

Uniform Sign Plan (USP) Hampton Village 98-USP-007

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:	98-USP-007
Location:	Chapel Hill Road, west of Interstate 40
Date USP established:	Sept. 21, 1998
Last modified:	

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • No signs are allowed on canopies or porticos. • “Logos are allowed provided they meet the standards set by the Town of Cary Unified Development Ordinance. The logo must be located to the left or right of the text, cannot exceed the vertical height of the text, and cannot exceed 33% of the width of the text. When the logo is used as the primary message the logo will be restricted in size of no more than 45% of the size sign that would otherwise be permitted...”

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:	2
Location:	At main entrance on Chapel Hill Road
Materials:	Individual channel letters on Dryvit sign structure
Size:	<ul style="list-style-type: none"> • Area – maximum 32 square feet per side, 64 square feet total • Height – maximum 42 inches
Colors:	<ul style="list-style-type: none"> • Sign structure – 614 Gray with Dove White trim • Letters – Red 200
Illumination:	External spotlight
Other:	<ul style="list-style-type: none"> • Letter style – franchise standard • Logos allowed in original colors
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	1 per property
Location:	Locations noted on "Signage Location Plan" in Town of Cary file for this project.
Materials:	Individual channel letters on Dryvit sign structure
Size:	<ul style="list-style-type: none"> • Area – maximum 32 square feet per side, 64 square feet total • Height – maximum 42 inches
Colors:	<ul style="list-style-type: none"> • Sign structure – 614 Gray with Dove White trim • Letters – Red 200
Illumination:	External spotlight
Other:	<ul style="list-style-type: none"> • Letter style – franchise standard • Logos allowed in original colors • Changeable letters for gas prices will be placed on stucco wall of ground sign, no panel.
Photo(s): *	

Ground Signs - Other	
Quantity:	N/A
Location:	N/A
Materials:	N/A
Size:	N/A
Colors:	N/A
Illumination:	N/A
Other:	N/A
Photo(s): *	N/A

Wall Signs - Tenant Type 1	
Quantity:	2 per building
Location:	Locations noted on "Signage Location Plan" in Town of Cary file for this project.
Materials:	<ul style="list-style-type: none"> • Internally illuminated channel letters flush mounted to wall • Face - acrylic • Returns - aluminum
Size:	Area – maximum 1 square foot for each linear foot of building frontage
Colors:	Letters – Red 200
Illumination:	Internally / external spotlight
Other:	<ul style="list-style-type: none"> • Letter style – franchise standard • Logos allowed in original colors
Photo(s): *	

Wall Signs - Other Tenant Type(s)	
Quantity:	N/A
Location:	N/A
Materials:	N/A
Size:	N/A
Colors:	N/A
Illumination:	N/A
Other:	N/A
Photo(s): *	N/A

Wall Signs - Outparcel	
Quantity:	N/A
Location:	N/A
Materials:	N/A
Size:	N/A
Colors:	N/A
Illumination:	N/A
Other:	N/A
Photo(s): *	N/A

Wall Signs - Other	
Quantity:	N/A
Location:	N/A
Materials:	N/A
Size:	N/A
Colors:	N/A
Illumination:	N/A
Other:	N/A
Photo(s): *	N/A

Other Signs (Price Signs at Gasoline Pump Islands)	
Quantity:	Not specified
Location:	At each pump island
Materials:	Not specified
Size:	Area – maximum 9 square feet
Colors:	Not specified
Illumination:	Not specified
Other:	“Signs identifying gasoline prices may be located at and secured to each pump island, provided that the sign does not exceed 9 square feet.”
Photo(s): *	

* 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.