

Uniform Sign Plan (USP) Weldon Ridge 05-USP-003

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:	05-USP-003
Location:	Green Level Church RD at Yates Store RD
Date USP established:	April 5, 2005
Last modified:	June 3, 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. Original site plan name for this project was Forest Oaks PDD.
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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 (2) at principal entrances to subdivision
Location:	Outside public right of way and within recorded sign easements or common open space.
Materials:	Cast concrete sign panel with sandblasted and painted letters set into stone monument.
Size:	Sign face not to exceed 31.5 square feet and 42 inches in height
Colors:	Text: Green Pantone 575 C (solid coated) Leaf Logo: Tan/Taupe Pantone 720 C (solid coated)
Illumination:	External illumination (Uplighting)
Other:	Ground sign to be on one side of road, with just stone monument on the other. Identifies the entire development.

Ground Signs - Project Identification

Photo(s): *



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

Quantity:	18 at entrances to specific neighborhoods, and at recreation site
Location:	Outside public right of way and with in recorded sign easements or common open space
Materials:	Cast concrete sign panel with sandblasted and painted letters set into stone monument
Size:	Sign panel height 32" tall. (not from finished grade) Maximum square footage 18 square feet.
Colors:	Text: Green Pantone 575 C (solid coated) Leaf Logo: Tan/Taupe Pantone 720 C (solid coated)
Illumination:	External illumination (Uplighting)
Other:	Each panel to identify a specific neighborhood name.

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

Photo(s): *



Ground Signs – Minor Subdivision Identification

Quantity:	Eight (8)
Location:	Outside public right of way and with in recorded sign easements or common open space
Materials:	Cast concrete sign plaque with sandblasted and painted logo.
Size:	16” (logo plaque only; not from finished grade)
Colors:	Leaf Logo: Tan/Taupe Pantone 720 C (solid coated)
Illumination:	None
Other:	Subdivision logo shall be the only logo permitted on the sign.
Photo(s): *	

Wall Sign – Recreation center

Quantity:	Two permitted
Location:	Not Specified
Materials:	Not Specified
Size:	One square foot of sign area per each linear foot of building frontage.

Wall Sign – Recreation center	
Colors:	Green Pantone 575 C or Tan/Taupe Pantone 720 C
Illumination:	Not Specified
Other:	
Photo(s): *	<i>Not constructed as of January 30, 2006.</i>

Sales Model Signs	
Quantity:	One
Location:	Located on same lot as model
Materials:	Not specified
Size:	Not to exceed 16 square feet
Colors:	Not Specified
Illumination:	none
Other:	Temporary Use permit required for each sales model

Other Signs: School Site Temporary Construction signs	
Quantity:	Per Town of Cary Land Development ordinance
Location:	At entrances to site
Materials:	Shall be compatible in color and design to residential subdivision
Size:	Not specified
Colors:	Shall be compatible with residential subdivision
Illumination:	Not specified
Other:	May only be in place until the first certificate of occupancy is issued for that phase of development
Photo(s): *	

Other Signs Temporary Construction signs	
Quantity:	One per phase
Location:	At entrance to phase
Materials:	Not specified
Size:	Not to exceed 32 square feet and 42" in height.
Colors:	Not specified
Illumination:	No internal illumination
Other:	May only be in place until the first certificate of occupancy is issued for that phase of development
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.