



Charlotte-Mecklenburg Planning, Design, & Development

DATE: July 21, 2020

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No.
1995-017C KFI-CVK Limited Partnership

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow the addition of a proposed fueling station and Kiosk
- Elevations of the proposed addition
- Landscaping Plan

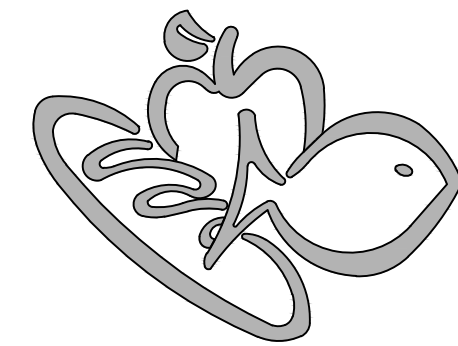
Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the County Commissioners.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.

ADMINISTRATIVE SITE PLAN AMENDMENT PLANS



Harris Teeter Fuel

STORE #88 - STEELECROFT
13000 S TRYON STREET
CHARLOTTE, MECKLENBURG COUNTY, NC 28278

UTILITY AND GOVERNING AGENCIES CONTACT LIST:

PLANNING / ZONING DEPARTMENT

CHARLOTTE-MECKLENBURG
 PLANNING DEPARTMENT/ZONING ADMINISTRATION
 600 E. 4TH STREET, 8TH FLOOR
 CHARLOTTE, NC 28202-2853
 (704)336-2205 TEL - PLANNING
 (704)336-8314 TEL - ZONING

TELEPHONE

WINDSTREAM
 (704)722-2000 TEL

ENGINEERING DEPARTMENT

CHARLOTTE-MECKLENBURG
 ENGINEERING AND PROPERTY MANAGEMENT
 600 E. 4TH STREET, 14TH FLOOR
 CHARLOTTE, NC 28202
 (704)336-2291 TEL

CABLE TELEVISION / INTERNET

TIME WARNER CABLE
 (704)938-5156 TEL

EROSION CONTROL

CITY OF CHARLOTTE
 ENGINEERING AND PROPERTY MANAGEMENT
 600 E. 4TH STREET
 CHARLOTTE, NC 28202
 (704)336-2291

WATER/SANITARY SEWER

CHARLOTTE WATER
 ENGINEERING AND CUSTOMER SERVICE
 600 E. 4TH STREET
 CHARLOTTE, NC 28202
 (704)339-2426 TEL

FIRE MARSHAL

CHARLOTTE-MECKLENBURG FIRE ADMINISTRATION
 500 DALTON AVENUE
 CHARLOTTE, NC 28206
 (704)336-4174 TEL
 (704)366-4170 FAX

URBAN FORESTRY

CITY OF CHARLOTTE
 ENGINEERING AND PROPERTY MANAGEMENT
 CONTACT: KELLY ROBERTSON
 600 E. 4TH STREET
 CHARLOTTE, NC 28202
 (704)336-2291 TEL

ELECTRIC

DUKE ENERGY
 526 SOUTH CHURCH STREET
 CHARLOTTE, NC 28202
 (800)777-9898

DEPARTMENT OF TRANSPORTATION

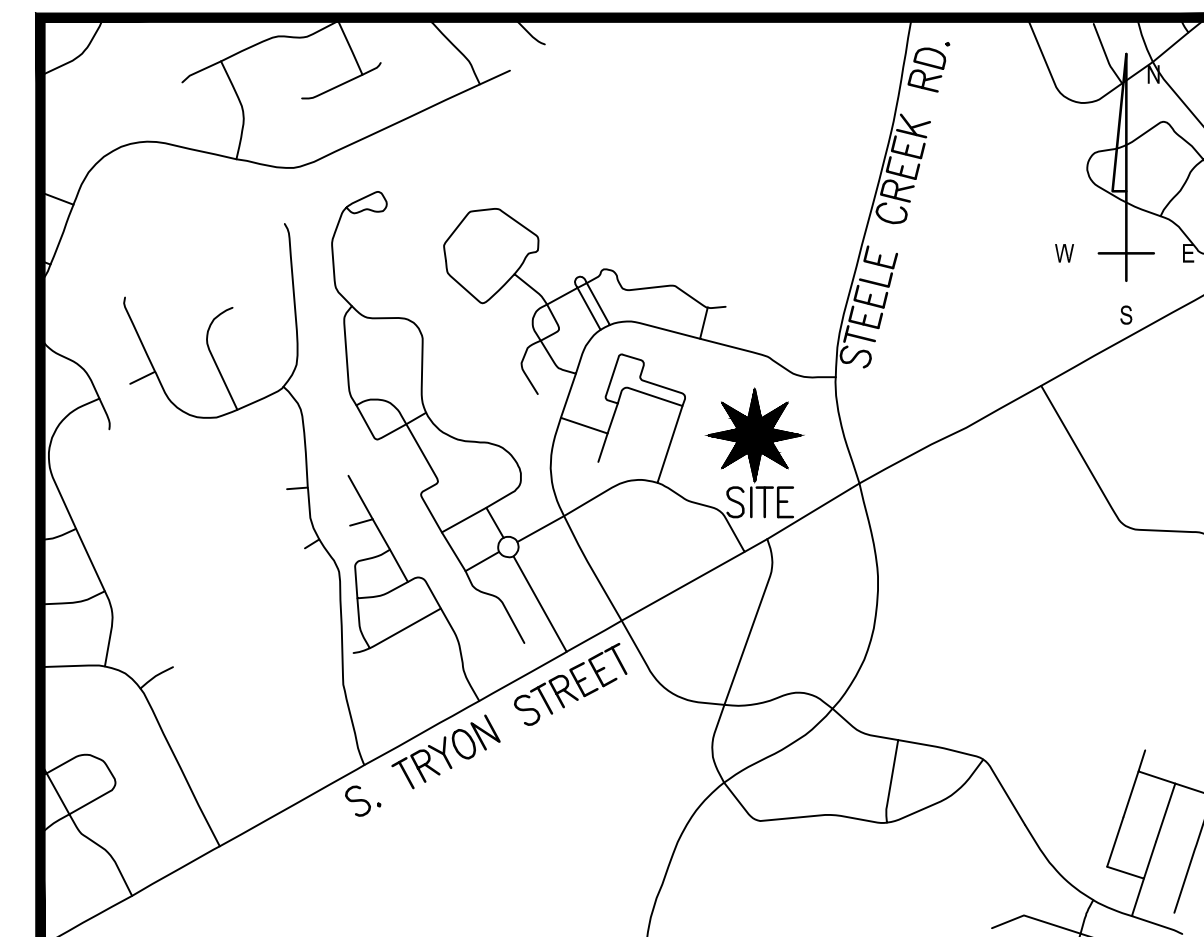
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
 DISTRICT 2: MECKLENBURG COUNTY
 7605 DISTRICT DRIVE
 CHARLOTTE, NC 28213
 (980)523-0000 TEL

UNDERGROUND STORAGE TANK

NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL
 QUALITY - UNDERGROUND STORAGE TANK SECTION
 217 WEST JONES STREET
 RALEIGH, NC 27603
 (919)707-8163

