NOT TO SCALE



## 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:  
07/10/24 REVISED PER RETURNING REVIEW

DATE: MARCH 17, 2024  
DESIGNED BY: CCM  
DRAWN BY: CCM  
CHECKED BY: CCM  
SCALE: AS NOTED  
PROJECT #: 0021-10

SHEET #

RZ-4

FOR PUBLIC HEARING  
PETITION NO. 2006-81