

**Uniform Sign Plan (USP)
Northwoods Planned Unit Development (PUD)
85-USP-003**

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:	85-USP-003
Location:	Centered at the intersection of N.Harrison Avenue and Maynard Road
Date USP established:	Dec. 12, 1985
Last modified:	August 4, 2004 December 27, 2012

General Provisions of Uniform Sign Plan for this project

Note: Separate sign plans have been developed for these non-residential projects within the PUD:

- Harrison Pointe (USP number 01-USP-002)
- Northwoods Market (USP number 86-USP-006)
- Reedy Creek Plaza (USP number 89-USP-008)

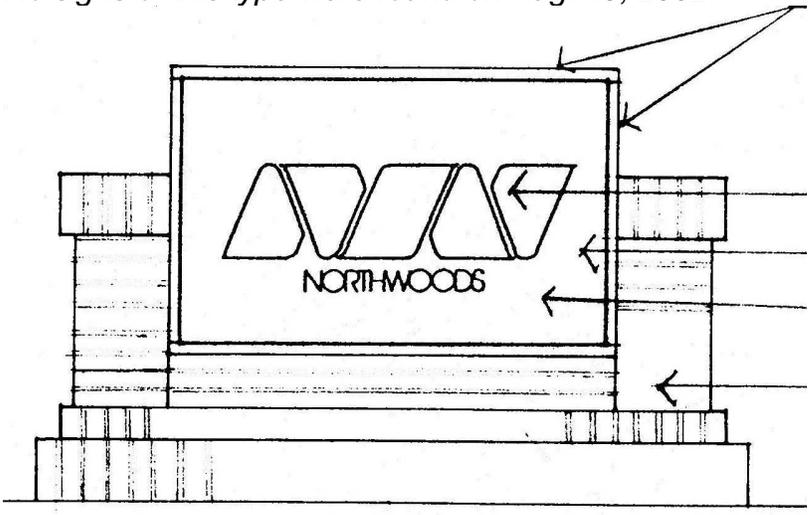
A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, exemptions and other requirements of the Town's Sign Ordinance and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.

In cases where 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. Further, a previously approved USP which lacks specific signage attribute specifications 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 all signs not conforming to the proposed plan into compliance within 90 days. This shall apply to all properties governed by said plan.

Ground Signs – PDD Monument (Overall Project Identification)

Quantity:	2
Location:	1 on Maynard Road, 1 on N. Harrison Avenue
Materials:	Single faced sign of sand blasted wood on brick sign structure
Size:	Sign panel - 34 inches high X 4 feet 6 inches (4'6") wide
Colors:	<ul style="list-style-type: none"> • Copy – blue • Background - almond
Illumination:	External illumination
Other:	Sign face should only be visible to traffic coming into Northwoods PUD.

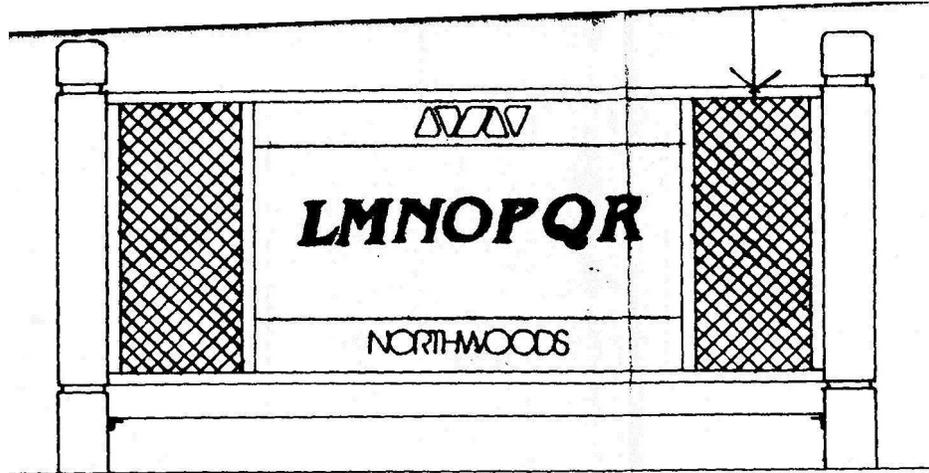
Ground Signs – PDD Monument (Overall Project Identification)	
Photo(s): *	<p><i>No signs of this type were found on Aug. 19, 2002.</i></p> 

