

ROSEVILLE

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.

pmt. sent previously

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

1. Property Owner Information:

Last name: Osborne Properties Limited Partnership First name: _____

Address: 4210 W. Old Shakopee City/State/Zip: Bloomington, MN 55437

Phone number: 952-948-9411 Email address: jswanson@ka.realty.com

2. Applicant Information: (if different from above)

Company name: _____

Last name: Swanson First name: James

Address: 4210 W. Old Shakopee City/State/Zip: Bloomington, MN 55437

Phone number: 952-948-9411 Email address: jswanson@ka.realty.com

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

1685-1717 North Rice St. Roseville, MN 55113

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: James Swanson
as agent

Date: 8.26.10

Applicant: _____

Date: _____



POPE ASSOCIATES, INC.
511 Main Street
Pawnee, Oklahoma
74369

McCarron Hills Mall

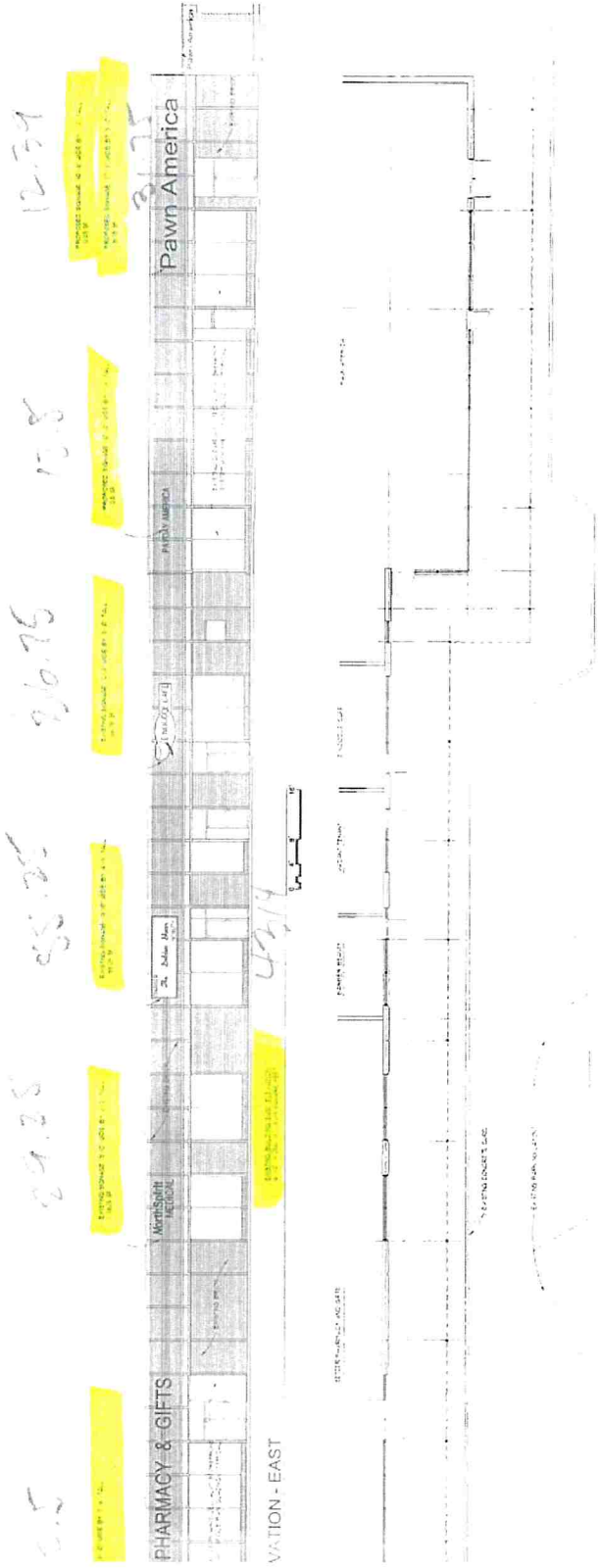
OVERALL
SHOPPING
CENTER BUILDING
SIGNAGE

