

**Uniform Sign Plan (USP)
Stonebridge
(Franks Farm PDD)
07-USP-003**

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:	07-USP-003
Location:	SE Quadrant of Kildaire Farm RD & Ten Ten RD
Date USP established:	05/31/2007
Last modified:	February 7, 2008 March 30, 2009 March 11, 2010

General Provisions of Uniform Sign Plan for this project:	
Modified 2/7/08	Landlord supported consistent use of 6500 white, 13mm neon tubing 3mm, 6500 white
3/30/09	Allowed wall sign area for multi-tenant buildings to match current LDO standards.
3/9/2010	Allowed tag lines for wall signs at 20% of allowable sign area. Allowed LED illumination with provision that light output be consistent for similar sign types throughout development.

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 – Primary Single Family Entrance Feature A	
Quantity:	1
Location:	Located off of Kildaire Farm Road (in entrance median; West side of subdivision)

Ground Signs –Commercial Entrance Feature	
Location:	North End of Subdivision
Materials:	Stone faced walls with simulated cast stone sign panel, decorative capping and columns and lanterns
Size:	Sign face per LDO
Colors:	Stone: Chardonnay LedgeStone by cultured stone Cast stone Caps: Salemstone by Motisinger-color "Buff." Letters: Black Metal
Illumination:	1'-10" lanterns affixed to cast stone caps
Other:	
Photo(s): *	<p style="text-align: center;">ELEVATION</p>

Ground Signs – Secondary Commercial Entrance Feature	
Quantity:	1
Location:	Northwest side of subdivision
Materials:	Stone faced columns with decorative capping
Size:	Sign face per LDO
Colors:	Stone: Chardonnay LedgeStone by cultured stone; Cast stone Caps: Salemstone by Motisinger-color "Buff." Letters: Black Metal
Illumination:	External
Other:	
Photo(s): *	

Ground Signs –Primary Multi-Family Entrance Feature

Ground Signs –Primary Multi-Family Entrance Feature	
Quantity:	1
Location:	North End of Subdivision
Materials:	Stone faced walls with simulated cast stone sign panel, decorative capping and columns and lanterns
Size:	Sign face per LDO
Colors:	Stone: Chardonnay LedgeStone by cultured stone Cast stone Caps: Salemstone by Motisinger-color "Buff." Letters: Black Metal
Illumination:	1'-10" lanterns affixed to cast stone caps
Other:	
Photo(s): *	

Wall Signs – Anchor Tenant Over 45,000 Square Feet	
Quantity:	Per Town of Cary LDO
Location:	Storefront. Tenants that are located in an end unit with store front or customer entrance on the side elevation may be allowed a second sign provided minimum placement criteria are met.
Materials:	Tenant signage will consist of individual, welded aluminum letters constructed of .050 edges and .063 back. Signs with acrylic faces shall use 3-16 "flat cut Plexiglas faces retained by 1" Trim Cap. Raceway to be finished with Polyurethane coating to match storefront wall color (matte finish).
Size:	Per LDO
Colors:	Plexiglas Face Colors: White Acrylic to be Lexan 7328, Green Acrylic to match PMS 3415, and Red Acrylic to match PMS 185 with 1/8" thick face Opaque aluminum faced reverse channel letters: White Acrylic to be Lexan 7328, Green Acrylic to match PMS 3415, and Red Acrylic to match PMA 185 Returns and Trim: White to match Lexan 7328, Green to match PMS 3415, Bronze and Black to match Pantone DS 325-1C. Signage Raceway: Match color of wall (stucco or brick). All sign supports shall be painted to match the raceway.

Wall Signs – Anchor Tenant Over 45,000 Square Feet	
<p>Illumination:</p>	<p>All wall-mounted signage will be internally illuminated consisting of aluminum, channel letters with plastic faces. Illumination shall be white 6500, single stroke, 13 mm neon tubing, or LED provided the light intensity is consistent throughout the development.</p> <p>For logo cabinets: All fluorescent lamps to be 800 mA with corresponding ballasts.</p>
<p>Other:</p>	<p>Tag lines are permitted for up to 20% of the allowable sign area. Tag line color shall be a white background with Duranodic Bronze letters or in colors that match the letters of the main sign. Tag lines shall match channel letter construction in terms of materials, color and method of illumination.</p>
<p>Photo(s): *</p>	

