



April 26, 2017

Mary Jo Gollnitz
 Planner II/Zoning Administrator
 Planning and Development
 Town of Matthews
 232 Matthews Station Street
 Matthews, NC 28105



Subject: Windsor Run Retirement Center – Phase 1A Master Sign Plan

Submitted: April 26, 2017
 Current Zoning – Residential/Institutional (Conditional)

Windsor Run Retirement Center Master Sign Plan requests reallocation of total allowable signage for the community per Section 155.608.9 of Matthews UDO. Total square footage allowed is 150 sq ft and Windsor Run, LLC is requesting 100 sq ft. The freestanding identification sign at the main entrance and the main directory sign both exceed the allowable square footage, while the building identification signs are under the allowable square footage.

- Existing signage will fall under the R/I Guidelines
- Attached table indicates the signage allowed under the ordinance and the total proposed signage.

SIGNAGE ALLOWED FOR R/I ZONING DISTRICT

Attached Signage Chart Allowed (Reference: UDO 155.608.11.D)

USE	# Allowed	Allowed SQ FT	Existing # Signs	Proposed # Signs	SQ FT Proposed	SQ FT Existing
CB1.0*	1	20	0	0	0	0
Marketing Center	1	20	0	0	0	0
RB 1.1*	1	20	0	0	0	0
RB 1.2*	1	20	0	0	0	0

**5 SF Freestanding Directional Signs (Incidental) are Proposed in-lieu of 20 SF Attached Identification Signage*

Freestanding Perimeter ID Signage Allowed (Reference: UDO 155.608.11.D)

USE	# Allowed	Allowed SQ FT	Existing # Signs	Proposed # Signs	SQ FT Proposed	SQ FT Existing
Main Entrance (Sign 1)	1	40	0	1	52	0

Bulletin Board Allowed (Reference: UDO 155.608.11.D)

USE	# Allowed	Allowed SQ FT	Existing # Signs	Proposed # Signs	SQ FT Proposed	SQ FT Existing
N/A	1	18	0	0	0	0

Directory Signage (Reference: UDO 155.608.6.D)

USE	# Allowed	Allowed SQ FT	Existing # Signs	Proposed # Signs	SQ FT Proposed	SQ FT Existing
Main Entrance Directory (Sign 2)	1	12	0	1	<u>28</u>	0
Total Square Footage			<u>Allowed</u>	<u>Proposed</u>		
			150 SF	80 SF		

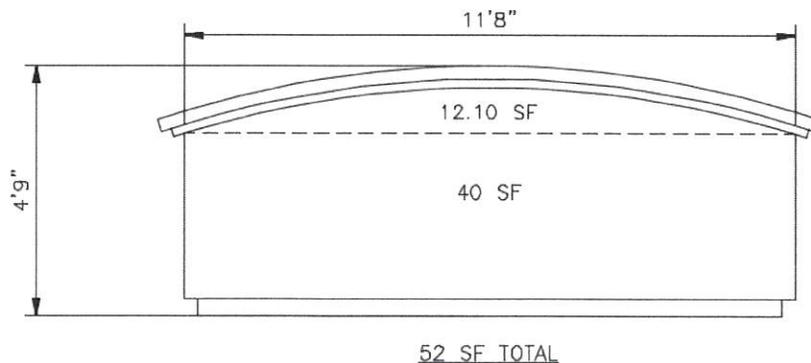
Supplemental Directional Signage (Reference: UDO 155.608.6.D)

USE	# Allowed	Allowed SQ FT	Existing # Signs	Proposed # Signs	SQ FT Proposed	SQ FT Existing
Gatehouse Vehicle Directional	1	12	0	1	6.5	0
CB1.0 Directional	1	12	0	1	5	0
Marketing Center	1	12	0	0	0	0
RB 1.1 Directional	1	12	0	1	5	0
RB 1.2 Directional	1	12	0	2	5	0

** Per UDO 155.608.6 D: Incidental signs, when located to the interior of a building site and outside of any required setback or yard and greater than ten feet (10') from any property line, which contain information for persons on-site only, are not easily visible off-site, and are not used to primarily identify establishments or advertise products or services, may be up to (12) square feet in sign area or exceed six feet (6') in height. This includes directory signs which identify only the names and locations of occupants or uses within buildings or complexes, although directory signs in vehicular use areas may not exceed eight feet (8') in height.*

Sign Area Calculations

- Sign 1 – Main Entrance Sign (Full HT with Base = 6' 0")
 - Sign 1-22.102 identifies the Windsor Run Retirement Community, displaying the site address. Sign graphic does not exceed 40 SF. For additional information, see Sign Details Sheets.



