

Uniform Sign Plan (USP) Maynard Crossing 96-USP-010

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

USP identifier:	96-USP-010
Location:	Northwest corner of intersection of High House RD. & NW Maynard RD.
Established:	May 30, 1996
Modified:	<p>August 2, 2004</p> <p>April 20, 2009 (added option of dark bronze trim caps on out-parcels)</p> <p>August 28, 2009 (option of black & white tag lines on wall signs.)</p> <p>December 11, 2013 (<i>Wall Sign area to comply with Cary LDO standards</i>)</p> <p>July 2015 (<i>Further amendments to comply with LDO</i>)</p> <p>February 3, 2016 (<i>Added Entry Monument Option</i>)</p> <p>February 29, 2016 (<i>Increased size allowance for wall signs</i>)</p> <p>April 18, 2016 (<i>Out-parcels- allow black as an additional option for wall sign color</i>)</p>

General Provisions of Uniform Sign Plan	
<ul style="list-style-type: none"> • Sign renderings must be submitted to and approved by the landlord prior to being submitted to Town of Cary for review. • Nationally registered trademark graphic logos shall be allowed. Height of logos shall not exceed height of sign copy. Logos may be installed with their original colors, but the main copy of signs shall adhere to USP color specifications. 	

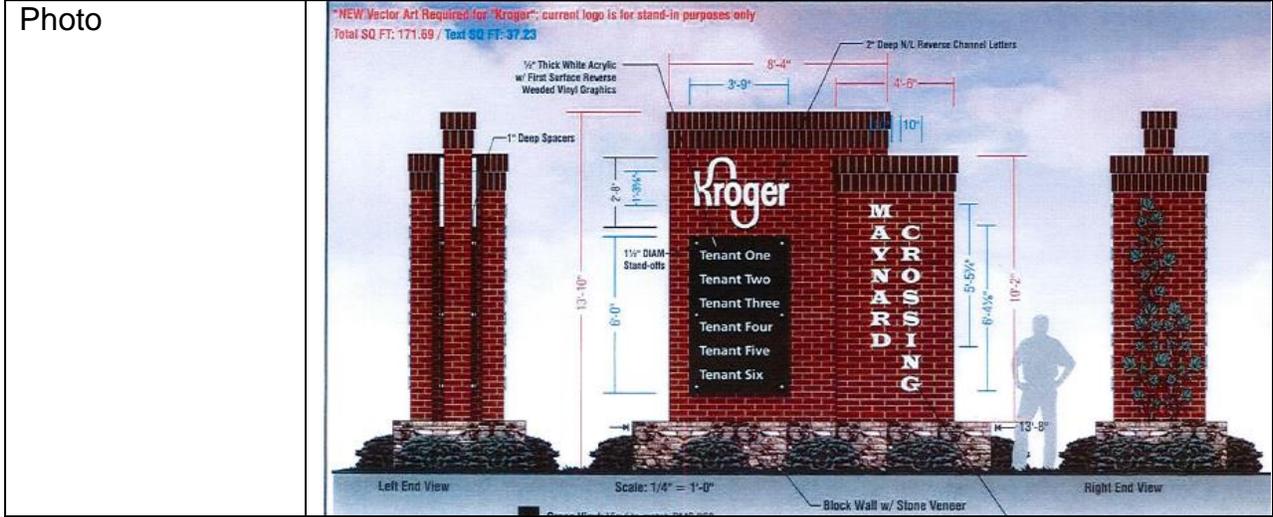
A sign may be erected, established, painted, created or maintained in the Town of Cary only in conformance with the standards, procedures, exemptions and other requirements of the Town's Land Development Ordinance (LDO) and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

When specifications of a previously approved USP conflict 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 (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 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.

