

# Uniform Sign Plan (USP)

## Shannon Oaks

### 93-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:	93-USP-004
Location:	Northwest corner of Kildaire Farm Road and SW Cary Parkway
Date USP established:	Aug. 4, 1993
Last modified:	March 29, 2005 March 4, 2008

<b>General Provisions of Uniform Sign Plan for this project</b>	
	<ul style="list-style-type: none"> <li>• Building sign uniformity is created by the use of black backgrounds with gold lettering and accents. The center is designed to create a variety of building "looks", so different designs and letter styles are allowed in signs, but within the established size, color, and material requirements.</li> <li>• Town of Cary Planning Staff did not recommend approval of the developer's initial proposals for bracket signs, awning signs, and sidewalk menu stands; these sign types are not included in this Uniform Sign Plan.</li> <li>• Illuminated sign for Chili's was approved by Town Council in 1993. USP was modified in March 2005 to allow both restaurants on the site equal signage.</li> </ul>


**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.**

<b>Ground Signs - Project Identification</b>	
Quantity:	Two
Location:	At both intersections of Kildaire Farm Road and Shannon Oaks Drive
Materials:	Brick foundation, Aluminum frame, routed stucco faces
Size:	<ul style="list-style-type: none"> <li>• Three feet by ten feet</li> <li>• Not to exceed 42" in height</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Ivory, Black</li> </ul>
Illumination:	Internal Illumination
Other:	<ul style="list-style-type: none"> <li>• Double-sided sign</li> </ul>
Photo(s): *	

<b>Ground Signs – Other Directory Sign is permitted</b>	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Not specified
Size:	Per LDO
Colors:	Not specified
Illumination:	External Only
Other:	N/A
Photo(s): *	N/A

<b>Wall Signs - Tenant Type 1 (All tenants - Panel Sign)</b>	
Quantity:	1 per tenant
Location:	As shown on elevation drawings in Town of Cary files for this project.
Materials:	Wood, 1 inch thick with 3 inch thick edge banding (maximum)
Size:	Area - shall not exceed one square foot of signage for each linear foot of tenant frontage
Colors:	<ul style="list-style-type: none"> <li>• Background - black</li> <li>• Letters and edging - gold</li> <li>• Logo - black or gold</li> </ul>
Illumination:	Small incandescent spot lights over the sign
Other:	<ul style="list-style-type: none"> <li>• Letter style - tenant's choice, inletted letters</li> <li>• Logo - allowed, to be placed on left side of sign copy</li> </ul>
Photo(s): *	

<b>Wall Signs - Other Tenant Type(s) (All tenants - Plaque Sign)</b>	
Quantity:	1 per tenant (may be in addition to main wall sign)
Location:	Not specified
Materials:	Same material as wall sign
Size:	<ul style="list-style-type: none"> <li>• Area - total area of <b>all</b> wall signs for the tenant shall not exceed one square foot of signage for each linear foot of tenant frontage</li> <li>• Height - maximum 3 feet</li> <li>• Width - maximum 2 feet</li> <li>• Height of bottom of sign above sidewalk - 5 feet</li> </ul>
Colors:	Same color combination as main wall sign
Illumination:	Small incandescent spot lights over the sign
Other:	<ul style="list-style-type: none"> <li>• Same design as wall sign</li> <li>• Logo - allowed, to be placed at bottom of sign</li> </ul>
Photo(s): *	

<b>Wall Signs - Outparcel</b>	
Quantity:	2 per parcel
Location:	1 on east elevation (facing Kildaire Farm Rd) 1 on elevation internal to project (over building entry facing Shannon Oaks Circle)
Materials:	<ul style="list-style-type: none"> <li>• East elevation - wood, as for panel signs described above</li> <li>• Project elevation - finished aluminum frame with plastic face</li> </ul>
Size:	<ul style="list-style-type: none"> <li>• East elevation - 3 feet high X 12 feet wide</li> <li>• Project elevation: Not to exceed remaining square footage (Note: Chili's sign = 49 inches high X 7 feet 10 inches wide)</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• East elevation - black background with gold letters and edging, as for tenant panel signs described above</li> <li>• Project elevation - black aluminum frame with burgundy plastic face. PMS 188 C</li> <li>• Returns: Black</li> <li>• Raceway: Black</li> <li>• Trim Caps: Gold</li> </ul>
Illumination:	<ul style="list-style-type: none"> <li>• East elevation - small incandescent spot lights over the sign, as for tenant panel signs described above</li> <li>• Chili's - internally illuminated</li> </ul>
Other:	Sign on the elevation internal to the project was proposed to match the sign design of a competing restaurant across the street. Illuminated signange only allowed if out-parcel is occupied by a single tenant.
Photo(s): *	 <p><i>east elevation</i>                      <i>project elevation</i></p>

<b>Wall Signs - Other (Tenant address numbers)</b>	
Quantity:	Not specified
Location:	Beside tenant's main entrance
Materials:	Brass
Size:	<ul style="list-style-type: none"> <li>• Letters - 3 inches high</li> <li>• Mounted - 6 feet above finished floor</li> </ul>
Colors:	Brass
Illumination:	Not illuminated
Other:	none
Photo(s): *	<i>No examples of tenant address numbers were found on the site on January 23, 2006.</i>

<b>Other Signs</b>	
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

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

<b>Further information:</b>	
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.