HARRIS TEETER I.S. DEPARTMENT

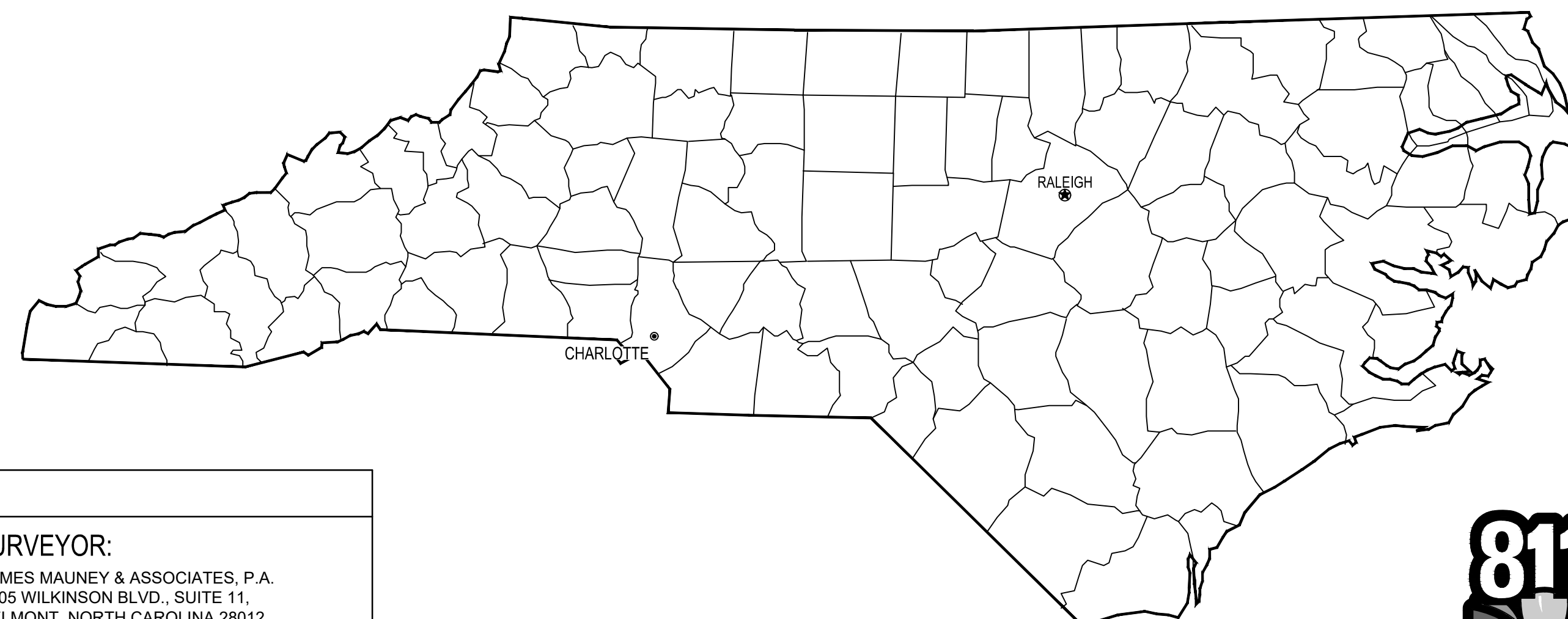
GARY CROCKER
 NETWORKING MANAGER IS DEPARTMENT
 GCROCKER@HARRISTEETER.COM
 (704) 844-3990



SITE LOCATION MAP

NOT TO SCALE

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C0-0	COVER SHEET
C0-1	EXISTING CONDITIONS
C2-0	OVERALL SITE PLAN
C2-1	FUEL STATION SITE PLAN
C5-0	OVERALL LANDSCAPE PLAN
-	ELEVATIONS



Know what's below.
 Call before you dig.

PREPARED BY:

Kimley»»Horn

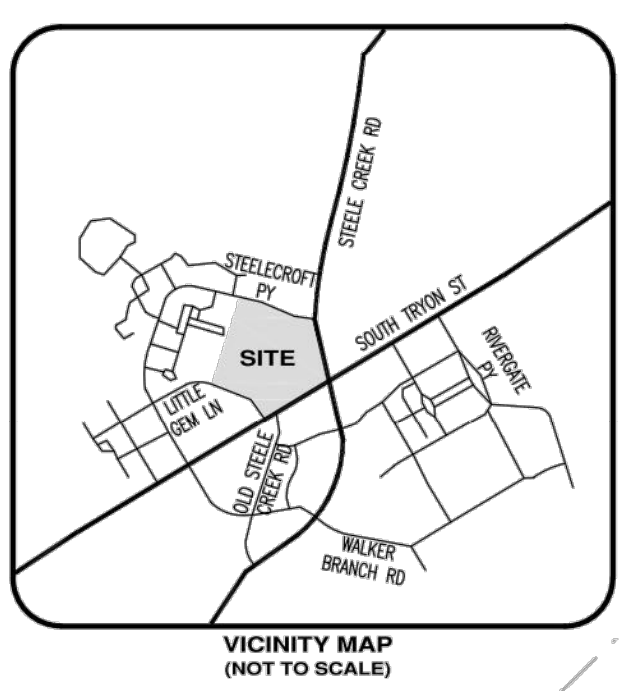
PROJECT OWNER AND CONSULTANT INFORMATION

OWNER: HARRIS TEETER, LLC. 701 CRESTDALE ROAD MATTHEWS, NORTH CAROLINA 28105 (704) 844-3100 TEL CONTACT: MICHAEL BURDETTE	ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET, SUITE 200 CHARLOTTE, NORTH CAROLINA 28202 (704) 333-5131 TEL CONTACT: MARGARET F. JONES, P.E.(NC)	SURVEYOR: JAMES MAUNEY & ASSOCIATES, P.A. 6405 WILKINSON BLVD., SUITE 11, BELMONT, NORTH CAROLINA 28012 (704) 829-9623 TEL (704) 829-9625 FAX CONTACT: JAMES P. CAMERON, P.L.S.
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REV.	DATE	REVISIONS	PAGES
	07/01/2020	FILE NUMBER 015640136	SHEET NUMBER AND NAME C0-0 - COVER SHEET
			TOTAL SHEETS 6

NC LICENSE #F-0102
 COPYRIGHT © 2020
 KIMLEY-HORN AND ASSOCIATES, INC.

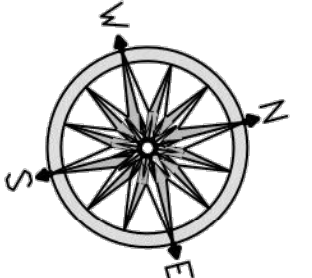
G:\Users\jmgpatterson\My Documents\138 Steele Creek Charlotte NC Fuel Center\02 - DWG\PlanSheet\CO-0 COVER SHEET.dwg



NCGS MONUMENT "DODGE"
 NC GRID (NAD 83/2011)
 NORTHING = 465,511.13 FEET
 EASTING = 1,400,205.73 FEET
 ELEVATION = 707.4 FEET (NAVD 88)
 COMBINED GRID FACTOR: 0.99984729

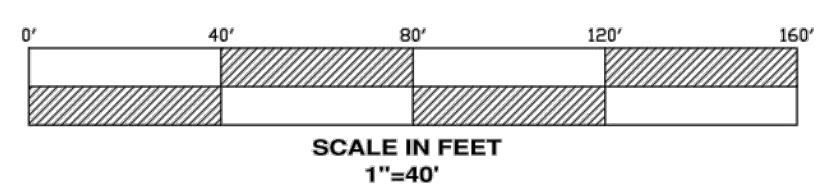
- TEXT LEGEND:**
 (M) - MEASURED
 (R) - RECORD
 BFP - BACK FLOW PREVENTOR
 BLDG - BUILDING
 BR - BIRCH (TREE)
 C&G - CURB & GUTTER
 C/L - CENTERLINE
 CABX - CALL BOX
 CB - CATCH BASIN
 CC - CURB CUT
 CM - CREPE MYRTLE (TREE)
 CO - CLEAN OUT
 COL - COLUMN
 COV - COVER
 CPP - CORRUGATED PLASTIC PIPE
 DB - DEED BOOK
 DB - DUAL CATCH BASIN
 DIP - DUCTILE IRON PIPE
 ER - EXISTING IRON ROD
 EM - EXISTING METAL MONUMENT
 EN - EXISTING NAIL
 EU - END UNKNOWN
 FDC - FIRE DEPARTMENT CONNECTOR
 FFL - FINISHED FLOOR ELEVATION
 FH - FIRE HYDRANT
 GPP - GUARD POST
 GM - GAS METER
 GR - GRATE
 GTHM - GREASE TRAP MANHOLE
 GW - GUY WIRE
 HC - HANDICAP SPACES
 HDR - HAND RAIL
 INV - INVERT
 LQSP - LANDSCAPE
 LP - LIGHT POLE
 LPST - LAMP POST
 MA - MAP BOOK
 MB - MAP BOOK
 MBX - MAILBOX
 MW - MONITORING WELL
 NAD - NORTH AMERICA DATUM
 NAVD - NORTH AMERICA VERTICAL DATUM
 NCGS - NORTH CAROLINA GEODETIC SURVEY
 NN - NEW NAIL
 O - OAK (TREE)
 OR - ORNAMENTAL (TREE)
 PBX - POWER BOX
 PDE - PUBLIC DRAIN EASEMENT
 PD - PLANTER
 PLTR - PLANTER
 PM - POWER METER
 POB - POINT OF BEGINNING
 PP - POWER POLE
 PVC - PLASTIC PIPE
 ROP - REINFORCED CONCRETE PIPE
 SSIM - STORM DRAIN MANHOLE
 SG - SIGN
 SQ.FT. - SQUARE FEET
 SR - SANITARY SEWER MANHOLE
 TBX - TELEPHONE BOX
 TDP - TRUNCATED DOME PAD
 WB - WATER BOX
 WM - WATER METER
 WMH - WATER MANHOLE
 WTS - WATER TEST STATION
 WY - WATER VALVE

