

**Uniform Sign Plan (USP)
Parkway Pointe Shopping Center
87-USP-006**

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

USP identifier:	87-USP-006
Location:	Northeast corner of intersection of SW Cary Parkway and Old Apex Road
USP established:	Feb. 26, 1987
Last modified:	August 9, 2004 December 30, 2013 (<i>Revisions to Under-Canopy Signs</i>) February 19, 2015 (<i>Wall Sign option for Anchor Tenant</i>) May 12, 2017 (<i>Entry Monument Option added</i>)

General Provisions of Uniform Sign Plan	
<ul style="list-style-type: none"> All signs must be submitted to the landlord before fabrication and installation. Parkway Pointe Shopping Center is part of the Parkway Planned Unit Development (PUD) 	

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.

When specifications of a previously approved USP conflict with the currently adopted Sign Ordinance, 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.

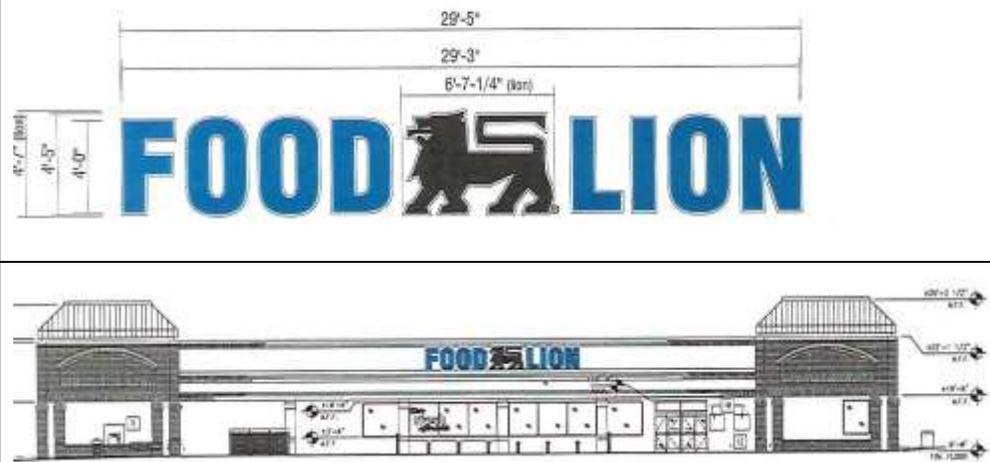
A USP may be amended by filing a new sign plan with the Planning Department. Any new or amended USP shall include a schedule for bringing into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

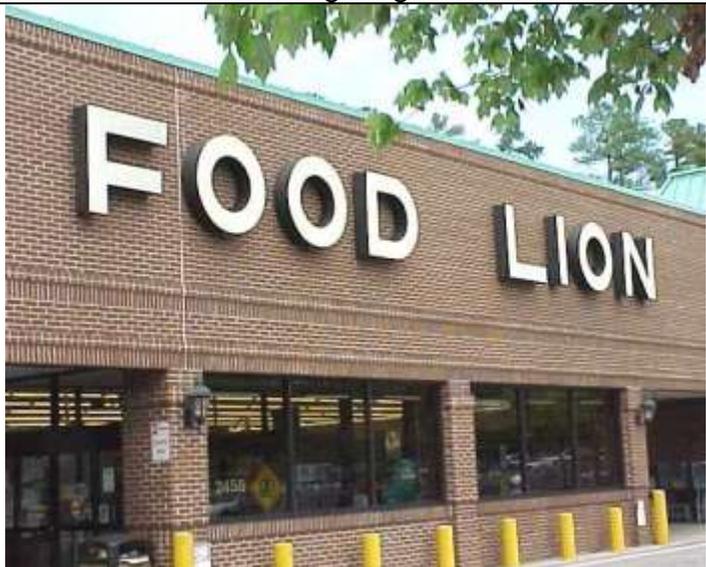
Ground Signs: Entry Monument Option to Principal Ground Sign	
Quantity:	One
Location:	At Cary Parkway Entrance
Materials:	Brick, stone, block and stucco structure; aluminum letters and cabinet
Size:	Maximum height: 12 feet tall Width: Approximately 9 feet wide Sign Display area: Maximum of 32 square feet
Colors:	<ul style="list-style-type: none"> White Text, Black Panel Logo: Precast concrete to match brick
Illumination	Internal illumination (text only) with LEDs
Photo	

