

Uniform Sign Plan (USP) Preston Professional Center 96-USP-012

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:	96-USP-012
Location:	N.W. Cary Parkway and Olde Weatherstone Way (south of James Jackson Avenue)
Date USP established:	March 13, 1996
Last modified:	Aug. 9, 2004

General Provisions of Uniform Sign Plan for this project	
	This project has also been known as "Preston Medical Center"

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.

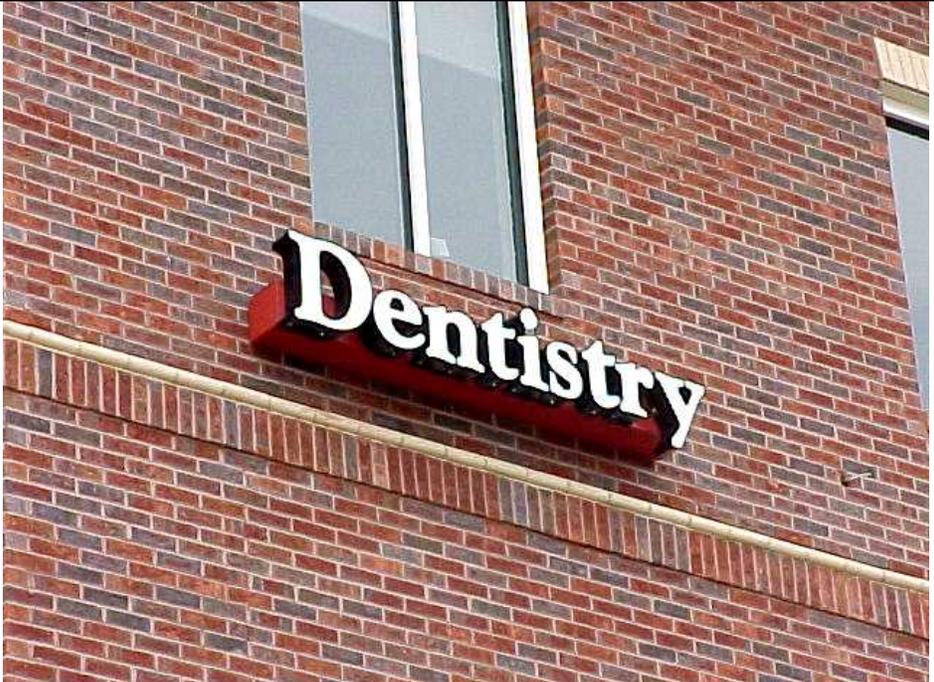
In situations where the specifications of a previously approved Uniform Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. Where a previously approved Uniform Sign Plan does not contain specific specifications 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:	N/A
Location:	N/A
Materials:	N/A
Size:	N/A
Colors:	N/A
Illumination:	N/A
Other:	On Aug. 5, 2004, it was observed that the ground signs in the project identified each parcel. There is a sign reading "Preston Professional Center", at 3731 Northwest Cary Parkway, but it seems to identify the building at that address, rather than the project as a whole.
Photo(s): *	N/A

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	1 per main entrance
Location:	At entrances on Northwest Cary Parkway
Materials:	Double faced monument sign with cast aluminum or acrylic letters on brick and cast stone sign structure
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Area – maximum 32 square feet per side
Colors:	<ul style="list-style-type: none"> • Letters – black • Sign structure – brown brick, stone to match building
Illumination:	Not illuminated
Other:	none
Photo(s): *	

Ground Signs - Other (Directional signs)	
Quantity:	As needed for safe traffic flow
Location:	Interior roadways, not allowed along main road
Materials:	Not specified
Size:	<ul style="list-style-type: none"> • Area – 2 square feet • Height – 42 inches
Colors:	<ul style="list-style-type: none"> • Letters – white • Background - black
Illumination:	Not specified
Other:	none
Photo(s): *	<i>No signs of this type were found on January 23, 2006.</i>

Wall Signs - Tenant Type 1	
Quantity:	As per Town of Cary code
Location:	Centered on tenant space
Materials:	Individual channel letters
Size:	Not to exceed maximum square footage allowed
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – black • Raceway – to match fascia
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> • Copy to be only the name of the business • Logos permitted with landlord approval
Photo(s): *	

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

* 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.