

DEVELOPMENT SUMMARY

PARCEL #: 20318905 & 20318902 (PORTION OF)  
 DEVELOPER: DR HORTON  
 8025 ARROWRIDGE 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

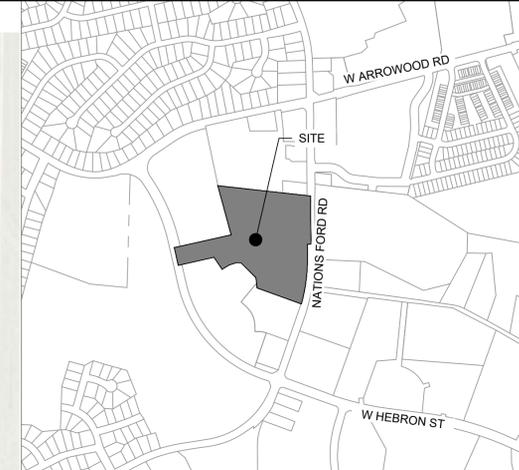
EXISTING ZONING: B-D(CD), IC-1 & OFC  
 PROPOSED ZONING: N2-A (CD)  
 PROPOSED USE: MULTI FAMILY ATTACHED ON SUB-LOT

BUILDING HEIGHT: 2 STORIES  
 PARCEL ACREAGE: ≈14.90 AC  
 R/W DEDICATION: ≈0.74 AC  
 PROJECT AREA: ≈14.16 AC  
 TOTAL NUMBER OF UNITS: 130 UNITS  
 PROPOSED DENSITY: 9.18 D.U.A

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

GREEN AREA (TREE PROTECTION):  
 GREEN AREA REQUIRED: ≈2.12 AC. (15%)  
 GREEN AREA PROVIDED: >2.12 AC. (>15%)

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



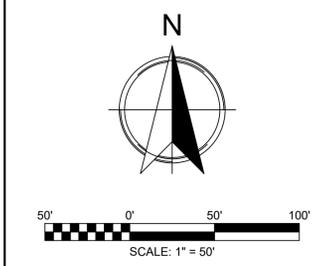
**ARDURRA**  
 ARDURRA GROUP NORTH CAROLINA  
 1213 W. MOREHEAD STREET  
 SUITE 300  
 CHARLOTTE, NC 28208  
 (704) 334-5348  
 WWW.ARDURRA.COM  
 NC LICENSE NO. F-0374

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

PROJECT:  
**Nations Ford Rd.  
 CPCC**

SHEET TITLE:  
**Rezoning Plan  
 2025-XXX**

SEAL:



PROJ. MGR.:	ETS
DESIGN BY:	ETS
DRAWN BY:	ETS
PROJ. DATE:	AUG. 2025
DRAWING NUMBER:	<b>RZ1.0</b>

PROJ. NO.: **2025053700WK**

REVISED DATE:	COMMENT:

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