

Uniform Sign Plan (USP) Parkway Planned Unit Development (PUD) 86-USP-005

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:	86-USP-005
Location:	Southwest Cary Parkway, from Old Apex Road to High House Road
Date USP established:	Dec. 11, 1986
Last modified:	December 3, 2008

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • This sign plan is for residential areas within the Planned Unit Development (PUD). • Separate sign plans have been developed for these non-residential projects within the PUD: <ul style="list-style-type: none"> • Parkway Pointe Shopping Center (USP number 87-USP-006) • Parkway Pointe Office Park (USP number 87-USP-011) • The original USP included sign specifications for “Trade Center” signs. These are not included in this document because the land indicated as “Trade Center” tracts on maps in the Town of Cary files for this project is no longer part of the PUD, and has been developed to residential uses.

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	
Quantity:	2
Location:	At intersection of Southwest Cary Parkway and Old Apex Road
Materials:	<ul style="list-style-type: none"> • ½ inch thick brass letters and logo on polished granite tiles • granite tiles are 12.5 inches X 12.5 inches X 3/8 inch thick • painted concrete sign structure
Size:	<ul style="list-style-type: none"> • Sign – 6 feet 2 inches (6'2") high X 9 feet 4 inches (9'4") wide • Total height – 8 feet 3 inches (8'3")
Colors:	<ul style="list-style-type: none"> • Letters and logo – brass with horizontal brush finish • Background – green polished granite (GR-39P Calais Green) • Base – concrete painted to match Sherwin Williams 4793 medium gray
Illumination:	External ground illumination
Other:	none
Photo(s): *	

Ground Signs – Secondary entrance identification	
Quantity:	9
Location:	At secondary entrances to the PUD and at entry points to residential communities off of Southwest Cary Parkway
Materials:	<ul style="list-style-type: none"> • 3/8 inch thick brass letters and logo on polished granite tiles • granite tiles are 12.5 inches X 12.5 inches X 3/8 inch thick • painted concrete sign structure
Size:	<ul style="list-style-type: none"> • Sign – 4 feet 1 inch (4'1") high X 6 feet 2 inches (6'2") wide • Total height – 5 feet 5 inches (5'5")
Colors:	<ul style="list-style-type: none"> • Letters and logo – brass with horizontal brush finish • Background – green polished granite (GR-39P Calais Green) • Base – concrete painted to match Sherwin Williams 4793 medium gray
Illumination:	External ground illumination
Other:	These signs are a reduced scale version of the primary project identification sign.
Photo(s): *	<p><i>The secondary entrance sign found on Aug. 5, 2004 matched the specifications for residential subdivision identification, rather than the specifications listed above.</i></p> 

Ground Signs - Site/Parcel/Subdivision Identification (Residential)	
Quantity:	Maximum of 2 per parcel/pod
Location:	At entrance points to residential parcels
Materials:	Aluminum sign cabinet with 3/8 inch thick aluminum letters and die-cut vinyl logo
Size:	<ul style="list-style-type: none"> • Sign – 3 feet 5 inches (3'5") high X 6 feet 9 inches (6'9") wide • Total height – 4 feet 6 inches (4'6")
Colors:	<ul style="list-style-type: none"> • Letters – metallic gold, Sherwin Williams #36-3073 • Background – burgundy (later sign drawings show dark green, Sherwin Williams #4811, but this was not used in the residential identification signs that were observed in August 2002). • Logo – metallic gold vinyl • Background, logo header – dark green, Sherwin Williams #15-8361 • Support legs – medium gray, Sherwin Williams #4793
Illumination:	External ground illumination
Other:	<ul style="list-style-type: none"> • Letter style – Optima Medium • Signs include the name of the residential parcel, with a header at the top with the Parkway logo on a background of painted <i>faux</i> tiles.
Photo(s): *	 <p>(On Aug. 5, 2004 it was observed that the background had faded to a purple color on older signs)</p>

