

Master Sign Plan (MSP) Independence Plaza Condominiums 13-MSP-001

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

MSP identifier:	13-MSP-001
Location:	7980 Chapel Hill Road (At intersection with Reedy Creek Road) Real ID: 0006453
Established	February 14, 2013
Last modified:	May 26, 2016 (allow internal illumination, add cabinet style signs, aka "pill" signs for taglines and/or logos)

General Provisions of Uniform Sign Plan for this project

Landlord's approval is required for sign permit approval
Logos and/or cabinet style signs aka "pill" signs, for taglines are permitted as allowed by LDO. "Pill" signs to have black opaque background with white text.
Raceway mounted, internally illuminated channel letters, Zapf Humnst Bt font, other fonts only allowed with landlord approval.
White acrylic sign faces with black returns and trim caps.

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), formerly known as a Uniform Sign Plan, 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. Where 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, 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 MSP may be amended by filing a new sign plan with the Planning Department. Any new or amended MSP 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- Principal Ground Signs

Quantity:	One on Chapel Hill Road and one at entrance on Reedy Creek Road
Location:	In close proximity to the entrance driveways; outside all utility, sight, greenway and drainage easements
Materials:	Brick masonry monument base to match building Aluminum sign with tenant panels Vinyl letters
Colors	Background: Duranodic Bronze (PMS 440 C) Text: "Oyster White" #26 Arlon (PMS 155) Brick to match building
Size:	Not to exceed 42" in height (measurement taken from the crest of the closest public road)
Illumination	External illumination with flood lights

Ground Signs- Principal Ground Signs

Photo



Ground Signs- Tenant Directory Signs

Quantity:	Per Land Development Ordinance (LDO)
Location:	Within parking lot islands. Must be setback a minimum of 50 feet from the public Right-of-Way.
Materials:	Aluminum sign on aluminum posts
Colors	Background: "Duranodic Bronze" SW 6083 Sable Brown (PMS 440C) Text: Arlon 26 "Oyster White" (PMS 155) Posts and Caps: SW 6147
Size:	Maximum sign area 10 square feet
Illumination	Non-illuminated
Font Style	Times Bold

Photo



Wall Signs Anchor Tenant (Suited 101)	
Quantity:	Per LDO
Location:	Per LDO
Materials:	Internally illuminated channel letters on a raceway (acrylic face) Cabinet style signs aka “pill” signs, for taglines are permitted and must meet LDO requirements (including opaque background).
Colors	Face: White Returns: Black Trim Caps: Black Cabinet style signs aka “pill” signs, for taglines: Black opaque background with white lettering.
Size:	First Line of Copy: 30” in height maximum For Two Lines of Copy: 55” in height maximum for both lines
Illumination:	Internal Illumination, LEDs
Font	Zapf Humnst Ult Bt or as approved by Landlord
Photo:	

Wall Signs – Suites 115, 125 and 135	
Quantity & Location	Limit of one each for suites 115 and 125 One or two for suite 135 Location: Per LDO
Materials:	Internally illuminated channel letters on a raceway (acrylic face) Tagline aka “pill” signs are permitted and must meet LDO requirements (including opaque background).
Colors	Face: White Returns: Black Trim Caps: Black Cabinet style signs aka “pill” signs, for taglines: Black opaque background with white lettering.
Size:	First Line of Copy: 30” in height maximum For Two Lines of Copy: 40” in height maximum for both lines
Illumination:	Internal Illumination, LEDs
Font:	Zapf Humnst Ult Bt or as approved by Landlord

Wall Signs – Suites 115, 125 and 135

Image:



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