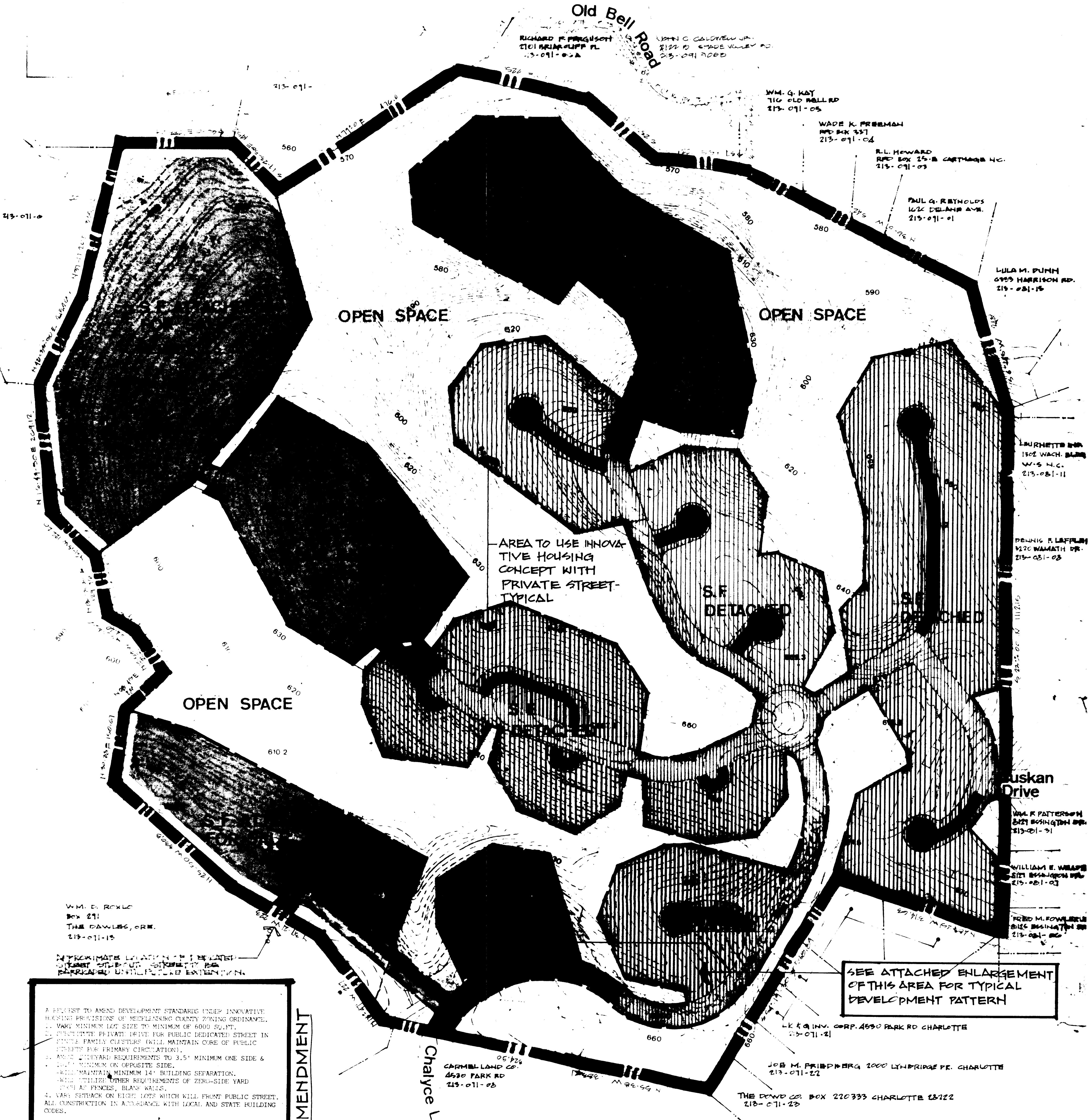


Total parcel: 75.2 acres

1 acre



APPROXIMATE LOCATION OF PROPOSED CONCEPT DEVELOPMENT AS PERMITTED UNDER LOCAL ORDINANCE.