- SIGN LEGEND:**
 SIGN#1 - STOP
 SIGN#2 - NO TRUCKS
 SIGN#3 - REAL ESTATE
 SIGN#4 - HANDICAP
 SIGN#5 - BANK ENTRANCE
 SIGN#6 - STEELCROFT BUSINESSES



REFERENCE:
 NC GRID NAD 83 2011

- LINE LEGEND:**
 PROPERTY LINE
 PROPERTY LINE (NOT SURVEYED)
 RIGHT-OF-WAY
 RIGHT-OF-WAY (NOT SURVEYED)
 EASEMENT
 SETBACK
 CABLE TV LINE
 FIBER OPTIC LINE
 GAS LINE
 POWER LINE
 POWER LINE (UNDERGROUND)
 SANITARY SEWER PIPE
 STORM DRAIN PIPE
 TELEPHONE LINE
 TELEPHONE LINE (UNDERGROUND)
 TREES/WOODLINE
 WATER LINE
 FENCE



FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
 LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO
 THE CURRENT FLOOD INSURANCE RATE MAP.
 COMMENTARY PANEL: 370159-4429
 EFFECTIVE DATE: SEPTEMBER 2, 2015
 FLOOD ZONE: X

- NOTES:**
 1. THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.
 2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 3. SUBJECT PROPERTY ZONING: "(CC) COMMERCIAL CENTER."
 4. AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE FOUND OF ANY CEMETERIES OR BURIAL GROUNDS.
 5. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND OR CONSTRUCTION.
 6. AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES (COMPLETED OR PROPOSED).
 7. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
 8. HORIZONTAL CONTROL SHOWN ON THIS SURVEY IS REFERENCED TO NCGS CONTROL MONUMENT "DODGE" (NAD 83/2011).
 9. VERTICAL CONTROL SHOWN ON THIS SURVEY IS REFERENCED TO NCGS CONTROL MONUMENT "DODGE" (NAD 83/2011). ELEVATION = 707.4 (NAVD 88).
 10. THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON. NO WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY OTHER PARTY FOR ANY PURPOSE.
 11. UTILITY LOCATING SERVICE: CENTER LINE LOCATING (980)233-1364.
 12. SHEET INDEX:
 SHEETS 1 DETAILED SURVEY
 SHEETS 2 LEGAL DESCRIPTIONS & TITLE NOTES

PARCEL ZONING:
 THE SURVEYED PROPERTY IS ZONED: COMMERCIAL CENTER (CC)
 THE FOLLOWING RESTRICTIONS AFFECT THE PROPERTY PER CURRENT ZONING:
 REQUIRED OBSERVED
 MIN. LOT AREA: 5 Acres
 MIN. LOT WIDTH:
 MAX. BLDG. COVERAGE:
 MIN. FRONT SETBACK: 35'
 MIN. SIDE SETBACK: 25'
 MIN. REAR SETBACK: 25'
 MAX. BLDG. HEIGHT: 40'
 PARKING SPACES (TOTAL FOR SHOPPING CENTER SITE)
 REGULAR: 318
 HANDICAP: 8
 ZONING COMPLIANCE AND/OR RESTRICTIONS BASED ON CURRENT OR PLANNED USE MUST BE VERIFIED BY ZONING OFFICIALS.
 ZONING CONTACT: CITY OF CHARLOTTE ZONING DEPARTMENT
 TELEPHONE: (704) 336-7600

WMCI CHARLOTTE XII, LLC
 DB 26602, PG 356
 PARCEL 2, STEELCROFT FARM APARTMENTS MAP 1
 MB 48, PG 964
 STEELCROFT PARKWAY
 TAX PARCEL: 199-551-08
 ZONED: R-17MF

WFC STEELCROFT FUND II LLC
 DB 24318, PG 299
 #13000 S TRYON ST
 TAX PARCEL: 199-551-09
 ZONED: CC

WFC STEELCROFT FUND II LLC
 DB 24316, PG 299
 TAX PARCEL: 199-551-11
 ZONED: CC

WFC STEELCROFT FUND II LLC
 DB 24318, PG 299
 TAX PARCEL: 199-551-12
 ZONED: CC

WMCI CHARLOTTE XII, LLC
 DB 26602, PG 356
 PARCEL 2, STEELCROFT FARM APARTMENTS MAP 1
 MB 48, PG 964
 STEELCROFT PARKWAY
 TAX PARCEL: 199-551-08
 ZONED: R-17MF

REMAINING AREA: 391,197 SQ.FT. OR 8.981 ACRES
 (TOTAL AREA LESS PROPOSED LEASE PARCEL)

LEGAL DESCRIPTIONS

(SEE SHEET 2)

AREA TABLE:

PROPOSED LEASE PARCEL:	31,934 SQ.FT. OR 0.733 ACRE
REMAINING AREA:	391,197 SQ.FT. OR 8.981 ACRES
TOTAL AREA SURVEYED:	423,131 SQ.FT. OR 9.714 ACRES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 37°53'31" W	8.94	L1	S 37°29'21" W	8.93
L2	N 23°32'16" W	22.34	L2	N 23°39'07" W	22.58
L3	N 67°15'49" E	31.29	L3	N/A	N/A
L4	N 45°08'12" E	56.12	L4	N/A	N/A
L5	N 14°25'04" E	12.70	L5	N/A	N/A
L6	S 75°34'56" E	38.80	L6	N/A	N/A
L7	N 14°08'47" E	18.12	L7	N/A	N/A
L8	S 75°01'00" E	17.08	L8	N/A	N/A
L9	N 15°08'56" E	27.04	L9	N/A	N/A

CURVE	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH	CURVE	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
C1	313.57	149.88	N 47°10'1" W	146.45	C1	313.57	149.88	N 47°10'1" W	146.45
C2	182.00	97.35	N 59°40'24" W	96.19	C2	182.00	97.45	N 59°38'32" W	96.29
C3	125.00	40.45	N 69°51'59" W	40.27	C3	125.00	40.40	N 69°43'22" W	40.22
C4	325.00	31.27	N 59°13'21" W	31.28	C4	325.00	31.27	N 59°13'14" W	31.25
C5	313.57	112.62	N 52°40'14" W	112.02	C5	N/A	N/A	N/A	N/A
C6	313.57	37.26	N 38°58'39" W	37.23	C6	N/A	N/A	N/A	N/A

ALTA/NSPS LAND TITLE SURVEY

SURVEY PREPARED FOR:
HARRIS TEETER, LLC
 RE: HARRIS TEETER STORE #88-STEELCROFT
 1300 SOUTH TRYON STREET
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 REFERENCE: DEED 24318, PAGE 299
 TAX PARCEL: 199-551-09

PROPOSED LEASE PARCEL AREA: 31,934 SQ.FT. OR 0.733 ACRE

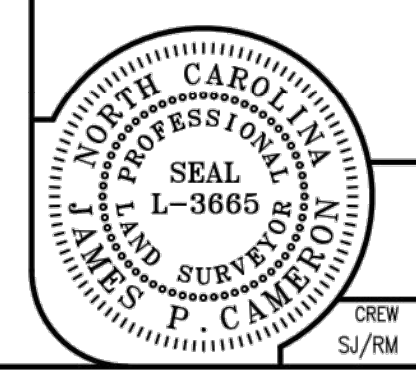
TO: HARRIS TEETER, LLC AND CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6, 8, 11, 13, 16, 17, AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2020.
 DATE OF PLAT OR MAP FEBRUARY 26, 2020.
 I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN BOOK 24318, PAGE 299), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION AS SHOWN ON THE FACE OF THE SURVEY, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000, AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
 THIS 26th DAY OF FEBRUARY, 2020.
 SIGNED: *James P. Cameron*
 JAMES P. CAMERON - PLS NO. L-3665

SCHEDULE B - SECTION 2 EXCEPTIONS

(SEE SHEET 2)

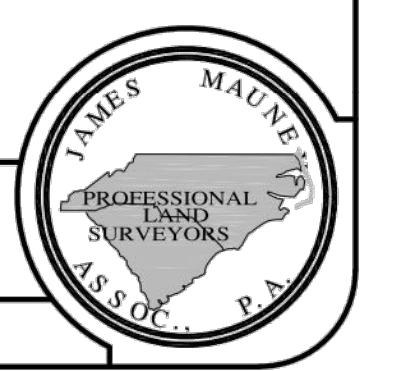
REVISIONS

JUNE 10, 2020 - TO SHOW PROPOSED LEASE PARCEL UPDATE THE SURVEY TO ALTA/NSPS STANDARDS, REFERENCE TITLE COMMITMENT AND ADD TITLE NOTES, AND ADD LEGAL DESCRIPTION OF PROPOSED LEASE PARCEL.



