

## Uniform Sign Plan (USP) Lodge at Crossroads and Park at Crossroads 99-USP-007

*These guidelines are published for informational purposes. They describe 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:	99-USP-007
Location:	North of Tryon Road and east of Piney Plains Road
Date USP established:	Nov. 29, 1999
Last modified:	November 2004

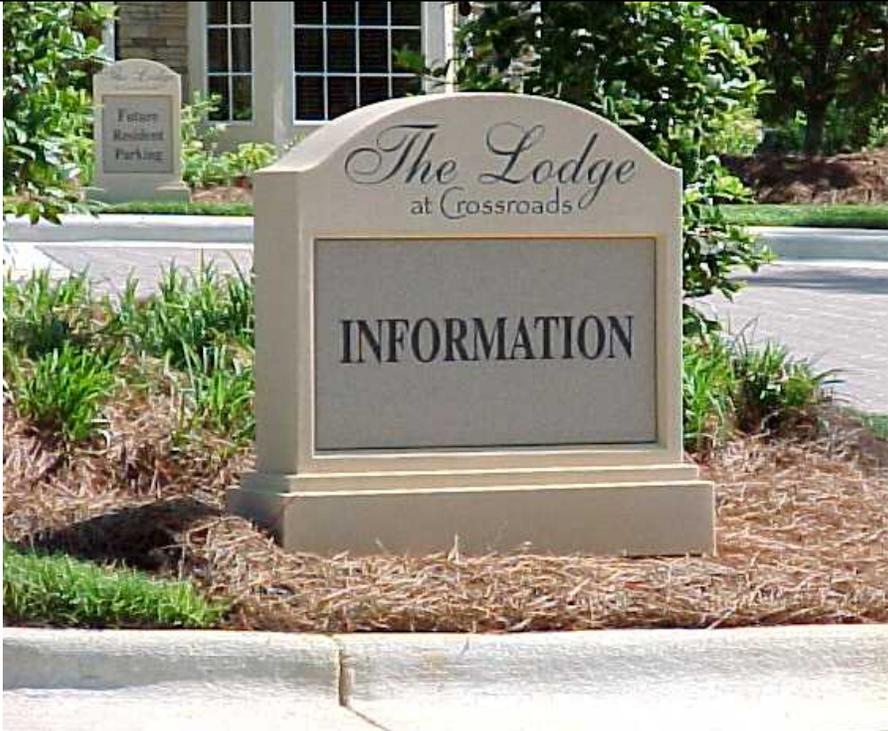
<b>General Provisions of Uniform Sign Plan for this project</b>	
	none

**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.**

<b>Ground Signs - Project Identification</b>	
Quantity:	6
Location:	At entrances to the project on Tryon Road and Piney Plains Road
Materials:	<ul style="list-style-type: none"> <li>• Single or double-sided signs</li> <li>• Precast concrete sign panel on a stone wall</li> </ul>
Size:	<ul style="list-style-type: none"> <li>• Sign - 30 inches high X 6 feet wide</li> <li>• Sign area – 15 square feet</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Background – buff concrete panel</li> <li>• Letters – black</li> <li>• Stone in sign structure to match/compatible with building(s)</li> </ul>
Illumination:	Spotlights
Other:	Letter style – Arrus BT and Arrus BT Italic
Photo(s): *	

<b>Ground Signs – Other (Mini monument signs)</b>	
Quantity:	At least 3, 2 for parking and 1 to identify the leasing center
Location:	Near leasing center
Materials:	Stone and Corian/Avonite with sandblast/vinyl lettering
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	This type of sign was included in a sign package submitted to the Town of Cary on May 14, 2001
Photo(s): *	

