

SC Windsor Square, LLC  
340 Royal Poinciana Way, Suite 316  
Palm Beach, FL 33480

VIA EMAIL: [jcamp@matthewsnc.gov](mailto:jcamp@matthewsnc.gov)

July 30, 2014

**Town of Matthews**  
Attn: Mr. Jay Camp  
232 Matthews Station Street  
Matthews, NC 28105

**RE: SC Windsor Square, LLC Amendment to Master Sign Plan**

Regarding the original Master Sign Plan approved on February 13, 2012 by the Matthews Town Council, there is a condition that allows unallocated signage square footage to be allocated to the signage square footage of specific tenants spaces upon request and approval by the Matthews Town Council. SC Windsor Square, LLC hereby requests that the Town of Matthews permit forty seven and one half (47.5) square feet of additional signage square footage be allocated to space B240 that will be occupied by HH Gregg in their 22,934 square foot space that is currently under construction. The approved Master Sign Plans allows a sign of one hundred and seventy two and one half (172.5) square feet. Should the additional 47.5 square feet be approved, this would allow HH Gregg to have a sign of two hundred and twenty (220) square feet.

Also, enclosed you will find a rendering of the proposed 220 square foot sign for your review and consideration.

Sincerely,

SC Windsor Square, LLC

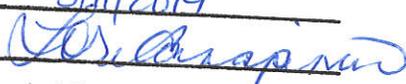
By: SC Windsor Associates LP, a North Carolina  
Limited partnership, its sole member

By: SC Windsor GP, Inc., a North Carolina corporation,  
Its sole general partner

By:   
Greg Moross  
Vice President

cc: Enclosure

*Board of Commissioners*  
**APPROVED**

*8/1/2014*  
  
Lori Canapino, Town Clerk

## SIGNAGE ALLOCATION TABLE

### Signage Allowance

<u>Store Sqft</u>	<u>Qty of stores</u>	<u>Max # of signs allowed</u>	<u>Total Sqft of signage per tenant</u>	<u>Total Sqft allowance</u>
NA	<u>24</u>	<u>3</u>	<u>150</u>	<u>3,600</u>
Ordinance Total	<u>24</u>	<u>72</u>		<u>3,600</u>
Bonus	15%			<u>540</u>
Master Signage Package Total				<u>4,140</u>

### Signage Allocated With Bonus Sign Area

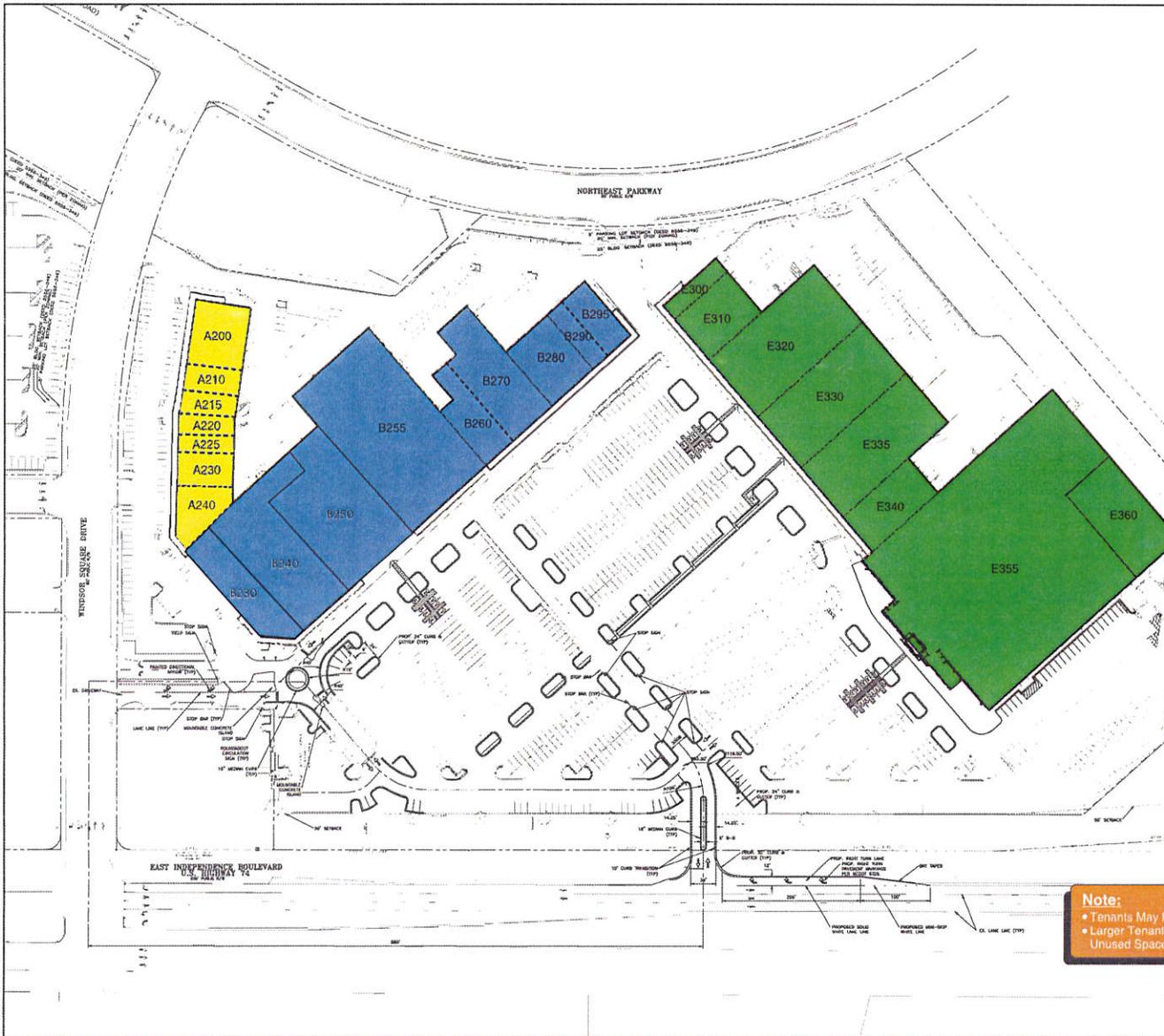
<u>Store Sqft</u>	<u>Qty of stores</u>	<u>Max # of signs allowed</u>	<u>Total Sqft of signage per tenant</u>	<u>Total Sqft allowance</u>
3,000 and under	5	3	60	300
3,001 to 6,500	3	3	100	300
6,501 to 30,000	13	3	172.5	2242.5
30,001 to 40,000	1	3	250	250
40,001 and up	<u>2</u>	<u>3</u>	<u>500</u>	<u>1000</u>
Total Allocated	<u>24</u>	<u>72</u>		<u>4092.5</u>