SHEET 1 OF 2

JAMES MAUNEY & ASSOCIATES, P.A.
 PROFESSIONAL LAND SURVEYORS
 6405 WILKINSON BLVD., SUITE 140, BELMONT, NC 28012
 TEL: (704) 829-9623 • FAX: (704) 829-9625
 LICENSE NO. 2373



CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
SJ/RM	AM/TC		1"=40'	02/26/2020	8125	F-2075



ZONING CODE SUMMARY

PROJECT NAME: HARRIS TEETER FUEL #88 - STEELCROFT
 CLIENT NAME: HARRIS TEETER, LLC.
 PHONE#: (704)844-3100
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
 PHONE#: (704)333-5131
 TAX PARCEL ID: 19955109
 STREET ADDRESS: 13000 S TRYON ST, STEELCROFT PKWY
 CHARLOTTE, NORTH CAROLINA
 CC - COMMERCIAL CENTER

ZONING: CC - COMMERCIAL CENTER
 PROPOSED USE: FUEL SALES
 BUILDING HEIGHT: 20.5 FEET
 LOT SIZE: 2,056 ACRES
 MAXIMUM BUILDING HEIGHT: 40 FEET
 JURISDICTION: CITY OF CHARLOTTE

YARD REQUIREMENTS:
 SETBACK (FRONT): 40 FEET
 SIDE YARD (NORTH): 35 FEET
 SIDE YARD (SOUTH): 35 FEET
 REAR YARD: 75 FOOT BUFFER

PARKING TABLE

SHOPPING CENTER PARKING REQUIREMENT: 1 SPACE PER 200 SF GFA
 FUEL CENTER PARKING REQUIREMENT: 1 SPACE PER 250 SF GFA
 TOTAL PARKING REQUIRED: 355 SPACES

EXISTING PARKING SPACES: 378 SPACES
 PARKING REMOVED: 58 SPACES
 PARKING ADDED: 36 SPACES
 TOTAL ADA SPOTS PROVIDED: 14 SPACES
 TOTAL PARKING PROVIDED: 366 SPACES

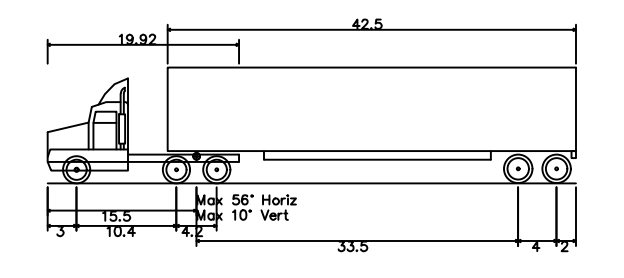
OPEN SPACE SUMMARY

DISTURBED AREA: 1.03 ACRES (44,802 SF)
 EXISTING IMPERVIOUS AREA: 0.81 ACRES (35,283 SF)
 IMPERVIOUS AREA REMOVED: 0.11 ACRES (4,852 SF)
 IMPERVIOUS ARE ADDED: 0.11 ACRES (5,045 SF)
 TOTAL IMPERVIOUS AREA PROPOSED: 0.81 ACRES (35,476 SF)

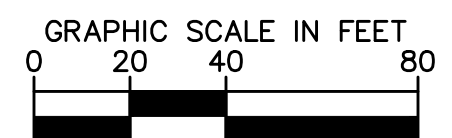
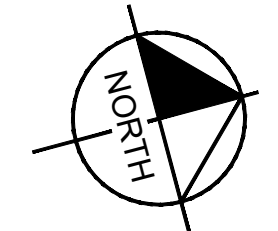
STORMWATER SUMMARY

PRE-DEVELOPMENT (9.71 ACRES)
 IMPERVIOUS AREA (C = 0.96, CN = 98) 7.22 ACRES (314,503 SF)
 OPEN SPACE AREA (C = 0.54, CN = 77) 2.49 ACRES (108,485 SF)
 COMPOSITE CURVE NUMBER = 92.61
 COMPOSITE C VALUE = 0.85

POST DEVELOPMENT (9.71 ACRES)
 IMPERVIOUS AREA (C = 0.96, CN = 98) 7.22 ACRES (314,696 SF)
 OPEN SPACE AREA (C = 0.54, CN = 77) 2.49 ACRES (108,292 SF)
 COMPOSITE CURVE NUMBER = 92.61
 COMPOSITE C VALUE = 0.85



WB-50 - Intermediate Semi-Trailer
 Overall Length 55.000ft
 Overall Width 8.500ft
 Overall Body Height 12.500ft
 Min Body Ground Clearance 4.340ft
 Max Track Width 8.000ft
 Lock-to-lock Time 9.000ft
 Max Steering Angle (Virtual) 17.90°

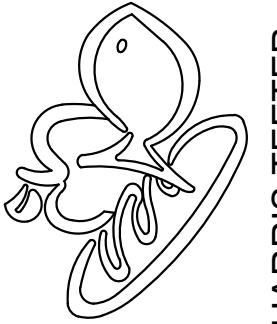


KimleyHorn
 NC License #F-0102
 200 SOUTH TRYON ST.
 SUITE 200
 CHARLOTTE, NC 28202
 PHONE: (704) 333-5131
 © 2020

PRELIMINARY
 NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

CLIENT:  HARRIS TEETER

PROJECT: HARRIS TEETER FUEL CENTER STORE #88 - STEELCROFT
 13000 S TRYON STREET
 CHARLOTTE, NORTH CAROLINA 28278
 MECKLENBURG COUNTY