EXISTING
EXTERIOR
ELEVATIONS
AND PARTIAL
FLOOR PLAN

DATE: 12/11/14
PROJECT: MCCARRON HILLS MALL
SHEET: A3.1

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PROJECT: MCCARRON HILLS MALL
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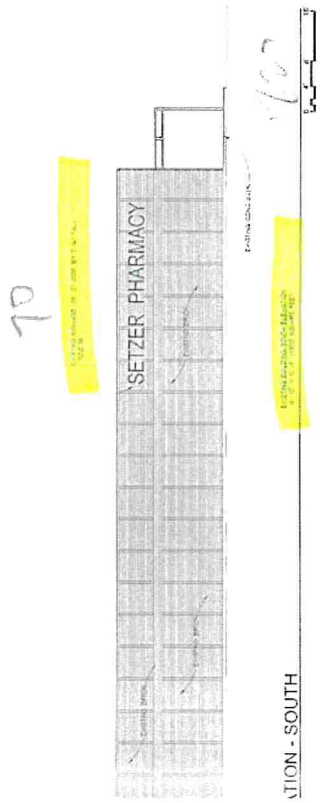
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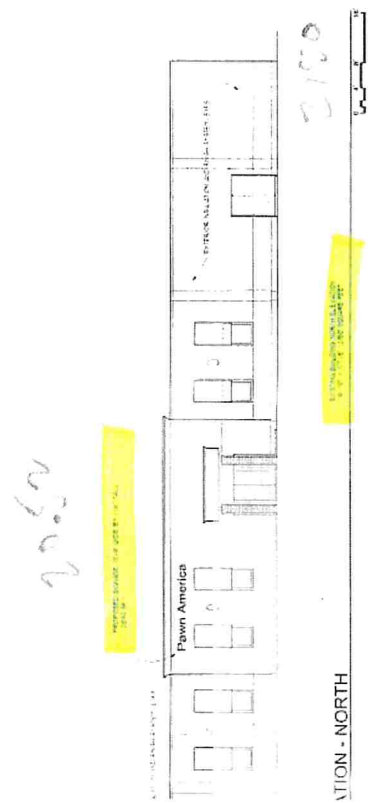
SECTION - EAST



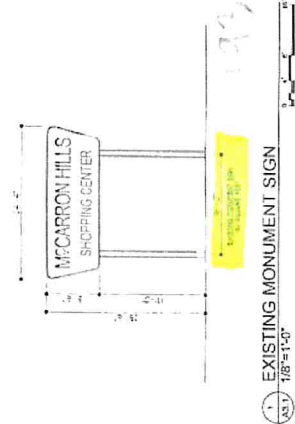
FLOOR PLAN



SECTION - SOUTH



SECTION - NORTH



EXISTING MONUMENT SIGN

**Kraus-Anderson Realty (Osborne Properties Limited Partnership)
 McCarron Hills
 Signage Schedule**

Tenant	East Elevation		North Elevation		South Elevation	
	Allowable Signage	Existing Signage	Allowable Signage	Existing Signage	Allowable Signage	Existing Signage
Setzer Pharmacy/NorthSpirit		131.75				70.00
Golden Sheer		55.25				
E-Noodle		36.75				
Pawn America		56.64		20.52		
Total Square Feet	4,314.00	280.39	2,150.00	20.52	1,820.00	70.00
Percentage Allowable	10%		10%		10%	
Total Allowable Signage	431.40		215.00		182.00	

Note: A tenant's signage cannot exceed 10% of their storefront's square footage.

EXHIBIT E
McCarron Hills Shopping Center
SIGN CRITERIA

A. PURPOSE:

This Sign Criteria shall regulate the approval, installation, and placement of tenant wall signs at McCarron Hills Shopping Center to promote the health, safety, aesthetics, and economic and general welfare of the community.

B. PROCEDURE FOR SIGN APPROVAL:

1. All proposed signs shall be reviewed and approved by Kraus-Anderson Realty Company. The contact:

James Swanson
Kraus-Anderson Realty Company
4210 West Old Shakopee Road
Bloomington, MN 55437-2951

2. The tenant or sign consultant shall file with the City three (3) sets of plans and specifications clearly showing the sign, or its colors and materials and its placement on the building elevation, along with a sign permit application form and the required sign permit fee. Kraus Anderson Realty Company shall sign the plans.
3. No tenant sign shall be erected constructed, altered, rebuilt or relocated until the City has issued a permit.

