

• Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space. Environmental Features: 1. The Petitioner shall comply with Part IX of the Unified Development Ordinance. 2. The petitioner shall comply with the Charlotte City Council approve and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. 3. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. 4. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

1. The Petitioner shall comply with the Article 22 of the Unified Development Ordinance. 1. All exterior lighting shall comply with Article 16 of the Unified Development Ordinance.

2. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted. 3. Detached lighting on the site, except street lights located along public streets, will be limited to

twenty-one (21') feet in height.

Amendments to Rezoning Plan:

1. Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Article 37 of the 2. Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director,

substantially alter the character of the development or significantly alter the approved Site Plan or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Article 37 of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

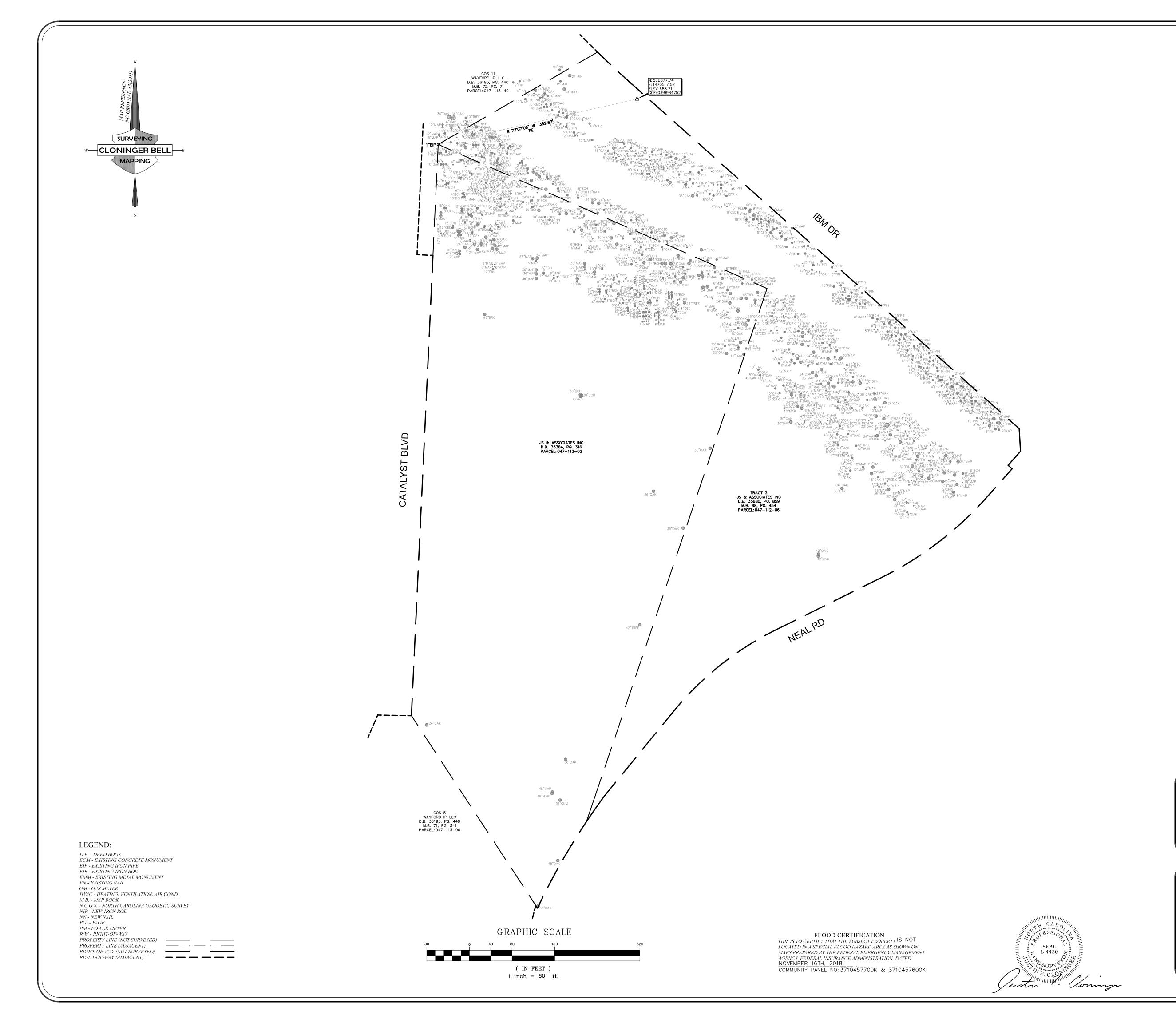
1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

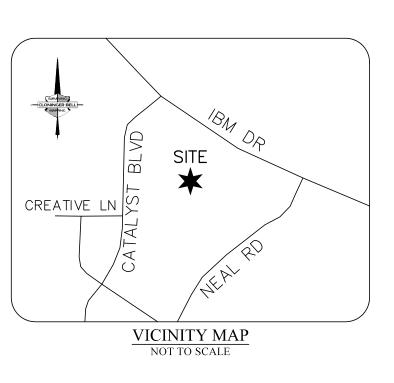
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development

**REZONING PETITION #2025-031** 

• One ingress lane and one egress lane (a westbound terminating left/right turn lane) on proposed

DESIGN PARTNERS 1213 w morehead st ste 450 charlotte, nc 28208 P 704.334.3303 urbandesignpartners.com nc firm no: P-0418 sc coa no: C-03044 10/13/2025 Scruggs James Kingdom De \_\_\_ **(1)** ial Note onditions Project No: 24-CLT-260 Date: 03.13.2025 Sheet No:





## **GPS CERTIFICATION:**

- I, <u>JUSTIN F. CLONINGER</u>, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: A(1:10,000)
- (2) POSITIONAL ACCURACY: HORIZONTAL N=0.0025', E=0.0061'; VERTICAL=0.0082'
  (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: 6/13/2025
- (5) DATUM/EPOCH: NAD83(CONUS), NAVD 88 LOCALIZATION=60, ZONE: NC 3200
- (6) PUBLISHED/FIXED-CONTROL USE: ON SITE LOCALIZATION
- (7) GEOID MODEL: GEOID03(CONUS) (8) COMBINED GRID FACTOR(S): 0.99984752
- (9) UNITS: US SURVEY FEET

## NOTE

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. THE PURPOSE OF THIS MAP IS TO SHOW TREE LOCATIONS ON THE SUBJECT PROPERTY. THIS MAP SHOULD NOT BE USED AS A BOUNDARY SURVEY. ALL BOUNDARY LINES SHOWN HEREON ARE SHOWN AS PER M.B. 68, PG. 454.

3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.

4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

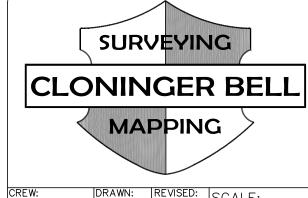
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.

6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

## TREE SURVEY PREPARED FOR

## KINGDOM DEVELOPMENT PARTNERS

8001 NEAL ROAD AND 7410 IBM DRIVE
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 35680-859 & 33384-316
MAP REFERENCE: 68-454
TAX PARCEL: 047-112-06 & 047-112-02



CLONINGER BELL
SURVEYING & MAPPING, PLLC
107 RIVERSIDE DRIVE
McADENVILLE, NC 28101
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LICENSE P-2326

DRAWN: REVISED: SCALE: DATE: FILE NO. 5148