

**Uniform Sign Plan (USP)
Weatherfield Industrial Park
95-USP-011**

A sign permit must be approved by the Town prior to installation of a sign.

USP #:	95-USP-011
Location:	NW Maynard Road and James Jackson Avenue
Established:	Dec. 21, 1995
Modified:	August 13, 2012: <i>Wall sign area increased from 1 to 1.25 sq. ft. per linear foot of building frontage</i> March 7, 2014: <i>Added criteria for Office Park at 1720 & 1750 NW Maynard Rd.</i> December 22, 2014: <i>Option added for single tenant buildings to have channel letters with faces with black trim caps.</i> February 2015: <i>Alternate font options for wall signage</i> January 2016: <i>Option for tag lines added to brick buildings at 1720 & 1750 NW Maynard</i> November: 2017- <i>Separate Criteria added for 1771 NW Maynard Road</i>

General Provisions of Uniform Sign Plan for this project

Logos shall be allowed in accordance with Town of Cary standards

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.

When specifications of a previously approved USP 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 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 conformance, within 90 days. This shall apply to all properties governed by said plan.

Entry Monument

Quantity:	As allowed by Land Development Ordinance (LDO)
Location:	Per LDO
Materials, Size and colors	75% Masonry Sign Panel not specified
Other:	Letter style – Berkeley Bold
Photo(s): *	<i>No sign of this type was found on January 23, 2006.</i>

Principal Ground Signs – For Individual Parcels

Quantity:	One (1) per site; a second sign is allowed if there is a second entrance separated by 300 feet.
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Double faced monument sign • Aluminum cabinet with routed letters backed with acrylic
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Width – maximum 7 feet

Principal Ground Signs – For Individual Parcels	
Colors:	<ul style="list-style-type: none"> • Letters – white • Cabinet – Green to match PMS 329 C • Base and horizontal stripe – black
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> • Letter style – Berkeley Bold • All signs shall show either the name of the tenant (if the site is a single or two tenant building) or the name of the site (in the case of a multi-tenant site). • Signs shall show 6” tall address in upper left-hand corner. A black horizontal stripe may separate the address from the tenant/site name.
Photo(s): *	

Ground Signs - Other (Directional signs)	
Quantity:	Not specified
Location:	Internal to the site
Materials:	Consistent with ground signs
Size:	<ul style="list-style-type: none"> • Area – maximum 8 square feet; Height – maximum 54 inches
Colors:	<ul style="list-style-type: none"> • Letters – white • Background – Forest Green PMS 329 C
Illumination:	Non-illuminated
	

Wall Signs - Tenant Type 1 Single Tenant Buildings	
Quantity:	One per building A second sign is allowed if there is a storefront on a separate facade
Location:	Not specified
Materials:	Individual letters of ½ inch thick PVC, mounted either directly to the building or on a raceway

Wall Signs - Tenant Type 1 Single Tenant Buildings	
Size:	Area – 1.25 square foot for each lineal foot of building frontage
Colors:	<ul style="list-style-type: none"> • Letters: (Non Illuminated) – Solid Black • Channel Letters: White faces W/ Black Trim Caps & Returns • Raceway & Supports (if used) – painted to match building fascia
Illumination:	Non-illuminated or internally illuminated channel letters
Other:	<ul style="list-style-type: none"> • Letter Style: Berkeley Bold or as allowed by landlord

Photos:



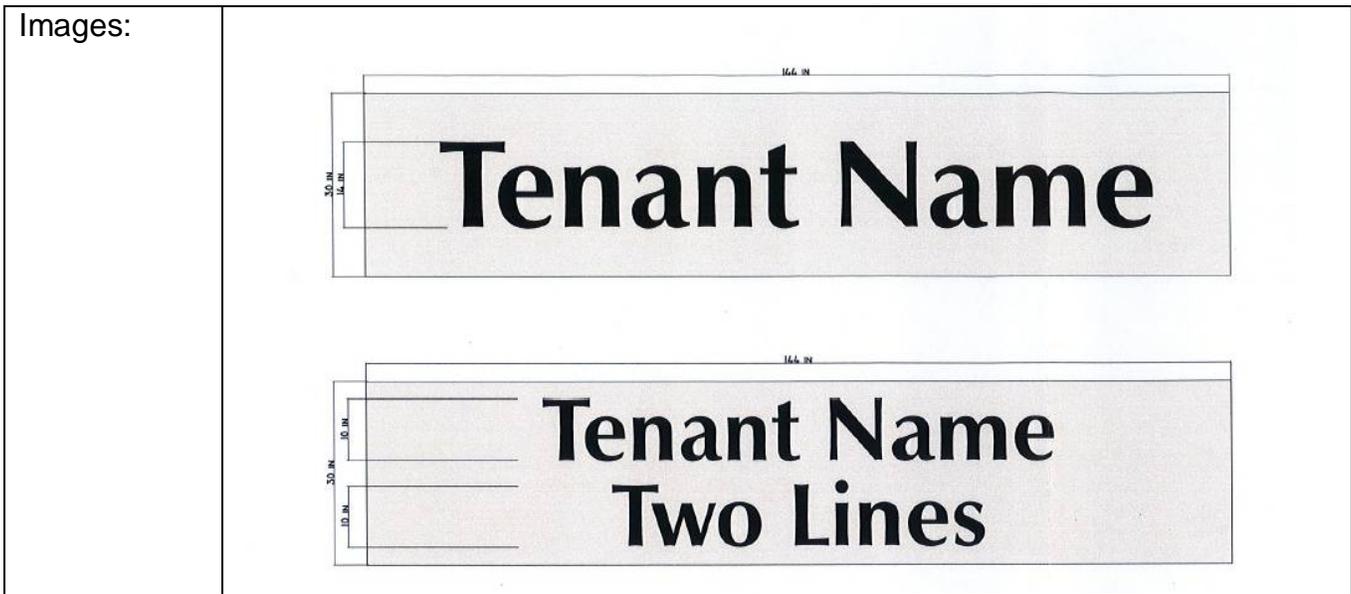
Wall Signs – Multi-Tenant Buildings	
Quantity:	One per tenant A second sign is allowed if there is a storefront on a separate facade
Location:	Centered on tenant entrance
Materials:	Individual letters of ½ inch thick PVC
Size:	Area – 1.25 square foot for each lineal foot of tenant frontage
Colors:	Black
Illumination:	Non-illuminated
Other:	Sign identifies the name of the tenant only; non-illuminated tag line allowed if part of name

