

Uniform Sign Plan (USP) Village Grove 98-USP-014

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:	98-USP-014
Location:	Northeast corner of High House Road and NC 55 Highway
Date USP established:	Oct. 1, 1998
Last modified:	August 12, 2004

General Provisions of Uniform Sign Plan for this project	
	none

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 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:	Corner of High House Road and NC 55 Highway
Materials:	<ul style="list-style-type: none"> • Sign structure – brick, stucco, and cast concrete to match buildings • Letters - metal
Size:	<ul style="list-style-type: none"> • Sign – 18 inches high X 8.5 feet long • Sign structure – 42 inches high X 10 feet long • Area – maximum 32 square feet per side
Colors:	Letters - black
Illumination:	Front lit with fluorescent neon tube
Other:	Letter style - Helvetica
Photo(s): *	<p><i>As of Jan. 30, 2006, this project is under construction and no signs are in place.</i></p>

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	One per parcel
Location:	Note specified
Materials:	Brick base to match building
Size:	Area – maximum 32 sq. ft. per side; 42” in height
Colors:	Black letters; background color of Duron 5670w or equivalent
Illumination:	Exterior
Other:	N/A

Ground Signs - Site/Parcel/Subdivision Identification

Photo(s): *



Ground Signs – Other (Directional sign)	
Quantity:	As needed
Location:	Not specified
Materials:	Aluminum signs with reflective vinyl applied
Size:	Area – maximum 2 square feet each sign
Colors:	<ul style="list-style-type: none"> • Background – white • Letters - red
Illumination:	Not illuminated
Other:	none
Photo(s): *	<i>As of Jan. 2006, this project is under construction and no signs are in place.</i>

Wall Signs - Tenant Type 1 (In-line tenants)	
Quantity:	1 per tenant
Location:	As shown on building elevation drawings in Town of Cary files for this project
Materials:	Plastic faced channel letters
Size:	<ul style="list-style-type: none"> • Height – maximum 30 inches • Area – maximum 1 square foot per linear foot of tenant bay area
Colors:	<ul style="list-style-type: none"> • Face – white • Returns - #313 dark bronze • Interior surfaces – white for maximum illumination
Illumination:	12mm 6500 white neon tubing (internal)
Other:	Letter style - Helvetica
Photo(s): *	<i>As of Jan. 2006, this project is under construction and no signs are in place.</i>

Wall Signs - Outparcel	
Quantity:	2 per outparcel
Location:	As shown on building elevation drawings in Town of Cary files for this project
Materials:	<ul style="list-style-type: none"> • Plexiglas faced channel letters with aluminum returns and silvatrim molding • Letters installed flat to building
Size:	<ul style="list-style-type: none"> • Height – maximum 48 inches • Area, NC 55 side of building – 135 square feet • Area, High House Road side of building – 75 square feet
Colors:	<ul style="list-style-type: none"> • Face – #2662 Red • Returns - #313 dark bronze • Interior surfaces – white for maximum illumination
Illumination:	Internal source red neon tubing 15mm
Other:	Letter style – Helvetica

Wall Signs - Outparcel	
Photo(s): *	<i>As of Jan. 2006, this project is under construction and no signs are in place.</i>

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.