

**Uniform Sign Plan (USP)
Reedy Creek Square
(Formerly Reedy Creek Plaza)
89-USP-008**

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

USP identifier:	89-USP-008
Location:	900 NE Maynard Road (NE Maynard Road at Reedy Creek Road)
USP established:	1989
Modified:	July 29, 2004; July 20, 2010 - Administrative Updates December 22, 2014 – Add separate wall sign section for anchor tenant December 31, 2014 – Alternate color for ground sign January 15, 2015- New Shopping Center Name July 1, 2015 – Minor amendments to under canopy signs and added wall sign criteria for Jr. Anchors November 17, 2015: Option for white channel letters added

General Provisions of Uniform Sign Plan for this project
Reedy Creek Square is part of the Northwoods PUD, and is governed in part by that Uniform Sign Plan (85-USP-003).

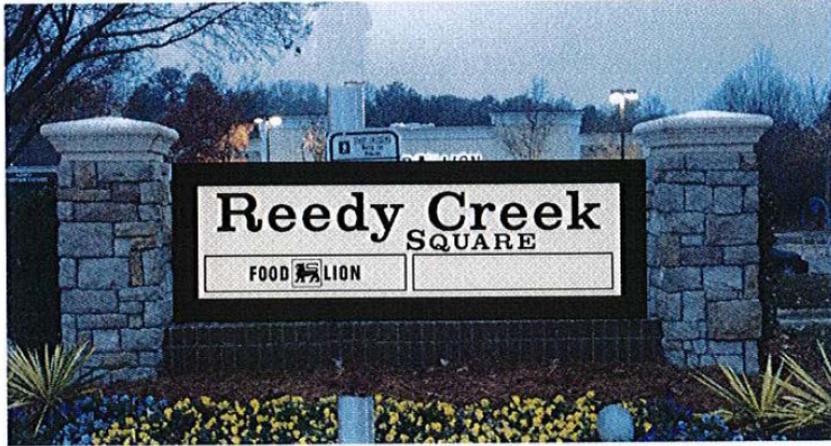
A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, exemptions and other requirements of the Town's Sign Ordinance and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

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 criteria, 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 (including those for planned unit developments) 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 - Site/Parcel/Subdivision Identification	
Quantity:	Two (2)
Location:	At each major entrance
Materials:	Sand blasted wood
Size:	Maximum: 4.5 Feet High Maximum Length: 16 Feet
Colors:	<ul style="list-style-type: none"> • Background – beige to match building facade • Letters – medium brown
Illumination:	External (ground mount)
Other:	<ul style="list-style-type: none"> • Letter style - ITC Benguiat Medium Italic • Sign copy shall identify the shopping center by name • The Northwoods PUD Sign Plan requires the word "Northwoods" at the bottom of ground signs; the Town Council on 9/14/1989 approved the deletion of this word from the Reedy Creek Plaza sign.

Ground Signs - Site/Parcel/Subdivision Identification



Wall Signs – Anchor Tenant

Quantity:	One
Location:	On vertical face of the exterior masonry. Landlord shall approve the location prior to its installation.
Materials:	Halo-lit aluminum channel letters
Size:	4' copy and 4.5' logo, with 4'7" white backer panels
Colors:	White, black, and blue (PMS 647 C)
Illumination:	Halo-lit with white LED

Photo:



**Wall Signs – Junior Anchor Tenant (8,000 Square Feet or larger)
With light-colored facade**

Quantity:	One
Location:	On vertical face of the exterior masonry. Landlord shall approve the location prior to its installation.
Materials:	Halo-lit aluminum channel letters
Size:	Per LDO
Colors:	White, black, and blue (PMS 647 C) Raceway (if used) to match building facade
Illumination:	Halo-lit with white LED

Wall Signs – Junior Anchor Tenant (8,000 Square Feet or larger) With light-colored facade	
Photo:	

Wall Signs – Other Tenants	
Quantity:	One per tenant (End Unit may have a second sign on the side wall if there are windows or doors)
Location:	On vertical face of the exterior masonry wall. Signs to share a horizontal centerline with neighboring signage. Landlord shall approve the location of each tenant sign prior to its installation.
Materials:	<ul style="list-style-type: none"> • Individual channel letters mounted on continuous 6 inch X 6 inch aluminum raceway • Letter face - 1/8 inch vinyl • .080 gauge aluminum raceway and returns
Size:	<ul style="list-style-type: none"> • Maximum length - 13 feet 4 inches (13'4") • Letter height – 18 to 28 inches if one line of copy is used, 12 inches if two lines of copy are used • Letter depth - 5 inches • 4 inch spacing between lines if two lines of copy are used
Colors:	<ul style="list-style-type: none"> • Letter face – ivory or white • Returns: Dark bronze or black • Raceway: <ul style="list-style-type: none"> ▪ When mounted on brick: dark bronze to match the color and finish of the metal used in the storefront ▪ When mounted on a light colored façade, to match the color of the wall
	Internally illuminated (13 millimeter white neon tubing – or LED with similar light level)
Other:	<ul style="list-style-type: none"> • Building Standard Preferred Letter style - Helvetica Medium, all upper case letters. Other type styles and cases are acceptable. • Copy shall identify the name of the tenant or the generic name of the business in which the tenant is engaged • Not more than 2 lines of copy • May include a logo or symbol

Wall Signs – Other Tenants	
Photos: Example 1	
Photos: Example 2	

Under Canopy Signs (Anchor and Junior Anchor Tenants Only)	
Quantity	One per tenant
Location	Under Pedestrian arcade or canopy directly in front of store
Materials	Aluminum frame with Plexiglas or acrylic face
Size	As allowed by LDO
Colors	Blue (Opaque) Background to match PMS 647 C White Letters
Illumination	Internal LED

Out-parcels
Out-parcel specifications shall match in-line tenant criteria unless a modification the USP is processed.

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