

# Village Gate

## MASTER SIGN PLAN

PREPARED FOR:

Horizon Five General Contractors

220 Tals Rock Way Suite 3 Cary NC 27519

PREPARED BY:

Router Xpress Signs

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Ralph Stephens Rd & S. Main Street

Holly Springs, NC

# Village Gate and Solaris

## Master Sign Plan

September, 2020

This Master Sign Plan Criteria is presented to provide a framework of consistency among signage and to promote visual harmony thru complimentary styles, colors, fonts and massing for all signage, temporary and permanent, throughout the project.

### Sign Types

The following sign types shall be allowed:

- freestanding / ground / monument
- Building signage

- **Permits required**

All commercial and non-residential affiliated signage for out-parcels shall be in accordance with the Town of Holly Springs UDO Section 7 at the time of application. Wall, canopy, awning, marquee, and window signs shall be submitted to the Town Staff for review and approval prior to the issuance of a building permit. All signs are required to obtain necessary permits from the Town of Holly Springs

### Materials

- All freestanding/ground/monument shall be constructed of:
  - a. Brick / Cultured stone
  - b. architectural foam w/ textured finish
  - c. Aluminum Painted
  - d. HDU/PVC painted
  - e. HP Vinyl lettering
- All signage shall be constructed of durable high quality materials including, wood, PVC, high density urethane, or equally durable material, all painted or printed finish.
- **Building signage**
  - a. Aluminum Painted
  - b. HP Vinyl lettering
  - c. acrylic

## **Font Styles**

- Text fonts for the freestanding signs uniform graphics shall be Helvetica Comp. color Black
- Text Fonts for specific out-parcel tenants shall allow for individual company and corporate logos and font types. Federally Registered Trademark logos and fonts shall be allowed within areas specified within the graphics detailed herein.

## **Illumination**

- All freestanding signage designed herein shall be externally illuminated. Lights shall be directed to eliminate offsite glare from adjacent properties and motoring public.
- Site specific non-residential/commercial wall or directional and wayfinding signage may not be internally illuminated.

## **Colors**

- Sign colors for all freestanding signs designed herein shall be;
  - a. Black- Pantone Process Black
  - b. Bone White- Pantone 726cp
  - c. Sherwin Williams 6100 practical beige
  - d. Federally Registered and Trademarked colors shall be allowed for Out-Parcel tenants/owners

## **Sign Size**

- The maximum height of all signage shall be in accordance with the Town of Holly Springs UDO and this document.
- The maximum surface area size of all freestanding signage designed herein shall be;
  - a. 10' high signs are allowable by right when certain criteria is met for linear road frontage.  
If site does not meet criteria, a waiver of signage regulations can be applied for.  
There is formal process which requires this Master Sign Plan to be presented to Planning Board for review and recommendation and Town Council action; there is a fee associated with each waiver.  
10' Max. Ht.
  - b. Residential Monument Sign- 18 S.F. 6' Max. Ht.

- |                                    |         |             |
|------------------------------------|---------|-------------|
| c. Out-Parcel Identification Sign- | 18 S.F. | 6' Max. Ht. |
| d. Amenity Center/Site Sign-       | 4 S.F.  | 6' Max. Ht. |

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- Commercial and non-residential out-parcel signage not described herein shall be in accordance with the Town of Holly Springs UDO at the time of application to the Town.

### **Location**

- Sign Zones are hereby established for freestanding signs.
- See Site Plan for proposed sign locations.

### **Ornamental Structures**

- 
- TBD
- 

### **Landscaping**

- All freestanding ground signs shall be landscaped in accordance with the Town of Holly Springs Unified Development Ordinance Section 7.03, G., 5
- All plant material shall be locally sourced and of specimen quality per American Association of Nurserymen Standards for Nursery Stock.

ARCHITECTURAL UNIFYING ELEMENTS  
ALL BUILDINGS, EXCEPT FOR OAK VILLAGE ACADEMY ON TRACT 3, SHALL UTILIZE THE FOLLOWING ARCHITECTURAL FEATURES:  
- 'WATERTABLE' LINE ALONG FIRST FLOOR AS DEPICTED BELOW  
- MINIMUM OF ONE (1) COMMON MATERIAL  
- DIFFERING FASCIDE FOR FIRST FLOOR AND UPPER STORIES, WHERE APPLICABLE

## EXAMPLE ARCHITECTURE



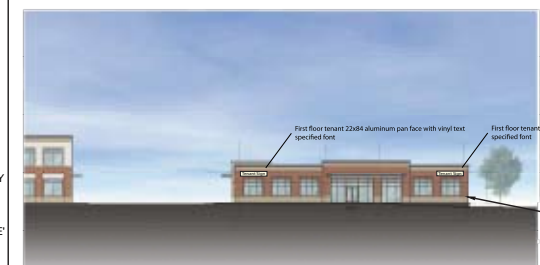
Village Gate - Coffee Shop



SOLARS



Village Gate - Medical Office Building 2 - East Elevation



Village Gate - Medical Office Building 2 - East Elevation



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REVISIONS:

Architecture  
Village Gate Master Plan  
South Main Street  
Holly Springs, NC  
SCALE:  
DATE:  
7/24/2020  
SHEET  
A-1  
OF

Medical Building 22"x84"

1.5" .040 aluminum pan face with mounting angles for fascia

**TENANT SIGN**

35"x61"

Exterior Ground Directional

custom routed top with raised tenant panels

Suites 325-349

Oak Village Academy

Dr. Koch D.D.S.

In Peak Overhang 18"x60"

1.5" .040 aluminum pan face with mounting angles for fascia

**TENANT SIGN**

14"x24"

New Exterior Suite Sign

210

Morgan & Allen

Interior Suite

204

Tenant Suite

FOR: Helvessa Corp.

3/4" custom painted PVC letters stud mount

For Kiosk and Solaris Tenant

exterior examples non illuminated