



COMMUNITY DEVELOPMENT
 2660 Civic Center Drive ♦ Roseville, MN 55113
 Phone: (651) 792-7005 ♦ Fax: (651) 792-7070

MASTER SIGN PLAN APPLICATION

CITY CODE SECTION 1010.03
 www.ci.roseville.mn.us

RESIDENTIAL APPLICATION FEE: \$250

COMMERCIAL APPLICATION FEE: \$350

Fee should be made payable to City of Roseville upon submittal of application.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Last name: Stores, Inc. First name: Walmart
 Address: 2001 SE 10th St. City/State/Zip: Bentonville, AR 72716
 Phone number: 651-209-2836 Email address: paula.wagner@wal-mart.com

2. Applicant Information: (if different from above)

Company name: SAIC
 Last name: Eberly II First name: Dale
 Address: 60 E. Plato Blvd, Ste 300 City/State/Zip: St. Paul, MN 55107
 Phone number: 651-209-2836 Email address: dale.r.eberly.ii@saic.com

3. Address of Property Involved: (if different from above)

1960, 2020, 2030 Twin Lakes Parkway

4. Additional Required Information:

- a. **Site plan** illustrating on-site improvements and location of proposed signage
- b. **Sign details** including sign dimensions, area calculations, and construction specifications for each sign being contemplated, as well as elevations showing wall signs and/or freestanding signs as appropriate

5. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Walmart Stores, Inc Date: 2-7-13

Applicant: Paula S Wagner Date: 2-7-13

Master Sign Plan Regulations: (from §1010.03D of the Roseville City Code)

1. **Purpose:** The purpose of the Master Sign Plan is to establish fair and equitable criteria for complex signage situations that accommodate the need for a well-maintained, safe, and attractive community, and the need for effective communications, including business identification.
2. **Effect of Master Sign Plan:** Upon approval of a Master Sign Plan, all future signs shall conform to the Master Sign Plan. Modifications to the provisions of the Master Sign Plan may be granted only with the approval of a new Master Sign Plan.
3. **Required:** A Master Sign Plan is required for:
 - a. Building complexes
 - b. Multi-tenant structures
 - c. Covered mall buildings, shopping centers, or strip malls
 - d. Planned Unit Developments
 - e. Area identification signs
 - f. Churches/places of worship/institutions/schools
4. **Criteria:** The following criteria should be used when developing a Master Sign Plan.
 - a. **Guideline:** If possible, the underlying zoning district regulations (pertaining to signage and listed in Section 1010.09) should be used as a guideline with minimum variations as needed to meet the intent of this Chapter.
 - b. **Location:** No freestanding sign shall be located closer than 5 feet to a property line, roadway easement, or other public easement. No freestanding sign shall be erected that, by reason of position, shape, or color, would interfere in any way with the proper functioning or purpose of a traffic sign or signal. No freestanding sign shall be located within the Traffic Visibility Triangle. No freestanding sign shall impede/impair traffic.
 - c. **Quality:** All signage shall improve the aesthetics or functional use of the site. All freestanding signs shall include materials that complement the architectural design/existing building materials, including but not limited to face brick, natural or cut stone, integrally-colored concrete masonry units/rock-faced block, glass, pre-finished metal, stucco or similar cementation coating, and/or factory finished metal panels. Landscaping may be integrated into any freestanding sign.
 - d. **Type:** All types of signs are permitted except those prohibited by Section 1010.02C.
 - e. **Size:** The size of all signage (building wall and freestanding) shall be limited to 1.5 times the maximum allowed under Section 1010.08 (Wall Signage).
 - f. **Height:** The height of any freestanding sign shall be limited to a height of 40 feet.
 - g. **Number:** The number of freestanding signs shall be reasonably related to the number of access points to public streets and/or the number of tenants within the multi-tenant structure.
5. **Approval Process:** Submittal of a Master Sign Plan application, appropriate/applicable information, and fee (\$250 residential and \$350 commercial/industrial) is required with the Office of Community Development. The Planning Division shall hold an administrative hearing and take appropriate action on requests for Master Sign Plan approvals. The following shall apply:
 - a. The City Planner shall schedule an administrative hearing before a subset of the Development Review Committee, including the Community Development Director, Permits Coordinator, City Planner, Associate Planner and/or City Department representatives as determined by the Community Development Director, hereinafter referred to as the Master Sign Plan Committee (MSPC) the time and place for which shall be set by the City Planner, to consider the proposed Master Sign Plan with respect to the criteria in Section 1010.03D4 of this title.
 - b. The applicant and contiguous/affected property owners shall be notified by the City Planner of such time and place in writing not less than 10 days prior to such hearing. The City Planner may notify additional property owners if a determination is made that such additional notification is merited.
 - c. The MSPC shall hold the administrative hearing as scheduled by the City Planner.
 - d. The MSPC shall render and forward a recommendation to the Community Development Director or Designee for approval and the Community Development Director or Designee shall make the final decision.
 - e. Should the applicant or a contiguous property owner object to the decision of the Community Development Director or Designee on the Master Sign Plan, an appeal may be filed within 10 days following the administrative decision by the Community Development Director or Designee. The appeal shall be made in writing and shall be addressed to the City Manager. The City Council shall take up the appeal at a regular meeting within 45 days on the appeal. The Master Sign Plan appeal shall follow notice requirements and other procedures contained in Chapter 108 of the Title.

Master Sign Plan as outlined in the Roseville City code section 1010.11 for the building complex planned for 1960, 2020 and 2030 Twin Lakes Parkway.

I. Free Standing Signs

- A. There shall be one (1) free standing sign on the site and said sign shall be located along Cleveland Ave. Location is indicated on Attachment 1.
1. Sign shall have three (3) double-sided sign panels.
 - a) The first (top) panel shall be 50 percent of the face of the sign and shall be the Walmart panel.
 - b) The second and third panels shall be 25 percent of the sign face each and will be dedicated one (1) panel for each of the out lot parcels (to be developed in the future)
 - (a) Until the out lots are developed, the two (2) remaining panels will have solid blue sign faces which match the background of the Walmart panel.
 2. The free standing sign shall have a total area of 200 sf and a height of 40'-0" above the adjacent grade

II. Wall signs

A. Walmart structure

1. The structure shall have five (5) wall signs.
2. Two (2) wall signs are to be internally illuminated.
3. The total area of all wall signs shall be 799 sf.
4. This is a formalization of the signage as presented on the preliminary elevations reviewed and agreed to by Planning and Zoning Staff and approved by the City Council as part of the project approval on 7-9-12.

B. Out Lot Structures

1. Signs shall be limited to two (2) signs per structure max
2. One sign shall face toward the parking lot.
3. One sign shall face one of the adjacent roadways the structure has frontage on.
4. Area of signs shall not exceed 1.5 sf per linear foot of wall for side of the structure on which the sign is mounted.

City of Roseville
651-792-7000

02/19/2013 15:06
Receipt No. 00315672

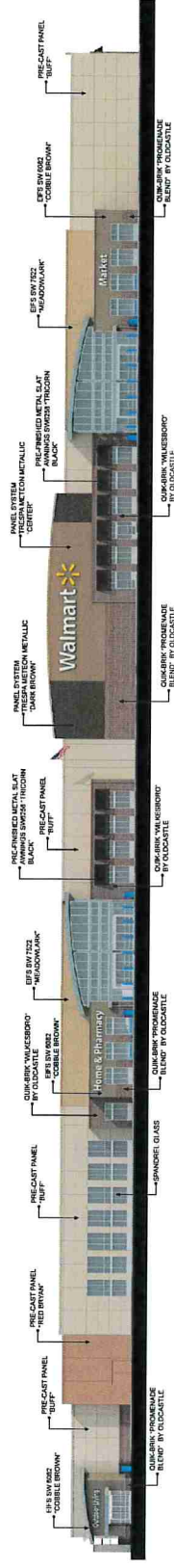
signplan
Master Sign Pl
an 350.00

Receipt Total 350.00

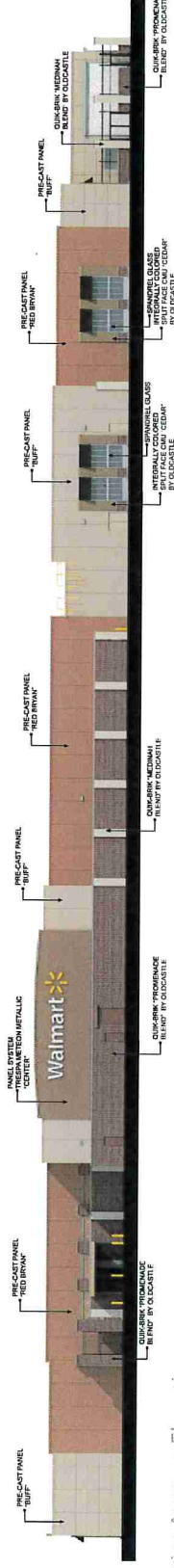
Cash 0.00
Check 350.00 Check #112836
Charge 0.00

SAIC

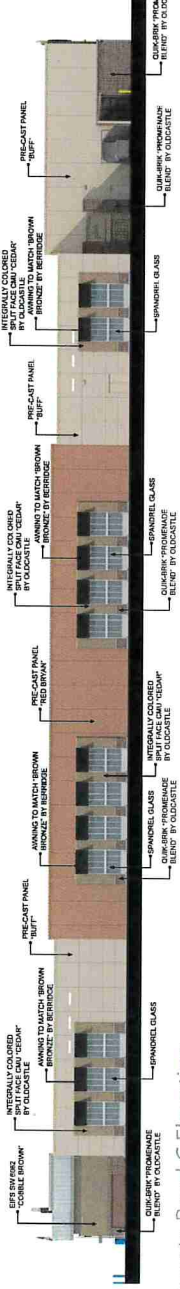
Cashier: jill.hughes
Station: RVFIN301



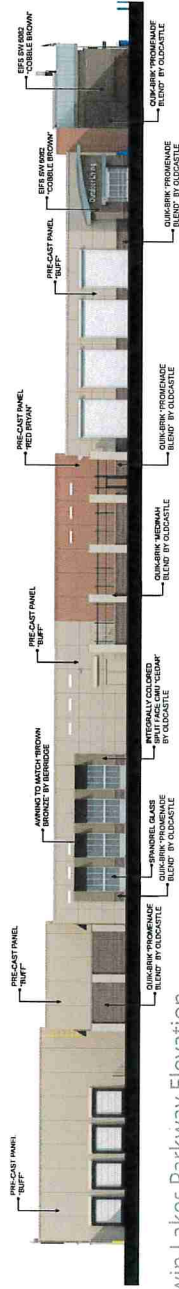
Cleveland Avenue Elevation



Prior Avenue Elevation



County Road C Elevation



Twin Lakes Parkway Elevation

Sign	Qty	Height	SqFt	Total SqFt
Walmart	2	5'-6"		
Spark	2	8'-0"	298.00	596.00
Home & Pharmacy	1	2'-6"	97.53	97.53
Market	1	2'-6"	28.13	28.13
Outdoor Living	1	2'-0"	49.47	49.47
Total				771.13



May 14, 2012

Roseville, MN #3404-05

© 2012 SAIC. All rights reserved. This drawing is the property of SAIC. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SAIC.



May 14, 2012

Roseville, MN #3404-05

Perspectives

2

© 2012 SAIC. All rights reserved. SAIC is a registered trademark of SAIC. The Walmart logo is a registered trademark of Walmart Stores, Inc. All other trademarks are the property of their respective owners.



May 14, 2012

Roseville, MN #3404-05

Perspective

3

© 2012 SAIC. All rights reserved. SAIC is a registered trademark of SAIC. The SAIC logo and the tagline "From Science to Solutions" are registered trademarks of SAIC. The SAIC logo and the tagline "From Science to Solutions" are registered trademarks of SAIC. The SAIC logo and the tagline "From Science to Solutions" are registered trademarks of SAIC.



