

**Uniform Sign Plan (USP)
Tryon Village
07-USP-006**

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


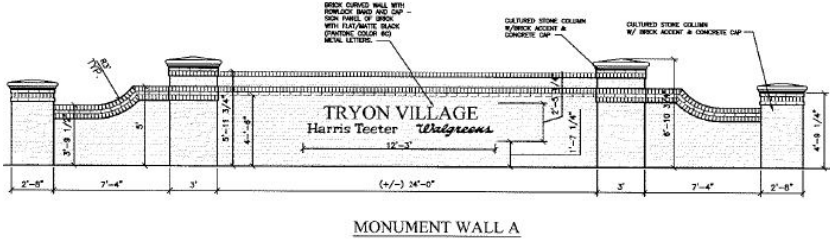
USP identifier:	07-USP-006
Location:	Northwest Quadrant of Tryon Rd. and Walnut St.
Date USP established:	August 1, 2007
Last modified:	August 1, 2007, October 17, 2011 November 16, 2012 (<i>To allow principal ground sign option for 1450 Tryon Manor Drive</i>) August 27, 2013 – Verified “pill” (cabinet) size complies with LDO standards
General Provisions of Uniform Sign Plan for this project	
<p>Any variations from this Uniform Sign plan must be approved by the Property Management Association and the Town of Cary</p> <p>Landlord approval is required on all sign permits.</p> <p>Trademarked or registered logos and fonts shall be allowed as long as they meet the required Town square footage allotment. Please note that the logotype copy of tenants will reflect the individual trade style (font) in conformance with the size, area and construction specifications that are part of the USP herein specified. Where tenants do not have a registered logo/font, Revival 656 BT shall be used.</p>	

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. 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 form Sign Plan 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 compliance within 90 days. This shall apply to all properties governed by said plan.

Commercial Ground Signs – Principal Monument (Monument Wall A)	
Quantity:	One (1) two sided wall
Location:	On each side of the developments main signalized entrance off of Tryon Road and Tryon Springs Road.
Materials:	Cultured stone columns with brick accents and concrete caps Brick curved wall with Rowland band and cap Sign panel of brick 1/2 “Aluminum Stock Flat/Matte Black (pantone color 6C) Metal Letters.
Size (per sign):	Sign Panel Height: 2’-5 ¼” Sign Panel Length: 12’-3”

Commercial Ground Signs – Principal Monument (Monument Wall A)	
Colors:	Metal Letters: Black (Pantone Color 6C) Brick: Williamsburg Red
Illumination:	External, ground illumination
Photos	
Photo(s): *	 MONUMENT WALL A

Commercial Ground Signs – Second Principal Ground Sign (Monument Wall B)	
Quantity:	One (1) two sided wall
Location:	At the entrance of Walnut Street and Tryon Woods Drive
Materials:	Cultured Stone & columns with brick accents and concrete caps Brick wall with Rowland band and cap Sign panel of brick Metal letters
Size:	Sign Panel Height: 2'-10 1/2" Sign Panel Length: 8'-6"
Colors:	Metal Letters: Black (Pantone Color 6C) Brick: Williamsburg Red
Illumination:	External, ground illumination

Commercial Ground Signs – Second Principal Ground Sign (Monument Wall B)

Photo(s): *	<p style="text-align: center;">MONUMENT WALL B</p>
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Office Park Principal Ground Signs (Monument Wall C)

Quantity:	One (1) two sided wall
Location:	On each side of entrance off Tryon Road and Tryon Manor Drive
Materials:	Cultured Stone and columns with brick accents and concrete caps Brick wall with Rowland band and cap Sign panel of brick Metal letters
Size:	Sign Panel Heights: 2' Sign Panel Length: 10'
Colors:	Metal Letters: Black (Pantone Color 6C) Brick: Williamsburg Red
Illumination:	External ground illumination
Photo(s): *	<p style="text-align: center;">MONUMENT WALL C</p>

Principal Ground Signs for Individual Lots on Walnut Street Lots – (not out-parcels of shopping center)

Quantity:	One (1) one sided wall
Location:	At the potential access point at Walnut Street
Materials:	Cultured Stone & columns with brick accents and concrete caps Brick wall with Rowland band and cap Sign panel of brick Metal letters
Size:	Sign Panel Height: 2'-10 1/2" Sign Panel Length: 8'-6"
Colors:	Metal Letters: Black (Pantone Color 6C) Brick: Williamsburg Red
Illumination:	External ground illumination

Principal Ground Signs for Individual Lots on Walnut Street Lots – (not out-parcels of shopping center)