Ground Signs - Site/Parcel/Subdivision Identification (Residential)	
Quantity:	Per LDO
Location:	At the major entrance to the residential area. May be located within the median, subject to LDO requirements
Materials:	<ul style="list-style-type: none"> • Double or single faced sign of sand blasted wood or synthetic material with the appearance of wood. • Sign structure of wood with “lattice”, “stack”, or “bracing” design theme or brick.
Size:	<ul style="list-style-type: none"> • Sign panel - 34 inches high X 4 feet 6 inches (4’6”) wide • Total sign width – 8 feet
Colors:	<ul style="list-style-type: none"> • Residential name – black • Background – almond, beige or hunter green • Northwoods name and logo – blue on sand background or to match the principal message
Illumination:	External illumination
Other:	<ul style="list-style-type: none"> • Sign identifies the residential area by name. It also has the Northwoods logo (4 inches high) at the top and the “Northwoods” (lettering 3 inches high) at the bottom. • Letter styles – ITC Benguiat Medium Italic for site name, ITC Avant Garde X-Light for “Northwoods”
Photo(s): *	

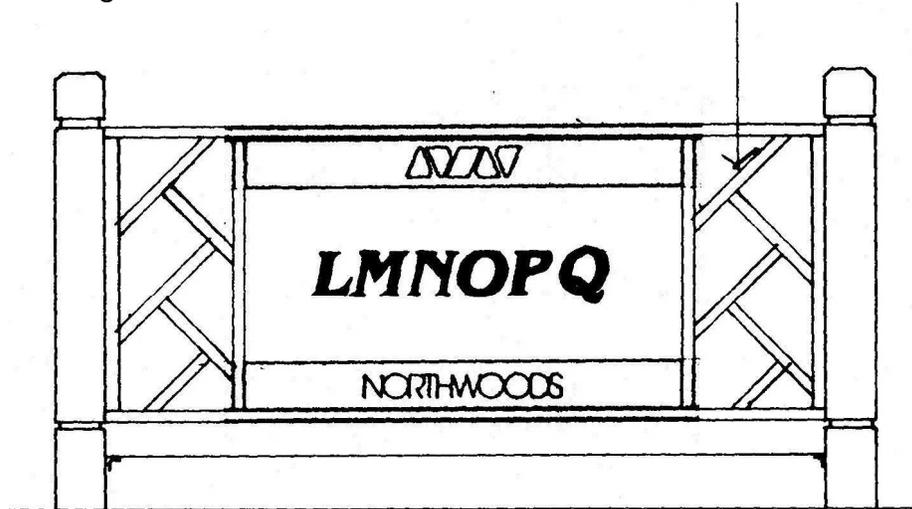
Ground Signs - Site/Parcel/Subdivision Identification (Residential)

Alternative designs:

Lattice:



Bracing:



