

# ColeJenest & Stone

Land Planning  
Landscape Architecture  
Civil Engineering  
Urban Design

112 South Tryon Street  
Suite 300  
Charlotte  
North Carolina  
28284  
Tele 704.376.1555  
Fax 704.376.7851

## GERALD MATHESON

4300 PERKINS ROAD  
CHARLOTTE, NORTH CAROLINA 28269  
(704) 599-6124

## JOSHUA'S FARM

4300 PERKINS ROAD  
CHARLOTTE, NORTH CAROLINA

*Revised*

APPROVED BY CITY COUNCIL

DATE 4/16/2000

## TECHNICAL DATA SHEET

PETITION # 99-123

1901

11/12/99 - FOR PUBLIC HEARING

Issued

APPROVED BY CITY COUNCIL

DATE 4/16/2000

01/10/00 - PER ZONING COMMITTEE

12/16/99 - PER PRE HEARING STAFF ANALYSIS

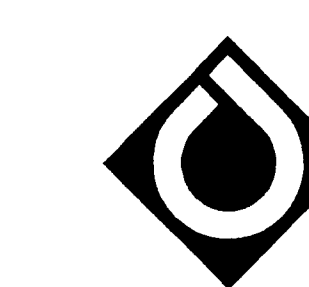
Revised

SCALE: 1"=60'-0"

0 30 60 120

RZ1 1

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## SCHEMATIC SITE PLAN

1901

12/16/99 - FOR CMPC REVIEW

Issued

Revised

SCALE: 1"=60'

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RZ2 2

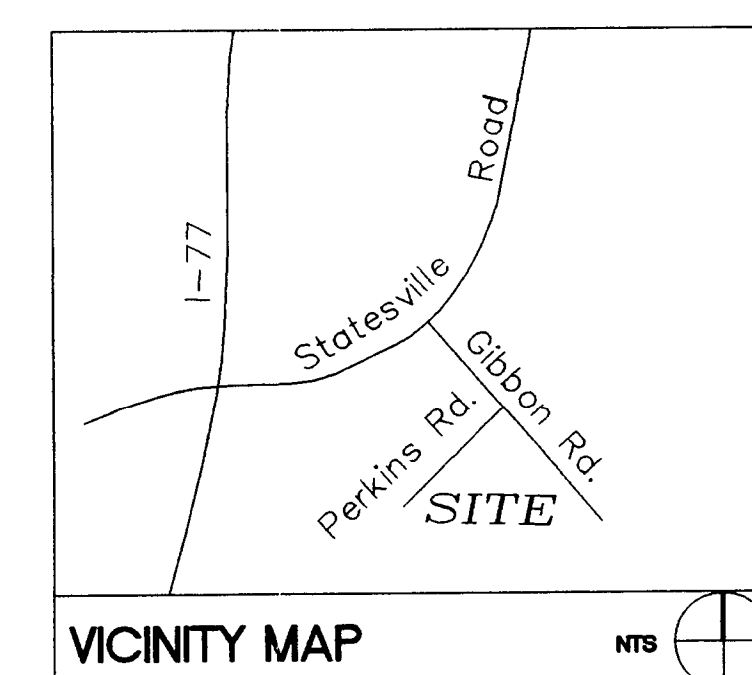
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### SITE SUMMARY

SITE AREA	21.29 ACRES
TAX PARCEL #	045-391-12
EXISTING ZONING	R-3
PROPOSED ZONING	INSTITUTIONAL (CD)
PROPOSED USE	THERAPEUTIC FARM
MAXIMUM ALLOWED S.F.	40,000 TOTAL S.F.

WELCOME CENTER	1500 SF
STABLES/INDOOR RIDING RING	25,000 SF
EQUIPMENT STORAGE	3500 SF
GREENHOUSE	10,000 SF

MAXIMUM HEIGHT ALLOWED	40' HT.
REQUIRED YARDS:	
FRONT	40'
SIDE	20'
REAR	20'



### LEGEND

- ACCESS POINT
- ADJACENT PROPERTY OWNERS
- EXISTING ZONING

### DEVELOPMENT DATA

**PART I: COMMENT:**  
DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET (CONSISTING OF 21.29 ACRES MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE") FOR THE INSTITUTIONAL (CD) ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET.

**PART II: STATEMENT OF INTENT:**  
IT IS THE INTENTION OF THE PETITIONER TO DEVELOP A THERAPEUTIC FARM WITHIN THE SITE BY WHICH EQUESTRIAN ACTIVITIES ARE THE PRINCIPAL USE.

