

**MASTER SIGN PLAN
AMBERLY PLACE**

Unless exempt from regulation per Cary's Land Development Ordinance (LDO),
a sign permit is required prior to the installation of all wall and ground signs.

MSP identifier:	18-MSP-002
Location:	Carpenter Fire Station Road @ Green Level Church Road
Date MSP established:	February 23, 2018

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 Sign Ordinance within the Town's LDO and/or any applicable Master Sign Plan (MSP) for the property where the sign is located.

In situations where specifications of a previously approved MSP conflict with the currently adopted LDO provisions, then the specifications in the approved MSP shall control. Where a previously approved MSP does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, etc., then the provisions in the currently adopted LDO shall control. A previously approved MSP 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 LDO.

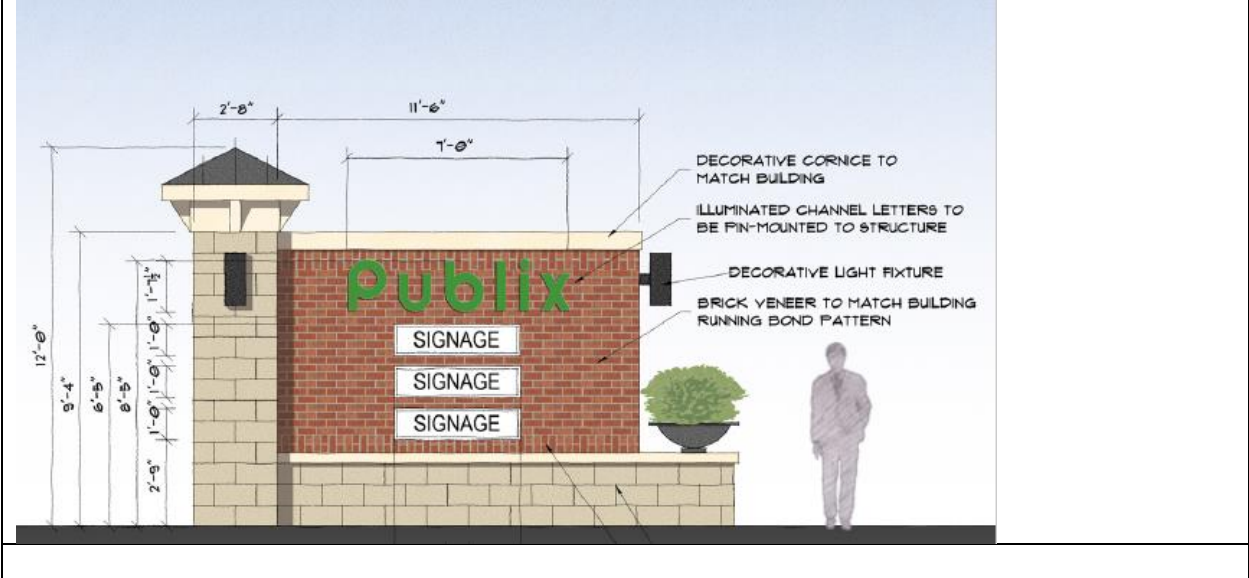
A MSP may be amended by filing a new sign plan with the Planning Department. Any new or amended MSP shall include a schedule for bringing all signs not conforming to the proposed plan into conformance within 90 days. This shall apply to all properties governed by said plan.