May 14, 2012

Roseville, MN #3404-05

Perspective

4

© 2012 SAIC, Inc. All rights reserved. SAIC, the SAIC logo, and the SAIC logo with the tagline 'From Science to Solutions' are registered trademarks of SAIC, Inc. All other trademarks are the property of their respective owners. This rendering is for informational purposes only. The rendering is not a contract. The rendering is not a guarantee of performance. The rendering is not a representation of the actual project. The rendering is not a representation of the actual project. The rendering is not a representation of the actual project.



May 14, 2012

Roseville, MN #3404-05

Perspective

5

© 2012 SAIC. All rights reserved. SAIC is a registered trademark of SAIC. The building and landscape are not to be used for any other purpose. All other trademarks are the property of their respective owners.



View from Twin Lakes Parkway & Prior Ave. N



May 14, 2012

Roseville, MN #3404-05

Perspectives

6

SAIC, Inc. is a registered provider of continuing education for landscape architects. This program is worth 1.00 CEU. SAIC is a registered provider of continuing education for landscape architects. This program is worth 1.00 CEU. SAIC is a registered provider of continuing education for landscape architects. This program is worth 1.00 CEU. SAIC is a registered provider of continuing education for landscape architects. This program is worth 1.00 CEU.



View from County Road C West & Prior Ave. N



May 14, 2012

Roseville, MN #3404-05

Perspectives

7

SAIC and Walmart are not responsible for the accuracy or completeness of the information provided in this document. The information is provided for informational purposes only and should not be used for any other purpose. SAIC and Walmart are not responsible for any errors or omissions in this document. © 2012 SAIC. All rights reserved.

SAIC
 STRUCTURAL ENGINEERING
 200 WEST 10TH STREET, SUITE 200
 MINNEAPOLIS, MN 55402
 TEL: 612.338.1234
 FAX: 612.338.1235
 WWW.SAIC-ENGINEERING.COM

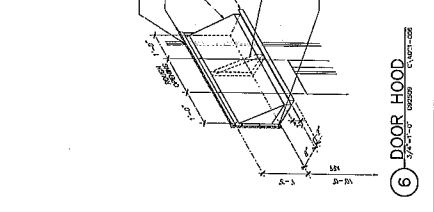
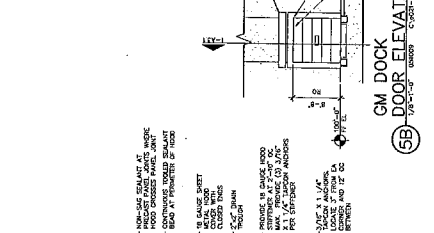
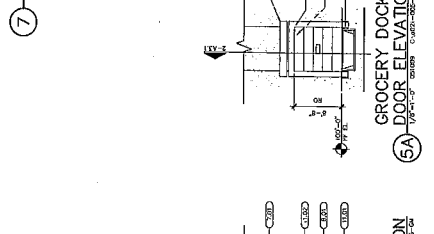
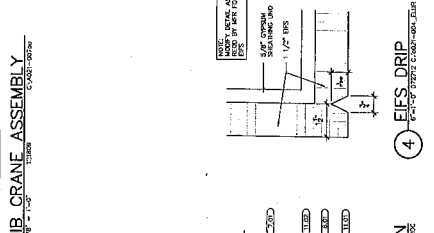
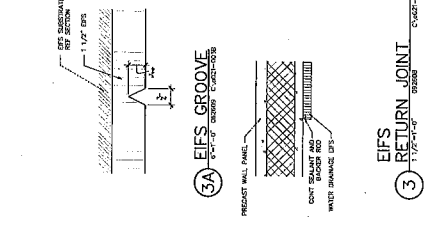
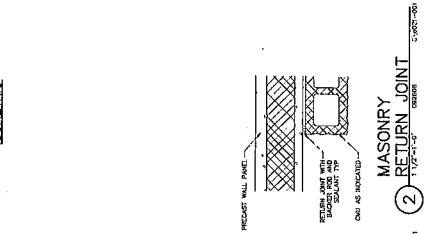
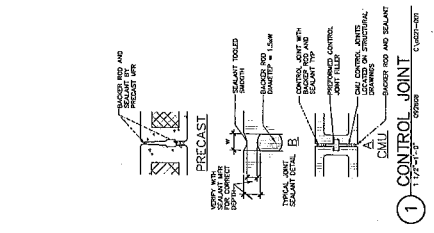
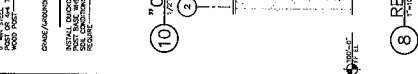
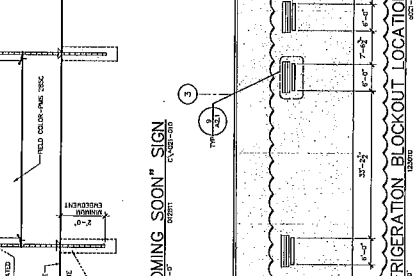
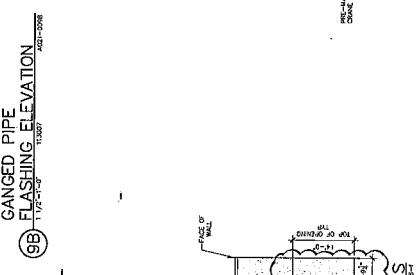
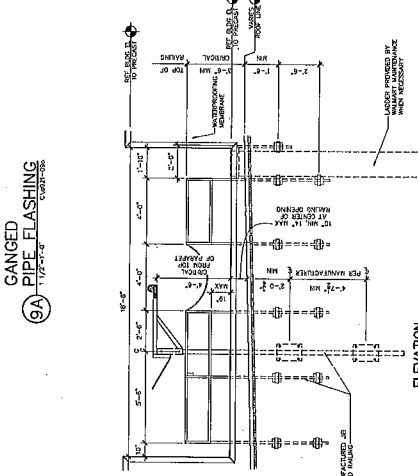
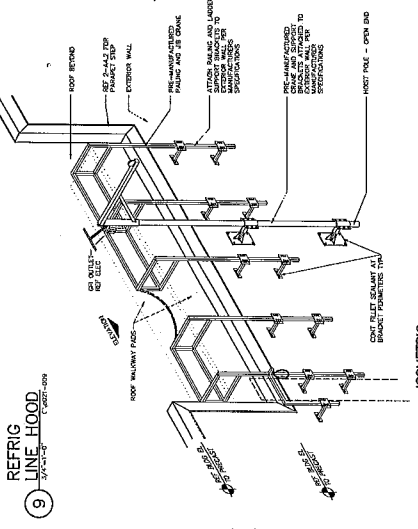
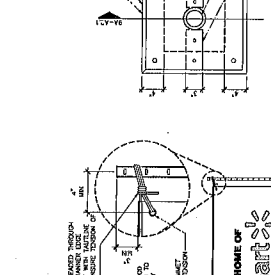
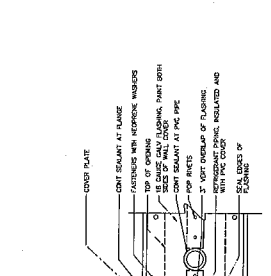
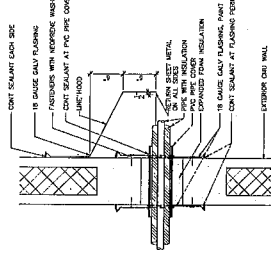
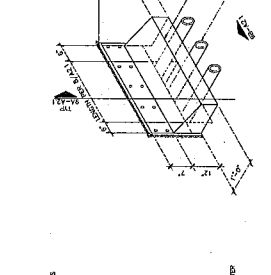
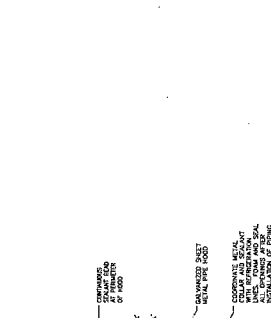
Walmart
 ROSEVILLE, MN
 STORE NO. 304-005
 255 NUMBER 255151278 PROJECT 100

CONSULTANTS
 EXISTING CONDITIONS
 EXPLANATION FOR REVISIONS

NO.	DATE	DESCRIPTION
1	10-10-07	ISSUE FOR PERMIT
2	10-10-07	ISSUE FOR PERMIT
3	10-10-07	ISSUE FOR PERMIT
4	10-10-07	ISSUE FOR PERMIT
5	10-10-07	ISSUE FOR PERMIT
6	10-10-07	ISSUE FOR PERMIT
7	10-10-07	ISSUE FOR PERMIT
8	10-10-07	ISSUE FOR PERMIT
9	10-10-07	ISSUE FOR PERMIT
10	10-10-07	ISSUE FOR PERMIT

NO.	DATE	DESCRIPTION
1	10-10-07	ISSUE FOR PERMIT
2	10-10-07	ISSUE FOR PERMIT
3	10-10-07	ISSUE FOR PERMIT
4	10-10-07	ISSUE FOR PERMIT
5	10-10-07	ISSUE FOR PERMIT
6	10-10-07	ISSUE FOR PERMIT
7	10-10-07	ISSUE FOR PERMIT
8	10-10-07	ISSUE FOR PERMIT
9	10-10-07	ISSUE FOR PERMIT
10	10-10-07	ISSUE FOR PERMIT

KEYNOTES
 200 SHEET METAL DOOR HOOD PAINTED
 603 EXTERIOR OVERLAP DOOR TYPICAL
 1000 DOOR BUMPERS
 1000 DOOR SEAL



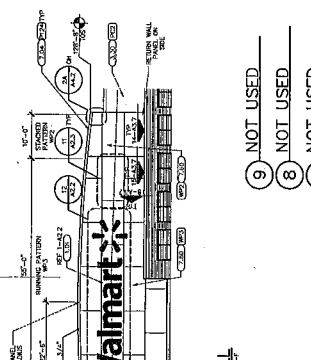
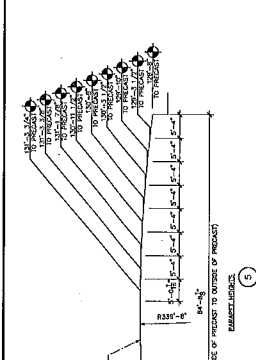
EXTERIOR DETAILS
 SHEET A2.1

