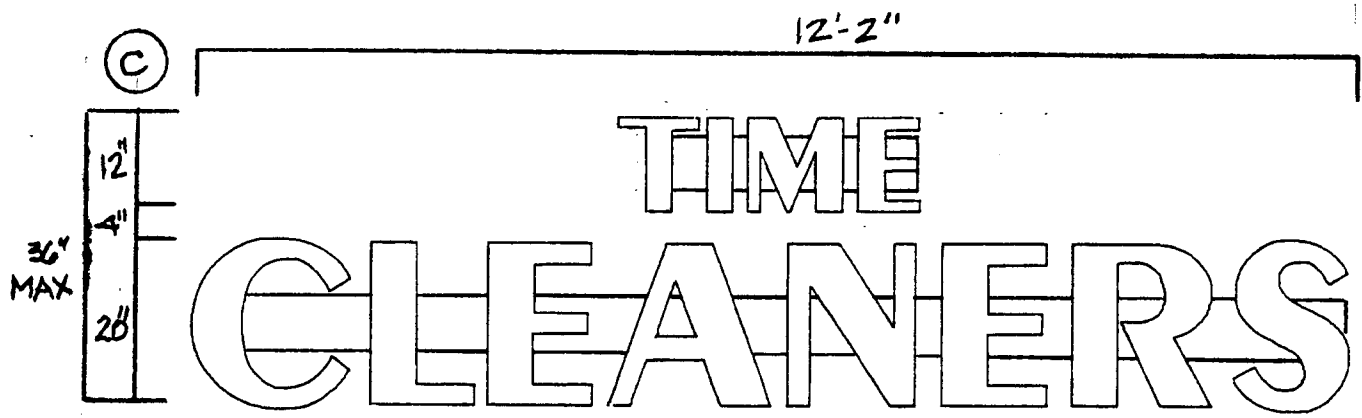
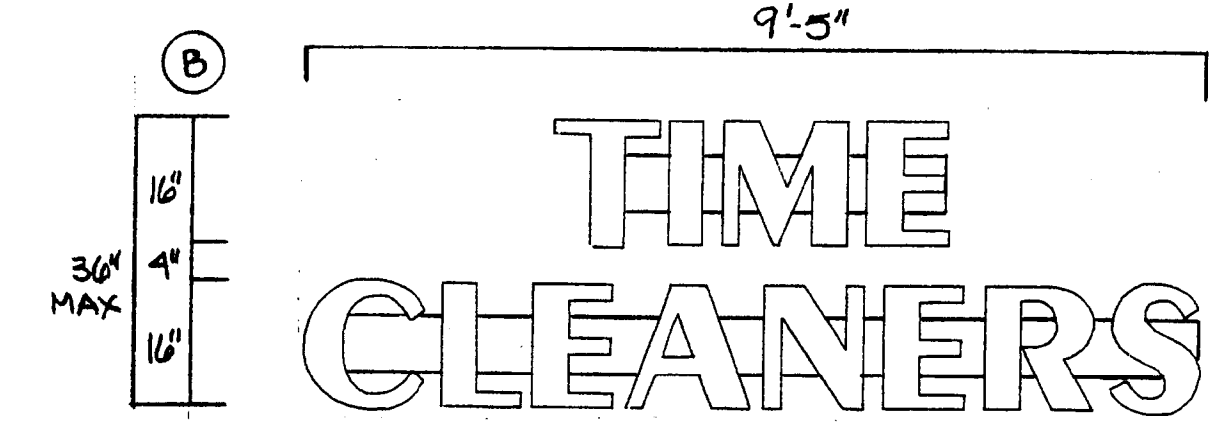
