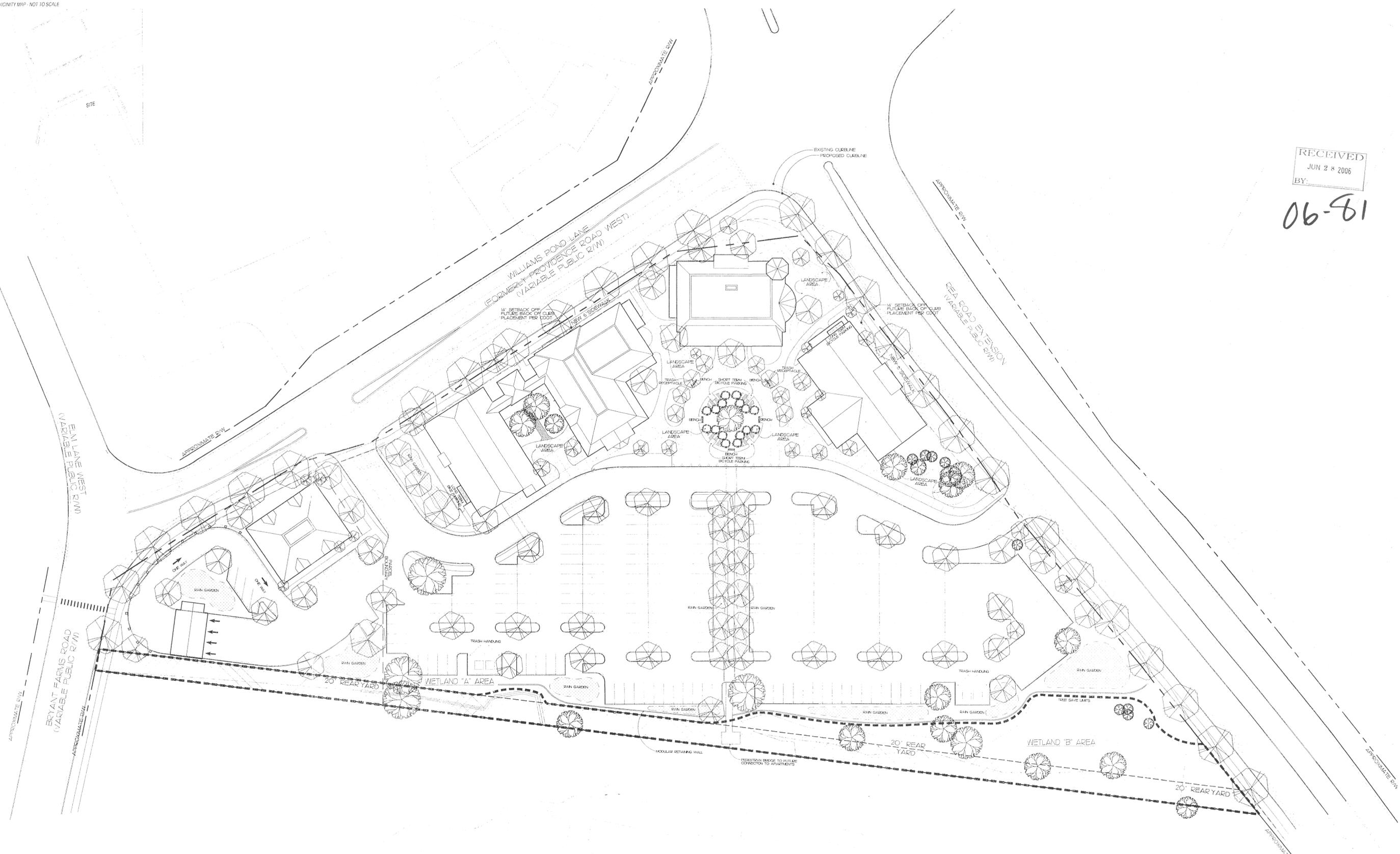


VICINITY MAP - NOT TO SCALE



RECEIVED
 JUN 28 2006
 BY: 06-81

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

REVISIONS:
 5/7/06, REVISED PER REZONING REVIEW

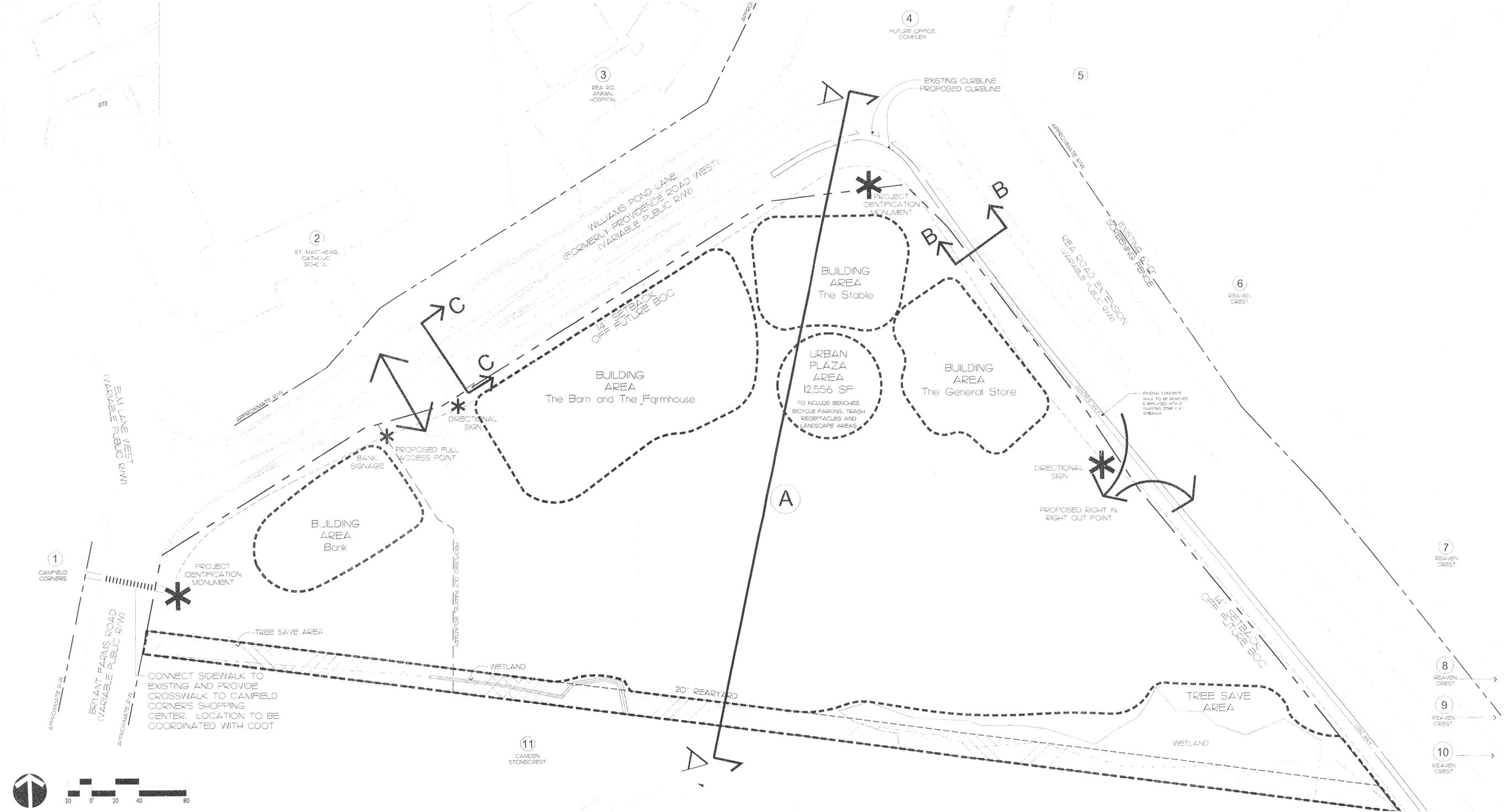
DATE: MARCH 17, 2006
 DESIGNED BY: CCM
 DRAWN BY: CCM
 CHECKED BY: CCM
 SCALE: 1/8"=40'
 PROJECT #: 1002660

SHEET #:
RZ-1

FOR PUBLIC HEARING
 PETITION NO. 2006-81



LandDesign
 223 N. Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3246
 www.LandDesign.com