Entry Monument Option to Principal Ground Sign	
Quantity/Location	One on each thoroughfare entrance to the main shopping center
Materials:	<ul style="list-style-type: none"> • Brick and block wall • Stone veneer foundation • Aluminum Sign Pan with vinyl and Acrylic letters
Size:	<ul style="list-style-type: none"> • Sign Area: Maximum of 40 square feet • Monument Height: Maximum 13 Feet, 10 inches
Colors:	<ul style="list-style-type: none"> • Sign panel background – hunter green PMS 350 • Text: white
Illumination:	External ground lights

Entry Monument Option to Principal Ground Sign



Ground Signs – Principal Ground Signs (Project Identification)	
Quantity/Location	At entrances to site, per LDO
Materials:	Double sided monument sign with brick ends & carved wood face
Size:	<ul style="list-style-type: none"> Area: maximum 32 square feet per side Height: maximum Per LDO (Current sign is 42")
Colors:	<ul style="list-style-type: none"> Background: hunter green Letters and trim: off white; Logo - gold
Illumination:	External spotlight
Other:	Copy shall be only the name of the project.
Photo	

Ground Signs - Site/Parcel/Subdivision Identification (Lots north of a line marked by Dogwood Forest Drive)	
Quantity:	One per parcel
Location:	At Site entrances
Materials:	Shall be architecturally compatible with shopping center design.
Size:	Per LDO
Colors:	Hunter Green – Consistent with other signs
Illumination:	External

Ground Signs - Site/Parcel/Subdivision Identification (Lots north of a line marked by Dogwood Forest Drive)	
Other:	Lots north of a line marked by Dogwood Forest Drive and its extension as the entrance drive on the opposite side of Northwest Maynard Road are independent parcels and may have ground signs. Out-parcels in the shopping center area south of that line are not allowed ground signs. Ground signs for independent parcels were not addressed in the USP when project was first designed; however, the zoning conditions for the subject property require architectural similarity.
Photo(s): *	

Ground Signs - Other (Directional Signs)	
Quantity:	As needed for safe traffic flow
Location:	Interior roadways (not allowed along main road)
Materials:	Not specified
Size:	<ul style="list-style-type: none"> • Height: maximum 42 inches • Area: maximum 2 square feet
Colors:	<ul style="list-style-type: none"> • Background: hunter green • Letters: white
Illumination:	Not specified
Other:	None
Photo(s): *	<i>No directional signs were found project on January 23, 2006.</i>

Wall Signs - Tenant Type 1 (Anchor Tenant, over 20,000 square feet)	
Quantity:	1 per storefront, per tenant
Location:	Not specified
Materials:	Individual internally illuminated channel letters with metal returns and Plexiglas face
Size:	Area: Shall comply with Town Cary LDO standards
Colors:	<ul style="list-style-type: none"> • Face: white • Returns: #313 dark bronze
Illumination:	Internal illumination
Other:	Letter style: tenant's choice

Wall Signs - Tenant Type 1 (Anchor Tenant, over 20,000 square feet)

Photo(s): *



Wall Signs - Other Tenant Type(s)

Quantity:	1 per storefront, per tenant
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Individual internally illuminated channel letters with metal returns and Plexiglas face • On brick façade: mounted on raceway • On stucco façade: flush mounted • Tag lines and logos permitted in black an white
Size:	<ul style="list-style-type: none"> • Height: Overall maximum Height: 46 inches (may be a single or double line of copy) • Area: Shall comply with Town of Cary LDO standards
Colors:	<ul style="list-style-type: none"> • Face: white • Returns: #313 dark bronze • Raceway (used on brick façades): to match color of brick
Illumination:	Internal illumination
Other:	Letter style: tenant's choice

Photo 1:
(on brick
façade)



Wall Signs - Other Tenant Type(s)	
Photo 2 : (On stucco)	

Wall Signs - Outparcel	
Quantity:	As allowed by LDO
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Individual internally illuminated channel letters with metal returns and Plexiglas face • On brick façade: mounted on raceway • On stucco façade: flush mounted
Size:	Area: Shall comply with Town Cary LDO standards
Colors:	<ul style="list-style-type: none"> • Face: White, black or hunter green (PMS #350) • Returns: Dark Bronze (PMS #313), or to match face color • Raceway (used on brick façades): to match color of brick • Trim Caps: Dark bronze (PMS #313) or to match face color
Illumination:	Internal illumination
Other:	<ul style="list-style-type: none"> • Letter style: tenant's choice • Out-parcels in the shopping center area south of a line marked by Dogwood Forest Drive and its extension as the entrance drive on the opposite side of Northwest Maynard Road are not allowed ground signs.
Photo(s): *	
	

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