COLOR LEGEND

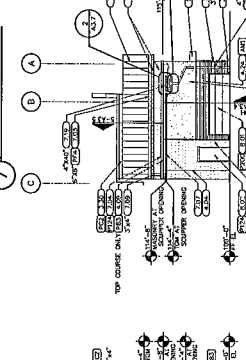
001	PURCHASE BLOND
002	HERMAN BLOND
003	"SMART GRAY"
004	"TYPIC GRAY" - SH. FINISH
005	"TYPIC GRAY" - SM. FINISH
006	"TYPIC GRAY" - BR. FINISH
007	"TYPIC GRAY" - BK. FINISH
008	"TYPIC GRAY" - DR. FINISH
009	"TYPIC GRAY" - BR. FINISH
010	"TYPIC GRAY" - BK. FINISH
011	"TYPIC GRAY" - DR. FINISH
012	"TYPIC GRAY" - BR. FINISH
013	"TYPIC GRAY" - BK. FINISH
014	"TYPIC GRAY" - DR. FINISH
015	"TYPIC GRAY" - BR. FINISH
016	"TYPIC GRAY" - BK. FINISH
017	"TYPIC GRAY" - DR. FINISH
018	"TYPIC GRAY" - BR. FINISH
019	"TYPIC GRAY" - BK. FINISH
020	"TYPIC GRAY" - DR. FINISH
021	"TYPIC GRAY" - BR. FINISH
022	"TYPIC GRAY" - BK. FINISH
023	"TYPIC GRAY" - DR. FINISH
024	"TYPIC GRAY" - BR. FINISH
025	"TYPIC GRAY" - BK. FINISH
026	"TYPIC GRAY" - DR. FINISH
027	"TYPIC GRAY" - BR. FINISH
028	"TYPIC GRAY" - BK. FINISH
029	"TYPIC GRAY" - DR. FINISH
030	"TYPIC GRAY" - BR. FINISH
031	"TYPIC GRAY" - BK. FINISH
032	"TYPIC GRAY" - DR. FINISH
033	"TYPIC GRAY" - BR. FINISH
034	"TYPIC GRAY" - BK. FINISH
035	"TYPIC GRAY" - DR. FINISH
036	"TYPIC GRAY" - BR. FINISH
037	"TYPIC GRAY" - BK. FINISH
038	"TYPIC GRAY" - DR. FINISH
039	"TYPIC GRAY" - BR. FINISH
040	"TYPIC GRAY" - BK. FINISH
041	"TYPIC GRAY" - DR. FINISH
042	"TYPIC GRAY" - BR. FINISH
043	"TYPIC GRAY" - BK. FINISH
044	"TYPIC GRAY" - DR. FINISH
045	"TYPIC GRAY" - BR. FINISH
046	"TYPIC GRAY" - BK. FINISH
047	"TYPIC GRAY" - DR. FINISH
048	"TYPIC GRAY" - BR. FINISH
049	"TYPIC GRAY" - BK. FINISH
050	"TYPIC GRAY" - DR. FINISH
051	"TYPIC GRAY" - BR. FINISH
052	"TYPIC GRAY" - BK. FINISH
053	"TYPIC GRAY" - DR. FINISH
054	"TYPIC GRAY" - BR. FINISH
055	"TYPIC GRAY" - BK. FINISH
056	"TYPIC GRAY" - DR. FINISH
057	"TYPIC GRAY" - BR. FINISH
058	"TYPIC GRAY" - BK. FINISH
059	"TYPIC GRAY" - DR. FINISH
060	"TYPIC GRAY" - BR. FINISH
061	"TYPIC GRAY" - BK. FINISH
062	"TYPIC GRAY" - DR. FINISH
063	"TYPIC GRAY" - BR. FINISH
064	"TYPIC GRAY" - BK. FINISH
065	"TYPIC GRAY" - DR. FINISH
066	"TYPIC GRAY" - BR. FINISH
067	"TYPIC GRAY" - BK. FINISH
068	"TYPIC GRAY" - DR. FINISH
069	"TYPIC GRAY" - BR. FINISH
070	"TYPIC GRAY" - BK. FINISH
071	"TYPIC GRAY" - DR. FINISH
072	"TYPIC GRAY" - BR. FINISH
073	"TYPIC GRAY" - BK. FINISH
074	"TYPIC GRAY" - DR. FINISH
075	"TYPIC GRAY" - BR. FINISH
076	"TYPIC GRAY" - BK. FINISH
077	"TYPIC GRAY" - DR. FINISH
078	"TYPIC GRAY" - BR. FINISH
079	"TYPIC GRAY" - BK. FINISH
080	"TYPIC GRAY" - DR. FINISH
081	"TYPIC GRAY" - BR. FINISH
082	"TYPIC GRAY" - BK. FINISH
083	"TYPIC GRAY" - DR. FINISH
084	"TYPIC GRAY" - BR. FINISH
085	"TYPIC GRAY" - BK. FINISH
086	"TYPIC GRAY" - DR. FINISH
087	"TYPIC GRAY" - BR. FINISH
088	"TYPIC GRAY" - BK. FINISH
089	"TYPIC GRAY" - DR. FINISH
090	"TYPIC GRAY" - BR. FINISH
091	"TYPIC GRAY" - BK. FINISH
092	"TYPIC GRAY" - DR. FINISH
093	"TYPIC GRAY" - BR. FINISH
094	"TYPIC GRAY" - BK. FINISH
095	"TYPIC GRAY" - DR. FINISH
096	"TYPIC GRAY" - BR. FINISH
097	"TYPIC GRAY" - BK. FINISH
098	"TYPIC GRAY" - DR. FINISH
099	"TYPIC GRAY" - BR. FINISH
100	"TYPIC GRAY" - BK. FINISH

KEYNOTES

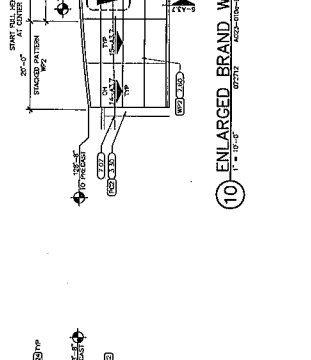
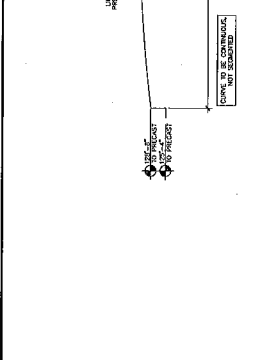
101	FINISH
102	FINISH
103	FINISH
104	FINISH
105	FINISH
106	FINISH
107	FINISH
108	FINISH
109	FINISH
110	FINISH
111	FINISH
112	FINISH
113	FINISH
114	FINISH
115	FINISH
116	FINISH
117	FINISH
118	FINISH
119	FINISH
120	FINISH
121	FINISH
122	FINISH
123	FINISH
124	FINISH
125	FINISH
126	FINISH
127	FINISH
128	FINISH
129	FINISH
130	FINISH
131	FINISH
132	FINISH
133	FINISH
134	FINISH
135	FINISH
136	FINISH
137	FINISH
138	FINISH
139	FINISH
140	FINISH
141	FINISH
142	FINISH
143	FINISH
144	FINISH
145	FINISH
146	FINISH
147	FINISH
148	FINISH
149	FINISH
150	FINISH
151	FINISH
152	FINISH
153	FINISH
154	FINISH
155	FINISH
156	FINISH
157	FINISH
158	FINISH
159	FINISH
160	FINISH
161	FINISH
162	FINISH
163	FINISH
164	FINISH
165	FINISH
166	FINISH
167	FINISH
168	FINISH
169	FINISH
170	FINISH
171	FINISH
172	FINISH
173	FINISH
174	FINISH
175	FINISH
176	FINISH
177	FINISH
178	FINISH
179	FINISH
180	FINISH
181	FINISH
182	FINISH
183	FINISH
184	FINISH
185	FINISH
186	FINISH
187	FINISH
188	FINISH
189	FINISH
190	FINISH
191	FINISH
192	FINISH
193	FINISH
194	FINISH
195	FINISH
196	FINISH
197	FINISH
198	FINISH
199	FINISH
200	FINISH



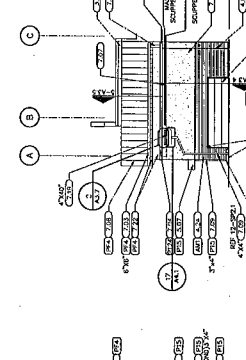
10 ENLARGED BRAND WALL
 1" = 8'-0"
 02/27/02



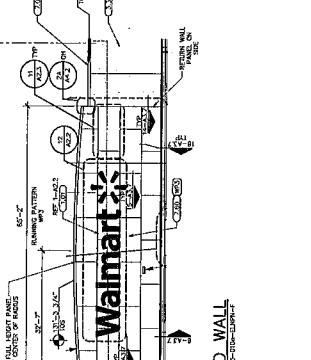
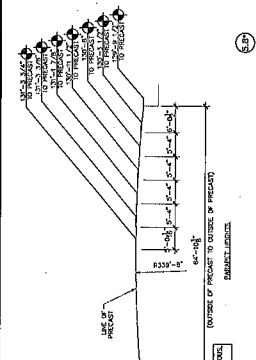
3 SIDE VESTIBULE ELEVATION
 1" = 8'-0"
 02/27/02



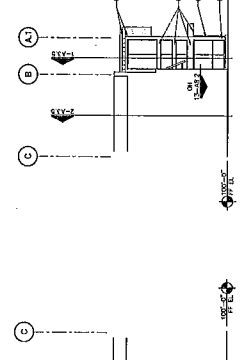
12 ENLARGED BRAND WALL
 1" = 8'-0"
 02/27/02



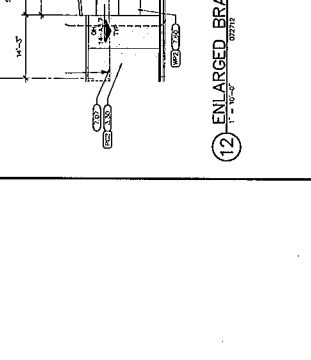
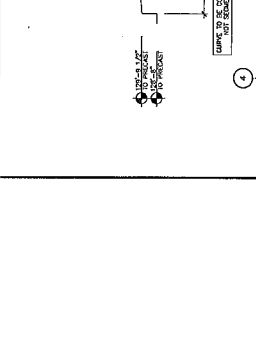
4 SIDE VESTIBULE ELEVATION
 1" = 8'-0"
 02/27/02



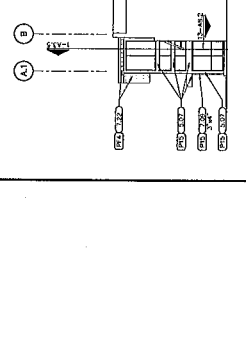
12 ENLARGED BRAND WALL
 1" = 8'-0"
 02/27/02



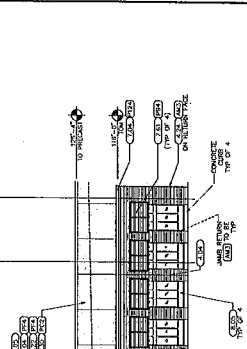
5 SIDE ELEVATION
 1" = 8'-0"
 02/27/02



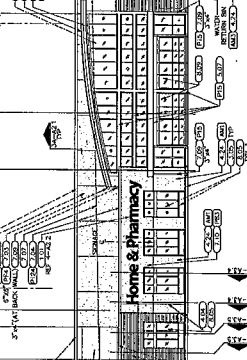
12 ENLARGED BRAND WALL
 1" = 8'-0"
 02/27/02



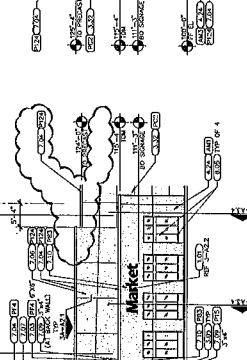
6 SIDE ELEVATION
 1" = 8'-0"
 02/27/02



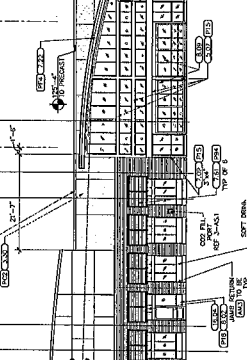
11 WALL PANEL FASTENER SPACING
 1" = 8'-0"
 02/27/02



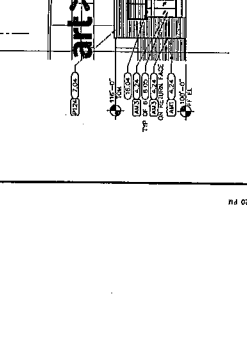
3 SIDE VESTIBULE ELEVATION
 1" = 8'-0"
 02/27/02



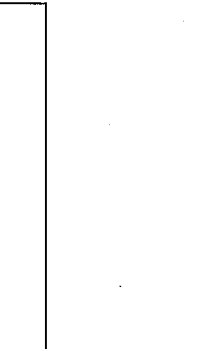
4 SIDE VESTIBULE ELEVATION
 1" = 8'-0"
 02/27/02



