

VICINITY MAP  
N.T.S.

## SITE DATA

Site Area: \_\_\_\_\_ 21.56 AC  
 Existing Zoning: \_\_\_\_\_ R-3  
 Proposed Zoning: \_\_\_\_\_ INSTITUTIONAL (CD)  
 Proposed Use: \_\_\_\_\_ THERAPEUTIC FARM  
 Max. Building Area @ Build-out: \_\_\_\_\_ 25,000 S.F.

Includes:

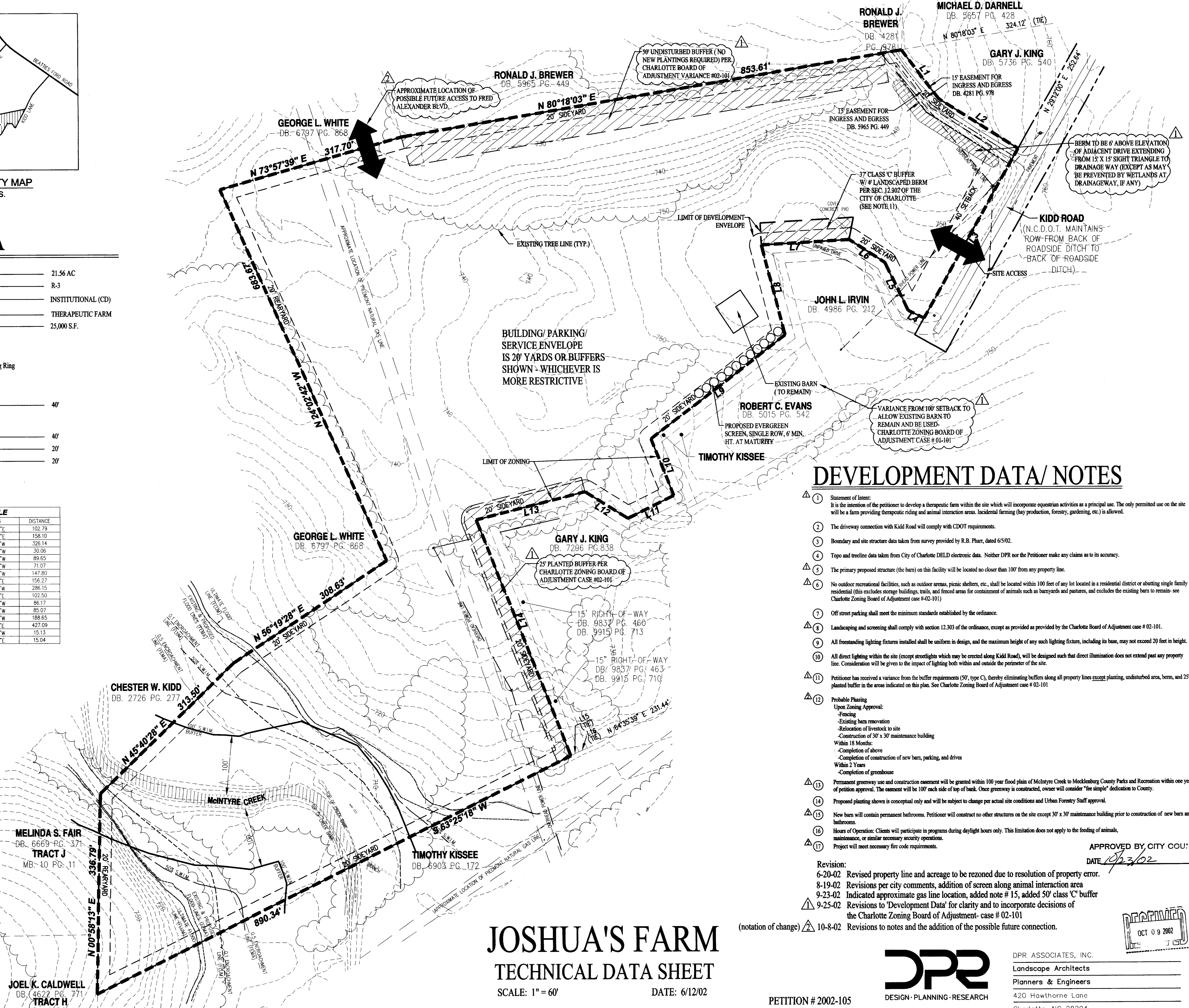
- Existing Barn
- Proposed Stables/ Indoor Riding Ring
- Proposed Greenhouse
- Proposed Storage Building

