

KEY NOTES

SITE DATA:
EXISTING ZONING: CC
PROPOSED ZONING: CC SPA
MAXIMUM BUILDING AREA: 10,000 SF
ALL CC USES EXCLUDING GAS/CONVENIENCE STORES AND RESTAURANTS WITH DRIVE-THRU WINDOWS.
TAX PARCEL ID # 201-231-08
TOTAL AREA = 1.53 AC
DISTURBED AREA = 1.53 AC
BLDG GROSS AREA = 6,222 SF
SITE LIGHTING SHALL USE FULL CUT OFF FIXTURES, TYP.
NO WALL PACK TYPE LIGHTING WILL BE ALLOWED PER CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT COMMENTS DATED 3/7/08.
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 SPACES
PROVIDED = 38 STANDARD SPACES + 2 HC SPACES
TOTAL SPACES PROVIDED = 40 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 SHOPPING CENTER.

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%

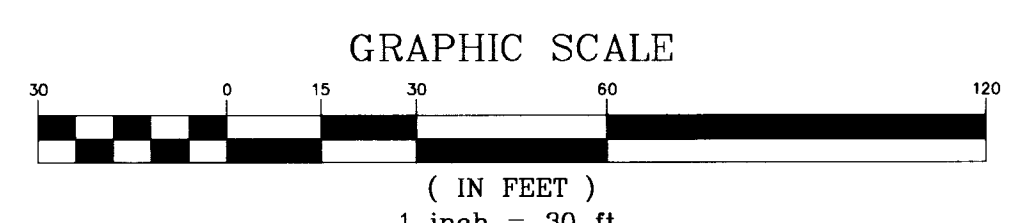
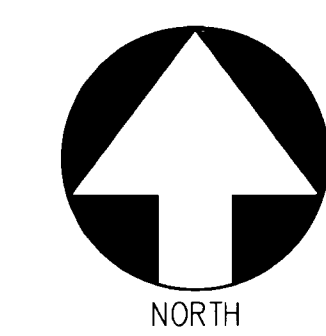
ZONING REQUIREMENTS
SETBACKS (YARDS):
FRONT BUILDING SETBACK: 50'-0"
NORTH PARKING SETBACK: 35'-0"
REAR BUILDING SETBACK: 25'-0"
REAR PARKING SETBACK: N/A
SIDE BUILDING SETBACK: 50'-0"
SIDE PARKING SETBACK: 50'-0"
DRIVE-UP LANE CONFIGURATION
LANE 1: (1) NDB, (1) DWR (1) VAT
LANE 2: (2) VAT
LANE 3: (1) ATM, (1) FUTURE ATM
LANE 4: ESCAPE LANE

SITE PLAN NOTES
1. 32 REQUIRED PARKING SPACES; (1) SPACE FOR EVERY 200 SQ. FT. OF BUILDING AREA.
2. LANDSCAPE BUFFER REQUIREMENTS TO BE DETERMINED PER AGREEMENTS WITH PARENT TRACT.
3. SIZE OF STANDARD PARKING SPACE: MIN. 18'-6" x 8'-6" WITH A 23' TRAVEL LANE.
4. EXISTING ZONING: SMALL PLAN AREA. PROPOSED ZONING: COMMERCIAL CENTER DISTRICT.
5. 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.
6. AN 8' PLANTING STRIP AND 6' SIDEWALK ARE TO BE CONSTRUCTED ALONG STEELE CREEK AND YORK ROAD.

DEVELOPMENT INFORMATION
DEVELOPER: CROSSLAND, INC.
CONTACT: JENNY VALMONT
PHONE: (704) 676-1556
PARCEL: 201-231-08
PARCEL AREA: 1.53 ACRES
SHADED AREA OUTSIDE OF PROPERTY: 7,687 S.F.

SHEET NOTES

* PLANTING MATERIALS SHALL MATCH THE TYPE OF TREES/HEDGES PLANTED ON THE OTHER THREE CORNERS AT THE INTERSECTION OF STEELE CREEK ROAD AND YORK ROAD.



