

Uniform Sign Plan (USP)

Ridgeview Medical and Professional Park

02-USP-010

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:	02-USP-010
Location:	SE Cary Parkway at Ridgeview Drive
Date USP established:	November 1, 2002
Last modified:	July 21, 2004 June 3, 2010 (Directory Sign added) February 25, 2014 (expand USP boundary to include 105 Ridgeview Drive & establish sign criteria for the Ridgeview III building)

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • Landlord approval required on permit application drawings. • Signs, symbols, and/or trademarks must receive preliminary approval by the landlord before shop drawings are made.

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:	One
Location:	At park entry off SE Cary Parkway.
Materials:	<ul style="list-style-type: none"> • Aluminum cabinet, stucco coated to simulate pre-cast. • Sign face, brushed aluminum paint. • Translucent acrylic text.
Size:	42' in height, 97.3' in length, 24.5" in depth.

Ground Signs - Project Identification	
Colors:	<ul style="list-style-type: none"> • Base – Parex Colors Ivory 10444(86) • Sign face – Aluminum paint #41-342 • Text – Arlon 76 Holly Green, illuminated version of Arlon 86 Forest Green
Illumination:	Internally illuminated.
Other:	<ul style="list-style-type: none"> • Canterbury True Type font, upper and lower case. • Letter height in total – 14.25” • Two rows of text.
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	One per building.
Location:	At parking entry for each building along Ridgeview Drive.
Materials:	Same as project identification sign.
Size:	36” in height, 48” in length, 11.5” in depth.
Colors:	<ul style="list-style-type: none"> • Cabinet and sign face to match project identification • Text to match Arlon 86 Forest Green
Illumination:	None
Other:	<ul style="list-style-type: none"> • Two rows of text, to read building name and address number

Ground Signs - Site/Parcel/Subdivision Identification

Photo(s): *

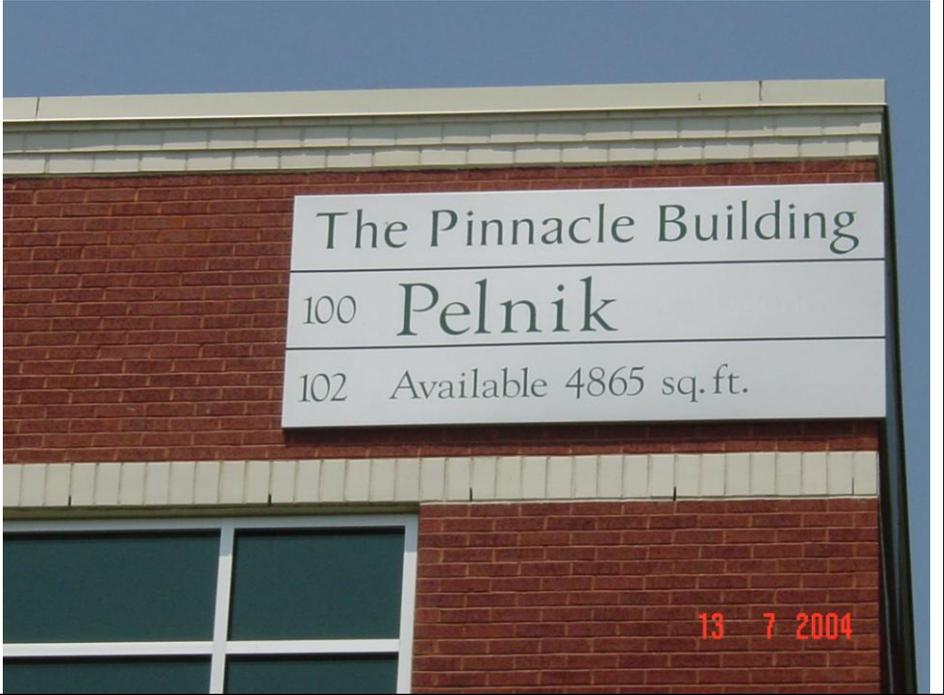


Directory Ground Signs

Quantity:	Per LDO
Location:	Per LDO
Size:	Per LDO
Materials	Aluminum Cabinet; Non-illuminated
Colors	Forest Green Text Brushed Aluminum Background

Wall Signs - Tenant Type 1 (Pinnacle 100 Building)

Quantity:	One L-shaped sign, with faces on two walls. Maximum of six tenants listed per sign.
Location:	Mounted to building fascia.
Materials:	.063" aluminum cabinet, surface applied vinyl graphics.
Size:	<ul style="list-style-type: none"> • 42" in height. Each face is to be a maximum of 96" in length, for the Pinnacle Building only. • Letter height – 7" minimum, 12" maximum, for the Pinnacle Building only.
Colors:	<ul style="list-style-type: none"> • Satin aluminum background, MAP paint #41-342 • Graphics to match Arlon #86 Forest Green.
Illumination:	None
Other:	

Wall Signs - Tenant Type 1 (Pinnacle 100 Building)	
Photo(s): *	

Wall Signs - Tenant Type 2 (Ridgeview III Building)	
Quantity:	Per the LDO
Location:	Mounted to building fascia
Materials:	Aluminum channel letters w/ acrylic face
Size:	<ul style="list-style-type: none"> • Sign area shall not exceed one square foot per one linear foot of building frontage.
Colors:	<ul style="list-style-type: none"> • Letter face - white • Trim & returns to match Arlon #86 Forest Green
Illumination:	White LEDs
Other:	Logos must be state or federally registered and cannot exceed 20% of the allowed sign area

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