- Sign 2 – Main Entry Wayfinding Sign - (Full HT with Base = 7'5.5")
 - Provides direction to CB1.0, Marketing Center, RB1.0, RB1.2. For additional information, see Sign Details Sheets.

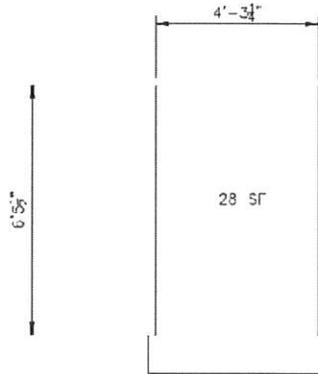


Figure 2

- Sign 3 – One-Sided Type D-2 S/F Non Illuminated Sign (Full HT with Base = 5' 2")
 - Provides direction to CB1.0 and Marketing Center. For additional information, see Sign Details Sheets.

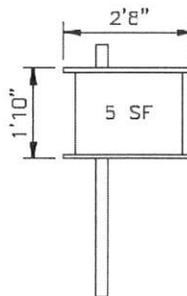


Figure 3

- Sign 4 - One-Sided Type D-2 S/F Non Illuminated Sign (Full HT with Base = 5' 2")
 - Provides direction to RB1.1. For additional information, see Sign Details Sheets.

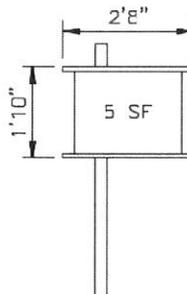


Figure 4

- Signs 5 & 6 - One-Sided Type D-2 S/F Non Illuminated Sign (Full HT with Base = 5' 2")
 - Provides direction to RB1.2. For additional information, see Sign Details Sheets.

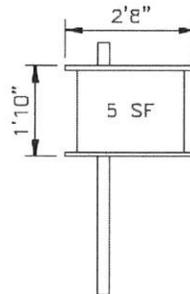


Figure 5

- Sign 7 - One-Sided Type S/F Non Illuminated Median Directional Sign (Full HT with Base = 5' 2")
 - Directs traffic at gatehouse entry. For additional information, see Sign Details Sheets.

