

Uniform Sign Plan (USP) Millpond Village 00-USP-003

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

USP identifier:	00-USP-003
Location:	Kildaire Farm Road, north west of the intersection with Ten Ten Road
Established:	Nov. 6, 2000
Last modified:	September 8, 2006, January 29, 2009 (added criteria for Logo/Name Directory Signs December 28, 2012 (<i>photos added and updated to allow 1.25 sq. ft.</i>) October 30, 2014 (<i>New Entry Monument Design</i>) November 25, 2014 (<i>Entry Monument Design adjusted</i>) March 3, 2016 (<i>Adjusted number of allowed signs for anchor tenant</i>)

General Provisions of Uniform Sign Plan for this project

All signage drawings shall be submitted to the Property Management Association for approval prior to sign fabrication. No signs shall be installed without approval of the Landlord/Property Management Association and a Town of Cary permit.

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 USP conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Uniform Sign Plan shall control. 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. 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.

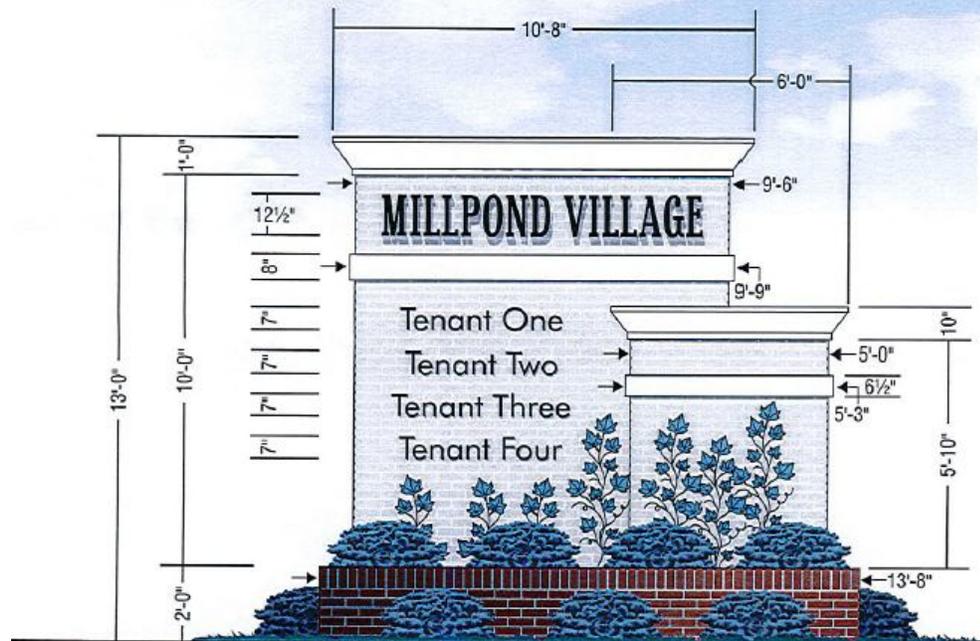
A USP may be amended by filing a new sign plan with the Planning Department. A new or amended USP shall include a schedule for bringing all signs not conforming to the proposed plan into conformance within 90 days.

Entry Monument Alternative to Principal Ground Sign

Quantity:	One (1) at west property entrance near 3434 Kildaire Farm Road
Location:	Intersection of Kildaire Farm Road and Ten Ten Road
Materials:	<ul style="list-style-type: none"> • Primary Copy to be 1 ½" deep reverse-channel, individual aluminum letters mounted on a brick structure • Crown Molding and accent bars constructed of aluminum Secondary Copy to be 0.250 Plate Aluminum Letters mounted with ½" Stand-Offs
Size:	<ul style="list-style-type: none"> • Overall Monument height: 13 feet • Sign area: per LDO • Maximum letter height: 12.5 inches
Colors:	Letters: gloss black Brick: to match building colors Crown molding and accent bars: aluminum finished satin white
Illumination:	External illumination
Other:	none

Entry Monument Alternative to Principal Ground Sign

Image



Architectural Feature

The structure for the previously approved entry feature (*Grist Mill replica*) shall be allowed to remain on the subject property with the signage removed.



