

Uniform Sign Plan (USP) Fairview Village 07-USP-005

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:	07-USP-005
Location:	Southwest Quadrant of Intersections of Ten Ten Road and Holly Springs Road 4414 Ten Ten Road Real ID Numbers: 0055386, 0075618, 0036715
Date USP established:	06/08/2007
Last modified:	07/29/2009 06/30/2010 (added image and updated form)

General Provisions of Uniform Sign Plan for this project

	Approval by either the landlord or architect appointed by the landlord is required prior to the issuance of any sign permits.
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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. 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 – Primary Entrance Feature

Quantity:	Per Land Development Ordinance <i>Note: out parcels within shopping Centers are not permitted to have individual Ground signs.</i>
Location:	Along Holly Springs Road Between Out-parcels and along Ten Ten Road; Within sign easement for Phase 2 Parcel

Ground Signs – Primary Entrance Feature	
Materials:	Sign Face: Hanson 350 Brick Base and Accents: Taylor Pebble Grey Brick Pre-cast concrete cap Letters: Acrylic
Size:	Per Cary Land Development Ordinance
Colors:	White Acrylic #7328 Letters; Tenant listings on “Mega Grieg” SW 7031 Background. (Sign background color shall match the metal on the buildings.)
Illumination:	External with ground mounted flood lights
Other:	Must be outside site triangles. Text is limited to tenant names only.
Photo(s): *	<p style="text-align: center;">ELEVATION</p> <p><small>NOTE: 1. MAX. SIGN AREA = 32 SQ. FT. 2. ALL MATERIALS & COLORS TO MATCH APPROVED FAIRVIEW VILLAGE 07-SP-009.</small></p>

Ground Signs – Tenant Directory Signs	
Quantity:	Per Land Development Ordinance
Location:	At principal intersections within site
Materials:	Not specified
Size:	Per Cary Land Development Ordinance
Colors:	White Acrylic #7328 Letters; on a background painted a flat “Mega Grieg” SW 7031 color.
Illumination:	External with ground mounted flood lights
Other:	Must be outside site triangles
Photo(s): *	

Wall Signs (Anchor Tenant)	
Quantity:	One
Location:	Storefront façade above entrance

Wall Signs (Anchor Tenant)	
Materials:	White Acrylic #7328 Channel Letters Metal returns and trim "Mega Griege" SW 7031
Size:	Per LDO 6' maximum Height Tag lines permitted at a maximum height of 12" letters.
Colors:	White Acrylic #7328 Metal returns and trim "Mega Griege" SW 7031
Illumination:	Internally Illuminated with 15 MM 6500 double stoke neon
Other:	
Photo(s): *	

Wall Signs (Other Tenant types)	
Quantity:	One per tenant except one additional sign may be permitted on a side wall if a public entrance or storefront is located on that wall.
Location:	Above storefront within landlord's sign Channel Bottom of sign may extend 1" below sign channel An 8" minimum space is required between each end of the sign and the edge of the tenant store front.
Materials:	Acrylic Channel Letters with metal trim, returns and raceways
Size:	Per LDO 24" maximum letter height 30" maximum letter height if tenant area is equal to or greater than 3,600 square feet
Colors:	White Acrylic #7328 Letter Raceway to Match Sign Channel (If on Lee 206 Brick Façade, then SW 6334 "Flower Pot." If on Taylor Pebble Grey Brick Façade, then SW 7031 "Mega Greige" with "Mega Griege" SW 7031
Illumination:	Internally Illuminate with 13 MM 6500 double-stoke neon tubing
Other:	Individual channel letters must be mounted on raceway and installed in landlords sign channel.
Photo(s): *	

Note: Street Signs are not governed by a Uniform Sign Plan and must be approved by the Town of Cary Engineering Department.

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

