

**Uniform Sign Plan (USP)  
Weston Planned Unit Development (PUD)  
86-USP-007**

*A sign permit application must be submitted and a permit issued prior to installation of any sign that is not exempt from Town regulation.*

USP #:	86-USP-007
Location:	Along Weston Parkway, from Chapel Hill Road on the west to Southhill Drive on the east
Established:	Aug. 15, 1986
Modified:	<p>August 1999 (<i>"Park Within a Park" Criteria Added</i>)</p> <p>August 11, 2004 (<i>Updated photos &amp; Wall sign criteria</i>)</p> <p>March 13, 2015 (<i>Added principal ground sign option for large- acre, single-tenant parcels</i>)</p> <p>January 26, 2016 (<i>Options added for "Shoppes at Elevation," "The Heights" and "The Pointe"</i>)</p> <p>March 30, 2016 (<i>Updated criteria for "Shoppes at Weston Corners"</i>)</p> <p>April 8, 2016 (<i>Minor corrections; removed descriptions of non-regulated traffic signs and building numbers</i>)</p> <p>June 27, 2016 (<i>Added alternate color options for wall signs on five-story buildings</i>)</p> <p>August 22, 2016 (<i>Monument option for Shoppes at Weston Corners</i>)</p> <p>March 21, 2018 (<i>Updated criteria for Ground Signs – Site/Parcel Identification</i>)</p> <p>December 14, 2018 (<i>Updated criteria for Ground Signs – Site/Parcel Identification</i>)</p> <p>March 25, 2019 (<i>Updated to reflect existing residential ground signs</i>)</p>


<b>General Provisions of Uniform Sign Plan</b>	
<ul style="list-style-type: none"> <li>• A comprehensive sign system for each parcel must be developed concurrently with the site and building design and must be reviewed and approved by the Property Management Association for Weston and the Town of Cary.</li> <li>• A separate USP has been approved for the Weston Commons area of the Weston PUD. See USP number 99-USP-003</li> </ul>	


A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the requirements of the Town's Sign Ordinance and/or any applicable Uniform Sign Plan (USP) for the property where the sign is located.


When specifications of a previously approved USP conflict with the currently adopted Sign Ordinance, then the specifications in the approved USP shall control. Where a previously approved USP does not contain specific specifications on signage attributes, including but not limited to height, colors, placement, etc., then provisions in the currently adopted Sign Ordinance shall control. A previously approved USP which lacks specific signage attribute specifications may not be amended to include such specifications unless such amendment is in accord with the currently adopted Sign Ordinance.


A USP may be amended by filing a new sign plan with the Planning Department. Any new or amended USP 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.

<b>Ground Signs – Planned Development District Entry Monument</b>	
Quantity:	Two (2)
Location:	<p>At main entrances to the Weston PDD on Weston Parkway, within the parkway median.</p> <p>Note: Replacement of any existing monuments in the public ROW shall require relocation to private property or compliance with encroachment agreement regulations</p>

<b>Ground Signs – Planned Development District Entry Monument</b>	
Materials:	Precast concrete monument
Size:	Not specified
Colors:	Grey
Illumination:	Ground-mounted lights
Other:	Bears the Weston logo
Photo: *	

<b>Ground Signs - Subdivision Identification</b>	
Quantity:	Per LDO
Location:	At entrances to subdivided development projects (e.g. CentreGreen Park or Weston Commons. Referred to as: “A park within a park”)
Materials:	<ul style="list-style-type: none"> <li>• Walls with lettering attached</li> <li>• Precast concrete is the predominant material for the walls</li> </ul>
Size:	Per LDO
Colors:	Background to be compatible with principal buildings Attached text: dark brown or bronze
Illumination:	External Illumination
Other:	Criteria for the “Park within a Park” ground identification signs were added in amendments dated August 1999.
Photo(s): *	