PARCEL INFORMATION

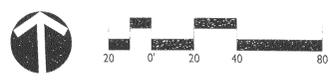
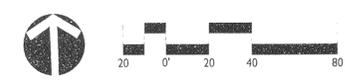
PARCEL A # 229-101-09
 PEMBROKE PARTNERS LP
 218 NORTON ROAD
 CHARLOTTE, NC 28207-2112
 EXISTING ZONING: R-3
 EXISTING USE: VACANT
 PROPOSED ZONING: NS
 PROPOSED USE: OFFICE
 RETAIL
 RESTAURANT
 BANK OUT PARCEL

SITE DEVELOPMENT DATA

TOTAL AREA: 6.956 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: 74 (241 PROVIDED)
 AUTO
 BICYCLE
 -SHORT TERM
 -LONG TERM
 TOTAL IMPERVIOUS AREA: 4.5 ACRES (6.2% OF SITE)
 TOTAL PERVIOUS AREA: 2.5 ACRES (37% OF SITE)
 TOTAL TREE SAVE AREA: 8.7 ACRES (37,897 SF) (13% OF SITE)
 URBAN PLAZA AREA: 12,556 SF

ADJACENT OWNERS

- ① INLAND SOUTH-EAST CANFIELD LLC
 INLAND REAL ESTATE ACQUISITIONS INC
 2901 BUTTERFIELD RD
 OAK BROOK, IL 60523
 EXISTING ZONING: B-1(CD)
 EXISTING USE: COMMERCIAL
- ② WEST MAURICIO W
 DIOCESAN ADMINISTRATOR OF THE ROMAN CATHOLIC DIOCESE
 PO BOX 36776
 CHARLOTTE, NC 28236
 EXISTING ZONING: INST
 EXISTING USE: CHURCH
- ③ JAMES ALLAN DOZIER AND REBECCA DOZIER
 8100 WILLIAMS POND LN
 CHARLOTTE, NC 28277
 EXISTING ZONING: O-1(CD)
 EXISTING USE: OFFICE / VET CLINIC
- ④ PO BOX 36776
 CHARLOTTE, NC 28236
 EXISTING ZONING: NS
 EXISTING USE: OFFICE
 *NOTE: PARCEL HAS RECENTLY BEEN REZONED FROM R-3 TO NS
- ⑤ ANNA M TILLER
 11604 OLD SURRY LN
 CHARLOTTE, NC 28277
 EXISTING ZONING: R-3
 EXISTING USE: SINGLE FAMILY
- ⑥ MARY ELIZABETH WILKES
 11438 NEVERMORE WY
 CHARLOTTE, NC 28277
 EXISTING ZONING: R-5(CD)
 EXISTING USE: SINGLE FAMILY
- ⑦ MARGARET H GAMBLE
 11423 NEVERMORE WY
 CHARLOTTE, NC 28277
 EXISTING ZONING: R-5(CD)
 EXISTING USE: SINGLE FAMILY
- ⑧ DONALD E KNEBUSCH AND JEAN M KNEBUSCH
 11417 NEVERMORE WY
 CHARLOTTE, NC 28277
 EXISTING ZONING: R-5(CD)
 EXISTING USE: SINGLE FAMILY
- ⑨ ROMEISER CHRISTIAN R
 ROMEISER ERIN E WIFE
 10615 POE CT
 CHARLOTTE, NC 28277
 EXISTING ZONING: R-5(CD)
 EXISTING USE: SINGLE FAMILY
- ⑩ ECKER MILTON
 10611 POE COURT
 CHARLOTTE, NC 28277
 EXISTING ZONING: R-5(CD)
 EXISTING USE: SINGLE FAMILY
- ⑪ SLAVITT PROPERTIES PARTNERSHIP LP AND 7
 CAMDEN PROPERTY TRUST
 PO BOX 85261-4900
 SCOTTSDALE, AZ 85262-4900
 EXISTING ZONING: R-12(MF)
 (CD)
 EXISTING USE: MULTIFAMILY