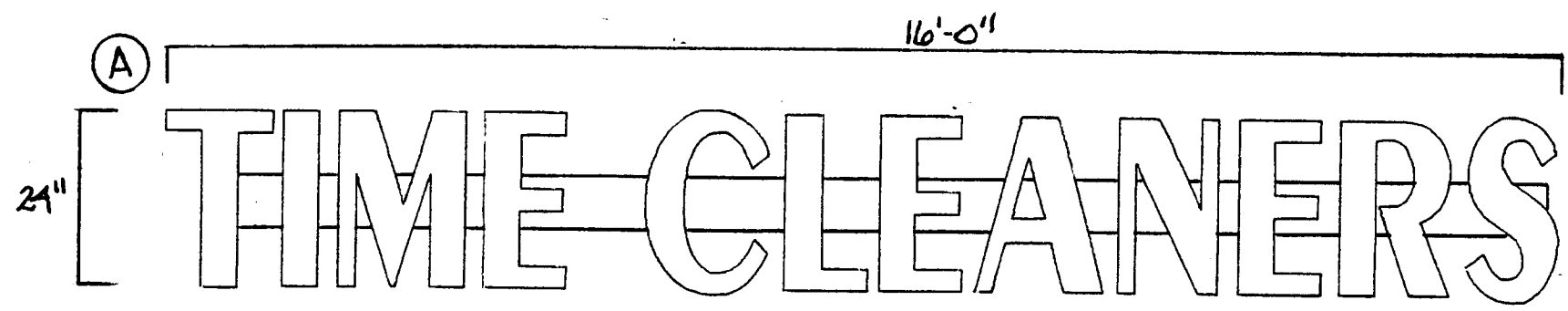
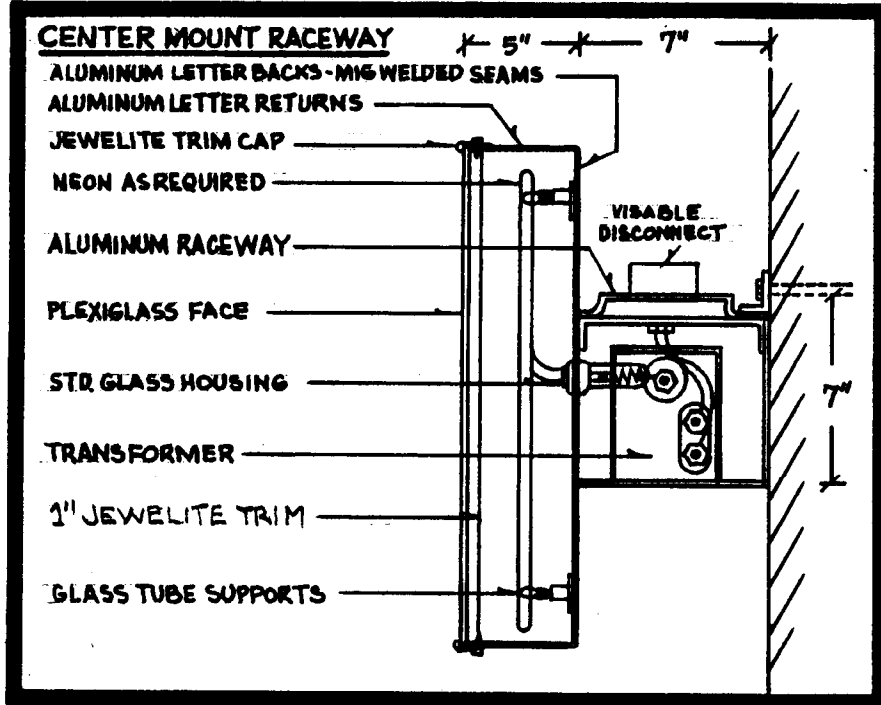


