

Uniform Sign Plan (USP) 1140 Kildaire Farm Road 92-USP-001

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:	92-USP-001
Location:	1140 Kildaire Farm Road
Date USP established:	September 1992
Last modified:	August 3, 2004

General Provisions of Uniform Sign Plan for this project

	At the time the sign criteria were established for this project in 1992, the project had several existing signs (the directory ground sign, 2 lighted signs for the bank tenant, and an unlighted sign for the real estate tenant). The sign criteria stated that “existing signs shall be allowed”, and added a lighted wall sign for the real estate tenant, for a total of 3 lighted signs on the building. During site visit July 28, 2004, only two lighted signs were found. One was mounted on the east side of the building, facing Kildaire Farm Rd., and another facing north. Both signs were for ERA Realty and there appeared to be no bank tenant or bank tenant sign.
--	--

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:	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 - 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 (Directory sign)	
Quantity:	1
Location:	In front of the building
Materials:	Double face sign, material not specified
Size:	<ul style="list-style-type: none"> • 7 feet 6 inches (7'6") high X 4 feet 6 inches (4'6") wide • Tenant section/panel – 20 inches high X 4 feet 6 inches (4'6") wide • Letter height – maximum 8 inches, minimum 3 inches • Total height – 10 feet 1 inch (10'1")
Colors:	<ul style="list-style-type: none"> • Copy – white • Background – blue PMS 829 • Cabinet – gray PMS 403
Illumination:	Not specified
Other:	<ul style="list-style-type: none"> • Each tenant is allowed 1 section of the sign on each side • Logos are allowed upon Landlord approval • All designs and letter styles shall be approved by Landlord • Sign was existing as of 1992
Photo(s): *	<i>A sign of this type was not found on January 23, 2006.</i>

Wall Signs - Tenant Type 1 (Lighted wall signs)
--

Wall Signs - Tenant Type 1 (Lighted wall signs)	
Quantity:	3 (Signs 1 and 2 were existing in 1992, Sign 3 was added in 1992).
Location:	<ul style="list-style-type: none"> • Sign 1 – top of building, east side, facing Kildaire Farm Road • Sign 2 – top of building, north side • Sign 3 – east side of building, facing Kildaire Farm Road
Materials:	Channel letters, mig-welded aluminum channels with Plexiglas faces, mounted directly to the building fascia
Size:	<ul style="list-style-type: none"> • Sign 1 – 42 inches high X 32 feet 4 inches (32'4") wide • Sign 2 – 29 inches high X 23 feet 4 inches (23'4") wide • Sign 3 – 24 inches high X 6 feet wide
Colors:	<ul style="list-style-type: none"> • Face – blue (Calon #157) • Returns and trim – white
Illumination:	Internally illuminated with 6500 white neon
Other:	none
Photo(s): *	<p><i>This USP was amended in May 2002. Signs 1 and 2 (for realty tenant) were found during site visit July 28, 2004.</i></p> 

Wall Signs - Other Tenant Type(s) (Unlighted wall signs)	
Quantity:	1 (as was existing in 1992)
Location:	Over tenant entrance at side of building
Materials:	Individual letters
Size:	Not specified
Colors:	Brass
Illumination:	Not illuminated
Other:	none
Photo(s): *	<i>A sign of this type was not found on January 23, 2006.</i>

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:	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.

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.