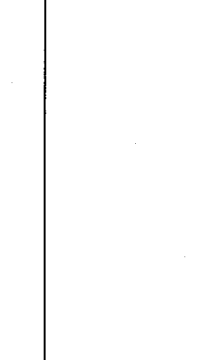
5 SIDE ELEVATION
 1" = 8'-0"
 02/27/02



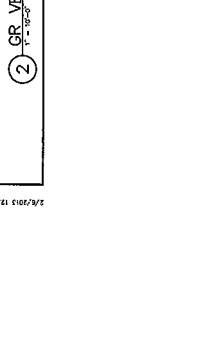
6 SIDE ELEVATION
 1" = 8'-0"
 02/27/02



1 GM VESTIBULE ELEVATION
 1" = 8'-0"
 02/27/02



2 GR VESTIBULE ELEVATION
 1" = 8'-0"
 02/27/02



2 GR VESTIBULE ELEVATION
 1" = 8'-0"
 02/27/02

67040
 SHEET NUMBER

DATE: 11/20/2012
 PROJECT: WELLS CENTER
 PREPARED BY: WELLS CENTER
 CHECKED BY: WELLS CENTER
 RAYSE COUNTY MINNESOTA

Walmart
 CLEVELAND AVE & CRC
 STORE #3404-05
 MINNESOTA

SITE PLAN

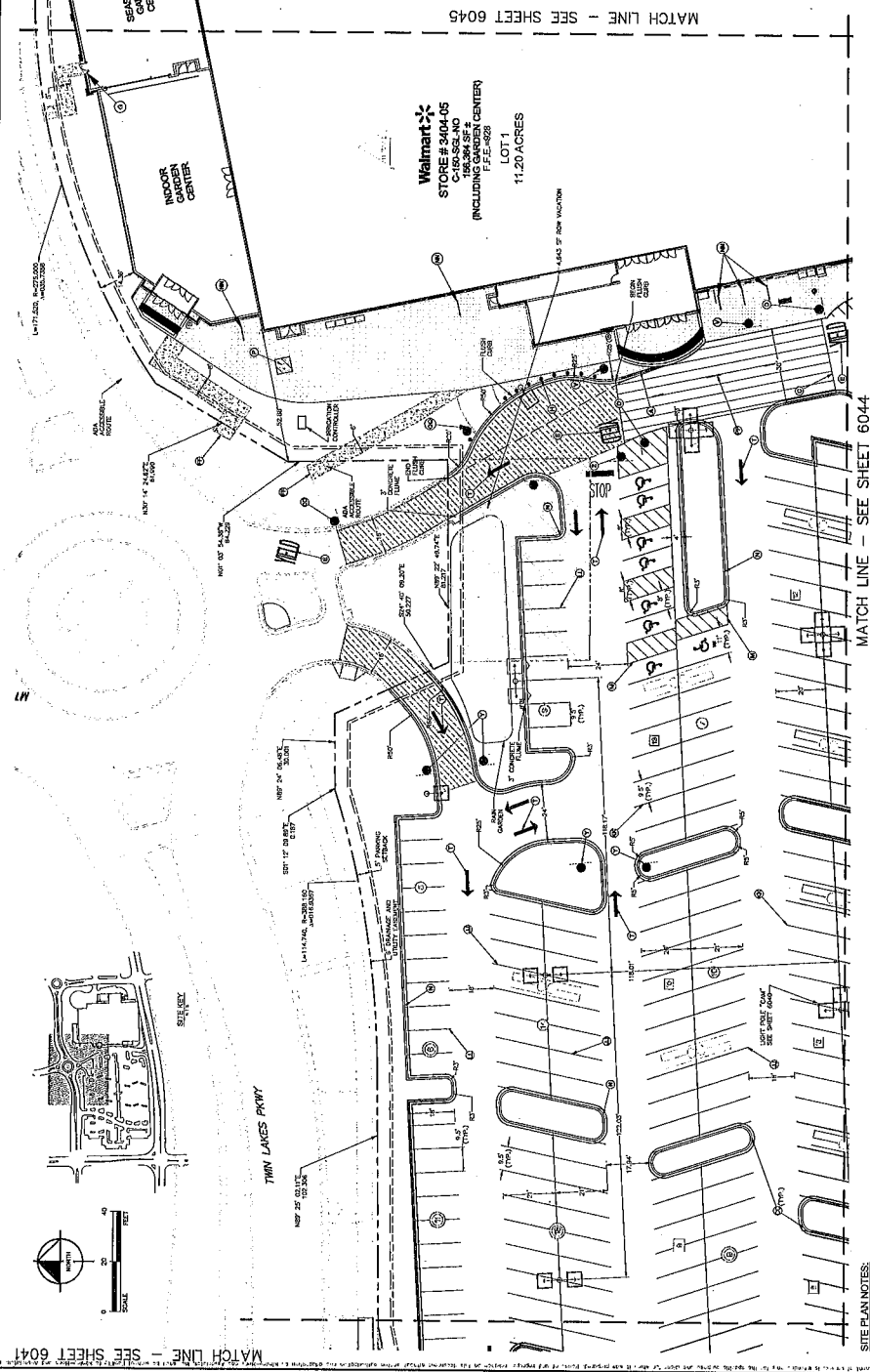
NO.	REVISIONS	DATE

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED SITE ANALYSIS TABLE

ITEM	DESCRIPTION	AMOUNT
1	LOT AREA	11.20 ACRES
2	NET AREA	11.20 ACRES
3	NET GROSS AREA	11.20 ACRES
4	NET FLOOR AREA	11.20 ACRES
5	NET VOLUME	11.20 ACRES
6	NET PERCENTAGE	11.20 ACRES
7	NET PERCENTAGE	11.20 ACRES
8	NET PERCENTAGE	11.20 ACRES
9	NET PERCENTAGE	11.20 ACRES
10	NET PERCENTAGE	11.20 ACRES
11	NET PERCENTAGE	11.20 ACRES
12	NET PERCENTAGE	11.20 ACRES
13	NET PERCENTAGE	11.20 ACRES
14	NET PERCENTAGE	11.20 ACRES
15	NET PERCENTAGE	11.20 ACRES
16	NET PERCENTAGE	11.20 ACRES
17	NET PERCENTAGE	11.20 ACRES
18	NET PERCENTAGE	11.20 ACRES
19	NET PERCENTAGE	11.20 ACRES
20	NET PERCENTAGE	11.20 ACRES

- SITE LEGEND:**
- 1. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL CITY, COUNTY REGULATIONS AND ORDINANCES.
 - 2. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 8. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 11. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 12. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 13. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 14. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 15. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 17. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 18. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 19. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 20. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



PROPOSED SITE ANALYSIS TABLE

ITEM	DESCRIPTION	AMOUNT
1	LOT AREA	11.20 ACRES
2	NET AREA	11.20 ACRES
3	NET GROSS AREA	11.20 ACRES
4	NET FLOOR AREA	11.20 ACRES
5	NET VOLUME	11.20 ACRES
6	NET PERCENTAGE	11.20 ACRES
7	NET PERCENTAGE	11.20 ACRES
8	NET PERCENTAGE	11.20 ACRES
9	NET PERCENTAGE	11.20 ACRES
10	NET PERCENTAGE	11.20 ACRES
11	NET PERCENTAGE	11.20 ACRES
12	NET PERCENTAGE	11.20 ACRES
13	NET PERCENTAGE	11.20 ACRES
14	NET PERCENTAGE	11.20 ACRES
15	NET PERCENTAGE	11.20 ACRES
16	NET PERCENTAGE	11.20 ACRES
17	NET PERCENTAGE	11.20 ACRES
18	NET PERCENTAGE	11.20 ACRES
19	NET PERCENTAGE	11.20 ACRES
20	NET PERCENTAGE	11.20 ACRES

SYMBOL LEGEND

[Symbol]	PROPOSED CONCRETE DRIVEWAYS
[Symbol]	PROPOSED ASPHALT DRIVEWAYS
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS AND SIDEWALKS
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS AND BIKEWAYS
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS, BIKEWAYS AND PLANTER BOXES
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS, BIKEWAYS, PLANTER BOXES AND LIGHT FIXTURES
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS, BIKEWAYS, PLANTER BOXES, LIGHT FIXTURES AND TRASH RECEPTACLES
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS, BIKEWAYS, PLANTER BOXES, LIGHT FIXTURES, TRASH RECEPTACLES AND SIGNAGE
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS, BIKEWAYS, PLANTER BOXES, LIGHT FIXTURES, TRASH RECEPTACLES, SIGNAGE AND FURNITURE
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS, BIKEWAYS, PLANTER BOXES, LIGHT FIXTURES, TRASH RECEPTACLES, SIGNAGE, FURNITURE AND LANDSCAPE
[Symbol]	PROPOSED ASPHALT DRIVEWAYS WITH CURBS, SIDEWALKS, BIKEWAYS, PLANTER BOXES, LIGHT FIXTURES, TRASH RECEPTACLES, SIGNAGE, FURNITURE, LANDSCAPE AND LIGHTING

ALERT TO CONTRACTOR:

ALL WORK AND MATERIAL SHALL COMPLY WITH ALL CITY, COUNTY REGULATIONS AND ORDINANCES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NOTE TO CONTRACTOR:

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NOTE TO CONTRACTOR:

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NOTE TO CONTRACTOR:

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NOTE TO CONTRACTOR:

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

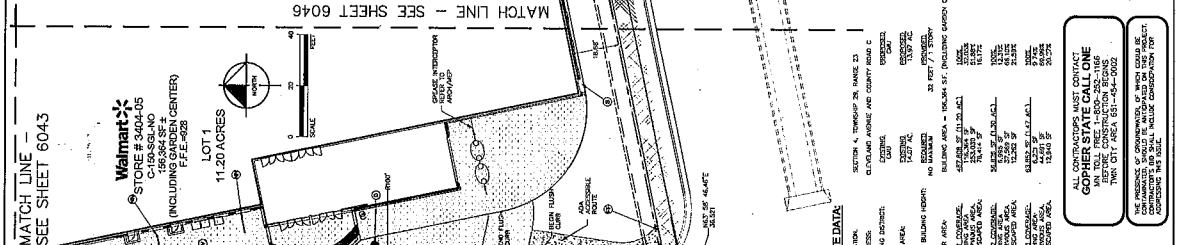
MATCH LINE - SEE SHEET 6041

MATCH LINE - SEE SHEET 6044

PRELIMINARY - NOT FOR CONSTRUCTION
 SITE PLAN
 SCALE: 1/8" = 1'-0"
 DESIGNED BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: 11/29/2012
 APPROVED BY: [Redacted]
 PROJECT NO: 11088

PROPOSED SITE ANALYSIS TABLE:

