

Uniform Sign Plan (USP)
Ace Hardware Plaza
 (formerly known as Hemlock Plaza)
90-USP-005

A sign permit application must be submitted and a permit issued prior to the installation of a sign.

USP identifier:	90-USP-005
Location:	Northwest corner of the intersection of Kildaire Farm Road and Penny Road
USP established:	Aug. 24, 1990
Last modified:	August 3, 2004; Administrative updates July 20, 2010 Revision: July 27, 2015 to allow logo on anchor Revision: July 25, 2018 to allow larger letters for anchor

General Provisions of Uniform Sign Plan for this project	
<ul style="list-style-type: none"> • Design, font and layout of all signs shall be subject to the landlord's approval. • Current Plan supersedes 1990 ordinance in terms of square footage allocation. • Directory ground signs are allowed. 	

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the 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. However, where a previously approved USP 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 USP which lacks specific signage attribute specifications may not be amended to include such specifications unless such amendment is in accord with the currently adopted Sign Ordinance.

A USP may be amended by filing a new sign plan with the Planning Department. Any new or amended USP Plan shall include a schedule for bringing all signs not conforming to the proposed plan into conformance within 90 days. This shall apply to all properties governed by said plan.

Principal Ground Signs - Project Identification	
Quantity:	Two (2)
Location:	At main entranceways to the shopping center, a minimum of 10 feet from the end of the right of way radius
Materials:	<ul style="list-style-type: none"> • Monument – Compatible with the shopping center • Signage – Aluminum panel with vinyl lettering
Size:	<ul style="list-style-type: none"> • Area – 32 square feet per side, 64 square feet total • Height – Maximum of 42 inches • Length – maximum 12 feet
Colors:	Compatible with the shopping center
Illumination:	External illumination with directly focused ground-mounted spotlights
Other:	Copy shall denote only the name of the shopping center

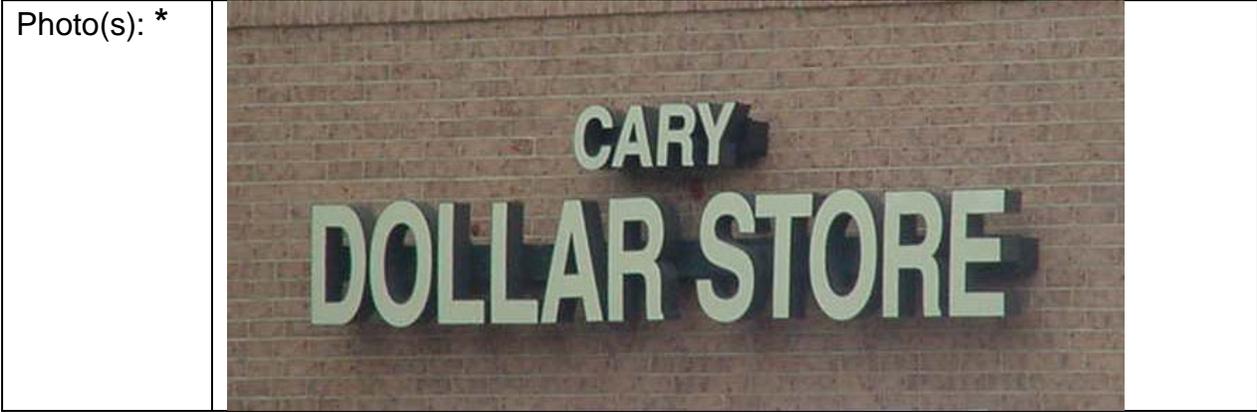
Principal Ground Signs - Project Identification



Wall Signs – Anchor Tenant	
Quantity:	2 per distinct building segment
Location:	Centered on main building segment
Materials:	Individual channel letters with aluminum/steel/polycarbonate returns mounted directly to wall
Size:	250 square feet (maximum)
Colors:	<ul style="list-style-type: none"> • Face – White with perforated vinyl • Returns – black or matching the storefront
Illumination:	Internally illuminated
Other:	Company logo in state or federally trademarked colors is permitted.

