

**Uniform Sign Plan (USP)
Arboretum at Weston
02-USP-012**

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

USP identifier:	02-USP-012
Location:	Intersection of N. Harrison AVE and Weston PKY
Date USP established:	November, 2002
Last modified:	May 4, 2009, November 24, 2009 December 28, 2010 November 4, 2011: Minor Adjustments October 29, 2012: Provision for second floor tenants February 6, 2017: Added pill sign options for wall signs

General Provisions of Uniform Sign Plan for this project	
<ul style="list-style-type: none"> • Proposed signs must receive landlord approval before submittal to the Town of Cary • Logos are permitted at an area consistent with the Town of Cary Land Development Ordinance • Cabinet aka “pill” signs are permitted for taglines and must meet LDO requirements (including opaque background) • Color names are as follows: <ul style="list-style-type: none"> ◆ Tan to match Matthews Acrylic Polyurethane Metallic 25829 ◆ Bronze to match Matthews Acrylic Polyurethane Metallic 30134 ◆ Black to match Matthews Acrylic Polyurethane Metallic Black ◆ Residential building letters to match BASF #431 Dark Duronodic Bronze ◆ For commercial tenant spaces with brick facades, the tenant has the option of having white faces on the channel letters. 	

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. 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 USP 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 USP shall include a schedule for bringing into all signs not conforming to the proposed plan in to conformance within 90 days. This shall apply to all properties governed by said plan.

Ground Signs - Project Identification (Principal Ground Sign)	
Quantity:	One
Location:	At corner of N Harrison Ave. and Weston Parkway
Materials:	<ul style="list-style-type: none"> • Masonry wall and columns with pre-cast accents • Main site identification sign panel to be pre-cast stone. • Tenant names, if added to sign, may be either pre-cast stone or individual metal or PVC letters with external illumination.

Ground Signs - Project Identification (Principal Ground Sign)	
Size:	<ul style="list-style-type: none"> • Dimension of sign panel to be approximately 15' x 2' • Maximum size of sign panel to be 30 square feet
Colors:	<ul style="list-style-type: none"> • Pre-cast to match Tan Matthews Acrylic Polyurethane Metallic 25828 • Brick to match project brick (Boral Bricks, Woodward Blend) • Text is cast bronze • Cast bronze medallion with black trim to appear on face
Illumination:	External illumination
Other:	The design and dimensions of the wall to be as approved in Minor Alteration 10-MA-22.

Ground Signs – Site/parcel/Subdivision Sign	
Quantity:	Two
Location:	<ul style="list-style-type: none"> • One at intersection of Weston PKY and N. Harrison AVE • One at intersection of Weston PKY and Renaissance Park Lane.
Materials:	<ul style="list-style-type: none"> • Masonry wall with precast stone columns. • Sign panel is of precast stone.
Size:	Sign panel is 9'2" x 2'6", 23 square feet.
Colors:	<ul style="list-style-type: none"> • Wall and background are painted to match Tan Matthews Acrylic Polyurethane Metallic 25828. • Text is cast bronze. • Brick trim is to match project brick, Boral Bricks Woodward Blend. • Cast bronze medallions with black trim appear on face.
Illumination	External illumination.
Photo(s): *	

Ground Signs – Directory Signs	
Quantity:	Subject to Land Development Ordinance and Landlord's approval
Location:	As needed. Not less than 50' from any public right-of-way.
Materials:	Masonry, Metal, PVC
Size:	Maximum of five (5) feet in height, 16 square feet in area.
Colors:	Tan, black, bronze.
Illumination:	None

Ground Signs – Directory Signs	
Other:	Arboretum logo shall appear at top of sign in bronze.
Photo(s): *	

Wall Signs – Tenant Type 1 (First Floor Tenants)	
Quantity:	One per tenant, a second sign is permitted if the tenant has a window or door on a second wall.
Location:	On tenant’s leased space.
Materials:	Aluminum and acrylic individual channel letters. Cabinet aka “pill” signs are permitted for taglines and must meet LDO requirements (including opaque background)
Size:	<ul style="list-style-type: none"> • Sign area shall be consistent with the Town of Cary Land Development Ordinance (LDO) • Sign shall not exceed 75% of the length of the leased front length • Maximum letter height shall not exceed 2 feet. • Sign may in no case project more than 8 inches from wall surface. • Logos are allowed per the Town of Cary LDO. • Pill signs: Maximum of 33% of the size of the channel letters used in the principal sign
Colors:	<ul style="list-style-type: none"> • Face color: Bronze • Black returns. • Tenants with a brick façade have the option of using white face
Illumination:	Internally illuminated.

Wall Signs – Tenant Type 1 (First Floor Tenants)

Photo



Photo(s): *



Wall Signs – Tenant Type 2 (Second Floor Tenants)

Quantity:	Subject to landlord's approval with a limit of one per distinct architectural segment of the building façade.
Location:	On individual architectural building segments
Materials:	Aluminum and acrylic individual channel letters. Cabinet aka "pill" signs are permitted for taglines and must meet LDO requirements (including opaque background)
Size:	<ul style="list-style-type: none"> • Sign area shall be consistent with the Town of Cary Land Development Ordinance (LDO) • Sign shall not exceed 75% of the length of the building segment • Maximum letter height shall not exceed 2'. • Logos are allowed at an area consistent with the Town of Cary LDO . • Sign may in no case project more than 8" from wall surface. • Pill signs: Maximum of 33% of the size of the channel letters used in the principal sign
Colors:	<ul style="list-style-type: none"> • Face color: Bronze • Black returns. • Tenants with a brick façade have the option of using white face

Wall Signs – Tenant Type 2 (Second Floor Tenants)	
Illumination:	Internally illuminated.
Other:	
Photo(s): *	

Wall Signs-Outparcel	
Quantity:	Maximum of 2
Location:	On Sign Band
Materials:	1" PVC
Size:	One square foot of sign per linear foot of leased front length.
Colors:	Bronze letters to match Matthews Acrylic Polyurethane Metallic 30134
Illumination:	Non-Illuminated
Other:	Stud mounted
Photo(s): *	

Wall Signs – Blade / Projection	
Quantity:	One per tenant per building entrance (Landlord will provide and install)
Location:	Projecting from wall of leased frontage of tenant; required minimum of 7 feet between bottom of sign and the walkway below
Materials:	Cast Bronze, PVC Molding, Aluminum Plate, Ornamental Post Panel Systems Logo Hanging Bracket
Size:	Two square feet per face. Maximum height of letters is 8 inches
Colors:	Bronze (cast), black (Vinyl 3M Scotchcal Black 3650-12 for letters and Matthews Acrylic Polyurethane Black Metallic for Logo Hanging Bracket) , tan (Matthews Acrylic Polyurethane Tan Metallic 25829 for background)
Illumination:	None
Other:	Materials/colors/style to be common throughout development.
Photo(s): *	

Other Signs - Incidental

Other Signs - Incidental	
Quantity:	As needed in parking area.
Location:	As needed in parking area.
Materials:	Wood
Size:	36" in height, 2 square feet in area.
Colors:	Tan, black, bronze
Illumination:	None
Photo(s): *	

Residential Building	
Quantity	One
Location	Centered on header course at Parking deck entrance
Materials	PVC
Size	16" Capital Letters
Color	To Match BASF 431 Dark Durodic Bronze
Illumination	External

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