

Uniform Sign Plan (USP) MacGregor Village 86-USP-003

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 the installation of a sign.

USP identifier:	86-USP-003
Location:	Southwest of the intersection of US Highway 64 and US Highway 1
Date USP established:	May 8, 1986
Last modified:	August 11, 2004


General Provisions of Uniform Sign Plan for this project

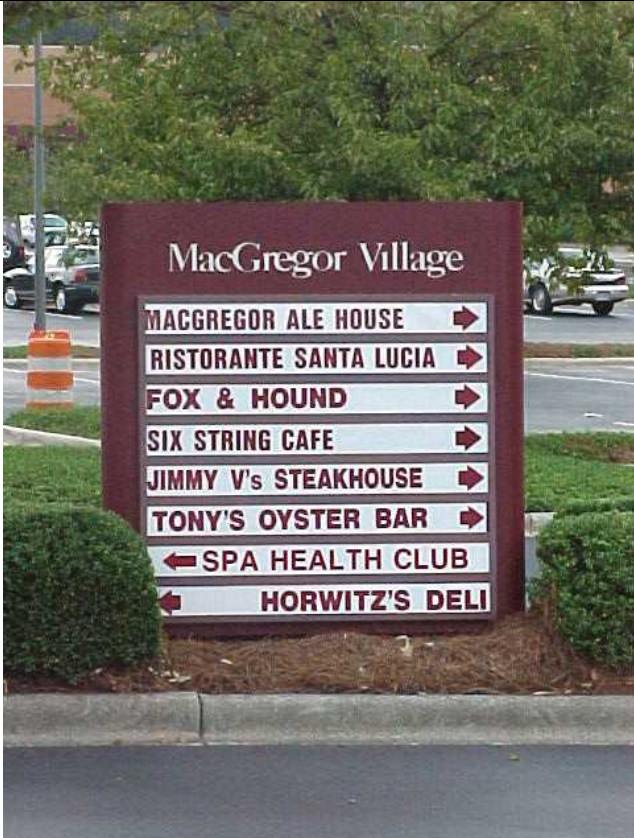
- All signage shall be reviewed by Landlord prior to fabrication and installation. Shop drawings shall be submitted to Landlord for approval.
- Landlord's signature is required on all drawings submitted to the Town of Cary for permits.
- All shop merchant signs shall consist of name of store only. No listing of merchandise or service shall be permitted unless it is part of store name.
- Merchant "logos" shall not be permitted on building façade except recognized national trademarks approved by Landlord.
- No ground signs shall be permitted for out-parcels.

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:	At entrance on Edinburgh Drive South, as shown on map dated 4/17/1986 in the Town of Cary file for this project.
Materials:	<ul style="list-style-type: none"> • Aluminum with routed copy backed with acrylic • All exterior finishes to be finished in acrylic polyurethane
Size:	36 inches high X 9 feet wide
Colors:	<ul style="list-style-type: none"> • Copy – white • Background – River Rouge
Illumination:	Internally illuminated
Other:	The above specifications were outlined in the 1986 version of the Uniform Sign Plan. The 1991 version of the plan simply stated that “sign color and letter style shall match the requirements for the shopping center”.
Photo(s): *	

Ground Signs – Other (Directory signs)	
Quantity:	Not specified
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Aluminum with routed copy backed with acrylic • Changeable fiberglass panels with process applied copy for tenant names • All exterior finishes to be finished in acrylic polyurethane
Size:	76 inches high X 64 inches wide
Colors:	<ul style="list-style-type: none"> • All exterior surfaces to match River Rouge • Copy in aluminum sign cabinet – white • Background of tenant panels – white • Copy on tenant panels – not specified (<i>signs observed in July 2004 had River Rouge copy</i>)
Illumination:	Internal illumination
Other:	This type of sign was described in the original 1986 version of the Uniform Sign Plan, and was not addressed in subsequent amendments.
Photo(s): *	

Wall Signs - Tenant Type 1	
Quantity:	1 per tenant (merchants located at the outside corner of the shopping center may have an additional sign if it meets the requirements set forth in this specification and has the approval of the Landlord)
Location:	Within the linear leasable area of the storefront, as shown on drawings approved July 18, 1991 in the Town of Cary files for this project.
Materials:	<ul style="list-style-type: none"> • Individual channel letters • Aluminum channels with baked enamel finish and acrylic faces
Size:	<ul style="list-style-type: none"> • Area – square footage shall not exceed 2 times the total width of the lease area • Length – maximum shall be 6 feet less than the total width of the merchant's lease area (3 feet on each side) • Letter height – maximum 24 inches, minimum 18 inches
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – River Rouge
Illumination:	Internal illumination
Other:	<ul style="list-style-type: none"> • Letter style – Helvetica (other styles shall be permitted with approval of Landlord) • These specifications apply to the primary sign for each tenant.

