

# Master Sign Plan (MSP) Brook Arbor Apartments 97-USP-001

*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.*

MSP identifier:	97-USP-001
Location:	Northeast corner of the intersection of NC Highway 55 and Edgemore Avenue (about ½ mile north of High House Road)
Date USP established:	April 4, 1997
Last modified:	August 11, 2004 May 6, 2019 <ul style="list-style-type: none"> <li>• New Color Palette</li> <li>• Change in signage material</li> </ul>

<b>General Provisions of Uniform Sign Plan for this project</b>	
	<p>Colors Allowed:</p> <ul style="list-style-type: none"> <li>• White</li> <li>• PMS 2373 (Ash)</li> <li>• PMS 299C (Sky)</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 Master Sign Plan (MSP) for the property where the sign is located.**

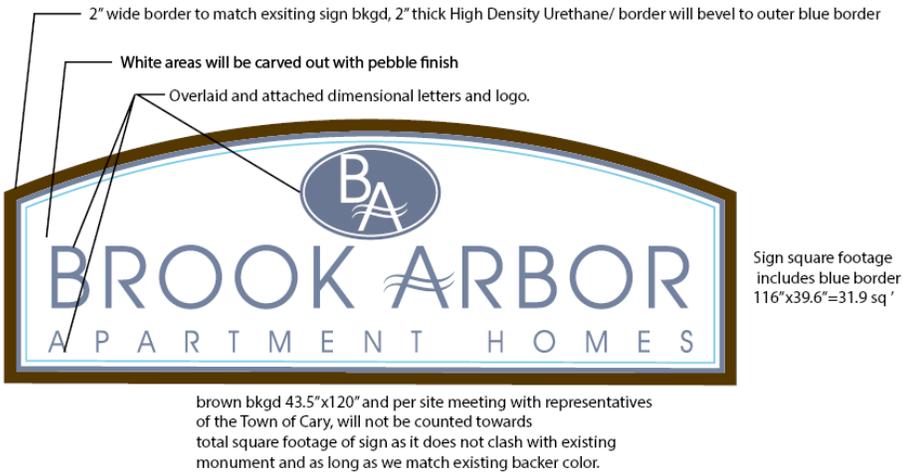
**In situations where the specifications of a previously approved Master Sign Plan conflict with the currently adopted Sign Ordinance provisions, then the specifications in the approved Master Sign Plan shall control. Where a previously approved Master Sign Plan does not contain specific specifications 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 Master 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 Master Sign Plan may be amended by filing a new sign plan with the Planning Department. Any new or amended Master 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 - Project Identification**

Quantity:	2
Location:	On either side of the entrance (NC 55 and Edgemore)
Materials:	2 inch thick high density urethane
Size:	39.6" high x 116" wide
Colors:	• White background with PMS 2373 and PMS 299C lettering
Illumination:	Exterior Ground Lighting
Other:	none

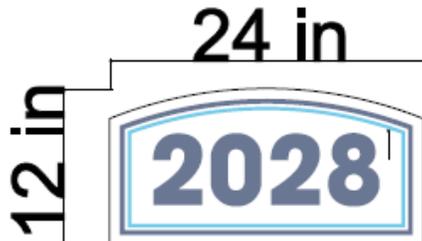
Photo(s): \*

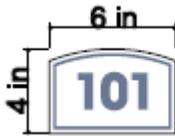


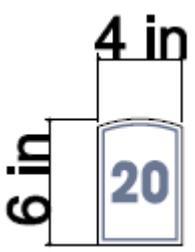
**Ground Signs – Other (Leasing Office)**

<b>Ground Signs – Other (Leasing Office)</b>	
Quantity:	1
Location:	In front of Leasing Office
Materials:	1" thick PVC
Size:	42" high x 46" wide
Colors:	• White, PMS 2373, PMS 299C
Illumination:	None
Other:	none
Photo(s): *	 <p style="text-align: center;"><b>46 in</b></p> <p style="text-align: center;"><b>42 in</b></p> <p style="text-align: center;"><b>QTY 1</b> <b>(3" Double Post)</b></p>

