

**Master Sign Plan (MSP)  
Kildaire Plaza  
87-USP-002**

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

USP identifier:	87-USP-002
Location:	Southeast corner of the intersection of Kildaire Farm Road and Farmington Woods Drive
USP established:	Aug. 27, 1987
Last modified:	<ul style="list-style-type: none"> <li>• July 18, 2012 - General corrections and clarifications, photos added</li> <li>• November 28, 2012 – maximum wall sign height increased to 60” to accommodate 2 rows of text, and sign area increased to 1.25 sq. ft. per linear foot of building frontage.</li> <li>• January 29, 2018 – Minor clerical edits</li> <li>• March 27, 2019 – Increased wall sign height maximum of 72” and wall sign area to 2 SF per linear foot of building frontage.</li> </ul>

**General Provisions of Master Sign Plan for this project**

- Kildaire Plaza is part of the Kildaire Farms Planned Unit Development (PUD.) Sign regulations for this shopping center are separate from the PUD Sign Plan (USP 86-USP-011)

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 Master Sign Plan (MSP) for the property where the sign is located.

In situations where the specifications of a previously approved MSP conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved USP shall control. When a previously approved MSP does not contain specific specifications on signage attributes such as height, colors, placement, etc., then the provisions in the currently adopted Sign Ordinance shall control. Further, a previously approved MSP that 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 USP may be amended by filing a new sign plan with the Planning Department. Any new or amended USP 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.

**Ground Signs - Project Identification**

Quantity:	One (1)
Location:	At the entrance to the project on Kildaire Farm Road
Materials:	<ul style="list-style-type: none"> <li>• Double faced sign</li> <li>• Aluminum face with routed copy</li> <li>• Letters are acrylic with translucent vinyl applied</li> </ul>

<b>Ground Signs - Project Identification</b>	
Size:	42 inches high X 10 feet wide
Colors:	<ul style="list-style-type: none"> <li>• Letters – Calon #68 Rust Brown (translucent vinyl)</li> <li>• Graphic – beige</li> <li>• Background – beige</li> </ul>
Illumination:	Internally illuminated (800 M.A. high output fluorescent), with “halo” lighting effect around copy and graphic
Other:	none
Photo(s): *	

<b>Wall Signs - Tenant Type 1 (Large Stores)</b>	
Quantity:	1 per tenant
Location:	Not specified
Materials:	Individual channel letters
Size:	<ul style="list-style-type: none"> <li>• Area – Maximum 2.0 square feet per linear foot of building frontage</li> <li>• Height – maximum 72 inches</li> <li>• Width – no longer than 1/3 the length of the store</li> <li>• Letter height – maximum 42 inches, minimum 8 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Face – white</li> <li>• Returns – black</li> </ul>
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> <li>• “Large stores” are located south of the angle in the building.</li> <li>• No sign shall have more than 3 lines of text.</li> <li>• Letter style – Helvetica or as approved by the landlord</li> <li>• Pill signs are permitted with landlord approval (white letters with black vinyl background)</li> </ul>

**Wall Signs - Tenant Type 1 (Large Stores)**

Photo(s): \*



**Wall Signs - Other Tenant Type(s) (Shops)**

Quantity:	1 per tenant
Location:	Not specified
Materials:	Individual channel letters
Size:	<ul style="list-style-type: none"> <li>• Area – Maximum 1.25 square feet per linear foot of building frontage</li> <li>• Width – maximum 16 feet</li> <li>• Height – maximum 60 inches</li> <li>• Letter height – maximum 24 inches, minimum 8 inches</li> <li>• Spacing – when 2 lines of text are used, space between the lines shall be no greater than 4 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Face – white</li> <li>• Returns – black</li> <li>• Raceway to match building facade</li> </ul>
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> <li>• “Shops” are located north of the angle in the building.</li> <li>• Letter style – Helvetica or store standard</li> </ul>

**Wall Signs - Other Tenant Type(s) (Shops)**

Photo(s): \*



**Wall Signs - Outparcel**

Quantity:	Per the LDO
Location:	Per the LDO
Materials:	Individual Channel Letters
Size:	Per the LDO
Colors:	<ul style="list-style-type: none"> <li>• White Faces</li> <li>• Black Returns</li> <li>• If a raceway is used, it shall match the building façade color</li> </ul>
Illumination:	Internally illuminated

**Wall Signs - Outparcel**

Other:

The initial MSP application did not include criteria for out-parcels. Previously, signs were approved on a case-by-case basis by Town Council. This sign plan reflects the actual approved signs.

Photo(s): \*



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