

Uniform Sign Plan (07-USP-010) St. Charles Place

These guidelines describe characteristics of signs, not buildings or architectural structures on which signs are placed. Architectural features require a separate permit and review process. A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	07-USP-010
Location:	St. Charles Place and NE Maynard Rd. Real ID Numbers: 0358582, 0162714, 0326277
Date USP established:	September 21, 2007
Modification Dates:	September 21, 2007 February 12, 2008 (<i>clarified note regarding wall signs for second floor tenants</i>) October 7, 2014 (<i>added wall sign for single-tenant institutional use, clarified ground sign provisions, and added parcel containing sign easement fronting Harrison Avenue to USP boundary</i>)

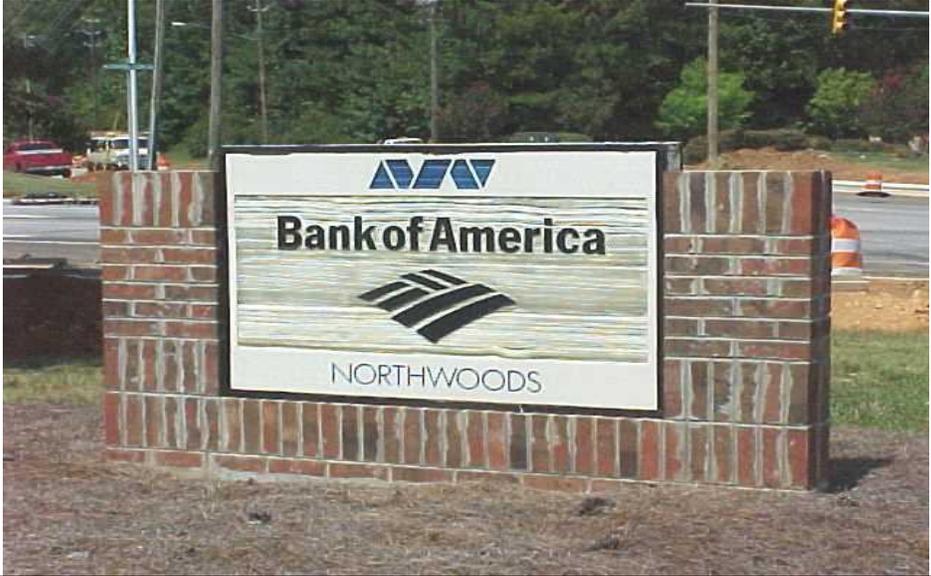
General Provisions of Uniform Sign Plan for this project

- Ground Signs in this Development will follow the guidelines established in 85-USP-003 (Northwoods)
- The Character, Design & Layout of all signs shall be subject to the Landlord's approval

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 Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved Uniform Sign Plan 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 Uniform Sign Plan 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 Uniform Sign Plan may be amended by filing a new sign plan with the Planning Department. Any new or amended Uniform Sign Plan (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 Identification (Commercial and Office/Institutional)	
Quantity:	Maximum of 5
Location:	1 each at each of the following intersections: St. Charles Place and N. Harrison Avenue; and Grande Heights Drive and NE Maynard Road. Plus one on up to three individual parcels with access to St. Charles Place.
Materials:	<ul style="list-style-type: none"> • Double faced sign on sand blasted, high density urethane, wood or HDU Board • Brick Base • Changeable copy allowed as permitted by LDO
Size:	<ul style="list-style-type: none"> • As allowed by LDO
Colors:	<ul style="list-style-type: none"> • Text – black • Background – almond beige (to match other Northwoods PDD signs) • Northwoods name and logo – blue on almond beige background
Illumination:	External illumination
Other:	<ul style="list-style-type: none"> • Sign identifies the site by name. It also has the Northwoods logo (4 inches high) at the top and the word “Northwoods” (lettering 3 inches high) at the bottom. • Letter styles: Project Name: ITC BenGuait Medium Italic • Northwoods Logo: ITC Avant Garde Extra Light
Photo(s): *	

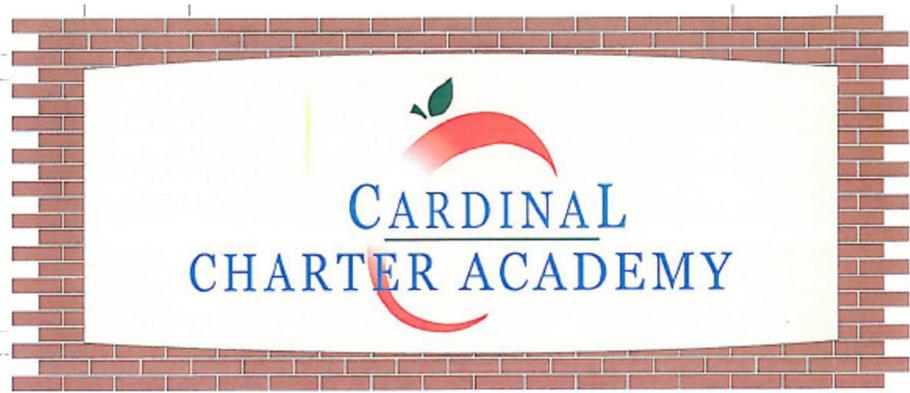
Wall Signs – Multi-Tenant Office building	
Quantity:	1 per tenant if each tenant has an individual entrance.
Location:	Above individual tenant entry doors on first floor For second floor tenants – Signs are permitted above common entrance and must comply with Land Development Ordinance requirements.
Materials:	1/8" Acrylic; Aluminum
Size:	Letter height: Maximum 18" inches Two Lines of Copy Cannot Exceed 36" overall sign Height
Colors:	Faces: White Acrylic Trim Caps & Returns: Black Raceway: To Match Building Façade = to PMS 484 Y (Red Brick) or PMS 4715 U (Brown Brick)
Illumination:	Internal Illumination with white Neon or LED
Other:	<ul style="list-style-type: none"> • Trademarked/Registered Logos Allowed; must conform to the Town of Cary Land Development Ordinance • Letter style – not specified
Photo(s): *	

Wall Signs – Tenant Directory Sign	
Quantity:	One per multi-tenant building
Location:	Beside common entrance door
Materials:	Not specified
Size:	Square feet of sign not to exceed 10% of the linear footage of the building façade; tenant copy not to exceed 1.5"
Colors:	Black and white
Illumination:	Non illuminated
Other:	
Photo(s): *	

Wall Signs – Single-Tenant Institutional Use	
Quantity:	Per LDO
Location:	On building
Materials:	Acrylic and vinyl pan sign
Size:	Maximum 4' x 10'
Colors:	Blue letters on white back ground. Logo allowed per LDO
Illumination:	No internal illumination
Other:	

Wall Signs – Single-Tenant Institutional Use

Photo(s): *



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

Vicinity Map

07-USP-010
St. Charles Place