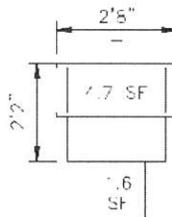
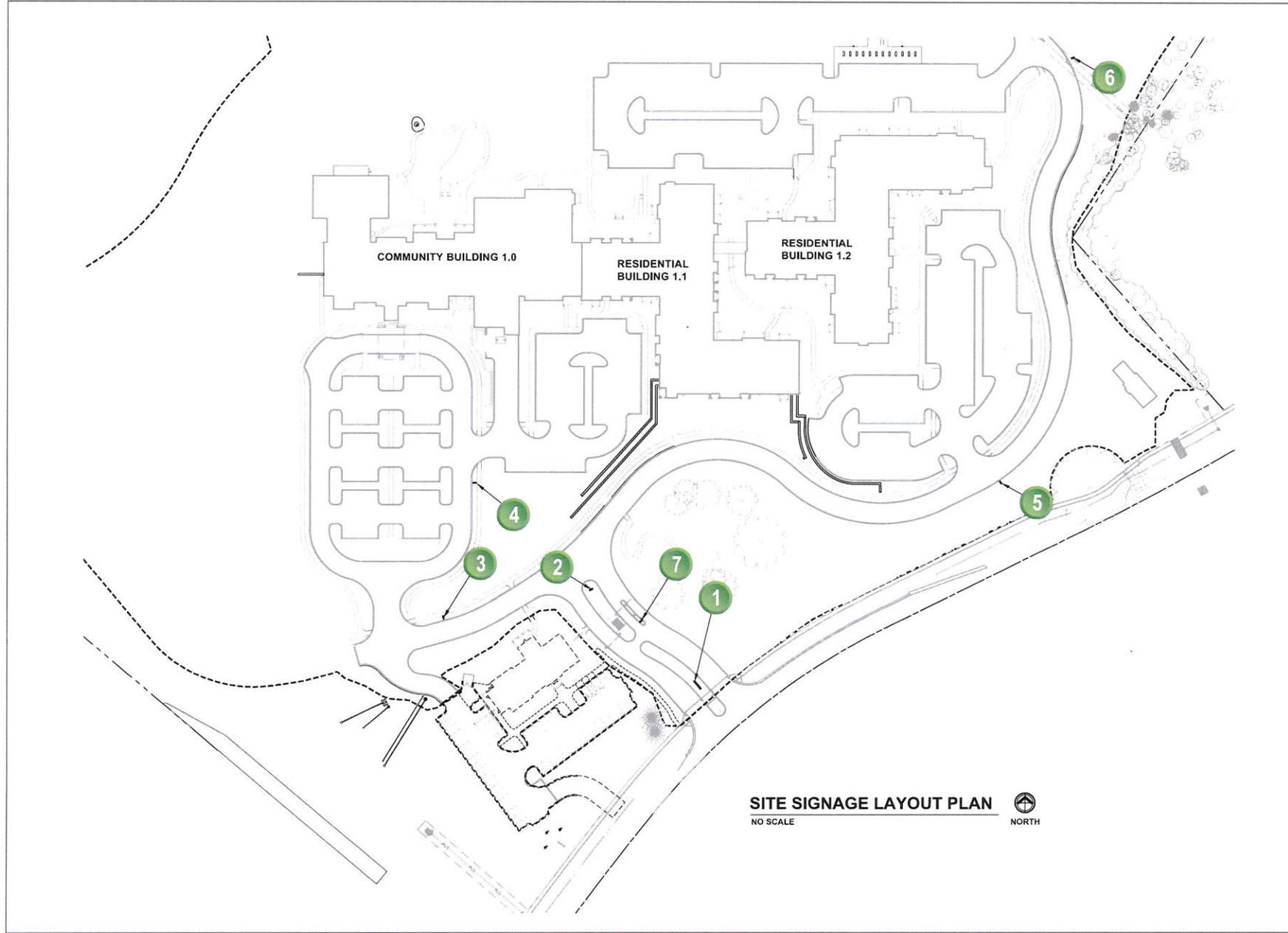


Figure 6

Note: Windsor Run, LLC is currently rebranding their signage across all campuses. During this process, the shape and sizes of the proposed signage and text shall not be modified. However, the font style and color scheme indicated on the following sign graphics are subject to change.



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
Erickson Living

ORDER TITLE:
Windor Run (Phase 1A)

CITY/STATE: Matthews, NC **PHONE NUMBER:**

DRAWING DATE: 3/24/17 **SALES REP:** Warren A **PROJECT MGR.:** SD

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

The drawing remains the exclusive property of Gable. If it is submitted for your consideration in the purchase of the products manufactured according to these plans, the design cannot be copied or in part altered or switched in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
Sign Location - Plan

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
74557	130679	

DWG. NO.	SHEET
11438CH	1 of 1



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
Erickson Living

ORDER TITLE:
Windor Run (Phase 1A)