ITEM	DESCRIPTION	AMOUNT
1	EXISTING TOTAL LOT AREA	14.20 ACRES
2	EXISTING TOTAL IMPROVED AREA	1.50 ACRES
3	EXISTING TOTAL PAVED AREA	0.50 ACRES
4	EXISTING TOTAL ASPHALT PAVED AREA	0.40 ACRES
5	EXISTING TOTAL CONCRETE PAVED AREA	0.10 ACRES
6	EXISTING TOTAL GRAVEL PAVED AREA	0.00 ACRES
7	EXISTING TOTAL SAND PAVED AREA	0.00 ACRES
8	EXISTING TOTAL DIRT PAVED AREA	0.00 ACRES
9	EXISTING TOTAL OPEN SPACE	12.70 ACRES
10	EXISTING TOTAL TREES	100
11	EXISTING TOTAL SHRUBS	500
12	EXISTING TOTAL FENCES	1000
13	EXISTING TOTAL UTILITIES	1000
14	EXISTING TOTAL EROSION CONTROL	1000
15	EXISTING TOTAL SIGNAGE	1000
16	EXISTING TOTAL LIGHTING	1000
17	EXISTING TOTAL SECURITY	1000
18	EXISTING TOTAL LANDSCAPE	1000
19	EXISTING TOTAL SITEWORK	1000
20	EXISTING TOTAL CONSTRUCTION	1000
21	EXISTING TOTAL MAINTENANCE	1000
22	EXISTING TOTAL OPERATIONS	1000
23	EXISTING TOTAL OFFICE	1000
24	EXISTING TOTAL STORAGE	1000
25	EXISTING TOTAL WAREHOUSE	1000
26	EXISTING TOTAL DISTRIBUTION CENTER	1000
27	EXISTING TOTAL RETAIL	1000
28	EXISTING TOTAL SERVICE CENTER	1000
29	EXISTING TOTAL DRIVE THRU	1000
30	EXISTING TOTAL DRIVE IN	1000
31	EXISTING TOTAL DRIVE UP	1000
32	EXISTING TOTAL DRIVE OFF	1000
33	EXISTING TOTAL DRIVE ON	1000
34	EXISTING TOTAL DRIVE THROUGH	1000
35	EXISTING TOTAL DRIVE OVER	1000
36	EXISTING TOTAL DRIVE UNDER	1000
37	EXISTING TOTAL DRIVE AROUND	1000
38	EXISTING TOTAL DRIVE THROUGH	1000
39	EXISTING TOTAL DRIVE OVER	1000
40	EXISTING TOTAL DRIVE UNDER	1000
41	EXISTING TOTAL DRIVE AROUND	1000
42	EXISTING TOTAL DRIVE THROUGH	1000
43	EXISTING TOTAL DRIVE OVER	1000
44	EXISTING TOTAL DRIVE UNDER	1000
45	EXISTING TOTAL DRIVE AROUND	1000
46	EXISTING TOTAL DRIVE THROUGH	1000
47	EXISTING TOTAL DRIVE OVER	1000
48	EXISTING TOTAL DRIVE UNDER	1000
49	EXISTING TOTAL DRIVE AROUND	1000
50	EXISTING TOTAL DRIVE THROUGH	1000



SYMBOL LEGEND:
 PROPOSED CONSTRUCTION
 EXISTING CONSTRUCTION
 EXISTING IMPROVEMENTS
 EXISTING UTILITIES
 EXISTING EROSION CONTROL
 EXISTING SIGNAGE
 EXISTING LIGHTING
 EXISTING SECURITY
 EXISTING LANDSCAPE
 EXISTING SITEWORK
 EXISTING CONSTRUCTION
 EXISTING MAINTENANCE
 EXISTING OPERATIONS
 EXISTING OFFICE
 EXISTING STORAGE
 EXISTING WAREHOUSE
 EXISTING DISTRIBUTION CENTER
 EXISTING RETAIL
 EXISTING SERVICE CENTER
 EXISTING DRIVE THRU
 EXISTING DRIVE IN
 EXISTING DRIVE UP
 EXISTING DRIVE OFF
 EXISTING DRIVE ON
 EXISTING DRIVE THROUGH
 EXISTING DRIVE OVER
 EXISTING DRIVE UNDER
 EXISTING DRIVE AROUND

PROPOSED SITE ANALYSIS TABLE:
 ITEM DESCRIPTION AMOUNT
 1 EXISTING TOTAL LOT AREA 14.20 ACRES
 2 EXISTING TOTAL IMPROVED AREA 1.50 ACRES
 3 EXISTING TOTAL PAVED AREA 0.50 ACRES
 4 EXISTING TOTAL ASPHALT PAVED AREA 0.40 ACRES
 5 EXISTING TOTAL CONCRETE PAVED AREA 0.10 ACRES
 6 EXISTING TOTAL GRAVEL PAVED AREA 0.00 ACRES
 7 EXISTING TOTAL SAND PAVED AREA 0.00 ACRES
 8 EXISTING TOTAL DIRT PAVED AREA 0.00 ACRES
 9 EXISTING TOTAL OPEN SPACE 12.70 ACRES
 10 EXISTING TOTAL TREES 100
 11 EXISTING TOTAL SHRUBS 500
 12 EXISTING TOTAL FENCES 1000
 13 EXISTING TOTAL UTILITIES 1000
 14 EXISTING TOTAL EROSION CONTROL 1000
 15 EXISTING TOTAL SIGNAGE 1000
 16 EXISTING TOTAL LIGHTING 1000
 17 EXISTING TOTAL SECURITY 1000
 18 EXISTING TOTAL LANDSCAPE 1000
 19 EXISTING TOTAL SITEWORK 1000
 20 EXISTING TOTAL CONSTRUCTION 1000
 21 EXISTING TOTAL MAINTENANCE 1000
 22 EXISTING TOTAL OPERATIONS 1000
 23 EXISTING TOTAL OFFICE 1000
 24 EXISTING TOTAL STORAGE 1000
 25 EXISTING TOTAL WAREHOUSE 1000
 26 EXISTING TOTAL DISTRIBUTION CENTER 1000
 27 EXISTING TOTAL RETAIL 1000
 28 EXISTING TOTAL SERVICE CENTER 1000
 29 EXISTING TOTAL DRIVE THRU 1000
 30 EXISTING TOTAL DRIVE IN 1000
 31 EXISTING TOTAL DRIVE UP 1000
 32 EXISTING TOTAL DRIVE OFF 1000
 33 EXISTING TOTAL DRIVE ON 1000
 34 EXISTING TOTAL DRIVE THROUGH 1000
 35 EXISTING TOTAL DRIVE OVER 1000
 36 EXISTING TOTAL DRIVE UNDER 1000
 37 EXISTING TOTAL DRIVE AROUND 1000
 38 EXISTING TOTAL DRIVE THROUGH 1000
 39 EXISTING TOTAL DRIVE OVER 1000
 40 EXISTING TOTAL DRIVE UNDER 1000
 41 EXISTING TOTAL DRIVE AROUND 1000
 42 EXISTING TOTAL DRIVE THROUGH 1000
 43 EXISTING TOTAL DRIVE OVER 1000
 44 EXISTING TOTAL DRIVE UNDER 1000
 45 EXISTING TOTAL DRIVE AROUND 1000
 46 EXISTING TOTAL DRIVE THROUGH 1000
 47 EXISTING TOTAL DRIVE OVER 1000
 48 EXISTING TOTAL DRIVE UNDER 1000
 49 EXISTING TOTAL DRIVE AROUND 1000
 50 EXISTING TOTAL DRIVE THROUGH 1000

NOTE TO CONTRACTOR:
 ALL CONTRACTORS MUST CONTACT GOPHER STATE CALL ONE (651) 434-4400 FOR THE PRESENCE OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES.

NOTE TO CONTRACTOR:
 CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES.

NOTE TO CONTRACTOR:
 CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES.

NOTE TO CONTRACTOR:
 CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES.

NOTE TO CONTRACTOR:
 CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES. CONTRACTOR TO VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES.



COMMUNITY DEVELOPMENT DEPARTMENT

November 11, 2013

Ms. Jackolyn A. Cook-Haxby
SAIC
60 East Plato Boulevard
Suite 300
Saint Paul, MN 55107

Re: Walmart Master Sign Plan, 1690 County Road C

On November 10, 2013, the Roseville Master Sign Plan Committee held the administrative hearing to review and consider the Master Sign Plan (MSP) at 1960, 2020, and 2030 Twin Lakes Parkway. No adjacent property owners or citizens were present to address the committee and the City Planner did not receive any calls, email, or letters concerning the proposal.

The MSP Committee has reviewed the proposal and approved the following as the MSP for 1960, 2020, and 2030 Twin Lakes Parkway:

WALL SIGN REQUIREMENTS - WALMART

- Advertising, flashing, pulsating, rotating light (or lights), rooftop, banners, mobile signs, and portable signs shall be prohibited, as well as other prohibited signs covered under Section 1010 of the Roseville City Code.
- Walmart wall signs shall not exceed 800 sq. ft.
- Wall signs meeting the total square footage allowed can be installed on all sides of the building.
- Wall signs (including identity logos and/or symbols) shall be custom cabinets, individual, or channel letters, that may be illuminated (preferably LED).
- Wall sign height shall not exceed 66 inches for the two Walmart signs and 30 inches for all other wall signs.
- Sign material shall be limited to metal and acrylic with UV inhibitors. All materials shall be made of high quality durable materials and finishes, and be of the highest quality fabrication.
- No sign, or any portion thereof, shall project above the parapet or top wall portion upon which it is mounted.
- All applications for wall signs shall be accompanied by a graphic that provides the City with the existing and proposed wall sign totals.

WALL SIGN REQUIREMENTS - OUTLOTS

- Advertising, flashing, pulsating, rotating light (or lights), rooftop, banners, mobile signs, and portable signs shall be prohibited, as well as other prohibited signs covered under Section 1010 of the Roseville City Code.
- Wall signs for each building on an outlot shall not exceed 125 sq. ft.
- Wall signs meeting the total square footage allowed can be installed on all sides of the building.

- Wall signs (including identity logos and/or symbols) shall be custom cabinets, individual, or channel letters, that may be illuminated (preferably LED).
- Wall sign height shall not exceed 30 inches in height.
- Sign material shall be limited to metal and acrylic with UV inhibitors. All materials shall be made of high quality durable materials and finishes, and be of the highest quality fabrication.
- No sign, or any portion thereof, shall project above the parapet or top wall portion upon which it is mounted.
- All applications for wall signs shall be accompanied by a graphic that provides the City with the existing and proposed wall sign totals.

FREESTANDING SIGN REQUIREMENTS

- The three lot site is permitted to have one freestanding multi-tenant sign. This sign shall be limited to a height of 40 feet and shall not exceed a square footage of 150 sq. ft.; 80 sq. ft. for Walmart and 35 sq. ft. for each of the two outlot tenants. The freestanding sign shall be placed between Lot 2 and 3, a minimum of 5 feet from the property line adjacent to Cleveland Avenue. The sign shall be constructed with the materials indicated on the plans dated September 5, 2013 and including brick, block, stone, EIFC and metal.

OTHER REQUIREMENTS

- A single freestanding leasing sign for the two outlots may be installed, which sign shall not exceed 24 sq. ft. and the sign must be approved by the Roseville Planning Division.
- A sign permit is required for the installation of all signs on the premises.

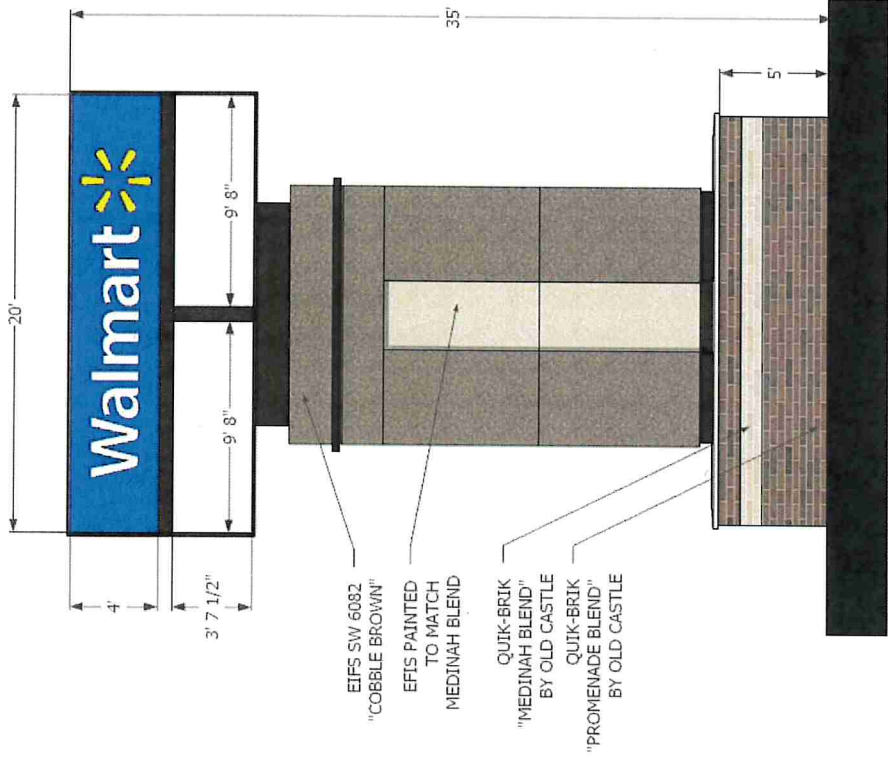
Should you have any questions or comments, regarding temporary signs, please feel free to call or email me at 651-792-7074 or thomas.paschke@ci.roseville.mn.us.

