

Uniform Sign Plan (USP) Cary Corporate Center 98-USP-004

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:	98-USP-004
Location:	Along Davis Drive and Lattner Court and Sowter
Date USP established:	December 7, 1998
Modified:	August 12, 2004 July 3, 2013

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • Landlord approval is required. • All wall signs shall have a consistent size for that building, as well as consistent lettering style, color, material, and construction.

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.

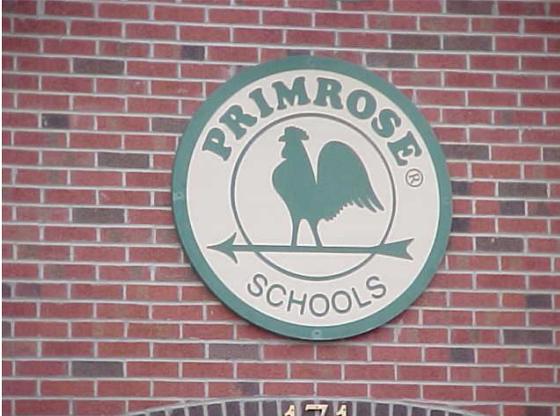
A Uniform Sign Plan may be amended by filing a new sign plan with the Planning Department. Any new or amended Uniform Sign Plan (including those for planned unit developments) shall include a schedule for bringing into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.

Ground Signs - Project Identification	
Quantity:	4
Location:	<ul style="list-style-type: none"> • Southeast corner of Lattner CT. and Davis DR. on Lot 14. • Southwest corner of Sowter DR. and Davis DR. on Lot 10.
Materials:	Brick base - medium red brick Lee #608 Modular with Wellington accent or comparable brand and color (Cunningham Maroon #245 – brick as identified in the approved SAC for Cary Corporate Center) Letters – Aluminum and PVC Panels – Aluminum or PVC
Size:	Maximum 32 square feet in area per side, 42” in height.
Colors:	<ul style="list-style-type: none"> • Panel, if used – Forest Green, Porter Guard DTM Acrylic Satin Enamel, Porter Paints, Louisville, KY. • Letters – Light Cream face, black return: Porter Guard DTM Acrylic Satin Enamel, Porter Paints, Louisville, KY
Illumination:	Externally illuminated
Other:	<ul style="list-style-type: none"> • May contain up to eight pieces of information. Three of the eight must read “Cary Corporate Center”. • The address shall include the street name and number on a 1’10” x 1’6” painted panel. • Up to four additional pieces of information relating to property leasing or property for sale may be permitted, not to exceed six inches in height. • No logos or illustrations of any kind will be allowed. • Letter style – Helvetica Medium
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
Quantity:	<ul style="list-style-type: none"> For a single occupant property, one principal ground sign per principal entrance, provided that no two ground signs shall be within 300 feet of each other, with a maximum of two for any single site. For a multi-occupant property, one principal ground sign, plus one additional ground sign for street frontage on a second street, provided that the frontage on the second street is at least 150 in length and that an actual entrance to the project exists on the second street.
Location:	Not specified
Materials:	Brick base - medium red brick Lee #608 Modular with Wellington accent or comparable brand and color (Cunningham Maroon #245 – brick as identified in the approved SAC for Cary Corporate Center) Letters – Aluminum and PVC Panels – Aluminum or PVC
Size:	Maximum 32 square feet in area per side, 42” in height.
Colors:	Panel, if used – black Letters – white face, black return: Porter Guard DTM Acrylic Satin Enamel, Porter Paints, Louisville, KY
Illumination:	External illumination
Other:	<ul style="list-style-type: none"> May contain up to eight pieces of information. Three of the eight must read “Cary Corporate Center”. The address shall include the street name and number on a 1’10” x 1’6” painted panel. Up to four additional pieces of information relating to property leasing or property for sale may be permitted, not to exceed six inches in height. No logos or illustrations of any kind will be allowed. Letter style – Helvetica Medium
Photo(s): *	<i>None found January 30, 2006.</i>

Ground Signs - Directory	
Quantity:	Each lot may have directory signage which meets the Town of Cary Sign Ordinance
Location:	Not specified
Materials:	<ul style="list-style-type: none"> Brick, if used, will be a medium red brick Lee #608 Modular with Wellington accent or comparable brand and color (Cunningham Maroon #245). Letters – Aluminum and PVC Panels – Aluminum or PVC
Size:	Not specified
Colors:	Face – white Returns - black

Ground Signs - Directory	
Illumination:	Not specified
Other:	Letter style – Helvetica Medium
Photo(s): *	<i>No signs of this type were found January 30, 2006.</i>

Wall Signs - Tenant Type 1 (Single tenant building)	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Individual channel letters on a raceway: aluminum, or acrylic faces with metal returns
Size:	<ul style="list-style-type: none"> • Area – per LDO • Letter height – maximum 24 inches
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – black • Raceway – painted same color as face brick
Illumination:	Individual letters shall be externally or internally illuminated.
Other:	<ul style="list-style-type: none"> • Copy shall be limited to the name of the tenant on a single line. • Logos permitted as per Sign Ordinance, no more than 20% of the permitted sign area.
Photo(s): *	

Wall Signs - Other Tenant Type(s) (Two tenant building)	
Quantity:	Per LDO
Location:	Per LDO.
Materials:	Individual channel letters on a raceway: aluminum, or acrylic faces with metal returns
Size:	<ul style="list-style-type: none"> • Area – Per LDO • Letter height – maximum 24 inches
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – black • Raceway – painted same color as face brick
Illumination:	Individual letters shall be externally or internally illuminated.

Wall Signs - Other Tenant Type(s) (Two tenant building)	
Other:	<ul style="list-style-type: none"> • Copy shall be limited to the name of the tenant on a single line. • Logos permitted as per Sign Ordinance, no more than 20% of the permitted sign area.
Photo(s): *	<i>No Signs of this type were found January 30, 2006.</i>

Wall Signs - Other Tenant Type(s) (Multi-tenant building)	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Individual channel letters on a raceway: aluminum, or acrylic faces with metal returns
Size:	<ul style="list-style-type: none"> • Area – maximum aggregate total of all tenant signage shall not exceed, in square feet, the number of lineal feet that is the horizontal length of the front wall of the building • Letter height – maximum 16 inches
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – black • Raceway – painted same color as face brick
Illumination:	Individual letters must be internally or externally illuminated.
Other:	<ul style="list-style-type: none"> • Each tenant may have a sign that is uniform to all other tenants in a building. • Copy shall be limited to the name of the tenant on a single line. • Logos permitted as per Sign Ordinance, no more than 20% of the permitted sign area.
Photo(s): *	<i>No Signs of this type were found January 30, 2006.</i>

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

Wall Signs - Other	
Illumination:	N/A
Other:	N/A
Photo(s): *	N/A

Other Signs- Incidental signs	
Quantity:	As required to control traffic movement
Location:	Within parking area to control traffic movement.
Materials:	Brick, if used, to match brick used on principal ground sign. Panels to be of aluminum or PVC.
Size:	Two square feet in area, 3 feet in height.
Colors:	Panel to be Forest Green, Porter Guard DTM Acrylic Satin Enamel, Porter Paints, Louisville, KY Text to be white to match ground sign.
Illumination:	None
Other:	N/A
Photo(s): *	

* 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.