



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

[x] 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: RPMC Roseville Prop. Mgmt. Co. First name:
Address: 2757 Roseville Ave N Ste 250 City/State/Zip: Roseville, MN 55113
Phone number: 651.209.6511 Email address: kpap@roseprop.com

2. Applicant Information: (if different from above)

Company name:
Last name: First name:
Address: City/State/Zip:
Phone number: Email address:

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

2625 Patton Road

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: Roseville Property Management Co.

Date: 7.26.11

Applicant: [Signature]

Date: 7.26.11

MARIL E. RANCONE, V.P.

General Sign Specifications Roseville Business Commons 2500 - 2860 Patton Road, Roseville

WALL SIGN REQUIREMENTS . . . General

- 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.
- The scale and proportion of graphics shall be compatible with the building's architectural character and mass.
- Each tenant shall be allowed only a single wall sign.
- Letter heights shall not exceed 20 inches.
- Maximum sign area per tenant shall not exceed 1.5 sq. ft. of signage per lineal leased foot.
- Sign area shall be computed per section 1010.04 of the City Code. '
- Wall signs shall not project more than 8 Inches from the face of the structure to which the sign is attached.
- Sign material shall be limited to metal and acrylic materials with UV inhibitors. All materials shall be made of high quality durable materials and finishes, and be of highest quality fabrication
- All signs must be approved by RMPC.

WALL SIGN REQUIREMENTS . . . Internally Illuminated Channel Letters

- Wall signs shall be constructed of internally illuminated channel letters and face lit and limited to, either on raceways or individual letters. Identity logos and/or symbols shall be allowed.
- Letter returns and raceways may be painted, prefinished, or utilize exposed metal; and exposed metal shall be stainless steel, titanium, bronze, aluminum, or other non-corrosive material.

WALL SIGN REQUIREMENTS . . . Sign Panels

- Sign Panels will conform to the campus standard; 48" x 38.5" modular aluminum panels.
- Graphics consist of first surface applied graphic displaying tenant name and logo.
- Signs are strategically mounted over entrances to tenant space.

FREESTANDING SIGN REQUIREMENTS . . . Multi-Tenant directional Signage

- Four freestanding multi-tenant sign shall indicate address and tenant at the entrance to each facility parking lot.
- Multi-tenant sign shall be limited to an overall size of 8' x 7'
- Multi-tenant signage features 10 changeable word bars accommodating signs not exceeding 24 sq. ft. (6" x 47" x 10).

FREESTANDING SIGN REQUIREMENTS . . . Sight identification Signage

- Single site identification sign will be located on the Located at the NE corner of Patton

Road and County Road C over all dimensions are 7'6" x 5'6"

- This double faced monument identifies the entrance to the Roseville Business commons.
- In addition to the above freestanding sign requirements, all leasing information (contact and number) shall be incorporated into the freestanding site sign.
- The premises will also be allowed of lease signs on vacant tenant spaces not exceeding 24 square feet.

FREESTANDING SIGN REQUIREMENTS . . . , Back lighted Monument.

- Single site identification sign will be located on the Located at the NW corner of Patton Road and County Road C over all dimensions are 10' x 7'
- This double faced internally lighted structure will accommodate 5'x8' reverse lit panels.
- All signs must be approved by RMPC

General Sign Specifications
Roseville Business Commons
2500 Patton Road, Roseville Minnesota

BACK LIT MONUMENT AT CAMPUS ENTRANCE

Located at the NW Corner of Patton Road and County Road C
This double faced internally lighted structure will accommodate 5' x 8' signs.

