



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

2. Applicant Information: (if different from above)

Company name: SCENIC SIGN CORP
 Last name: HOLT First name: SCOTT
 Address: BOX 881 City/State/Zip: ST. CLOUD MN 56302
 Phone number: _____ Email address: SCOTT@SCENICSIGN.COM

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

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: _____ Date: _____

Applicant: Scott Holt Date: 5-17-11

City of Roseville
651-792-7000

06/07/2011 11:08
Receipt No. 00242963

signplan
Master Sign Pl
an 350.00

Receipt Total 350.00

Cash 0.00
Check 350.00 Check #15930
Charge 0.00

SCENIC SIGN

Cashier: jill.hughes
Station: RVFIN701

May 10th 2011

1743A-1755, LLC
2866 WHITE BEAR AVE
MAPLEWOOD, MN 55109

SCOTT HOLT
SCENIC SIGNS
BOX 881
ST. CLOUD, MN 56302

RE: 1743A – 1755 COUNTY RD C Master Sight Plan.

To Whom It May Concern:

Since we are near a Master Sight Plan that the Roseville Planning Division can support, I thought it would be beneficial , to put the proposal in writing for all to review. Should this be acceptable, I would schedule the hearing in the next two weeks.

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 constructed of internally lit channel letters and face lit and limited to, either on raceways or individual letters. Identity logos 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.
- The scale and proportion of graphics shall be compatible with the buildings architectural character and mass.
- Each tenant shall be allowed only a single wall sign.
- Wall signs shall be justified 2 feet from lintel and centered in the lease space frontage.
- Letter heights should not exceed 35 inches
- Maximum sign area per tenant shall not exceed 2 sq. ft. of signage per lineal foot or a maximum of 716 sq. ft. for the building.
- Wall signs should not project more than 13 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.
- Sign area shall be computed per section 1010.04 of the city code

FREE STANDING SIGN REQUIREMENTS

- One multi-tenant sign shall be allowed on the premises. This sign shall be double sided and not exceed 100 sq. ft. per face
- The free standing multi-tenant sign shall be limited to an overall height of 12 feet, afford the accommodation up to 4 tenants signs exceeding 60 sq. ft. The base shall be a minimum of 2 feet in height comprised of anodized aluminum. The building address on the sign does not count against the total free standing sign limit.
- The free standing sign shall be setback a minimum of 10 feet from property line.
- The premises will also be allowed of lease signs on vacant tenant spaces not exceeding 24 sq. ft.
- Pylon signs shall not exceed 40 ft.

OTHER REQUIREMENTS

- Landlord 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 the free standing sign.