C. GENERAL SPECIFICATIONS

1. Each tenant is required to identify its premises by a sign on the exterior of the building they are leasing.
2. Tenant signs shall be store identity signs only. Copy shall be restricted to the Tenant's proper name, or major product, or service offered. A logo, shield, coat of arms or other established corporate insignia, which has been customarily displayed or associated with the store name, shall be permitted if approved. Its area shall be included within the total allowable sign area.
3. Tenants are allocated an area on the exterior fascia of the buildings, as close to the store entrance as layout will allow, to which the tenant may attach a sign. Any deviations from these criteria must be upon approval of the Landlord.
4. It is intended that the signing of the stores at McCarron Hills shall be developed in an imaginative and varied manner. This Criteria provides the guidelines, which govern the exterior signage and graphics for all tenant spaces. This includes letter fabrication, material, and size equipments.
5. Although previous and current signing practices of the Tenant will be considered, they will not govern signs to be installed at McCarron Hills.

**TO BE ATTACHED TO AND BECOME A PART OF THAT CERTAIN LEASE
AGREEMENT COVERING SPACE IN THE MCCARRON HILLS SHOPPING CENTER.**

6. The furnishing and installation of a sign and the costs incurred shall be the responsibility of the Tenant. Sign construction and installation is to be completed in compliance with the instructions contained within this Sign Criteria.
7. Approval of store design drawings or working drawings and specifications for Tenant's leased premises does not constitute approval of any sign work for either the Landlord or City. Landlord's written approval of Tenant's sign drawings and specifications are required.

D. CRITERIA STANDARDS:

1. EXTERIOR SIGN CRITERIA

The tenant signs for the McCarron Hills shall consist solely of the following:

- A. Internally illuminated neon or L.E.D. channel-type; individual letters mounted on a raceway. Sign letters shall not have exposed neon or wiring. All light sources shall be concealed by translucent materials. Colored faces and internal colored neon shall be allowed. All electrical feeds and conduit must be contained in the raceway.
- B. Corporate Identity Logo - Logos, coat of arms, shields, etc., will be permitted if the Landlord approves such logos. In all cases logos, shall not exceed the maximum letter height allowed for tenant. Logo may not exceed 15% of signage area. Illuminated with neon or L.E.D.
- C. Tenant sign must be installed on an externally exposed raceway. The raceway must be the same color as the exterior of the building or the sign band.
- D. The letter style shall not be limited.
- E. Tenant's sign will be restricted within the area designated so that the sign shall not be placed closer than 6" from the bottom edge of the designated area and no closer than 12" from the top edge of the designated area. **Under no circumstances can a Tenant's signage exceed 10% of the square footage of a Tenant's storefront.** Tenant's occupying corner spaces will be allowed signage on the adjacent end wall which will also be limited to 10% of the square footage of the wall area.
 1. If upper case letters or letters of the same height are used, the maximum letter height is 36".
 2. If lower case letters are used, the height from the bottom of a descender to the top of an ascender may not exceed 36".
 3. If 2 lines of copy are required, the maximum height of both lines, including space between the lines, is 36".
 4. The minimum letter height is 10".

3. OTHER SIGN CRITERIA

- A. **Main Door Signs** – size not to exceed four (4) square feet, consisting solely of name and hours.