Respectfully,

CITY of ROSEVILLE



*Thomas Paschke
City Planner*



Emailed July 3



COMMUNITY DEVELOPMENT DEPARTMENT

June 25, 2013

Ms. Jackolyn A. Cook-Haxby
SAIC
60 East Plato Boulevard
Suite 300
Saint Paul, MN 55107

Re: Master Sign Plan Submittal

Dear Ms. Cook-Haxby:

Thank you for your response regarding our comments pertaining to the revised Master Sign Plan submittal for the proposed Walmart and two outlots in the northeast corner of County Road C and Cleveland Avenue, Roseville.

After reviewing your comments and discussing them, the project, and the Code with staff, I have the following responses:

The Purpose Statement for Master Sign Plan reads as follows

Purpose: The purpose of a Master Sign Plan is to establish a fair and equitable process for complex signage situations that accommodate the need for a well-maintained, safe, and attractive community, and the need for effective communications including business identification.

With respect to the proposal, the Planning Division still struggles to find adherence of the proposed signage plan for Walmart and the two outlots to the Purpose Statement found in the Master Sign Plan. That said, the Planning Division is interested in resolving our differences regarding the Code allowances and the proposal and would support a freestanding sign up to 35 feet tall, which is 10 feet taller than the maximum allowance of freestanding signs not processed under a Master Sign Plan. The Planning Division would also support a freestanding sign totaling 150 square feet, which is the maximum allowed under a Master Sign Plan, with the Walmart signage cabinet at a maximum of 80 square feet and each of the two outlot tenants at 35 square feet each. Although we still believe that there should be greater equity between the tenants' sign allotment and the Walmart sign, we are comfortable with supporting these square footages as meeting the purpose and intent of the Master Sign Plan requirements.

Should you have any questions, please call me at 651-792-7074.

Respectfully,

CITY of ROSEVILLE

A handwritten signature in black ink, appearing to read "Thomas Paschke".

Thomas Paschke
City Planner

Thomas Paschke

From: Thomas Paschke
Sent: Wednesday, January 30, 2013 8:37 AM
To: 'Eberly, Dale R.'
Subject: RE: Walmart #3404 - Roseville, MN - Master Sign Plan
Attachments: Master_Sign_Plan_2010_Form.pdf

Dale;

Thank you for the submittal of the sign specifics for the proposed Walmart and County Road C and Cleveland Avenue. Just a couple of items before consideration can be made:

The Master Sign Plan process requires the completion of an application that includes all proposed sign details, and an application fee. I have attached the application for your review and remittance.

It should be noted, that although signage has been a component of plan sets that have been reviewed by the Planning Division, there has never been an approval given for the type, style, size, number, or location of signage being proposed for this store.

The Master Sign Plan process is one of flexibility and supports increased square footages, number and height (to name a few) from the base standard. In the case of the Walmart, base wall signage is 1.5 sq. ft. of signage per lineal foot of building front (building wall facing Cleveland Avenue) and the base freestanding sign is 100 sq. ft. Allowances of up to 1.5 time these base units can be granted under the Master Sign Plan. However, in the end the final numbers are typically negotiated and agreed upon by the parties and usually do not exceed other previously approved projects. That being said, I have only briefly reviewed the proposal and have no specific comments at this time.

Please complete the required application and remit it along with the fee and sign details to my attention so that a formal review by the Planning Division can begin. Should you have any questions or comments, please feel free to email or call me.

From: Eberly, Dale R. [<mailto:DALE.R.EBERLY.II@saic.com>]
Sent: Tuesday, January 29, 2013 3:11 PM
To: Thomas Paschke
Subject: Walmart #3404 - Roseville, MN - Master Sign Plan

Mr. Paschke-

Attached is our draft of the master sign plan for the Walmart development. Please contact me if you have any items you would like to address.

-Dale

Dale Eberly II

Architectural Job Captain, LEED AP
SAIC Energy, Environment & Infrastructure, LLC (SEE&I)
office: 651-771-2222 | direct: 651-209-2836
60 E. Plato Blvd, Ste. 300
St. Paul, MN 55107

Please consider the environment before printing this email.

Master Sign Plan as outlined in the Roseville City code section 1010.11 for the building complex planned for 1960, 2020 and 2030 Twin Lakes Parkway.

I. Free Standing Signs

- A. There shall be one (1) free standing sign on the site and said sign shall be located along Cleveland Ave. Location is indicated on Attachment 1.
1. Sign shall have three (3) double-sided sign panels.
 - a) The first (top) panel shall be 50 percent of the face of the sign and shall be the Walmart panel.
 - b) The second and third panels shall be 25 percent of the sign face each and will be dedicated one (1) panel for each of the out lot parcels (to be developed in the future)
 - (a) Until the out lots are developed, the two (2) remaining panels will have solid blue sign faces which match the background of the Walmart panel.
 2. The free standing sign shall have a total area of 200 sf and a height of 40'-0" above the adjacent grade

II. Wall signs

A. Walmart structure

1. The structure shall have five (5) wall signs.
2. Two (2) wall signs are to be internally illuminated.
3. The total area of all wall signs shall be 799 sf.
4. This is a formalization of the signage as presented on the preliminary elevations reviewed and agreed to by Planning and Zoning Staff and approved by the City Council as part of the project approval on 7-9-12.

B. Out Lot Structures

1. Signs shall be limited to two (2) signs per structure max
2. One sign shall face toward the parking lot.
3. One sign shall face one of the adjacent roadways the structure has frontage on.
4. Area of signs shall not exceed 1.5 sf per linear foot of wall for side of the structure on which the sign is mounted.

Master Sign Plan as outlined in the Roseville City code section 1010.11 for the building complex planned for 1960, 2020 and 2030 Twin Lakes Parkway.

I. Free Standing Signs

A. There shall be one (1) free standing sign on the site and said sign shall be located along Cleveland Ave. Location is indicated on Attachment 1.

1. Sign shall have three (3) double-sided sign panels.

a) The first (top) panel shall be 50 percent of the face of the sign and shall be the Walmart panel.

b) The second and third panels shall be 25 percent of the sign face each and will be dedicated one (1) panel for each of the out lot parcels (to be developed in the future)

(a) Until the out lots are developed, the two (2) remaining panels will have solid blue sign faces which match the background of the Walmart panel.

2. The free standing sign shall have a total area of 200 sf and a height of 40'-0" above the adjacent grade

II. Wall signs

A. Walmart structure

1. The structure shall have five (5) wall signs.

2. Two (2) wall signs are to be internally illuminated.

3. The total area of all wall signs shall be 799 sf.

4. This is a formalization of the signage as presented on the preliminary elevations reviewed and agreed to by Planning and Zoning Staff and approved by the City Council as part of the project approval on 7-9-12.

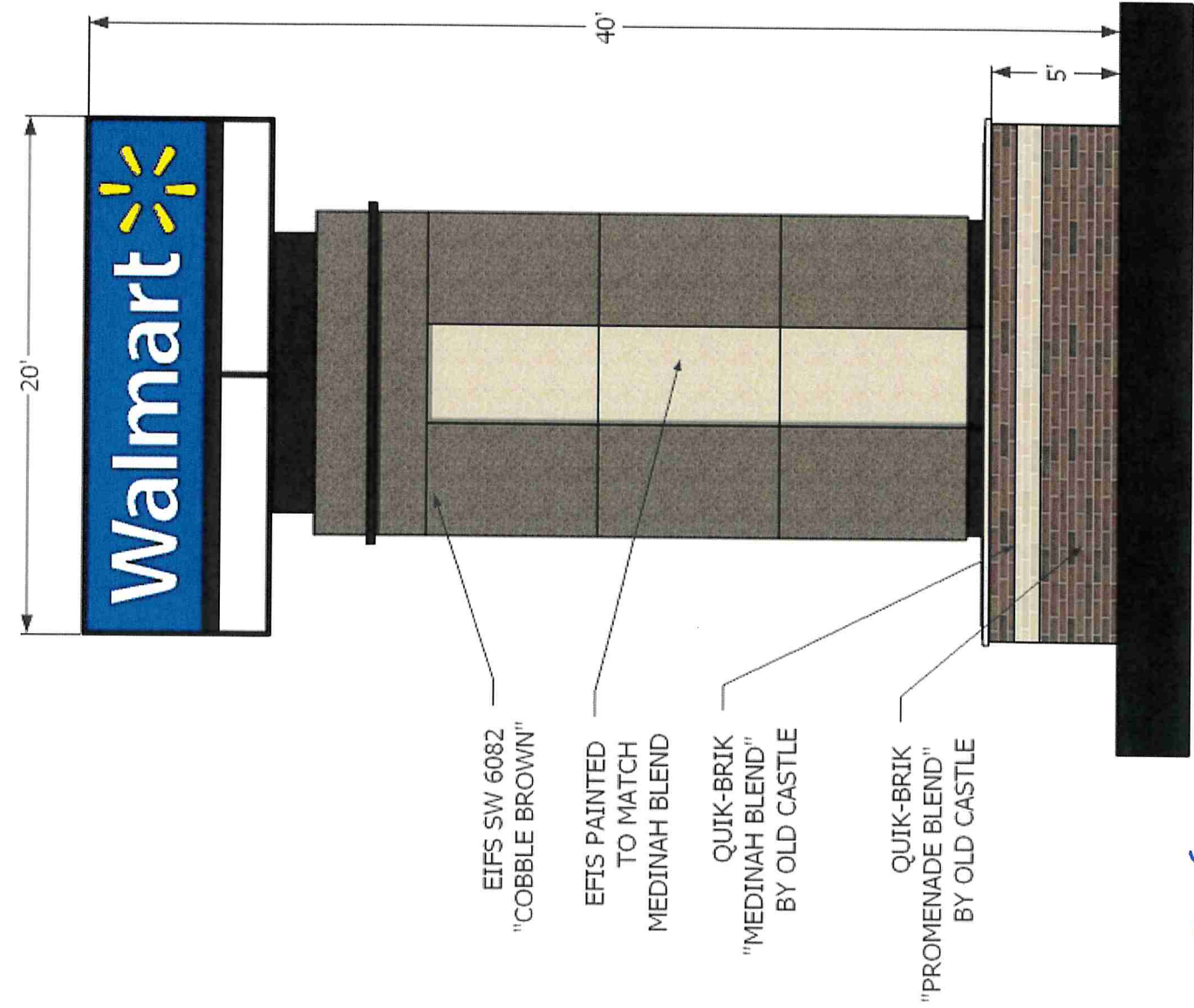
B. Out Lot Structures

1. Signs shall be limited to two (2) signs per structure max

2. One sign shall face toward the parking lot.

3. One sign shall face one of the adjacent roadways the structure has frontage on.

4. Area of signs shall not exceed 1.5 sf per linear foot of wall for side of the structure on which the sign is mounted.



Justify by viewshed weight viewshed

My thought on this proposal is that it is too tall; the other tenant sign areas need to be larger

Your thoughts?