<b>Ground Signs - Other (Directional signs)</b>	
Quantity:	24
Location:	Not specified
Materials:	1" thick PVC
Size:	Varies, see document at end of MSP
Colors:	White, PMS 2373, PMS 299C
Illumination:	None
Other:	An area larger than 2 square feet was approved for the directional signs to allow for better visibility and to accommodate the amount of verbiage needed on the signs.
Photo(s): *	

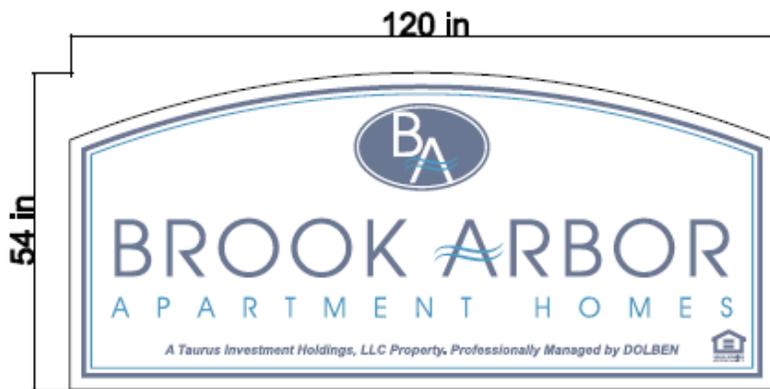
<b>Wall Signs - Individual Building Identification</b>	
Quantity:	10
Location:	Not specified
Materials:	1" Thick PVC
Size:	12" high x 24" wide
Colors:	White, PMS 2373, PMS 299C
Illumination:	None
Other:	Not specified
Photo(s): *	

<b>Wall Signs - Garage Identification</b>	
Quantity:	34
Location:	Not specified
Materials:	1" Thick PVC
Size:	6" high x 4" wide
Colors:	White, PMS 2373, PMS 299C
Illumination:	None
Other:	Not specified
Photo(s): *	

<b>Wall Signs – Apartment Identification</b>	
Quantity:	410
Location:	Not specified
Materials:	1" Thick PVC
Size:	4" high x 6" wide
Colors:	White, PMS 2373, PMS 299C
Illumination:	None
Other:	Not specified
Photo(s): *	 <p>The diagram shows a rectangular sign with a height of 4 inches and a width of 6 inches. The sign is divided into two sections: a top section with a rounded top containing the number '20', and a bottom section containing the number '20'.</p>

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

<b>Further information:</b>	
X	Digital images of sign detail documents are available from the Town of Cary Planning Dept.
	Sign detail documents are not included in the Town of Cary files for this project.



QTY 2



QTY 17  
(Building Numbers)



QTY 436  
(Unit & Garage Numbers)



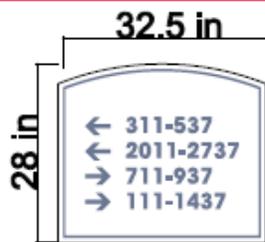
QTY 1



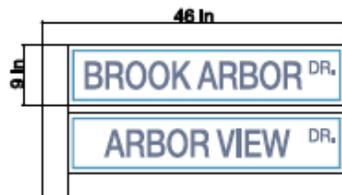
QTY 1  
(Polymetal)



QTY 1  
(3" Double Post)



QTY 1



QTY 2

QTY 1

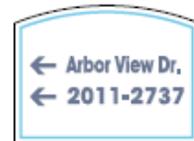
(All other sign 2" or 3" Single Post)



QTY 1



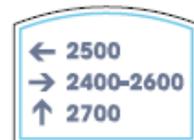
QTY 1



QTY 1



QTY 1



QTY 1



QTY 1



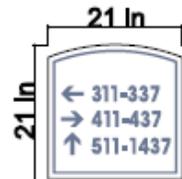
QTY 4



QTY 4



QTY 3



QTY 1