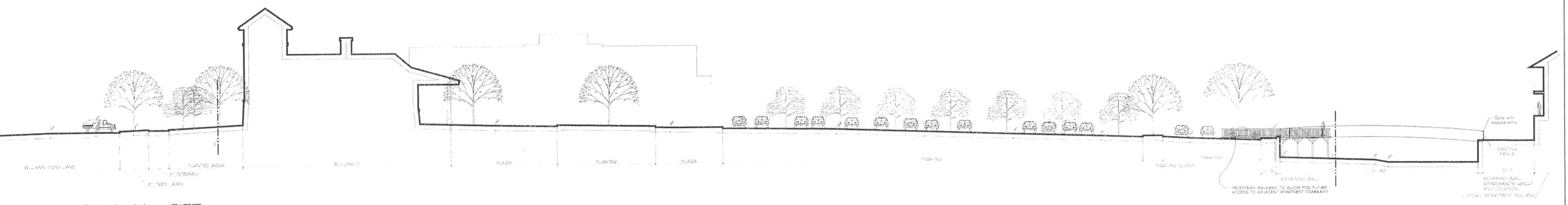


**THE VILLAGE AT ROBINSON FARM
 OFFICE AND RETAIL SPACE
 PEMBROKE PARTNERS LTD. PARTNERSHIP, CHARLOTTE, NC
 TECHNICAL DATA SHEET**

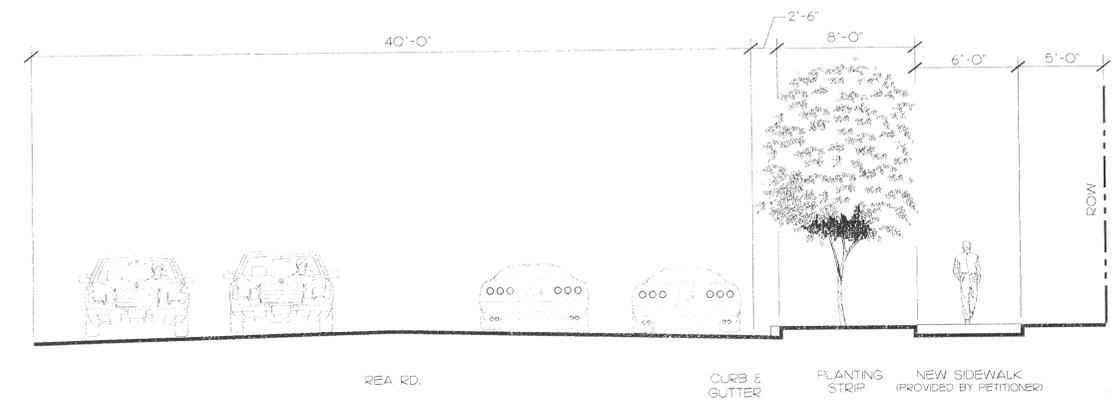
REVISIONS:
 05/23/06: REVISED PER REZONING REVIEW
 07/10/06: REVISED PER REZONING REVIEW
 DATE: MAY 11, 2005
 DRAWN BY: MCM
 CHECKED BY: MCM
 SCALE: 1"=40'
 PROJECT #: 1002266
 SHEET #:
RZ-2

FOR PUBLIC HEARING
 PETITION NO. 2006-81

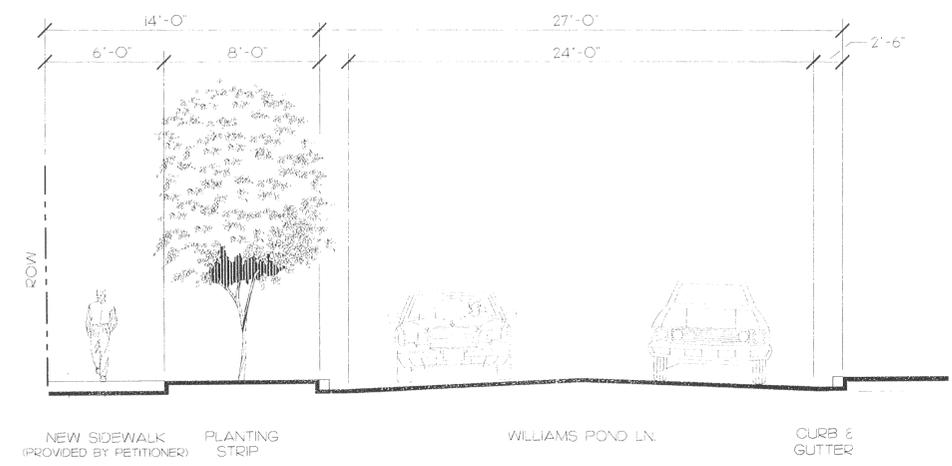
FOR PUBLIC HEARING
 PETITION NO. 2006-81



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.

