BISHOPS RIDGE

HAMPTON LEAS
SUBDIVISION

McALPINE CREEK

AREA "B"

GROUP
RESIDENCES
&
PRIMARY SERVICES
FACILITY

AREA "A"

EXISTING TREES
AND GRADES
TO REMAIN

THE BLUFFS

OPEN SPACE

PROPERTY LINE

MINIMUM 100'
UNDISTURBED BUFFER

VEHICULAR CIRCULATION

ACCESS

PROPOSED R.O.W.

EXISTING R.O.W.

50' MINIMUM BUILDING SETBACK
(EXISTING HEDGEROW TO REMAIN)

PROVIDENCE ROAD

PROVIDENCE LANDING

GENERAL NOTES

1. USE OF SITE WILL BE LIMITED TO HOUSING FOR THE ELDERLY AND SUPPORT FACILITIES WHICH MAY INCLUDE A LOBBY/RECEPTION AREA, ADMINISTRATIVE OFFICES AND MEETING ROOM, REST ROOMS, BARBER/BEAUTY SHOP, LAUNDRY ROOM, KITCHEN, DINING/MULTI-PURPOSE ROOM, MAIL ALCOVE, MAINTENANCE/ STORAGE ROOM, SUNDRY SHOP, INFIRMARY AND RECREATION ROOM. THESE FACILITIES FOR THE USE OF THE RESIDENTS, NOT THE GENERAL PUBLIC.

2. BOUNDARY INFORMATION PROVIDED BY R.E. REMBERT DATED OCTOBER 2, 1985. TOPOGRAPHIC INFORMATION FROM CHARLOTTE AERIAL 1:20 MAPS.

3. BUFFER AREAS SHALL REMAIN UNDISTURBED EXCEPT FOR POSSIBLE BERMS AND NEW PLANTING IN AREAS WHERE THERE ARE NO EXISTING TREES.

4. GROUP RESIDENCES AND SUPPORT FACILITY SHALL BE NO MORE THAN 3 STORIES. SINGLE FAMILY AND DUPLEXES SHALL BE ONE STORY.

5. CARE SHALL BE TAKEN TO PROTECT TREES WHEREVER POSSIBLE ON THE SITE.

6. EXISTING POND WILL BE RETAINED AND MAY BE EXPANDED IN SIZE.

7. PARKING FOR PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH SEC. 2002.23 OF THE MECKLENBURG COUNTY ZONING ORDINANCE.

8. ALL INTERIOR STREETS SHALL BE PRIVATE.

9. A SIGNIFICANT ENTRY POINT WILL BE CREATED BY USE OF PLANTING, WALLS, LIGHTS, ETC.

10. OPEN SPACE MAY BE USED FOR PASSIVE RECREATION BY RESIDENTS. SUCH USE MAY INCLUDE WALKING TRAILS, GARDEN PLOTS, PICNIC AREAS, ETC.

11. LIGHTING WILL BE DESIGNED SO AS TO AVOID GLARE AT OFFSITE SINGLE FAMILY RESIDENTS.

12. DEVELOPER SHALL DEDICATE AN ADDITIONAL 20' OF R.O.W. ALONG PROVIDENCE RD. BUILDING SETBACK LINE SHALL BE MEASURED FROM NEW R.O.W.

13. ANY STREET IMPROVEMENTS TO PROVIDENCE ROAD SHALL BE MADE BY THE DEVELOPER, AS DETERMINED BY STATE AND LOCAL DEPARTMENTS OF TRANSPORTATION. THESE IMPROVEMENTS SHALL INCLUDE SIDEWALK, CURB AND GUTTER, AND MAY ALSO INCLUDE A SEPARATE LEFT TURN LANE.

14. THE TOTAL NUMBER OF DWELLING UNITS PROPOSED SHALL NOT EXCEED 347.

15. APPROXIMATE UNIT BREAKDOWN IS AS FOLLOWS:
S.F. DETACHED.............74 D.U.
DUPLEX...................68 D.U.
ATTACHED................210 D.U.

