

**Uniform Sign Plan (USP)
Preston East Industrial Park
(a.k.a. Preston Park)
01-USP-005**

These guidelines are published for informational purposes. They describe 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:	01-USP-005
Location:	Towerview Court (intersects with James Jackson Avenue east of N W Cary Parkway)
Date USP established:	July 2001
Last modified:	August 31, 2012 <i>(allowable sign area changed to 1.25 sf per linear foot; specified area for individual signs single-tenant bldg removed.)</i>

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • Prior to application to the Town of Cary for a permit, each sign must receive approval from Preston Park’s Architectural Control Committee (PPACC). • This project has also been known as “Preston East Industrial Park”.

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:	Per LDO
Location:	Not specified
Materials:	Not specified
Size:	Not specified
Colors:	Sign Panel: Black or White
Illumination:	Non-Illuminated
Other:	Ground sign(s) for project identification were not included in the USP
Photo(s): *	 <p><i>The sign pictured above conforms to the criteria for ground signs outlined in the USP for Preston Planned Unit Development (USP number 87-USP-007).</i></p>

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	1
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • 1 ½ inch deep aluminum “pan” sign on “Preston red” brick sign structure • Copy is cut from ½ inch thick white expanded PVC, mechanically fastened to background
Size:	<ul style="list-style-type: none"> • Sign panel – 2 feet high X 5 feet wide • Height – maximum 42 inches • Area – maximum 21 square feet
Colors:	<ul style="list-style-type: none"> • Address numerals and tenant copy – white • Background – matte black
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> • Copy, single tenant building – address numerals and name of tenant, with logo (if approved) • Copy, multi-tenant building – building address or building name • Logos are permitted subject to PPACC approval • Typeface is subject to PPACC approval • Copy is limited to 8 pieces of information
Photo(s): *	

Ground Signs – Other (Tenant directories)	
Quantity:	Not specified
Location:	Not specified
Materials:	Not specified
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	“In some cases at the discretion of the PPACC, ground signs are permitted in the form of tenant directories for the in-line retail tenants. Tenant directories shall be limited in size, text style and color.” No further information was provided for this type of sign.
Photo(s): *	<i>No tenant directories were found on August 5, 2004.</i>

Wall Signs - Tenant Type 1	
Quantity:	1
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • 2 inch deep aluminum “pan” sign mounted to masonry building fascia • Copy is cut from ½ inch thick white expanded PVC, mechanically fastened to background
Size:	<ul style="list-style-type: none"> • 2 feet high X 9 feet wide • Area – maximum 18 square feet
Colors:	<ul style="list-style-type: none"> • Copy – white • Background – matte black
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> • Logos are permitted subject to PPACC approval • Typeface is subject to PPACC approval
Photo(s): *	

Wall Signs – Single Tenant Building	
Quantity:	Two; Per LDO
Location:	Not specified: Per LDO
Materials:	<ul style="list-style-type: none"> • 1 ½” deep aluminum “pan” sign mounted to masonry building fascia • Copy is cut from ½ inch thick white expanded PVC, mechanically fastened to background
Size:	<ul style="list-style-type: none"> • 1.25 sf per linear foot of building frontage
Colors:	<ul style="list-style-type: none"> • Copy – white • Background – matte black
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> • Logos are permitted subject to PPACC approval • Typeface is subject to PPACC approval
Photo(s): *	

Other Signs (Window signs)	
Quantity:	Not specified
Location:	At eye level on glass at each storefront entrance.
Materials:	Not specified
Size:	Height – Lettering shall be a maximum of 6 inches high Not to exceed 25% of Glass Area
Colors:	Not specified
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • “Lettering at eye level on glass at each storefront entrance is permitted.” • Copy restricted to store name, store hours and store logo.

Other Signs (Window signs)

Photo(s): *



Other Signs (Temporary Construction Signs)	
Quantity:	1 per lot
Location:	Parallel to the street and 15 feet from the street right-of-way
Materials:	$\frac{3}{4}$ inch plywood; support members should be treated 4 inch X 4 inch wood posts or equivalent
Size:	<ul style="list-style-type: none"> • Area – maximum 32 square feet per side • Height – maximum 6 feet above grade
Colors:	<ul style="list-style-type: none"> • Copy – burgundy (PMS #200) • Background – white • Back and supports – white
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> • Individual contractors, lenders, or other participants will not be allowed separate signs, but may share space on the single sign allowed. • Temporary construction signs must be removed upon issuance of certificate of occupancy for the building
Photo(s): *	<i>No signs of this type were found on August 5, 2004.</i>

Other Signs (Temporary Real Estate Advertising Signs)	
Quantity:	1 per lot
Location:	Parallel to the street and 15 feet from the street right-of-way
Materials:	¾ inch plywood; support members should be treated 4 inch X 4 inch wood posts or equivalent
Size:	<ul style="list-style-type: none"> • Area – maximum 9 square feet per side • Height – maximum 6 feet above grade
Colors:	<ul style="list-style-type: none"> • Copy – burgundy (PMS #200) • Background – white • Back and supports – white
Illumination:	Not illuminated
Other:	<ul style="list-style-type: none"> • May list only the announcement of property for sale, building availability, major tenants, leasing/sales and information/agent. • Signs must be removed upon sale of property, completion of initial sales/lease-up period or at time property receives a certificate of occupancy, whichever occurs first.
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.