

Uniform Sign Plan (USP) Wellington Park Planned Unit Development (PUD) 86-USP-012

These guidelines are published for informational purposes. They describe the characteristics of signs, not the structures on which signs are placed. A sign permit application must be submitted and a permit issued prior to the installation of a sign.

USP identifier:	86-USP-012
Location:	Northeast of the intersection of Tryon Road and Southeast Cary Parkway
Date USP established:	Aug. 14, 1986
Last modified:	August 9, 2004

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • For every ground sign over 42 inches in height, the sign shall be set back that same distance from the right-of-way line. • The signs erected at the project are consistent among themselves, but do not match the USP that is documented in the Town of Cary file for this project. See the notes below.

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the 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. However, 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.

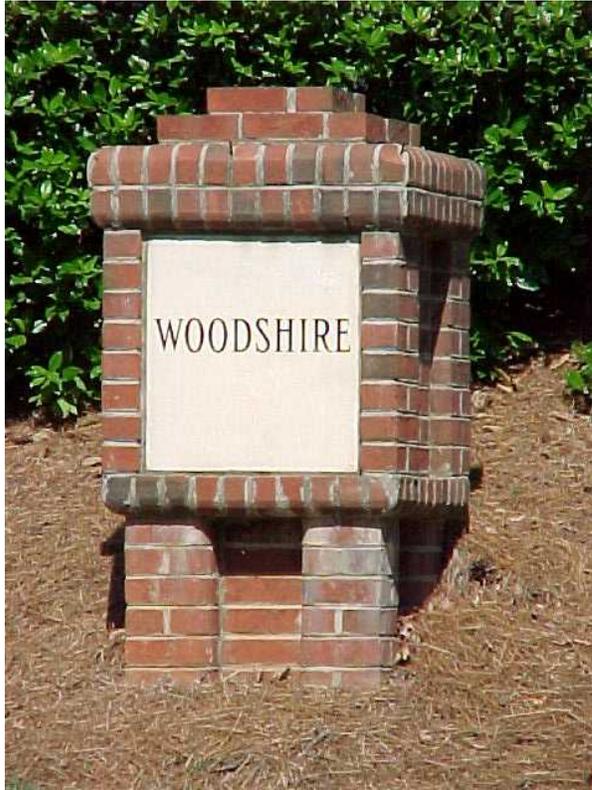
Ground Signs - Project Identification	
Quantity:	2
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Brick sign structure with water fountain cascade • Granite sign face with painted metal letters
Size:	9 feet high X 11 feet 8 inches (11'8") wide
Colors:	<ul style="list-style-type: none"> • Background – pink granite • Letters - black
Illumination:	Not specified
Other:	The project identification ground sign found at the site on August 5, 2004 did not match these specifications. The existing sign has a black granite background with incised letters and logo that are colored gold (see photo below). It is externally illuminated, and there is no fountain associated with the structure.
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	2 per parcel or tract
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Brick sign structure • Granite sign face with painted metal letters
Size:	67 inches high X 30 inches wide
Colors:	<ul style="list-style-type: none"> • Background – pink granite • Letters - black
Illumination:	Not specified
Other:	The parcel identification ground signs found at the site on August 5, 2004 did not match these specifications. The existing signs match the construction shown in the photo below. A similar sign design was used to identify the apartment section of the neighborhood.

Ground Signs - Site/Parcel/Subdivision Identification

Photo(s): *

Parcel Identification:



Parcel Identification for apartment section:



Ground Signs – Other (Commercial/Office-Industrial Identifier)	
Quantity:	2
Location:	Not specified
Materials:	<ul style="list-style-type: none"> • Brick sign structure • Granite sign face with painted metal letters
Size:	60 inches high X 12 feet wide
Colors:	<ul style="list-style-type: none"> • Background – pink granite • Letters - black
Illumination:	Not specified
Other:	The commercial portion of this PUD is addressed in a separate Sign Plan (Wellington Park Shopping Center, USP number 97-USP-008). That site had no ground signs as of <i>January 23, 2006</i> .
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.