A REQUEST TO AMEND DEVELOPMENT STANDARDS UNDER INNOVATIVE HOUSING PROVISIONS OF MECKLENBURG COUNTY ZONING ORDINANCE:

1. VARY MINIMUM LOT SIZE TO MINIMUM OF 6000 SQ. FT.
2. PERMIT PRIVATE DRIVE FOR PUBLIC DEDICATED STREET IN SINGLE FAMILY CLUSTERS (WILL MAINTAIN CORE OF PUBLIC STREETS FOR PRIMARY CIRCULATION).
3. AMEND YARD REQUIREMENTS TO 3.5' MINIMUM ONE SIDE & 10' MINIMUM ON OPPOSITE SIDE.
4. WILL MAINTAIN MINIMUM 14' BUILDING SEPARATION.
5. WILL STIPULATE OTHER REQUIREMENTS OF ZERO-SIDE YARD (NO ADJ. FENCES, BLIND WALLS).
6. VARY SETBACK ON EIGHT LOTS WHICH WILL FRONT PUBLIC STREET. ALL CONSTRUCTION IN ACCORDANCE WITH LOCAL AND STATE BUILDING CODES.

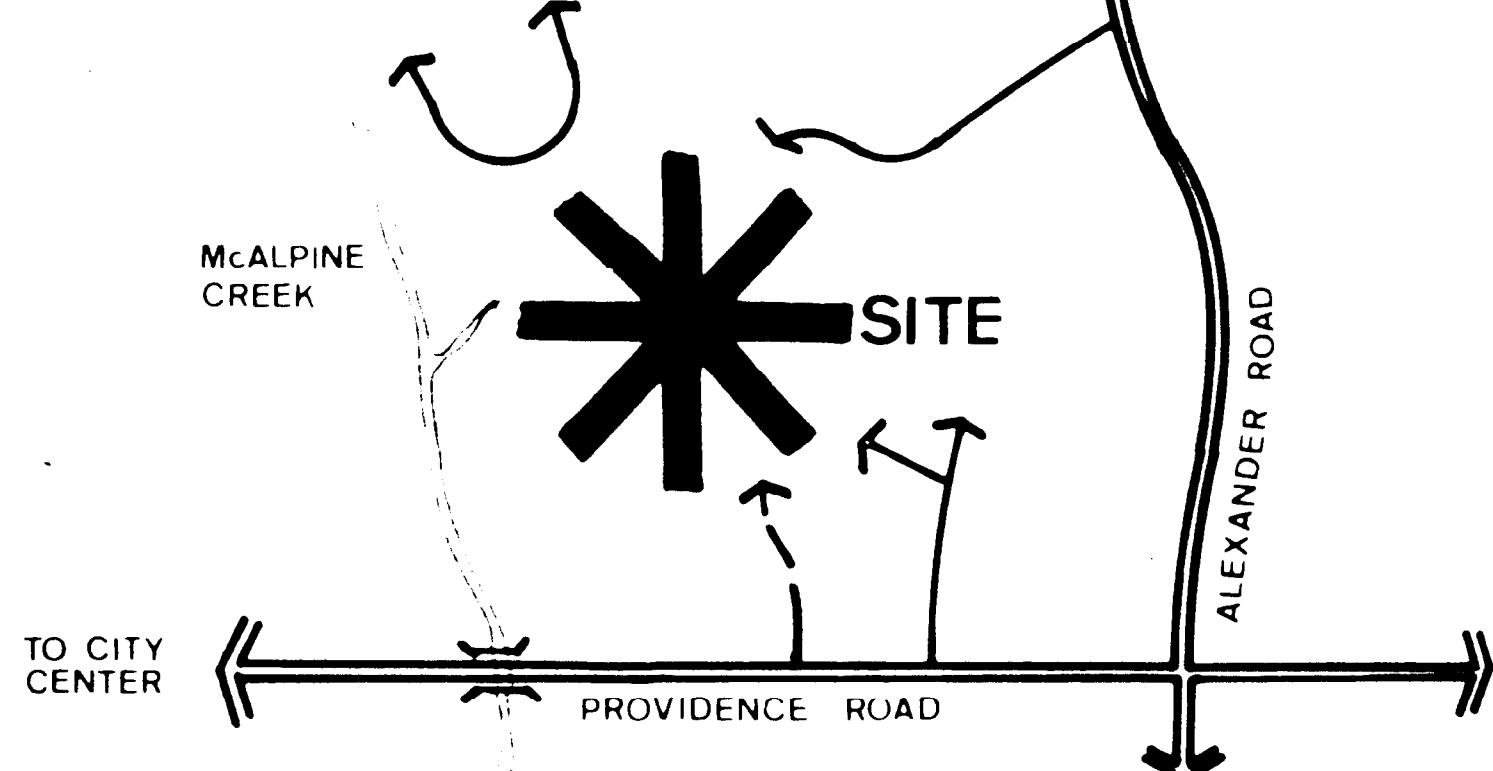
AMENDMENT

SEE ATTACHED ENLARGEMENT OF THIS AREA FOR TYPICAL DEVELOPMENT PATTERN

SINGLE FAMILY DETACHED	.. 26.8 ac. .. 103 lots ..	36%
S.F. ATTACHED FOR SALE	.. 21.3 ac. .. 143 units ..	28%
COMMON OPEN SPACE	.. 27.1 ac.	36%
TOTALS	75.2 ac. 246	100%

THE DEVELOPMENT PHASING WILL COORDINATE THE PROVISION AND IMPROVEMENTS OF THE COMMON OPEN SPACE AND THE CONSTRUCTION OF RESIDENTIAL DWELLINGS IN THE PUD SO THAT AT NO TIME SHALL ACTUAL DWELLING UNIT DENSITY PER ACRE EXCEED PERMITTED OVERALL DWELLING UNIT DENSITY PER ACRE.

PRIMARY CIRCULATION WITHIN THE PUD TO BE PUBLIC DEDICATED STREETS. LOCATIONS SHOWN ARE ILLUSTRATIVE ONLY AND ARE NOT NECESSARILY FINAL.