Signage Area Remaining

0

This quantity of stores and the spaces shown above represents the current tenant mix. In the future, for space subdivision or re-combinations, the total square footage for signage on these store fronts will be determined by the square footage range in the table above.

No one (1) sign can exceed a total of 300 square feet for any tenant space that is 40,001 square feet or above.



**A**

Suite A200 - 172.5 Sq. Ft.  
 Suite A210 - 60 Sq. Ft. (112.5 Sq. Ft. to B250)  
 Suite A215 - 60 Sq. Ft. (112.5 Sq. Ft. to B250)  
 Suite A220 - 60 Sq. Ft. (112.5 Sq. Ft. to B250)  
 (10 Sq. Ft. to B240)  
 Suite A225 - 60 Sq. Ft. (112.5 Sq. Ft. to B255)  
 (35 Sq. Ft. to B240)  
 Suite A230 - 100 Sq. Ft. (72.5 Sq. Ft. to E355)  
 Suite A240 - 100 Sq. Ft. (72.5 Sq. Ft. to E355)

**B**

Suite B230 - 172.5 Sq. Ft.  
 Suite B240 - 220 Sq. Ft.  
 (From A220, A225, and E355)  
 Suite B250 - 500 Sq. Ft.  
 (From A210, A215 and A220)  
 Suite B255 - 250 Sq. Ft. (From A225)  
 Suite B260 - 100 Sq. Ft. (72.5 Sq. Ft. to E355)  
 Suite B270 - 172.5 Sq. Ft.  
 Suite B280 - 172.5 Sq. Ft.  
 Suite B290 - 60 Sq. Ft. (112.5 Sq. Ft. to E355)  
 Suite B295 - 172.5 Sq. Ft.

**E**

Suite E300 - 172.5 Sq. Ft.  
 Suite E310 - 172.5 Sq. Ft.  
 Suite E320 - 172.5 Sq. Ft.  
 Suite E330 - 172.5 Sq. Ft.  
 Suite E335 - 172.5 Sq. Ft.  
 Suite E340 - 172.5 Sq. Ft.  
 Suite E355 - 500 Sq. Ft. (From A230, A240,  
 B260, and B295 - 2.5 Sq. Ft. to B240)  
 Suite E360 - 172.5 Sq. Ft.

**Note:**

- Tenants May have as Many as Three (3) Signs per Tenant.
- Larger Tenants Needing Additional Sign Area May Borrow Unused Space from Smaller Tenant Spaces.

