

# Bank of America Steele Creek New Store

Steele Creek Road  
Charlotte, North Carolina

ARCHITECT:

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08-51

**SITE DATA:**

TAX PARCEL ID # 201-231-08  
TOTAL AREA = 1.53 AC  
DISTURBED AREA = 1.53 AC  
BLDG GROSS AREA = 6,222 SF

ALL TRASH WILL BE SHREDDED AND STORED WITHIN THE BRANCH BANK BEFORE IT'S REMOVED.

FLOOD NOTE : NO PORTION OF THIS PROPERTY LIES IN A FLOOD PROTECTION AREA, COMMUNITY PANEL 37119C 0243E EFFECTIVE FEB 2, 2004.

**PARKING DATA**

GROSS AREA = 6,222 SF  
REQUIRED = 1 SPACE/200 SF \* 6,222 SF = 32 SPACES  
HANDICAP PARKING STALLS REQUIRED = 2 HC STALLS

PROVIDED = 32 SPACES  
2 HC SPACES

TOTAL SPACES PROVIDED = 34 SPACES

**PROJECT DESCRIPTION**

BANK OF AMERICA PROPOSES TO CONSTRUCT 6,222 SQUARE FOOT ON SLAB BANK BRANCH BUILDING AND A DRIVE-THRU TO ACCESS THE DRIVE-THRU WINDOWS AND A DRIVE-THRU ATM ON THE PROPOSED BANK OF AMERICA SITE AT THE NORTHWEST CORNER OF STEELE CREEK ROAD/HIGHWAY 160 AND YORK ROAD/NC HIGHWAY 49 IN THE CITY OF CHARLOTTE, NC. THE DRIVE-THRU TRAFFIC MOVES FROM THE NORTH TO SOUTH. THE SITE WILL BE ACCESSED ON YORK ROAD AND BY ACCESS ROAD FROM THE EXISTING DEVELOPMENT.

**IMPERVIOUS/PERVIOUS RATIO**

EXISTING CONDITION:

TOTAL AREA = 1.53 AC  
IMPERVIOUS AREA = 0.00 AC  
PERVIOUS AREA = 1.53 AC

PROPOSED CONDITION:

TOTAL AREA = 1.53 AC  
IMPERVIOUS AREA = 0.75 AC  
PERVIOUS AREA = 0.78 AC  
% IMPERVIOUS = 0.75 / 1.53 = 49%  
% PERVIOUS = 0.78 / 1.53 = 51%

**ZONING REQUIREMENTS**

SETBACKS (YARDS):  
FRONT BUILDING SETBACK: 50'-0"  
NORTH PARKING SETBACK: 35'-0"  
REAR BUILDING SETBACK: 25'-0"  
REAR PARKING SETBACK: N/A  
SIDE BUILDING SETBACK: 50'-0"  
SIDE PARKING SETBACK: 50'-0"

DRIVE-UP LANE CONFIGURATION  
LANE 1: (1) NDB, (1) DWR (1) VAT  
LANE 2: (2) VAT  
LANE 3: (1) ATM, (1) FUTURE ATM  
LANE 4: ESCAPE LANE

**SITE PLAN NOTES**

- 32 REQUIRED PARKING SPACES; (1) SPACE FOR EVERY 200 SQ. FT. OF BUILDING AREA.
- LANDSCAPE BUFFER REQUIREMENTS TO BE DETERMINED PER AGREEMENTS WITH PARENT TRACT.
- SIZE OF STANDARD PARKING SPACE: MIN. 18'-6" x 8'-6" WITH A 23' TRAVEL LANE.
- EXISTING ZONING: SMALL PLAN AREA. PROPOSED ZONING: COMMERCIAL CENTER DISTRICT.
- ACCESS TO HIGHWAY 160 IS RESTRICTED FROM THE NORTH END OF THE SITE; SHOPPING CENTER ACCESS ROAD IS TO BE RELOCATED PER AGREEMENTS WITH PARENT TRACT.

**DEVELOPMENT INFORMATION**

DEVELOPER: CROSLAND, INC.  
CONTACT: RYAN PRESTON  
PHONE: (704) 561-5277  
PARCEL: 201-231-08  
PARCEL AREA: 1.5298  
SHADED AREA OUTSIDE OF PROPERTY: 6,377 S.F.

