

Uniform Sign Plan (USP)

Kroger Plaza

90-USP-007

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:	90-USP-007
Location:	Northwest of the intersection of Kildaire Farm Road and Kilmayne Drive
Date USP established:	1990 or before
Last modified:	August 2, 2004

General Provisions of Uniform Sign Plan for this project	
	<ul style="list-style-type: none"> • The design and location of all signs shall be subject to prior written approval by the Owner. Tenant shall submit detailed sign drawings to the Owner, and no sign shall be installed until the Tenant has obtained written approval from the Owner. • The specifications in this document are derived from a “copy of the ‘Signage’ section of a typical lease for the Kroger Plaza Shopping Center” that was provided to the Town of Cary in November 1990. • The area covered by this USP does not include any outparcels.

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 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:	Not specified
Location:	Not specified
Materials:	Not specified
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	Specifications for ground sign(s) are not included in the Town of Cary file for this project.
Photo(s): *	

Ground Signs - Site/Parcel/Subdivision Identification	
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

Ground Signs - Other	
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

Wall Signs - Tenant Type 1 (Anchor tenant)	
Quantity:	Not specified
Location:	Not specified
Materials:	Not specified
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	Anchor tenants are not addressed separately in the material available in the Town of Cary file for this project.

Wall Signs - Tenant Type 1 (Anchor tenant)

Photo(s): *



Wall Signs - Other Tenant Type(s)	
Quantity:	1 per tenant (corner stores are limited to one sign, and the size is governed by the length of storefront along the side where the sign is to be located)
Location:	Not specified (however, "a junction box will be provided behind the canopy wall and above the canopy soffit")
Materials:	Individual illuminated plastic faced letters that protrude no more than 8 inches from the face of the building.
Size:	<ul style="list-style-type: none"> • Area – 2 square feet for each one lineal foot of store frontage • Length – shall not exceed 60% of the width of the storefront
Colors:	<ul style="list-style-type: none"> • Face – white Rohm & Haas W-7420 • Returns – dark bronze
Illumination:	Internally illuminated
Other:	<ul style="list-style-type: none"> • Wording shall be limited to Tenant's store name and/or trade name. • Logos will be permitted
Photo(s): *	

Wall Signs - Outparcel	
Quantity:	N/A
Location:	N/A
Materials:	N/A
Size:	N/A
Colors:	N/A
Illumination:	N/A
Other:	There are no outparcels in the area covered by this USP.
Photo(s): *	N/A

Wall Signs - Other	
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

Other Signs	
Quantity:	Not specified
Location:	Not specified
Materials:	Not specified
Size:	Not specified
Colors:	Not specified
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Small window signs containing the Tenant's trade name or trade signs may be permitted only upon the written approval of the Owner. • Under canopy signs are not permitted.
Photo(s): *	N/A

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

Further information:	
	Digital images of sign detail documents are available from the Town of Cary Planning Dept.
X	Sign detail documents are not included in the Town of Cary files for this project.