TYPICAL FACE LIGHTED LETTERS

- LETTER STYLE - VARIES
- RACEWAY MOUNT (SEE BELOW)
- FACE COLOR - VARIES
- JEWELITE TRIM COLOR - BRONZE
- LETTER RETURN COLOR - BRONZE
- NEON COLOR - VARIES
- RACEWAY COLOR - TO MATCH WALL

TENANT ALLOWED TO USE 80% OF FRONT SPACE FOR SIGNAGE (REV. 20' WIDE FRONT = 16' SIGNAGE)

TENANT ALLOWED ONE LINE OF 24" COPY (MAX) OR TWO LINES OF COPY NOT TO EXCEED 36" TOTAL WITH A 4" SPACE BETWEEN LINES OF COPY.



LETTERS	BOX SIGNS	POLE/MONUMENT SIGNS
FACE COLOR	PANFLAT FACES	CAN COLOR
TRIM COLOR	ALUMPLEX FACES	ALUMPLEX FACE
SIDEWALL COLOR	DF/SF	DF/SF
RACEWAY COLOR	FLEX FACE	FLEX FACE
NEON COLOR	CAN COLOR	PANFLAT FACE
TYPE MOUNT		POLE COLOR
PRIMARY HU	PRIMARY HU	PRIMARY HU

COMCO COMCO SIGNS, INC.
 P.O. BOX 37247
 CHARLOTTE, N.C. 28237
 PH: 704/375-2338
 FAX 704/333-3335

PROJECT: BACK CREEK CENTRE	DATE: 6-10-96	SCALE: 1/2"=1'-0"	SQ. FT.:	Drawing Code: 61096-885
CLIENT: PRIMAX PROPERTIES	REV.	REV.	REV.	REV.
LOCATION: CHARLOTTE, N.C.				
CLIENT APPROVAL:				

CHARLOTTE - MECKLENBURG PLANNING COMMISSION
 INTER - OFFICE COMMUNICATION

DATE: February 6, 2008

TO: Gary Huss
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

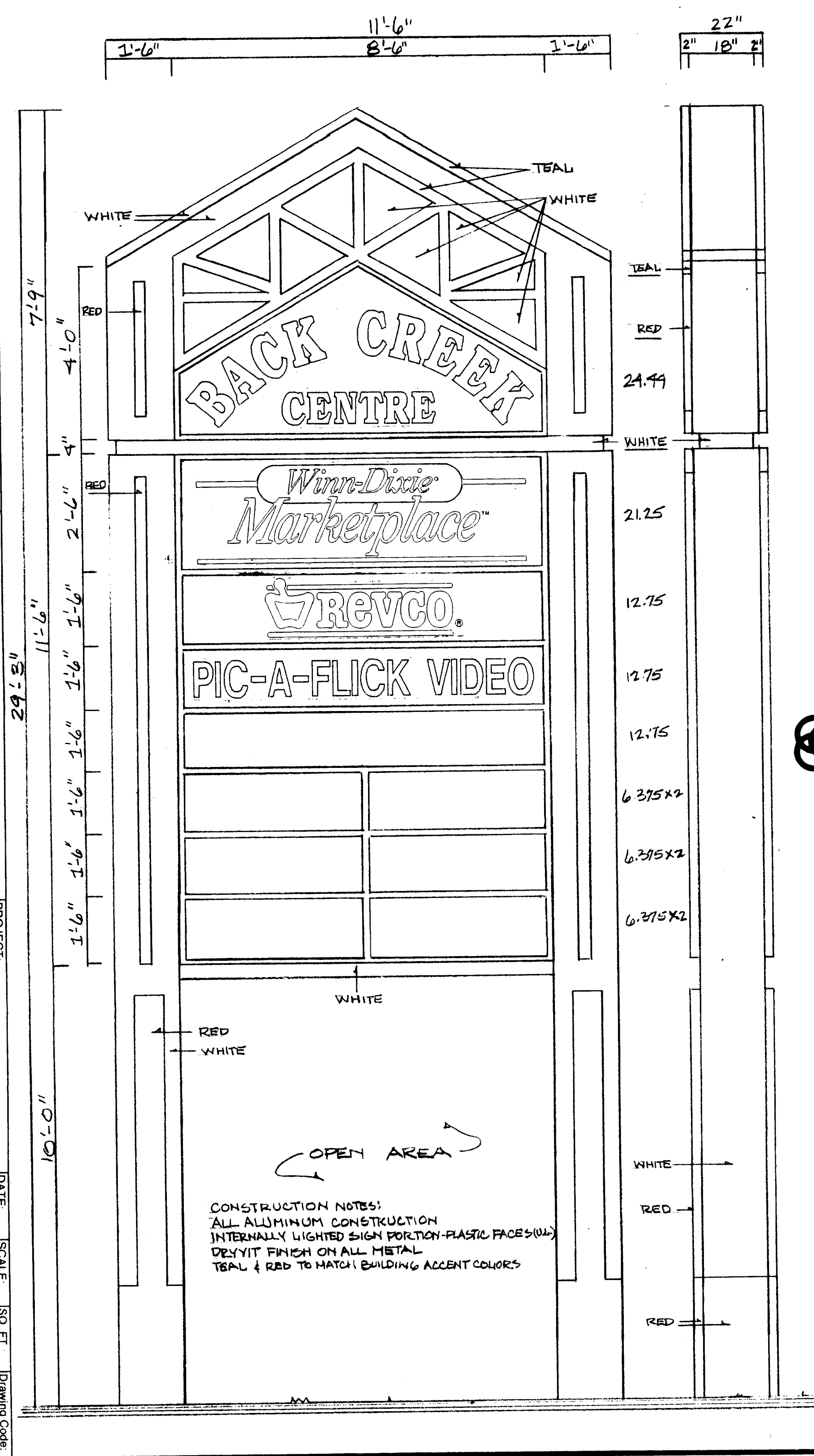
SUBJECT: Master signage plan for Petition No. 94-104 by Louis and Anita Helms