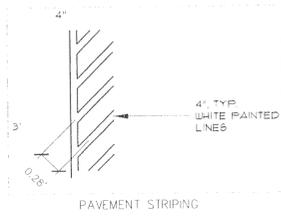
- A. PERMITTED USES**
- Permitted uses shall be those allowed in the NS zoning classification, however, the following uses will not be permitted on the Site:
 Convenience stores,
 Gasoline sales,
 Retail tenants of over 15,500 square feet in size, and
 Drive-through window facilities as an accessory 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 adjoining 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 12.03 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 45 feet in height as measured from the average grade of 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) 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 enclosed 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**
- On-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.

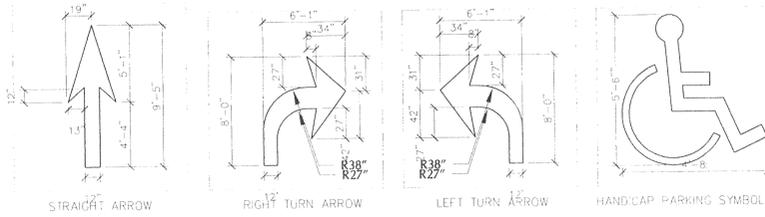
- Planting strips and sidewalks may be located within the setback and/or the rights-of-way subject to any necessary government approval.
 - A sidewalk connection and associated HOV ramps and crosswalks shall be provided to allow pedestrian access between Camfield Corners and the Subject Site, with the exact location to be coordinated with CDOT during the Land Development Permitting Phase of the Project.
 - The Petitioner will grant to residents of the Carron Stovestreet Apartment Project and their guests and visitors a potential pedestrian cross-access easement 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 Provincetown 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 50 feet of storage. Because only 200 feet of storage is required to accommodate the 20:1 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 remaining 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.

- 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**
- Storm water runoff from the Site will be managed via best management practices through proven technologies which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department at the time this Rezoning Petition is allowed.
 - Although the Petitioner intends to utilize underground detention, in the case that surface level storm water detention is used, it will not be located in the required setbacks.
 - The Petitioner shall tie in to the existing storm water system(s). The Petitioner shall have the receiving drainage system(s) analyzed to ensure that they will not be taken out of standard due to the proposed development on this site. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring.
 - The Petitioner will construct water quality best management practices (BMP's) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMP's must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April, 1999, Section 4.0. The entire volume of storm water will be controlled for the 1 year 24 hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. The peak will be controlled to match the predevelopment runoff rates for the 10 year, 6 hour storm and a downstream flood analysis is not performed, the peak shall be controlled for the 10 year and 15 year, 6 hour storms.
- 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.

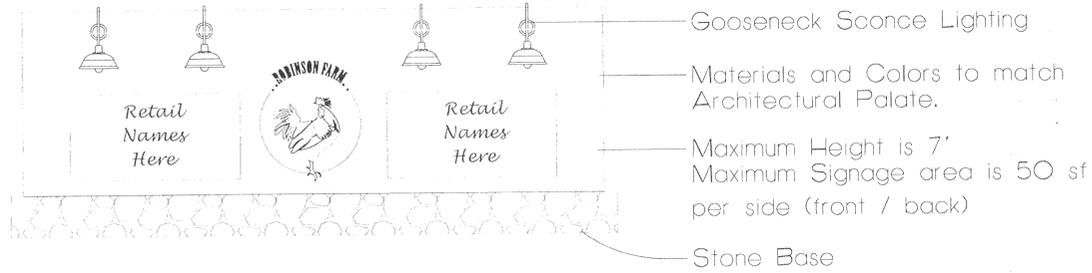


- NOTES:
1. ALL SYMBOLS AND STRIPING TO BE PAINTED WITH WHITE PAINT, UNLESS OTHERWISE SPECIFIED.
 2. PAINT HANDICAP PARKING SYMBOL ONTO PAVEMENT WITH 2 COATS OF WHITE PAINT.
 3. SEE SITE PLAN FOR LOCATION OF SYMBOLS AND STRIPING.



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'