

Uniform Sign Plan (USP) Churchill Estates 05-USP-004

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-004
Location:	Ten Ten RD and Terrene DR
Date USP established:	April 7, 2005
Last modified:	May 9, 2005

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.
--	---

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:	Two (2) at principal entrances to subdivision
Location:	Outside public right of way and within recorded sign easements or common open space
Materials:	Composite concrete sign panel set in brick wall with concrete caps..
Size:	Sign face not to exceed 32 square feet and 42 inches in height
Colors:	Wall: natural brick Panel beige
Illumination:	External
Other:	Subdivision logo shall be the only logo permitted on the sign.
Photo(s): *	

Incidental/Directional Signs	
Quantity:	Not specified
Location:	Not specified
Materials:	Fiberboard or sandblasted wood
Size:	Not to exceed two (2) square feet
Colors:	Navy blue background with beige text
Illumination:	none
Other:	No logos or commercial messages allowed on incidental signs

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

Other Signs Temporary Construction signs	
Quantity:	One per phase
Location:	At entrance to phase
Materials:	Not specified
Size:	not to exceed 32 square feet
Colors:	Not regulated
Illumination:	
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.