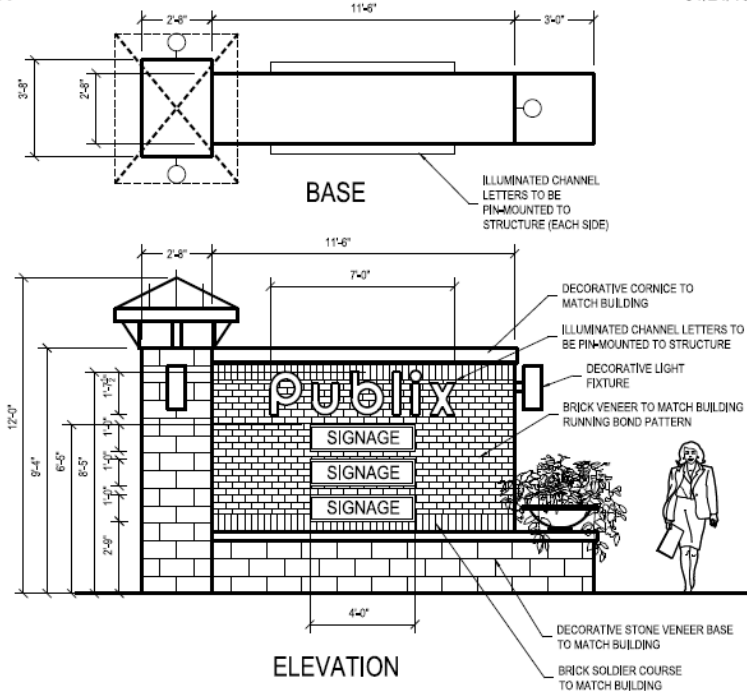
General Provision	
	<ul style="list-style-type: none"> • All signs shall be approved by the Landlord prior to submittal to the Town of Cary. • Sign shall be one of the palette colors listed herein with the exception of federally or state registered logos and/or trademarks within size limits of Cary's LDO. • Palette Colors: White or "Publix Green" (Dark Green-PMS 363C) • Black text allowed on the individual tenant panels of the entry monument and on vehicular oriented directory signs • Sign returns to all be white or "Publix Green" (Dark Green-PMS 363C) in color. • Federally or state registered logos and/or trademarks and colors are acceptable subject to Landlord Approval.

Entry Monument Sign (Map Label: A)	
Quantity:	(2) Two Double Face Signs
Locations:	Entrance at Green Level Church Road and Carpenter F. Station Road at Carpenter Hill Lane intersections (See Map).
Materials:	<ul style="list-style-type: none"> • Signs shall be incorporated into brick and/or architectural C.M.U. walls and/or columns. • Anchor tenant to be reverse channel "halo" lit can letters "Publix Green" (Dark Green - PMS 363C) • Small shop signs to be black vinyl graphics on aluminum panels.
Size:	<ul style="list-style-type: none"> • Sign Height: 12'-0' • Sign Area: 32 Feet; Anchor Signage 7' x 1'-7 1/2". Small shop tenant (3) 1'x4' each.

Colors:	<ul style="list-style-type: none"> Anchor Tenant to be single color from palette under general provision section of the master sign package. Single color vinyl on white background panel from color palette under general provisions section of master sign package.
Illumination:	<ul style="list-style-type: none"> Anchor Tenant to be internally "halo" illuminated with LED lighting. Small Shop tenants indirectly lighted from ground lighting.

Image/Rendering





**NOTE: 32 S.F. TOTAL SIGN AREA ALLOWED
(1'-7 1/2" X 7'-0") 11SF + 15SF = 26 SF PROVIDED**

143 SF TOTAL MONUMENT AREA MINUS 15 SF
SIGN AREA MINUS 10 SF STUCCO AREA = 118 SF MASONRY
AREA, 121 SF/143 = 83% VISIBLE MASONRY PROVIDED

CONSTRUCTION:

CONVENTIONAL CONSTRUCTION, ALL ALUMINUM CABINET, RETAINERS
'PUBLIX' TO BE ILLUMINATE CHANNEL LETTERS, 5" DEEP ALUMINUM LETTERS AND BACKS, PIGMENTED WHITE ACRYLIC FACES WITH TRANSLUCENT GREEN VINYL APPLIED 1ST SURFACE, 1" TRIMCAP, INTERNALLY ILLUMINATED BY WHITE LED'S, LETTERS TO BE PIN MOUNTED OFF OF MASONRY.

TENANT PANELS TO BE INDIVIDUAL 1" DEEP ALUMINUM PAN BACKER WITH FLAT CUT OUT ALUMINUM LETTERS FLUSH MOUNTED TO BACKER (LETTERS BY TENANTS), PANELS SEPARATED BY ONE (1) BRICK COURSE. PANEL EXTERNALLY ILLUMINATED BY UP LIGHT SCUNCES

