

**Uniform Sign Plan (USP)  
Shannon Oaks  
93-USP-004**

*These guidelines are published for informational purposes. A sign permit application must be submitted and a permit issued prior to installation of a sign.*

USP identifier:	93-USP-004
Location:	Northwest corner of Kildaire Farm Road and SW Cary Parkway
Date USP established:	Aug. 4, 1993
Last modified:	March 29, 2005, March 4, 2008, December 15, 2010 August 29, 2014, August 10, 2015

<b>General Provisions of Uniform Sign Plan (USP)</b>	
<ul style="list-style-type: none"> <li>• On light brick, mixed-use buildings, wall sign uniformity is created by the use of black backgrounds with gold lettering and accents. The center is designed to create a variety of building "looks", so different designs and letter styles are allowed in signs, but within the established size, color, and material requirements.</li> <li>• Illuminated sign for Chili's was approved by Town Council in 1993. USP was modified in March 2005 to allow both restaurants on the site similar sign opportunities.</li> <li>• 2010 Amendment allowed an alternate sign type for the two story office building.</li> </ul>	

**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, 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 into conformance, within 90 days, all signs not conforming to the proposed plan. This shall apply to all properties governed by said plan.**

<b>Ground Signs - Project Identification</b>	
Quantity:	Two (Per LDO)
Location:	At intersection of Kildaire Farm Road and Shannon Oaks Drive and Kildaire Farm Road and Cary Parkway
Materials:	Brick foundation, aluminum frame, routed stucco faces
Size:	<ul style="list-style-type: none"> <li>• Three feet by ten feet</li> <li>• Not to exceed 42" in height</li> </ul>

<b>Ground Signs - Project Identification</b>	
Colors:	<ul style="list-style-type: none"> <li>Ivory text</li> <li>Black background</li> </ul>
Illumination:	Internal Illumination
Other:	<ul style="list-style-type: none"> <li>Double-sided sign</li> </ul>
Photo(s): *	

<b>Ground Signs – Directory Signs</b>	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Not specified
Size:	Per LDO
Colors:	Not specified
Illumination:	External Only
Photo(s): *	N/A

<b>Wall Signs - Tenant Type 1 (All tenants in light brick multi-tenant buildings - Panel Sign)</b>	
Quantity:	One per tenant with one storefront Two per tenant with two storefronts
Location:	Per LDO
Materials:	Wood, 1 inch thick with 3 inch thick edge banding (maximum)
Size:	Area - shall not exceed 1.5 square foot of signage for each linear foot of tenant frontage
Colors:	<ul style="list-style-type: none"> <li>Background - black</li> <li>Letters and edging - gold</li> <li>Logo - black or gold</li> </ul>
Illumination:	Small incandescent spot lights over the sign
Other:	<ul style="list-style-type: none"> <li>Letter style - tenant's choice for font</li> <li>Logo - allowed, to be placed on left side of sign copy</li> </ul>

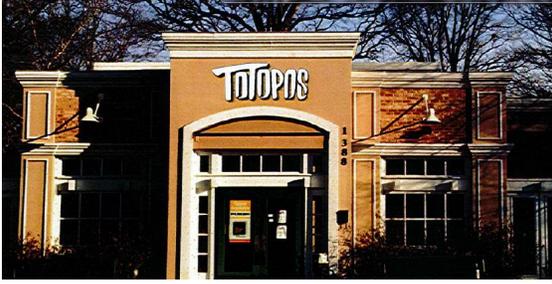
**Wall Signs - Tenant Type 1 (All tenants in light brick multi-tenant buildings - Panel Sign)**

Photo(s): *	
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**Wall Signs - Other Tenant Type(s) (All tenants in light brick multi-tenant buildings -- Plaque Sign)**

Quantity:	One (1) (may be in addition to main wall sign; however, note that the maximum number of signs per tenant is limited by the Land Development Ordinance.)
Location:	Not specified
Materials:	Same material as wall sign
Size:	<ul style="list-style-type: none"> <li>• Combined area of <b>all</b> wall signs for the tenant shall not exceed 1.5 sq. ft. of signage per linear foot of tenant frontage</li> <li>• Height - maximum 3 feet</li> <li>• Width - maximum 2 feet</li> <li>• Height of bottom of sign above sidewalk - 5 feet</li> </ul>
Colors:	Same color combination as main wall sign
Illumination:	Small incandescent spot lights over the sign
Other:	<ul style="list-style-type: none"> <li>• Same design as wall sign</li> <li>• Logo - allowed, to be placed at bottom of sign</li> </ul>

Photo(s): *	
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<b>Wall Signs – Out-parcels</b>	
Quantity:	Per LDO
Location:	One on east elevation (facing Kildaire Farm Rd) One on elevation internal to project (over building entry facing Shannon Oaks Circle)
Materials:	<ul style="list-style-type: none"> <li>• East elevation - wood, as for panel signs described above <u>or</u> white, non-illuminated PVC</li> <li>• Store Front elevation – Channel Letters with finished aluminum frame with plastic or acrylic face</li> </ul>
Size:	<ul style="list-style-type: none"> <li>• East elevation – Carved Panel 3 feet high X 12 feet wide</li> <li>• East elevation – PVC Letters Maximum height 32”</li> <li>• Project elevation: Not to exceed remaining square footage</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• East elevation - black background with gold letters and edging, as for tenant panel signs described above</li> <li>• Project elevation - black aluminum frame with burgundy plastic face. PMS 188 C</li> <li>• Returns: Black</li> <li>• Raceway: Black</li> <li>• Trim Caps: Gold</li> </ul>
Illumination:	<ul style="list-style-type: none"> <li>• East elevation - small incandescent spot lights over the sign, as for tenant panel signs described above</li> <li>• Chili’s - internally illuminated</li> </ul>
Other:	Sign on internal elevation was proposed to match the sign design of a competing restaurant across the street. Illuminated signs are only allowed if out-parcel is occupied by a single tenant.
Photo(s): *	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  </div> <div style="text-align: center;"> <p><i>east elevation elevation</i></p>  <p><i>project</i></p> </div> </div>

<b>Wall Signs – Two Story Office Building</b>	
Quantity:	N/A
Location:	Per LDO
Materials:	Channel Letters with Aluminum Raceway and returns and Plexiglas faces
Size:	Minimum height:12”; maximum height: 30”

<b>Wall Signs – Two Story Office Building</b>	
Colors:	Red (PMS 188C), White or Black Letter faces Raceway to match building color
Illumination:	Internal illumination with LED lighting
Other:	N/A
Photo(s): * No signs on building at time of photo (12/15/2010)	

<b>Tenant address numbers</b>	
Color and Materials	Brass requested by Landlord; Note color must be in contrast to background as directed by Fire Department
Conditions regarding building number size and placement are subject to approval by the Cary Fire Department and do not require a sign permit.	

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