

## Uniform Sign Plan (USP) Davis Grove Office Condominiums 07-USP-008

*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:	07-USP-008
Location:	201 & 202 Davis Grove Circle
Date USP established:	07/16/2007
Last modified:	07/19/2007

### General Provisions of Uniform Sign Plan for this project

	Developer will dictate/approve if tenant will be permitted to have a sign on the building (Illuminated Letters Only) or on the ground sign.
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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 (Principal Ground Sign)

Quantity:	1
Location:	Driveway Entrance of Development Per Land Development Ordinance
Materials:	Brick monument structure to use same brick as used on buildings. Tenant name panels: Aluminum pans with vinyl copy, and aluminum plate graphics Note: Text is limited to Eight (8) pieces of information not including street address

<b>Ground Signs - Project Identification (Principal Ground Sign)</b>	
Size:	42"H x 9"W Monument, Tenant Panels 8"H x 36" W 4" Tall Address Number (Unless larger numbers are required by Fire Department Letter Height of Road Name: 5 ½" Office Park Copy: 3 ½"
Colors:	Panels: MAP# 38-2P Porcelain, Copy: Black Vinyl Brick: Cape Cod by Triangle Brick
Illumination:	Non-Illuminated
Other:	Front: Humanist 531 Blk BT
Photo(s): *	

**Note: Real Estate Signs** (for multi-family and non-residential multi-occupant projects. If incorporated as part of principal ground sign, it may add up to four (4) pieces of information. If a free-standing real estate sign is used, it must be composed of the same material and colors as the principal ground sign and must be placed a minimum of 30 feet from the public right-of-way.

<b>Wall Signs – Individual Tenants</b>	
Quantity:	(4) Bldg 201 (Rear Elevation), (2) Bldg 302 (Side Elevation)
Location:	Centered Above Windows and Door for each individual Tenant
Materials:	Returns, Backs, Raceway: Aluminum Channel Letters: .090" gauge Aluminum Faces: Acrylic
Size:	Letter Height Maximum 14" Maximum Square Footage as per ordinance. (Note: Allowable sign area is to be shared between front and rear elevations.)
Colors:	Letter Face #7238 White Acrylic, Returns: MAP #42-202 Natural White, Trim: White Raceway: To match Building wall to which it is attached
Illumination:	Internally Illuminated 13mm #6500 white neon
Other:	Mounted on raceway, Humanist 531 Black BT Font (other federally registered fonts allowed per owner/landlord approval)
Photo(s): *	

<b>Wall Signs – Front (Pedestrian Entrance) Elevation</b>	
Quantity:	(27) Total, (6) for Bldg 201, 202 & 204 (Front Elevation), (4) for bldg 302 (Front Elevation), (2) 201 & 204 (side elevations) & (1) 201 (South Side Elevation)
Location:	Centered above each set of windows for each separate tenant
Materials:	.090" Aluminum, Vinyl Graphics
Size:	Sign Panel 14"H x 5'W

<b>Wall Signs – Front (Pedestrian Entrance) Elevation</b>	
Colors:	Panels: MAP# 38-2P Porcelain, Graphics: Black HP Vinyl
Illumination:	Non-Illuminated
Other:	Humanist 531 Black BT Font (Federally registered fonts allowed per owner/landlord approval)
Photo(s): *	

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

<b>Further information:</b>	
	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.