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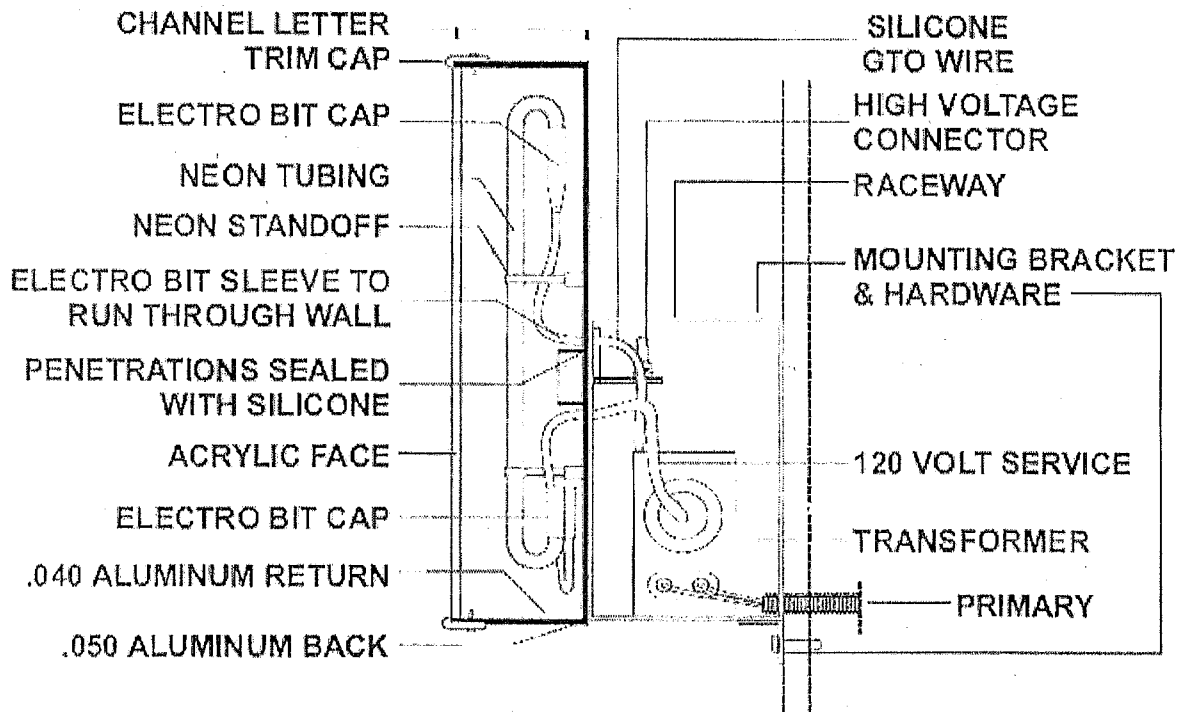
- B. **Window Signs** – size not to exceed twenty-five percent (25%) of tenant’s window area.
- C. **Sign Color**
The sign face, returns, and trim color (s) shall be limited to Landlord approval to assure that all signs are harmonious with the colors of the fascia and architectural building details.
- D. **Rear Service Entry Identification**
 - 1. Tenant graphics at the rear service entry shall include address numerals and Tenant proper name only.
 - 2. Sign shall be displayed on the rear entrance door of the store. Centered on door at 60” above bottom of the door.
 - 3. Graphics shall be 3M pressure sensitive vinyl. Color to be #3680-20 matte white, heat removable, first surface application. (Verify 70% contrast of color prior to applying letters.)
 - 4. The building standard letterstyle is Helvetica Medium, Upper and Lower Case. This applies to all graphics in this area.
 - 5. Logos are not allowed on these signs.

4. **PROHIBITED SIGNS**

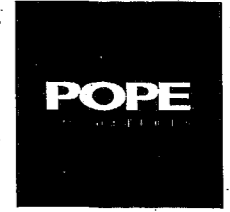
- A. Signs employing ballast boxes.
- B. Moving or rotating signs.
- C. Signs, letters, symbols or identification of any nature painted directly on surfaces exterior to the premises.
- D. Signs employing unedged or uncapped plastic letters or letters with no returns or exposed fastenings.
- E. Free-standing signs.
- F. Rooftop signs
- G. Signs employing noise making devices and components.
- H. Signs exhibiting the names, stamps or decals of the sign manufacturer or installer, unless required by law.
- I. Cloth, wood, paper or cardboard signs, stickers, non-illuminated signs, decals or painted signs around or on exterior surfaces (door and/or windows) of the premises, unless previously approved by the Landlord.
- J. Signs that are prohibited by applicable governmental rules and regulations.
- K. Signs of box or cabinet type, except as allowed in D.1.B.
- L. Signs advertising “sales” or clearances” on or around the interior store-front or exterior glass mall windows.
- M. Portable signs and inflatable advertising devices.

TO BE ATTACHED TO AND BECOME A PART OF THAT CERTAIN LEASE AGREEMENT COVERING SPACE IN THE MCCARRON HILLS SHOPPING CENTER.