TRAFFIC DIRECTIONAL PYLONS

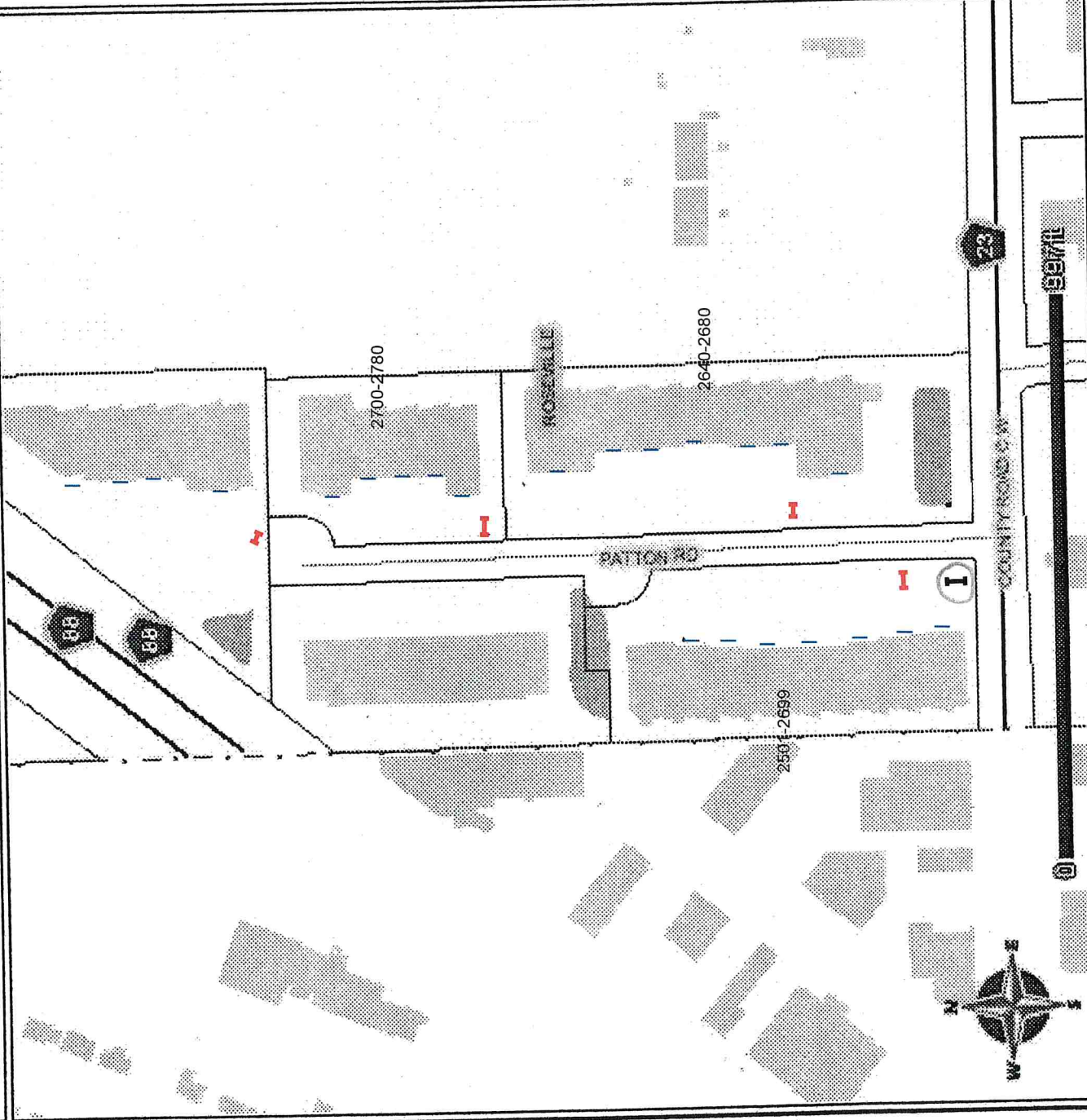
Located throughout the Campus on Patton Road.
These four 9' x 5' pylons identify buildings and tenants.
Pylon features 10 changeable word bars.

OVERHEAD SUITE IDS

Above each entrance these 48" x 38.5" modular aluminum
panels have a first surface applied graphic displaying tenant name and /or logos.
Signs are strategically mounted over entrances to tenant space.

Roseville Business Commons

- Municipalities
- Road Centerlines (County)
- County Road
- Interstate Hwy
- State Hwy
- Roads
- Water
- Structures
- Parcel Polygons
- Highway Shields
- Street Name Labels
- Existing Back Lit Sign
- Existing Traffic Directional Pylons
- Existing and potential Overhead Suit Y's