vicinity map

EXISTING ZONING R-15
PROPOSED ZONING R-6 PUD

S.F. ATTACHED FOR SALE TO HAVE PRIVATE STREETS.

Attach to memo of F.E. Bryant dated 7/17/81

**BISHOPS RIDGE
PLANNED UNIT DEVELOPMENT**

Developer
J.H. Whitner Co.
Charlotte, N.C.

Land Planners:
LANDDesign
Charlotte, N.C.

Date: _____

**CHARLOTTE-MECKLENBURG
PLANNING COMMISSION**
INTER-OFFICE COMMUNICATION

DATE: July 17, 1981
TO: Mr. Ken Hoffman, County Engineer, Mr. Sam Limer, County Zoning Administrator
FROM: Fred E. Bryant, Assistant Planning Director

SUBJECT: Innovative Housing Proposal, Bishop's Ridge Planned Unit Development

Attached is a general plan for development with an accompanying schematic lotting plan (for illustrative purposes) of Bishop's Ridge PUD. The Charlotte-Mecklenburg Planning Commission at their July 7, 1981, meeting approved the single-family portion to be developed under the "Innovative Development" provisions of the County's Zoning and Subdivision Ordinances.

Of course, detailed engineering drawings must now be submitted and reviewed by our office and the County Engineering Dept. for subdivision review, but based upon the general provisions of the innovative housing as approved by the Planning Commission.

cc: Mr. Jim Whitner
P.O. Box 505
Pineville, N.C. 28134
Mr. Brian Sigmon
Land Design
1701 East Blvd
Charlotte, N.C. 28203

