

Uniform Sign Plan (USP)

Twin Lakes

05-USP-002

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:	05-USP-002
Location:	McCrimmon Parkway and East of Davis DR
Date USP established:	March 14, 2005
Last modified:	January 13, 2006

General Provisions of Uniform Sign Plan for this project

	Additional entry features must be represented on a site plan or minor alteration permit approved by the Town of Cary.
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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:	Four (4) at principal entrances to subdivision
Location:	Outside public right of way and within recorded sign easements or common open space
Materials:	Sign Foam (Polyurethane) set in brick monument
Size:	Sign face not to exceed 32 square feet and 42 inches in height
Colors:	Green sign panel background (Olympic SW 2385) with Gold (Pantone 872C)
Illumination:	External illumination
Other:	Subdivision logo shall be the only logo permitted on the sign
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification at secondary entrances	
Quantity:	Two (2) secondary entrances and one (1) at recreation center
Location:	Outside public right of way and with in recorded sign easements or common open space
Materials:	Sign Foam (Polyurethane) set in brick monument
Size:	Sign face not to exceed 32 square feet and 42 inches in height
Colors:	Green sign panel background (Olympic SW 2385) with Gold (Pantone 872C)
Illumination:	External illumination.
Other:	Subdivision logo shall be the only logo permitted on the sign
Photo(s): *	

Ground Signs – Minor Identification	
Quantity:	Eight
Location:	Outside public right of way and with in recorded sign easements or common open space
Materials:	Sign Foam (Polyurethane) set in brick monument
Size:	Maximum Height: 36” Maximum square footage: 16 square feet
Colors:	Green sign panel background (Olympic SW 2385) with Gold (Pantone 872C)
Illumination:	None
Other:	Subdivision logo shall be the only logo permitted on the sign
Photo(s): *	

Ground Signs –Park and Greenway Identification	
Quantity:	Six (6)
Location:	At entrances to greenway trails; outside the public right of way and within recorded sign easements or common open space
Materials:	Sign Foam (Polyurethane) set in brick monument
Size:	Maximum Height: 30” Maximum square footage: 8 square feet Letter height not to exceed 3”
Colors:	Green sign panel background (Olympic SW 2385) with Gold (Pantone 872C)
Illumination:	None
Other:	Subdivision logo shall be the only logo permitted on the sign.
Photo(s): *	

Ground Signs: Commercial Site	
Quantity:	One (1)
Location:	At entrance to commercial center.
Materials:	Sign Foam (Polyurethane) set in brick monument
Size:	Not to exceed 32 square feet in area or 42” in height.
Colors:	Green sign panel background (Olympic SW 2385) with Gold (Pantone 872C)

Ground Signs: Commercial Site	
Illumination:	External illumination.
Other:	Site plans for the commercial portion of Twin Lakes had not been reviewed at the time this Uniform Sign Plan was implemented. Because the commercial portion is part of the same PUD, these future signs must be architecturally compatible in color, and design to the residential neighborhood.

Sales Model Signs	
Quantity:	One per lot
Location:	Located on same lot as model
Materials:	Not specified
Size:	Not to exceed 16 square feet
Colors:	Not Specified
Illumination:	none
Other:	Temporary Use permit required for each sales model

Wall Signs - On Residential Recreation Center	
Quantity:	Per Town of Cary LDO
Location:	Per Town of Cary LDO
Materials:	Not specified
Size:	One square foot of sign area per each linear foot of building frontage.
Colors:	Midnight Green to match color approved on the site plan, white, or black
Illumination:	External illumination
Other:	
Photo(s): *	

Other Signs Temporary Construction signs	
Quantity:	One per phase
Location:	At entrance to phase
Materials:	Not specified
Size:	Not to exceed 42" in height and 32 square feet
Colors:	Not specified
Illumination:	Non illuminated
Other:	May only be in place until the first certificate of occupancy is issued for that phase of development
Photo(s): *	

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

Further information:	
	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.