

**Uniform Sign Plan (USP)
West Park Shopping Center
03-USP-012**

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

USP identifier:	03-USP-012
Location:	Southeast corner of High House Rd. & NC 55 HWY
Date USP established:	October 2, 2003
Last modified:	June 27, 2005; June 18, 2013 (<i>Monument Sign specifications for commercial site verified</i>); August 31, 2018 (<i>Clarified number of signs allowed for anchor tenant</i>)

General Provisions of Uniform Sign Plan for this project

- Prior to submittal to the Town of Cary, all sign renderings must be submitted for approval to the Landlord. (Crown/West Park LLC)
- Neon signs and other similar types of signs such as LED and window cabinet signs are not permitted.
- Nationally registered trademark graphic logos shall be allowed. The height of the logo shall not exceed the height of the sign copy. The graphic portion of the logo may be installed with original colors in accordance with the Town Sign Ordinance, but main copy shall adhere to sign colors defined by this plan.

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 Master Sign Plan (Formerly 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. 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 USP may be amended by filing a new sign plan with the Planning Department. Any new or amended Uniform Sign Plan 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 – Principal Ground Sign for Commercial Site	
Quantity:	1
Location:	At shopping center entrance off NC 55 HWY
Materials:	Brick Columns Aluminum face on sign panel

Ground Signs – Principal Ground Sign for Commercial Site	
Size:	Area maximum 32 square feet Column Height: Four (4) Feet Sign Panel: 2' 10" tall by 11' wide
Colors:	Copy- white Background- black Columns – Brick to match that used on buildings
Illumination:	External Illumination
Other:	
Photo(s): *	<div style="text-align: right;">• Maximum signage: 32 S.F.</div> 

Ground Signs - Subdivision Identification (for West Park Residential Subdivision)	
Quantity:	1
Location:	Per approved site plan
Materials:	Wood panel attached to stone pillar
Size:	2 feet high by 3 feet wide 6 inch letter height
Colors:	Copy- Green Background- White Trim- Gold Stone- consistent with materials used in the development
Illumination:	Non-illuminated
Other:	To match exactly with pre-existing West Park Residential Sign
Photo(s): *	

Ground Signs Directional Signs (Commercial Site)	
Quantity:	As needed for safe traffic flow
Location:	Along interior roadways and within parking lot of center Not allowed on main (public) roads
Materials:	To match or look to match Main ID Ground Sign
Size:	Area maximum 8 square feet Height maximum 5 feet
Colors:	Copy- white Background- black
Illumination:	None
Other:	
Photo(s): *	

Ground Signs - Other (Incidental Signs)	
Quantity:	As needed for safe traffic flow and way-finding
Location:	Interior parking lot and roadways Not allowed on main roads
Materials:	To match or look to match main Ground ID Sign
Size:	Area maximum 2 square feet Height maximum 36 inches
Colors:	Copy- white Background- black
Illumination:	None
Other:	
Photo(s): *	

Wall Signs - Tenant Type 1 (Anchor Tenant Walmart Neighborhood Market)	
Quantity:	One on either the elevation facing High House Rd. or the elevation facing Parkscene Lane. Front façade may contain as many signs as allowed per the LDO.
Location:	Not specified
Materials:	Individual channel letter (acrylic face, metal sides) On raceway
Size:	1.25 Sq. Ft. per linear foot of store front (area to include signs on multiple store fronts)
Colors:	Face- White Returns- Black Raceway- painted to match the color of the façade to which it is mounted
Illumination:	Internal; Double Row 13mm 6500 white neon tubing
Other:	<ul style="list-style-type: none"> • Copy is to be only the name of the tenant (logos allowed) • Letter style- Helvetica, all upper case letters (other styles may be approved by Landlord)
Photo(s): *	

Wall Signs - Other Tenant Types (In- Line Tenants)	
Quantity:	1 per storefront, per tenant
Location:	Not specified
Materials:	Individual channel letter (acrylic face, metal sides) On raceway
Size:	1.25 square foot of sign per linear foot of store front
Colors:	Face- White Returns and Trim caps- Black Raceway- painted to match the color of the façade to which it is mounted
Illumination:	Internal; Double Row 13mm 6500 white neon tubing

Wall Signs - Other Tenant Types (In- Line Tenants)

Other:

- Copy is to be only the name of the tenant (logos allowed)
- Letter style- Helvetica, all upper case letters (other styles may be approved by Landlord)
- Tenants located in corner spaces may have a second wall sign if they have a second storefront. A wall counts as a storefront if it has either a door for public use or a window. Second sign must be same size as the sign which is in line with other tenants.

Photo(s): *



Wall Signs – Multi Tenant Buildings

Wall Signs – Multi Tenant Buildings	
Quantity:	Two Signs per building. Tenant names may be grouped to form one sign.
Location:	Not specified
Materials:	Individual channel letter (acrylic face, metal sides) On raceway
Size:	1 square foot of sign per linear foot of store front
Colors:	Face- White Returns and Trim caps- Black Raceway- painted to match the color of the façade to which it is mounted
Illumination:	Internal; Double Row 13mm 6500 white neon tubing
Other:	<ul style="list-style-type: none"> • Copy is to be only the name of the tenant (logos allowed) • Letter style- Helvetica, all upper case letters (other styles may be approved by Landlord)
	

Wall Signs – Out-parcel	
Quantity:	2 per out-parcel with one tenant Out-parcels with multiple tenants follow Town of Cary regulations.
Location:	Not specified
Materials:	Individual channel letter (acrylic face, metal sides) On raceway
Size:	Area- one square foot per linear foot of the main wall.
Colors:	Face- white Returns and trim caps- black Raceway- painted to match the color of the façade to which it is mounted
Illumination:	Internal (double row 13mm 6500 white neon tubing)
Other:	<ul style="list-style-type: none"> • Copy to be only the name of the tenant (logos allowed) • Out-parcels are not allowed ground signs

Wall Signs – Out-parcel

Photo(s): *



Wall Signs - Other (Tenants, on Glass)

Quantity:	1 per tenant
Location:	On inside of glass storefront
Materials:	Painted letters
Size:	6 inch letter height; area limits per Town of Cary Ordinance
Colors:	White or Black
Illumination:	None
Other:	

Photo(s): *



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