

Uniform Sign Plan (USP)

Stonewater

07-USP-007

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:	07-USP-007
Location:	Stonewater PDD; NW Corner of O’Kelly Chapel Road and Green Level to Durham Road Modified 2/28/2008 to include Tradition at Stonewater neighborhoods.
Date USP established:	08/02/2007
Last modified:	02/28/008 August 28, 2009 General Administrative Update July 20, 2010

General Provisions of Uniform Sign Plan for this project	
	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.

Ground Signs - Project Identification/Principal Ground Sign	
Quantity:	Per LDO
Location:	Intersection of Yates Store Road & O’Kelly Chapel Road; NW Intersection of O’Kelly Chapel Road and Alston Ave (for Tradition at Stonewater Phase)
Materials:	High Density Urethane Board
Size:	16 square feet Maximum Character Height 8.5”
Colors:	
Illumination:	External Illumination only

Ground Signs - Project Identification/Principal Ground Sign	
Other:	<p>Font: Harrington</p> <p>Lettering, sign border & ornamentation shall be raised from sign panel.</p> <p>Inset Accent Line: Shall be inset into sign panel. Width of line to be less than Sign Border</p> <p>Raised Accent Bolts: These are for accent only and are not intended to secure sign to wall. These shall be raised and circular in shape</p>
Photo(s): *	<p>The diagram shows a sign with a width of 8 ft. and a height of 2 ft. The sign features the text 'Stone Water' in a decorative font. Callouts identify the following features: Recessed Lettering, Typ.; Sign Background, Typ.; Raised Sign Border, Typ.; Recessed Ornamentation, Typ.; and Raised Accent Bolt, Typ.</p>

Ground Signs -/Subdivision Identification Type One	
Quantity:	As allowed per Land Development Ordinance
Location:	At principal entrances to individual subdivisions
Materials:	High Density Urethane Board Panel
Size:	16 square feet Maximum Character Height 11"

Ground Signs -/Subdivision Identification Type One	
Colors:	<p>Background/Primer: Sherwin Williams 6221 Whole Wheat Outer Trim: Sherwin Williams 6120 Believable Buff (Background and Trim applied with faux finish techniques.)</p> <p>Text: Mixture of the Raw Umber and Burnt Sienna Emblems & Ornamentation: Mixture of Iridescent Gold, Yellow Ochre, and Red Oxide</p> <p>Emblems & Ornamentation will be covered in a glaze composed of Burnt Umber & Copper Glaze Raw Umber & Burnt Sienna</p>
Illumination:	External Illumination only
Other:	<p>Font: Harrington Lettering, Sign Border & Ornamentation Shall be raised from sign panel. Inset Accent Line: Shall be inset into sign panel. Width of line to be less than Sign Border width as shown Raised Accent Bolts: These are for accent only and are not intended to secure sign to wall. These shall be raised and circular in shape.</p>
Photo(s): *	

Ground Signs - /Subdivision Identification Type Two	
Quantity:	As allowed per Land Development Ordinance
Location:	At principal entrances to individual subdivisions
Materials:	High Density Urethane Board Panel
Size:	20" tall by 32 " wide
Colors:	<p>Background: Flat Black by Sherwin Williams Lettering: Iridescent Fine Gold by Golden Paint Sign Border: High Gloss Black –One Shot</p>
Illumination:	External Illumination only

Ground Signs - /Subdivision Identification Type Two

Other:

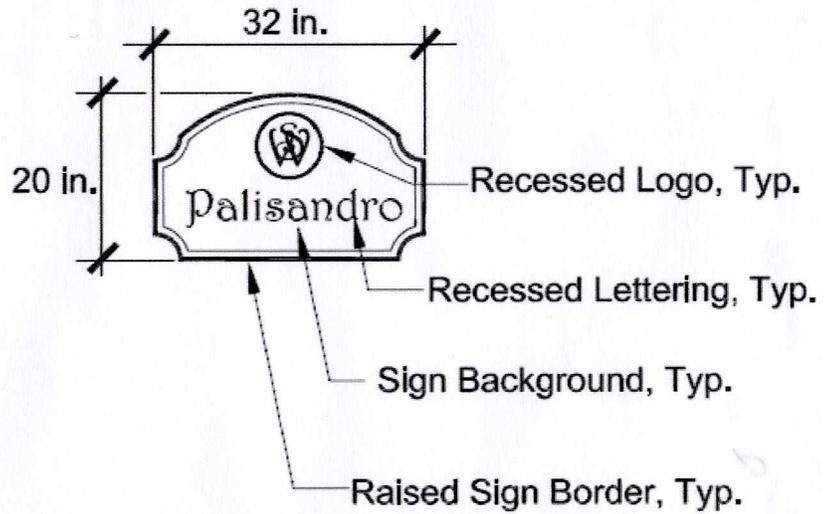
Font: Harrington
Lettering, Sign Border & Ornamentation Shall be raised from sign panel.

Photo(s)

Example of Completed Sign (Subdivision Identification Type Two)



Photo(s): *



Wall Signs – Commercial	
Quantity:	Per Land Development Ordinance
Location:	tbd
Materials:	tbd
Size:	tbd
Colors:	tbd
Illumination:	tbd
Other:	No commercial sign permits may be issued until the USP is amended to include the Village Center criteria
Photo(s): *	

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