Maximum Height Allowed \_\_\_\_\_ 40'

Required Yards

Setback \_\_\_\_\_ 40'  
 Sideyard \_\_\_\_\_ 20'  
 Rearyard \_\_\_\_\_ 20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°26'57"E	102.79
L2	S57°45'57"E	158.10
L3	S29°12'00"W	326.14
L4	N64°37'02"W	30.06
L5	N25°39'02"W	89.65
L6	N57°08'02"W	71.07
L7	S86°42'58"W	147.80
L8	S144°3'02"E	156.27
L9	S52°24'31"W	286.15
L10	S21°57'00"E	102.50
L11	S63°35'28"W	86.17
L12	N58°10'38"W	85.07
L13	S75°38'21"W	188.65
L14	S21°45'19"E	427.09
L15	S63°25'18"W	15.13
L16	N68°26'16"E	15.04

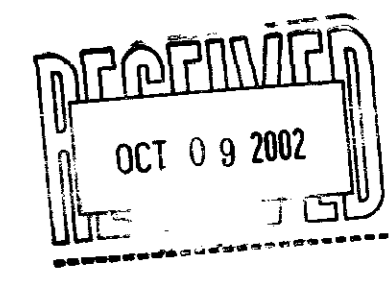


## DEVELOPMENT DATA/ NOTES

- ① Statement of Intent:  
It is the intention of the petitioner to develop a therapeutic farm within the site which will incorporate equestrian activities as a principal use. The only permitted use on the site will be a farm providing therapeutic riding and animal interaction areas. Incidental farming (hay production, forestry, gardening, etc.) is allowed.
- ② The driveway connection with Kidd Road will comply with CDOT requirements.
- ③ Boundary and site structure data taken from survey provided by R.B. Pharr, dated 6/5/02.
- ④ Topo and tree line data taken from City of Charlotte DELD electronic data. Neither DPR nor the Petitioner make any claims as to its accuracy.
- ⑤ The primary proposed structure (the barn) on this facility will be located no closer than 100' from any property line.
- ⑥ No outdoor recreational facilities, such as outdoor arenas, picnic shelters, etc., shall be located within 100 feet of any lot located in a residential district or abutting single family residential (this excludes storage buildings, trails, and fenced areas for containment of animals such as barnyards and pastures, and excludes the existing barn to remain- see Charlotte Zoning Board of Adjustment case #02-101)
- ⑦ Off street parking shall meet the minimum standards established by the ordinance.
- ⑧ Landscaping and screening shall comply with section 12.303 of the ordinance, except as provided as provided by the Charlotte Board of Adjustment case # 02-101.
- ⑨ All freestanding lighting fixtures installed shall be uniform in design, and the maximum height of any such lighting fixture, including its base, may not exceed 20 feet in height.
- ⑩ All direct lighting within the site (except streetlights which may be erected along Kidd 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 within and outside the perimeter of the site.
- ⑪ Petitioner has received a variance from the buffer requirements (50', type C), thereby eliminating buffers along all property lines except planting, undisturbed area, berm, and 25' planted buffer in the areas indicated on this plan. See Charlotte Zoning Board of Adjustment case # 02-101
- ⑫ Probable Phasing  
Upon Zoning Approval:  
-Fencing  
-Existing barn renovation  
-Relocation of livestock to site  
-Construction of 30' x 30' maintenance building  
Within 18 Months:  
-Completion of above  
-Completion of construction of new barn, parking, and drives  
Within 2 Years  
-Completion of greenhouse
- ⑬ Permanent greenway use and construction easement will be granted within 100 year flood plain of McIntyre Creek to Mecklenburg County Parks and Recreation within one year of petition approval. The easement will be 100' each side of top of bank. Once greenway is constructed, owner will consider "fee simple" dedication to County.
- ⑭ Proposed planting shown is conceptual only and will be subject to change per actual site conditions and Urban Forestry Staff approval.
- ⑮ New barn will contain permanent bathrooms. Petitioner will construct no other structures on the site except 30' x 30' maintenance building prior to construction of new barn and bathrooms.
- ⑯ Hours of Operation: Clients will participate in programs during daylight hours only. This limitation does not apply to the feeding of animals, maintenance, or similar necessary security operations.
- ⑰ Project will meet necessary fire code requirements.

