

Uniform Sign Plan (USP) Somerset 55 07-USP-012

The Uniform Sign plan provides basic sign criteria for a site. A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	07-USP-012
Location:	3100 NC 55 HWY Wake Co. REAL ID 0082385
Date USP established:	October 5, 2007
Last modified:	October 5, 2007

General Provisions of Uniform Sign Plan for this project	
	<p>Landlord/Building Owner's Association Approval required before any manufacturing or installation.</p> <p>Temporary signs may not be used on the new fascia</p> <p>Prohibited Signs:</p> <ul style="list-style-type: none"> • Animated components • Intermittent illumination • Iridescent painted signs • Letters mounted on illuminate panels • Cabinet signs

A sign may be erected, placed, painted, created or maintained in the Town of Cary only in conformance with standards, procedures, 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.

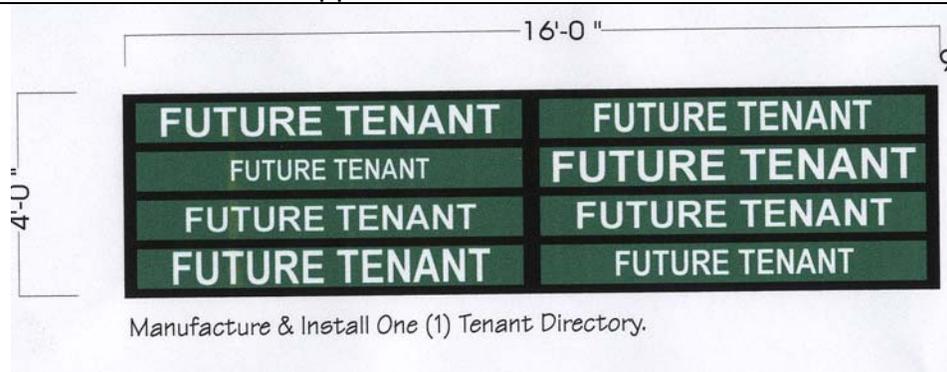
In situations where the specifications of a previously approved Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved Uniform Sign Plan does not contain specific specifications 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:	1
Location:	At entrance to complex
Materials:	Brick & Mortar to match building Sign Panel: 1" Thick PVC
Size:	Structure Height: Per Cary Land Development Ordinance Sign Panel: 6' long X 2'8" tall
Colors:	<ul style="list-style-type: none"> • Background - Painted Forrest Green • Letters – White or Silver Brushed Aluminum
Illumination:	Non-illuminated
Other:	None
Photo(s): *	<p>The drawing shows a brick sign structure with a central panel. The overall width is 10'-3" and the height is 3'-6". The central panel is 6'-0" wide and 2'-8" high. The panel is dark green with white text that reads "Somerset 55". The sign is supported by two brick pillars. The base is a 12" deep concrete footing. Dimensions are provided in feet and inches: 10'-3" (total width), 6'-0" (panel width), 3'-6" (total height), 2'-8" (panel height), and 5 3/4" (panel depth). A note at the bottom states: "FOOTING 12" DEEP POURED IN PLACE 3500 PSI CONCRETE".</p>

Ground Signs - Other (On-premise Directional Signs)	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Not specified
Size:	Per LDO
Colors:	<ul style="list-style-type: none"> • Background – Forest Green PMS 336 C • Letters – white or silver brushed Aluminum
Illumination:	none
Other:	none
Photo(s): *	

Wall Signs	
Quantity	Per LDO
Location:	Per LDO
Materials	Acrylic Faces with Aluminum Raceway
Size:	Per LDO
Colors:	Face: White R&H W#7328 Raceway: To Match Building Fascia Trim and Returns: Dark Bronze (Duranodic 313)
Illumination:	LED Internal Illumination

Wall Signs - Tenant Directory	
Quantity:	1 per building
Location:	At the Primary Entrance above the door. Shall be aligned perpendicular with the walkway. Install sign units level, plumb with existing fascia and ceiling
Materials:	2" Thick Aluminum Pan Sign
Size:	Tenant Panels Height: 9.5" Length: 91" Letter Height Minimum 5", Maximum 7"
Colors:	Sign: Black Background Forest Green PMS 336 C Letters: White or Silver Brushed Aluminum
Illumination:	Not illuminated
Other:	Mounting: Concealed 3/8" Thru bolts & retaining brackets. Arial Bold and Arial Narrow Bold is the preferred Letter Style. Other Letter styles shall be used with Landlord and /or Building Owners Association approval.
Photo(s): *	 <p>Manufacture & Install One (1) Tenant Directory.</p>

* 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.