**PART III: PERMITTED DEVELOPMENT WITHIN THE SITE:**  
UP TO 40,000 S.F. OF OCCUPIED BUILDING AREA MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE. THE FOLLOWING ARE THE PERMITTED DEVELOPMENTS SUBJECT TO THE DEVELOPMENT STANDARDS ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET:

**PART IV: PROHIBITED DEVELOPMENT WITHIN THE SITE:**  
THE FOLLOWING ARE PROHIBITED DEVELOPMENTS WITHIN THE SITE:

**SECTION 1. YARD RESTRICTIONS:**  
(A) IN ANY YARD WHERE THE SIDE, FRONT, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO THE DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS:  
(B) NO OUTDOOR RECREATIONAL FACILITIES, SUCH AS OUTDOOR ARENAS, PINIC SHEDS, CLUB HOUSES, OR OTHER FACILITIES, SHALL BE LOCATED WITHIN THE SITE UNLESS THEY ARE LOCATED IN A RESIDENTIAL DISTRICT OR NEUTRAL SINGLE-FAMILY RESIDENTIAL DISTRICT.

**SECTION 2. OFF-STREET PARKING:**  
OFF-STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.

**SECTION 3. STORM WATER MANAGEMENT:**  
(A) DEVELOPMENT OF THIS SITE SHALL BE BY THE PROPOSED SURFACE WATERS IMPROVEMENT AND MANAGEMENT STREAM BUFFER REGULATIONS WHERE APPLICABLE.  
(B) THE FOLLOWING AGENCIES MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLAND AND WATER QUALITY PERMITS:  
\* SECTION 401 PERMIT - HANCOCK OFFICE (813) 733-1786  
\* SECTION 402 PERMIT - U.S. ARMY CORPS OF ENGINEERS (704) 271-4844

**SECTION 4. BUFFER AREAS:**  
(A) THE BUFFER AREA ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. HOWEVER, THE PETITIONER RESERVES THE RIGHT TO EXERCISE THE PROVISIONS OF SECTION 12.304 THEREOF.  
(B) THE PETITIONER RESERVES THE RIGHT WITHIN THE BUFFER AREA TO INSTALL PEDESTRIAN SIDEWALKS, OR PATHWAYS, WALLS, BENCHES, FENCES, DRAINAGE, PIPES OR CHANNELS, AND UTILITY LINES/FACILITIES.  
(C) THE BUFFER AREA IS TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE PATHWAYS OR FACILITIES.  
(D) IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE PEDESTRIAN PATHS OR THE INSTALLATION OF UTILITY LINES, THE CLEARED UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.  
(E) UTILITY INSTALLATIONS MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 10 DEGREES AND, TO THE EXTENT POSSIBLE, PARALLEL TO SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS FROM THE ORDINANCE'S APPROVED PLANT LIST.

**SECTION 5. LANDSCAPING AND SCREENING:**  
(A) LANDSCAPING AND SCREENING SHALL AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.  
(B) LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH THE ORDINANCE AS EACH PHASE OF THE SITE IS DEVELOPED.  
(C) ALL ADJACENT LOTS WITHIN THE SAME FAMILY PORTION OF THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE ORDINANCE.  
(D) ALL DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.

**SECTION 6. SIGNS:**  
(A) ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

**SECTION 7. LIGHTING:**  
(A) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 35 FEET IN HEIGHT AND HOURS OF OPERATION TO BE LIMITED BETWEEN 7AM AND 9PM.  
(B) ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG PERKINS ROAD) WILL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH PAST AND WITHIN THE PROPERTY OF THE SITE. LIGHTING FOR CONSIDERATION WILL INCLUDE INTENSITY, SHUFFY ANGLES, COLOR, EVERY EFFICIENCY, AND SHEDDING SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.