Revision:  
 6-20-02 Revised property line and acreage to be rezoned due to resolution of property error.  
 8-19-02 Revisions per city comments, addition of screen along animal interaction area  
 9-23-02 Indicated approximate gas line location, added note # 15, added 50' class 'C' buffer  
 9-25-02 Revisions to 'Development Data' for clarity and to incorporate decisions of the Charlotte Zoning Board of Adjustment- case # 02-101  
 (notation of change) ⑮ 10-8-02 Revisions to notes and the addition of the possible future connection.

APPROVED BY CITY COUNCIL  
 DATE 10/23/02



# JOSHUA'S FARM TECHNICAL DATA SHEET

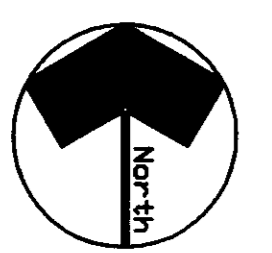
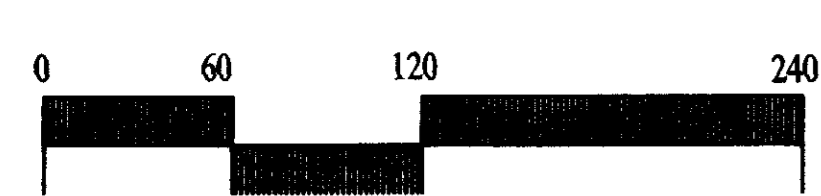
SCALE: 1" = 60' DATE: 6/12/02

MECKLENBURG COUNTY, NORTH CAROLINA

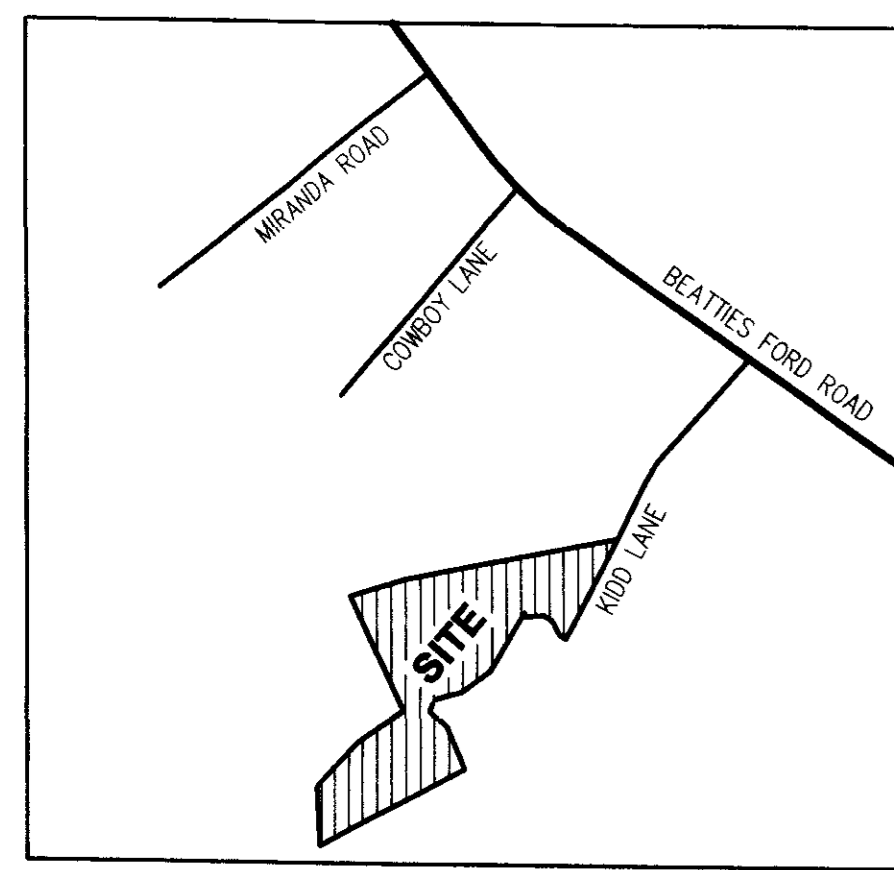
PETITION # 2002-105  
 SHEET NO. RZ-1 OF 2