Ground Signs – Principal Ground Sign	
Quantity:	One
Location:	At Old Apex Road
Materials:	Brick Stone and Block structure with aluminum cabinet and letters
Size:	Maximum height: 4 feet 6 inches Maximum width of structure: 8 feet
Colors:	<ul style="list-style-type: none"> • Letters – white • Background – black
Illumination	Internal illumination
Photo(s): *	

Ground Signs – Vehicular Directory	
Quantity:	As required
Location:	To be used to direct service vehicles to loading areas and visitors to parking areas
Materials:	Aluminum with vinyl die-cut graphics
Size:	2 feet high X 4 feet wide
Colors:	<ul style="list-style-type: none"> • Letters – white • Background – green • Pylon – medium gray, Sherwin Williams #4793
Illumination:	External Illumination
Other:	none
Photo(s): *	<i>No signs of this type were found on January 23, 2006.</i>

Wall Signs – Anchor Tenant	
Quantity:	Per LDO
Location:	Subject to Landlord Approval.
Materials:	Individual, Aluminum Reverse-lit Channel Letters Plexiglas faces Polycarbonate backs
Size:	Letter size shall be a maximum height of 48 inches plus a 1 inch contour on backer panels. Logo may be larger than the letters, must comply with Town of Cary Ordinance limits.

Wall Signs – Anchor Tenant	
Colors:	<ul style="list-style-type: none"> • Letters: Blue, PMS 647 C • Logo: Black • Backer Panels: White • Letter & Logo Interior: White
Illumination:	Internal illumination with white LEDs
Other:	Anchor tenant has the option of following the sign criteria for the smaller tenant spaces.
Illustrations	 <p>The illustration shows a technical drawing of a 'FOOD LION' sign. The top part shows the sign with dimensions: a total width of 29'-5", a width of 29'-3" for the letters, and a height of 6'-7-1/4" (kerf) for the logo. The letters are 4'-7" high, 4'-5" high, and 4'-0" high. Below this is a perspective view of the sign mounted on a brick building facade, with callouts for mounting heights: 6'-0" to 6'-6" for the top of the sign, 4'-0" to 4'-6" for the middle, and 2'-0" to 2'-6" for the bottom.</p>

Wall Signs – Major Tenants and option for Anchor Tenant	
Quantity:	Per LDO
Location:	Not specified
Materials:	Individual channel letters with Plexiglas faces
Size:	Letter height – maximum 48 inches
Colors:	Face – ivory
Illumination:	Internal neon or LED lighting
Photo(s): *	 <p>A photograph of a brick building facade featuring large, illuminated 'FOOD LION' signs. The signs are white with black outlines and are mounted on the brick wall. The building has a green roof and large windows. Yellow bollards are visible in the foreground.</p>

Wall Signs - Other Tenant Type(s)	
Quantity:	1 per tenant
Location:	Centered over the tenant's lease space and centered vertically on the brick fascia
Materials:	<ul style="list-style-type: none"> Individually formed aluminum channel letters, .090 aluminum backs and .063 aluminum sides Plexiglas (3/16 inch) faces with 1 inch aluminum trim Letters mounted on 6 inch X 6 inch raceway, raceway mounted flush to the bottom of the letters
Size:	<ul style="list-style-type: none"> Width of sign – maximum 80% of the overall lease space Letter height, uppercase letters – maximum 24 inches, minimum 16 inches Letter depth – maximum 5 inches
Colors:	<ul style="list-style-type: none"> Face – ivory #2146 Returns and trim – brown (Wyandot industrial enamel PMS 4705C, to match brick fascia) Raceway – painted to match the fascia (all electrical boxes will be painted to match raceway)
Illumination:	Internally illuminated with 10mm double stroke 4500 white neon
Other:	<ul style="list-style-type: none"> Copy will be restricted to the tenant's trade name. Letter style – Optima Semi-Bold. All upper or lower case letters or a combination may be used.
Photo(s): *	

Wall Signs - Outparcel	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Internally Illuminated Channel Letters
Size:	Per LDO

Wall Signs - Outparcel	
Colors:	<ul style="list-style-type: none"> • Face – ivory #2146 • Returns and trim – brown (Wyandot industrial enamel PMS 4705C, to match brick fascia) Raceway – painted to match the fascia (all electrical boxes will be painted to match raceway)
Illumination:	Internal
Other:	Outparcels under separate ownership from shopping center.
Photo(s): *	

Under Canopy Signs	
Quantity:	1 per tenant
Location:	Wall mounted/Under canopy
Materials:	2" thick high-density urethane with business name sandblasted on both sides
Size:	12" x 36"
Colors:	Copy and border raised on white background, with dark bronze copy, border and edges
Illumination:	Non-Illuminated

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