### BUILDING/PARKING/SERVICE ENVELOPE

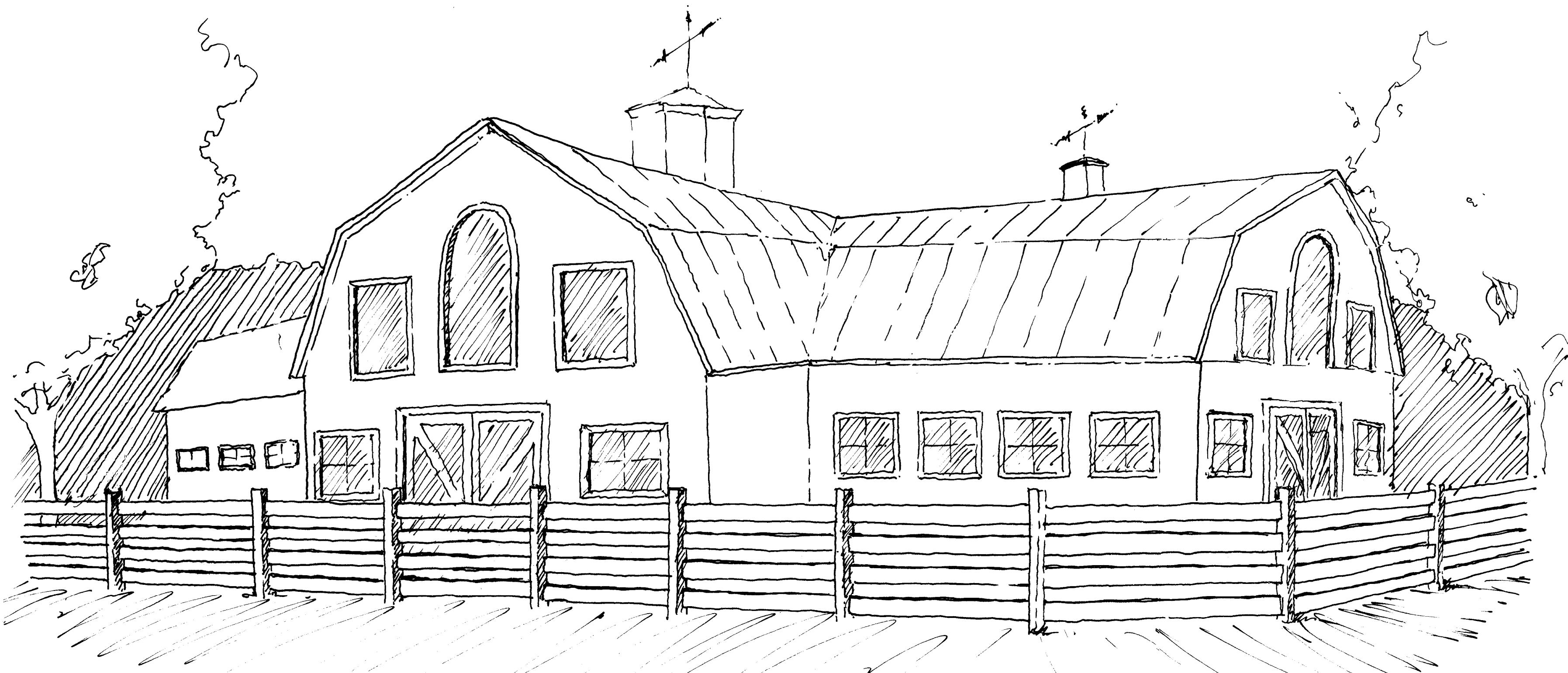
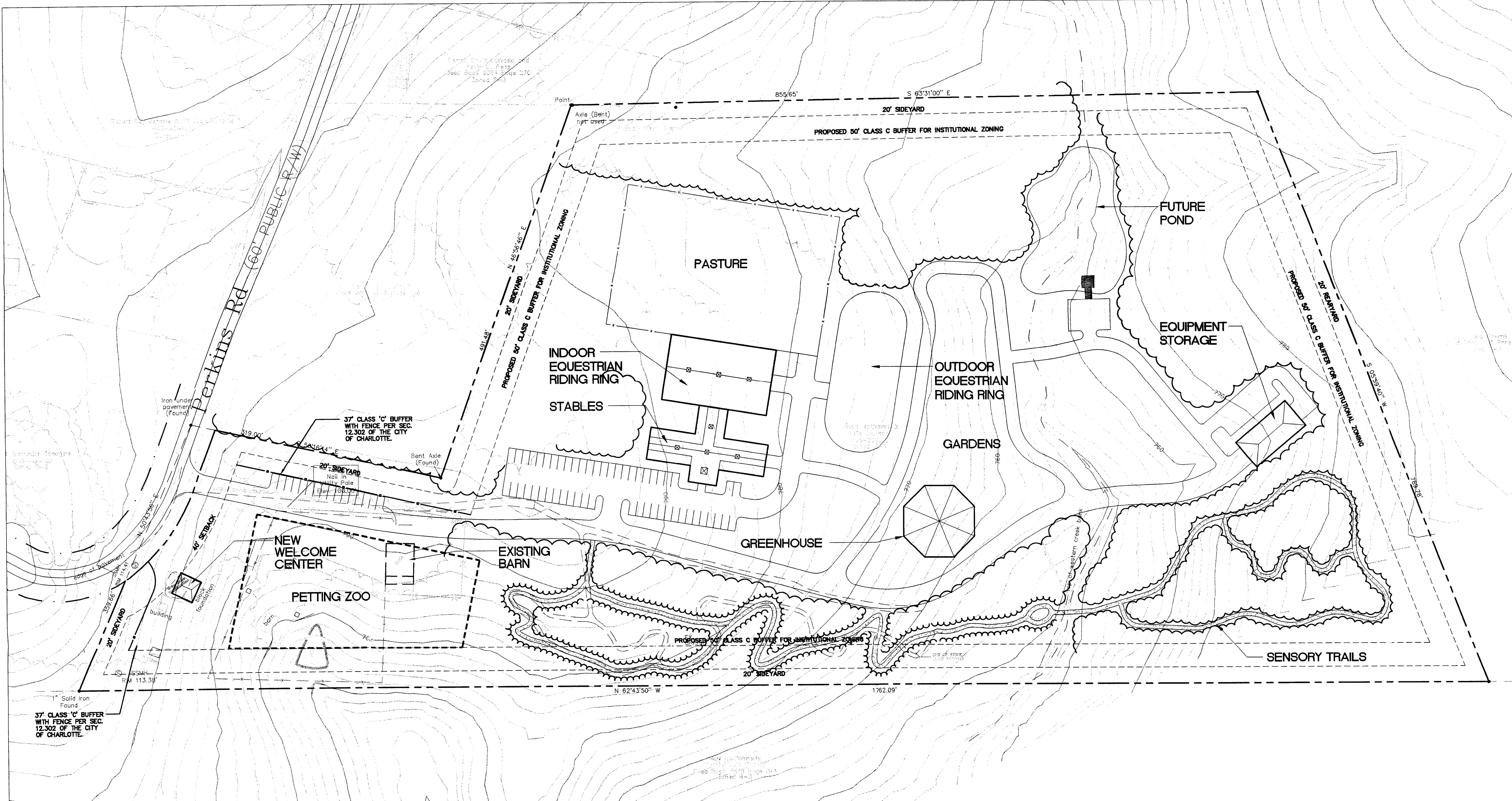
### DEVELOPMENT DATA (CONT.)

