

Uniform Sign Plan (USP) CentreWest at Silverton 90-USP-002

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

USP identifier:	90-USP-002
Location:	Intersection of NW Cary Pky and Evans Road, and along the western side of Evans Road north of that intersection
Date USP established:	April 12, 1990
Last modified:	July 22, 2004; June 2, 2009 PMS references added January 31, 2013
Summary of recent amendments:	USP amended for North State Storage June 2009 to specify individual letters and specific PMS colors Option for Geyer CT Properties added October 2013

General Provisions of Uniform Sign Plan for this project

- CentreWest at Silverton is the non-residential section of the Silverton Planned Unit Development (USP for Silverton is 85-USP-006).
- All signs must be approved (in writing) by the Landlord.
- Tenant logos and typestyles will be allowed on building identification ground signs and attached signs. Logos will be limited to the height of the largest letter height of the sign. Logos must be located on the same side on all signs on multi-tenant facilities.
- Ground signs not conforming to specifications (Option 1 & 2) described below must be changed to comply when changes are made to the signs in the future (per Town Council, May 24, 2001).

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.

When 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 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, all signs not conforming to the proposed plan into conformance within 90 days . This shall apply to all properties governed by said plan.

Ground Signs - Project Identification

Quantity:	3
Location:	At major entrances to CentreWest: 1. At intersection of Evans Road and NW Cary Parkway 2. On Evans Road near Weston Parkway 3. On NW Cary Parkway, east of Evans Road
Materials:	Aluminum cabinet with routed copy, Plexiglas letters
Size:	52 inches high X 9 feet 1 inch (9'1") long

Ground Signs - Project Identification	
Colors:	<ul style="list-style-type: none"> • Background: PPG #15243 Astro Blue (PMS [Pantone] #314U) or Navy Blue (PMS # 294 U) • (Close to Pantone 314 U) • Letters – Rohm-Haas #7328 white Plexiglas • Accents – PPG #0882 Glare White
Illumination:	Internal illumination
Other:	none
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification (Option 1)	
Quantity:	Per LDO
Location:	At entrance to site
Materials:	Aluminum cabinet with routed copy, Plexiglas letters
Size:	52 inches high maximum X 6 feet long
Colors:	<ul style="list-style-type: none"> • Background – PPG #15243 Astro Blue Blue (PMS (Pantone) #314U) or Navy Blue (PMS # 294 U) • Letters – Rohm-Haas #7328 white plex • Accents – PPG #0882 Glare White
Illumination:	Internal illumination
Other:	<ul style="list-style-type: none"> • Tenants may use their own logo and custom typestyle on the sign. • In all cases the CentreWest logo will be visible in its standard size and location (10 inches high, at the bottom right corner of the sign, below sign copy, as shown on sign drawings in the Town of Cary file for this project).

Ground Signs - Site/Parcel/Subdivision Identification (Option 1)

Photo(s): *



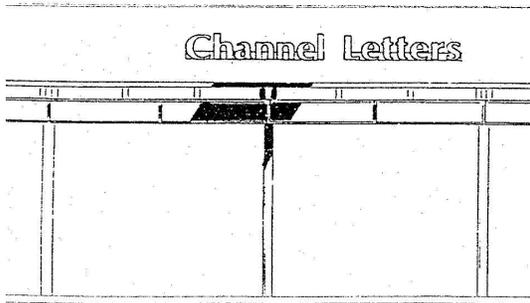
Ground Signs - Site/Parcel/Subdivision Identification (Option 2)

Quantity:	1 per site
Location:	At entrance to site
Materials:	<ul style="list-style-type: none"> • Double-faced fabricated monument sign with cutout ½ inch thick individual aluminum letters, stud mounted with 1/8 inch standoffs • All exposed surfaces painted with Metallic Akzo Nobel paints • Painted finishes to be spatter textured catalyzed acrylic polyurethane enamel or equal • Brushed titanium gold finish to have vertical grain
Size:	42 inches high maximum X 8 feet long

Ground Signs - Site/Parcel/Subdivision Identification (Option 2)	
Colors:	<ul style="list-style-type: none"> • Background – Silver Metallic Akzo Nobel 359-C2 • Letters – Dark Bronze Metallic Akzo Nobel 312-H1 • Logo/accents – brushed gold titanium nitride finish fabricated stainless steel. Alternate: aluminum painted metallic gold • Trim and base on sign structure – Dark Bronze Metallic Akzo Nobel 312-H1 • Exterior lighting fixtures – dark Duranodic bronze finish
Illumination:	External illumination – ground mounted sealed halogen spot illumination
Other:	<ul style="list-style-type: none"> • Tenants may use their own logo and custom typestyle on the sign. • This sign type was introduced as another option for ground signs at the Town Council meeting of May 24, 2001.
Photo(s): *	

Ground Signs - Other	
Quantity:	Not specified
Location:	Within tenant property
Materials:	Not specified – “similar to” sign drawing showing an aluminum sign with H.P. vinyl copy, mounted between 2 inch X 2 inch aluminum tubing poles
Size:	Not specified – “similar to” sign drawing showing a sign 42 inches high X 40 inches wide
Colors:	Not specified
Illumination:	Not specified
Other:	Directional signage may be placed within a major tenant’s property in order to provide convenience and safety for traffic flow.

Ground Signs - Other	
Photo(s): *	<p><i>The signs below were found at the Oxford site.</i></p> 

Wall Signs - Tenant Type 1 (Buildings on Geyer CT and future Shopping Center Site)	
Quantity:	Not specified (Per LDO)
Location:	On storefront fascia
Materials:	Individual channel letters
Colors:	White
Size:	Per LDO
Illumination:	Internal illumination for Commercial Parcels Non-illumination option for Office buildings
Other:	The 1990 USP proposal stated "There are no present plans to begin development of the land zoned for a shopping center. However, present plans call for individually lighted letters for tenant identification to be located on storefront fascia..."
Photo(s): *	<p><i>There is no shopping center in the project as of July 22, 2004.</i></p> 

Wall Signs - Other Tenant Type(s) (Multi-tenant buildings)	
Quantity:	Per LDOP
Location:	On building surface above tenant entrance
Materials:	Panel sign, materials not specified
Size:	<ul style="list-style-type: none"> • 12 inches high X 4 feet long • panel 1 inch deep
Colors:	<ul style="list-style-type: none"> • Background – Astro Blue • Letters – white
Illumination:	Non-illuminated

Wall Signs - Other Tenant Type(s) (Multi-tenant buildings)	
Other:	These signs were added in an amendment dated July 25, 1996, for the CentreWest Commons development. The 1990 USP proposal stated "Letters can be applied to the surface of the building incorporating the tenant's logo and/or typestyle, in keeping with the tasteful, quality image projected by the entire project." Multi tenant buildings where tenants do not have individual entrances may have tenant directory signs or a grouping of tenant names that constitute one sign.
Photo(s): *	

Wall Signs – Single Tenant Buildings	
Quantity:	Two per building for single tenant buildings, or multi tenant buildings with main entrances
Location:	On building fascia; above entrance
Materials:	½" PVC pin or stud mounted
Size:	Per LDO
Colors:	Blue - Pantone PMS 288 (Primary Message) Blue - PMS 3005 (Accents and Logo)
Illumination:	Not specified
Other:	The 1990 USP proposal stated "Letters can be applied to the surface of the building incorporating the tenant's logo and/or typestyle, in keeping with the tasteful, quality image projected by the entire project." USP amended for North State Storage June 2009 to specify individual letters and specific PMS colors.
Photo(s): *	

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