

**Uniform Sign Plan (USP)
Cornerstone Village Shopping Center
95-USP-005**

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

USP identifier:	95-USP-005
Location:	Southwest corner of Davis Drive and High House Road
USP established:	March 31, 1995
Last modified:	July 1, 2005 June 30, 2015 <i>(Specifications added for Secondary Ground Sigs)</i>

General Provisions

- Dominant letter style shall be Palantino Bold by Velvet Touch. First letter of all words shall be upper case with the remaining letters in lower case unless otherwise approved by the Landlord. Other letter styles require Landlord approval.
- Registered trademarks and logos that are graphic in nature may be included in the sign, but must fit inside a horizontal rectangle created by the sign's message. Logos may be installed with their original colors, but the main sign copy must conform to this document. Landlord and Town of Cary approval are required.
- All sign designs shall be reviewed and approved by Landlord prior to fabrication and installation. Landlord's signature is required on all drawings submitted to the Town of Cary for permits.
- Any deviation or exception to this Uniform Sign Plan shall require approval by the Cornerstone Architectural Review Committee (ARC) and the Town of Cary.

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the 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 Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan 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. 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.

Entry Monuments - Project Identification	
Quantity:	Two (2)
Location:	One along Davis Drive and one along High House Road
Materials:	Masonry (brick) base & column with cap to resemble pre-cast concrete Sign panel inset to appear to be pre-cast concrete
Size:	Per LDO
Colors:	Red Brick Cream or light tan cap and sign panel
Illumination:	External Illumination

Entry Monuments - Project Identification	
Other:	Signs shall be identical and only display the shopping center name.
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	Two (2)
Location:	At entrances to shopping center off Cornerstone Drive
Materials:	Masonry (Brick) base & column with synthetic foam cap to resemble pre-cast concrete Sign panel inset in column to appear to be pre-cast concrete Individual letters on wall
Size:	Maximum Height: 54 inches Maximum Length: 132 inches
Colors:	Masonry Structure (Red brick) White sign panel on column with black text Anchor Tenant Signs: White
Illumination:	External
Photo(s): *	<p>Column Sign 1.5" Urethane with Beveled Edges. Text Sand Blasted In & Painted Black. Background Painted to Simulate Pre Cast Concrete Sign Panel Can Be Flush Mounted or Recessed Into Column.</p> <p>Visual Enlargement</p> <p>Anchor Tenant Signage .5" Thick Flat Cut Acrylic Text & or logo Elements Painted to Simulate Pre Cast Concrete Stud Mounted Flush or With Spacers to Masonry Wall</p>

Ground Signs – Tenant Directory	
Quantity:	At pedestrian or vehicular intersections
Location:	May be located on the site to give important directions or instructions to patrons. Location must be approved by the Landlord.
Materials:	Sintra with Black Granite Apolic
Size:	Area – 5 feet tall; 8 square feet maximum
Colors:	<ul style="list-style-type: none"> • Background – black • Letters – white
Illumination:	No Internal Illumination
Other:	<ul style="list-style-type: none"> • Letter style – TBD • Design and location must be approved by the Landlord.
Photo(s): *	

Wall Signs - Tenant Type 1 (Major tenant – lease area exceeding 3000 square feet)	
Quantity:	Not specified
Location:	Mounted directly to the fascia or wall and centered in that space
Materials:	<ul style="list-style-type: none"> • Internally illuminated individual channel letters • Minimum .083 aluminum backs, .050 returns • Minimum 1/8 inch Plexiglas faces
Size:	<ul style="list-style-type: none"> • Area – shall conform to that which is allowed by the Town of Cary • Letter height – maximum 78 inches, minimum 10 inches
Colors:	<ul style="list-style-type: none"> • Face – 7328 white • Returns – black • Trim – enamel black Juel-lite or equal
Illumination:	Internally illuminated – 13mm 6500 white neon tubing
Other:	Major tenants may display a sign that lists services, subject to Landlord and Town of Cary approval.