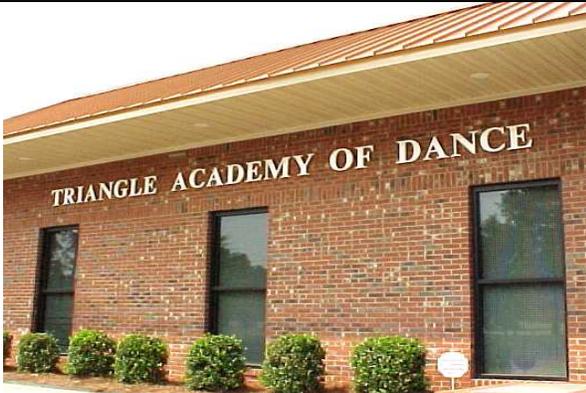
Wall Signs – Jr. Anchor Tenant Type 2	
Quantity:	1 per tenant (additional signs are subject to landlord’s approval)
Location:	In the prescribed signage location above the storefront on the building, as shown on drawings in the Town of Cary file for this project
Materials:	Individual channel letters with 3/16-inch acrylic face with metal back and sidewalls, surface mounted
Size:	<ul style="list-style-type: none"> • Area – 150 square feet • Length – not to exceed 38 feet • Letter/logo height – maximum 48 inches, minimum 24 inches
Colors:	<ul style="list-style-type: none"> • Face – Ivory • Returns – painted medium bronze to match storefronts
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> • Company logo is permitted. Construction of logo to be similar to letters. • Sign text shall be upper case letters.

Wall Signs – Jr. Anchor Tenant Type 2



Wall Signs - Other Tenant Type(s)

Quantity:	1 per tenant (additional signs are subject to landlord's approval)
Location:	<ul style="list-style-type: none"> • In the prescribed signage location above the storefront on the building, as shown on drawings in the Town of Cary file for this project • Centered over tenant space. Placement of signage for tenants with multiple bays is subject to landlord approval.
Materials:	<ul style="list-style-type: none"> • Individual channel letters with 3/16 inch acrylic face with metal back and sidewalls • Letters are to be bottom mounted on a raceway mounted on the wall
Size:	<ul style="list-style-type: none"> • Length – 14 feet of signage per “bay” occupied by the tenant • Area – maximum 30 square feet per “bay” occupied by the tenant • Letter height – maximum 18 inches, minimum 12 inches
Colors:	<ul style="list-style-type: none"> • Face – Ivory • Returns – painted medium bronze to match storefronts • Raceway – painted to match PMS #472U, flat
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> • Content of all signs shall be limited to letters designating the store name, type and specialty. No advertising, symbols, or logos shall be used. • Upper and lower case letters shall be permitted • Typeface - Helvetica
Photo(s): *	

Wall Signs - Outparcel	
Quantity:	Signs shall be permitted on 2 sides of the building
Location:	Not specified
Materials:	Individual letters
Size:	Letter height – maximum 24 inches, minimum 12 inches
Colors:	Ivory or white
Illumination:	Either internally illuminated or non-illuminated
Other:	<ul style="list-style-type: none"> Typeface - Helvetica No ground identification signs shall be permitted on an outparcel
Photos:	
	

Wall Signs - Other (Storefront signs – doors, windows, etc.)	
Quantity:	One (1) per tenant
Location:	Storefront doors, windows, etc. (Per LDO)
Materials:	Vinyl press-on letters
Size:	Letter height – maximum 5 inches, minimum ½ inch
Colors:	White
Illumination:	Non-illuminated
Other:	<ul style="list-style-type: none"> No logos, signs, symbols and/or trademarks will be allowed. Typeface – Helvetica All storefront signage is subject to landlord approval.
Photo(s): *	

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