CITY/STATE: **PHONE NUMBER**
Matthews, NC

DRAWING DATE	SALES REP	PROJECT MGR.
3/24/17	Warren A	SD

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

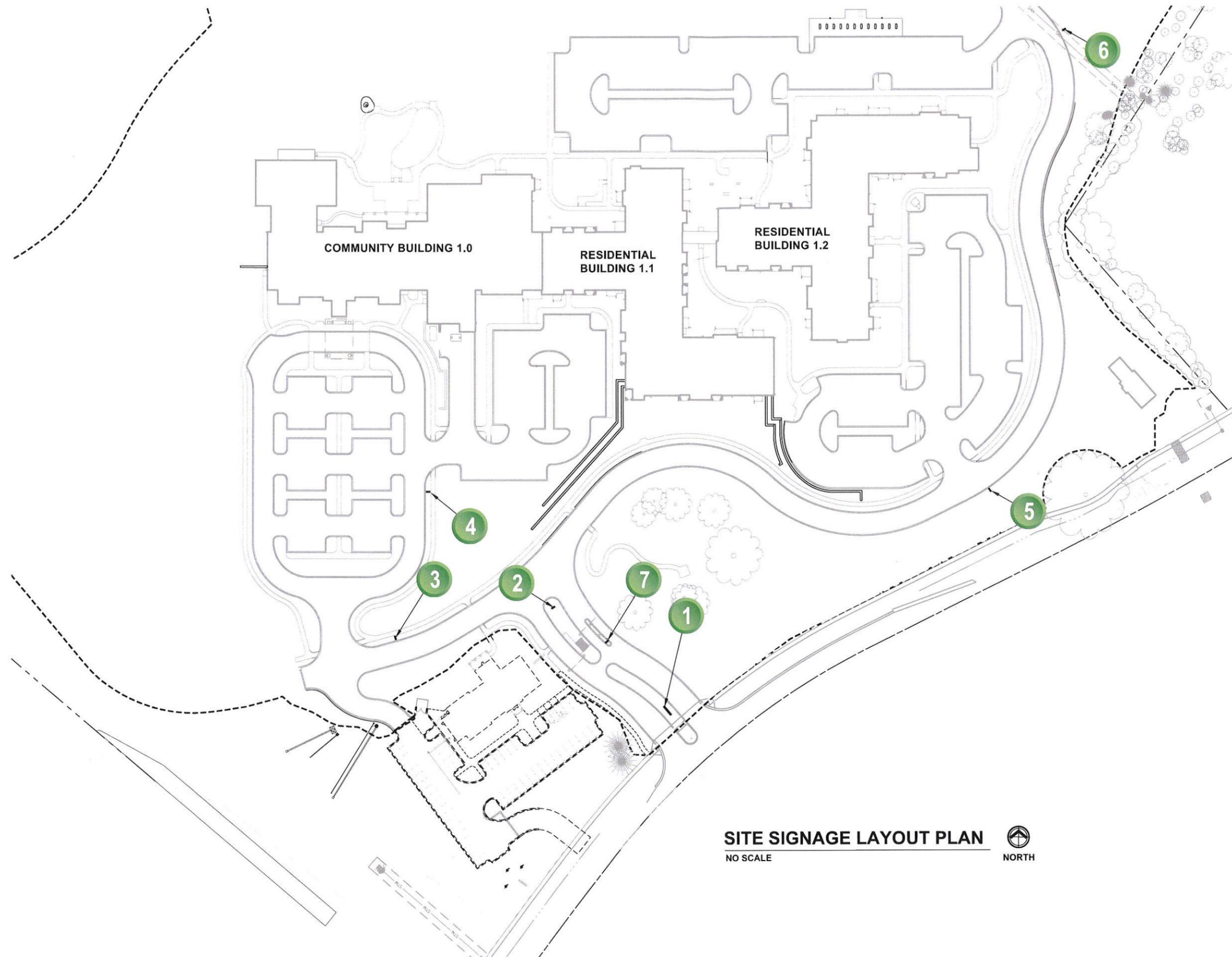
This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
Sign Location - Plan

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
74557	130679	

DWG. NO.	SHEET
11438CH	1 of 1



SITE SIGNAGE LAYOUT PLAN
NO SCALE





A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:

Erickson Living

ORDER TITLE:

Windsor Run (Phase 1A)

CITY/STATE

PHONE NUMBER

Mathews, NC

DRAWING DATE

SALES REP

PROJECT MGR.