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

Bank of America Steele Creek New Store

Steele Creek Road & York Road
Charlotte, North Carolina

SERIAL NUMBER: NC0076
NRSP VERSION: 2
BULLETIN: 22

ARCHITECT:
Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.
One Piedmont Center
3565 Piedmont Road, Suite 303
Atlanta, Georgia 30305
Ph: (404) 233-5453
Fx: (404) 264-0929

Issue	Date & Issue Description	By	Check
01	03/20/08 ISSUED FOR REVIEW	HG	AHJ
02	4/18/08 ISSUED FOR REVIEW	LM	AHJ

Seal/Signature

Project Name
Bank of America
Steele Creek

PROTOTYPE LAYOUT
DEVIATED MEDIUM REAR

CAD File Name
209003.00

Description
FLOOR PLAN

Scale
AS NOTED

L3-01

KEY NOTES

Bank of America
Steele Creek
New Store

Steele Creek Road & York Road
Charlotte, North Carolina

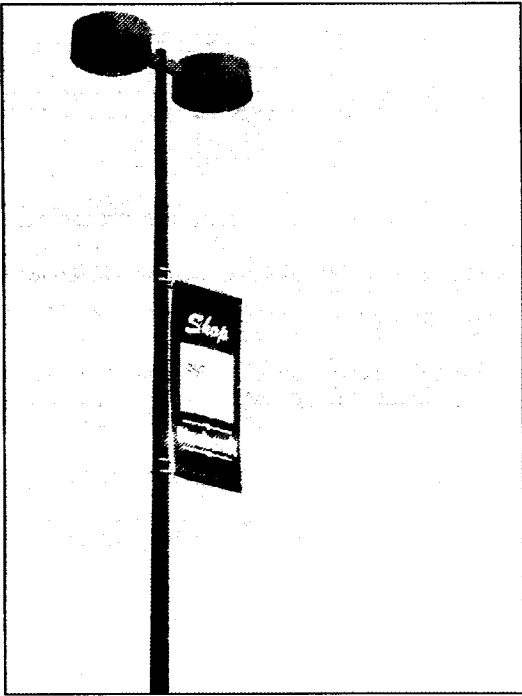
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LJ&A LEPPARD JOHNSON & ASSOCIATES, P.C.
CONSULTING ENGINEERING/PROJECT MANAGEMENT
100 CRESCENT CENTRE PARKWAY, SUITE 750
TUCKER, GEORGIA 30084
(770)270-1588 FAX: (770)270-9588
JOB #: 27009

Issue	Date & Issue Description	By	Check
01	03/20/08	TCM	AHJ
ISSUED FOR REVIEW			
02	04/18/08	TCM	AHJ
ISSUED FOR REVIEW			



SHEET NOTES

1. ALL LIGHTING FIXTURES ARE TO BE FULLY SHIELDED.
2. NO WALL PACK TYPE LIGHTING SHALL BE USED.

Seal/Signature

Project Name
Bank of America
Steele Creek

PROTOTYPE LAYOUT
MEDIUM
CAD File Name
269003.00
Description
ELECTRICAL SITE PLAN

Scale
AS NOTED

ES1.02

LIGHTING FIXTURE SYMBOL LEGEND			
SYMBOLS ARE SHOWN FOR REFERENCE ONLY AND MAY OR MAY NOT BE USED ELSEWHERE IN CONSTRUCTION DOCUMENTS.			
SYMBOL(S)	DESCRIPTION	MOUNT HEIGHT	NOTES
⬆➔	FLOOD LIGHT		
⬆⬆	POLE AND FIXTURE		
⬆⬆	BOLLARD FIXTURE W/ LIGHT		

LIGHT FIXTURE SYMBOL LEGEND NOTES:
GENERAL NOTES:
G1. CAPITAL LETTERS ADJACENT FIXTURES DESIGNATES FIXTURE TYPE IN LIGHT FIXTURE SCHEDULE. LOWER CASE LETTER DESIGNATES DIMMING ZONE OR SWITCH LEG.
SPECIFIC ITEM NOTES:
L1. SHADED CIRCLE IS TYPICAL INDICATOR FOR EGRESS LIGHTING.

1

ES1.02

ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"

LIGHT FIXTURE SCHEDULE						
MARK	DESCRIPTION	MANUFACTURE/ CATALOG #	LAMP QUANTITY & TYPE	VOLTAGE/ DESIGN W	MOUNTING	NOTES
0A	ECOROUND ERA 30" ROUND ARM MOUNT LUMINAIRE	EMCO LIGHTING / ERA30-3H-1000MH	1	277	POLE	

Bank of America
Steele Creek
New Store

Steele Creek Road & York Road
Charlotte, North Carolina

SERIAL NUMBER: NC0076
NRSP VERSION: 2
BULLETIN: 22

ARCHITECT:
Smallwood, Reynolds,
Stewart, Stewart
& Associates, Inc.