OVERALL SITE PLAN

TITLE: **OVERALL SITE PLAN**

DESIGNED BY: MGF
 DRAWN BY: MGF
 CHECKED BY: MFJ
 DATE: 07/01/2020
 PROJECT#: 015640136

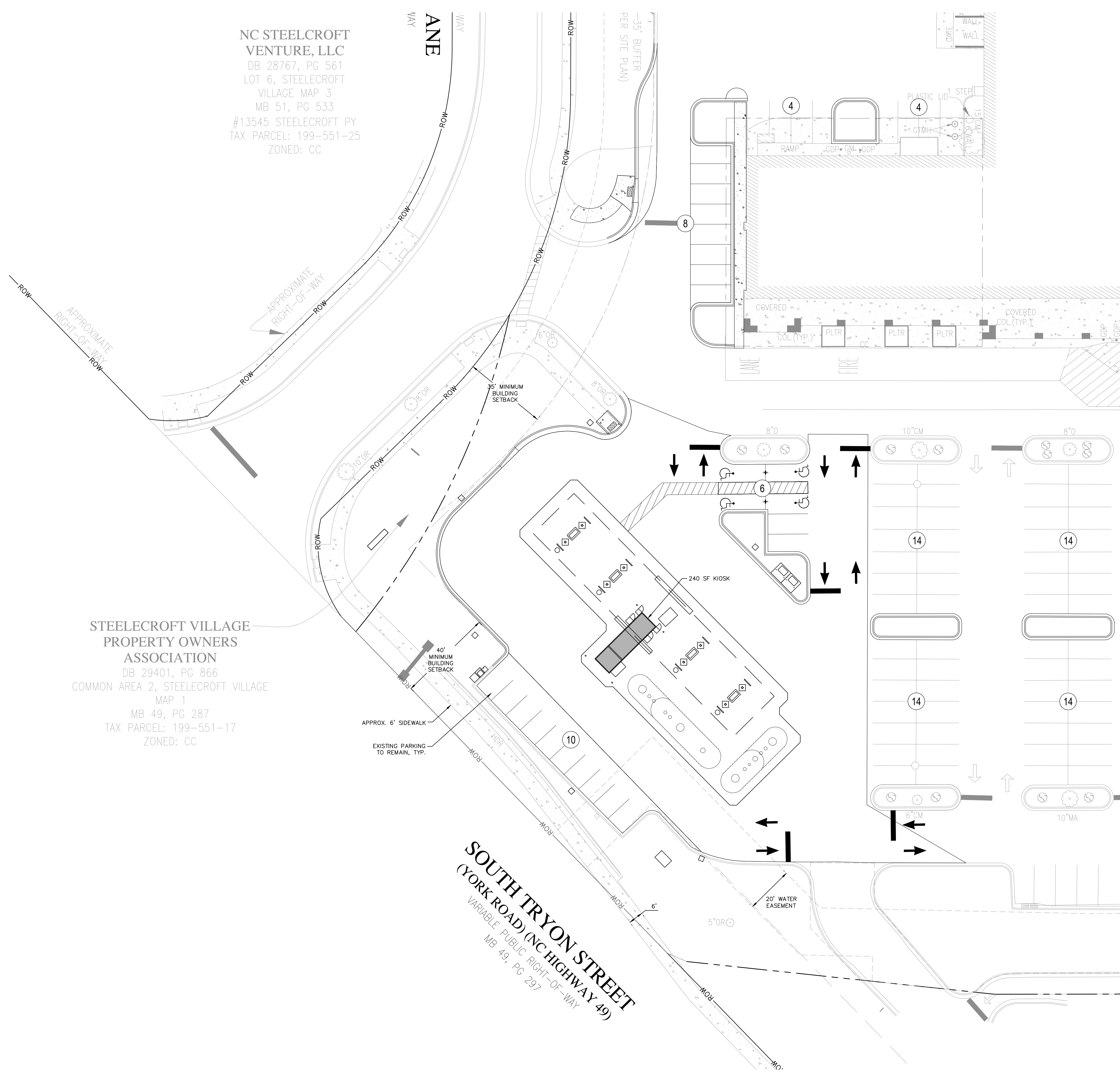
C2-0

July 01, 2020 - 8:02am By: Jordan Rosenfeld
 C:\Users\megan.fitzsimmons\OneDrive\Documents\136 Steele Creek Charlotte NC Fuel Center\02 - DWG\Plan sheets\C2-0 OVERALL SITE PLAN.dwg

NC STEELCROFT VENTURE, LLC
 DB 28767, PG 561
 LOT 6, STEELCROFT VILLAGE MAP 3
 MB 51, PG 533
 #13545 STEELCROFT PY
 TAX PARCEL: 199-551-25
 ZONED: CC

STEELECROFT VILLAGE PROPERTY OWNERS ASSOCIATION
 DB 29401, PG 866
 COMMON AREA 2, STEELCROFT VILLAGE MAP 1
 MB 49, PG 287
 TAX PARCEL: 199-551-17
 ZONED: CC

SOUTH TRYON STREET (YORK ROAD) (NC HIGHWAY 49)
 VARIABLE PUBLIC RIGHT-OF-WAY
 MB 49, PG 297



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STORMWATER SUMMARY

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 COMPOSITE C VALUE = 0.85
 POST DEVELOPMENT (9.71 ACRES)
 IMPERVIOUS AREA (C = 0.96, CN = 98) 7.22 ACRES (314,696 SF)
 OPEN SPACE AREA (C = 0.54, CN = 77) 2.49 ACRES (108,292 SF)
 COMPOSITE CURVE NUMBER = 92.61
 COMPOSITE C VALUE = 0.85

Attached to Administrative
 Approval

John A. Fortune
Solomon A. Fortune

Kimley»Horn
 NC License #F-0102
 200 SOUTH TRYON ST.
 SUITE 200
 CHARLOTTE, NC 28202
 PHONE: (704) 333-5131
 © 2020

NO.	DATE	REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

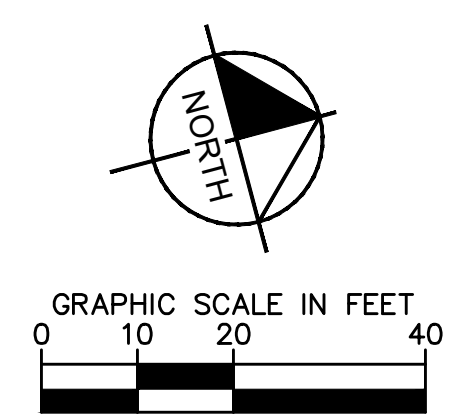
HARRIS TEETER

HARRIS TEETER FUEL CENTER STORE #88 - STEELCROFT
13000 S TRYON STREET
 CHARLOTTE, NORTH CAROLINA 28278
 MECKLENBURG COUNTY

FUEL STATION SITE PLAN

DESIGNED BY: MGF
 DRAWN BY: MGF
 CHECKED BY: MFJ
 DATE: 07/01/2020
 PROJECT#: 015640136

C2-1



July 01, 2020 - 8:55am By: Megan Fitzsimmons

C:\Users\megan.fitzsimmons\K\Harris Teeter 2 - Documents\136 Steele Creek Charlotte NC Fuel Center\02 - DWG\Plansheets\C5-0 LANDSCAPE PLAN.dwg

Attached to Administrative Approval

Solomon A. Fortune

WMCI CHARLOTTE XII, LLC
DB 26602, PG 356
PARCEL 2, STEELCROFT FARM APARTMENTS MAP 1
MB 48, PG 964
STEELCROFT PARKWAY
TAX PARCEL: 199-551-08
ZONED: R-17MF

WFC STEELCROFT FUND II LLC
DB 24318, PG 299
#13000 S TRYON ST
TAX PARCEL: 199-551-09
ZONED: CC
AREA: 423,131 SQ.FT. OR 9.714 ACRES

WMCI CHARLOTTE XII, LLC
DB 26602, PG 356
PARCEL 2, STEELCROFT FARM APARTMENTS MAP 1
MB 48, PG 964
STEELCROFT PARKWAY
TAX PARCEL: 199-551-08
ZONED: R-17MF

WATERS CONVENIENCE STORES LLC
DB 23150, PG 309
1.529 ACRE TRACT, STEELCROFT RETAIL CENTER
MB 51, PG 245
#12930 SOUTH TRYON STREET
TAX PARCEL: 199-551-98
ZONED: CC

PLANT SCHEDULE

Table with columns: TREES, CODE, QTY, COMMON NAME, BOTANICAL NAME, METHOD, CAL. Includes entries for Black Gum, Red Maple, Inkberry Holly, Fescue Grass, and Mulch.

- FIVE (5) EXISTING PARKING LOT TREES HAVE BEEN REMOVED AND SEVENTEEN (19) NEW TREES ARE PROPOSED.

LANDSCAPE NOTES

- 1. ALL LANDSCAPED AREAS ARE TO RECEIVE 4" OF TOP SOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED PER EARTHWORK SPECIFICATIONS.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
8. CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN UNTIL FINAL ACCEPTANCE, CERTIFICATE OF OCCUPANCY, OR A MOWABLE STAND OF GRASS IS ACHIEVED, WHICHEVER IS LAST.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED OF ONE YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
11. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (MOST CURRENT EDITION) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
13. ALL MULCH AREAS AROUND TREES (4" DIAMETER, TYP.) ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF FOUR INCHES.
14. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
15. CANOPY TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE OWNER TO RESOLVE BEFORE PLANTING.
16. ALL PROPOSED TREES WITHIN SIGHT TRIANGLES AND ALONG ROADWAYS TO BE LIMBED UP TO CLEAR SIGHT OBSTRUCTION.
17. ALL DISTURBED AREAS TO BE SODED WITH A GRASS SPECIES THAT MATCHES THE ADJACENT GRASS OR FULLY LANDSCAPED.

WHOLE PARKING LOT TO REMAIN IN COMPLIANCE WITH CITY OF CHARLOTTE STANDARDS

APPROX. 283 SF (TYP.)

APPROX. 300 SF (TYP.)

256 LF OF 24" Reinforced Concrete @ 0.61%

Kimley-Horn logo and contact information: NC License #F-0102, 200 SOUTH TRYON ST., SUITE 200, CHARLOTTE, NC 28202, PHONE: (704) 333-5131

PRELIMINARY NOT FOR CONSTRUCTION

Table with columns: NO., DATE, REVISIONS

HARRIS TEETER logo and CLIENT information: HARRIS TEETER FUEL CENTER STORE #88 - STEELCROFT

PROJECT information: HARRIS TEETER FUEL CENTER STORE #88 - STEELCROFT, 13000 S TRYON STREET, CHARLOTTE, NORTH CAROLINA 28278, MECKLENBURG COUNTY