3/24/17

Warren A

SD

REVISION HISTORY

NO.	DATE	PREV DRWG	DESCRIPTION

This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:

D/F Non-Illuminated Main Entry Monument Sign

DWG. TYPE:

CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
74557	130679	1
DWG. NO.	SHEET	
11438CH	1 of 1	



1 D/F NON-ILLUMINATED MAIN ENTRY - MONUMENT SIGN
SCALE: 1/2" = 1'-0"

SIDE VIEW - MONUMENT SIGN
SCALE: 1/2" = 1'-0"



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

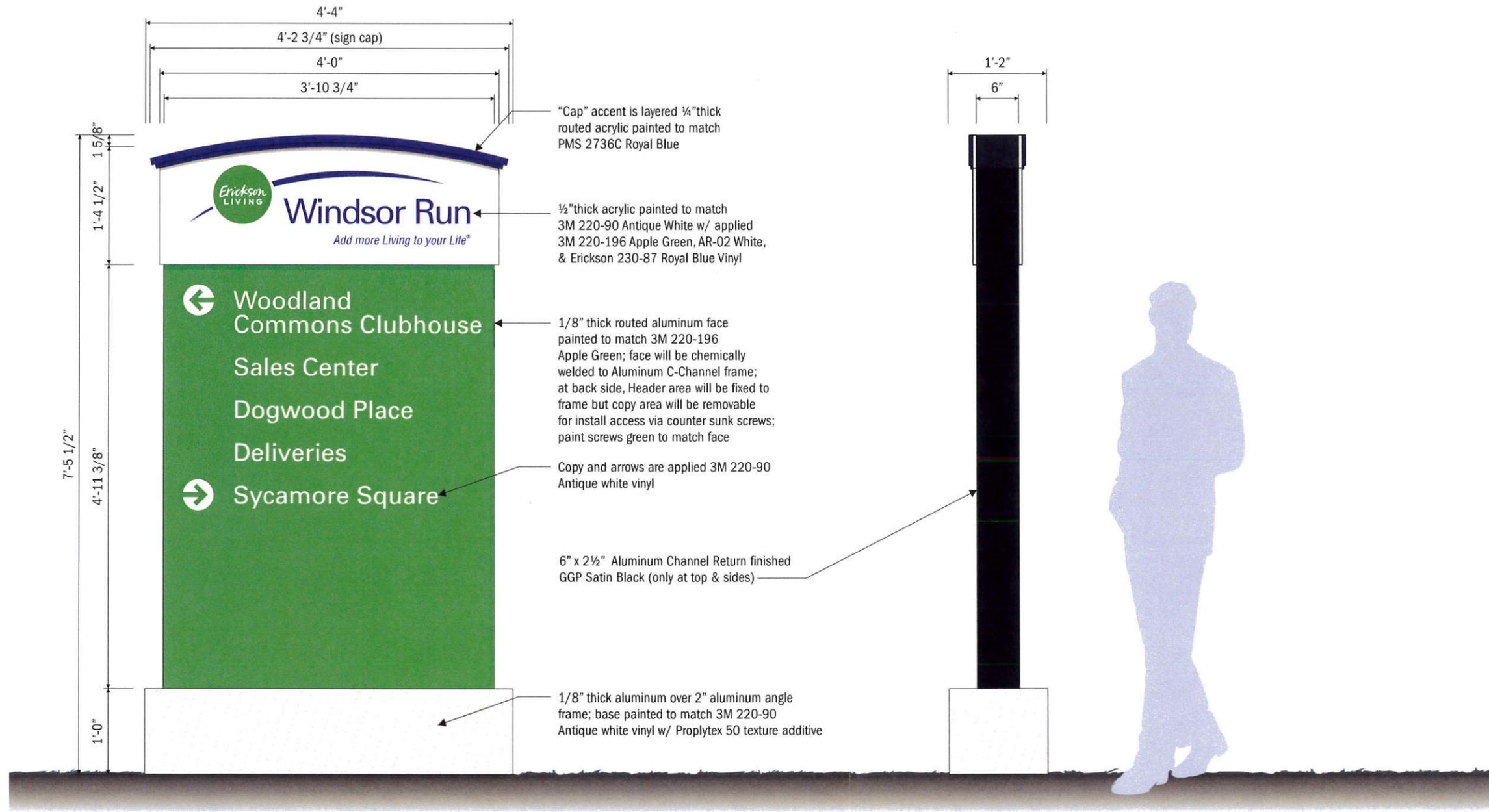
PROJECT TITLE: Erickson Living		
ORDER TITLE: Windsor Run (Phase 1A)		
CITY/STATE Matthews, NC	PHONE NUMBER	
DRAWING DATE 3/24/17	SALES REP Warren A	PROJECT MGR. SD
REVISION HISTORY		
NO.	DATE	DESCRIPTION

