

**Uniform Sign Plan (USP)
Preston Corners 93-USP-003**

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

USP Number:	93-USP-003
Location:	All four corners of the intersection of High House Rd. & NW and SW Cary Pky.
Established:	Feb. 11, 1983
Last modified:	August 2, 2004, December 17, 2010 (<i>Administrative Update</i>) September 12, 2014 November 30, 2016 (<i>Wall sign option added for 1010 High House Road</i>) October 8, 2018 (<i>Entry monuments for Lowe's Foods Shopping Center</i>)

General Provisions of this USP

- Specifications listed below were approved as the “**Uniform Sign Plan for non-residential areas within Preston PUD**”. Non-residential development is clustered at the intersection of High House Road and Cary Parkway, known as Preston Corners.
- Fairways Executive Park, adjacent to Preston Corners, has a separate USP (96-USP-007).
- Preston Corners is part of the Preston Planned Unit Development (PUD), and the appearance of ground signs is governed in part by the sign plan 87-USP-007.

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 Land Development Ordinance (LDO) and any applicable USP for the property where the sign is located.

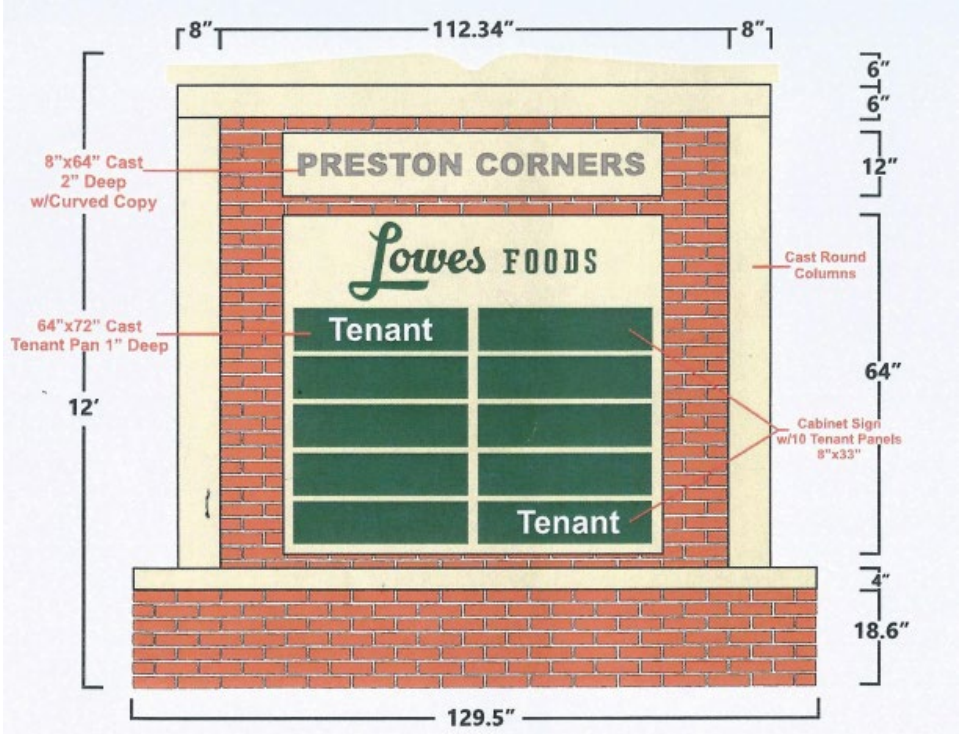
When specifications of a previously approved USP conflict with the currently adopted LDO provisions, then the specifications in the approved USP shall control. Where a previously approved USP does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, etc., then the provisions in the currently adopted Sign Ordinance shall control. 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 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 & Location	Per LDO
Materials & Colors:	Red Brick with carved Ivory sign panels
Size:	Per LDO
Illumination:	External




Entry Monuments – Lowe’s Foods Shopping Center	
Quantity:	2
Location:	North side of High House Road (eastern entrance) and east side of NW Cary Parkway (southern entrance)
Materials:	Brick and concrete or stucco to match Preston Corners signs at the intersection;
Size:	<ul style="list-style-type: none"> • Height – 12 feet • Area – 32 square feet
Colors:	Red brick White concrete or stucco Green (PMS 349C)
Illumination:	External
Exhibit:	 <p style="text-align: center;">Monuments will be a combination of brick/cast concrete that will match the existing Preston Corners Monuments/clock tower exactly</p>