Yes I would down like to get it closer to 25 feet. Perhaps we can with 40.



COMMUNITY DEVELOPMENT DEPARTMENT

May 17, 2013

Ms. Jackolyn A. Cook-Haxby
SAIC
60 East Plato Boulevard
Suite 300
Saint Paul, MN 55107

Re: Master Sign Plan Submittal

Dear Ms. Cook-Haxby:

Thank you for your response regarding our comments pertaining to the revised Master Sign Plan submittal for the proposed Walmart and two outlots in the northeast corner of County Road C and Cleveland Avenue, Roseville.

After reviewing your comments and discussing them, the project, and the Code with staff, I have the following Responses:

The Purpose Statement for Master Sign Plan reads as follows

Purpose: The purpose of a Master Sign Plan is to establish a fair and equitable process for complex signage situations that accommodate the need for a well-maintained, safe, and attractive community, and the need for effective communications including business identification.

With respect to the proposal, the Planning Division struggles to find any adherence to the purpose statement. The site and the signage needs are not tied to a situation that could be deemed complex, but rather seems designed to provide greater allowance of signage for a single tenant. Nor is the signage as proposed attractive to/for the community. And, if the proposal were approved it would achieve just the opposite (as you state) of providing effective communication, especially for the two outlot tenants with their limited signage.

It is true that the building and site are large, however, there is no correlation between size of building or site and the size or amount of freestanding signage indicated in the Code, as such it would not be appropriate to reference such a situation as if it had certain merit. Further, the Planning Division would not support such a concept, since it not fair or equitable to all tenants.

As for similarities, we conclude that the proposed sign is not similar to any of the photos provided. Each of the retail centers has more than 10 tenants and multiple freestanding signs, but the main freestanding sign at Rosedale Square was approved with a variance before the Master Sign Plans were adopted. Each of the sites were faced with challenges in attempting to provide signage for all tenants

I believe that it is disingenuous to place the Walmart and two outlot proposals in the same group as other retail centers. For one, these sites have had to go through the MSP process in order update complex and dated signage, some at challenging pre-existing sites. Walmart is a new development on a parcel of land and there is no indication that the view of the site will be compromised by future development. Second, each of the signs in the photo provides equitable

signage between tenants and on a much smaller scale than what is being proposed. Lastly, each of the freestanding signs in the photos is able to achieve a fair and equitable design for all tenants noted while staying within the limitations of the Code.

Although you may be correct in how landlords/property owners may allocate signage to each tenant based on their size, the Master Sign Plan is a special and distinct process that does not necessarily look at tenant's size in the same light. The Master Sign Plan is a special and unique administrative approval process that needs to achieve the purpose, intent, and criteria listed; if that is not achieved the Planning Division will not support a given proposed plan.

The Planning Division determines that the proposal is seeking something unusual (aside from the items/areas noted above) because most of the signs in the general area are pre-existing non-conforming and if they were to seek a modification other than a face replacement, they would be required to meet the all aspects of the Sign Regulations for the zoning district in which they reside. Further, the Walmart will be a destination site that need not indicate to Minneapolis through a freestanding sign that it resides across I35W in Roseville. On the other hand, the two future outlot uses will most likely need signage that can communicate effectively to the area. So to the extent that there is a need, it is tied to the future development on the outlots and not Walmart.

In closing, the Planning Division takes the Master Sign Plan process very seriously especially in the City's most noted redevelopment; Twin Lakes. We have reviewed your proposal with the base standards and concluded that support will be given for a freestanding multi-tenant sign of 35 feet, which is 10 feet taller than that maximum allowed in the Zone. The Planning Division also seeks greater uniformity between tenants since the justification currently falls short of the purpose of the Master Sign Plan.

Should you have any questions, please call me at 651-792-7074.

Respectfully,

CITY of ROSEVILLE



Thomas Paschke
City Planner



June 14, 2013

Mr. Thomas Paschke
Roseville City Planner
2660 Civic Center Drive
Roseville, MN 55113

**Re: Master Sign Plan Submittal
Roseville Walmart**

Dear Mr. Paschke:

Thank you for your response to SAIC's comments regarding the proposed Walmart Master Sign Plan. As you may be aware Walmart has chosen to proceed through this process for signage because the MSP affords greater flexibility and square footage increases which are regarded as necessary for this size of development.

SAIC appreciates the photographs of other signs that you attached to your hard copy of your letter. We believe that the Walmart request is similar to the examples that you provided. For example, the top five panels of the "Rosedale Marketplace" sign are of equal size while there are four smaller panels that are approximately one-quarter of the size of the major panels. This is because the tenants listed on the upper panels are all referred to as "Junior Majors" and have an approximate square footage between 20,000 and 30,000 while the retailers with the smaller signs have an approximate square footage between 1,200 and 1,800.

The "Rosedale Square" sign further illustrates this point. Byerly's – being the largest tenant at approximately 35,000 – 45,000 SF – clearly has more sign square footage and the topmost position. Office Depot, which is larger in size than Hirshfield's and Osaka, has a larger sign than those two tenants while JUUT has the smallest sign as it would be in the 1,500 SF range for size. The same type of sign panel allocation is true for "Rosedale Commons" and "Crossroads Center of Roseville."

The Zoning Ordinance and Sign Regulations are both silent on allocation of panel space among retailers who share a common sign. Allocating sign space is generally handled by private parties, in our experience. Signage is generally allocated proportionally in the lease documentation between a landlord and the tenant. A tenant with 1,200 SF of floor space would not expect to receive the same ranking and signage square footage as a tenant with 20,000 SF of floor space. The Roseville Ordinance and the Sign Regulations speak to what is allowed for total sign square footage and height and it is our belief that Walmart has complied with both requirements.

SAIC, as a representative of Walmart, is not asking for anything unusual or that isn't already in evidence on other developments in the area, including as shown in the photographs that you supplied. We have asked for a 40 foot tall sign because Walmart believes that height is necessary based on the positioning of the site. In viewing the Google Map views it is evident that the Burger King has a fairly tall sign. As the Burger King sign currently sits, it would block the view of the Walmart sign. This is not in the best interest of growing business in the area. The junior retailers on the two outparcels may not be as well known as Walmart and may not be "destination". Even so, these parties will also appreciate it from a business point of view to have their sign visible from I-35.