Ground Signs – Other (Church, YMCA, schools, etc.)	
Quantity:	As required
Location:	At designated entry points to these facilities
Materials:	<ul style="list-style-type: none"> • Aluminum sign cabinet and base with logo on separate panel at center top • Main copy 3/8 inch thick painted aluminum letters • Logo and secondary copy silk-screened
	•
Size:	42 inches high X 10 feet 4 inches (10'4") wide
Colors:	<ul style="list-style-type: none"> • Letters – dove gray, PMS 401C • Background – dark blue, Sherwin Williams #5948 • Facility logo – dove gray, PMS 401C • Background, logo panel – dark green, Sherwin Williams #15-8361 • Base – medium gray, Sherwin Williams #4793
Illumination:	External ground illumination, if required
Other:	<ul style="list-style-type: none"> • Letter style – Optima Semi-Bold • Signs include the name of the facility with the <u>facility's</u> logo on a panel at the top center of the sign.

Ground Signs – Other (Church, YMCA, schools, etc.)

Photo(s): *



The sign for the Head Start facility followed the specifications for site/parcel/subdivision identification signs:



Alternative Ground Sign– Covenant Christian Church, 2911 SW Cary Parkway	
<i>Per LDO Section 9.11.6 Uniform Sign Plan Amendment Procedures approved October 16, 2008</i>	
Quantity:	1
Location:	Southeast corner of SW Cary Parkway and Heathridge Lane
Materials:	Brick and stucco to match building Letters and logo cut from ½” thick actylic
Size:	25 square feet
Colors:	Black letters, red logo
Illumination:	none
Other:	Double sided – “V” shape masonry monument

Ground Signs – Other (Amenity identification signs)	
Quantity:	6
Location:	At entries to recreation complexes
Materials:	Aluminum sign cabinet with ¼ inch thick aluminum letters and die-cut vinyl logo
Size:	<ul style="list-style-type: none"> • Sign – 35 inches high X 6 feet 1 inch (6’1”) wide • Total height – 4 feet
Colors:	<ul style="list-style-type: none"> • Letters – metallic gold, Sherwin Williams #36-3073 • Background – burgundy (later sign drawings show dark green, Sherwin Williams #4811, but this was not used in the residential identification signs that were observed in August 2002). • Logo – metallic gold vinyl • Background, logo header – dark green, Sherwin Williams #15-8361 • Support legs – medium gray, Sherwin Williams #4793
Illumination:	External ground illumination
Other:	<ul style="list-style-type: none"> • Letter style – Optima Medium • Signs include the name of the amenity, with a header at the top with the Parkway logo on a background of painted <i>faux</i> tiles. • These signs are a reduced scale version of the residential parcel identification signs.
Photo(s): *	<i>No signs of this type were found on January 23, 2006.</i>

Ground Signs - Other (Directional signs)	
Quantity:	12
Location:	Not specified
Materials:	Aluminum with reflective die-cut letters and vinyl die-cut logo
Size:	<ul style="list-style-type: none"> • Sign – 32 ¾ inches high X 5 feet wide • Total height – 42 inches
Colors:	<ul style="list-style-type: none"> • Letters and directional arrows – reflective white vinyl • Background – light green, Sherwin Williams #9371 • Logo – metallic gold vinyl • Background, logo header – dark green, Sherwin Williams #15-8361 • Support legs – medium gray, Sherwin Williams #4793
Illumination:	Not illuminated
Other:	Signs include a header at the top with the Parkway logo on a background of painted <i>faux</i> tiles.
Photo(s): *	<p><i>No signs of this type were found on January 23, 2006.</i></p>

Other Signs (Street identification)	
Quantity:	As needed
Location:	At the intersection of all secondary streets. Standard Town of Cary street signs will be used at all of the major thoroughfare intersections.
Materials:	<ul style="list-style-type: none"> • Aluminum panels laminated to redwood framing • Flag sign on 4 inch X 4 inch painted aluminum post
Size:	Sign panel – 15 inches high X 42 inches (or 48 inches, for longer street names) wide
Colors:	<ul style="list-style-type: none"> • Letters/numbers – reflective white vinyl • Background – light green, Sherwin Williams #9371 • Logo and line below it – metallic gold vinyl • Post – medium gray, Sherwin Williams #4793
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> • Letter style – Optima Semi-Bold • Sign will contain the street name and block numbers, as well as a small Parkway logo.
Photo(s): *	<i>No signs of this type were found on January 23, 2006.</i>

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

Further information:	
X	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.