

**Uniform Sign Plan (USP)
Harrison Park at Embassy Suites
90-USP-004**

These guidelines are published for informational purposes. A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	90-USP-004
Location:	Along Harrison Oaks Blvd. between Weston Pky. and N. Harrison Avenue. Project includes properties on 3 sides of the Harrison Square shopping area.
Date USP established:	1990
Last modified:	August 11, 2004 July 7, 2011 (To allow background for individual site ground signs to match principal buildings on the site. Updates also specified existing channel letter option for commercial buildings.)

General Provisions of Uniform Sign Plan for this project

- All signs must be submitted to and are subject to approval by the architectural review committee of Harrison Park.
- “With the exception of lots fronting Interstate 40, each lot in the subdivision is entitled to two types of exterior signs; one ground sign, and one or more building mounted (wall) signs, limited to one per building entrance.”
- Staff note from 1990; The “exception” for the lots fronting Interstate 40 is not detailed in the sign plan.

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 the specifications of a previously approved USP conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved USP shall control. However, 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. Further, a previously approved USP 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 USP may be amended by filing a new sign plan with the Planning Department. Any new or amended USP (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

Quantity:	Per LDO
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Ground Signs - Project Identification	
Location:	Not specified. (Project signs are located at the intersections of Harrison Oaks Boulevard with Weston Parkway and with North Harrison Avenue)
Materials:	Aluminum or Lexan background
Size:	Per LDO
Colors:	PMS 195 Burgundy
Illumination:	Not specified
Other:	
Photo(s): *	

Principal Ground Signs for Individual Sites; Option One	
Quantity:	1 per lot
Location:	Not specified (Per LDO)
Materials:	<ul style="list-style-type: none"> • Double-faced sign with 6 inch radius aluminum end panels and fabricated aluminum trim, on poured concrete base • Face – 3/16 inch Lexan or equivalent • Surface to be primed and painted with automotive enamel opaque finish, leaving white copy exposed for nighttime illumination
Size:	<ul style="list-style-type: none"> • Copy area: limited to 18 inches high X 7 feet 6 inches (7'6") wide • Logo – if used, logo may not exceed 25% of the copy area
Colors:	<ul style="list-style-type: none"> • Name – white • Cabinet and background – custom mixed opaque enamel to match PMS #195 burgundy • Trim – black • Logo (optional) – customer's corporate logo color. Logo may be entirely illuminated with white background
Illumination:	Internal illumination with H.O. fluorescent lamps and low temperature ballast
Other:	The ground mounted sign is mandatory on each lot.

Principal Ground Signs for Individual Sites; Option One

Photo(s): *



Principal Ground Signs; Option Two – Background material and color shall match architecture of principal building

Quantity	One per lot
Materials	Double faced fabricated aluminum cabinet with machine routed logo and letter opening Face: 1/2" Lexan Surfaced to be primed and painted using a textured finish Finestone parse coating leaving white copy to be exposed for night time illumination
Size	Copy area 15" High X 10 feet 1 3/4" wide to include logo area Logo area 1'3/4" tall X 11" wide
Colors:	Name White

	Cabinet and background: Custom Finestone stucco to match “Matthews Brilliant Metallic Gold” PMS 46-400 Trim Dark Bronze #313 Logo: 3M #3630-6520 Green Vinyl background with ½” thick white acrylic/Lexan letter “E”
Illumination	Internally illuminated with white LED modules and LED power supply.

Wall Signs - Tenant Type 1 – Office and Institutional Buildings and Option for Commercial Buildings	
Quantity:	1 per building entrance
Location:	Per USP - “to be mounted at building entrance level”
Materials	Flush mounted individual externally illuminated letters OR externally illuminated plaque or similar signage.
Photo:	

Wall Signs - Tenant Type 2 – Commercial Buildings	
Quantity:	1 per building entrance
Location:	Per LDO
Materials:	Channel letters mounted on a raceway
Size:	Maximum total area of all wall signs shall not exceed one square foot in area for each linear foot of building frontage.
Colors:	Per LDO Raceway to match building facade
Illumination:	Internally illuminated
Other:	Building mounted signs are not mandatory

Wall Signs - Tenant Type 2 – Commercial Buildings	
Photo(s): *	

Other Signs (Temporary construction signs)	
Quantity:	1 per site
Location:	Not specified
Materials:	Single faced M.D.O. plywood sign with panel covering sign posts
Size:	<ul style="list-style-type: none"> • Sign – 4 feet high X 8 feet wide • Total height – 5 feet • Area for name of business or building (top of sign) – 12 inches high X 8 feet wide • Area for name of developers, contractors, etc. (bottom of sign) – 36 inches high X 8 feet wide
Colors:	<ul style="list-style-type: none"> • Top of sign – PMS #195 burgundy background with PMS #429 gray text • Bottom of sign - PMS #429 gray background with PMS #195 burgundy text • Panel covering support poles - black
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Temporary signs denoting contractors, architects, developers, real estate agent, etc. • Name of business or building will be in the upper half of the sign; Developers, contractors, architects, etc. will be in the lower half
Photo(s): *	<i>No temporary construction signs found on site on July 28, 2004.</i>

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

