

**Uniform Sign Plan (USP)
Blackhawk Planned Unit Development (PUD)
85-USP-011**

These guidelines are published for informational purposes. They describe the characteristics of signs, not structures on which signs are placed. A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	85-USP-011
Location:	East of Evans Road, along W. Dynasty Drive and south of Thorpe Drive
Date USP established:	Nov. 14, 1985
Last modified:	July 22, 2004 December 21, 2018

General Provisions of Uniform Sign Plan for this project	
None	

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.

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.

Ground Signs - Project Identification (Major PUD Parcel Identifier)	
Quantity:	2 for Chesapeake Landing, 1 for Springbrooke
Location:	<ul style="list-style-type: none"> • Chesapeake Landing – at entrances to the PUD on either end of W. Dynasty Drive • Springbrooke – at intersection of Evans Road and Thorpe Drive
Materials:	Routed wood
Size:	42 inches high X 8 feet wide
Colors:	<ul style="list-style-type: none"> • Background – cream • Trim – brown • Lettering – black • Logo – yellow
Illumination:	Not specified
Other:	none
Photo(s): *	<p><i>The signs found in the project on July, 2002 did not match the specifications listed above, as illustrated in the following photos:</i></p> <p><i>This sign has a brown background and cream letters</i></p>  <p><i>This sign has a black background (two signs found at site)</i></p> 

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	Not specified
Location:	At entrances to development parcels
Materials:	Routed or sandblasted wood or High Density Urethane (HDU)
Size:	Up to 3.5 feet tall and up to 6 feet wide
Colors:	Existing colors are allowed, in addition to Benjamin Moore 805 (NY State of Mind) and white
Illumination:	Not specified
Photo(s): *	<p>The image contains two technical drawings of a ground sign. Both signs are rectangular with a decorative top featuring two lanterns. The text on the sign reads 'CHESAPEAKE POINTE At Blackhawk'. The top drawing shows a sign with a width of 36.00 inches and a height of 36.00 inches. The bottom drawing shows a wider sign with a width of 72.00 inches and a height of 42.00 inches. A horizontal line labeled 'Grade' is shown at the base of each sign.</p>

Ground Signs - Other	
Quantity:	N/A
Location:	N/A
Materials:	N/A
Size:	N/A
Colors:	N/A
Illumination:	N/A
Other:	N/A
Photo(s): *	<p><i>Directional signs, as illustrated by the photo below, were found in the Chesapeake Landing section of Blackhawk on June 29, 2004.</i></p> 

* 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.