Respectfully,

Scott Holt



AIRLAKEDVELOPMENT-1.CDR



NOTES-

FABRICATE AND INSTALL ONE NEW DJF 94-1/2" X 7'9" LARGE-A FLEX (NON-LIT) MONUMENT SIGN
72.5 SQ. FT. 12'8" OAH

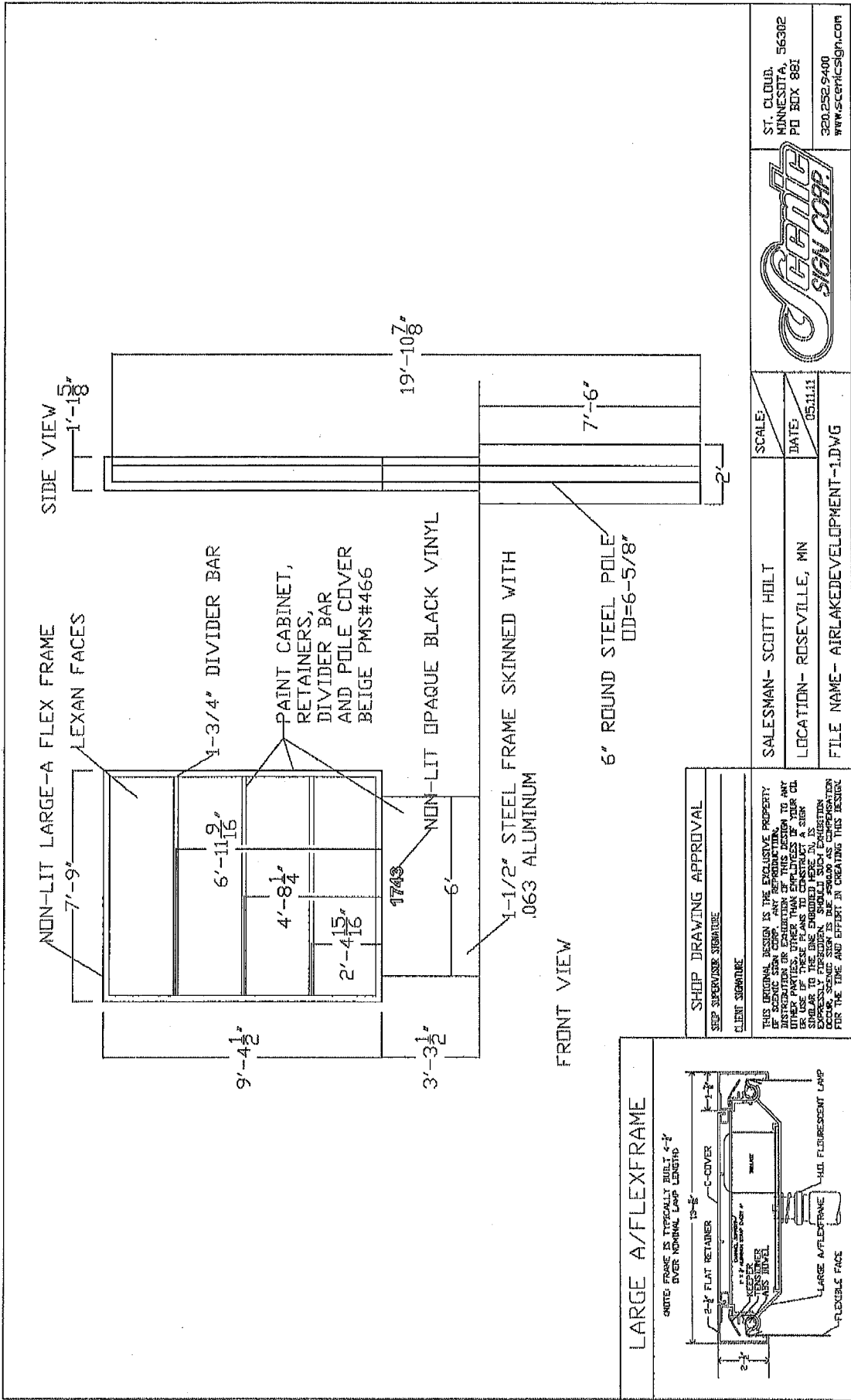
SALESMAN: SCOTT HOLT

LOCATION: ROSEVILLE, MN

SCALE: 3/16"=1'

DATE: 05/17/11

WORK ORDER:



SIDE VIEW
1'-1 5/8"

NON-LIT LARGE-A FLEX FRAME
LEXAN FACES

1-3/4" DIVIDER BAR
PAINT CABINET,
RETAINERS,
DIVIDER BAR
AND POLE COVER
BEIGE PMS#466

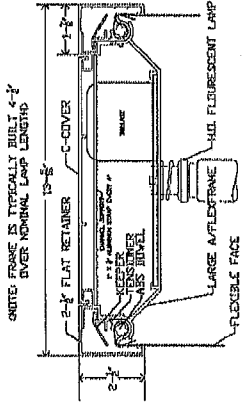
NON-LIT OPAQUE BLACK VINYL

1-1/2" STEEL FRAME SKINNED WITH
.063 ALUMINUM

6" ROUND STEEL POLE
O.D.=6-5/8"

FRONT VIEW

LARGE A/FLEXFRAME



SHOP DRAWING APPROVAL

STEP SUPERVISOR SIGNATURE
CLIENT SIGNATURE

THIS ORIGINAL DESIGN IS THE EXCLUSIVE PROPERTY OF SCOTT HOLT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SCOTT HOLT. ANY OTHER PARTIES, OTHER THAN EMPLOYEES OF SCOTT HOLT, WHO USE OR REPRODUCE THIS DESIGN FOR ANY PURPOSE, WITHOUT THE WRITTEN PERMISSION OF SCOTT HOLT, SHALL BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, THAT MAY BE INCURRED BY SCOTT HOLT AS A RESULT OF SUCH VIOLATION. THIS DESIGN IS THE PROPERTY OF SCOTT HOLT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SCOTT HOLT.