SOURCES: Ramsey Count

**ROSEVILLE
BUSINESS
COMMONS**

2

2640-2680

ITC 2656

PERFECT REACH, INC. 2658

THREE RIVERS PATHOLOGY 2664

ONESOURCE 2668

CONVERTEC 2676

MERITIDE, INC. 2670



DOCK DELIVERIES

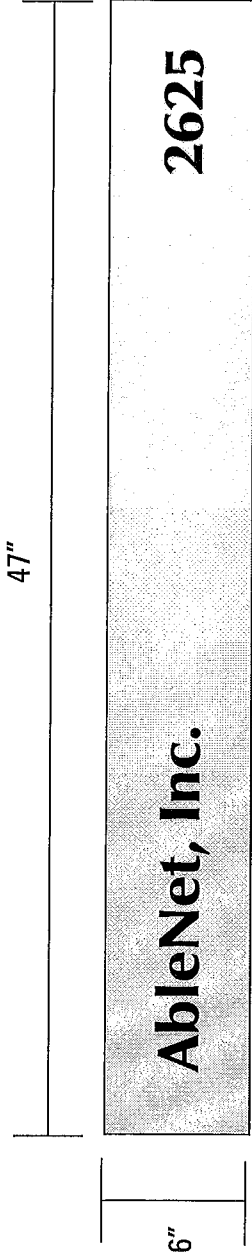


**ROSEVILLE
BUSINESS
COMMONS**

**2501 - 2860
PATTON ROAD**

**ROSEVILLE PROPERTIES
633-6312**





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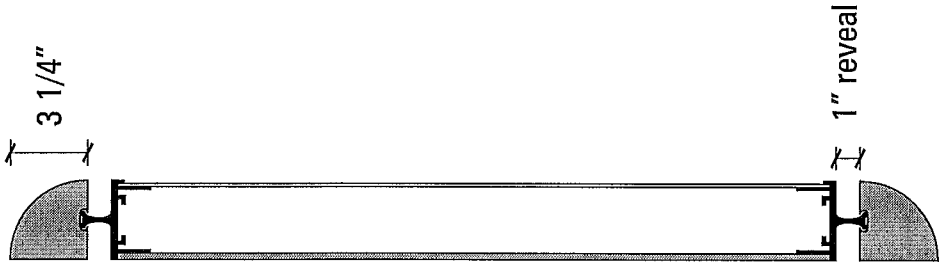
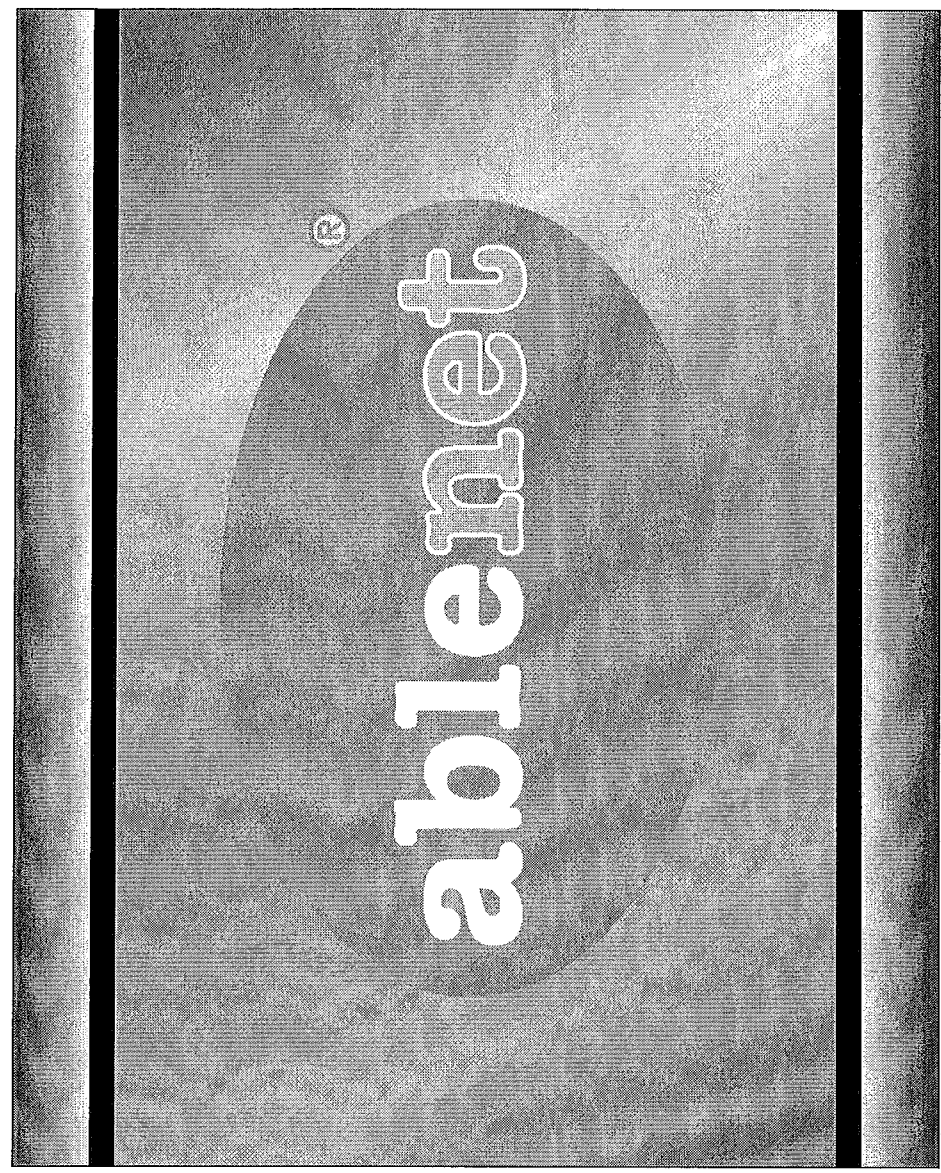
Building Storage Systems
To Your Specifications

