

Uniform Sign Plan (USP) The Medical Park of Cary 90-USP-001

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:	90-USP-001
Location:	On Ashville Avenue, between Western Wake Medical Center and US Highway 1
Date USP established:	June 14, 1990
Last modified:	August 3, 2003

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • All signs must have preliminary approval by the Landlord. • No signs shall be placed in final position without approval of the Landlord's representative. • The content of all signs shall be limited to the letters designating the business or doctor's name, type and specialty. No advertising symbols or extravagant logos may be used without approval of Landlord and the Town of Cary. • This project has also been known as "Ashville Avenue Medical Park"

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the 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:	3
Location:	As shown on site plan in Town of Cary file for this project
Materials:	<ul style="list-style-type: none"> Aluminum extruded frames with flush mounted flat faces May be single-faced or double-faced
Size:	<ul style="list-style-type: none"> Total height – no more than 42 inches from the finished grade to the top of the sign The secondary identification sign located at the entrance from the hospital shall be one half the size of the other 2 main identification signs
Colors:	<ul style="list-style-type: none"> Copy – white Background – gray (<i>background is teal in signs found at project on July 29, 2004</i>) Graphic lines – teal (<i>lines are gray in signs found at the project on July 29, 2004</i>)
Illumination:	Internally illuminated
Other:	Letter style – Times Roman
Photo(s): *	

Ground Signs - Directional	
Quantity:	Not Specified
Location:	Not Specified
Materials:	Not Specified
Size:	Not Specified
Colors:	N Not Specified
Illumination:	Not Specified
Other:	Not Specified
Photo(s): *	

Ground Signs – Other (Office Directory signs)	
Quantity:	Each group of offices per building entrance will be allowed one directory sign
Location:	As shown on site plan in Town of Cary file for this project
Materials:	<ul style="list-style-type: none"> • Aluminum extruded frames with flush mounted aluminum panel face • May be single-faced or double-faced
Size:	<ul style="list-style-type: none"> • Total height – no more than 42 inches from the finished grade to the top of the sign • Letter height – 2 inches
Colors:	<ul style="list-style-type: none"> • Copy – white • Background – teal
Illumination:	Internally illuminated
Other:	Letter style – Times Roman

Ground Signs – Other (Office Directory signs)

Photo(s): *



Wall Signs - Tenant Type 1

Quantity:	Not specified
Location:	On the sign band area above door
Materials:	Vinyl letters
Size:	<ul style="list-style-type: none"> • Area – 11 square feet of graphic area within the sign ban area • Letter height, 4 tenants on sign – maximum 4 inches • Letter height, 1 tenant on sign – maximum 12 inches
Colors:	White (<i>on July 29, 2004, the sign bands were white with teal letters, as shown in photo below</i>)
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Letter style – upper and lower case • All lettering within one sign area would be the same style and color • Sign shall consist of the doctor and specialty or business name only • Logo symbols and logo letter styles are allowed provided they do not exceed the maximum letter height of 18 inches


Wall Signs - Tenant Type 1

Photo(s): *

(this photo shows both the tenant wall sign and the address numbers)



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 – Other (Office Building Numbers)	
Quantity:	Each group of offices per building entrance will be allowed one set of three-digit numbers
Location:	Centered over building entrance
Materials:	¼ inch thick painted aluminum flush mounted to building fascia
Size:	Height – 15 inches
Colors:	White
Illumination:	Not specified
Other:	Letter style – Times Roman
Photo(s): *	<p><i>(this photo shows both the address numbers and the tenant wall sign)</i></p> 

Other Signs	
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

* 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.