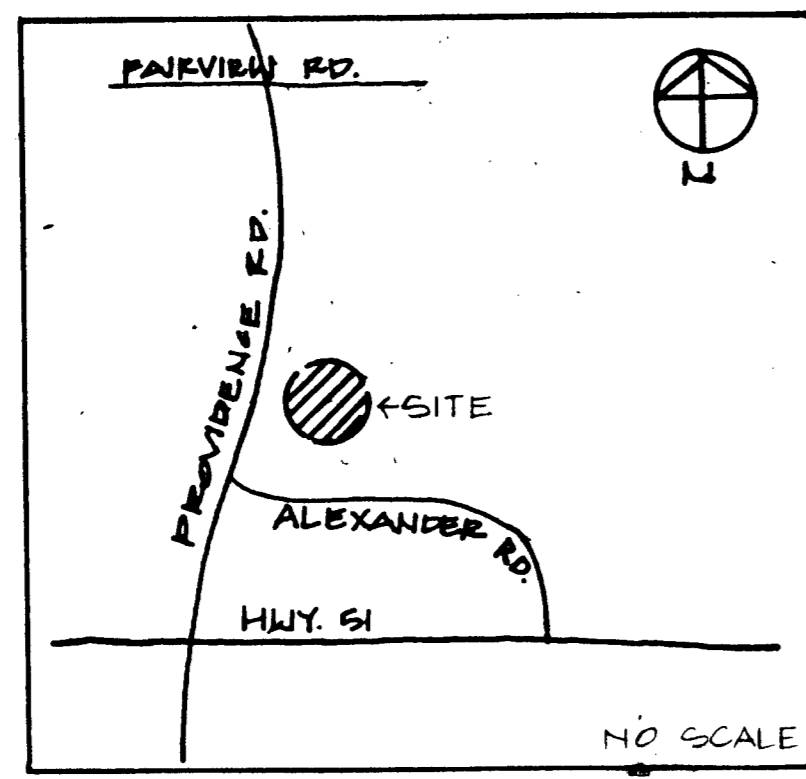
THE VILLAGES OF BISHOPS RIDGE

A PLANNED UNIT DEVELOPMENT BY J.H. WHITNER CO.

