

## Uniform Sign Plan (USP) Saltbox Village 86-USP-010

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

USP identifier:	86-USP-010
Location:	Northeast corner of intersection of Kildaire Farm Road and High Meadow Drive
USP established:	May 29, 1986
Last modified:	August 2, 2004; November 13, 2008 December 14, 2009 (photos added) January 31, 2013 – format change to document & verification that logos are allowed with landlord approval July 7, 2014 – Increased allowed wall sign area

### General Provisions for this Uniform Sign Plan

- Saltbox Village is part of the Kildaire Farms Planned Unit Development (PUD), but has individual sign criteria.
- Signage for the out-parcel was approved separately by the Town Council and was not included in the original USP for Saltbox Village. Current Out-parcel signs comply with LDO regulations by using colors found in the approved site plan.
- This project has also been known as “Kildaire Square” and “Market Square”.

A sign may be erected, placed, established, painted, created or maintained in the Town of Cary only in conformance with the 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 Uniform Sign Plan does not contain 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 USP which lacks 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. Any new or amended USP shall include a schedule for bringing all signs not conforming to the proposed plan into conformance within 90 days. This shall apply to all properties governed by said plan.

### Ground Signs - Project Identification

Quantity:	One
Location:	Per LDO
Materials & Size	Per LDO
Colors:	White Background with Black Text; Brick columns to match principal buildings
Illumination:	External illumination
Other:	<i>A ground sign was approved by Town Council on March 12, 1987. Revisions per LDO were allowed in 2008.</i>

**Ground Signs - Project Identification**

Photo(s): \*



**Wall Signs - Tenant Type 1 (Major Anchor Tenant with 75 linear feet or more of store frontage)**

Quantity:	Per LDO
Location:	Per LDO
Materials:	Aluminum channel letters with translucent Plexiglas faces. Raceway to be finished with Polyurethane coating to match storefront wall color
Size:	<ul style="list-style-type: none"> <li>• 1.5 square feet of sign area per each foot of store frontage</li> <li>• Signs shall not project more than 12 inches from face of wall</li> <li>• Letters shall be constructed of .040 edges and .080 backs Faces shall use 1/8 inch flat cut Plexiglas faces retained by 3/4 inch trim cap</li> <li>• Minimum letter height 10 inches</li> <li>• Maximum letter height 18 inches</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• White Faces (RH #7328)</li> <li>• Black Returns &amp; Trim Caps</li> <li>• Raceway shall match color of wall.</li> <li>• All sign supports shall be painted to match the raceway</li> <li>• Logos with landlord approval and per LDO</li> </ul>
Illumination:	Internal Illumination with LED
Photos:	

**Wall Signs - Tenant Type 2 (Applies to Junior Tenants with 30 or more linear feet of store frontage or Second Option for Major Anchor Tenant)**

Quantity:	Per LDO
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<b>Wall Signs - Tenant Type 2 (Applies to Junior Tenants with 30 or more linear feet of store frontage or Second Option for Major Anchor Tenant)</b>	
Location:	Per LDO
Materials:	Panel sign with smooth background and painted copy
Size:	Overall signage area allowed at 1.5 X the linear footage of the storefront Existing signs: <ul style="list-style-type: none"> <li>• 4 feet 6 inches (4'6") high X 16 feet wide</li> <li>• Letter height: 18 inches maximum, 3 inches minimum</li> <li>• Letter stroke – 2 ½ inches wide</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Letters – green (this was the color originally approved for the “Fresh Market” tenant; other tenant signs in the project use black or white letters)</li> <li>• Background – white to match wood siding on building</li> <li>• Logos allowed with landlord approval and per LDO</li> </ul>
Illumination:	Externally lit
Photo(s): *	

<b>Wall Signs Tenant Type 3 Junior Anchor Tenants with more than 30 Linear Feet of store front and siding façade</b>	
Quantity:	One
Location:	Not specified
Materials:	Aluminum panel sign with smooth background Vinyl letters py
Size:	2” deep “pan” sign Overall signage area allowed at 1.5 X the linear footage of the storefront Existing signs: 24” tall X 120” in length Letter Height 15” Maximum 3” Minimum
Colors:	<ul style="list-style-type: none"> <li>• Letters –Black</li> <li>• Background – white to match wood siding on building</li> </ul>
Illumination:	Externally lit

**Wall Signs Tenant Type 3 Junior Anchor Tenants with more than 30 Linear Feet of store front and siding façade**

Other:	<ul style="list-style-type: none"> <li>• Letter style – tenant’s option with prior approval by Landlord</li> </ul>
Photo(s): *	

**Wall Signs - Tenant Type 4 Shops less than 20 feet wide**

Quantity:	Per LDO
Location:	Not specified
Materials:	Panel sign with smooth background and painted copy
Size:	<ul style="list-style-type: none"> <li>• 2 feet high X 8 feet wide</li> <li>• Letter height – 15 inches</li> <li>• Letter stroke – 2 inches wide</li> </ul>
Colors:	<ul style="list-style-type: none"> <li>• Letters – black</li> <li>• Background – white to match wood siding on building</li> </ul>
Illumination:	Externally lit
Other:	<ul style="list-style-type: none"> <li>• Letter style and use of logos – tenant’s option with prior approval by Landlord</li> </ul>
Photo(s): *	

**Wall Signs - Outparcel**

Quantity, Location: Materials, Size & Color Illumination:	All regulated by colors in approved site plan and per standards in Cary’s LDO
Photo(s): *	

<b>Under Canopy Signs</b>	
Quantity:	One per tenant space
Location:	Per LDO
Materials:	Fabric
Size:	Per LDO
Colors:	Black background with white letters
Illumination:	Non-illuminated
Other:	Requires prior approval by landlord and/or building owner's association.
Photo(s): *	

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