Issue	Date & Issue	Description	By	Check
1	1-24-2008	REZONING SUBMITTAL	BC	DMM

Seal/Signature

Project Name

Bank of America- Steele Creek  
Steele Creek Road  
Charlotte, NC

Project Number

15252180

CAD File Name

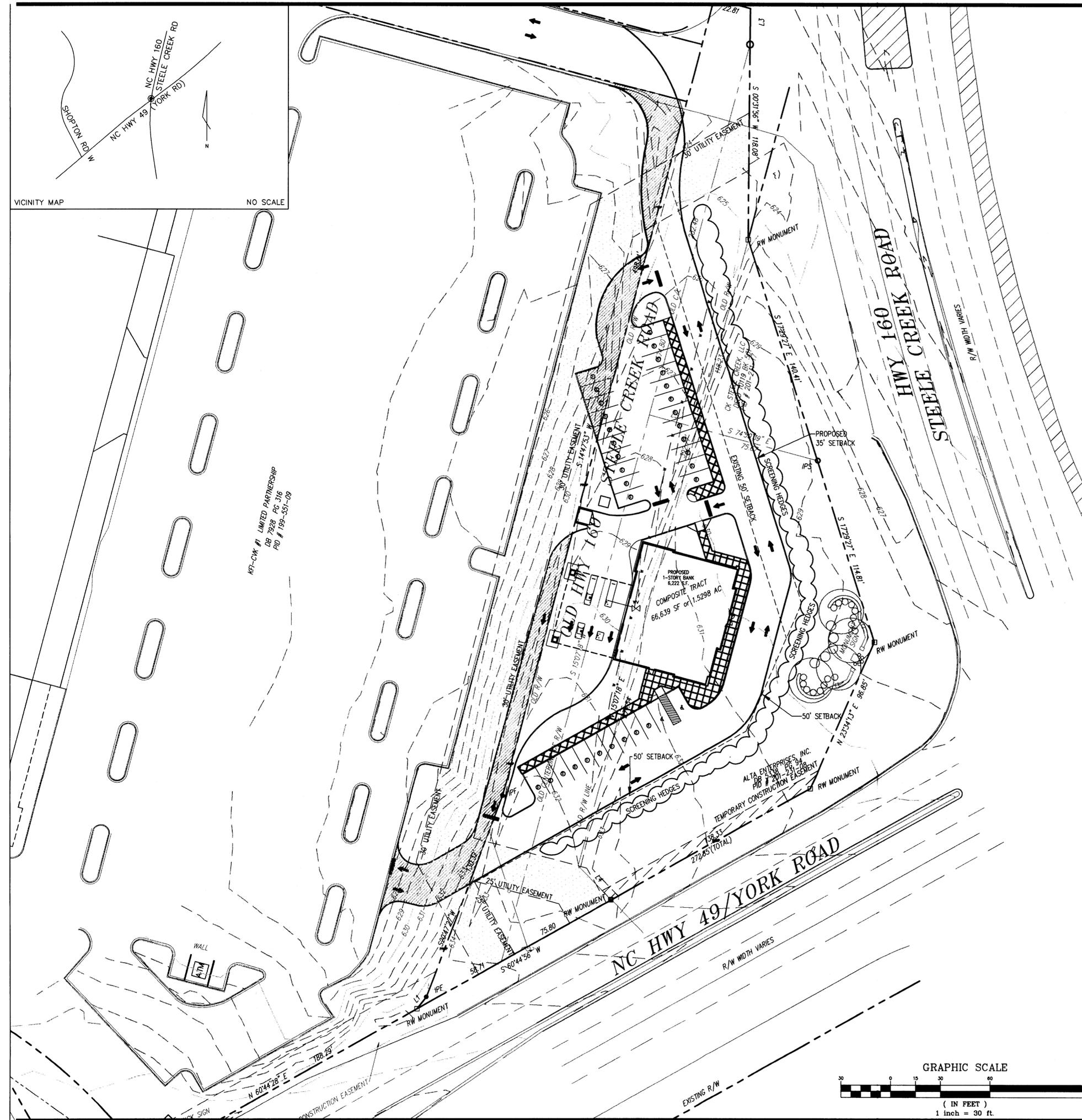
Description

SITE PLAN

Scale

1"=30'

C-3.0



BEFORE EXCAVATING  
DIAL NORTH CAROLINA "ONE CALL"  
AT 1-800-632-4949

24 HOUR CONTACT:  
CHRIS McCALLISTER  
PHONE: (214) 668-1621