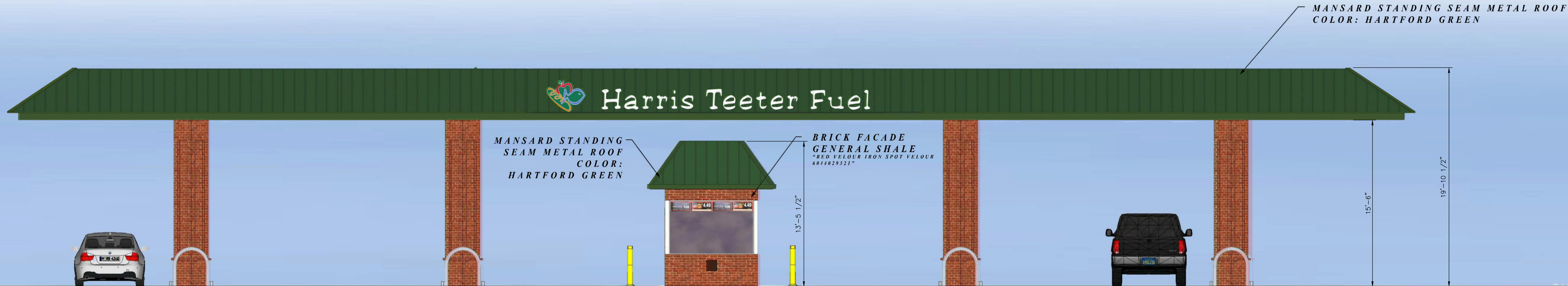
TITLE: OVERALL LANDSCAPE PLAN

DESIGNED BY: MGF, DRAWN BY: MGF, CHECKED BY: MFJ, DATE: 07/01/2020, PROJECT#: 015640136

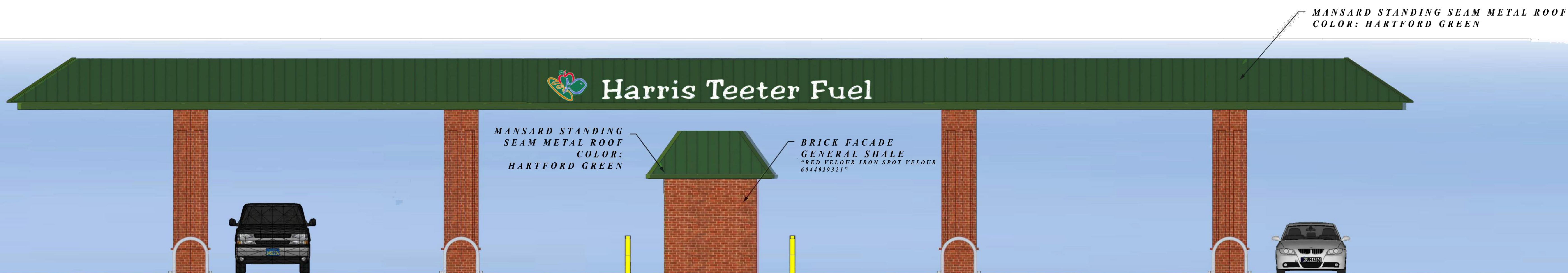
C5-0



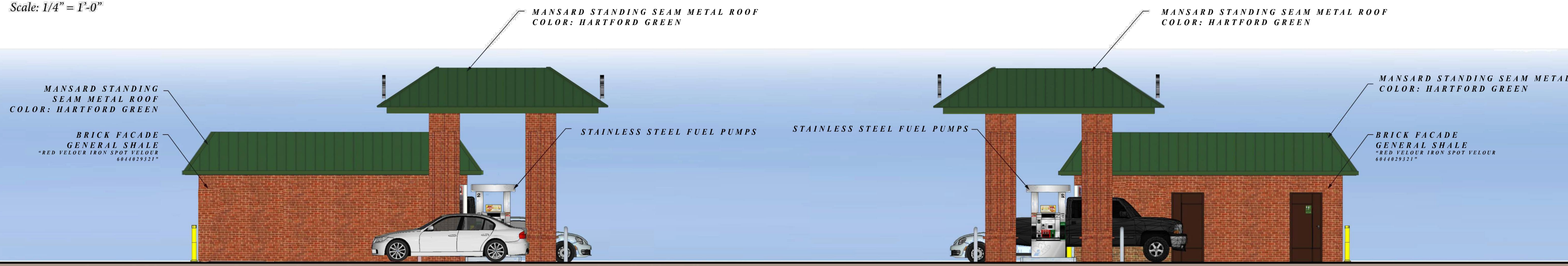
Know what's below. Call before you dig.



North Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"



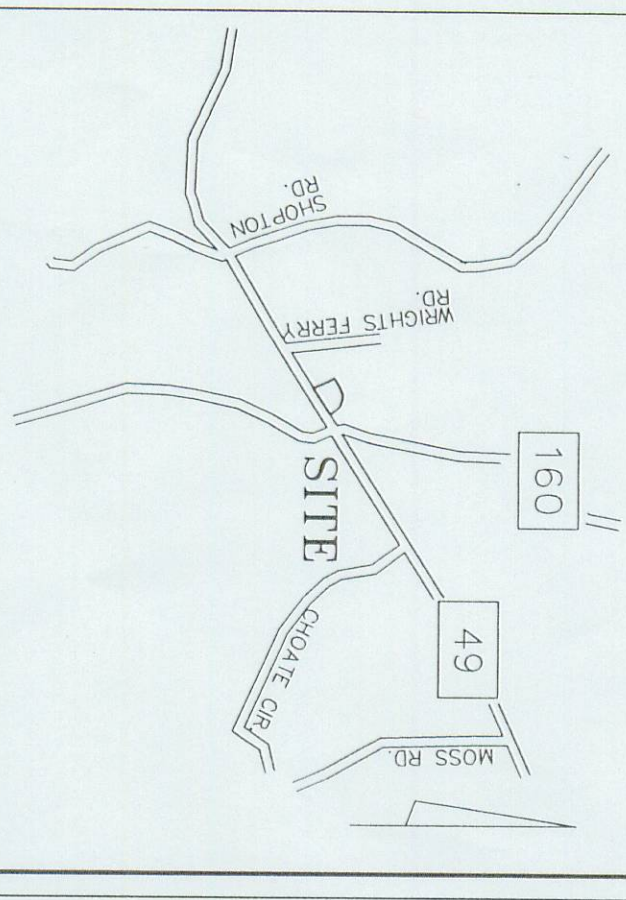
East Elevation
Scale: 1/4" = 1'-0"

West Elevation
Scale: 1/4" = 1'-0"

Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune



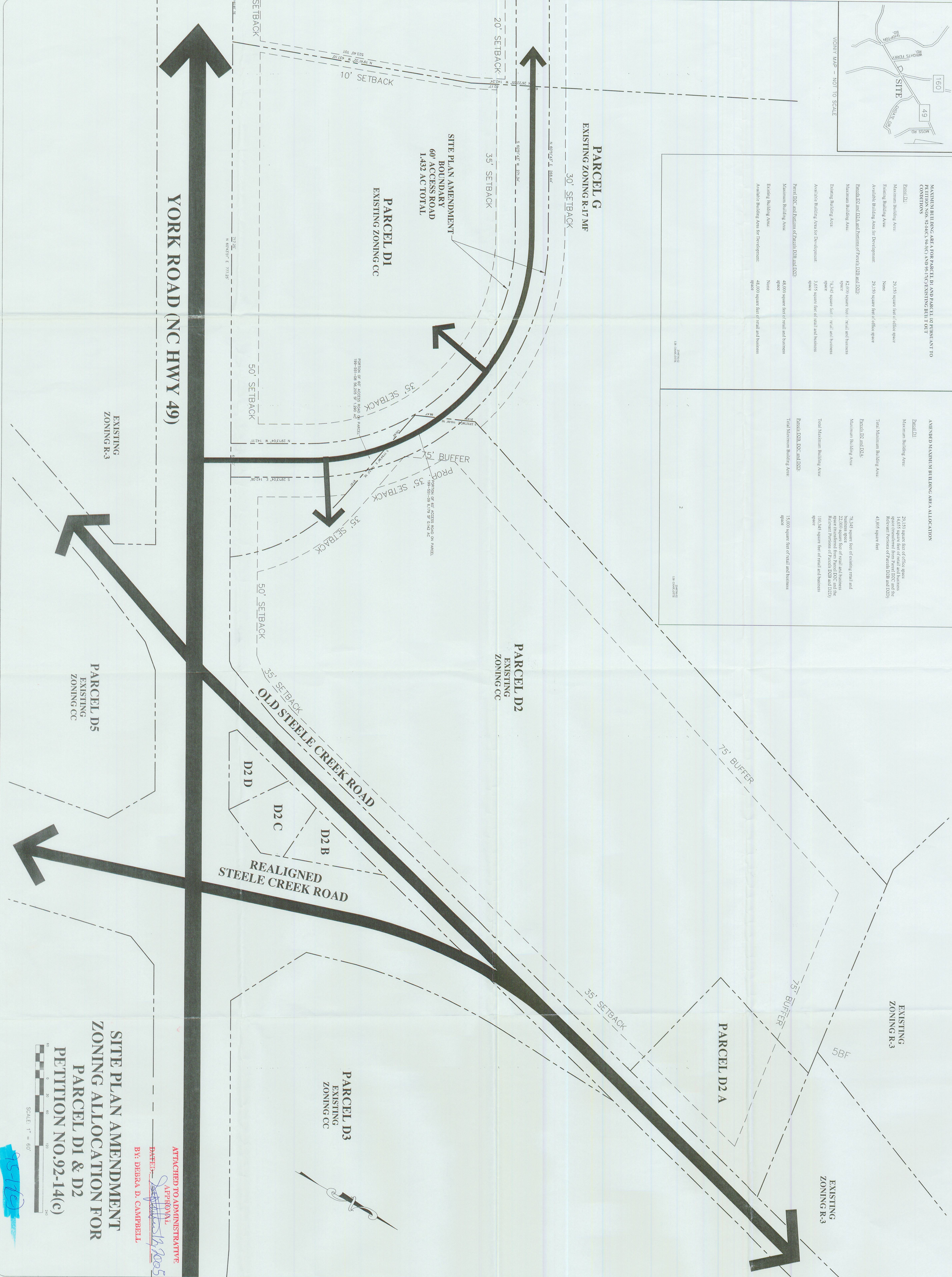
LOCATION MAP - NOT TO SCALE

MAXIMUM BUILDING AREA FOR PARCEL D1 AND PARCEL D2 PURSUANT TO PETITION NOS. 92-14(C), 94-1(C), AND 95-17(G) EXISTING BUILDING CONDITIONS

Parcel D2:	Parcel D1:
Maximum Building Area	29,150 square feet of office space
Existing Building Area	None
Available Building Area for Development:	29,150 square feet of office space
Parcel D2 and D2A and Portions of Parcel D2B and D2D:	82,000 square feet of retail and business space
Maximum Building Area:	78,345 square feet of retail and business space
Existing Building Area:	None
Available Building Area for Development:	78,345 square feet of retail and business space
Parcel D2C and Portions of Parcel D2B and D2D:	48,000 square feet of retail and business space
Maximum Building Area:	None
Existing Building Area:	None
Available Building Area for Development:	48,000 square feet of retail and business space

AMENDED MAXIMUM BUILDING AREA ALLOCATION

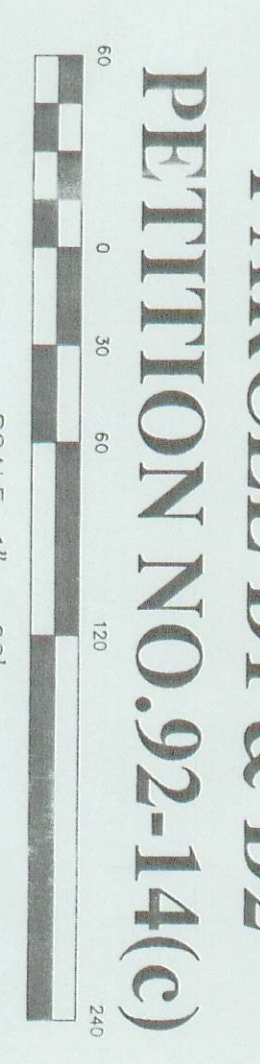
Parcel D1:	Parcel D2:
Maximum Building Area:	29,150 square feet of office space
Existing Building Area:	None
Available Building Area for Development:	29,150 square feet of office space
Parcel D2B, D2C and D2D:	78,345 square feet of existing retail and business space transferred from Parcel D2C and the Available Portions of Parcel D2B and D2D
Maximum Building Area:	100,345 square feet of retail and business space
Existing Building Area:	None
Available Building Area for Development:	100,345 square feet of retail and business space



YORK ROAD (NC HWY 49)

**SITE PLAN AMENDMENT
ZONING ALLOCATION FOR
PARCEL D1 & D2
PETITION NO. 92-14(c)**

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATE: 11/19/05
BY: DEBRA D. CAMPBELL



C1

SITE PLAN AMENDMENT

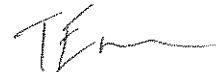
STEELECROFT
MERRIFIELD PARTNERS
CHARLOTTE, NORTH CAROLINA

PROJECT NUMBER	DRAWING SCALE	REV	DATE
004	1"=40'		
DESIGN BY	PROJECT DATE	REVISED NOTES PER ATTORNEY	DATE
APPROVED BY	PROJECT NUMBER	REVISED NOTES PER ATTORNEY	DATE
DATE	REV DATE		
REV	DATE		

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: September 12, 2005



TO: Katrina Young
Interim Zoning Administrator

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 92-14(c) by NCF Financial Corp. and 95-17(c) by KFI-CVK Limited Partnership.

Attached are revised plans for the above petitions. These plans have been revised to re-allocate retail square footage between these sites. These re-allocations will not increase the overall allowable square footage for these sites. Since these changes are minor, I am administratively approving these revised plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note that all other conditional notes and ordinance requirements still apply.

Kennedy Covington
ATTORNEYS AT LAW

John Hemstreet Carmichael
704.331.7509
Fax: 704.353.3209
jcarmichael@kennedycovington.com

September 12, 2005

VIA HAND DELIVERY

Mr. Tim Manes
Charlotte-Mecklenburg Planning Commission
600 East Fourth Street, 8th Floor
Charlotte, NC 28202-2853

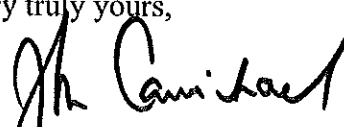
RE: Administrative Site Plan Amendment regarding Petition No. 92-14(C)

Dear Tim:

I hope this letter finds you well. In connection with the above captioned matter, and in accordance with our telephone conversation on Friday, I am enclosing four copies of the Administrative Site Plan Amendment plans, and a copy of a Zoning Entitlement Allocation Agreement that has been executed by all of the relevant property owners in which they consent to the requested Administrative Site Plan Amendment. I am also enclosing a check in the amount of \$330.00 payable to the order of the Charlotte-Mecklenburg Planning Commission in payment of the filing fee.

I appreciate your consideration of this request for an Administrative Site Plan Amendment, and should you have any questions or comments, please do not hesitate to give me a call.

Very truly yours,


John H. Carmichael
For the Firm

JHC/aca

Enclosures

cc: George Macon (w/o enclosures)

2356616.01
LIB: CHARLOTTE

STATE OF NORTH CAROLINA

ZONING ENTITLEMENT ALLOCATION AGREEMENT

MECKLENBURG COUNTY

THIS ZONING ENTITLEMENT ALLOCATION AGREEMENT (the "Agreement") is made and entered into this 29 day of July, 2005 by and among KFI-CVK #1 Limited Partnership ("KFI #1"), a North Carolina limited partnership, KFI Limited Partnership ("KFI"), a North Carolina limited partnership, CK Steele Creek, LLC ("CK"), a North Carolina limited liability company, Alta Enterprises, Inc. ("Alta"), a North Carolina corporation, and JMJ Associates ("JMJ"), a North Carolina limited partnership ("JMJ").

STATEMENT OF PURPOSE

KFI #1 is the owner of three parcels of land located on Steele Creek Road in Mecklenburg County, North Carolina that together contain approximately 9.895 acres, and these parcels of land are designated as Parcel Nos. 199-551-09, 199-551-11 and 199-551-12 on the Mecklenburg County Tax Maps (the "KFI #1 Parcels").

KFI is the owner of a parcel of land located on Steele Creek Road in Mecklenburg County, North Carolina that contains approximately 1.86 acres and is designated as Parcel No. 199-551-10 on the Mecklenburg County Tax Maps (the "KFI Steele Creek Road Parcel").

KFI is the owner of a parcel of land located on York Road and Steele Creek Road in Mecklenburg County, North Carolina that contains approximately 50.67 acres and is designated as Parcel No. 199-551-08 on the Mecklenburg County Tax Maps (the "KFI York Road Parcel").

CK is the owner of a parcel of land located on Steele Creek Road in Mecklenburg County, North Carolina that contains approximately .095 acres and is designated as Parcel No. 201-231-17 on the Mecklenburg County Tax Maps (the "CK Parcel").

Alta and JMJ are the owners of a parcel of land located on York Road in Mecklenburg County, North Carolina that contains approximately 1.37 acres and is designated as Parcel No. 201-231-08 on the Mecklenburg County Tax Maps (the "Alta Parcel").