<b>Ground Signs - Site/Parcel Identification</b>	
Quantity:	1 per parcel or tract
Location:	Per LDO, with owner permission
Materials:	<ul style="list-style-type: none"> <li>• Precast concrete base</li> <li>• Double-faced, internally illuminated aluminum cap with tenant-name-panels: translucent acrylic letters.</li> <li>• Pin-mounted, metal plate address numerals mounted on both sides of base. Address may be displayed on sign cabinet in certain circumstances, i.e. on a dual-tenant/owner sign where the 2 entities have addresses on 2 different streets.</li> <li>• Precast concrete cap may be used in place of aluminum cap for signs that show address only</li> </ul>
Size:	<ul style="list-style-type: none"> <li>• 4.5 feet high X 9 feet long</li> <li>• Letter height, tenant copy – maximum 6 inches, minimum 2 inches</li> <li>• Letter height, street address – 4 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Background of cap area shall match one of the following: PMS 209C (burgundy), PMS 295C (blue), PMS 330C (green), or PMS 404C (warm grey)</li> <li>• Letters – white or ivory</li> </ul>
Illumination:	Internal illumination of tenant copy area only
Other:	<ul style="list-style-type: none"> <li>• Aluminum cap may display one to four tenants</li> <li>• Subject to approval by the Weston Property Management Assoc.</li> <li>• Logos allowed per LDO Size limits</li> <li>• Multiple tenant signs shall use Univers 67 type.</li> </ul>
Photo Examples	

<b>Principal Ground Signs - Site/Parcel Identification</b>	
Option for single use tenant which occupies a minimum of 250,000 sq. ft. on a minimum of 15 acres	
Quantity:	Per LDO
Location:	At principal entrances to the site; as per the LDO
Materials:	Masonry or metal cabinet using stainless steel or aluminum or painted metal finish
Size:	4.5 feet high* Sign display area, 32 square feet
Colors:	Primary components of the sign shall be consistent with the colors and or materials found in the principal buildings on the site.
Illumination:	Individual, internally illuminated letters Sign background must be opaque
Illustration	
Other:	<p>Minimum of 32 sq. ft. of landscaping is required in the immediate vicinity of any ground sign exceeding 3.5 feet in height. 50% of the landscaping shall be evergreen material.</p> <p>Tenants seeking a ground sign taller than 4.5 feet may consider an entry monument option for single use tenant sites on 15 or more acres. Such monuments shall comply with LDO design standards, including a minimum of 75% masonry material.</p>

<b>Ground Signs – Other (Tenant Directory Sign)</b>	
Quantity:	One per primary entry to each building
Location:	Not specified
Materials:	<ul style="list-style-type: none"> <li>• Free-standing monolith</li> <li>• Materials and finish should be complementary to the building architecture</li> </ul>
Size:	Area: maximum 28 square feet per side, including base
Colors:	Should be complementary to the building architecture
Illumination:	May be interior illuminated
Other:	<ul style="list-style-type: none"> <li>• May display multiple or single tenant identities</li> <li>• Should be integral with the entry landscape concept</li> </ul>
Photos	



