

**Uniform Sign Plan (USP)  
Dorcas Plaza  
96-USP-006**

*A sign permit application must be submitted and a permit issued prior to the installation of a sign.*

USP identifier:	96-USP-006
Location:	Southeast corner of the intersection of High House Road and Old Apex Road
USP established:	Not documented; probably 1995 or 1996
Last modified:	August 11, 2004; September 2010 December 29, 2014 March 20, 2015 – New Shopping Center Name

**General Provisions**

- Character, design and layout of all signs shall be subject to the Landlord’s approval. Tenants shall submit shop drawings to the Landlord for approval.
- Content of signs shall be limited to letters designating store name, type and specialty. No advertising symbols or logos shall be used without Landlord approval.
- No signage is allowed on canopies.

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the standards, procedures, exemptions and other requirements of the Town's Sign Ordinance and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

In situations where the specifications of a previously approved Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved USP does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, etc., then the provisions in the currently adopted Sign Ordinance shall control. A previously approved USP which lacks specific signage attribute specifications (including but not limited to height, colors, placement, etc.) may not be amended to include such specifications unless such amendment is in accord with the currently adopted Sign Ordinance.

A USP may be amended by filing a new sign plan with the Planning Department. Any new or amended USP shall include a schedule for bringing into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

**Ground Signs - Project Identification**

Quantity:	Per LDO
Location:	Per LDO
Materials:	Concrete Block and Red Brick to Match Principal Buildings on Site
Size:	Maximum height 54”
Colors:	Main Message & Tenant Panel Background: Duron 6345R “Wild Fire” White Text on Tenant Panels
Illumination:	External Illumination
Other:	32 square feet of landscaping required if sign exceeds 42” in height

Ground Signs - Project Identification	
	<p><b>Double-Faced Non-Illuminated Monument Sign</b></p> <p>Sign Base : Light &amp; Dark Split-Face Concrete Block + Red Brick to Match Building Materials</p> <p>Top-Section Letters : Cut from 3/8" Thick Acrylic Mount Flush to Masonry Base</p> <p>Letter Color : Duron 6345R "Wild Fire"</p> <p>Tenant Panels : 8" x 25 1/2" x 1" Deep Aluminum Pans (8) per Side / Mount Flush to Masonry Base</p> <p>Tenant Panel Color : Duron 6345R "Wild Fire"</p> <p>Tenant Names : White Vinyl (2 3/4" Letters)</p>

Ground Signs – Directory Signs	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Not determined at this time
Size:	Per LDO
Colors:	Not determined at this time
Illumination:	External

Wall Signs - Tenant Type 1	
Quantity:	1 per tenant
Location:	On provided steel raceway located in wall, centered over tenant space.
Materials:	Individual channel letters with 3/16 inch acrylic faces, metal backs and 0.63 inch metal sidewalls and Jewelite trim (plastic).
Size:	Per LDO
Colors:	Face – "Ivory" #2146 Sidewalls and backs – "Wild Fire" Duron 6345R
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> <li>Letters shall be center mounted on raceway</li> <li>Text shall be one line; unless approved by landlord.</li> </ul>
Photo (Embedded Raceway)	

<b>Wall Signs - Tenant Type 1</b>	
Photo(s): * <b>Wall mounted Raceway</b>	

<b>Wall Signs - Outparcel</b>	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Internally Illuminated channel Letters
Size:	Per LDO
Colors:	White Faces Wild Fire Returns
Illumination:	Internal
Other:	Wall signs for outparcels were not included in the original USP for this project. The size of these signs was specified in an amendment in 2001.
Photo(s): *	

<b>Other Signs (Storefront signs on windows, etc.)</b>	
Quantity:	Amendment of 2001 removed restriction on number of signs per tenant.
Location:	Not specified
Materials:	Amendment of 2001 removed restriction on materials
Size:	To cover maximum of 25% of window area
Colors:	Not limited
Illumination:	Non-illuminated
Other:	Allow window signage per Town of Cary code, to cover maximum of 25% of window area. No other restrictions.
Photo(s): *	

\* Note: photos and diagrams are for illustrative purposes, and do not intend to represent every sign on the property.