On December 7, 1992, the Mecklenburg County Board of Commissioners rezoned numerous parcels of land located in the Lower Steele Creek Area to various zoning classifications pursuant to Rezoning Petition No. 92-14(c), including the KFI #1 Parcels, the KFI Steele Creek Road Parcel, the KFI York Road Parcel, the CK Parcel and the Alta Parcel. A copy of a portion of the approved conditional rezoning plan (the "Plan") relating to Rezoning Petition No. 92-14(c) is attached hereto as Exhibit A and incorporated herein by reference.

Pursuant to Rezoning Petition No. 92-14(c) and the Plan, those parcels of land designated as Parcels D1 and D2 on the Plan were rezoned to the Commercial Center zoning district. The

2339844.01
LIB: CHARLOTTE

Plan divides portions Parcel D2 into several separate sub-parcels that are designated as Parcels D2A, D2B, D2C and D2D.

Parcel D1 is comprised entirely of the southernmost portion of the KFI York Road Parcel. Parcel D2 is comprised of the northeastern most portion of the KFI York Road Parcel, the KFI Steele Creek Road Parcel, the KFI #1 Parcels, the CK Parcel and the Alta Parcel.

Pursuant to the Development Data Table on the Plan, Parcel D1 may be devoted to office uses, and it may contain a maximum of 29,150 square feet of building area. Under the Development Data Table on the Plan, Parcel D2 may be devoted to retail and business uses, and it may contain a maximum of 130,000 square feet of building area. Neither the Development Data Table nor the Plan allocates the 130,000 square feet of approved retail and business space among the sub-parcels or tax parcels within Parcel D2.

On March 21, 1994, the Mecklenburg County Board of Commissioners approved an amendment to the Plan for a portion of Parcel D2 pursuant to Rezoning Petition No. 94-3(c). The Plan, as amended, provides that a freestanding Harris Teeter grocery store (not to exceed 60,000 square feet and not to be less than 45,000 square feet) may be developed on the relevant portion of Parcel D2. The amended Plan does not reduce the total amount of retail and business square footage that may be developed on Parcel D2, which is 130,000 square feet.

On April 18, 1995, the Mecklenburg County Board of Commissioners approved another amendment to the Plan for the same portion of Parcel D2 pursuant to Rezoning Petition No. 95-17(c). The Plan, as amended, provides that a shopping center (not to exceed 82,000 square feet and not to be less than 45,000 square feet) may be developed on the relevant portion of Parcel D2. The amended Plan does not reduce the total amount of retail and business square footage that may be developed on Parcel D2, which is 130,000 square feet.

Presently, Parcel D2 is improved with 78,345 square feet of retail space, leaving a balance of 51,655 square feet of retail and business space (hereinafter referred to as the "Remaining Retail Entitlement") that may be developed on Parcel D2 under the Plan. Parcel D1 has not been improved as of the date of this Agreement.

As more particularly set out below, the parties hereto desire to allocate and assign 37,000 square feet of the Remaining Retail Entitlement to the various tax parcels that comprise Parcel D2, and to transfer the remaining 14,655 square feet of the Remaining Retail Entitlement to Parcel D1. The parties hereto further desire and agree to pursue an administrative amendment to the Plan from the Charlotte-Mecklenburg Planning Commission to effect the transfer of 14,655 square feet of the Remaining Retail Entitlement from Parcel D2 to Parcel D1 under the approved zoning documents for these parcels.

TERMS

NOW, THEREFORE, in consideration of the premises and the mutual benefits and duties herein contained, the parties hereto agree as follows:

1. Allocation of 37,000 Square Feet of the Remaining Retail Entitlement. The parties hereby allocate and assign 37,000 square feet of the Remaining Retail Entitlement to the various tax parcels within Parcel D2 as follows:

(a) 10,000 square feet of the Remaining Retail Entitlement is allocated and assigned to the KFI #1 Parcels (Parcel Nos. 199-551-09, 199-551-11 and 199-511-12). Accordingly, a maximum of 10,000 square feet of the Remaining Retail Entitlement may be developed on the KFI #1 Parcels.

(b) 15,000 square feet of the Remaining Retail Entitlement is allocated and assigned jointly to the CK Parcel and the Alta Parcel (Parcel Nos. 201-231-08 and 201-231-17). Accordingly, a maximum of 15,000 square feet of the Remaining Retail Entitlement may be developed on the CK Parcel and the Alta Parcel.

(c) 12,000 square feet of the Remaining Retail Entitlement is allocated and assigned to the KFI Steele Creek Road Parcel (Parcel No. 199-551-10). Accordingly, a maximum of 12,000 square feet of the Remaining Retail Entitlement may be developed on the KFI Steele Creek Road Parcel.

2. Transfer of 14,655 Square Feet of the Remaining Retail Entitlement from Parcel D2 to Parcel D1. The parties hereby transfer the remaining 14,655 square feet of the Remaining Retail Entitlement from Parcel D2 to Parcel D1, and the parties agree to pursue an administrative amendment to the Plan from the Charlotte-Mecklenburg Planning Commission to effect such transfer under the approved zoning documents for these parcels. In that regard, the parties hereto further agree to execute any such documents as may reasonably be required to pursue and obtain the above described administrative amendment to the Plan.

3. Subsequent Rezoning of any Parcel of Land Subject to this Agreement. The sole purpose of this Agreement is to allocate and assign 37,000 square feet of the Remaining Retail Entitlement under the Plan to the various tax parcels within Parcel D2, and to transfer the remaining 14,655 square feet of the Remaining Retail Entitlement from Parcel D2 to Parcel D1. This Agreement shall not restrict or prevent the owner of any parcel of land subject to this Agreement from seeking a rezoning of its parcel of land by the City of Charlotte to change or increase the development rights on its parcel of land.

4. Recordation. The parties hereto agree that this Agreement shall be recorded in the Mecklenburg County Public Registry upon its complete execution.

5. Governing Law. This Agreement is to be governed, construed and enforced in accordance with the laws of the State of North Carolina.

6. Merger. This Agreement contains the sole and entire agreement of the parties with respect to the matters contemplated hereunder, and no representation, inducement, promise or agreement, oral or written between the parties and not incorporated herein shall be of any force or effect. Any amendment to this Agreement shall be in writing and executed by the parties hereto or their successors or assigns.

7. Binding Effect; Running with the Land. The terms and provisions of this Agreement are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of and enforceable by the parties hereto, their respective successors in interest, grantees and assignees, upon the terms, provisions and conditions herein set forth.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

KFI-CVK #1 LIMITED PARTNERSHIP, a North Carolina limited partnership

By: Crosland Investors, Inc., a North Carolina corporation, its General Partner

By: _____
Name: _____
Its: _____

KFI LIMITED PARTNERSHIP, a North Carolina limited partnership

By: Rue A. Knox
Name: RUE A. KNOX
Its: General Partner

CK STEELE CREEK, LLC, a North Carolina limited liability company

By: Childress Klein Properties, Inc, a North Carolina corporation, Manager/Member

By: _____
Name: _____
Its: _____

ALTA ENTERPRISES, INC., a North Carolina corporation

By: _____
Name: _____
Its: _____

JMI ASSOCIATES, a North Carolina limited partnership

By: _____
Name: _____
Its: _____

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

KFI-CVK #1 LIMITED PARTNERSHIP, a North Carolina limited partnership

By: Crosland Investors, Inc., a North Carolina corporation, its General Partner

By: [Signature]
Name: Susan S. McQuire
Its: VP

KFI LIMITED PARTNERSHIP, a North Carolina limited partnership

By: _____
Name: _____
Its: _____

CK STEELE CREEK, LLC, a North Carolina limited liability company

By: Childress Klein Properties, Inc, a North Carolina corporation, Manager/Member

By: _____
Name: _____
Its: _____

ALTA ENTERPRISES, INC., a North Carolina corporation

By: [Signature]
Name: H. Allen Tate, Jr.
Its: PRES.

JMJ ASSOCIATES, a North Carolina limited partnership

By: [Signature]
Name: John Crosland, Jr.
Its: General Partner

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

KFI-CVK #1 LIMITED PARTNERSHIP, a North Carolina limited partnership

By: Crosland Investors, Inc., a North Carolina corporation, its General Partner

By: _____
Name: _____
Its: _____

KFI LIMITED PARTNERSHIP, a North Carolina limited partnership

By: _____
Name: _____
Its: _____

CK STEELE CREEK, LLC, a North Carolina limited liability company

By: Childress Klein Properties, Inc, a North Carolina corporation, Manager/Member

By: R. David Haggart
Name: R. David Haggart
Its: Vice President

ALTA ENTERPRISES, INC., a North Carolina corporation

By: _____
Name: _____
Its: _____

JMJ ASSOCIATES, a North Carolina limited partnership

By: _____
Name: _____
Its: _____