3110 Washington Avenue North, Minneapolis, MN 55411
612.522.5287 800.486.4605 FAX: 612.287.0952

Sign Type: Monument Insert	Drawn By: RG
Project: Roseville Properties	Date: 5/9/11
Location: Roseville Business Commons	Scale: 1/8" = 1"

48"

30"



Logo is 39" Wide



Building Signage Systems
To Your Specifications

3110 Washington Avenue North, Minneapolis, MN 55411
612.522.5287 800.486.4605 FAX: 612.287.0952

Sign Type: Tenent Sign	Drawn By: K. Nelson
Project: Ablenet	Date: 5/9/11
Location: Location	Scale: 1/8" = 1"



Community Development Department
651-792-7074 ♦ fax: 651-792-7070

August 24, 2011

Mr. Mark Rancone
Roseville Property Management Company
2757 Fairview Avenue
Roseville, MN 55113

Mike Rafter
c/o Graphic Specialties Inc.
3110 Washington Av. N
Suite 200
Minneapolis MM 5541

RE: 2500-2860 Patton Road, Roseville Business Commons

Dear Mark:

On Tuesday, September 13, 2011, the Roseville Master Sign Plan Committee held the administrative hearing to review and approve the Master Sign Plan for the above addressed properties. 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 supports the following as the MSP for this property:

WALL SIGN REQUIREMENTS

- 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 shall be individual letters that may be illuminated, have finished returns and/or be installed on raceways. Identity logos and/or symbols shall be allowed. Letter heights shall be limited to 20 inches.
- Letter returns and raceways may be painted, prefinished, or utilize exposed metal; and exposed metal shall be stainless steel, titanium, bronze, aluminum, or other non-corrosive material.
- Sign panels shall be allowed and limited to a 48 inch by 38-1/2 inch modular aluminum panel. Panel graphic shall consist of first surface applied graphic displaying tenant name and logo, and strategically mounted over tenant space entrance.

Community Development Department
651-792-7074 ♦ fax: 651-792-7070

- 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.
- The scale and proportion of graphics shall be compatible with the building's architectural character and mass.
- Wall signs shall be limited to 1.5 sq ft. per lineal foot of tenant lease space along the building front, unless a panel sign which is limited as stated above.
- Each tenant is allowed one wall sign.
- Sign area shall be computed per section 1010.04 of the City Code.

FREESTANDING SIGN REQUIREMENTS

- The Roseville Business Commons property which encompasses 4 buildings (2501-2699, 2640-2680, 2700-2780, and 2800-2860 Patton Road) shall be allowed a total of 6 freestanding signs; one for each parcel, one additional monument at the 2501-2699 Patton Road property, and one along County Road C identifying the business park.
- Each building (4 total) shall be allowed one freestanding multi-tenant sign indicating address and each tenant within the building. These freestanding signs shall be allowed at/near each parking lot entrance and be limited to a size of 8 feet in height and 7 feet in width. Multi-tenant sign features shall include 10 changeable metal word bars accommodating signs not exceeding 24 square feet (6 inch x 47 inches x 10 signs).
- The 2501-2699 property shall be allowed an additional freestanding monument sign for tenant signage. This sign shall be limited to a size of 10 feet in height and 7 feet in width and be comprised of double-faced internally lit panels or other, should the sign be modified in the future.
- The 2640-2680 property shall be allowed an additional freestanding sign solely for the purpose of site (Roseville Business Commons) identification and shall include leasing information. This sign shall not exceed a height of 8 feet and be limited to 24 sq. ft.

OTHER REQUIREMENTS

- Landlord (RMPC) sign-off of any sign proposal shall accompany any sign permit and shall meet the requirements of the MSP.
- A sign permit is required for the installation of all signs on the premises.
- Tenant leasing information (name/number) shall be incorporated into the site sign and approved by the City Planner.

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651-792-7074 ♦ fax: 651-792-7070

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

Respectfully,

CITY of ROSEVILLE



Thomas Paschke
City Planner