SAIC Energy, Environment & Infrastructure, LLC

60 East Plato Boulevard, Suite 300 | St. Paul, MN 55107 | tel: 651.771.2222 | fax: 651.778.3911 | saic.com/EEandI

ROSEDALE
MARKETPLACE

COLTRUIS
WORLD MARKET

BABIES R US

OfficeMax

MEN'S WEARHOUSE

Twins PRO SHOP CLOTHES MENTOR

Great Clips

STOP





BYERLY'S

Office
DEPOT

Hirshfield's

OSAKA

SUSHI BAR & HIBACHI

JUUT
AVEDA



Rosedale Square

1601-1677 County Road C

ROSEDALE COMMONS

BED BATH &
BEYOND

PET SMART

OLD NAVY

DXL MENS APPAREL

BUFFALO WILD WINGS
GRILL & BAR

LIFETIME
FITNESS

ROSEDALE
COMMONS

KOHL'S

**BEST
BUY**

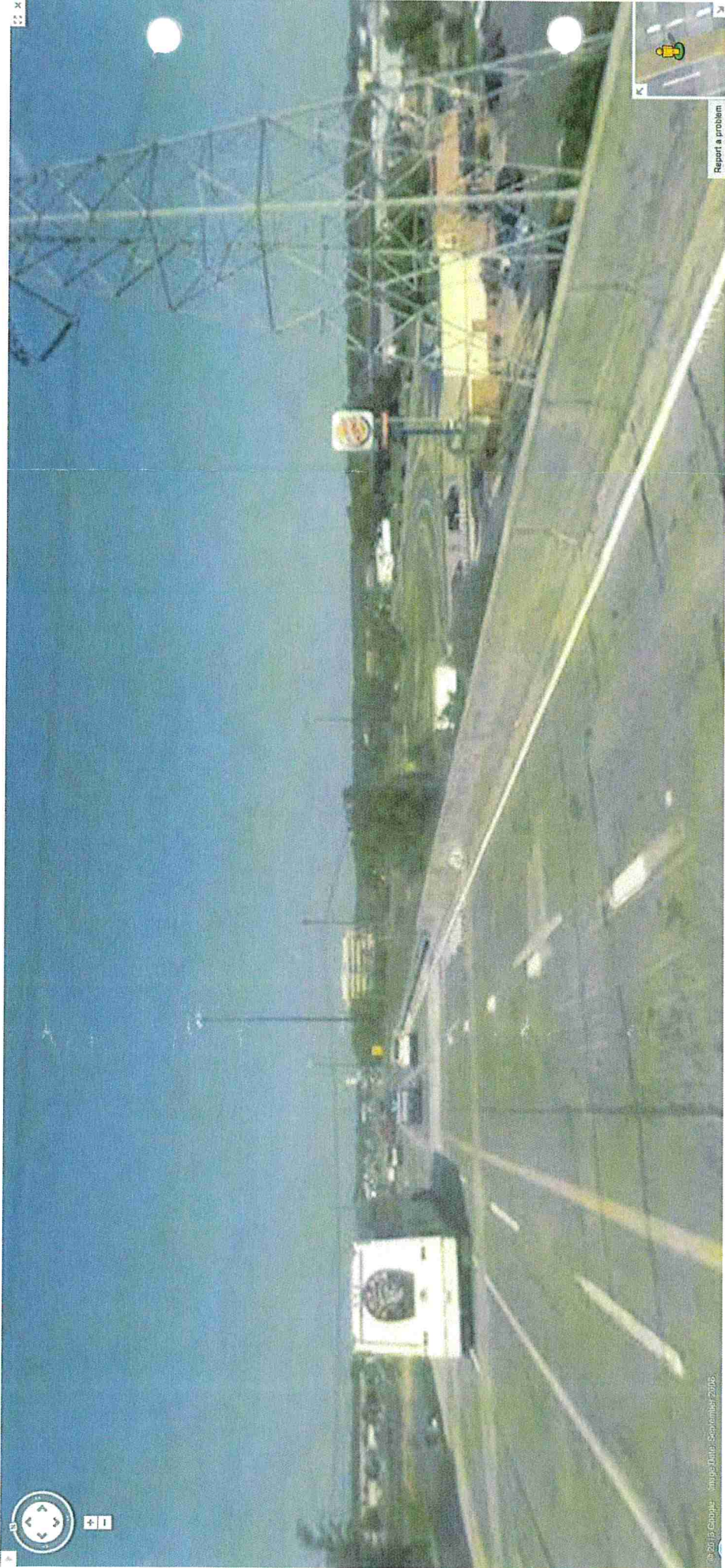
Center of Roseville

DICK'S
SPORTING GOODS

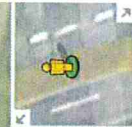
JO-ANN
fabrics and crafts

Gordmans





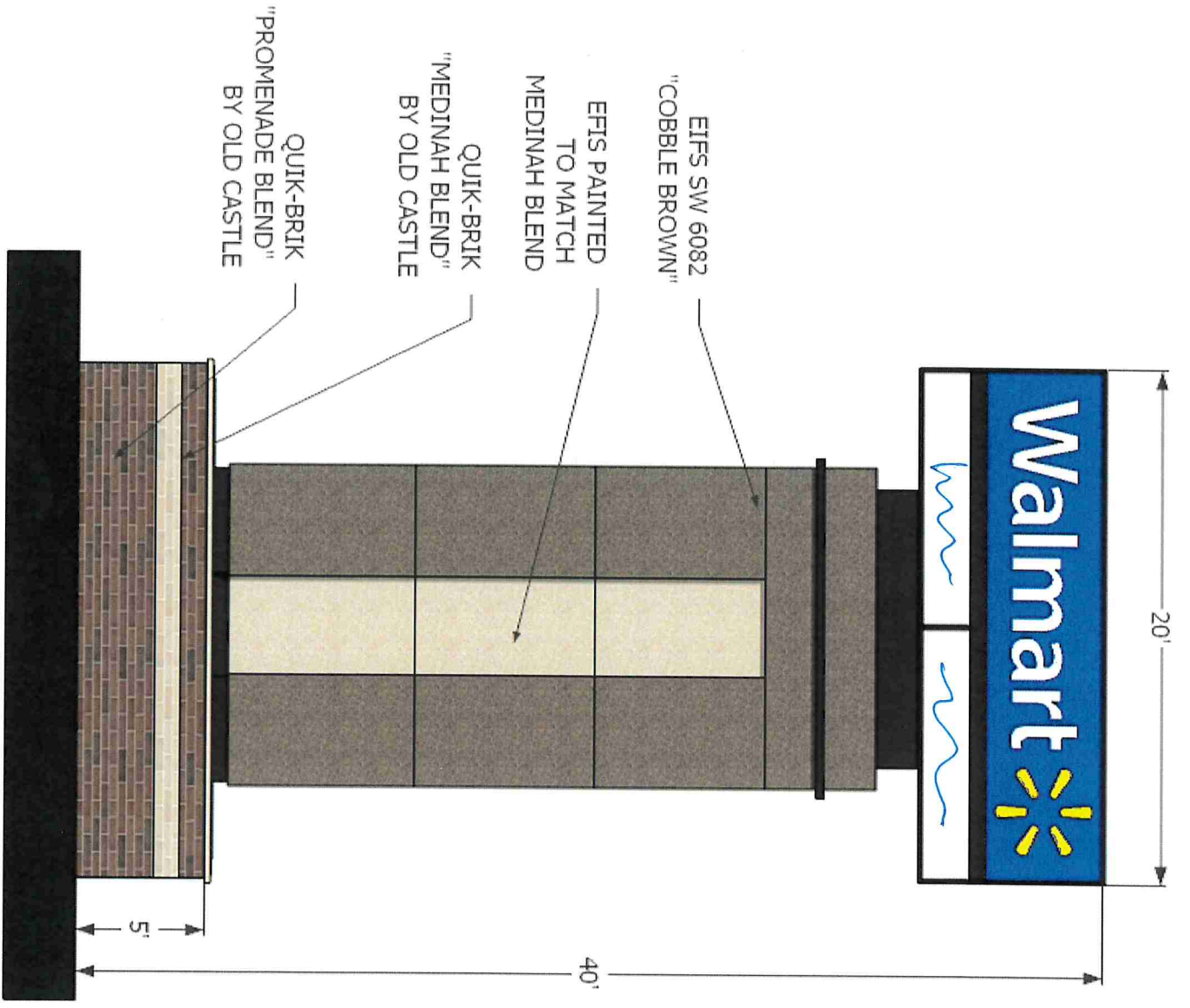
22 x



Report a problem



© 2015 Google - Image Date: September 2016



Master Sign Plan as outlined in the Roseville City code section 1010.11 for the building complex planned for 1960, 2020 and 2030 Twin Lakes Parkway.

I. Free Standing Signs

- A. There shall be one (1) free standing sign on the site and said sign shall be located along Cleveland Ave. Location is indicated on Attachment 1.
1. Sign shall have three (3) double-sided sign panels.
 - a) The first (top) panel shall be 50 percent of the face of the sign and shall be the Walmart panel.
 - b) The second and third panels shall be 25 percent of the sign face each and will be dedicated one (1) panel for each of the out lot parcels (to be developed in the future)
 - (a) Until the out lots are developed, the two (2) remaining panels will have solid blue sign faces which match the background of the Walmart panel.
 2. The free standing sign shall have a total area of 200 sf and a height of 40'-0" above the adjacent grade

II. Wall signs

- A. Walmart structure
1. The structure shall have five (5) wall signs.
 2. Two (2) wall signs are to be internally illuminated.
 3. The total area of all wall signs shall be 799 sf.
 4. This is a formalization of the signage as presented on the preliminary elevations reviewed and agreed to by Planning and Zoning Staff and approved by the City Council as part of the project approval on 7-9-12.
- B. Out Lot Structures
1. Signs shall be limited to two (2) signs per structure max
 2. One sign shall face toward the parking lot.
 3. One sign shall face one of the adjacent roadways the structure has frontage on.
 4. Area of signs shall not exceed 1.5 sf per linear foot of wall for side of the structure on which the sign is mounted.

Thomas Paschke

From: Eberly, Dale R. <DALE.R.EBERLY.II@saic.com>
Sent: Tuesday, February 05, 2013 2:41 PM
To: Thomas Paschke
Subject: RE: Walmart #3404 - Roseville, MN - Master Sign Plan

Thomas-

I will require a W-9 tax form from the city so I can request a check for this fee.

-Dale

From: Thomas Paschke [<mailto:thomas.paschke@ci.roseville.mn.us>]
Sent: Wednesday, January 30, 2013 8:37 AM
To: Eberly, Dale R.
Subject: RE: Walmart #3404 - Roseville, MN - Master Sign Plan

Dale;

Thank you for the submittal of the sign specifics for the proposed Walmart and County Road C and Cleveland Avenue. Just a couple of items before consideration can be made:

The Master Sign Plan process requires the completion of an application that includes all proposed sign details, and an application fee. I have attached the application for your review and remittance.

It should be noted, that although signage has been a component of plan sets that have been reviewed by the Planning Division, there has never been an approval given for the type, style, size, number, or location of signage being proposed for this store.

The Master Sign Plan process is one of flexibility and supports increased square footages, number and height (to name a few) from the base standard. In the case of the Walmart, base wall signage is 1.5 sq. ft. of signage per lineal foot of building front (building wall facing Cleveland Avenue) and the base freestanding sign is 100 sq. ft. Allowances of up to 1.5 time these base units can be granted under the Master Sign Plan. However, in the end the final numbers are typically negotiated and agreed upon by the parties and usually do not exceed other previously approved projects. That being said, I have only briefly reviewed the proposal and have no specific comments at this time.

Please complete the required application and remit it along with the fee and sign details to my attention so that a formal review by the Planning Division can begin. Should you have any questions or comments, please feel free to email or call me.

From: Eberly, Dale R. [<mailto:DALE.R.EBERLY.II@saic.com>]
Sent: Tuesday, January 29, 2013 3:11 PM
To: Thomas Paschke
Subject: Walmart #3404 - Roseville, MN - Master Sign Plan

Mr. Paschke-

Attached is our draft of the master sign plan for the Walmart development. Please contact me if you have any items you would like to address.

Thomas Paschke

From: Eberly, Dale R. <DALE.R.EBERLY.II@saic.com>
Sent: Friday, May 10, 2013 8:43 AM
To: Thomas Paschke
Subject: RE: Walmart MSP
Attachments: Site View 1.jpg; Site View 2.jpg

Mr Paschke-

Our response to your comments from yesterday follow below. Please note that our responses are in **red**. Please also note that the referenced images are also attached. To this message. Please feel free to contact me with any comments or questions you may have.

-Dale

Dale Eberly II

Architectural Job Captain, LEED AP
SAIC Energy, Environment & Infrastructure, LLC (SEE&I)
office: 651-771-2222 | direct: 651-209-2836
60 E. Plato Blvd, Ste. 300
St. Paul, MN 55107

Please consider the environment before printing this email.

This email and any attachments to it are intended only for the identified recipients. It may contain proprietary or otherwise legally protected information of SAIC. Any unauthorized use or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and delete or otherwise destroy the email and all attachments immediately.



From: Thomas Paschke [<mailto:thomas.paschke@ci.roseville.mn.us>]
Sent: Thursday, May 09, 2013 1:29 PM
To: Eberly, Dale R.
Subject: Walmart MSP

Dale;

On February 19, 2013, I received the initial Master Sign Plan for Walmart and two outlots.

On March 1, 2013, I provided comments to you regarding the initial submittal - specifically that wall signage would be limited to a ratio of 1.75 which translated into an overall building wall allowance of 900 sq. ft. of signage. Further, that freestanding signage exceeded the maximum 150 sq. ft. allowed and that the Committee would not support a pole sign.

On March 20, 2013 you sought clarification regarding freestanding sign allowances, specifically number, location and size. I responded that the Committee would support two freestanding monument or similar signs up to a maximum of 100 sq. ft. each.

This brings us to the most recent submittal regarding freestanding signs. I have sought comments from MSP Committee members and discussed signage for the area, Twin Lakes Redevelopment Area (Twin Lakes), with the Community Development Director. While we are open to creative design and flexible

standards, our goal through the MSP process is to achieve consistency, attractiveness, and address complex signage situations. That said, the following are our generalized comments:

Our understanding of going through the MSP process (this specific case) is to seek greater signage, location, and height flexibility, and to limit the number of signs on the three lots. To address the multi-tenant and limited sign items, the proposal seeks to construct a single freestanding multi-tenant sign. The revised proposal recently submitted for consideration meets the maximum thresholds of the Sign Regulations, but our determination is that the signage area shall have a more even distribution of signage between the three tenants. Currently, each of the out lots will receive approximately 16.5% of the sign face area. This is proportional to the amount of the land in the individual out lot compared to the overall parcel. Lot 1 (Walmart lot) is 80% of the development, each out lot is 10% of the overall development. Additionally, Walmart is the initial developer and the "anchor" of the development and it is reasonable that they should be allowed a larger portion of the sign for this.

Regarding the freestanding sign height, the Committee would support a 30 foot tall freestanding multi-tenant sign, however, 40 feet is too tall, especially when the base allowance is only 25 feet. Should Walmart desire to justify the increased height via illustrations of the view-shed and why increasing height is necessary, we can take that into consideration. The goal of this sign is to attract traffic from not only the immediately surrounding community, but also from I-35W. The optimum view to I-35W north bound will be at a point shown by image Site View 1. At this point there is a sign for Burger King that we are trying to provide a view around while still allowing the drivers reasonable time to see the sign and prepare to exit safely. The increased height would also allow the Walmart sign as well as the tenant signs under it to be more visible to the southbound lanes of I-35W over the trees around the wetland to the Northwest of the site (refer to image Site View 2). Again, we are trying to provide a view to the sign while still allowing drivers time to plan their exit safely.

It is worth noting that the Walmart site development area (deemed a unified development) may be only one of a couple developments required to proceed through the MSP process. Knowing this and the fact that the standards for other properties will potentially be less than that approved for Walmart, the Committee aspires to create signage that is uniform, attractive, and not out of character with buildings or other multi-use development areas. After a review of city zoning ordinances, it is our interpretation that signage is intended to be allocated based on building and lot size. A larger sign is not out of character for our building as it is a very large building, likely to be one of the largest single-tenant buildings in the area.

Should you have any questions or comments, please feel free to email or call me.

Thomas R. Paschke
Roseville City Planner
2660 Civic Center Drive
(651) 792-7074

Confidentiality Statement: The documents accompanying this transmission contain confidential information that is legally privileged. This information is intended only for the use of the individuals or entities listed above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of these documents is strictly prohibited. If you have received this information in error, please notify the sender immediately and arrange for the return or destruction of these documents.