Photos:



Wall Signs – Tenant directory signs <i>(Entrance signs on buildings with multiple common entrances or with offices with entrances directly from the outside)</i>	
Quantity:	One (1) per entrance
Location:	At each entrance
Materials:	Not specified
Size:	Area – maximum 4 square feet
Colors:	Black & white
Illumination:	Not specified
Other:	Sign lists tenants individually at the entrance nearest the tenant's office. May apply signs directly to glass at entrance.
Photo(s): *	No signs of this type were observed on January 23, 2006.

Wall Signs for Weatherbridge Center II at 1771 NW Maynard Road – Building B <i>(Cream-colored, multi-tenant building with individual tenant bays)</i>	
Quantity:	One (1) per tenant
Location:	Above awning on each tenant bay
	<p>Architectural elevation drawing of a multi-tenant building facade. The drawing shows seven tenant bays, each with a sign above the entrance. The signs are labeled 'Tenant Name'. The drawing includes labels for 'NEW SCIENCE' and 'NEW AWNINGS' and a note about 'RECEIVE P-2'. A vertical dimension of 13'-3" is shown on the left side. The drawing also includes a note: 'RECEIVE P-2' and 'RECEIVE P-2'.</p>
Materials:	0.80 aluminum pan sign with attached .375" black acrylic graphics
Size:	Pan: 2.5 feet high by 12 feet wide by 2 inches deep Letter height: 4 inch minimum; 14 inch maximum
Colors:	Black graphics Background: MP43227 "Broccoli Cream" to match building Façade EIFS Colored logos allowed at 20% of the allowed sign area if the color is specified as part of the state or federal registration.
Illumination	Externally illuminated
Font:	Zaph Humanist bold or tenant's choice subject to approval of landlord and/or property owner's association.



Wall Signs – Maynard Office Park Buildings (Red Brick Buildings with individual tenant bays) 1720 and 1750 NW Maynard Road	
Quantity	Per LDO
Location	Within architectural sign bands (subject to Landlord approval)
Materials:	<ul style="list-style-type: none"> • Individual aluminum Channel Letters mounted on a raceway; Option for a tag line as per LDO • Acrylic faces • Signs with acrylic faces shall use 1/8' flat cut Plexiglas faces retained by 3/4" trim cap
Size	1.5 square feet of signage area per linear foot of tenant frontage
Colors	<ul style="list-style-type: none"> • Faces: White Acrylic (RH#7328) • Returns and Trim: Black • Raceway and supports: Shall match the color of the façade finished with Polyurethane coating Tag Lines: White Graphics with Black (opaque) Background
Illumination	Internal illumination with LED
Other	Shall project no more than 12" from the face of the wall State or Federally registered logos permitted with landlord's approval and subject to Town of Cary LDO standards
Font	Zaph Humanist Bold or Tenant's option with approval of Landlord and or Building Owner's Association

Wall Signs – Maynard Office Park Buildings (Red Brick Buildings with individual tenant bays) 1720 and 1750 NW Maynard Road

Photo

Color profile: Disabled
Composite



Window Signage For Maynard Office Park

Address shall consist of 6" high beige vinyl letters centered on glass area above the front entry door. Font shall be Helvetica Bold. Secondary window signage consisting of white vinyl may be permitted on the front door with prior written consent from the Landlord or Building Owner's Association

Note: The Cary Fire Dept. has final authority to determine the size, color and location of address identification.

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