**EXHIBIT 'H'
MONUMENT SIGN FOR THE AMBERLY VILLAGE PUBLIX
@ CARY, NORTH CAROLINA**

Ground Signs- Vehicular Oriented Directory Signs	
Quantity:	Per Land Development Ordinance As required for optimal identification of tenant's locations
Locations:	Near entrances to parking areas and at principal intersections within the site, but at least 50 feet from any public right of way
Materials:	<ul style="list-style-type: none"> Aluminum structures Aluminum text panels Vinyl text
Size:	<ul style="list-style-type: none"> Height: Four feet Sign Area: 10 square feet Letter Height: Max 6"
Colors:	Pole: Black Text: Black Background Sign Panel: White

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Ground Signs- Pedestrian Oriented Directory Signs (Map Label: B)	
Quantity:	Per Land Development Ordinance As required for optimal identification of tenant's locations
Locations:	Within high volume pedestrian corridors. See Map at the end of this document.
Materials:	<ul style="list-style-type: none"> • Aluminum Structures • 3M Vinyl Graphics • Vinyl text
Size:	Structure may reach a maximum height of nine (9) feet provided any signage on the portion of the structure above seven (7) feet in height is limited to the word "Directory" shall have a maximum height of seven feet??
Colors:	White panels black copy
Illumination:	Non-illuminated.
Image/Photo	Signs may have hinged Lexan cabinets, but they are not required.

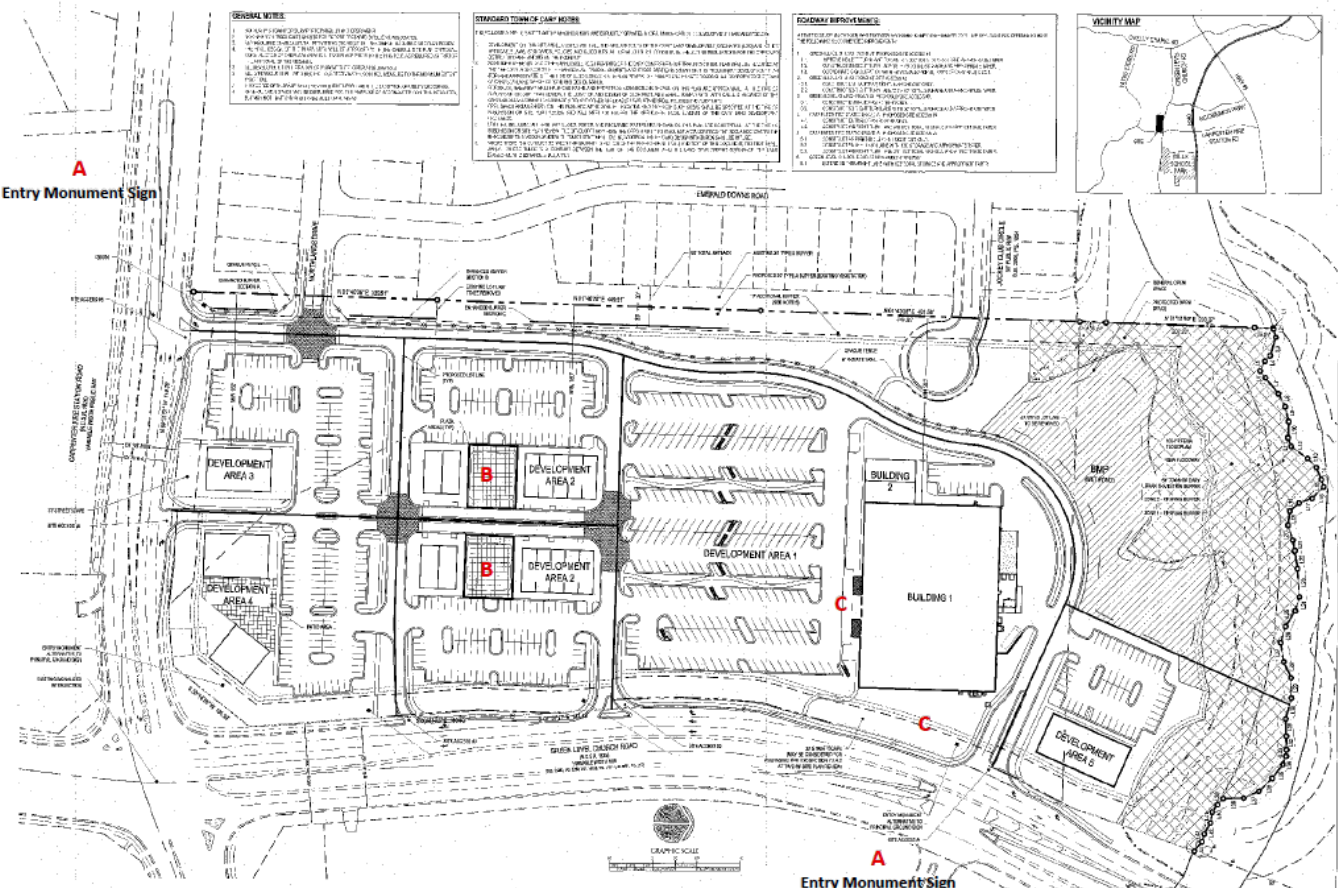
Ground Signs – Menu Board	
Quantity:	Per the Town of Cary LDO
Locations:	Per the Town of Cary LDO
Materials:	Aluminum structure with hinged Lexan cabinets. Base material to match building materials.
Size:	Per the Town of Cary LDO
Colors:	Per the Town of Cary LDO
Illumination:	Internally illuminated with white LED or Non-illuminated