**Ground Signs – Other (Tenant Directory Sign)**

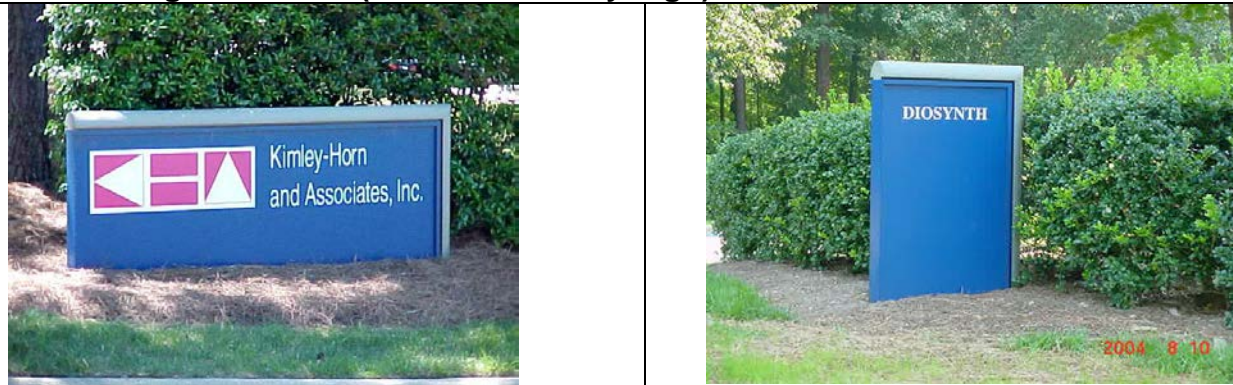
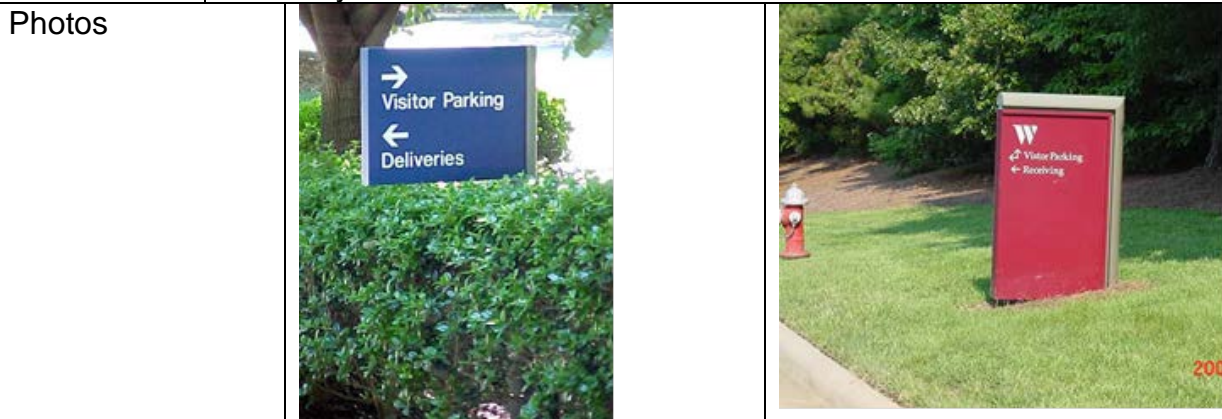



Photo – Example of multi-tenant sites:



**Ground Signs – Other (Parcel Directional Sign)**

Quantity:	Not specified
Location:	Should be used to orchestrate traffic on a specific parcel
Materials:	<ul style="list-style-type: none"> <li>Aluminum post and panel</li> <li>Copy may be die or stylus cut, vinyl or silk-screened.</li> </ul>
Size:	<ul style="list-style-type: none"> <li>Sign Panel: 27 inches high X 54 inches wide</li> <li>Total height of sign and poles: 61 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>Panel: Shall match the color of the parcel identity sign</li> <li>Post: Bronze or Gray</li> <li>Copy - white</li> </ul>
Illumination:	Not specified
Other:	Letter style: Univers 67



<b>Ground Signs – Other (Street Markers)</b>	
Quantity:	Not specified
Location:	On roadway medians
Materials:	Precast concrete monuments with cut-plate aluminum letters
Size:	<ul style="list-style-type: none"> <li>• Height: Three (3) feet</li> <li>• Length: 13 feet 6 inches (13'6")</li> </ul>
Colors:	Will match project identification ground signs.
Illumination:	Non-illuminated
Other:	<ul style="list-style-type: none"> <li>• Used to identify significant streets and territory within Weston PUD</li> <li>• Color, finish and detailing of the street signs shall match the parkway entry monument</li> </ul>
Photo(s): *	

