

**Uniform Sign Plan (USP)
Cary Park Planned Unit Development (PUD)
98-USP-005**

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

USP identifier:	98-USP-005
Location:	Cary Glen Boulevard
Established:	July 6, 1998 (Originally named "Cary Glen")
Last modified:	August 2, 2007 May 30, 2008 (to specify trim cap colors) October 14, 2010 Commercial "Town Center" updates May 20, 2016: Added photo & minor administrative edits June 13, 2017 Minor edits
Note:	Criteria for The Park at West Cary found in Master Sign Plan 17-MSP-003

<ul style="list-style-type: none"> • Typeface/font for all signs shall be Palacio Bold <p>Plan includes Cary Park Town Center; The following provisions apply to commercial buildings only:</p> <ul style="list-style-type: none"> • Landlord's approval is required for sign permit approval • Font, other than individual tenant's logo types, shall be Palatino (also known as Palacio) • Palette Colors: Benjamin Moore "Glacier White" Benjamin Moore "Black", PMS 201 C (burgundy to match awnings), PMS 9225 C (Oyster to match "Oyster Shell" EIFS), PMS 478 C (Red to match Boral Red Range wire cut brick) and PMS 404 C (Grey to match "Slate Grey" metal roof) • Quantity of colors varies based on sign type but shall not exceed three • Federally & State registered logos allowed but shall not exceed 20% of the allowable sign area. Logos are included in the calculation for the sign area. Any logo must be in the sign band area. If the logo is part of a Village Retail wall sign, it shall be installed on the raceway and illuminated along with the sign copy. • All tenants may use both upper-and lowercase font. All uppercase or lowercase will not be allowed except in the case of a federally registered font or logo • Copy heights are calculated using Cary's guidelines for "boxing in" text from the highest point on the sign to the lowest point on the sign. • Mounting devices and conduit to be concealed with fasteners mounted flush to surface via thru-bolts; All penetrations sealed with silicon caulk

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with requirements of the Town's Sign Ordinance and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

Where specifications of a previously approved USP conflict with the currently adopted Sign Ordinances, then specifications in the approved USP control. Where a previously approved USP does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, etc., then provisions in the currently adopted Sign Ordinance shall control. 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 conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

Ground Signs - MAJOR Project Identification	
Quantity:	1 sign per entrance
Location:	At primary entrances to the PDD along Cary Glen Boulevard

Ground Signs - MAJOR Project Identification	
Materials:	<ul style="list-style-type: none"> • Double or single sided monument sign • Pre-cast concrete with lettering routed or sandblasted in relief or high-density urethane made to look like the existing pre-cast sign • Brick base or walls
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Area – maximum 32 square feet per side
Colors:	<ul style="list-style-type: none"> • Letters – Black • Background – buff-colored
Illumination:	Ground lighting
Photo(s): *	
Ground Signs - MINOR Project Identification	
Quantity:	1 sign per entrance (2 at an entrance if on either side of a road)
Location:	At secondary entrances to the PUD along Cary Glen Boulevard All entrances are limited to either Major or Minor Project Identification signs should there be any overlap.
Materials:	<ul style="list-style-type: none"> • Single sided plaques mounted to brick columns. Brick to match major entrance monuments • Either Pre-cast concrete with lettering routed or sandblasted in relief or high-density urethane made to look like the existing pre-cast sign.
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Area – maximum 4 square feet per plaque
Colors:	<ul style="list-style-type: none"> • Letters: Black • Background: buff-colored
Illumination:	Ground lighting
Photo(s): *	

Ground Signs – Site Identification (Multi-Family)	
Quantity:	1 sign per principal entrance (2 at an entrance if on either side of a road) (Maximum of 2 signs)
Location:	At primary entrance to each multi-family project. All entrances are limited to either Major or Minor Project Identification or Multi-family Residential should there be any overlap.
Materials:	<ul style="list-style-type: none"> • Single sided sign mounted to brick walls. Brick to match major entrance monuments. • Either Pre-cast concrete with lettering routed or sandblasted in relief or high-density urethane made to look like the existing pre-cast sign.
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Area – maximum 16 square feet per side
Colors:	<ul style="list-style-type: none"> • Letters – Black • Background – buff-colored
Illumination:	Ground lighting

Optional Ground Signs: Residential Subdivision Identification	
Quantity:	1 sign/plaque per principal entrance
Location:	At primary entrance to each multi family project. All entrances are limited to either Major or Minor Project Identification or Multi-family Residential should there be any overlap.
Materials:	<ul style="list-style-type: none"> • Double sided sign • Painted PVC or aluminum panel mounted to a 4.5” diameter steel post
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Area – maximum 16 square feet per side
Colors:	<ul style="list-style-type: none"> • Text – white (Arlon White 02) • Background – dark green (Hartford Green PMS 343) • Post- White
Illumination:	Ground lighting
Photo(s): *	

Ground Signs - Site/Subdivision Identification (Commercial Center)	
Quantity:	1 per entrance; total number of signs can be no more than 2 no matter how many entrances there are.
Location:	At entrance(s) to commercial area (“Town Center”)

Ground Signs - Site/Subdivision Identification (Commercial Center)	
Materials:	<ul style="list-style-type: none"> • Single- or Double-sided sign • Painted PVC or aluminum panels mounted on a brick base, wall or aluminum or PVC post, or • Same as “Major Project ID Sign”- buff colored pre-cast concrete or high-density urethane made to look like pre-cast concrete mounted on a brick base or wall
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Area – maximum 32 square feet per side
Colors:	<ul style="list-style-type: none"> • Text- for Painted PVC – White (Arlon 02) - for Pre-Cast – Black • Background and frame – for Painted PVC - dark green (Hartford Green PMS 343 or equivalent) For pre –cast – buff colored
Illumination:	Ground lighting
Other:	Once the first sign is installed, subsequent signs must match the style used on the first
Photo(s): *	

