

Uniform Sign Plan (USP) Downing Village 05-USP-008

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-008
Location:	
Date USP established:	August 27, 2005
Last modified:	

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	
Quantity:	1
Location:	Primary entrances to subdivision
Materials:	Masonry wall with synthetic stone; Owens corning Style: Country Ledge Stone Color: Chardonnay
Size:	Sign Height: 24 inches Sign Square Footage: 10
Colors:	Black, Gold (PMS 131), Grey (PMS 428)
Illumination:	Non-Illuminated
Other:	Logos are permitted

Ground Signs - Project Identification

Photo(s): *



Other Signs (Incidental Signs on Columns)

Quantity:	2
Location:	Per Downing Village Site Plan
Materials:	
Size:	2 square feet maximum; 36 inch height maximum
Colors:	Gold (PMS 131), Black, Gray (428)
Illumination:	Non-Illuminated
Other:	
Photo(s): *	<i>None found as of January 30, 2006.</i>

* 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.