Ground Signs – Logo/Name Tenant Directory Signs

Quantity:	Per Land Development Ordinance
Location:	Per LDO: Not less than 50 feet from public ROW
Materials:	Painted Aluminum with reflective vinyl copy
Size:	48" wide X 33" tall X 3-1/4" Deep
Colors:	Text: White Background Colors Mathews 39B-3D to match building
Illumination:	Not illuminated
Other:	Font Style: New Times Roman
Photo(s): *	

Wall Signs - Tenant Type 1 (Anchor Tenant - Supermarket)

Wall Signs - Tenant Type 1 (Anchor Tenant - Supermarket)	
Quantity:	Per LDO (May include a logo)
Location:	On front of building
Materials:	Individual channel letters
Size:	Letter height – 60 inches max Sign area: 1.25 square feet per linear foot of storefront
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – white or deep grey to match facade • Logo – multi-colored (national corporate identification logo)
Illumination:	Internally illuminated letters and logo
Other:	none
Photo(s): *	

Wall Signs - Other Tenant Type(s)	
Quantity:	Not specified
Location:	In “sign zones” as shown on drawings in Town of Cary file for this project
Materials:	<ul style="list-style-type: none"> • Channel letters formed of steel or aluminum side returns, back and trim with porcelain or baked enamel finish, with polycarbonate facing material • Letters mounted on non-illuminated raceway of the same construction as the letter, mounted to the building fascia • Inside channel of letters must be white
Size:	<ul style="list-style-type: none"> • Area – not to exceed 1.25 square feet per linear foot of store frontage • Raceway – maximum 6 inches high, minimum 4½ inches deep to 6 inch maximum depth
Colors: Buildings A, B, C, D, E –	Face: white Returns: to match Matthews Sign Paint 39B-3D (deep gray-beige similar to accent brick) Raceway: to match building surface – Matthews Sign Paint 10A-1A (deep red) to match red brick OR Matthews Sign Paint 47C-1P to match gray-beige stucco or brick

Wall Signs - Other Tenant Type(s)	
Colors Building F	Face : white Returns: to match Matthews Sign Paint 74C-4D (gray-blue similar to storefront framing) Raceway: Matthews Sign Paint 47C-1P to match gray-beige stucco or brick where sign is mounted Trim caps: White or Blue to match returns
Illumination:	Internal illumination provided by white neon type tubing
Other:	<ul style="list-style-type: none"> • Content of all signs shall be limited to trade name, type and specialty only; With Landlord approval, script lines can be used only if it is part of the federally registered logo. • Only nationally recognized logos or trademarks may be used. • Logos must adhere to all size and color criteria • Tenant may select any style lettering for Landlord approval. • Upper and lower case may be used
Photo(s): *	<p><i>Buildings A, B, C, D, E (deep gray-beige returns):</i></p>  <p><i>Building F (gray-blue returns):</i></p> 

Wall Signs - Other Tenant Type(s)



Wall Signs - Outparcel

Quantity:	Per LDO
Location:	Per LDO
Materials:	Not specified
Size:	Per LDO
Colors:	If Illuminated : White Channel Letters If non illuminated then per LDO
Illumination:	Either internal or external per LDO standards



Wall Signs - Outparcel	
Photo(s): *	

Wall Signs – Other (Major Building Identification – Office Building F)	
Quantity:	Two (2)
Location:	<ol style="list-style-type: none"> 1. On upper fascia of the front rotunda 2. Fascia of the rotunda above the main entrance doors
Materials:	<ul style="list-style-type: none"> • Upper sign - Individual channel letters • Lower sign - not specified
Size:	<ul style="list-style-type: none"> • Letter height, upper sign – 24 inches • Letter height, lower sign – 15 inches
Colors:	To match tenant sign letters
Illumination:	Internal illumination
Other:	Text to be building name or major tenant name
Photo	

Wall Signs – Other (Tenant supplementary lettering on doors, windows)	
Quantity:	Not specified
Location:	On doors or window
Materials & Colors	Not specified
Size:	Letter height – maximum 4 inches
Illumination:	Not illuminated
Other:	Rear service doors identified by suite number only
Photo(s): *	

Other Signs (Under Canopy signs)	
Quantity:	One (1) per set of entrance doors to tenant space
Location:	Mounted underneath the arcade canopy at a support closest to the main entrance door to tenant's space.
Materials:	Double-sided metal-faced sign of painted aluminum sheet mounted on a painted aluminum tube frame
Size:	<ul style="list-style-type: none"> • 12 inches high X 24 inches wide • Area – maximum 2 square feet
Colors:	<ul style="list-style-type: none"> • Background – beige to match the building accent brick masonry • Text and border – deep red to match the building face brick
Illumination:	Not illuminated
Other:	Copy limited to the tenant's trading name only
Photo(s): *	

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