Attached is a revised signage package for the above petition. The package has been revised to allow more flexibility when the owner submits for sign permits for respective tenants. Please use this package when evaluating requests for sign permits.
 Note that all other ordinance requirements still apply.

LETTERS	BOX SIGNS	POLE/MONUMENT SIGNS
FACE COLOR	PANFLAT FACES	CAN COLOR
TRIM COLOR	ALUMPLEX FACES	ALUMPLEX FACE
SIDEWALL COLOR	DF/SF	DF/SF
RACEWAY COLOR	FLEX FACE	FLEX FACE
NEON COLOR	CAN COLOR	PANFLAT FACE
TYPE MOUNT		POLE COLOR
PRIMARY HU	PRIMARY HU	PRIMARY HU

COMCO COMCO SIGNS, INC.
 P.O. BOX 37247
 CHARLOTTE, N.C. 28237
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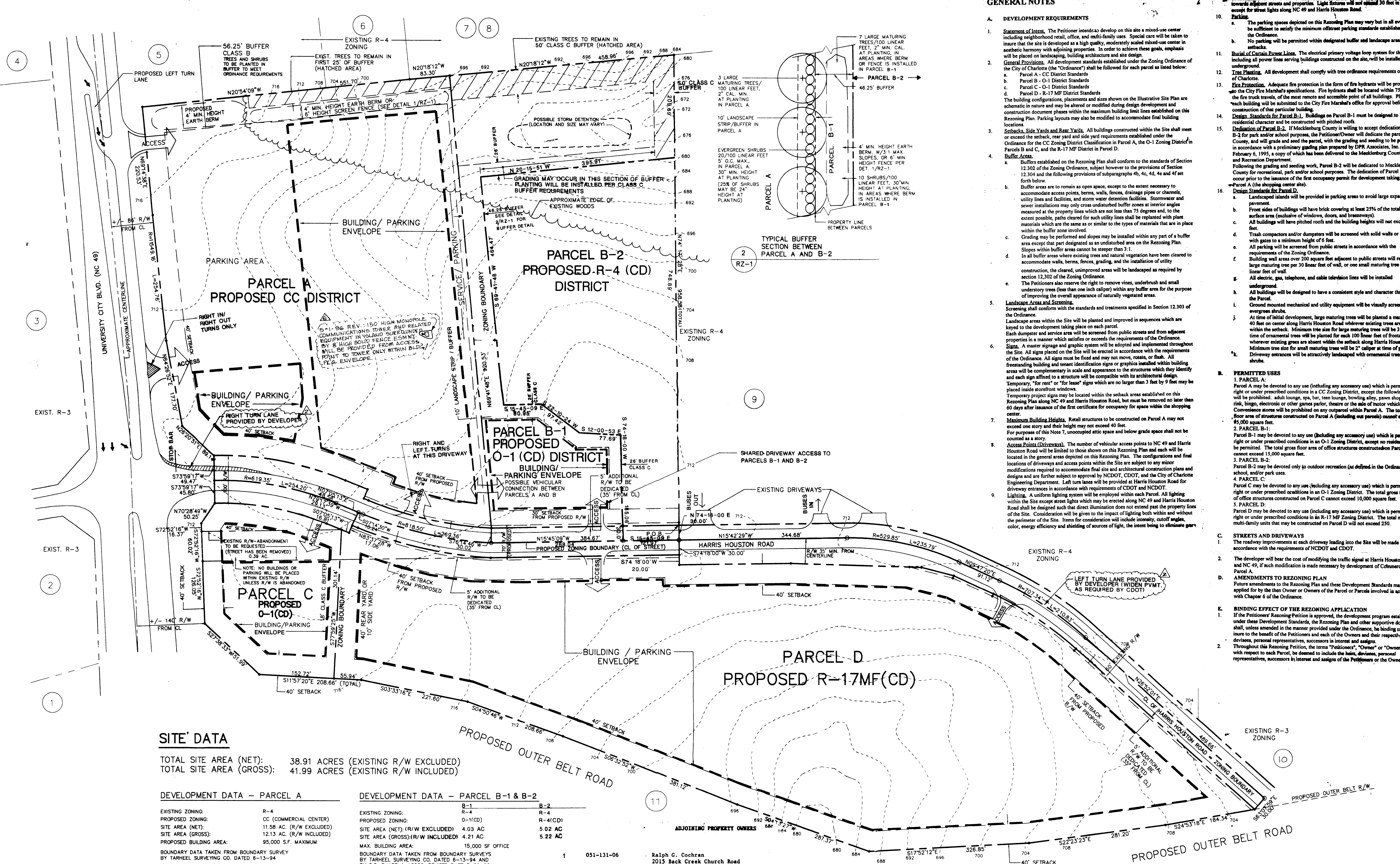
PROJECT: BACK CREEK CENTRE	DATE: 4-30-96	SCALE: 1/2"=1'-0"	SQ. FT.:	Drawing Code: 43096-895
CLIENT: PRIMAX PROPERTIES	REV.	REV.	REV.	REV.
LOCATION: CHARLOTTE, N.C.				
CLIENT APPROVAL:				



CONSTRUCTION NOTES:
 ALL ALUMINUM CONSTRUCTION
 INTERNALLY LIGHTED SIGN PORTION - PLASTIC FACES (W/L)
 DRYFIT FINISH ON ALL METAL
 TEAL & RED TO MATCH BUILDING ACCENT COLORS

