

Uniform Sign Plan (USP)

Millpond Village

00-USP-003

These guidelines are published for informational purposes. They describe 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:	00-USP-003
Location:	Kildaire Farm Road, north of the intersection with Ten Ten Road
Date USP established:	Nov. 6, 2000
Last modified:	September 8, 2006 January 29, 2009

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • All signage drawings shall be submitted to the Landlord for approval prior to sign fabrication. • No signs shall be placed in position without approval of the Landlord and a Town of Cary permit. • This USP was created for the office/retail area on the west side of Kildaire Farm Road • Added criteria for Logo/Name Directory Signs


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:	1
Location:	Intersection of Kildaire Farm Road and Ten Ten Road
Materials:	<ul style="list-style-type: none"> • Individual letters on brick sign structure • “Matching retail building letters”
Size:	<ul style="list-style-type: none"> • Overall height – 42 inches • Letter height – maximum 24 inches
Colors:	White or gold
Illumination:	Internally illuminated
Other:	none
Photo(s): *	

Ground Signs – Logo/Name Tenant Directory Signs	
Quantity:	Per Land Development Ordinance
Location:	Per LDO: Not less than 50 feet from public ROW
Materials:	Painted Aluminum with reflective vinyl copy
Size:	48” wide X 33” tall X 3-1/4” Deep
Colors:	Text: White Background Colors Mathews 39B-3D to match building
Illumination:	Not illuminated
Other:	Font Style: New Times Roman
Photo(s): *	

Wall Signs - Tenant Type 1 (Major Building – Supermarket)	
Quantity:	1, plus logo
Location:	On front of building
Materials:	Individual channel letters
Size:	Letter height – 60 inches max
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – white or deep grey to match facade • Logo – multi-colored (national corporate identification logo)
Illumination:	Internally illuminated letters and logo
Other:	none
Photo(s): *	

Wall Signs - Other Tenant Type(s)	
Quantity:	Not specified
Location:	In “sign zones” as shown on drawings in Town of Cary file for this project
Materials:	<ul style="list-style-type: none"> • Channel letters formed of steel or aluminum side returns, back and trim with porcelain or baked enamel finish, with polycarbonate facing material • Letters mounted on non-illuminated raceway of the same construction as the letter, mounted to the building fascia • Inside channel of letters must be white
Size:	<ul style="list-style-type: none"> • Area – not to exceed 1 square foot per 1 linear foot of store frontage • Raceway – maximum 6 inches high, minimum 4½ inches deep to 6 inch maximum depth

Wall Signs - Other Tenant Type(s)	
Colors:	<ul style="list-style-type: none"> • Buildings A, B, C, D, E – <ul style="list-style-type: none"> • Face – white • Returns – to match Matthews Sign Paint 39B-3D (deep gray-beige similar to accent brick) • Raceway to match building surface – Matthews Sign Paint 10A-1A (deep red) to match red brick OR Matthews Sign Paint 47C-1P to match gray-beige stucco or brick • Building F – <ul style="list-style-type: none"> • Face – white • Returns – to match Matthews Sign Paint 74C-4D (gray-blue similar to storefront framing) • Raceway – Matthews Sign Paint 47C-1P to match gray-beige stucco or brick where sign is mounted
Illumination:	Internal illumination provided by white neon type tubing
Other:	<ul style="list-style-type: none"> • Content of all signs shall be limited to trade name, type and specialty only; With Landlord approval, script lines can be used only if it is part of the federally registered logo. • Only nationally recognized logos or trademarks may be used. • Logos must adhere to all size and color criteria • Tenant may select any style lettering for Landlord approval. • Upper and lower case may be used

Wall Signs - Other Tenant Type(s)

Photo(s): *

Buildings A, B, C, D, E (deep gray-beige returns):



Building F (gray-blue returns):





Wall Signs - Outparcel	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Not specified
Size:	Per LDO
Colors:	If Illuminated : White Channel Letters If non illuminated then per LDO
Illumination:	Either internal or external per LDO standards
Other:	


Wall Signs - Outparcel

Photo(s): *



Wall Signs – Other (Major Building Identification – Office Building F)	
Quantity:	2
Location:	<ol style="list-style-type: none"> 1. On upper fascia of the front rotunda 2. Fascia of the rotunda above the main entrance doors
Materials:	<ul style="list-style-type: none"> • Upper sign - Individual channel letters • Lower sign - not specified
Size:	<ul style="list-style-type: none"> • Letter height, upper sign – 24 inches • Letter height, lower sign – 15 inches
Colors:	To match tenant sign letters
Illumination:	<ul style="list-style-type: none"> • Upper sign - internally illuminated • Lower sign - internally illuminated
Other:	Text to be building name or major tenant name
Photo(s): *	

Wall Signs – Other (Tenant supplementary lettering on doors, windows)	
Quantity:	Not specified
Location:	On doors or window
Materials:	Not specified
Size:	Letter height – maximum 4 inches
Colors:	Not specified
Illumination:	Not illuminated
Other:	Rear service doors will be identified by suite number only.
Photo(s): *	

Other Signs (Under Canopy signs)	
Quantity:	1 per set of entrance doors to tenant space
Location:	Mounted underneath the arcade canopy at a support closest to the main entrance door to tenant's space.
Materials:	Double-sided metal-faced sign of painted aluminum sheet mounted on a painted aluminum tube frame
Size:	<ul style="list-style-type: none"> • 12 inches high X 24 inches wide • Area – maximum 2 square feet
Colors:	<ul style="list-style-type: none"> • Background – beige to match the building accent brick masonry • Text and border – deep red to match the building face brick
Illumination:	Not illuminated
Other:	Copy to be limited to the tenant's trading name only on a panel that includes the Millpond Village project logo.
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.