One Piedmont Center
3565 Piedmont Road, Suite 301
Atlanta, Georgia 30305
PH: (404) 253-5453
FX: (404) 264-0929

KEY NOTES

- SIGNAGE BY OWNER - PIN-MOUNTED TYPE K-3 SIGN, TYP.
- ATM BY OWNER - NARROW TRIM KIT W/ ENVELOPE DISPENSER - ATM TO BE INSTALLED IN POSITION NEARER TO ENTRANCE DOOR IF ONLY ONE ATM TO BE PROVIDED AT OPENING.
- NOT USED
- NIGHT DEPOSITORY - BY OWNER
- VACUUM AIR TUBE (VAT) BY OWNER
- ENTRANCE CANOPY
- NOT USED
- FLAG POLE AND MOUNTING BRACKETS. FLAGS BY OWNER
- DRIVE THRU TELLER WINDOW BY OWNER
- NOT USED
- NOT USED
- NOT USED
- LED LANE LIGHTS PROVIDED BY EQUIPMENT VENDOR. C. OF SIGN=C. OF LANE.
- S3 MONIGLE SIGNAGE PROVIDED BY OWNER. C. OF SIGN=C. OF ISLAND.
- S3 MONIGLE SIGNAGE PROVIDED BY OWNER. C. OF SIGN=C. OF LANE.

EXTERIOR FINISH SCHEDULE

- BRICK** (TO BE SELECTED BY ARCHITECT)
- BR-1 BRICK TO COMPLEMENT DEVELOPMENT
BR-2 SOLDIER BRICK TO COMPLEMENT DEVELOPMENT
- ALUMINUM COMPOSITE METAL PANEL**
CONTACT MIKE CALDWELL @ (770) 985-0930
ACM-1 "BRITE RED" #JUMC40021 BY ALPOLIC
ACM-2 "RVW WHITE" #3MM4RVW3.5 BY ALPOLIC
- GLAZING**
GL-1 INSULATED GLAZING AS SPECIFIED
GL-2 MONOLITHIC GLAZING AS SPECIFIED
- ALUMINUM GLAZING FRAMES**
AF-1 CURTAINWALL SYSTEM AS SPECIFIED
AF-2 STOREFRONT SYSTEM AS SPECIFIED
- EXTERIOR INSULATING FINISH SYSTEM**
EIFS-1 COLOR TO COMPLEMENT THE DEVELOPMENT
EIFS-2 COLOR TO COMPLEMENT THE DEVELOPMENT
EIFS-3 COLOR TO COMPLEMENT THE DEVELOPMENT
- METAL COPING**
MC-1 PREFINISHED METAL COPING (PAINT TO MATCH EIFS-3)
- CONCRETE MASONRY UNIT**
CMU-1 TO COMPLEMENT THE DEVELOPMENT
- EXTERIOR PAINT**
EXPT-1 COLOR TO MATCH EIFS-1
EXPT-2 COLOR TO MATCH BR-1 & BR-2
EXPT-3 COLOR TO MATCH BR-1 & BR-2
SC-1 RE: FINISH SCHEDULE
- WATER TABLE**
WT-1 MASONRY CAPSTONE TO COMPLEMENT THE DEVELOPMENT

SHEET NOTES

- CONTRACTOR TO COORDINATE POWER FOR WALL MOUNTED SIGNS WITH OWNER SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION(S).
- STANDARD SIGN ABOVE ENTRANCE CANOPY IS BANK OF AMERICA K-5 TYPE LETTERSET.
- STANDARD BUILDING WALL-MOUNTED SIGNS OTHER THAN SIGN ABOVE ENTRANCE CANOPY IS BANK OF AMERICA K-3 TYPE LETTERSET. REF. DRAWING 01B ON THIS SHEET FOR TYPICAL MOUNTING HEIGHT OF SIGN.
- ALL EXTERIOR CURTAIN WALL/STOREFRONT FRAMES AND DOORS TO BE FINISHED WITH SC-1 (SEE FINISH SCHEDULE).

