

## DEVELOPMENT SUMMARY

PARCEL #: 20318905 & 20318902 (PORTION OF)  
 DEVELOPER: DR HORTON  
 8025 ARROWIDGE BLVD.  
 CHARLOTTE, NC 28273  
 CONTACT: TROY KARSKI, PE  
 PHONE NUMBER: 704-574-4579  
 TAKARSKI@DRHORTON.COM  
 DESIGN ENGINEER: ARDURRA - EDWIN SUDDRETH, PE  
 1213 W. MOREHEAD STREET, SUITE 300  
 CHARLOTTE, NC 28208  
 PHONE NUMBER: (704)-334-5348  
 ESUDDRETH@ARDURRA.COM  
 EXISTING ZONING: B-D(CD), IC-1 & OFC  
 PROPOSED ZONING: N2-A (CD)  
 PROPOSED USE: MULTI FAMILY ATTACHED ON SUB-LOT  
 BUILDING HEIGHT: PER ORDINANCE  
 PARCEL ACREAGE:  $\approx 14.90$  AC  
 R/W DEDICATION:  $\approx 0.72$  AC  
 PROJECT AREA:  $\approx 14.18$  AC  
 TOTAL NUMBER OF UNITS: 130 UNITS  
 PROPOSED DENSITY: 8.93 D.U.A.

SETBACK:  
 FRONT: 20'  
 SIDE: 5'  
 REAR: 20'

GREEN AREA (TREE PROTECTION):  
 GREEN AREA REQUIRED:  $\approx 2.13$  AC. (15%)  
 GREEN AREA PROVIDED:  $> 2.13$  AC. (>15%)

OPEN SPACE AREA:  
 OPEN SPACE REQUIRED:  $\approx 0.746$  AC. (250 SQFT/UNIT X 130)  
 OPEN SPACE PROVIDED:  $> 0.746$  AC.

ADJACENT TO PERENNIAL STREAM QUALIFIES FOR 1.25 MULTIPLIER  
 $1.71\text{AC.} \times 1.25 = 2.13\text{ AC OF GREEN AREA/TREE SAVE}$

RIGHT-OF-WAY DEDICATION (43' FROM CENTERLINE)

APPROX. LOCATION OF EX. BACK OF CURB (TYP.)

W HEBRON ST

EX. BMP POND, PROPOSED SITE  
 CURRENTLY DRAINS TO SAID BMP. EX.  
 BMP TO BE MODIFIED TO PROVIDE  
 POST CONSTRUCTION WATER  
 QUALITY AND DETENTION FOR  
 PROPOSED DEVELOPMENT



**ARDURRA**  
 ARDURRA GROUP NORTH CAROLINA  
 1213 W. MOREHEAD STREET  
 SUITE 300  
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 (704) 334-5348  
 WWW.ARDURRA.COM  
 NC LICENSE NO. F-0374

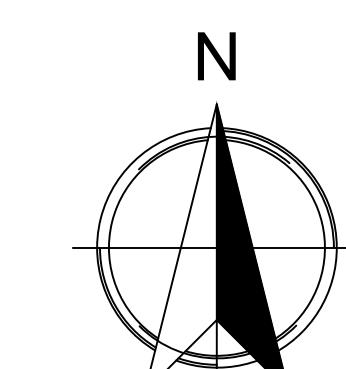
CLIENT: **D.R.HORTON**  
*America's Builder*  
 PROJECT:

## Nations Ford Rd. CPCC

## Rezoning Plan 2025-104

SHEET TITLE:

SEAL:



50' 0' 50' 100'  
 SCALE: 1" = 50'

PROJ. MGR.: ETS  
 DESIGN BY: ETS  
 DRAWN BY: JCR  
 PROJ. DATE: AUG. 2025  
 DRAWING NUMBER: RZ1.0

PROJ. NO.: 2025053700WK  
 REVISED: DATE: COMMENT:

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