

Uniform Sign Plan (USP) Shoppes of Kildaire 85-USP-005

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

USP identifier:	85-USP-005
Location:	Northeast corner of the intersection of Kildaire Farm Road and SW Cary Parkway
USP established:	Aug. 22, 1985
Last modified:	March 20, 2007 August 6, 2008 December 20, 2012- Photos Updated February 3, 2015 (Sign area increased to match Land Development Ordinance (LDO)) October 19, 2015 (Removed requirement that logo height not exceed the letter height) March 23, 2016 (Administrative updates, removed opaque requirement for internally illuminated letters and clarified letter depth and raceway dimensions) March 7, 2018 (Revise ground sign requirements to allow entry monument)

General Provisions of Uniform Sign Plan for this project

- Shoppes of Kildaire is within Kildaire Farms Planned Development District (PDD).
- Signage for out-parcels was not included in the original USP for the Shoppes of Kildaire, but was approved on a case-by-case basis by the Town Council. If out-parcels modify their current sign design, they must come comply with Uniform Sign Plan for Shoppes of Kildaire.
- The character, design, and layout of all signs shall be reviewed and approved by the landlord prior to fabrication and installation. The Landlord's signature is required on all drawings submitted to the Town of Cary for permits.
- Sign Type shall be "Serif" or "Sanserif." Other type styles are allowed, upon landlord approval.

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 USP 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 that 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 USP may be amended by filing a new sign plan with the Planning Department. Any new or amended USP (including those for planned unit developments) shall include a schedule for bringing all non conforming signs into conformance within 90 days. This shall apply to all properties governed by said plan.

Entry Monument - Project Identification

Quantity:	Per LDO
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Entry Monument - Project Identification	
Location:	At principal entrances to the development along Kildaire Farm Road and SW Cary Parkway in accordance with the LDO.
Materials:	Monument: Brick and Block, Aluminum and Vinyl
Size:	Monument Height: Not to exceed 14' Sign area: Not to exceed 50 SF from any vantage point Shoppes at Kildaire Text: Not to exceed 12" Tenant Panels: Not to exceed 15" in height Tenant Copy: Not to exceed 5"
Colors:	Monument: Beige, Brick & Dark Bronze; Tenant Panels: Black Tenant Copy: White
Illumination:	External illumination only
Photo(s): *	

Ground Signs – Directory Signs	
Quantity:	At principal intersections or entrances
Location:	50 feet from public right of way
Materials:	Architecturally compatible with principal ground sign.
Size:	Per Town of Cary LDO
Colors:	Background: Black Text and Logo: White
Illumination:	Non-illuminated
Photo(s): *	

Wall Signs – Tenant Type 1 (Tenants with storefronts greater than 30')	
Quantity:	One (1) per tenant, except tenants on a corner, with two (2) outside entrances, may be allowed two (2) wall signs.
Location:	On face of building centered horizontally and vertically on the individual elevation
Materials:	Single channel letters, aluminum returns and Plexiglas faces, on aluminum raceways

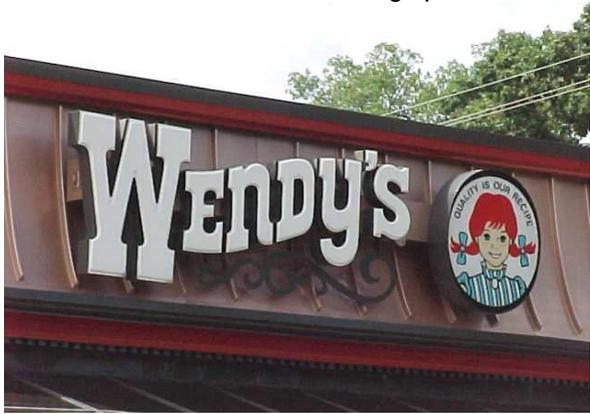
Wall Signs – Tenant Type 1 (Tenants with storefronts greater than 30’)	
Illumination:	Internal illumination, to match 13mm 4500 white neon or neon-style
Colors:	Face: Plexiglas white #3015 with Trim Caps: Either white or dark bronze Returns: Dark Bronze #313 Raceway: Dark bronze, or to match building façade
Size:	Area: Two (2) square feet per linear foot for store frontage (based on the store frontage of the main, front façade) Length & Height: Per landlord approval Logos: Federal or state registered logos using colors which differ from the USP requirements are limited to 20% of the allowable sign area. Letter depth: Range 4” to 6” Raceway: Range 4” to 6” high x 4” to 6” deep
Other:	<ul style="list-style-type: none"> • Copy may consist of 1 or 2 lines. • Letter style – Serif or Sanserif; other type styles are allowed, upon landlord approval • Corporate logos and type style are allowed upon landlord approval • Tag lines permitted in combinations of bronze and white, with landlord’s approval.
Photo(s): *	