This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
S/F Non-Illuminated Main Entry Directional Sign

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
74557	130679	1
DWG. NO.	SHEET	
11438CH	1 of 1	



2 S/F NON-ILLUMINATED MAIN ENTRY - DIRECTIONAL SIGN
SCALE: 3/4" = 1' - 0"

SIDE VIEW - DIRECTIONAL SIGN
SCALE: 3/4" = 1' - 0"



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
Erickson Living

ORDER TITLE:
Windor Run (Phase 1A)

CITY/STATE PHONE NUMBER
Mathews, NC

DRAWING DATE	SALES REP	PROJECT MGR.
3/24/17	Warren A	SD

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

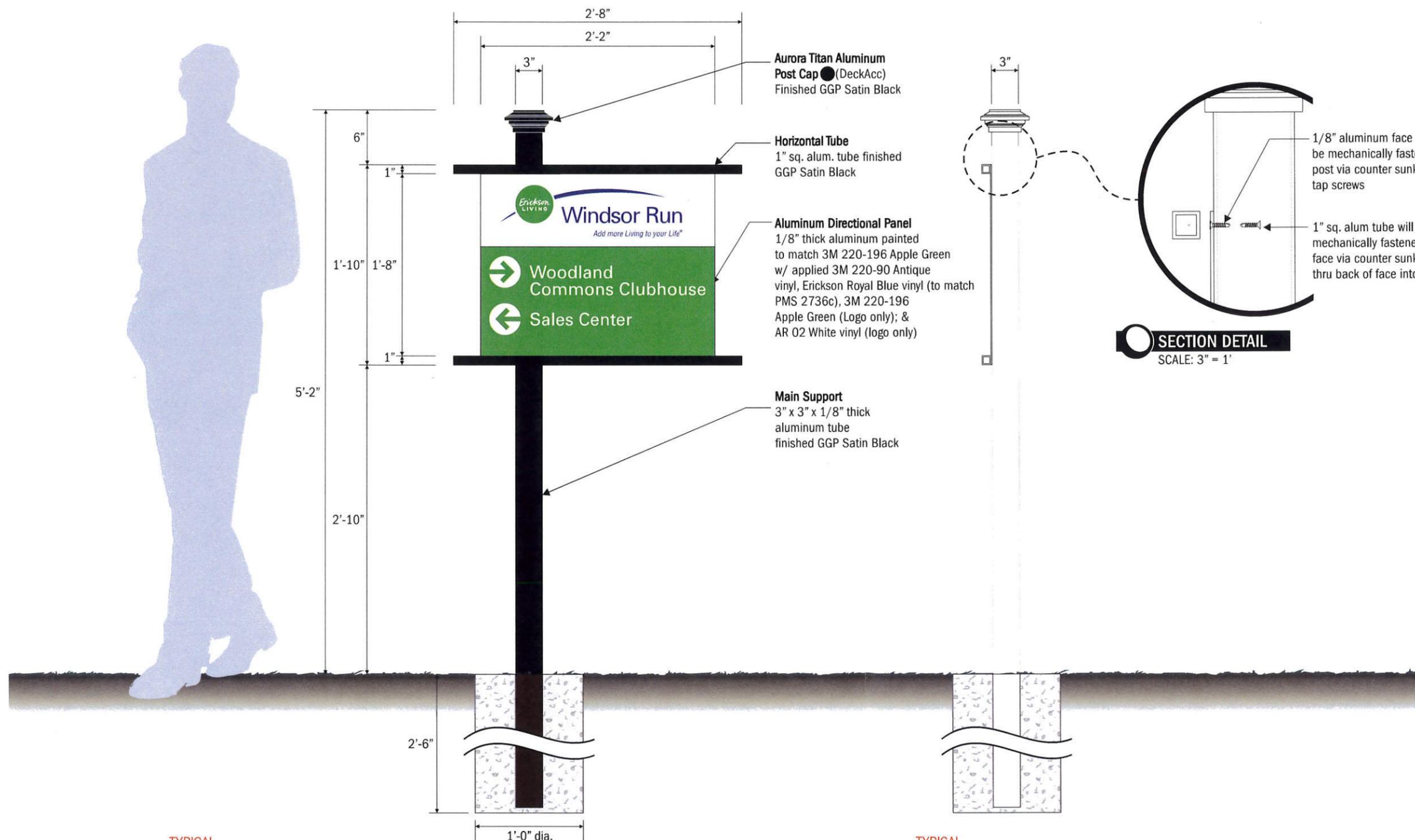
This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
S/F Non-Illuminated Directionals

