

Uniform Sign Plan (USP) Wellsley 93-USP-007

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:	93-USP-007
Location:	South of High House Road, just west of the intersection with Jenks Carpenter Road
Date USP established:	May 12, 1993
Last modified:	August 11, 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:	4
Location:	2 at each entrance to the project at High House Road
Materials:	<ul style="list-style-type: none"> • Single sided sign • Precast concrete panel in brick sign structure.
Size:	<ul style="list-style-type: none"> • Sign panel – 33 inches high X 9 feet wide • Total height – 42 inches
Colors:	Not specified (<i>on Aug. 10, 2004, it was observed that the incised letters were filled with black crushed glass</i>)
Illumination:	Not specified
Other:	none
Photo(s): *	 <p>The photograph shows a ground sign for 'Wellsley'. The sign is a light-colored, precast concrete panel with the word 'Wellsley' in a black, cursive script font. The sign is mounted on a brick structure. The sign is set in a landscaped area with green grass and some purple flowers in the foreground. In the background, there are trees and a brick wall.</p>

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	2
Location:	In medians on Cranborne Lane and Widdington Lane, near High House Road.
Materials:	Precast concrete plaque, residential identification of cast metal letters, in brick sign structure.
Size:	<ul style="list-style-type: none"> • Plaque – 12 inches high X 12 inches wide • Sign structure – 39 inches high X 6 feet wide
Colors:	Letters – “cast metal of undetermined finish”
Illumination:	Not specified
Other:	Plaque to have the letter “W” in scribed style
Photo(s): *	<p><i>Signs found in the area on Aug. 10, 2004 matched the design of the project identification sign (concrete panels with incised letters filled with black crushed glass), as pictured below:</i></p> 

Ground Signs - Other (Minor project identification sign)	
Quantity:	1
Location:	On Parkgate Drive, at the boundary with WestPark Planned Unit Development, which lies to the west
Materials:	Precast concrete plaque in brick sign structure
Size:	Plaque – 12 inches high X 12 inches wide
Colors:	Not specified
Illumination:	Not specified
Other:	Plaque to have the letter “W” in scribed style
Photo(s): *	<i>No signs of this type were found on Jan. 30, 2006.</i>

Ground Signs - Other (Recreation area sign)	
Quantity:	1
Location:	At entrance to the recreation site
Materials:	Will conform to other ground signs
Size:	<ul style="list-style-type: none"> • Height – maximum 42 inches • Area – maximum 32 square feet
Colors:	Will conform to other ground signs
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Sign will identify “Wellsley Swim and Tennis Club” • Sign will conform in color, style of lettering, material, etc. of all permanent signs.
Photo(s): *	<i>No signs of this type were found on Jan. 30, 2006.</i>

Ground Signs - Other (Private greenway signs)	
Quantity:	2
Location:	One sign to be located within property of open space at both ends of trail (trailhead is on Parkgate Drive opposite Cranborne Lane)
Materials:	Low sign on 6 inch X 6 inch post
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	To identify Wellsley's private greenway pathway to connect with Town of Cary's White Oak Creek corridor.
Photo(s): *	<i>No signs of this type were found on Jan. 30, 2006.</i>

Wall Signs - Tenant Type 1	
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

Wall Signs - Other Tenant Type(s)	
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

Wall Signs - Outparcel	
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

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.