SCALE:

DATE: 05.11.11

SALESMAN- SCOTT HOLT

LOCATION- ROSEVILLE, MN

FILE NAME- AIRLAKEDEVELOPMENT-1.DWG

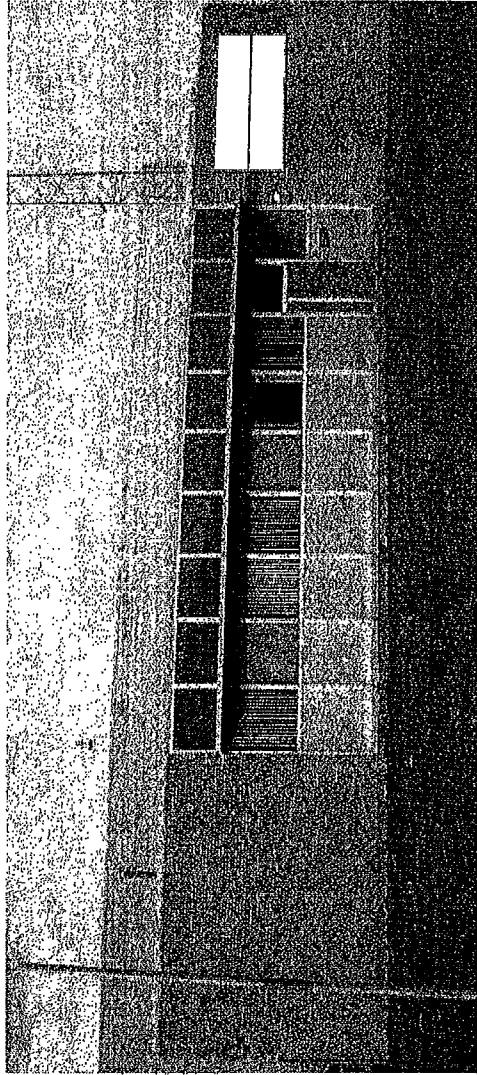
ST. CLOUD,
MINNESOTA, 56302
PO BOX 881



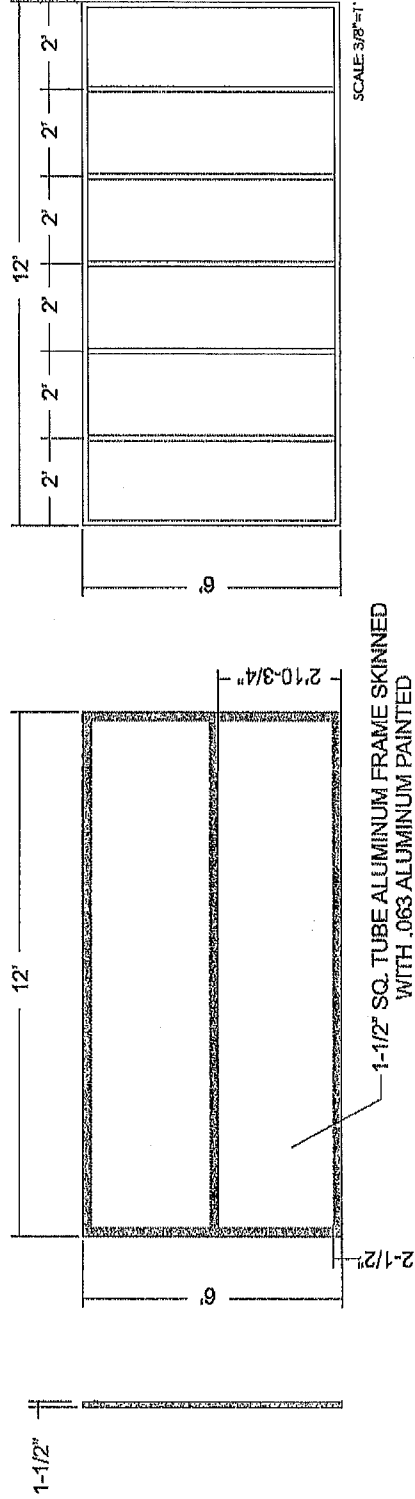
320.252.9400
WWW.SCCSIGN.COM



AIRLAKEDVELOPMENT-1.CDR



SCALE: 3/32"=1'



