

**Uniform Sign Plan (USP)
Village at the Park
(Includes Vista at the Park)
08-USP-001**

The Uniform Sign plan provides basic sign criteria for a site. A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	08-USP-001
Location:	Vista At the Park 1200 Pickett Branch Road
Date USP established:	January 16, 2008
Last modified:	January 25, 2008

General Provisions of Uniform Sign Plan for this project	
	Any variations from this Uniform Sign Plan must be approved by the landlord and the Town of Cary.
	Landlord approval is required on all sign permits.

A sign may be erected, placed, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, 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 Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved Uniform Sign Plan 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 Uniform Sign Plan may be amended by filing a new sign plan with the Planning Department. Any new or amended Uniform Sign Plan (including those for planned unit developments) shall include a schedule for bringing into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

Principal Ground (Monument) Sign	
Quantity	Two
Location	At primary entrances to site; per Land Development Ordinance
Materials	3/16" Water-jet Aluminum cut copy directly mounted to granite face. Stone structure to match the predominant masonry material in the principal buildings on site.
Size	Per Land Development Ordinance
Colors	Background: Sherwin Williams (SW) 7055 "Enduring Bronze" (Similar to Pantone Matching System 411) Text: "Chamois" SW 6131 (Similar to PMS 465) Accent colors: "Chamois" SW 6131 (Similar to PMS 465) PMS 187 (RED) and SW 7055 "Enduring Bronze" (Similar to PMS 411) S 411 and PMS 465
Illumination	External, ground illumination
Other	Font: Scriptina and Trajan Pro, regular & bold
Photo	

Directory Signs	
Quantity	Per Land Development Ordinance
Location	At primary entrances to site; per Land Development Ordinance
Materials	3/16" Water-jet Aluminum cut copy directly mounted to granite face.
Size	Per Land Development Ordinance
Colors	Background: SW 7055 "Enduring Bronze" SW 6142 Macadamia Vinyl: Calon 69 Duranodic and Calon 68 Beige Text: SW 6131 Chamois
Illumination	External, ground illumination
Other	Font: Scriptina and Trajan Pro
Photo	

Incidental Signs	
Quantity	Not specified
Location	Per Land Development Ordinance
Materials	.063" Aluminum plate over 1" square tub aluminum frame; cut copy directly mounted to granite face
Size	Per Land Development Ordinance
Colors	Vinyl: Calon 69 Duranodic
Illumination	None
Other	Not specified
Photo	

Building Address Signs (No Permit Required)	
Quantity	As required by Fire Department
Location	As required by Fire Department
Materials	1/8" Aluminum
Size	17" X 20" Minimum Address Height 6" Per Fire Department
Colors	SW 7055 "Enduring Bronze" (Similar to PMS 411) SW 6131 "Chamois" (Similar to PMS 465) PMS 187 (RED) SW 6142 "Macadamia"
Illumination	Non-illuminated
Other	Not specified
Photo	

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

Further information:	
X	Digital images of sign detail documents are available from the Town of Cary Planning Dept.
	Sign detail documents are not included in the Town of Cary files for this project.