MINOR SHIFTS IN THE NUMBER OF UNITS IN EACH CATEGORY MAY OCCUR PENDING FINALIZATION OF PLANS. THE SHIFTS SHALL NOT EXCEED 10% PLUS OR MINUS IN THE ABOVE CATEGORIES. EXCEPT THAT THE ATTACHED DWELLING UNITS MAY NOT INCREASE IN NUMBER BY MORE THAN 5%.

16. REFER TO SHEET R-2 FOR MORE DETAILED DEPICTION OF THE SCALE AND CHARACTER OF PROPOSED COMMUNITY.

17. AREAS "A" AND "B" SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE GENERAL NOTES PURSUANT TO PROVISIONS IN THE ZONING ORDINANCE REGARDING PLANNED UNIT DEVELOPMENTS (PUD'S) AND INNOVATIVE DEVELOPMENT STANDARDS (SEE SECTIONS 3212 AND 3214 OF THE ZONING ORDINANCE). IT IS ANTICIPATED THAT THIS P.U.D./INNOVATIVE DEVELOPMENT WILL ADDRESS CERTAIN MODIFIED DEVELOPMENT STANDARDS PERMITTED UNDER SECTION 3214, INCLUDING BUT NOT LIMITED TO: LOT AREA, LOT WIDTH, OPEN SPACE, INTERNAL PRIVATE STREETS, ETC. AT THE TIME FINAL DEVELOPMENT PLANS ARE PREPARED, THEY SHALL BE SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL PURSUANT TO SECTION 3214 AND 3107.

18. USES AUTHORIZED FOR THE COMMON OPEN SPACE SHALL INCLUDE RECREATIONAL USES NORMALLY ASSOCIATED WITH RESIDENTIAL DEVELOPMENT SUCH AS A SWIMMING POOL, TENNIS COURT, WALKING TRAILS, ETC., CONSISTENT WITH SECTION 3107 OF THE ZONING ORDINANCE. (FOR THE USE OF THE RESIDENTS AND THEIR GUESTS ONLY)

19. PHASING OF THE DEVELOPMENT SHALL BE AS FOLLOWS: CONSTRUCTION OF THE MODEL UNITS, CONSTRUCTION OF THE PRIMARY SERVICES FACILITY, CONSTRUCTION OF ALL REMAINING UNITS AS THEY ARE PRESOLD.

20. WHERE BERMING IS SHOWN ON THIS PLAN, IT WILL BE SUFFICIENT IN HEIGHT SO THAT, IN CONJUNCTION WITH SUPPLEMENTARY PLANTING, IT WILL CREATE AN EFFECTIVE VISUAL SEPARATION BETWEEN THIS DEVELOPMENT AND ADJOINING OWNERS.

DEVELOPMENT DATA

SITE AREA .... 54.66 ACRES
CURRENT ZONING R-15
PROPOSED ZONING .... R-15 MF-P.U.D. HOUSING FOR THE ELDERLY
MAXIMUM # OF RESIDENTS PERMITTED BY PETITION 500
MAXIMUM # OF RESIDENTS PERMITTED BY ORDINANCE 3406
(R-15 - HOUSING FOR THE ELDERLY)

Project Manager	SRT
Drawn By	PF
Checked By	
Date	NOV. 25 1985
Project Number	85095

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REZONING PLAN

A RETIREMENT COMMUNITY
FOR COVENANT DEVELOPMENT CO., INC.

Scale 1": 100'

Sheet Number
R-1
Of Two Total

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single family
& duplex residences

group residences

primary services
facility

single family
& duplex residences

OUTER BRIDGE LANE

PROPOSED PUBLIC STREET

PROVIDENCE ROAD

PROVIDENCE LANDING

FEBRUARY 5, 1986

NOTE: THIS ILLUSTRATIVE SITE PLAN IS INTENDED TO DEPICT SCALE AND CHARACTER OF PROPOSED COMMUNITY. IT IS NOT INTENDED TO DEPICT PRECISE ARRANGEMENT AND/OR LOCATION OF BUILDINGS, ROADS, AND PARKING.

ILLUSTRATIVE SITE PLAN
RETIREMENT COMMUNITY FOR COVENANT DEVELOPMENT CO., INC.

85095

1": 100'
0 50 100 200 300 400

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