

Uniform Sign Plan (USP)

Highland Village

04-USP-001

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:	04-USP-001
Location:	Corner of High House RD and Old Apex Rd
Date USP established:	December 10, 2004
Last modified:	April 1, 2005

General Provisions of Uniform Sign Plan for this project

	Additional entry features must be represented on a site plan or minor alteration permit approved by the Town of Cary.
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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:	Two; at principal entrances to subdivision
Location:	Outside public right of way and with in recorded sign easements or common open space
Materials:	Sand Stone Sign Panel set in brick monument
Size:	Sign face not to exceed 32 square feet and 42 inches in height
Colors:	Black lettering on sand stone
Illumination:	Ground lighting.
Other:	

Ground Signs - Project Identification

Photo(s): *



Ground Signs - Site/Parcel/Subdivision Identification at secondary entrances

Quantity:	Two (2)
Location:	Outside public right of way and with in recorded sign easements or common open space
Materials:	Sign Foam (Polyurethane) set in brick monument
Size:	Sign face not to exceed 32 square feet and 42 inches in height
Colors:	Black background with gold leaf text and images
Illumination:	No internal illumination. Ground lighting is allowed with a permit.
Other:	Subdivision logo shall be the only logo permitted on the sign.

Ground Signs - Site/Parcel/Subdivision Identification at secondary entrances

Photo(s): *



Ground Signs – Minor Identification

Quantity:	Eight
Location:	Outside public right of way and with in recorded sign easements or common open space
Materials:	Sign Foam (Polyurethane) set in brick monument
Size:	Maximum Height: 36" Maximum square footage: 16 square feet
Colors:	Black background with gold leaf text and images
Illumination:	None
Other:	Subdivision logo shall be the only logo permitted on the sign.
Photo(s): *	

Ground Signs: Directory Signs at Information Center

Quantity:	One
Location:	At information center
Materials:	1" thick routed PVC.
Size:	Sign panel: 30" tall X 36 " wide Letters not to exceed 3" in height
Colors:	Background: Black Copy: White Posts: Black
Illumination:	None
Other:	
Photo(s): *	

Ground Sign – Project Identification to Commercial Site	
Quantity:	At principal entrance to commercial site
Location:	
Materials:	To be architecturally compatible with the residential neighborhood in terms of material and design.
Size:	
Colors:	Complimentary to the colors used for the residential neighborhood
Illumination	No internal illumination; ground lighting allowed with permit.
Other:	
Photos:	

Wall Signs - On Recreation Center	
Quantity:	Two
Location:	
Materials:	5" routed HDPE or PVC
Size:	Panel: 15" high X 24 " wide Letters and numbers 10" tall
Colors:	Black background, white copy
Illumination:	Non Illuminated
Other:	
Photo(s): *	

* Note: photos and diagrams are for illustrative purposes, and do not intend to represent every sign on the property.

Further information:	
	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.