Walls Signs – Anchor Tenant (Map Label C)	
Quantity:	Per Land Development Ordinance
Locations:	Two (2) sides of building (provided building meets Town of Cary design criteria).
Materials:	<ul style="list-style-type: none"> • Internally Illuminated Channel Letters: constructed from acrylic faces, aluminum returns and backs.
Size:	<ul style="list-style-type: none"> • Letters shall be a minimum of 8 inches but not exceed 72 inches in height. • Sign Area: 2 square feet max. per each linear foot of building frontage
Colors:	Sign(s) to be one from the colors palette provided in the General Provisions.
Illumination:	Internally illuminated.
Other	Federal or state registered logos and/or trademarks and colors are acceptable subject to Landlords approval and Town of Cary Land Development Code.

Walls Signs – Out Parcel and Small Shop Tenants	
Quantity:	One per premises elevation i.e. corner units would have up to 3 signs (one per elevation), in line tenants would have up to 2 signs (one per elevation). Outparcels would have up to 4 signs (one per elevation). Tenant signs subject to Town of Cary LDO, Landlords approval and site specific zoning requirements (i.e. not permitted to face residential lots).
Locations:	See Map
Materials:	Each tenant sign shall be: <ul style="list-style-type: none"> • Channel Letters with acrylic face and aluminum returns and backs • Awning Signs (in lieu of channel letters) per Town of Cary LDO subject to landlord approval • In addition, one internally illuminated acrylic logo sign may be provided with a federally or state registered logo and/or trademark subject to landlord approval.
Size:	<ul style="list-style-type: none"> • Sign Area: 1.5 square feet per each linear foot of building frontage • Awning signs per Town of Cary subject to landlord approval • Letters shall be a minimum of 8 inches but shall not exceed 36 inches in height subject to landlord approval.
Colors:	Sign(s) to be one from the colors palette provided in the General Provisions
Mounting	Signs are to be flush mounted direct to building (i.e. no raceways will be permitted).
Illumination:	Internal LED Illumination
Other	“Pill” signs are permitted up to 33% of the size of the principal sign subject to Town of Cary land development ordinance.

Wall Signs – Directory Signs	
Quantity:	Per Town of Cary LDO
Locations:	On building wall
Materials:	<ul style="list-style-type: none"> • Aluminum sign • Aluminum panel • Vinyl letters
Size:	Shall not exceed 10% of the total wall area to which the sign is attached
Colors:	White (Background Panel) Black (Text and Graphics)
Illumination:	Non-illuminated

Site Map



SIGN PLAN LEGEND:

- A: Entry monument Sign
- B: Pedestrian Oriented Directory Signs
- C: Anchor Tenant Building Signs

Amberly Place was originally approved as "The Lewter Property"

A
Entry Monument Sign

LEWTER PROPERTY

SEMBLER
Y&S Creating Retail Values.

WithersRavenel
Engineers | Planners | Architects

CITY PLAN 15-0017 (2015)
CITY PLAN 14-0020 (2014)
Approved by the Council of Cary
Development Authority (2015)
Date: 1/14/2016
Page: 5 of 10
Scale: S-22-16