

**Uniform Sign Plan (USP)
South Hills Mall and Plaza
02-USP-007**

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

USP identifier:	02-USP-007
Location:	Buck Jones Road
Date USP established:	August 19, 2002
Last modified:	<ul style="list-style-type: none"> • August 2, 2004 • September 15, 2008 • March 17, 2010 • March 1, 2013 • July 2019

General Provisions of Uniform Sign Plan for this project	
<ul style="list-style-type: none"> • All sign permit applications must be signed by landlord before being submitted to Town for review. • This original USP only governed the wall, directory, and directional signs. The 2010 amendment included language to govern the principal ground sign, and provide a second sign option for the Plaza Building. • The sign area of the Burlington Coat Factory Sign on the US 1 Façade was approved by the Zoning Board of Adjustment • NO NEW CABINET SIGNS TO BE ALLOWED 	

A sign may be erected, placed, 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. 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. Further, a previously approved Uniform Sign Plan 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 Uniform Sign Plan (including those for planned unit developments) 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:	One
Location:	Located on property identified by Wake Co. Real ID 0089030
Materials:	Base and support materials of monument sign shall be a minimum of 70% brick or brick veneer to match the existing buildings

Ground Signs - Project Identification	
Size:	Monument width may be up to 24 feet; Actual sign panel or text area shall comply with LDO
Colors:	Per LDO
Illumination:	Per LDO
Other:	Shall be setback a minimum of five feet from the property line; One square foot of landscaping shall be provided for each square foot of signage. For additional privileges and terms of agreement, refer to the January 28, 2010 Settlement and Agreement between South Hills Shopping Center, David Martin and the Town of Cary.
Photo(s): *	

Ground Signs – Directory	
Quantity:	Per LDO
Location:	At vehicular or pedestrian intersections
Materials:	Painted wood background with metal slats
Size:	Per LDO
Colors:	White Background, dark bronze or brown lettering
Illumination:	External
Other:	Not Specified
Photo(s): *	

Wall Signs - Tenant Type 1 Plaza Building	
Quantity:	1 per tenant with individual exterior customer entrance. Corner tenants may have a second sign on second exterior wall.
Location:	At storefront

Wall Signs - Tenant Type 1 Plaza Building

Materials:	<ul style="list-style-type: none"> On Brick façade: Cabinet-Style sign or individual channel letters mounted on a raceway. (<i>face replacements only, no new cabinets</i>) On Marine Green façade: Individual channel letters.
Size:	1 square foot of sign for each linear foot of storefront along main customer entrance. Trim Caps: 1" (When Channel Letters are used)
Colors:	<p>Cabinet Style: bronze background, white text, logos, and artistic elements. (<i>face replacements only, no new cabinets</i>)</p> <p>Channel Letters: White letters, Black returns, and black trim cap. Raceway to match building façade. On brick façade, when channel letters are used, raceways to be Duron Spiced Rum AC113N or equal.</p>
Illumination:	<ul style="list-style-type: none"> Internal with low voltage white LED
Other:	<ul style="list-style-type: none"> Logos on brick façade must be white. Logos on Marine Green façade may be up to 20% of the area of the sign in federally registered colors and with landlord approval. No landlord approval required if logo is in white.

Photo(s): *



Wall Signs – Tenant Type 2 Mall building

Quantity:	1 per tenant with individual exterior customer entrance. Corner tenants may have a second sign on second exterior wall.
Location:	At storefront
Materials:	Individual channel letters, white faces, returns, and trim caps. Raceways to be Duron Spiced Rum, AC113N or equivalent color
Size:	One square foot of sign for each linear foot of storefront along main customer entrance.
Colors:	White faces, returns and trim caps.
Illumination:	Internal with low voltage white LED.
Other:	<ul style="list-style-type: none"> Logos: businesses of at least 5000 square feet may have a logo, limited to 20% of the area of the sign in federally registered colors with landlord approval. Approval not required if logo is in white. Tag lines allowed in accordance with LDO (cabinet style may not exceed 33 % of the size of the channel letters) A non-illuminated backer board may be allowed behind a tag line of channel letters; subject to landlord approval.

Photo(s): *



With logo:



Wall Signs - Tenant Type 3 Mall Building with spaces less than 5,000 Square Feet; and Principal Project Identification Sign	
Quantity:	Per LDO
Location:	Centered on individual storefronts and/or evenly spaced along the US 1 Hwy Elevation
Materials:	Weather resistant, high density plastic or Styrofoam
Size:	Per LDO
Colors:	White
Illumination:	Non-Illuminated
Font	For businesses less than 5000 square feet, all letters must be Roman Cap/Times New Roman typeface.
Photos:	

Wall Signs - Outparcel	
Quantity:	Total wall signs on building limited to 2.
Location:	On exterior of building.
Materials:	Individual channel letters
Size:	One square foot of sign for each linear foot of storefront along main customer entrance.
Colors:	White faces, returns and trim caps. Raceways to be Duron Spiced Rum AC113N or equal.
Illumination:	Internal illumination.

Wall Signs - Outparcel	
Other:	<ul style="list-style-type: none"> Logos limited to 20% of area of sign in federally registered colors with landlord approval. Landlord approval not required if logo is in white. Outparcel buildings of less than 500 square feet may opt not to illuminate letters.
Photo(s): *	

Wall Signs – Anchor Auto	
Quantity:	Per LDO
Location:	1300 Buck Jones Road
Materials:	Individual metal letters, mounted on raceway
Size:	1.5 square feet per linear foot of frontage
Colors:	White, black, Sherwin Williams 9176 (blue), Sherwin Williams 6608 (red)
Illumination:	Internal illumination.
Other:	Raceway to be painted to match facade
Photo(s): *	

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