PHASE B

SITE CONSTRUCTION DRAWINGS

Location Map

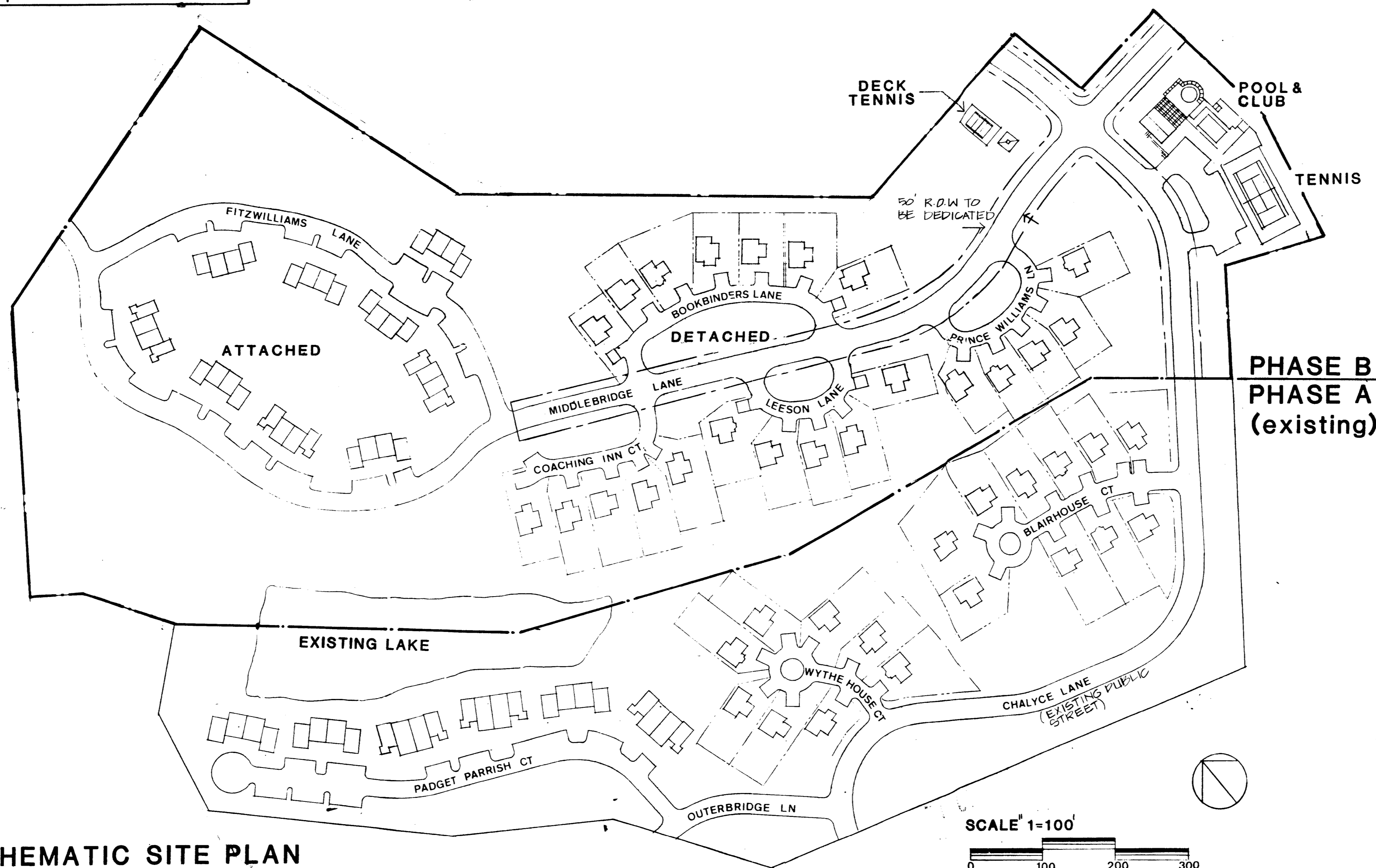


Site Data

PHASE B
 EXISTING ZONING R-10 PUD
 TOTAL SITE AREA 2178 AC ±
 TOTAL DETACHED UNITS 22
 TOTAL ATTACHED UNITS 36
 TOTAL PARKING PROVIDED AT:
 ATTACHED SECTION 95
 DETACHED SECTION 60
 REG. IN PUBLIC R.O.W. 2 AC ±
 MINIMUM LOT SIZE (DETACHED) 6400 S.F.
 MINIMUM PRIVATE OPEN SPACE (ATTACHED) 400 S.F. / UNIT
 ATTACHED UNITS TO BE TOP-RANGE-FOR-SALE

Schedule of Drawings

- 1 STAKING PLAN
- 2 STAKING PLAN
- 3 SITE, GRADING, STORM DRAINAGE & EROSION CONTROL PLAN
- 4 SITE, GRADING, STORM DRAINAGE & EROSION CONTROL PLAN
- 5 VERTICAL ROAD PROFILE
- 6 VERTICAL ROAD PROFILE
- 7 VERTICAL ROAD PROFILE
- 8 VERTICAL ROAD PROFILE
- 9 IFINE GRADING
- 10 IFINE GRADING
- 11 IFINE GRADING



SCHEMATIC SITE PLAN
 (GENERAL INFORMATION ONLY)

Date: 24 MAY 1984

Revisions:

LANDDesign, Inc.

Landscape Architects

1701 East Boulevard
 Charlotte, NC 28203
 704-333-0225

Project No. 8514

Sheet No. of



RISDEN L. McELROY

**CHARLOTTE-MECKLENBURG
 PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: June 25, 1984

TO: Dale Long
 Zoning Administrator

FROM: Robert M. Young
 Zoning Coordinator

SUBJECT: Site Plan Amendment/Sishops Ridge
 Petition No. 80-9(c) Whitner Farms, Inc.

Attached you will find information regarding a site plan amendment recently enacted by the Planning Commission. This plan amendment is in regards to the Sishops Ridge development off Providence Road. The Planning Commission authorized a total of 36 units instead of the 22 now approved in Section B. The four additional units will be subtracted from another area or areas at the developers discretion. Also, the Planning Commission authorized open sided carports in conjunction with the detached single family units as shown on the attached drawings. For your reference I have also attached a letter which describes the request.

RCV:aj
 Attachments