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
74557	130679	4

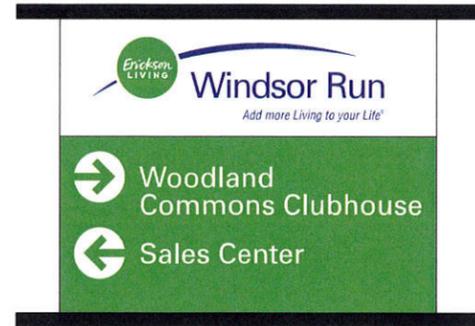
DWG. NO.	SHEET
11438CH	1 of 1



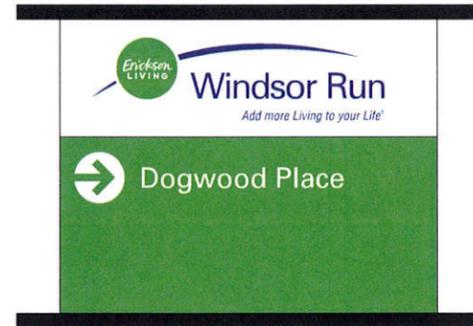
TYPICAL
S/F NON-ILLUMINATED DIRECTIONAL
SCALE: 1" = 1'-0"

TYPICAL
SIDE SECTION DETAIL
SCALE: 1" = 1'-0"

MESSAGE SCHEDULE



3 AT COMMUNITY BUILDING / MARKETING BUILDING
DIRECTIONAL PANEL
 SCALE: 1" = 1' - 0"
 QTY: 1



4 AT RESIDENTIAL BUILDING 1.1
DIRECTIONAL PANEL
 SCALE: 1" = 1' - 0"
 QTY: 1



5 **6** AT RESIDENTIAL BUILDING 1.2
DIRECTIONAL PANEL
 SCALE: 1" = 1' - 0"
 QTY: 2



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
 Baltimore, Maryland 21226
 410.255.6400

PROJECT TITLE: Erickson Living		
ORDER TITLE: Windsor Run (Phase 1A)		
CITY/STATE Matthews, NC	PHONE NUMBER	
DRAWING DATE 3/24/17	SALES REP Warren A	PROJECT MGR. SD
REVISION HISTORY		
NO.	DATE	PREV DRWG
		DESCRIPTION

This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
S/F Non-Illuminated Directionals

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
74557	130679	4
DWG. NO.	SHEET	
11438CH	1 of 1	



A VISUAL SOLUTIONS COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
410.255.6400

PROJECT TITLE:
Erickson Living

ORDER TITLE:
Windor Run (Phase 1A)