NOTES

FABRICATE AND INSTALL ONE NEW 6' X 12' NON-LIT WALL SIGN

SALESMAN: SCOTT HOLT
 LOCATION: ROSEVILLE, MN
 SCALE: PER SPECS.
 DATE: 05/11/11
 SQ. FT. WORK ORDER #

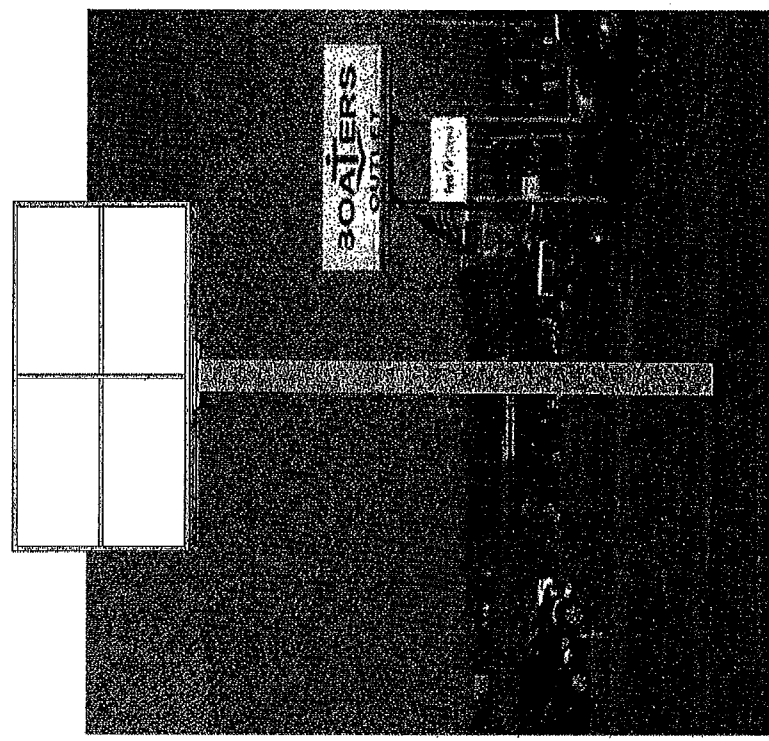


PLATE AND BOLTS TO BE VERIFIED

FABRICATE AND INSTALL ONE NEW D/F 6'-1-1/2" X 12'
12" CONVENTIONAL (NON-LIT) ILLUMINATED CABINET
73.5 SQ. FT.

NOTES-

SALESMAN: SCOTT HOLT
LOCATION: ROSSELLE, MN
SCALE: 3/16"=1'
DATE: 05/11/11
WORK ORDER #
SQ. FT.



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

July 6, 2011

Mr. Dan Regan
Air Lake Development
2866 White Bear Avenue
Maplewood, MN 55109

Mr. Scott Holt
Scenic Signs
Box 881
St. Cloud, MN 56302

RE: 1743-1755 County Road C Master Sign Plan.

Dear Dan and Scott:

On June 9, 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 constructed of internally illuminated channel letters or cabinets 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.
- The scale and proportion of graphics shall be compatible with the building's architectural character and mass.
- Letter heights shall not exceed 30 inches.
- Building A, addressed as 1755 County Road C shall be limited to 60 lineal feet and a multiplier of 2 sq. ft. per lineal foot or a total of 120 square feet of signage; Building B, addressed as 1743A, shall be limited to 438 lineal feet and a multiplier of 1.25 sq. ft. per

Community Development Department

651-792-7074 ♦ fax: 651-792-7070

lineal foot or a total of 547.5 sq. ft. of signage; and Building C, addressed as 1743B, shall be limited to 180 lineal feet and a multiplier of 1.50 sq. ft. per lineal foot or a total of 270 sq. ft. of signage .

- Signs shall limited to the south and west walls of Building A, the west, south, and east walls of Building B, and the west, south, and east walls of Building C.
- Sign area shall be computed per section 1010.04 of the City Code.
- Wall signs shall not project more than 13 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.

FREESTANDING SIGN REQUIREMENTS

- The premises shall be allowed three freestanding signs – on for each of the three buildings.
- The existing freestanding sign in the front yard of the Building A site, shall be limited to 75 sq. ft. of signage, with the location and height remaining as currently exists.
- Building B shall be allowed a new freestanding monument sign, limited to a height of 25 feet, four tenants that occupy no more than 75 sq. ft., and be setback a minimum of 8 feet from the property line adjacent to County Road C.
- The existing sign for Building C shall be field located to determine whether the location is on private property or within the public right-o-way. If in public right-of-way, the sign shall be removed within five years or June 30, 2016. If the sign is located on private property it would then be allowed to be modified to include no more than four tenant occupying up to 75 square feet of signage, and limited to a height of ___.
- Instead of incorporating leasing signage into each freestanding sign given the three separate and distinct buildings, each building will be afforded for lease signs on vacant tenant spaces not exceeding 24 square feet.

OTHER REQUIREMENTS

- Landlord 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.

Community Development Department
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