GENERAL NOTES

- DEVELOPMENT REQUIREMENTS**
 - Statement of Intent.** The Petitioner intends to develop on this site a mixed-use center including neighborhood retail, office, and multi-family uses. Special care will be taken to insure that the site is developed as a high quality, modernized scaled mixed-use center in aesthetic harmony with adjoining properties. In order to achieve these goals, emphasis will be placed on landscaping, building architecture and site design.
 - General Elevation.** All development standards established under the Zoning Ordinance of the City of Charlotte (the "Ordinance") shall be followed for each parcel as listed below:
 - Parcel A - CC District Standards
 - Parcel B - O-1 District Standards
 - Parcel C - O-1 District Standards
 - Parcel D - R-17MF District Standards
 The building configurations, placements and sizes shown on the illustrative Site Plan are schematic in nature and may be altered or modified during design development and construction documents phases within the maximum building limit lines established on the zoning documents. Parking layouts may also be modified to accommodate building locations.
 - Setbacks, Side Yards and Rear Yards.** All buildings constructed within the Site shall meet or exceed the setbacks, rear yard and side yard requirements established under the Ordinance for the CC Zoning District Classification in Parcel A, the O-1 Zoning District in Parcels B and C, and the R-17MF District in Parcel D.
 - Buffer Areas.**
 - Buffers established on the Rezoning Plan shall conform to the standards of Section 12.302 of the Zoning Ordinance, subject however to the provisions of Section 12.304 and the following provisions of subparagraphs 4b, 4c, 4d, 4e and 4f set forth below.
 - Buffer areas are to remain as open space, except to the extent necessary to accommodate access points, berms, walls, fences, drainage pipes or channels, utility lines and facilities, and storm water detention facilities. Stormwater and sewer installations may only cross undisturbed buffer zones at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer zone involved.
 - Grading may be performed and slopes may be installed within any part of a buffer zone except that part designated as an undisturbed area on the Rezoning Plan. Slopes within buffer areas cannot be steeper than 3:1.
 - In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, and the installation of utility construction, the cleared, unimproved areas will be landscaped as required by section 12.302 of the Zoning Ordinance.
 - The Petitioner also reserves the right to remove vines, underbrush and small unweedy trees (less than one inch caliper) within any buffer area for the purpose of improving the overall appearance of naturally vegetated areas.
 - Landscaping and Screening.**
 - Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
 - Landscaping areas within the Site will be planned and improved in sequences which are key to the development taking place on each parcel.
 - Each dumpster and service area shall be screened from public streets and from adjacent properties in a manner which satisfies or exceeds the requirements of the Ordinance.
 - Signs. A master signage and graphic system will be adopted and implemented throughout the Site. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. All signs must be fixed and may not move, rotate, or flip. All freestanding building and tenant identification signs or graphics installed within building areas will be complementary in scale and appearance to the structures which they identify and such signs affixed to a structure will be compatible with its architectural design.
 - Temporary signs may be located within the setback areas established on this Rezoning Plan along NC 49 and Harris Houston Road, but must be removed no later than 60 days after issuance of the first certificate for occupancy for space within the shopping center.
 - Maximum Building Heights.** Retail structures to be constructed on Parcel A may not exceed one story and their height may not exceed 40 feet. For purposes of this Note 7, unoccupied attic space and below grade space shall not be counted as a story.
 - Access Points (Driveways).** The number of vehicular access points to NC 49 and Harris Houston Road will be limited to those shown on this Rezoning Plan and each will be located in the general areas depicted on this Rezoning Plan. The configurations and final locations of driveways and access points within the Rezoning Plan and each will be modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by NCDOT, CDOT, and the City of Charlotte Engineering Department. Left turn lanes will be provided at Harris Houston Road for driveways in accordance with requirements of CDOT and NCDOT.
 - Lighting.** A uniform lighting system will be employed within each Parcel. All lighting within the Site except street lighting which may be erected along NC 49 and Harris Houston Road shall be designed such that direct illumination does not extend past the property lines of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare.
- PERMITTED USES**
 - PARCEL A.** Parcel A may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in a CC Zoning District, except the following uses will be prohibited: adult lounge, spa, hot tub, lounge, bowling alley, tavern, shooting rink, bingo, electronic or other games parlor, theatre or the sale of motor vehicles. Concrete stores will be prohibited on any occupied parcel within Parcel A. The total gross floor area of structures constructed on Parcel A (including use parcels) cannot exceed 15,000 square feet.
 - PARCEL B-1.** Parcel B-1 may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 Zoning District, except no residential use will be permitted. The total gross floor area of office structures constructed on Parcel B-1 cannot exceed 15,000 square feet.
 - PARCEL B-2.** Parcel B-2 may be devoted only to outdoor recreation (as defined in the Ordinance), school, and/or park uses.
 - PARCEL C.** Parcel C may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-1 Zoning District. The total gross floor area of office structures constructed on Parcel C cannot exceed 10,000 square feet.
 - PARCEL D.** Parcel D may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-17MF Zoning District. The total number of multi-family units that may be constructed on Parcel D will not exceed 250.
- STREETS AND DRIVEWAYS**
 - The roadway improvements of each driveway leading into the Site will be in accordance with the requirements of NCDOT and CDOT.
 - The developer will bear the cost of modifying the traffic signal at Harris Houston Road and NC 49 at each modification to meet the requirements of Commercial uses on Parcel A.
- AMENDMENTS TO REZONING PLAN**
 - Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels involved in accordance with Chapter 15 of the Ordinance.
- BINDING EFFECT OF THE REZONING APPLICATION**
 - If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning Plan and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.
 - Throughout the Rezoning Petition, the terms "Petitioner," "Owner" or "Owners," shall, with respect to each Parcel, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the Owners.