Photo(s): *	<p>CULTURED STONE COLUMNS WITH BRICK ACCENTS AND CONCRETE CAPS CURVED BRICK SIGN MOUNTING PANEL OF BRICK WITH FLAT/MATE BLACK (PANTONE COLOR 6C) METAL LETTERS</p> <p>LA-Z-BOY</p> <p>MONUMENT WALL</p>	
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Ground Signs for Individual Parcel located at 1450 Tryon Manor Drive

Quantity:	One (1) two sided wall
Location:	1450 Tryon Manor Drive
Materials:	Cultured Stone & columns with brick accents and concrete caps Brick wall with Rowland band and cap Sign panel of brick Metal letters
Size:	Sign Panel Height: Maximum of 4' 2" Sign Panel Length: maximum of 5' 10"
Colors:	Metal Letters: Black (Pantone Color 6C) Brick: Williamsburg Red
Illumination:	External, ground illumination
Other:	

Photo(s): *	<p>Pre-Cast Concrete Cap to Match Other Monument Signs in the Development</p> <p>1/4 Inch Flat Cut Aluminum Letters Mounted With Studs & 1/4 Inch Spacers painted Black PMS 6</p> <p>Stone Columns to match building</p> <p>Infill Brick to match building</p> <p>KIDDIE ACADEMY</p>
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Residential: Principal Ground Signs- Monument Wall 1

Quantity:	One (1) two sided wall
Location:	On each side of the entrance off of Walnut Street and Crossroad Manor

Residential: Principal Ground Signs- Monument Wall 1	
Materials:	Cultured Stone & columns with brick accents and concrete caps Brick wall with Rowland band and cap Sign panel of brick Metal letters
Size:	Sign Panel Height: 2'-7" Sign Panel Length: 12'-3"
Colors:	Metal Letters: Black (Pantone Color 6C) Brick: Williamsburg Red
Illumination:	External, ground illumination
Other:	
Photo(s): *	<p style="text-align: center;">MONUMENT WALL 1</p>

Residential Second Principal Ground Sign (Monument Wall 2)	
Quantity:	One (1) two sided wall
Location:	At the entrance off Tryon Manor Drive and Woodfield Lake Road
Materials:	<ul style="list-style-type: none"> • Cultured Stone and columns with brick accents and concrete caps • Brick wall with Rowland band and cap • Sign panel of brick • Metal letters
Size:	Sign Panel Height: 2'-2 1/2" Sign Panel Length: 8'-6 1/4"
Colors:	Metal Letters: Black (Pantone Color 6C) Brick: Williamsburg Red
Illumination:	External, ground illumination
	<p style="text-align: center;">MONUMENT WALL 2</p>

Wall Signs on Commercial Buildings - Anchor Tenants: greater than 15,000 sq. ft.

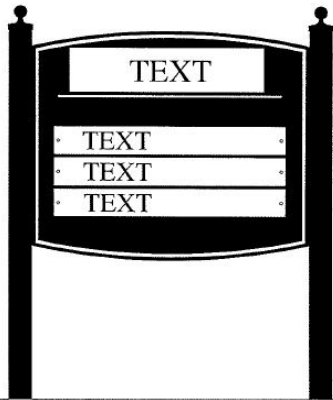
Wall Signs on Commercial Buildings - Anchor Tenants: greater than 15,000 sq. ft.	
Quantity:	Up to two (2) per Tenant; one per elevation, Provided there is a storefront or customer entrance on the second elevation.
Location:	Not specified
Materials:	Individual Channel Letters Raceways may be allowed in certain instances where made necessary by the structure of the façade and determined by Landlord. A "Pill-style" channel letter may be used for tag lines provided it does not exceed 33% of the main sign area.
Size:	Area: 1.25 square feet per lineal foot of the front façade of building. If two signs are requested, the total sign area must be shared between the elevations.
Colors:	Face: White #7328 Returns & Trimcaps: Dark Bronze #313 Raceways: (where applicable) will match the background fascia color.
Illumination:	Internal illumination (6,500 white neon or comparable LED) consistent throughout the shopping center and out-parcels
Other:	A "pill-style" sign is permitted for tag lines provided it is dark bronze and white and does not exceed 33% of the actual sign area.
Photo(s): *	

Building Wall Signs (Commercial)- Anchor Tenants: less than 15,000 sq. ft.	
Quantity:	One (1) per Tenant, except second sign will be permitted if Tenant is located on corner or end cap of a building with a storefront or customer entrance on the second elevation.
Location:	Not specified
Materials:	Individual Channel Letters Raceways may be allowed in certain instances where made necessary by the structure of the façade and determined by Landlord.
Size:	1.25 square feet per lineal foot of the front façade of building. If two signs are requested, the total sign area must be shared between the elevations.
Colors:	Face: White #7328 Returns & Trimcaps: Dark Bronze #313 Raceways: (where applicable) will match the background fascia color.
Illumination:	Internal illumination (6,500 white neon or comparable LED) consistent throughout the shopping center and outparcels
Other:	A "pill-style" sign is permitted for tag lines provided it is dark bronze and white and does not exceed 33% of the actual sign area.

