

**Uniform Sign Plan (USP)  
Waverly Office Park  
01-USP-004**

*These guidelines are published for informational purposes. A sign permit application must be submitted and a permit issued prior to installation of a sign.*

USP identifier:	01-USP-004
Location:	Waverly Place & Tryon Rd
Date USP established:	April 19, 2001
Last modified:	July 24, 2009. June 3, 2011 photo added for 3-story building May 24, 2012 Criteria added for 530 and 540 New Waverly Place September 10, 2012 Clarified that there are two three-story office Buildings and that Landlord approval is required prior to submitting a sign permit

<b>General Provisions of Uniform Sign Plan for this project</b>
none

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 Uniform Sign Plan 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 all signs not conforming to the proposed plan in to compliance within 90 days. This shall apply to all properties governed by said plan.

<b>Ground Signs - Project Identification</b>	
Quantity:	1 at each entrance, provided at least 300 feet between signs
Location:	At each entrance
Materials:	PVC sign panel mounted on foam-craft stucco material
Size:	<ul style="list-style-type: none"> <li>• Maximum height - 42 inches tall</li> <li>• Maximum area - 32 square feet</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Background - PMS Cool Grey 11C</li> <li>• Letters and border - white</li> </ul>
Illumination:	Not illuminated

<b>Ground Signs - Project Identification</b>	
Other:	<ul style="list-style-type: none"> <li>• Logos permitted</li> <li>• Copy limited to 8 pieces of information.</li> </ul>
Photo(s): *	

<b>Ground Signs, Directory Office Condominium Buildings</b>	
Quantity	2
Location	On internal roadways, one near northern group of buildings (Phase I), the other near southern group of buildings (Phase II)
Materials	PVC
Size	Maximum height - 5 feet tall Maximum area - 8 square feet
Color	Background - PMS Cool Grey 11C Letters and border - white
Illumination	Exterior illumination only

<b>Ground Signs, Directory 530 and 540 New Waverly Place</b>	
Quantity:	Maximum of four (One in front of each building and one at the back of each building)
Location:	As allowed by the LDO
Materials:	Sign Frame: Extruded frame and aluminum posts with .080 aluminum face and back Tenant Strips: Applied HP Vinyl Text attached to sign face via keyhole slot mounts
Size:	Maximum Height 48" (To top of structure) Sign Face area 42" Maximum width 34"
Colors:	Frame: PMS Cool Grey 11 C Panels: Blue to match Blue on buildings Text: White
Illumination:	Non-illuminated
Other:	Logos not permitted
Photo(s): *	<p>The diagram shows a ground sign for the McGinnis Office Building. The sign is 42 inches high and 34 inches wide. It features a header "McGinnis Office Building" and a list of tenants with their addresses: 100, 102, 104, 106, 140 (Jeffers &amp; Mann Pediatricians), 200, 202, 204, 206, and 208. The sign is mounted on a post that is 66 inches high from the ground. The sign face is 48 inches high. The sign occupies 9.9 sq. ft. and is 18 inches below grade.</p>

<b>Wall Signs - Tenant Type 1 (Condominium Building)</b>	
Quantity:	1 per tenant
Location:	Recessed sign area on each building
Materials:	PVC
Size:	<ul style="list-style-type: none"> <li>• Individual tenant sign - maximum 9 square feet</li> <li>• Office building with 2 entrances on same facade - total area of all signs not to exceed 300 square feet; signage rectangle limited to 3 feet X 100 feet (Exception allowed because sign ordinance at the time included all of the recessed area on the building as part of the calculated total sign area)</li> <li>• Other office buildings - total area of all signs not to exceed 1 square foot per linear foot of building front</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Background - PMS Cool Grey 11C</li> <li>• Letters and border - white</li> </ul>
Illumination:	Not illuminated
Other:	Logos not permitted
Photo(s): *	

<b>Tenant Type 2 – Three-Story Office Buildings</b>	
Quantity:	Per LDO; Signage must be approved by landlord prior to submitting permits. The signage area is reserved for a single tenant who occupies at least 30% of the building.
Location:	Area between the top of the third floor windows and the top of the building in accordance with the Town of Cary LDO. Horizontal location shall be justified to the top left of each building.

<b>Tenant Type 2 – Three-Story Office Buildings</b>	
Materials:	<ul style="list-style-type: none"> <li>• Standard, Internally-illuminated LED Channel Letters with 5" black returns and black Jewelite trim.</li> <li>• Faces to be 3/16" standard white acrylic</li> </ul>
Size:	Per Town of Cary LDO
Colors:	Lettering: PMS 2025 White Naturally pigmented acrylic Returns: Black Trim Caps: Black Jewelite Raceway bar (if used) must be painted to match the exterior wall color of the building
Illumination:	Internally illuminated, low voltage, high output LED Light source channel letters
Other:	Logos: Allowed per Town of Cary LDO Fonts: Subject to Landlord Approval Mounting: Lettering may be individually mounted or on a raceway.
Photo(s): *	

<b>Other Signs (Incidental ground signs, e.g. directional signs)</b>
Specifications not provided; shall be subject to LDO requirements

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