SITE DATA

TOTAL SITE AREA (NET): 38.91 ACRES (EXISTING R/W EXCLUDED)
 TOTAL SITE AREA (GROSS): 41.99 ACRES (EXISTING R/W INCLUDED)

DEVELOPMENT DATA - PARCEL A

EXISTING ZONING: R-4
 PROPOSED ZONING: CC (COMMERCIAL CENTER)
 SITE AREA (NET): 12.13 AC. (R/W INCLUDED)
 SITE AREA (GROSS): 12.13 AC. (R/W INCLUDED)
 PROPOSED BUILDING AREA: 95,000 S.F. MAXIMUM
 BOUNDARY DATA TAKEN FROM BOUNDARY SURVEY BY TARBEE SURVEYING CO. DATED 6-13-94

DEVELOPMENT DATA - PARCEL B-1 & B-2

EXISTING ZONING: R-4
 PROPOSED ZONING: O-1(CD)
 SITE AREA (NET): 4.03 AC. (R/W EXCLUDED)
 SITE AREA (GROSS): 4.21 AC. (R/W INCLUDED)
 MAX. BUILDING AREA: 15,000 SF OFFICE
 BOUNDARY DATA TAKEN FROM BOUNDARY SURVEY BY TARBEE SURVEYING CO. DATED 6-13-94 AND BY R.B. PHARR & ASSOC. REVISED DATE 7-20-92

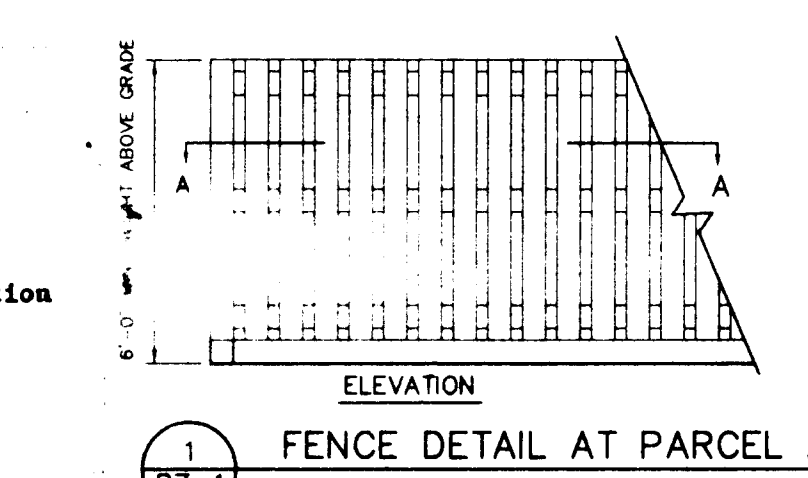
DEVELOPMENT DATA - PARCEL C

EXISTING ZONING: R-9
 PROPOSED ZONING: O-1(CD)
 SITE AREA (NET): +/- 1.58 AC. (R/W EXCLUDED)
 SITE AREA (GROSS): 2.21 AC. (R/W INCLUDED)
 MAX. BUILDING AREA: 10,000 SF
 BOUNDARY DATA TAKEN FROM SURVEY MAP BY STATE OF N.C. DEPT. OF TRANSPORTATION DATED 6-10-94

