

**Master Sign Plan (MSP)
Walnut Plaza
94-USP-003**

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

MSP identifier:	94-USP-003
Location:	Northeast of the intersection of Walnut Street and Dillard Drive
Established:	April 6, 1994
Modified:	July 17, 2004 July 14, 2017 <i>(added color and design options for multi-tenant, outparcel buildings)</i>

General Provisions
none

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.

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 current Sign Ordinance shall control. 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 current 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 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 Signs	
Quantity:	At entrances to the site
Locations:	1. Dillard Drive entrance 2. Walnut Street entrance 3. Caitboo Avenue entrance
Materials:	Per the LDO
Size:	42" tall or 54" with supplemental landscaping 32 square feet of sign area
Colors:	<ul style="list-style-type: none"> • Text and Graphics: White or orange • Opaque background: Cream or to match building material
Illumination:	Ground Illumination or individually illuminated channel letters
Other:	Subject to property management association approval Letter style – Helvetica
Photo(s): *	N/A

Entry Monument Alternative to Principal Ground Signs	
Quantity/ Location	Maximum of one per T-Fare or major Collector Road

Entry Monument Alternative to Principal Ground Signs	
Materials:	75% masonry
Size & Color:	Per LDO
Illumination:	Ground Illumination or individually illuminated channel letters May also be non-illuminated
Other:	Subject to property management association approval
Photo(s): *	N/A

Ground Signs – Interior Directional Signs	
Quantity:	1 per outparcel, plus one each for anchor tenant
Location:	Per LDO
Materials:	Lexan face on aluminum
Size:	<ul style="list-style-type: none"> • Area – 10 square feet • Height – 5 feet
Colors:	Black and White
Illumination:	non-illuminated
Photo(s): *	<i>No signs of this type were at the site on January 23, 2006</i>

Wall Signs - Anchor Tenants (Home Depot)	
Quantity:	<ol style="list-style-type: none"> 1. "HOME DEPOT" 2. Tagline: "NORTH CAROLINA'S HOME IMPROVEMENT WAREHOUSE" 3. "NURSERY" sign <p>Note: The Town of Cary does not regulate the text message. Actual text may change subject to property owner's approval.</p>
Location:	Not specified
Materials:	Lexan face on aluminum; tagline sign is box sign, others are individual letters.
Size:	<ol style="list-style-type: none"> 1. "HOME DEPOT" – letters 5 feet high X 58 feet wide (290 square feet) 2. Tagline box sign – 3 feet high X 58 feet wide (174 square feet) 3. "NURSERY" – 18 inches high X 11 feet wide (16.5 square feet)
Colors:	<ul style="list-style-type: none"> • Individual letters – orange • Background of box sign – orange • Letters on box sign – white with black outline • Returns - black
Illumination:	White neon or fluorescent, internally illuminated
Other:	Font: corporate logo style for "HOME DEPOT", Helvetica for other signs

Wall Signs - Anchor Tenants (Home Depot)

Photo(s): *



Wall Signs - Tenant Type 1 (Anchor Tenant)

Quantity:	Tenant identification and logo
Location:	Not specified
Materials:	Acrylic face on aluminum
Size:	<ul style="list-style-type: none"> • Letter height – 5 feet • Logo height – 6 feet
Colors:	Red
Illumination:	Red neon or similar illumination; internally illuminated
Other:	Letter style – corporate letter style (similar to Helvetica)

Photo(s): *



Wall Signs – Single-tenant out-parcels or multi-tenant outparcel buildings with similar architecture

Quantity:	Per LDO
Location:	On individual tenant spaces
Materials:	Internally illuminated channel letters, mounted either directly to the building or mounted on a raceway (if consistent with existing signs on building and subject to landlord approval)
Size:	1.5 square foot per linear foot of store-front wall length

Wall Signs – Single-tenant out-parcels or multi-tenant outparcel buildings with similar architecture	
Colors:	Face: White Trim Caps: White Returns: To match face color or dark bronze
Illumination:	Internally illuminated
Other:	Registered logos-are allowed, in registered colors.
Photos:	
Photos:	

Wall Signs – Multi-tenant outparcels with unique building segments	
Quantity	Per LDO
Location	On individual tenant spaces
Illumination	Internally illuminated channel letters, mounted directly to the building or mounted on a raceway or backerboard (subject to landlord approval)
Size	Two (2) square foot per linear foot of store-front wall length
Color	Face & Trim Caps: Black or white or a color found in the individual building segment of the facade Returns: To match face color or dark bronze Raceways & Backer Boards: To match building façade or a color found in the individual building segment of the facade
Other	Registered logos are allowed, in registered colors.