<b>Wall Signs – Tenants at 13000 and 14001 Weston Parkway</b>	
Quantity:	Per LDO
Location:	<ul style="list-style-type: none"> <li>• Placed on the upper portion of the building parapet</li> <li>• For any two tenants, signage shall be placed on the building so that there is at least 18.5 feet of space between each tenant's signage.</li> </ul>
Materials:	<ul style="list-style-type: none"> <li>• Individual letters or corporate logos: fabricated of 1" thick expanded PVC plate, or materials acceptable to the Weston ARC.</li> <li>• Pin-mounted plate or reverse channel halo-illuminated letters</li> </ul>
Size:	<ul style="list-style-type: none"> <li>• Area: Total area of all signage shall not exceed 1.5 square feet of signage per linear foot of building frontage</li> <li>• Max. Letter height: 18 inches</li> <li>• Max. Logo height: 24 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Letters: black</li> <li>• Logos: Black (State or federally registered colors allowed at 20% of allowed sign area)</li> </ul>
Illumination:	Halo-illuminated or non-illuminated
Other:	<ul style="list-style-type: none"> <li>• Letter style: Names may be in its customary font or in Univers 67</li> <li>• Letters may use upper case and/or lower case.</li> <li>• Nationally registered trademarks consisting of a group of letters, i.e. IBM, may, with approval of manager or building owner, be considered a logo rather than a name.</li> </ul>

**Wall Signs – Tenants at 13000 and 14001 Weston Parkway**

Photo(s): \*



**Wall Signs - Other Tenant Type(s)**

Quantity:	Per Town of Cary Regulations
Location:	Should be compatible with building architecture
Materials:	<ul style="list-style-type: none"> <li>Individually fabricated metal letters or corporate signatures</li> <li>Pin-mounted plate or reverse channel halo-illuminated letters</li> </ul>
Size:	Shall comply with Town of Cary regulations
Colors:	<ul style="list-style-type: none"> <li>Dark Bronze, Black, White or compatible with building architecture</li> <li>Tenants on Cascade Pointe Lane use Dutch Crème</li> </ul>
Illumination:	Halo-illuminated or non-illuminated
Other:	<ul style="list-style-type: none"> <li>Letter style, single tenant or dual tenant office buildings – may use the corporate graphic signature of the tenant(s)</li> <li>Letter style, multiple tenant buildings – Univers 67</li> </ul>

**Photos**



**Changeable Color Option for Wall Signs**

Text color of wall sign primary message may be altered up to 12 times per year, provided the following requirements are met:

- The sign shall be located on a single tenant building five (5) stories tall or taller,
- All portions of the primary message shall display a single color at any given time,
- The frequency of change is no shorter than eight hours,
- A pallet of up to 12 colors shall be approved by the property management association and then incorporated into the Master Sign Plan and



- The colors may not be fluorescent or high intensity.

Color pallet for the MetLife building at 101 and 201 Met Life Way is as follows:

**Met Life Color Palette**

- PMS Process Blue
- PMS201 RED
- PMS 214 Pink
- PMS 349 Green
- PMS 1665 Orange



**Sign Criteria for The Marq at Weston,” “The Heights at Weston” and “Shoppes at Weston Corners” (Formerly known as “The Shoppes at Elevations”)**

**Principal Ground Signs – “The Marq at Weston,” “The Heights at Elevations” and “Shoppes at Weston Corners”**

Quantity:	Per LDO
Location:	One a Jacaranda Drive & Chapel Hill Road. One at the corner of Sepia Lane One at Jacaranda Drive & Cerise Drive Signs shall be placed at a 10-foot minimum setback from the R.O.W.
Materials:	Aluminum and acrylic cabinet with a Six (6) inch brick base
Size:	Height: 4.5 feet Width: 6.5 feet Sign Face: 11.4 square feet
Colors:	<ul style="list-style-type: none"> <li>• Cool Gray PMS 1C</li> <li>• PMS 411 C Dark Brown</li> <li>• PMS 403 C – Bunglehouse Gray</li> <li>• PMS 5753 Oak Moss</li> <li>• Brown Brick base</li> </ul>
Illumination:	External ground illumination
Other:	Fonts: INCONNU (ITC) Bold IRIS UPC FUTURA MEDIUM