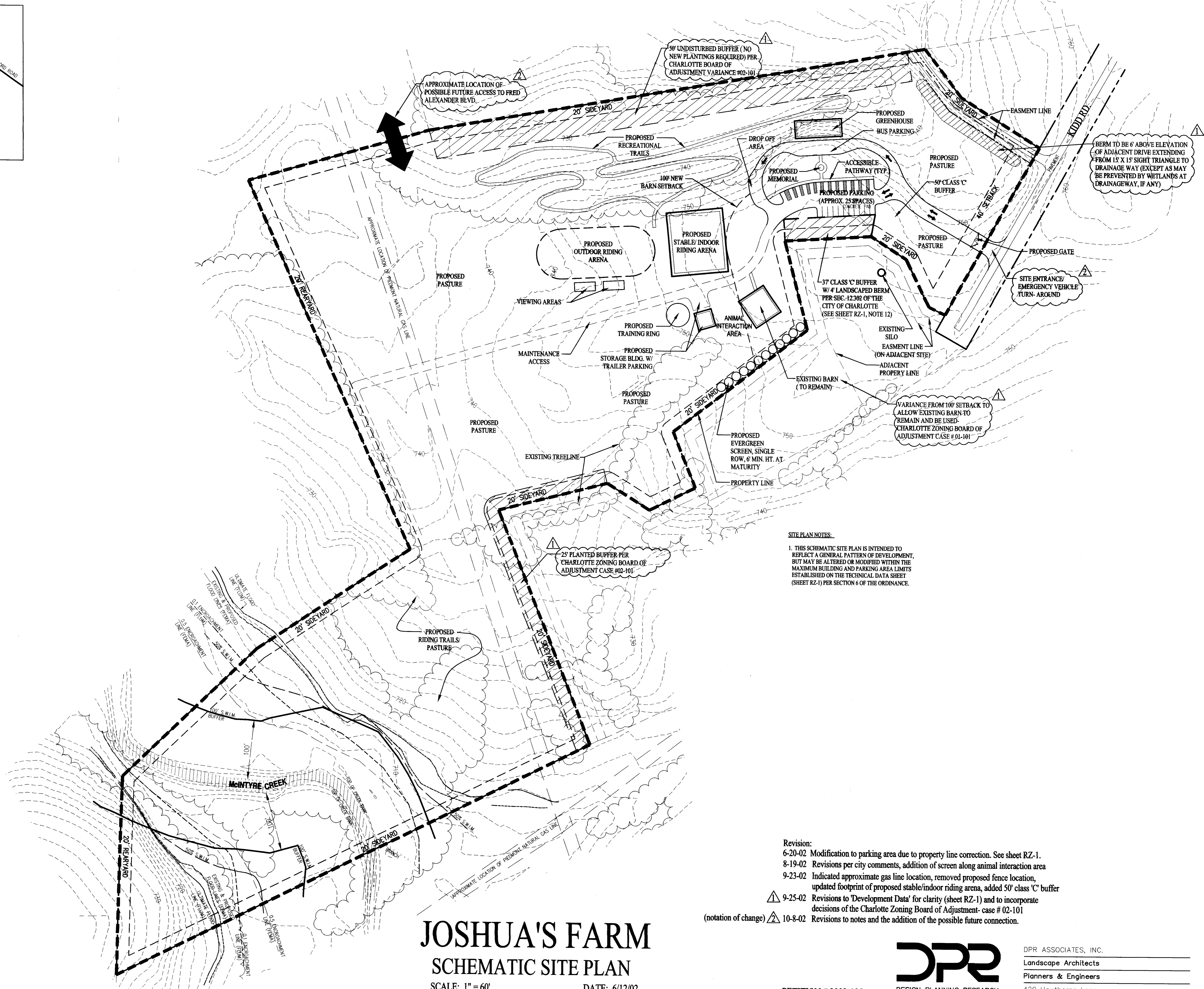
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 704/332-1204



