

Uniform Sign Plan (USP) Centrum at Crossroads 99-USP-004

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

USP identifier:	99-USP-004
Location:	Southwest of intersection of Walnut Street and Dillard Drive
Date USP established:	April 1999
Last modified:	July 17, 2004 November 22, 2016

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • Prior to submittal to the Town of Cary, all sign renderings must be submitted to the Landlord for approval.

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the 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 a previously approved USP conflicts 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 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 (including those for planned unit developments) 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 - Project Identification	
Quantity:	Not specified
Location:	Not specified
Materials:	Not specified
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	Ground signs were not addressed in the Uniform Sign Plan for this project.
Photo(s): *	<i>There were no signs of this type at the site on January 23, 2006.</i>

Wall Signs - Tenant Type 1	
Quantity:	One (1) per tenant, except second sign will be allowed for tenants with a window or door on a side wall (such as tenants with corner spaces)
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Individual letters • Raceways may be allowed in certain instances where made necessary by the structure of the façade (to be determined by the Landlord). • Cabinet aka “pill” signs are permitted for taglines and must meet LDO requirements (including opaque background).
Size:	<ul style="list-style-type: none"> • Area: one (1) square foot per lineal foot of tenant frontage. If a second sign is used, the total area of both signs together shall not exceed the area calculated from the tenant’s main storefront. • Taglines: Maximum of 33% of the size of the channel letters used in the principal sign.
Colors:	<ul style="list-style-type: none"> • Face: white • Returns and retainer clips: dark bronze
Illumination:	Consistent throughout the shopping center and outparcels such that no individual sign or portion thereof will be allowed to be significantly more or less illuminated than any other sign in the center.
Other:	none

Wall Signs - Tenant Type 1

Photo(s): *



(with logo)



Wall Signs - Outparcel	
Quantity:	Not specified
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Individual letters • Raceways may be allowed in certain instances where made necessary by the structure of the façade (to be determined by the Landlord). • Cabinet aka “pill” signs are permitted for taglines and must meet LDO requirements (including opaque background).
Size:	Per Town of Cary regulations Taglines: Maximum of 33% of the size of the channel letters used in the principal sign.
Colors:	<ul style="list-style-type: none"> • Face – white plus one other color with ties to the shopping center architecture • Returns and retainer clips – dark bronze
Illumination:	Consistent throughout the shopping center and outparcels such that no individual sign or portion thereof will be allowed to be significantly more or less illuminated than any other sign in the center.
Other:	none
Photo(s): *	

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