

## Uniform Sign Plan (USP) Harrison Pointe 01-USP-002

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

USP identifier:	01-USP-002
Location:	Northeast corner of the intersection of N Harrison Avenue and NW Maynard Road
Date USP established:	Aug. 28, 2001
Last modified:	July 21, 2004 December 30, 2013 (added Suspended Signs) September 9, 2016 (increased allowable wall sign area) April 5, 2018 (allowed cabinets for taglines)

### Incidental

#### **General Provisions of Uniform Sign Plan for this project**

- Harrison Pointe is part of the Northwoods Planned Unit Development (PUD) and is governed in part by the sign plan for the PUD (USP number 85-USP-003).
- The character, design and layout of all signs shall be subject to the Landlord's approval.
- Any variation from this Uniform Sign Plan must be approved by the Landlord first, then the Town of Cary.
- National and state registered trademark logos shall be allowed.
- Internally illuminated cabinets may be used for taglines, provided that the background of such cabinets is opaque and only the letters are illuminated.

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 that 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 all signs not conforming to the proposed plan in to compliance with 90 days. This shall apply to all properties governed by said plan.

<b>Ground Signs - Project Identification</b>	
Quantity:	Two (2)
Location:	One (1) per main entrance of shopping center
Materials:	As per Northwoods PUD Uniform Sign Plan
Size:	As per Northwoods PUD Uniform Sign Plan
Colors:	As per Northwoods PUD Uniform Sign Plan
Illumination:	As per Northwoods PUD Uniform Sign Plan
Other:	<ul style="list-style-type: none"> <li>The USP for Northwoods PUD (USP number 85-USP-003) has specifications for project ground signs within the PUD.</li> </ul>
Photo(s): *	

<b>Ground Signs - Other (Directional signs)</b>	
Quantity:	As needed for safe traffic flow
Location:	Interior roadways (not allowed along main road)
Materials:	Masonry monument base to match buildings
Size:	<ul style="list-style-type: none"> <li>Area: Two (2) square feet</li> <li>Height: 36 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>Copy: white</li> <li>Background: green</li> </ul>
Illumination:	None
Other:	None
Photo(s): *	<i>No directional signs found during site visit 7-13-04</i>

<b>Wall Signs - Tenant Type 1 (Anchor tenants: greater than 10,000 square feet)</b>	
Quantity:	Per the LDO
Location:	Centered over entrance
Materials:	Individual channel letters, raceway not required
Size:	<ul style="list-style-type: none"> <li>• Area: Per the LDO (maximum two (2) square feet per linear foot of storefront)</li> <li>• Height: maximum six (6) feet</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Face: White 7328</li> <li>• Returns: Match Hartford Green Color Kad by Vincent Metals or Pantone 3308 U</li> <li>• Raceway, if used: match façade color</li> <li>• Trim (Jewelite): green to match Hartford Green Color Kad by Vincent Metals or Pantone 3308 U</li> </ul>
Illumination:	Internally illuminated (double row 13 mm 650 white tubing)
Other:	<ul style="list-style-type: none"> <li>• Letter style – Helvetica, all upper case (other styles may be approved by the Landlord)</li> <li>• “All of the In Line tenant criteria ... apply, with the exception that the maximum letter height is 6 feet, raceways are not required.”</li> <li>• Copy is to be only the name of the tenant.</li> <li>• National and state registered trademark logos shall be allowed</li> </ul>
Photo(s): *	

<b>Wall Signs – Other Tenant Type(s) (In Line tenants: less than 10,000 square feet)</b>	
Quantity:	One (1) per storefront per tenant (tenants in corner spaces may have a second wall sign if there is a door or window on that second wall)
Location:	<ul style="list-style-type: none"> <li>Centered over entrance or within sign channel.</li> <li>Bottom of sign must be 1 inch below bottom of raceway and sign channel</li> </ul>
Materials:	Individual channel letters on raceway; raceway must fit inside sign channel on building
Size:	<ul style="list-style-type: none"> <li>Area: maximum one (1) square foot per linear foot of storefront</li> <li>Height: <ul style="list-style-type: none"> <li>maximum 24 inches,</li> <li>minimum 8 inches (30" allowed for tenants greater than 3,600 square feet-subject to landlord approval) (38" allowed for tenants allowed by landlord to use tower sign area for only their sign, measured from 1" below lower sign channel).</li> </ul> </li> <li>Sign height is defined as the highest to lowest vertical dimension of the overall sign area and does not necessarily refer to letter height.</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>Face: white acrylic # 7328</li> <li>Returns: Match Hartford Green Color Kad by Vincent Metals or Pantone 3308 U</li> <li>Raceway: painted to match brick.</li> <li>Trim (Jewelite): painted green to match Hartford Green Color Kad by Vincent Metals or Pantone 3308 U</li> </ul>
Illumination:	Internally illuminated (white neon tubing, double row 13 mm 6500)
Other:	<ul style="list-style-type: none"> <li>Letter style: Helvetica, all upper case (other styles may be approved by the Landlord)</li> <li>Copy is to be only the name of the tenant.</li> <li>National and state registered trademark logos shall be allowed</li> </ul>

**Wall Signs – Other Tenant Type(s)**  
**(In Line tenants: less than 10,000 square feet)**

Photo(s): \*



**Suspended Signs**

Quantity:	One (1) per tenant
Location:	Wall mounted/Under canopy
Materials:	Two (2) inch thick high-density urethane with business name sandblasted on both sides
Size:	12" x 36"

<b>Suspended Signs</b>	
Colors:	Copy and border raised on white background, with dark bronze copy, border and edges
Illumination:	Non-Illuminated

<b>Wall Signs – Outparcel</b>	
Quantity:	Two (2)
Location:	Not specified
Materials:	<ul style="list-style-type: none"> <li>Individual channel letters, may be either flush mounted or on a raceway.</li> </ul>
Size:	Area: One (1) square foot for each linear foot of the wall on which the sign is located
Colors:	<ul style="list-style-type: none"> <li>Face: white acrylic # 7328</li> <li>Returns: Match Hartford Green Color Kad by Vincent Metals or Pantone 3308 U</li> <li>Raceway, if used – must be painted to match the color of the façade to which it is mounted</li> </ul>
Illumination:	Internally illuminated (white neon tubing, double row 13 mm 6500)
Other:	<ul style="list-style-type: none"> <li>Copy is to be only the name of the tenant.</li> <li>National and state registered trademark logos shall be allowed</li> <li>Outparcels are not permitted ground signs.</li> </ul>
Photo(s): *	

<b>Other Signs</b>	
Quantity:	Not specified
Location:	Not specified
Materials:	Not specified

<b>Other Signs</b>	
Size:	<ul style="list-style-type: none"> <li>• Standard address numerals for postal identification of premises will be 5 inches high, unless larger numbers are required by the Cary Fire Department.</li> <li>• Letters on the rear door of each tenant's lease space for identification purposes not to exceed 5 inches high.</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Address numerals and rear door identification – white</li> <li>• Storefront signs – not specified</li> </ul>
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> <li>• Decal and lettering applied to storefront glazing, door glazing or any other part of the façade is not permitted without prior written approval from the Landlord.</li> <li>• No window signs are permitted without the written approval of the Landlord.</li> </ul>
Photo(s): *	

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

<b>Further information:</b>	
X	Digital images of sign detail documents are available from the Town of Cary Planning Dept.
	Sign detail documents are not included in the Town of Cary files for this project.