Wall Signs-Tenant Type 2 (Tenants with storefronts less than 30’)	
Quantity:	One (1) per tenant, except tenants on a corner, with two (2) outside entrances, will be allowed two (2) wall signs.
Location:	On face of building centered horizontally and vertically on the individual elevation
Materials:	Single channel letters, aluminum returns and Plexiglas faces; on aluminum raceways
Colors:	Face: Plexiglas white #3015 Trim Caps: Either white or dark bronze Returns: Dark Bronze #313 Raceway: color to be dark bronze, or to match building façade

Wall Signs-Tenant Type 2 (Tenants with storefronts less than 30')	
Size:	<p>Area: Two (2) square feet per linear foot of store frontage (based on main, front facade)</p> <p>Length & height: Per landlord approval</p> <p>Logos: Federal or state registered logos using colors which differ from the USP requirements are limited to 20% of the allowable sign area.</p> <p>Letter depth: Range 4" to 6"</p> <p>Raceway: Range 4" to 6" high x 4" to 6" deep</p>
Illumination:	Internal illumination, 13mm 4500 white
Other:	<ul style="list-style-type: none"> • Copy shall consist of 1 or 2 lines. • Letter style – Serif or Sanserif; other type styles are allowed, upon landlord approval • Corporate logos and type style are allowed with approval of the landlord and Town of Cary • Tag lines permitted in combinations of bronze and white, with landlord's approval.
Photo(s): *	
	

Wall Signs - Outparcel

Wall Signs - Outparcel	
Quantity:	Per LDO Two (exceptions listed below) On August 22, 1985, the Town Council allowed only one wall sign for the second out-parcel from the south (*Applebee's Restaurant in 1985, and continues as Applebee's in 2006). The sign would face Kildaire Farm Road. In 1986 and 1982, the Town Council allowed 2 signs for the fourth out-parcel from the south (<i>this was a bank in 1986 and a restaurant in 2006</i>). When the USP for the in-line tenants was amended in 2007; the criteria for the existing out-parcel signs was noted.
Location:	Per LDO
Materials:	Channel Letters Logos Permitted with cabinets per LDO
Size:	Two square feet for each linear foot of building frontage.
Colors:	White Faces Returns: black, bronze or to match a significant color found in the approved site plan for the individual parcel.
Illumination:	Internal Illumination
Other:	Signage for out-parcels was not included in the original USP but was approved on a case-by-case basis by the Town Council in the 1980's. Tag lines permitted in combinations of bronze and white, with landlord's approval.
Photo * Out-parcel 2:	<i>Returns are dark bronze in the sign pictured:</i> 

Wall Signs - Outparcel	
Photo * Outparcel 4:	Returns are dark bronze in the sign pictured: 

Other Signs (Under canopy signs)	
Quantity:	1 per tenant
Location:	Centered in lease area, suspended 12" below canopy ceiling
Materials:	.090 aluminum panel suspended by 1" round aluminum tubes
Size:	10" high x 48" wide, with full 5" radius ends Panel 1" deep Letter height: 1 line of copy—max. 4" and 2.5", upper and lower case letters respectively Letter height: 2 lines of copy—max. 3" and 1.75", upper and lower case letters respectively
Colors:	Letters: white Background: dark bronze #313 Suspension Tubes: dark bronze #313
Illumination:	Non-illuminated
Other:	Text shall be 1 or 2 lines The content of signs shall be limited to letters designating the store name, type, and specialty. No advertising devices, symbols, or logos other than the store name shall be used without approval of the landlord.
Photo(s): *	

Other Signs (Storefront window signs)	
Quantity:	1 per tenant
Materials:	Not specified
Size:	Letter height – maximum 3". Not to exceed 25% of glass area
Colors:	Not specified
Illumination:	None
Other:	Signs, symbols and/or trademarks must have preliminary approval of Landlord

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