

PARCEL # :	20318905 & 20318902 (PORTION OF)
DEVELOPER:	DR HORTON 8025 ARROWBRIDGE 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 30 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: ≈14.90 AC
R/W DEDICATION: ≈0.72 AC
PROJECT AREA: ≈14.18 AC
TOTAL NUMBER OF UNITS: 130 UNITS
PROPOSED DENSITY: 8.93 D.U./AC

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

GREEN AREA (TREE PROTECTION):
 GREEN AREA REQUIRED: ≈2.13 AC. (15%)
 GREEN AREA PROVIDED: >2.13 AC. (>15%)

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

ADJACENT TO PERENNIAL STREAM QUALIFIES FOR 1.25 MULTIPLIER
1.71AC. X 1.25 = 2.13 AC OF GREEN AREA/TREE SAVE

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

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

APPROX. LOCATION OF PERENNIAL STREAM

STUB FOR FUTURE EXTENSION OF
OLD HEBRON PER ALIGNMENT
FROM CHARLOTTE STREETS MAP

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

- CONNECTION TO EX. STUB STREET . CONNECTION WILL BE EVALUATED AND COORDINATED WITH SUBDIVISION AND CDOT DURING PERMITTING.

— STUB ROAD FOR
FUTURE CONNECTION

— PROJECT
BOUNDARY (TYP.)

PROPOSED 10' CLASS C
BUFFER W/ FENCE

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

ROAD C
(NOT NETWORK REQUIRED)

ROAD B
(NOT NETWORK REQUIRED)

PROP. EDGE OF
PAVEMENT (TYP.)

PROP. BACK OF 2'
VALLEY GUTTER (TYP.)

OLD HEBRON RD
67' PUBLIC RM
RESIDENTIAL CO
149'

EX. WATERLINE
EASEMENT (TYP.)

CENTERLINE
OF ROAD

NATIONS FORD ROAD ALONG FRONTAGE
TO BE IMPROVED TO 2+ AVENUE WITH
BUFFERED/SEPARATED BIKE LANES PER
CHARLOTTE STREETS MAP.

— PROP. BACK OF 2.5
CURB (27' FROM E)



1213 W. MOREHEAD STREET
SUITE 300
CHARLOTTE, NC 28208
(t) 704-334-5348
WWW.ARDURRA.COM
NC LICENSE NO. F-0374

CLIENT:

D·R·HORTON
America's Builder

PROJECT:

Nations Ford Rd.
CPCC

SHEET TITLE:

Rezoning Plan 2025-104

SEAL:



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

RZ1.0

PROJ. NO.: 2025053700WK

REVISED: DATE:	COMMENT:

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D·R·HORTON®
America's Builder

Nations Ford Rd.
CPCC

Rezoning Note 2025-104

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

RZ1.1

PROJ. NO.: 2025053700WK

REVISED: DATE:	COMMENT:

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a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.