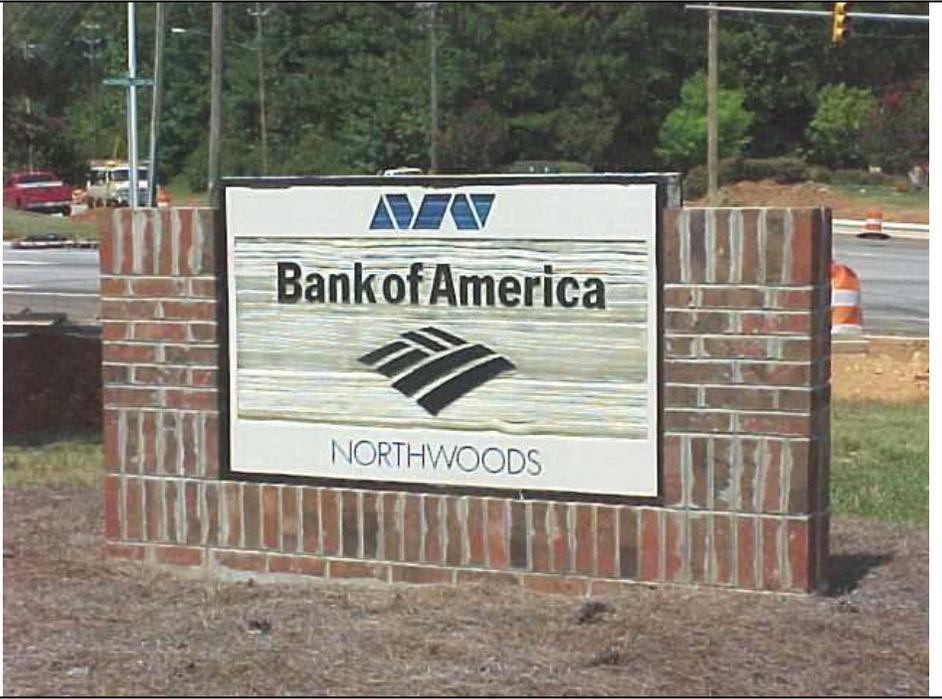
No bracing signs were found during site visit July 28, 2004. Below, the lattice type sign is pictured:



**Ground Signs - Site/Parcel/Subdivision Identification
(Commercial and Office/Institutional)**

Quantity:	Maximum of 2
Location:	1 at each major entrance to the site. If the median is of sufficient size, the sign would be placed there.
Materials:	<ul style="list-style-type: none"> • Double faced sign of sand blasted wood • Sign structure is brick or stone
Size:	<ul style="list-style-type: none"> • Sign panel, sign not in median - 34 inches high X 4 feet 6 inches (4'6") wide • Sign panel, sign located in median - 27 inches high X 12 feet wide
Colors:	<ul style="list-style-type: none"> • Site name – black • Background – almond • Northwoods name and logo – blue on sand background
Illumination:	External illumination
Other:	<ul style="list-style-type: none"> • Sign identifies the site by name. It also has the Northwoods logo (4 inches high) at the top and the word "Northwoods" (lettering 3 inches high) at the bottom. • Letter styles – ITC Benguiat Medium Italic for site name, ITC Avant Garde X-Light for "Northwoods"

Photo(s): *



Ground Signs - Other (Amenity signs)	
Quantity:	2
Location:	At entry to recreation areas
Materials:	Double faced sign of sand blasted wood, mounted between wooden posts
Size:	Sign panel – 30 inches high X 4 feet wide
Colors:	<ul style="list-style-type: none"> • Amenity name – black or white • Background – almond or hunter green • Northwoods name and logo – blue on sand background or to match principal message
Illumination:	external
Other:	<ul style="list-style-type: none"> • Sign identifies the site. It also has the Northwoods logo (4 inches high) at the top and the word “Northwoods” (lettering 3 inches high) at the bottom. • Letter styles – ITC Benguiat Medium Italic for site name, ITC Avant Garde X-Light for “Northwoods”
Photo(s): *	

Wall Signs - Tenant Type 1 (Office/Institutional buildings)	
Quantity:	2 maximum per building
Location:	1 sign per building face
Materials:	Metallic letters/numbers
Size:	Letter height, address numbers – maximum 12 inches
Colors:	Metallic finish compatible with the building architecture
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Street addresses are not considered signage and their location on the building shall be regulated by the Fire Department • Letter style – ITS Benguiat Medium Italic
Photo	 <ul style="list-style-type: none"> •

Wall Signs - Tenant Type 1 (Office/Institutional buildings)	
	

Wall Signs - Other Tenant Type(s) (Commercial Buildings)	
Quantity:	Not specified
Location:	Not specified
Materials:	Not specified
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Each building within a commercial area would be identified with attached signage. In a shopping center, all stores would be identified with attached signage. • Shopping areas within the PUD may have their own USP. See the list at the beginning of this document.
Photo(s): *	See USP documents for shopping centers.

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