

**Master Sign Plan (MSP)
Chatham Village
16-MSP-001**

An approved sign permit is required prior to installation of any wall or ground sign.

Location:	832, 836 and 840 East Chatham Street
MSP established:	September 8, 2016 September 27, 2016 (corrections to size allowance)

General Provisions of Master Sign Plan	
All sign renderings must be submitted to and approved by the landlord prior to being submitted to the Town of Cary for review. The Chatham Village Master Sign Plan is divided into separate areas; retail shops and outparcels. Federal or state registered logos and or trademarks are permitted within the size limits of Cary's Land Development Ordinance (LDO).	

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 Master Sign Plan (MSP) for the property where the sign is located.

When specifications of a previously approved MSP conflict with the currently adopted sign ordinance provisions, then the specifications in the approved MSP shall control. When a previously approved MSP 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 MSP which lacks specific signage attribute specifications may not be amended to include such specifications unless such amendment is in accord with the currently adopted sign ordinance.

A MSP may be amended by filing a new sign plan with the Planning Department. Any new or amended sign plan 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.

Principal Ground Sign	
Quantity:	One
Location:	At the main entrance to the site
Materials:	Brick Base (Either #206 Lee Brick or 0.75 Greystone by Palmetto, or similar color). Aluminum cabinet painted to match building colors Routed aluminum header with name of shopping center "Chatham Village" Copy on tenant panels backed with acrylic; Backgrounds shall be opaque
Size:	Overall copy area limited to 32 square feet per side of sign Overall height not to exceed 54"
Colors:	Background of cabinet to match color in exterior building architecture Black or White text
Illumination:	Internal illumination of text only with LED or T-12 fluorescent lamps
Other:	Displays the name "Chatham Village" prominently at the top of the sign and may accommodate up to eight (8) tenant names
Images	

In-Line Tenant Wall Signs	
Quantity:	One per storefront, per tenant If a tenant is located at the end of the building, they may be permitted a second sign as allowed by the LDO
Location	Front building elevation above main entry doors. Side elevation (for end/corner tenants) above windows or side entry door, provided maximum allowed square footage per Town's LDO is not exceeded.
Materials:	Aluminum channel letters with acrylic faces Aluminum raceway Optional: Aluminum backer panel behind channel letters to hide raceway.
Size:	1.8 square feet for each linear foot of building frontage; Sign length not to exceed 80% of the tenant's storefront length. Channel Letter Return Depth: 5 inches
Colors:	Faces: White Returns: Black Raceways or backer panels: Painted to match the building façade or black State or Federally registered logos allowed in their trademarked or registered colors at up to 20% of the allowed sign area.
Illumination:	Internally illuminated Light levels for all illuminated signs shall be consistent.
Other:	
Images	

Out-Parcel Wall Signs	
Quantity:	Three per building
Location	Per LDO
Materials:	Aluminum channel letters with acrylic faces and aluminum raceways
Size:	Maximum 1.8 Square feet for each linear foot of building frontage. Sign Length not to exceed 80% of the tenant's storefront.

Out-Parcel Wall Signs	
Colors:	<p>Faces: Red to match color found in approved site plan for building façade (Acrylic 2793 or PMS 186) or White</p> <p>Returns: Red (if red faces are used) or Black</p>
Illumination:	<p>Internally illuminated</p> <p>Light levels for all illuminated signs shall be consistent.</p>
Other:	<p>Copy shall be only the name of the tenant.</p> <p>Federal or State registered logos shall be allowed. The height of the logo may not exceed the height of the sign copy. The graphic portion of the logo may be installed with original colors, but the main copy shall adhere to the sign colors noted above.</p> <p>Outparcels may be allowed ground signs only if the Town of Cary LDO allows them.</p>
Images	
Images	

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