Ground Signs – Other (Amenity sign)	
Quantity:	1 per entrance
Location:	At entrance to recreation areas (not including swim club) and greenways
Materials:	<ul style="list-style-type: none"> • Single-sided buff colored high-density urethane made to look like buff colored pre-cast concrete with lettering routed or sandblasted in relief mounted on brick column or wall <p>OR</p> <ul style="list-style-type: none"> • Painted aluminum sign panel with aluminum extrusion frame and mounted “flag” style on 4 X 4 aluminum extruded post • All must look the same
Size:	<ul style="list-style-type: none"> • Pole Height: 7 feet 9 inches (7’9”) • Area: 10.25 sq. ft. per side • Sign panel: 42 inches high and 32 sq. ft. in area
Colors:	<p>Panel Flag Signs</p> <ul style="list-style-type: none"> • Text – white (Arlon White 02) • Background– dark green (Hartford Green PMS 343 or equivalent) or <p>Urethane panel Signs</p> <ul style="list-style-type: none"> • Text – black • Background – buff colored
Illumination:	Not illuminated
Photo(s): *	

Ground Signs – Vehicular Directional Signs	
Quantity:	As needed
Location:	Per LDO
Materials:	<ul style="list-style-type: none"> Aluminum posts and sign
Size:	<ul style="list-style-type: none"> Height- 30" above ground height Area- 5.33 square feet
Colors:	<ul style="list-style-type: none"> Posts – white Background – PMS 343 Dark green (Hartford Green) Text – reflective white
Illumination:	Not illuminated
Other:	Temporary signs. The signs must be removed when the neighborhoods that they advertise are completed.
Photo(s): *	

Ground Signs – Other (Directory/Service Signs)	
Quantity:	As needed and per the LDO
Location:	Near sidewalks and parking lots; outside public Right of Way
Materials:	<ul style="list-style-type: none"> Single sided sign or plaque Painted aluminum sign panel with aluminum extrusion frame and mounted flag style on a 4" by 4" aluminum extruded post
Size:	<ul style="list-style-type: none"> Height of pole – 36" Sign panel area- 3 square feet
Colors:	<ul style="list-style-type: none"> Text – white (Arlon 02) Background- dark green (Hartford Green PMS 343 or equivalent) Post – white
Illumination:	Not illuminated
Other:	Includes signs as "No Entrance" or "Maintenance Access Only"
Photo(s): *	

Wall Signs – (Junior Anchor; a tenant whose store ranges from 10,001 to 50,000 square feet)	
Quantity:	One (1)
Location:	Building wall over main entrance
Materials:	Individual aluminum channel letters with Plexiglas faces Secondary copy may be a panel rather than individual letters

Wall Signs – (Junior Anchor; a tenant whose store ranges from 10,001 to 50,000 square feet)	
Size:	Maximum signage area: 8'-2"h X 29' – 2"w Maximum letter height: 3'-6" Secondary tag copy height: 1'-2" Not to exceed 1 square foot of sign area per 1 linear foot of building frontage. Trim Caps: ¾"
Colors:	Faces of letters or panel: 1 color chosen from the palette listed under General Provisions Return or panel & Trim Caps: Match Benjamin Moore "Black"
Illumination:	Internal illumination with white neon or white LED
Other:	No raceway. Mounted directly to wall. Illuminated panel signs are permitted for secondary copy only.
Photo(s): *	N/A

Wall Signs – (Village Retail; space with a ranges of 100-10,000 sq. ft.)	
Quantity:	As allowed by the Land Development Ordinance
Location:	On sign band above entry. For tenants located in building bays containing a tower at the corner, the wall sign shall on the masonry above the awning over the entry. Sign shall be on the façade fronting vehicular/pedestrian access. Additional signage may be permitted as allowed by the LDO
Materials:	Aluminum channel letters with 3/16" Plexiglas faces; depth of five (5) inches, or Fabricated metal letters with LED Halo illumination
Size:	Maximum signage area: 2'-0" h X 10'-0" w Maximum letter height: 2'-0" Trim Caps: ¾"
Colors:	Faces of letters: 1 color chosen from Palette listed under General Provisions Returns: Benjamin Moore "Black" Trim Caps: Matte Black to match Benjamin Moore "Black" Letter interiors shall be a reflective white finish.
Illumination:	Internal illumination with white neon or white LED; 7" deep X 7" high raceway to conceal transformers and wiring. Raceway painted to match surrounding wall surface color. Halo illumination with LED for fabricated metal letters
Other:	Tag copy matching main sign permitted as allowed by the LDO.
Photo(s): *	

Wall Signs – (Outparcel)

Quantity:	Maximum of 2 per building
Location:	On sign band or wall area above building entry/building entrance element as shown in Cary Park Town Center Common Sign Plan.
Materials:	Aluminum channel letters with 3/16" Plexiglas faces; overall depth of five (5) inches
Size:	Single line copy (letter height) and stacked copy shall be a maximum of 3' 2". Trim Caps: 3/4"
Colors:	Faces or panel: 1 color from Palette listed under General Provisions Return of letters or panel and Trim Caps: Match Benjamin Moore "Black" Letter interiors shall be a reflective white finish.
Illumination:	Internal illumination with white neon or white LED ; 7" deep X 7" high raceway assembly to conceal all transformers and wiring. Raceway painted to match surrounding wall surface color.
Other:	Tag copy not permitted.
Photo(s):	N/A

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