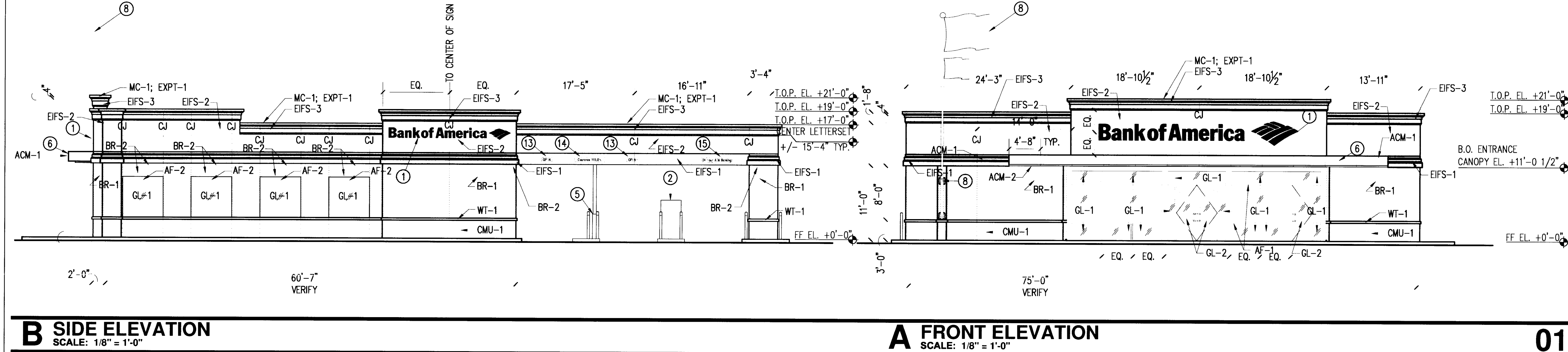
Issue	Date & Issue Description	By	Check
01	09/29/06 HARDLINE SCHEMATIC	LMG	EDC
02	10/17/06 ISSUED FOR REVIEW	LMG	EDC
03	11/10/06 ISSUED FOR REVIEW	LMG	EDC
04	11/20/06 50% DD REVIEW	LMG	EDC
05	12/13/06 50% DD REVIEW	LMG	EDC
06	09/21/07 ISSUED FOR REVIEW	LMG	EDC
07	03/20/08 ISSUED FOR REVIEW	LMG	AHJ
08	03/26/08 HARDLINE SCHEMATIC	LMG	EDC
09	04/02/08 ISSUED FOR EDC REVIEW	LMG	EDC
10	04/18/08 ISSUED FOR REVIEW	LMG	AHJ

Project Name
Bank of America
Steele Creek

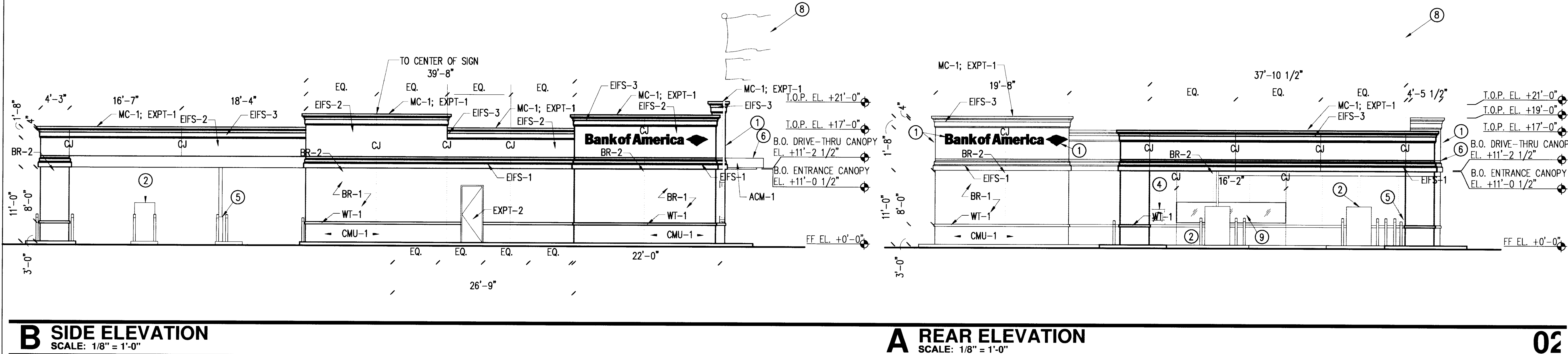
PROTOTYPE LAYOUT
DEVIATED MEDIUM REAR
CAD File Name
260903.00
Description
EXTERIOR ELEVATIONS

Scale
AS NOTED

A09.11



01



02