

Uniform Sign Plan (USP) MacGregor West 88-USP-006

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:	88-USP-006
Location:	North of US 64 Highway, entrance is at Chalon Drive
Date USP established:	July 14, 1988
Last modified:	August 3, 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 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:	2
Location:	One on each side of the main entrance on Chalon Drive
Materials:	Artificial limestone sign panel with engraved letters on stone veneer sign wall
Size:	<ul style="list-style-type: none"> • Sign panel – 4 feet high X 10 feet wide • Letter height – maximum 1 foot
Colors:	Light beige
Illumination:	External illumination
Other:	Letter style – Old English
Photo(s): *	


Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	Not Specified
Location:	Not Specified
Materials:	Not Specified
Size:	Not Specified
Colors:	Not Specified
Illumination:	Not Specified
Other:	Not Specified


Ground Signs - Site/Parcel/Subdivision Identification

Photo(s): *

This sign was found July 29, 2004 at entrance to Marseille Place:



Ground Signs – Other (Secondary entrance signs)	
Quantity:	2 at each entrance to the project
Location:	One on each side of the road, at entrances to the project
Materials:	Sand cast bronze sign plaque with polished border and letters on pebble finish matte background, on stone veneer sign structure
Size:	<ul style="list-style-type: none"> • Plaque – 16 inches high X 32 inches wide • Letter height – maximum 4¾ inches
Colors:	<ul style="list-style-type: none"> • Letters and border – polished bronze • Background – matte bronze
Illumination:	External if needed
Other:	Letter style – Old English
Photo(s): *	<p><i>The secondary entrance sign found on a site visit July, 29, 2004 was similar to the main entrance sign; it did not use a bronze sign panel, as shown in the photo:</i></p> 

Ground Signs – Street Identification	
Quantity:	Not Specified
Location:	Not Specified
Materials:	Not Specified
Size:	Not Specified
Colors:	Not Specified
Illumination:	Not Specified
Other:	Not Specified
Photo(s): *	

Ground Signs – Non-residential	
Quantity:	Not Specified
Location:	Not Specified
Materials:	Not Specified
Size:	Not Specified
Colors:	Not Specified
Illumination:	Not Specified
Other:	

Ground Signs – Non-residential

Photo(s): *

Sign below was found at the entrance of Macgregor West at US 64 HWY:



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.