**PART V: AMENDMENTS TO THE ZONING PLAN:**  
THE OWNER OR OWNERS OF THE SITE, IN ACCORDANCE WITH THE ORDINANCE, MAY APPLY FOR FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS.

**PART VI: BARRING EFFECT OF THE PETITION:**  
IF THE PETITIONER'S RESIZING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL BE BARRIED AND ENFORCED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BY ANYONE UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE OWNERS FROM WHOM HE OR SHE HAS ACQUIRED HIS OR HER RESPECTIVE INTERESTS, SUCCESSORS IN INTEREST AND ASSIGNS.

### ADJACENT PROPERTY OWNERS

- A. 045-381-01 MECKLENBURG COUNTY  
500 EAST 7TH ST  
CHARLOTTE, NORTH CAROLINA 28202
- B. 045-381-01 SHERRELL, W. A.  
2795 NORTH DR  
ELLSBORO, NORTH CAROLINA 28338
- C. 045-381-02 ROBERTS, CHARLES, C. & WANA GIBSON  
131 STATE LANE  
STATESVILLE, NORTH CAROLINA 28225
- D. 045-381-09 TAYLOR, RANDY VANCE & CRYSTAL LOME  
4535 PERKINS ROAD  
CHARLOTTE, NORTH CAROLINA 28269
- E. 045-381-10 DUKAKOSI, GERSON DAVID & KEVIN M. PELTZ  
1444 PERKINS ROAD  
CHARLOTTE, NORTH CAROLINA 28269
- F. 045-381-11 BAKER, MARGIE M. & DONALD G. LUTTRICK  
4328 PERKINS ROAD  
CHARLOTTE, NORTH CAROLINA 28269
- G. 045-401-02 SCODINGS, PAUL ALEXANDER  
5640 FOREST DR  
CHARLOTTE, NORTH CAROLINA 28227
- H. 045-401-03 JENNIS, ROBERT RAY & JUDY ROBBINS  
4323 PERKINS ROAD  
CHARLOTTE, NORTH CAROLINA 28213



ELEVATION