DEVELOPMENT DATA - PARCEL D

EXISTING ZONING: R-9
 PROPOSED ZONING: R-17MF(CD)
 SITE AREA (NET): 18.74 AC. (R/W EXCLUDED)
 SITE AREA (GROSS): 18.74 AC. (R/W INCLUDED)
 MAX. RESIDENTIAL UNITS: 250
 BOUNDARY DATA TAKEN FROM SURVEY MAP BY STATE OF N.C. DEPT. OF TRANSPORTATION DATED 6-10-94

1	051-131-06	Ralph C. Cochran 2015 Back Creek Church Road Charlotte, NC 28213
2	051-131-05	Back Creek ABF Church 2015 Back Creek Church Road Charlotte, NC 28213
3	051-122-05	Alan Roland and Carolyn R. Hastings 9200 Robinson Church Road Charlotte, NC 28210
4	051-122-06	Alan E. Roland and Wife Rt. 2 Box 202-A Gastonia, NC 28054
5	051-011-20	George A. Karmazin and Wife 3608 Willowood Drive Charlotte, NC 28210
6	051-011-19	Aaron F. Quay, Jr. and Wife 137 Gum Branch Road Charlotte, NC 28214
7	051-011-18A	William W. Vacars 3850 Sharonview Road Charlotte, NC 28226
8	051-011-18B	Paul Cooper 10029 University City Blvd. Charlotte, NC 28213
9	051-011-21	Charlotte-Mecklenburg Board of Education 701 E. 2nd Street Charlotte, NC 28202
10	051-041-01	Martin Marcetta Materials, Inc. P. O. Box 20013 Raleigh, NC 27622
11	051-051-01	Louis M. Helms, Jr. and Wife 5001 Harris Houston Road Charlotte, NC 28262



ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 05/16/96
 BY: MARTIN R. CRAMTON, JR.

"FOR PUBLIC HEARING"

REVISIONS

No.	Date	By	Description
1	11/16/94	SWA	REVISE PER 1ST PLANNING COMM. STAFF COMMENTS
2	2/22/95	TM	REVISE DRIVEWAYS TO PARCEL A, REVISE BLDG/PARKING ENVELOPE AT PARCEL A, REVISE MAX. BLDG. AREA FOR PARCELS B & C IN DEVELOPMENT DATA, REVISE DRIVEWAYS TO PARCELS B & C, ADD NOTE C.3, CONVEY 3 ACRES FOR RECREATION IN PARCEL D.
3	3/31/95	BC	REVISED PARCELS B & D TO PROVIDE 3 ACRES FOR RECREATION, REVISED PERMITTED USES IN NOTES B.2 & B.4
4	2/7/95	TMM	REVISE PARCEL B-1 AND B-2
5	3/7/95	TM	REVISE PER LETTERS TO PLAN. COMM. DATED 2/22/95 & 2/27/95.
6	5/17/96	LSM	ADDED COMMUNICATIONS TOWER TO PARCEL A



DPR ASSOCIATES, INC.
 Landscape Architects
 Planners & Engineers
 2036 East Seventh Street
 Charlotte, NC 28204
 704/332-1204

REZONING PLAN PETITION NO. 94-104

HARRIS-HOUSTON ROAD REZONING
 LOUIS M. HELMS, JR. & ANITA B. HELMS PROPERTY
 CHARLOTTE, NORTH CAROLINA

Scale: 1" = 80'
 Sheet Number: RZ-1
 Of 2 Total

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: May 3, 1996
 TO: Robert Brandon, Zoning Administrator
 FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition # 94-104 by Louis and Anita Helms, Bob Neil and associates, Inc. Tax Parcel # 051-011-29 and 051-012-01

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to show the location of a proposed Cellular Tower. The proposed Cellular Tower will be located at the rear of the center, the tower will be 150 feet tall and designed to look like a flag pole. The equipment area will be screened with a wooden fence. Since this change is minor I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.