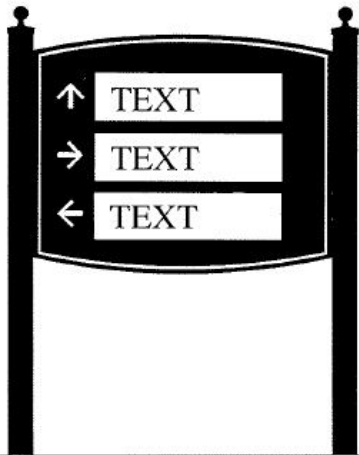
Building Wall Signs (Commercial)- Anchor Tenants: less than 15,000 sq. ft.	
Photo(s): *	

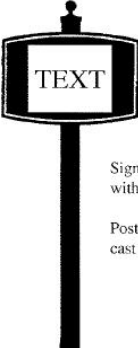
Building Wall Signs (Commercial) – Tenants: Outparcel or freestanding building	
Quantity:	Up to three per tenant, provided there is a storefront or customer entrance on the second or third elevations
Location:	Not specified
Materials:	Individual Channel Letters Raceways may be allowed in certain instances where made necessary by the structure of the façade and determined by Landlord
Size:	1.25 square feet per linear foot of the front façade of building. If two signs are requested the total sign area must be shared between the elevations
Colors:	Face: White #7328 Returns & Trim Caps: Dark Bronze #313 Raceways: (where applicable) will match background fascia color.
Illumination:	Internal illumination (6,500 white neon or comparable LED) consistent throughout the shopping center and outparcels
Other:	A “pill-style” sign is permitted for tag lines provided it is dark bronze and white and does not exceed 33% of the actual sign area.
Photo(s): *	

Ground Signs-Directory	
Quantity:	Per LDO
Location:	Per LDO; at principal intersections
Materials:	Aluminum and Vinyl
Size:	Sign Panel:- 30”x 36” x .125” Replaceable panel: 3 ½” x 30” x .125” Posts: 3”x 3” Individual Letter Height: Not to exceed 3” Total sign height: Not to exceed 5’

Ground Signs-Directory	
Colors:	White #7328 Dark Bronze #313 Black Pantone 6C Color shall be consistent for each sign (For Example: black posts and sign panel, white replaceable panel and dark bronze lettering) however, color combination from sign to sign may differ.
Illumination:	External
Other:	Changing panels requires a sign permit.
Photo(s): *	

Ground Signs-Directory	
Quantity:	Per LDO
Location:	Per LDO; at intersections
Materials:	Aluminum and Vinyl
Size:	Sign Panel: 24" X 30" x .125" Changeable panel: 3 ½" x 20" x .125" Posts: 2 ½" x 2 ½" Total Sign Height: Not to exceed 5' Individual Letter height: Not to exceed 3"
Colors:	White #7328 Dark Bronze #313 Black (Pantone Color 6C) Color shall be consistent for each sign (For Example: black posts and sign panel, white replaceable panel and dark bronze lettering) however, color combination from sign to sign may differ.
Illumination:	N/A
Other:	Changes to sign panels requires a sign permit

Ground Signs-Directory	
Photo(s): *	

Ground Signs-Miscellaneous(Incidental Signs)	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Aluminum and Vinyl
Size:	Sign Panel: 12" X 18" X .125" Posts: 2 1/2" X 2 1/2" Total Sign Height: Not to exceed 3')
Colors:	White #7328 Dark Bronze #313 Black (Pantone Color 6C) Color shall be consistent for each sign (For Example: black posts and sign panel, white replaceable panel and dark bronze lettering) however, color combination from sign to sign may differ.
Illumination:	N/A
Other:	Shall contain no commercial message
Photo(s): *	 <p>Sign Panel - 12" x 18" x .125" aluminum with vinyl graphics</p> <p>Posts - 2 1/2" x 2 1/2" aluminum with cast aluminum ball finial</p>

Real Estate Signs (for multi-family and nonresidential multi-occupant projects). If incorporated as part of principal ground sign, may add up to four (4) pieces of information. If a free-standing real estate sign is used, it must be composed of the same material and colors as the principal ground sign and must be placed a minimum of 30 feet from the public right of way

Street Signs are not governed by a Uniform Sign Plan and must be approved by the Town of Cary Engineering Department.

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