CITY/STATE PHONE NUMBER
Matthews, NC

DRAWING DATE SALES REP PROJECT MGR.
3/24/17 Warren A SD

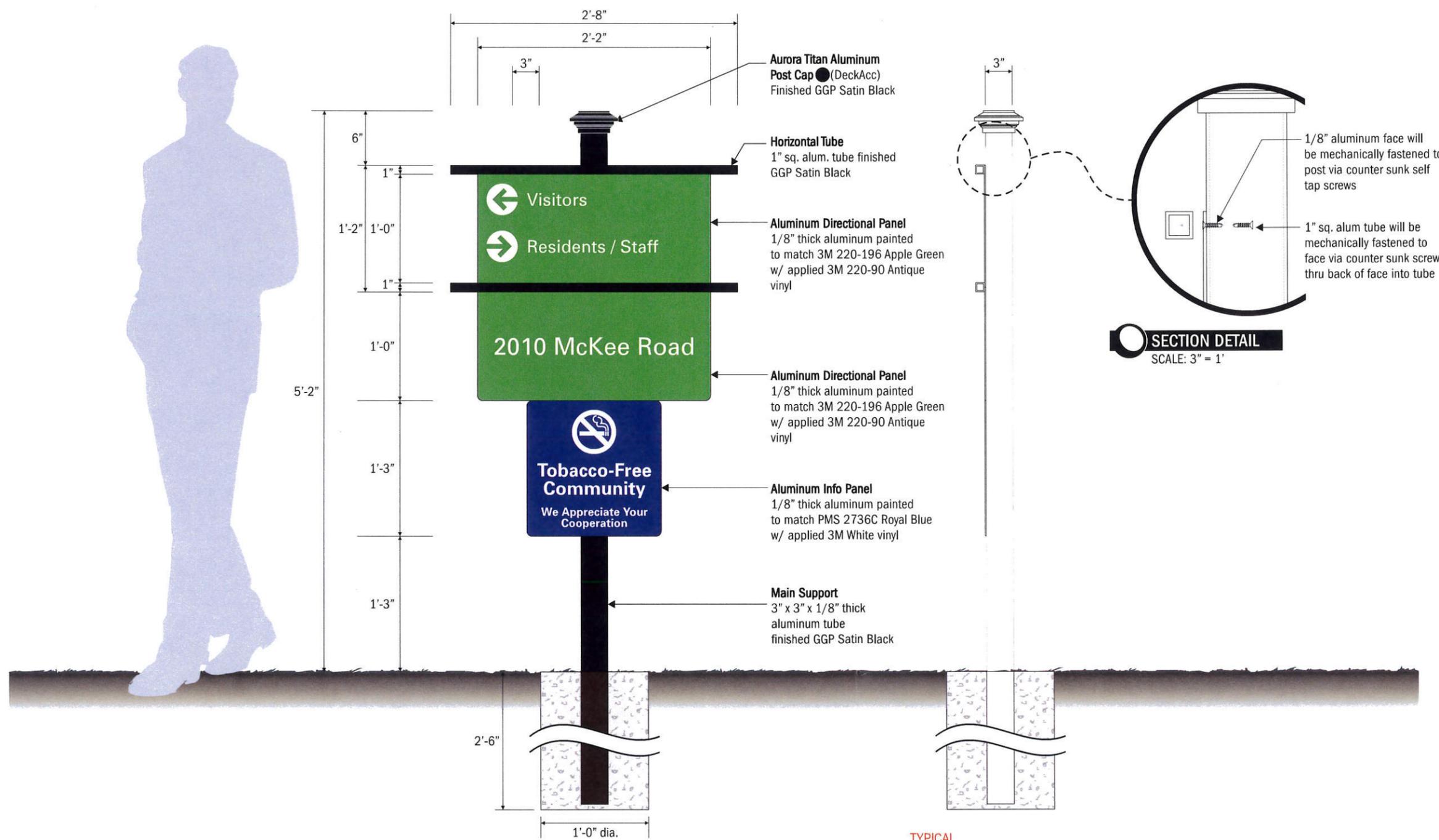
REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
S/F Non-Illuminated
Median Directional

DWG. TYPE:
CONCEPTUAL

PROJECT NO.	TASK NO.	QTY.
74557	130679	1
DWG. NO.	SHEET	
11438CH	5 of 6	



7 S/F NON-ILLUMINATED DIRECTIONAL
SCALE: 1" = 1' - 0"
QTY: 1

TYPICAL SIDE SECTION DETAIL
SCALE: 1" = 1' - 0"

SECTION DETAIL
SCALE: 3" = 1'