**RITELITE  
SIGNS, INC.**

1000 Biscayne Drive 704.788.7097  
 Concord, NC 28027 fax: 704.788.7091

---

Client: **Windsor Square**

---

Job Location: **Mathews, NC**

Designer: **JDJ** Salesperson: **DC**

Project #: **52378** Date: **17 January 12**

Revision Date:

24 January 12bcg  
 31 January 12djl  
 6 March 12bcg

Drawing # & File Location:  
**12.19 Windsor Square/Windsor Square**

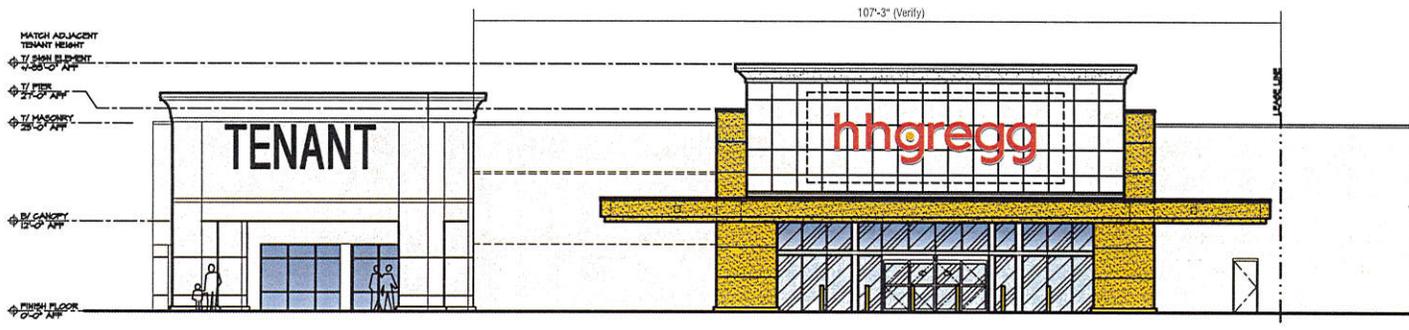
Customer Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Land Lord Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Production Approval: \_\_\_\_\_ Date: \_\_\_\_\_

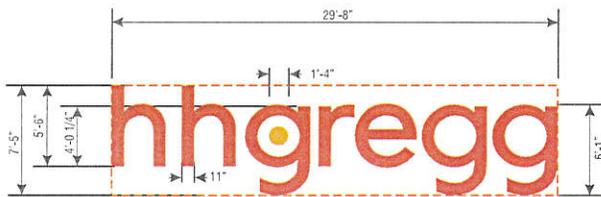
This original design is the exclusive property of Rite Lite Signs, Inc. and is protected by federal copyright laws. Any reproduction or construction of a sign similar to the one embodied herein is expressly forbidden. Should such construction occur, Rite Lite Signs, Inc. is due \$500 as compensation for their time & effort in creating each drawing.

**UL UNDERWRITERS  
LABORATORIES**



**SOUTH ELEVATION**

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



**1 SIGN DETAIL (FACE-LIT CHANNEL LETTERS)**

SCALE: 1/8" = 1'-0"

**220.0 SQ. FT.**



220.0 SQ. FT.

OVERALL SQ. FT. 220.0 SQ. FT.

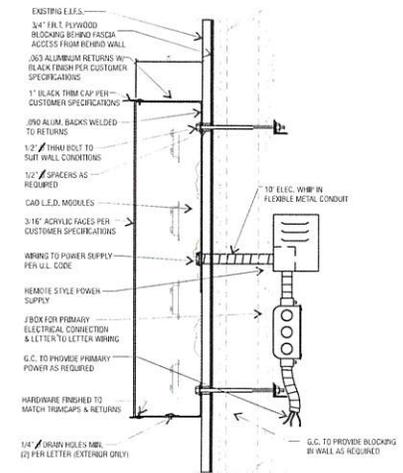
**Colors & Finishes**

**h** PMS 711      ● PMS 7409

**Square Footage Info**

Proposed: **220.0 SQ. FT.**

**Construction Specifications**



TYPICAL SIGNAGE SECTION



677 Dunksferry Road  
Bensalem, PA 19020

978 S. Camino Oro Drive  
Goodyear, AZ 85338

www.i1ind.com | 215-826-0880

Client

**h.h.gregg**  
appliances & electronics

Location Name & Address

Matthews, NC

Designer

MG

Scale

As Noted

Date

12/14/2013

Revision # **5**

Pre-approved  
 Approved