

Uniform Sign Plan (USP)

Mayfair Plaza

86-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:	86-USP-001
Location:	Northwest corner of the intersection of Kildaire Farm Road and Maynard Road
Date USP established:	Sept. 11, 1986
Last modified:	August 2, 2004 December 19, 2008 August 28, 2009

General Provisions of Uniform Sign Plan for this project	
	Any revisions to the monument sign will require it to come into compliance with the current LDO architectural compatibility standards. Amended August 28, 2009 to allow federally registered logos in trademarked colors and to allow option for red faces on channel letter signs.

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:	2
Location:	At entrances on Kildaire Farm Rd. & SW Maynard Rd.

Ground Signs - Project Identification	
Materials:	Aluminum extrusion chemically etched, primed, and painted with auto enamel paint. Sign faces top section to be routed out copy backed-up with plastic, backlit fluorescent lighting. The bottom section to be flat lexan with vinyl copy.
Size:	Maximum Height – 42 inches Maximum Width – 8 feet
Colors:	<ul style="list-style-type: none"> Aluminum Extensions – Terra Cotta to match building. Mayfair Plaza text – White 980 Kildaire Farm Road text – White Tenant or Business Owner names - Black
Illumination:	Internally illuminated by fluorescent lamps
Other:	<ul style="list-style-type: none"> Sign may contain no more than eight pieces of information, plus the address name and number. Two pieces of information must read “Mayfair Plaza.” Both sides of the sign must be consistent as to copy, style, and layout Logos and illustrations are not permitted. Letter style for “Mayfair Plaza” – Paramount Italic Letter style for remainder of sign – Flareserif 821BT
Photo(s): *	

Wall Signs - Tenant Type 1 Anchor Tenant	
Quantity:	Per LDO
Location:	Not specified
Materials:	Individual Channel letters

Wall Signs - Tenant Type 1 Anchor Tenant	
Size:	<ul style="list-style-type: none"> • Letter height – maximum 18 inches, minimum 12 inches • Area – 2 square feet of signage for each linear foot of business frontage, with no sign exceeding 10 percent of the first floor wall area.
Colors:	<ul style="list-style-type: none"> • Face – white • Returns – bronze • The Town Council, on Aug. 12, 1992, approved the use of red in the “K-Mart” signage.
Illumination:	13 mm 6500 White Neon Tubing
Other:	The Town Council, on Dec. 10, 1987, approved a different sign type (details not available) for the “Ace Hardware” tenant.
Photo(s): *	

Wall Signs - Tenant Type 1 Anchor Tenant

<p>Photos * (approved exceptions):</p>	
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Wall Signs – In-Line Tenants	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Channel Letters
Size:	Per LDO
Colors:	Red or White Faces with Black Returns
Illumination:	13mm 6500 White Neon Tubing
Other:	Federally registered logos permitted in trademarked colors in accordance with LDO standards.
Photo(s): *	

Wall Signs - Outparcel	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Individual Channel Letters
Size:	Per LDO
Colors:	<p>Illuminated Channel Letters: White, red to (R&H 2283) or burgundy faces Returns: White, red burgundy or dark bronze Burgundy to Match Pantone 484 C</p> <p>Non-Illuminated PVC Letters: Dark Bronze</p>

Wall Signs - Outparcel

Illumination: Internal Illumination
13 mm 6500 White Neon Tubing

Other: none

Photo(s): * *Bronze letters:*



On July 29, 2004 this BB&T sign used burgundy letters with burgundy returns.



* 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.