

**Uniform Sign Plan (USP)
Lochmere Planned Unit Development (PUD)
84-USP-001**

These guidelines are published for informational purposes. . A sign permit application must be submitted and a permit issued prior to installation of a sign.

USP identifier:	84-USP-001
Location:	Kildaire Farm Road and Lochmere Drive
Date USP established:	March 8, 1984
Last modified:	August 3, 2004 September 10, 2010 <i>(General administrative updates; and wall allocation for Lochmere Pavilion amended to reflect current LDO standards.)</i>

General Provisions of Uniform Sign Plan for this project


	This Plan includes provisions for both residential and nonresidential portions of Lochmere. Criteria for Lochmere Pavilion is included.
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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. 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:	5
Location:	Major entries into the project
Materials:	Sandblasted laminated cedar (raised letters), with 4 inch wide copper strip in recessed line near top of panel
Size:	6 feet high X 18 feet wide
Colors:	<ul style="list-style-type: none"> • Background - stained with dark brown, blues, and greens • Letters - cream
Illumination:	External illumination
Other:	none

Ground Signs – Project Identification	
Photo(s): *	<p>Signs this large were not found in the PUD on July 29, 2004, although smaller project identification signs were present:</p> 


Ground Signs – Interior Project Identification - Residential	
Quantity:	5
Location:	Not specified
Materials:	Sandblasted laminated cedar (raised letters), with 4 inch wide copper strip in recessed line near top of panel
Size:	42 inches high X 9 feet wide
Colors:	<ul style="list-style-type: none"> • Background - stained with dark brown, blues, and greens • Letters – cream
Illumination:	External illumination
Other:	None
Photo(s): *	

Ground Signs - Subdivision Identification – Residential (Neighborhood)	
Quantity:	Per LDO
Location:	To identify the various neighborhoods within the project, as well as recreation sites and parks.
Materials:	<ul style="list-style-type: none"> • Sandblasted red cedar (raised letters) • Edges of sign (top, bottom, sides; not visible from front of sign) covered by recessed copper sheeting
Size:	30 inches high X 5 feet wide


Ground Signs - Subdivision Identification – Residential (Neighborhood)	
Colors:	<ul style="list-style-type: none"> • Background - stained with dark brown, blues, and greens • Letters - cream
Illumination:	Lighted
Other:	<ul style="list-style-type: none"> • Sign drawings in the Town of Cary file for this project show that neighborhood signs use a unique graphic (e.g. trees or a sailboat) as well as the neighborhood name • On Jan. 9, 1997, the Town Council granted a variance to the Williamsburg Commons Homeowners Association to allow them to use an all green sign with 23K gold leaf lettering when they replaced their neighborhood identification sign, which had been destroyed by fire.
Photo	
Photo(s): *	

General Provisions for the nonresidential portion of Lochmere	
	<ul style="list-style-type: none"> • Types of colors for ground sign – Cold Spring granite Mountain Green, Sapphire Blue, Tunas Green, Caledonia New, Tropic Brown, Lake Superior Green. PMS colors – browns 168, 181, 469; blues 295, 308, 315; greens 168, 181; grays 404, 409, 417. • Signs within courtyard for tenants with no individual exterior customer entrance – as approved by landlord.

Ground Signs - Site/Parcel/Subdivision Identification - Nonresidential	
Quantity:	Per ordinance
Location:	Per ordinance
Materials:	Granite or man-made granite-like material, cedar or man-made cedar-like material. Base, if used, to be brick to match building, or stone or wood.
Size:	32 square feet per side, 42 inches in height. Shape is to be rounded corner rectangle.
Colors:	Muted green, blue, brown, or gray background. Text is to be white. Graphic or logo to be white or copper (metal, not color).
Illumination:	None, or externally lit.
Other:	Edges of cedar or cedar-looking signs to be covered by recessed copper sheeting, in a band around the sign (top, bottom, and sides; not visible from front of sign). Signs of other materials to include some copper (metal, not color) accent. Signs are encouraged to have some logo or graphic.
Photo(s): *	No sign of this type was found <i>January 23, 2006</i>

Wall Signs – Project Identification	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Per LDO
Size:	Per LDO
Colors:	Per LDO
Illumination:	Per LDO
Other:	Not Specified
Photo(s): *	<i>Found August 3, 2004</i> 

Wall Signs - Tenant Type 1 – Nonresidential	
Quantity:	One per tenant with individual exterior customer entrance. Corner tenants with a door or window on a second wall may have a second wall sign on that wall.
Location:	On individual tenant space wall containing exterior customer entrance. Corner tenants with a door or window on a second wall may have a second wall sign on that wall on individual tenant space.

Wall Signs - Tenant Type 1 – Nonresidential	
Materials:	Individual channel letters
Size:	1.25 square feet per linear foot of tenant store front. Square footage may be divided between two walls for eligible corner tenants.
Colors:	White faces, dark bronze returns, or solid white letters
Illumination:	Internal illumination or non illumination
Other:	A logo may be installed as Cary's LDO.
Photo(s): *	<p><i>Individual channel letters with internal illumination were not found August 3, 2004. The picture below represents the existing tenant signage at that time:</i></p> 

Wall Signs - Other Directory Signs - Nonresidential	
Quantity:	One per principal entrance
Location:	Near principal entrance
Materials:	To match ground sign
Size:	8 square feet in area
Colors:	To match existing wall signs
Illumination:	None
Other:	NA
Photo(s): *	<i>No directory signs were found January 23, 2006.</i>

Other Signs Ground mounted directory signs - Nonresidential	
Quantity:	At principal intersections in parking lot
Location:	At principal intersections in parking lot
Materials:	To match ground sign
Size:	Maximum of ten square feet in area, 5 feet in height
Colors:	To match ground sign
Illumination:	None
Other:	NA
Photo(s): *	<i>No signs of this type were found January 23, 2006.</i>

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