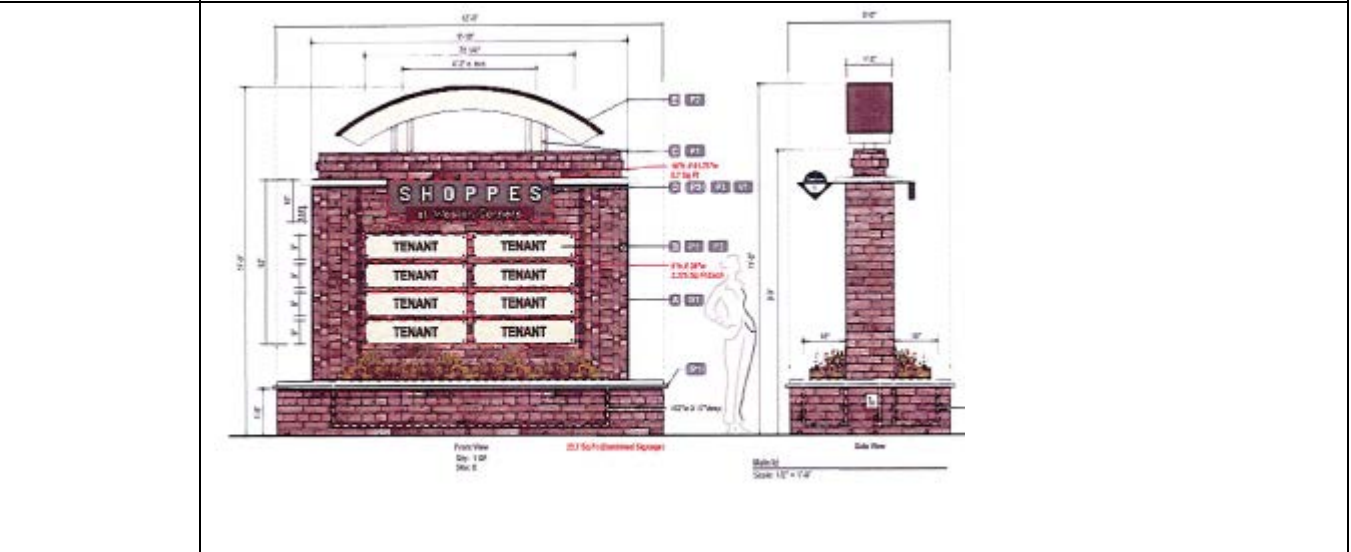


**Principal Ground Signs – “The Marq at Weston,” “The Heights at Elevations” and “Shoppes at Weston Corners”**



**Entry Monument Alternative to Principal Ground Sign for “The Shoppes at Weston Corners”**

Quantity	Maximum of two
Location	Must be adjacent to a Thoroughfare or Major Collector
Materials	Brick Monument with planter incorporated into base (As shown on Minor Alteration Permit 16-MA-092) Aluminum sign panels with vinyl text
Colors	Dark Brown Brick Cool Grey (PMS 1C) tenant panels with Oak Moss (PMS 5753) text Main Text - Antique White Vinyl
Size	Maximum sign display area: 32 square feet
Illumination	External



**Wall Signs – “Shoppes at Weston Corners”**

Quantity:	Per LDO
Location:	Centered over entrance on brick building façade within designated sign band area on facade
Materials:	Internally illuminated channel letters mounted on a raceway

**Wall Signs – “Shoppes at Weston Corners”**

Size:	Per LDO (Not to exceed two square feet of sign area per linear foot of building frontage.) Tag Lines if used, not to exceed 33% the size of the principal message.
Colors:	Letter Faces: Black or White Trim Caps: Black or White Returns: Black or White Raceway: To match building fascia color Corporate colors allowed for text or logos if state or federally registered trademarks at up to 20% of allowed sign area. Tag Lines or “pills” allowed with opaque black background and white text
Illumination:	Internally illuminated with LED lighting
Other:	No font restrictions Property Management Association approval required

Photos:



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

**Principal Ground Signs – Residential Subdivision Identification**

Quantity:	Per LDO
Location:	At Principal entrance to the subdivision
Materials:	Brick or stone structure, or to match design in previous section “Ground Signs – Site/Parcel Identification”
Size:	Per LDO
Colors:	Per LDO
Illumination:	External ground illumination, halo illumination, internal illumination (as allowed per the LDO, illumined cabinet signs are not permitted).
Other:	None

**Principal Ground Signs – Residential Subdivision Identification**

Photos

*Signs observed as of March 2019:*



*Map showing locations of residential signs observed in March 2019:*

