

Uniform Sign Plan (USP) Maynard Office Center 97-USP-005

These guidelines are published for informational purposes. They describe the characteristics of signs, not the structures on which signs are placed. A sign permit application must be submitted and a permit issued prior to the installation of a sign.

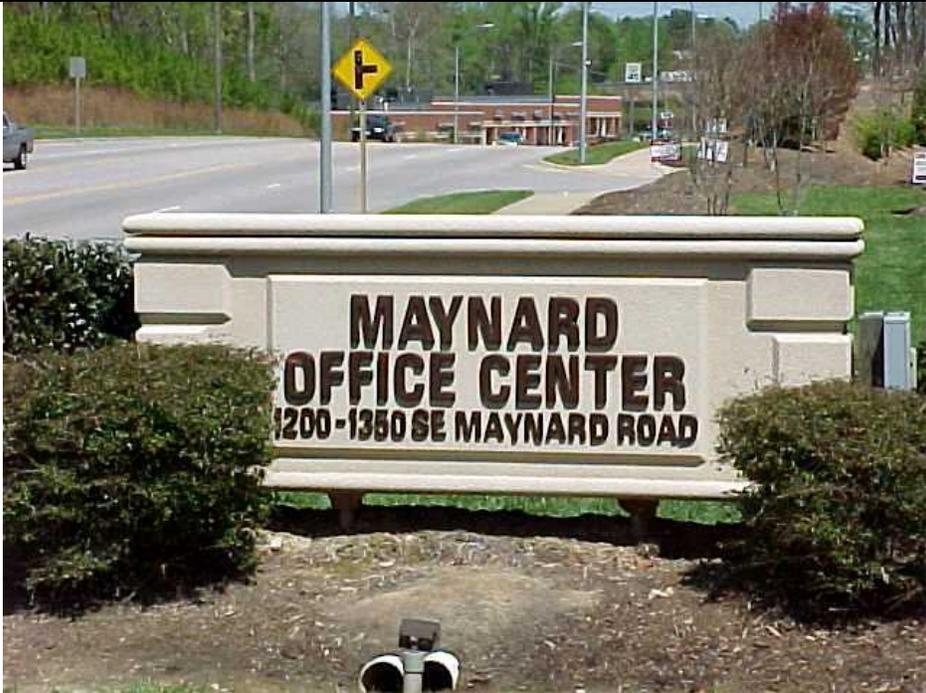
USP identifier:	97-USP-005
Location:	1200 to 1350 SE Maynard Road
Date USP established:	August 13, 1997
Last modified:	August 3, 2004

General Provisions of Uniform Sign Plan for this project	
	Prior to submittal to the Town of Cary, all sign renderings must be submitted for approval to the manager of the Office Center complex.

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. However, 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:	On Southeast Maynard Road
Materials:	Aggregated acrylic
Size:	<ul style="list-style-type: none"> • Height – 41 inches • Length – 9 feet • Area – maximum 32 square feet
Colors:	<ul style="list-style-type: none"> • Beige • Letters – not specified (in April 2002, letter color was dark brown)
Illumination:	Ground spotlight
Other:	Sign shall denote the name of the project only. No individual tenants shall be listed.
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
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

Ground Signs – Other (Directional Signs)	
Quantity:	As needed for safe traffic flow
Location:	Interior roadways (not allowed along Southeast Maynard Road)
Materials:	Not specified
Size:	<ul style="list-style-type: none"> • Height – 42 inches • Area – 9 square feet
Colors:	Consistent with project ground sign
Illumination:	Not specified
Other:	None
Photo(s): *	

Wall Signs - Tenant Type 1 (Multi-tenant Office Building)	
Quantity:	1 uniform listing of tenants per office building front
Location:	At doorway to building
Materials:	Background panels with address and suite numbers attached to panel; tenant names on slide-in strips. Material not specified.
Size:	<ul style="list-style-type: none"> • Height – maximum 16.5 inches • Length – maximum 25 inches • Area – maximum 1 square foot per linear foot of building front
Colors:	<ul style="list-style-type: none"> • Background panel and slide-in strips - matte brown • Frame for strips – gold-tone • Letters – not specified (in July 2004, signs on the site had gold letters)
Illumination:	Not illuminated
Other:	Letter style – Helvetica Medium upper case
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	
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.