<b>Ground Signs – Other (Site Directory Map signs)</b>	
Quantity:	Not specified
Location:	Near each clubhouse area
Materials:	<ul style="list-style-type: none"> <li>• Signfoam sign on wooden posts</li> <li>• Vinyl graphics and text</li> </ul>
Size:	<ul style="list-style-type: none"> <li>• Sign – 18 inches high X 30 inches wide</li> <li>• Height – 5 feet</li> <li>• Letter height “DIRECTORY” – 2 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Map and Text – White vinyl</li> <li>• Background – Dramatic Black (SW 2133)</li> <li>• Trim – Polar White (SW 2134)</li> <li>• Posts - White</li> </ul>
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> <li>• Sign shows a map of the complex, with the word “DIRECTORY” at the top.</li> <li>• Letter style - Arrus BT</li> </ul>
Photo(s): *	<p><i>No examples of this type of sign were found in the project area on January 23, 2006.</i></p> <p>29/99 APPROVED</p> <p>26"</p> <p>18"</p> <p>5'</p> <p>2" WHITE VINYL LE TYPE: STYLE: ARRU</p> <p>WHITE SITE MAP (VINYL GRAPHICS)</p> <p>BACKGROUND: DRA BLACK (SW 2133)</p> <p>POLAR WHITE TRIM (SW 2134) FLUSH</p> <p>(2) 4X4 WOOD POSTS PAINTED WHITE</p>

<b>Ground Signs - Other (Directional, Informational, &amp; other Miscellaneous)</b>	
Quantity:	As needed
Location:	At various locations within the project
Materials:	<ul style="list-style-type: none"> <li>• Signfoam sign with on wooden post</li> <li>• Sign copy - raised letters and/or applied vinyl</li> </ul>
Size:	<ul style="list-style-type: none"> <li>• Height – maximum 42 inches</li> <li>• Area – maximum 2 square feet</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Background – Dramatic Black (SW 2133)</li> <li>• Trim and letters – Polar White (SW 2134)</li> <li>• Post - White</li> </ul>
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> <li>• Letter style – Arrus BT and Arrus BT Italic</li> <li>• Street regulatory signs (stop, speed limit, etc.) must be approved by the Town of Cary Public Works Department for size, height, and color.</li> </ul>
Photo(s): *	<p><i>No examples of a sign matching these specifications were found in the project area on January 23, 2006.</i></p> <p>Technical drawing of a sign with the following specifications:</p> <ul style="list-style-type: none"> <li>Sign text: Private Residential Community, No Trespassing, No Soliciting</li> <li>Lettering: POLAR WHITE (SW 2134) RAISED LETTERS, TYPE STYLE: ARRUS BT</li> <li>Background: DRAMATIC BLACK (SW 2133)</li> <li>Trim: POLAR WHITE TRIM (SW 2134)</li> <li>Post: 4X4 WOOD POST PAINTED WHITE</li> <li>Dimensions: Total height 42" (with handwritten "42" MAX"), sign face height 11"-6", top section height 15", top section width 14", and a 2" radius (2"R) on the top corners.</li> <li>Handwritten notes: "APPROVED 1/29/09 MCA" and "42" MAX" (circled).</li> </ul>



<b>Wall Signs – Other (Address numbers)</b>	
Quantity:	Not specified
Location:	Not specified
Materials:	Signfoam panel with raised numerals
Size:	<ul style="list-style-type: none"> <li>• Individual unit addresses – 7 inches high X 16 inches wide</li> <li>• Overall building addresses – 10 inches high X 24 inches wide</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Background – Dramatic Black (SW 2133)</li> <li>• Trim and letters – Polar White (SW 2134)</li> </ul>
Illumination:	Not specified
Other:	This type of signage was included in the drawings for the Uniform Sign Plan, but not on the USP application form.
Photo(s): *	

<b>Wall Signs – Other (Breezeway address signs)</b>	
Quantity:	Not specified
Location:	At breezeways
Materials:	.080 aluminum with vinyl lettering and striping
Size:	20 inches high X 18 inches wide
Colors:	<ul style="list-style-type: none"> <li>• Background – Not specified</li> <li>• Trim and letters – white</li> </ul>
Illumination:	Not specified
Other:	This type of sign was included in a sign package submitted to the Town of Cary on May 14, 2001.
Photo(s): *	

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