

**Uniform Sign Plan (USP)
Harrison Square
89-USP-003**

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

USP identifier:	89-USP-003
Location:	Shopping Center located southwest of the intersection of North Harrison Avenue and Harrison Oaks Boulevard
USP established:	Aug. 29, 1989
Last modified:	August 2, 2004 October 16, 2013 January 21, 2014

General Provisions of Uniform Sign Plan for this project	
<ul style="list-style-type: none"> • No sign will be placed in final position without approval of the landlord • This project has also been known as “Harrison Park Retail Center” and “Pace Shopping Center” (Pace was the original major tenant). 	

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with 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 USP conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved USP shall control. When 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. Further, a previously approved USP which lacks specific signage attribute specifications 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 all signs not conforming to the proposed plan into conformance within 90 days. This shall apply to all properties governed by said plan.

Ground Signs - Project Identification	
Quantity:	As allowed by Cary's Land Development Ordinance (LDO)
Location:	At entrance to project on N. Harrison Avenue
Materials:	75% masonry compatible with materials found in building
Size:	Per LDO
Colors:	Consistent with colors of tenant signs
Illumination:	External Illumination
Other:	Shall bear the name of the shopping center as well as that of the major tenant.
Photo(s): *	

Ground Signs – Internal Directory Signs	
Specifications	Shall be allowed subject to LDO standards and subject property manager or owner developing design criteria

Wall Signs - Tenant Type 1 (Major Anchor Tenant)

Wall Signs - Tenant Type 1 (Major Anchor Tenant)	
Quantity:	Per LDO
Location:	Within linear leasable area of storefront
Materials:	Individual channel letters fabricated with .080 aluminum backs and .063 aluminum sides, finished with automotive grade paint. Letter faces to be 3/16" acrylic plexiglass. Letters may be mounted directly on wall or on raceway (.063 aluminum, 6"x 6")
Size:	Letter height – maximum 60 inches
Colors:	<ul style="list-style-type: none"> • Face – white • Returns and trim cap – bronze, or red (PMS 187) and require landlord approval prior to installation
Illumination:	Channel letters Internally illuminated, 13mm 6500 white neon tubing, 3 inches on center or LED equivalent Logos may be illuminated or non-illuminated
Other:	
Photo(s): *	

Wall Signs – In-line Tenants	
Quantity:	1 sign per tenant
Location:	Centered within the linear leasable area of the storefront
Materials:	<ul style="list-style-type: none"> • Individual aluminum channel letters mounted on raceway • Letter channels fabricated with .080 aluminum backs and .063 aluminum sides, finished with polyurethane enamel • Letter faces to be 3/16 inch thick acrylic Plexiglas • Raceway - .063 aluminum, 6 inches X 6 inches • Cabinets for tag lines permitted as specified in the LDO
Size:	<ul style="list-style-type: none"> • Maximum height of letters: 30" • Letters may be stacked for two lines of copy • Length: Maximum length of the sign shall be three (3) feet less than the total width of the tenant's lease area. • Area: Total square footage shall not exceed two (2) times the total width of the lease area • Depth of letters: Five inches (5")
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – bronze • Raceway – to match fascia
Illumination:	Internal illumination by 13mm 6500 white neon tubing, 3 inches on center or LED equivalent
Other:	<ul style="list-style-type: none"> • Bottom of letters should be on the same line as the bottom of the raceway. • Letter style – Helvetica Medium, all upper case letters; or as approved by landlord

Wall Signs – In-line Tenants

Photo with
Tagline and
logo



Wall Signs – In-line Tenants

Photo(s): *



Two lines of text:



With logo:



Wall Signs - Outparcel	
Quantity:	2 per outparcel
Location:	Signs shall be limited to 2 sides of the building
Materials:	Individual channel letters with acrylic faces
Size:	<ul style="list-style-type: none"> • Area not to exceed 2 square feet per linear foot of building facing a major street. • Letter height – maximum 24 inches
Colors:	<ul style="list-style-type: none"> • Face – white • Returns: Bronze • Raceways: Bronze or to match building façade color
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> • Signage for all outparcels shall be limited to wall signage. • No canopy signs or canopy logos permitted. • “All sign finishes, type-styles, and materials are to match ... shop signage specifications.”
Photo(s): *	

Other Signs (Under canopy)	
Quantity:	1 per tenant
Location:	Mounted and centered perpendicular to the storefront in the under canopy ceiling area bordered by the storefront.
Materials:	Double faced
Size:	10 inches high X 48 inches long
Colors:	Consistent with shopping center colors
Illumination:	Not specified
Other:	A shop drawing of each sign must be submitted to the landlord for approval.
Photo(s): *	<i>No under canopy signs were found on the site on January 30, 2006.</i>

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