Principal Ground Signs – For individual Parcels	
Quantity:	Per LDO
Location:	Per LDO
Materials:	To match project identification signs
Size:	Per LDO
Colors:	Black and white
Illumination:	Non Illuminated
Photo(s): *	<i>No signs of this type were found in the project area on January 30, 2006.</i>

Ground Signs – Directional and tenant directory signage	
Quantity:	Not specified
Location:	Not specified
Materials:	Painted metal post and panel signs

Ground Signs – Directional and tenant directory signage	
Size:	<ul style="list-style-type: none"> • Height – 42 inches • Area – 6 square feet
Colors:	Black with white letters Option of Green 357 for Preston Corners Shopping Center
Illumination:	Not illuminated
Other:	Town Council approved two illuminated directional signs with logos on Jan. 13, 1994 for parcel at the northwest corner of the intersection of High House Rd. and Cary PKY. (Tenants were McDonald's and Citgo). One sign was allowed at each of two driveway entrances to the parcel.
Photo(s): *	 <p><i>Non-illuminated sign</i> <i>non-standard, illuminated sign</i></p>



Wall Signs – Shopping Center Anchor Tenants	
Quantity:	One per tenant
Location:	On store front
Materials:	<ul style="list-style-type: none"> • Individual letters • Metal with acrylic faces
Size:	<ul style="list-style-type: none"> • Letter height: Maximum height of 120 inches (subject to landlord's approval) • Area: Total signage space per tenant shall be two (2) square feet of sign area per linear foot of tenant storefront.
Colors:	Sign Face: Green PMS 357 C Returns: Black
Illumination:	Internal illumination with neon tubing or LED
Other:	Logos are allowed for anchor tenants with at least 40,000 square feet of area. May be in registered colors if limited to 20% of allowed sign area
Photo/ Exhibit	

Wall Signs - Other Commercial Tenants

Quantity:	One per tenant
Location:	On store front
Materials:	<ul style="list-style-type: none">• Individual letters• Black metal, acrylic faces
Size:	<ul style="list-style-type: none">• Letter height – Maximum 16 inches• Length – maximum 4 feet less than storefront length; unless landlord approves.• Area – total amount of signage space for each tenant will be based on 1 square foot of sign area per linear foot of tenant storefront.
Colors:	White with black background/returns OR black with white background/returns
Illumination:	Internal neon tubing

Photos:

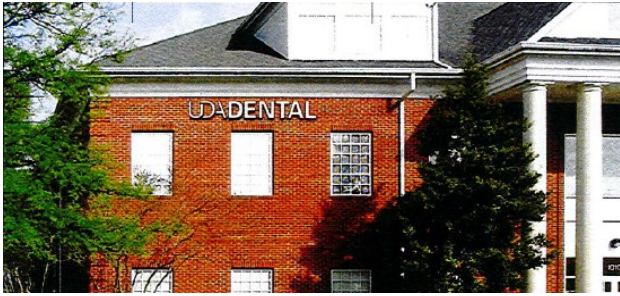


Wall Signs – Commercial Outparcels	
Quantity:	Per LDO
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Individual channel letters with Black metal, acrylic faces • Or individual non-illuminated with PVC or metal • Cabinets only for registered logos at 20% of allowed sign area
Size:	<ul style="list-style-type: none"> • Letter height: Main Sign on Principal Entry Façade: 22 ½ inches • Letter height, entry sign(s) – 15 inches • Area: Signage space for each out-parcel will be allowed at two (2) square feet for each linear foot of out-parcel storefront.
Colors:	White with black background/returns OR black with white background/returns
Illumination:	<ul style="list-style-type: none"> • Primary sign – external flood or internal illumination • Entry sign(s) – not illuminated
Photos “Cabinet” Logo at 20% of allowed sign area only	
Photo *	

Wall Signs – Office Buildings	
Quantity & Location	Per LDO
Materials:	PVC or Metal for individual non-illuminated letters Aluminum with Acrylic faces for channel letters
Size:	Per LDO
Colors:	Black or white faces
Illumination:	Either illuminated or Non-illuminated (Subject to property management approval.)

Wall Signs – Office Buildings

Photos



Other Signs (Door signage on glass)

Quantity:	One (1) per tenant
Location:	On glass on store front
Materials:	Painted letters; Non-illuminated
Size:	Letter height: 6 inches (Per Town of Cary LDO; not to exceed 25% of glass area)
Colors:	White or black

Photo(s): *