Wall Signs - Other Tenant Type(s): Sign B (Tenant Storefront and Rear Wall Identification Signs)	
<p>Quantity:</p>	<p>Per Town of Cary LDO</p>
<p>Location:</p>	<p>Storefront and/or rear of individual tenant spaces provided minimum placement and size criteria are met.</p>
<p>Materials:</p>	<p>Tenant signage will consist of individual, welded aluminum letters constructed of .050 edges and .063 back. Signs with acrylic faces shall use 3-16 “flat cut Plexiglas faces retained by 1” Trim Cap. Raceway to be finished with Polyurethane coating to match storefront wall color (matte finish).</p>
<p>Size:</p>	<p>Shop Tenant: Less than 8,000 Sq. Ft. Maximum letter height: 30”, maximum logo area: must be located within allowable sign band.</p> <p>Freestanding Retail Tenant: Less than 25,000 sq. ft. Maximum letter height: 36” Maximum Logo Area: Shall meet all Town of Cary Ordinances as stipulated in Chapter 9</p>
<p>Colors:</p>	<p>Plexiglas Face Colors: White Acrylic to be Lexan 7328, Green Acrylic to match PMS 3415, and Red Acrylic to match PMA 185 with 1/8” thick face</p> <p>Opaque aluminum faced reverse channel letters: White Acrylic to be Lexan 7328, Green Acrylic to match PMS 3415, and Red Acrylic to match PMS 185</p> <p>Returns and Trim: White to match Lexan 7328, Green to match PMS 3415, Bronze and Black to match Pantone DS 325-1C.</p> <p>Signage Raceway: Match color of wall (stucco or brick). All sign supports shall be painted to match the raceway.</p>

Wall Signs - Other Tenant Type(s): Sign B (Tenant Storefront and Rear Wall Identification Signs)	
<p>Illumination:</p>	<p>All wall-mounted signage will be internally illuminated consisting of aluminum, channel letters with plastic faces. Illumination shall be white 6500, single stroke, 13 mm neon tubing or LED provided the light intensity is consistent throughout the development.</p> <p>For logo cabinets: All fluorescent lamps to be 800 mA with corresponding ballasts.</p>
<p>Other:</p>	<p>All wall-mounted signage that consists of letters that are 30" high or larger shall be individually mounted to the wall. Any wall mounted signage smaller than 30" shall be mounted on an aluminum raceway to storefront smaller than 30" shall be mounted in an aluminum raceway to storefront wall. The raceways shall be painted to match the storefront wall color. Logotype copy of tenants will reflect their individual trade style (font) in conformance with the size, area, and construction specifications as well as colors that are part of the USP herein specified.</p> <p>Where tenants do not have a registered logo/font, the font shall be Helvetica Other fonts may be allowed on a case by case basis with landlord's approval.</p>
<p>Tag Lines</p>	<p>Tag lines are permitted for up to 20% of the allowable sign area. Tag line color shall be a white background with Duranodic Bronze letters or in colors that match the letters of the main sign. Tag lines shall match channel letter construction in terms of materials, color and method of illumination.</p>
<p>Photo(s): *</p>	

Wall Signs – Tenant Window Signage	
<p>Quantity:</p>	<p>N/A</p>

Wall Signs – Tenant Window Signage	
Location:	<p>Note: Address posting is regulated by the Fire Department and they have the authority to require additional or alternate Address signage if deemed necessary.</p> <p>Address signage shall be centered on glass area above front entry doors.</p> <p>Secondary window signing, consisting of white vinyl letters not exceeding 8” in height, may be permitted along the top and/or bottom of the storefront glass windows. No tenant signage will be allowed on the lower storefront wall or on the glass areas other than noted above.</p>
Materials:	Address signage shall consist of 6” white vinyl letters [3M#3650], centered on glass area above front entry doors.
Size:	<p>Address Signage: 6” high white vinyl letters</p> <p>Secondary window signing: not to exceed 8” in height (Also, per LDO window signs other than address numbers may not exceed 25% of the glass area.)</p>
Colors:	White vinyl [3M#3650]
Illumination:	N/A
Other:	Preferred Font: Helvetica Medium
Photo(s): *	

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