JOEL K. CALDWELL  
 DB. 4622 PG. 771  
 TRACT H  
 MB. 10 PG. 11

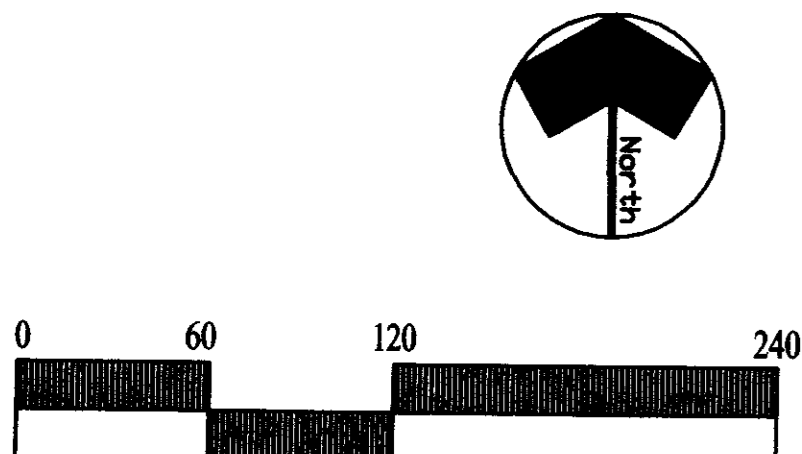


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1. THIS SCHEMATIC SITE PLAN IS INTENDED TO REFLECT A GENERAL PATTERN OF DEVELOPMENT, BUT MAY BE ALTERED OR MODIFIED WITHIN THE MAXIMUM BUILDING AND PARKING AREA LIMITS ESTABLISHED ON THE TECHNICAL DATA SHEET (SHEET RZ-1) PER SECTION 6 OF THE ORDINANCE.

- Revision:
- 6-20-02 Modification to parking area due to property line correction. See sheet RZ-1.
  - 8-19-02 Revisions per city comments, addition of screen along animal interaction area
  - 9-23-02 Indicated approximate gas line location, removed proposed fence location, updated footprint of proposed stable/indoor riding arena, added 50' class 'C' buffer
  - 9-25-02 Revisions to 'Development Data' for clarity (sheet RZ-1) and to incorporate decisions of the Charlotte Zoning Board of Adjustment- case # 02-101
  - 10-8-02 Revisions to notes and the addition of the possible future connection.



# JOSHUA'S FARM

## SCHEMATIC SITE PLAN

SCALE: 1" = 60'      DATE: 6/12/02

MECKLENBURG COUNTY, NORTH CAROLINA

PETITION # 2002-105  
SHEET NO. RZ-2 OF 2



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