**Wall Signs - Tenant Type 1
(Major tenant – lease area exceeding 3000 square feet)**

Photo(s): *



Wall Signs - Other Tenant Type(s) (In-line tenants)	
Quantity:	Not specified
Location:	Nine (9) inches above the bottom edge of sign band, centered between brick columns supporting the canopy in front of the tenant's leased space. There shall be no less than 12 inches between the brick column and the sign. If the tenant controls more than one bay, only one bay may be used for signage unless special permission is granted by the Landlord.
Materials:	<ul style="list-style-type: none"> • Internally illuminated individual channel letters • Minimum .083 aluminum backs, .050 returns • Minimum 1/8 inch plex faces
Size:	<ul style="list-style-type: none"> • Area – As allowed by Town of Cary LDO • Letter height – maximum 18 inches, minimum 10 inches
Colors:	<ul style="list-style-type: none"> • Face – 7328 white • Returns – black • Trim – enamel black Juel-lite or equal
Illumination:	Internally illuminated – 13mm 6500 white neon tubing
Other:	<ul style="list-style-type: none"> • All tenant signs shall consist of the name of the store and logo (if federally registered). Logo area must comply with Town of Cary LDO. No listing of merchandise or service shall be permitted unless it is part of the store name. • Limiting the sign message to a single line is encouraged.

Wall Signs - Other Tenant Type(s) (In-line tenants)

Photo(s): *



All caps, with logo:



Wall Signs - Outparcel	
Quantity:	Per LDO
Location:	Mounted directly to the fascia or architectural element
Materials:	<ul style="list-style-type: none"> Internally illuminated individual channel letters Minimum .083 aluminum backs, .050 returns Minimum 1/8 inch plex faces
Size:	<ul style="list-style-type: none"> Area – shall conform to that which is allowed by the Town of Cary Zoning Code. Letter height – maximum 24 inches, minimum 8 inches
Colors:	<ul style="list-style-type: none"> Face: 7328 white. Returns – Black or White or a color found in the exterior architecture Raceway (if mounted on metal background) to match background
Illumination:	Internally illuminated – 13mm 6500 white neon tubing or similar light level with LED
Other:	<ul style="list-style-type: none"> Tenants in outparcels may list services, subject to Landlord, ARC, and Town of Cary approval. Ground signs are not allowed for outparcels.
Photos:	
	
Photo(s): *	

Wall Signs – Tenant Directory Signs	
Quantity:	Not specified
Location:	On building façade. Location must be approved by the Landlord.
Materials:	Sintra with Black Granite Apolic
Size:	No greater than 10% of wall area. Letter height not to exceed 3 inches
Colors:	<ul style="list-style-type: none"> • Background- Black • Letters- White
Illumination:	No Illumination
Other:	<ul style="list-style-type: none"> • Letter style – must be approved by the Landlord • Design and location must be approved by the Landlord.
Photo(s): *	

Wall Signs – Other (Incidental signs; i.e. No Skateboarding)	
Quantity:	Not specified
Location:	May be located on the building or on the site to give important directions or instructions to patrons. Location must be approved by the Landlord.
Materials:	Sintra with Black Granite Apolic
Size:	Area – maximum 2 square feet per side
Colors:	<ul style="list-style-type: none"> • Background – Black • Letters – White
Illumination:	No Illumination
Other:	<ul style="list-style-type: none"> • Letter style – TBD • Design and location must be approved by the Landlord. • This type of sign may be a ground sign or a wall sign. It is also described under “ground signs”, above.
Photo(s): *	

Other Signs (Under Canopy)	
Quantity:	One per tenant
Location:	Mounted on brick column closest to tenant entrance
Materials:	¾ inch Sintra panel, painted Lacryl, with vinyl copy
Size:	Not to exceed 2 square feet
Colors:	<ul style="list-style-type: none"> • Panel – Black • Copy – white
Illumination:	Non Illuminated
Other:	<ul style="list-style-type: none"> • Letter style – TBD • Tenant name with Registered Trademark logos must be black with white letters.
Photo(s): *	

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