Wall Signs - Tenant Type 1

Photo(s): *





Sign is placed above burgundy strip along store front and returns are a light color:




Wall Signs - Other Tenant Type(s) (Upper Level Tenants)	
Quantity:	Upper Level Tenants shall be allowed use of a special marquee sign at the Landlord's discretion.
Location:	As shown on drawings approved July 18, 1991 in the Town of Cary file for this project.
Materials:	Metal box sign
Size:	<ul style="list-style-type: none"> • Sign area in proportion to lease area • Letter height – maximum 12 inches, minimum 6 inches
Colors:	<ul style="list-style-type: none"> • Background – River Rouge • Letters – not specified
Illumination:	Internal illumination
Other:	Letter style – Helvetica (other styles shall be permitted with approval of Landlord)
Photo(s): *	<p><i>No signs of this type were observed on January 23, 2006.</i></p>

Wall Signs - Other Tenant Type(s) (Rear Area Tenants)	
Quantity:	Rear Area Tenants shall be allowed use of a special marquee sign at the Landlord's discretion in addition to the allowable primary signage.
Location:	As shown on drawings approved July 18, 1991 in the Town of Cary file for this project.
Materials:	Metal box sign
Size:	Letter height – maximum 12 inches, minimum 8 inches
Colors:	<ul style="list-style-type: none"> • Background – River Rouge • Letters – not specified
Illumination:	Internal illumination
Other:	Letter style – Helvetica (other styles shall be permitted with approval of Landlord)
Photo(s): *	<p><i>No signs of this type were observed on January 23, 2006.</i></p> <p style="text-align: center;">REAR AREA MARQUEE SIGN 3/32" = 1' 0"</p> <p style="text-align: right;">APPROVED TOWN OF CARY 4/18/91 [Signature]</p>

Wall Signs – Outparcel	
Quantity:	3 per parcel
Location:	Within the building elevation
Materials:	Individual letters fabricated of aluminum channels with baked enamel finish, with acrylic faces
Size:	Area – maximum 1 square foot per linear foot of building facing a major street
Colors:	White
Illumination:	Internally illuminated, white neon 13mm 6500
Other:	None, as amended March 29, 2001 (earlier amendments allowed tenant to use his individual letter style, with approval by the Landlord)
Photo(s): *	

Wall Signs – Other (Entry sign)	
Quantity:	1
Location:	Main entrance to the center
Materials:	Aluminum and acrylic
Size:	42 inches high X 15 feet wide
Colors:	River Rouge (<i>sign observed on Aug. 22, 2002 had white letters on a River Rouge background, as shown below</i>)
Illumination:	Not illuminated
Other:	This type of sign was described in the original 1986 version of the Uniform Sign Plan, and was not addressed in subsequent amendments.
Photo(s): *	

Wall Signs – Other (Center identification)	
Quantity:	1
Location:	East face of center
Materials:	.090 aluminum channel with 3/16 inch thick acrylic faces
Size:	Letter height – 48 inches
Colors:	<ul style="list-style-type: none"> • Letters – white • Returns – River Rouge
Illumination:	Internal illumination provided by 13mm white neon tubing
Other:	This type of sign was described in the original 1986 version of the Uniform Sign Plan, and was not addressed in subsequent amendments.
Photo(s): *	

Wall Signs – Other (Secondary storefront sign)	
Quantity:	1 per tenant
Location:	On the storefront wall, below the sign band, as shown on drawings approved July 18, 1991 in the Town of Cary file for this project
Materials:	Not specified
Size:	20 inches high X 72 inches wide OR 24 inches high X 60 inches wide
Colors:	River Rouge, white, and dark bronze
Illumination:	Not specified


Wall Signs – Other (Secondary storefront sign)


Other:

- Brass plaque, brass or polished chrome signage will be allowed if the sign is an integral part of the storefront design.
- Signs, symbols and/or trademarks must have preliminary approval of the Landlord.
- These specifications apply to signs on the storefront wall. These are in addition to the primary signs described above.

Photo(s): *



Other Signs (Under canopy signs)	
Quantity:	1 per tenant
Location:	Under canopy, perpendicular to storefront. When possible, the sign shall be located over the center of the entrance to the establishment. Actual location to be determined by the Landlord's representative.
Materials:	Double sided sign of fire retardant fabric with silk-screened letters <i>(signs observed on Aug. 22, 2002 were made of metal)</i>
Size:	<ul style="list-style-type: none"> • 10 inches high X 54 inches wide • Letter height – maximum 4 inches
Colors:	<ul style="list-style-type: none"> • Background – dark blue <i>(signs observed on July 27, 2004 had River Rouge backgrounds)</i> • Letters and trim – white
Illumination:	Not specified
Other:	Letter style – Helvetica upper and lower case
Photo(s): *	

Other Signs (Signs on fabric awnings)	
Quantity:	Tenants with fabric awnings shall be allowed one silk-screened sign on the awning.
Location:	On fabric awning
Materials:	Silk-screened text
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • To display tenant's name • Subject to Town of Cary regulations and at the Landlord's discretion
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.