

**Uniform Sign Plan (USP)
Northwoods Market
86-USP-006**

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

USP identifier:	86-USP-006
Location:	Southwest corner of the intersection of N. Harrison AVE and NW Maynard RD
Date USP established:	April 10, 1986
Last modified:	March 10, 2008 December 30, 2013 (alternate letter styles) May 26, 2015 (allow tag lines for in-line tenants) June 30, 2017 (changed quantity of signs for anchor tenant to state "per the LDO")

General Provisions of Uniform Sign Plan for this project	
<ul style="list-style-type: none"> • Northwoods Market is part of the Northwoods Planned Unit Development (PUD), and is governed in part by the sign plan for the PUD (USP number 85-USP-003). • All signage shall be reviewed by the Landlord prior to fabrication and installation. After obtaining design approval from the Landlord, each tenant shall obtain the required permits from the Town of Cary. The Landlord requires a copy of the Town of Cary permit prior to installation of any sign. • All shop tenant signs shall consist of the name of the store only. No listing of merchandise or service shall be permitted unless it is part of the store name. 	

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 Uniform Sign Plan shall control. Where a previously approved uniform sign plan 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 Uniform Sign Plan 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:	As specified in USP for Northwoods PUD
Location:	As specified in USP for Northwoods PUD
Materials:	As specified in USP for Northwoods PUD
Size:	As specified in USP for Northwoods PUD
Colors:	As specified in USP for Northwoods PUD
Illumination:	As specified in USP for Northwoods PUD

Ground Signs - Project Identification	
Other:	Font: shall match shopping center typestyle (Optima Semi-Bold)
Photo(s): *	

Wall Signs – Anchor Tenant	
Quantity:	Per LDO
Location:	As shown on Landlord Architects Construction Documents or per Land Development Ordinance
Materials:	<ul style="list-style-type: none"> • Single letters with aluminum channel sides and backs and acrylic faces. • Letters shall not project more than 8 inches from the mounting surface.
Size:	<ul style="list-style-type: none"> • Max Letter Height 48” • Display area Per LDO
Colors:	<ul style="list-style-type: none"> • Face – white • Returns and backs – dark bronze • Tag Line – Background either bronze or in a state or federally registered color
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> • Letter style – Optima Semi-Bold • Logo and Tag line was permitted for Anchor Tenant
Photo(s): *	

Wall Signs – In-line Tenants	
Quantity:	Tenants are allowed two (2) signs if located in an end unit with two or more storefronts
Location:	Mounted on recessed raceway in sign area above stores, as shown on building elevation drawing in the Town of Cary file for this project. Sign shall not be mounted to the brick canopy.
Materials:	<ul style="list-style-type: none"> • Single letters, 5 inches deep, with aluminum channel sides and backs and acrylic faces, mounted on recessed raceway. • Aluminum thickness – minimum .063 • Acrylic face – 1/8 inch thick Plexiglas • Raceway – 7 inches X 7 inches, .063 aluminum
Size:	<ul style="list-style-type: none"> • Width – maximum is 4 feet less than the total width of the tenant’s lease area. • Area – shall not exceed 1 square foot for each linear foot of the lease area • Letter height, single line of text – upper case maximum 18 inches, lower case maximum 12 inches • Letter height, double line of text – upper case maximum 14 inches, lower case maximum 8 inches
Colors:	<ul style="list-style-type: none"> • Face – white #7328 • Returns – Duranodic bronze 20-313 • Raceway – finish to match sign trough • Tag Lines – Duranodic Bronze background with white lettering; or in state or federally registered colors

Illumination:	Internal illumination Background of tag lines shall be opaque
Other:	<ul style="list-style-type: none"> • Sign can use 1 or 2 lines of text. • Letter style – Optima Semi-Bold; Alternate letter styles may be allowed with Landlord approval • Tenant logos shall not be permitted.



Wall Signs - Outparcel	
Quantity:	Not specified
Location:	Not specified
Materials:	To match shop signage specifications
Size:	Letter height – 36 inches
Colors:	To match shop signage specifications
Illumination:	Internal illumination

Other:	<ul style="list-style-type: none"> • All sign finishes, typestyles, and materials are to match primary shop signage specifications, except for specified differences outlined in these outparcel specifications. • Letter style – Optima Semi-Bold or Ranicious; Alternate letter styles may be allowed with Landlord approval • Outparcels may use a logo not to exceed 3 feet X 3 feet in size. • Ground signs are not permitted for outparcels.
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Other Signs (Under canopy signs)	
Quantity:	1
Location:	Centered in lease area, suspended 12 inches below canopy ceiling.
Materials:	<ul style="list-style-type: none"> • .090 aluminum, suspended by 1 inch square aluminum tubes • Panel has full 5 inch radius ends
Size:	<ul style="list-style-type: none"> • 10 inches high X 48 inches wide, 1 inch deep • Letter height, single line of text – upper case maximum 4 inches, lower case maximum 2½ inches • Letter height, double line of text – upper case maximum 3 inches, lower case maximum 1¾ inches

Other Signs (Under canopy signs)	
Colors:	<ul style="list-style-type: none"> • Letters – white • Background and tubes – dark bronze (Duranodic #313)
Illumination:	Not illuminated

Other:	<ul style="list-style-type: none"> • Each tenant shall be required to have one under canopy sign. • Sign text shall be 1 or 2 lines.
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Other Signs (Storefront signs)	
Quantity:	1
Location:	On storefront
Materials:	Not specified
Size:	Height – maximum 3 inches
Colors:	Not specified
Illumination:	Not specified
Other:	Signs, symbols, and/or trademarks must have approval of Landlord.

Other Signs (Storefront signs)

Photo(s): *



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