TYPICAL RACEWAY MOUNT CHANNEL LETTER SECTION DETAIL



TO BE ATTACHED TO AND BECOME A PART OF THAT CERTAIN LEASE
AGREEMENT COVERING SPACE IN THE MCCARRON HILLS SHOPPING CENTER.



POPE ASSOCIATES INC.
1255 ENERGY PARK DRIVE
ST. PAUL, MN 55108-5118
PH: (651) 644-9200
FAX: (651) 642-1101

McCarron Hills Mall
OVERALL SHOPPING CENTER BUILDING SIGNAGE

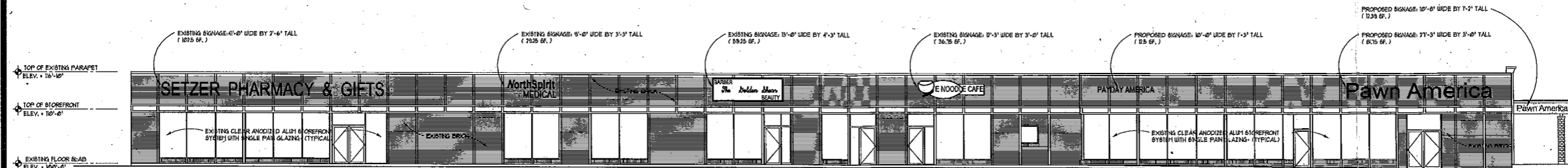
EXISTING EXTERIOR ELEVATIONS AND PARTIAL FLOOR PLAN

Issues and Revisions:
ISSUE 8-25-10

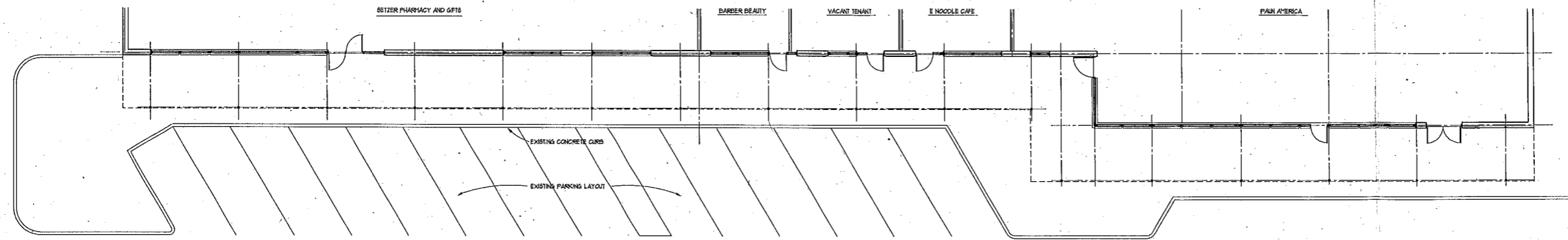
Drawn by: DTP
Checked by:

Sheet

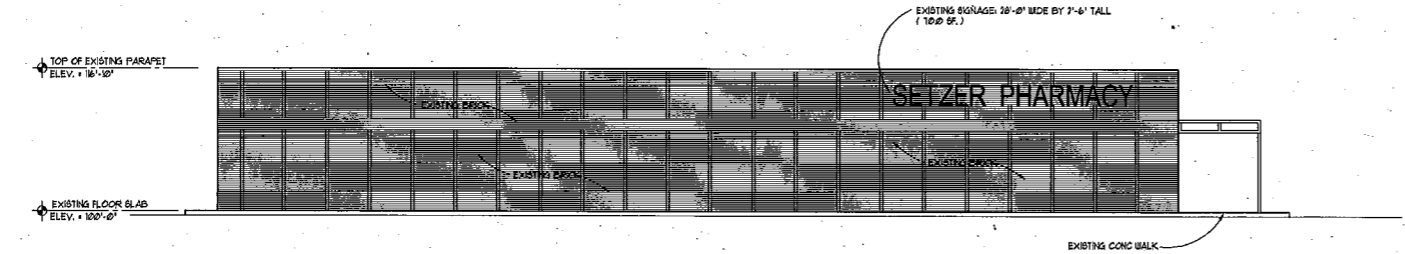
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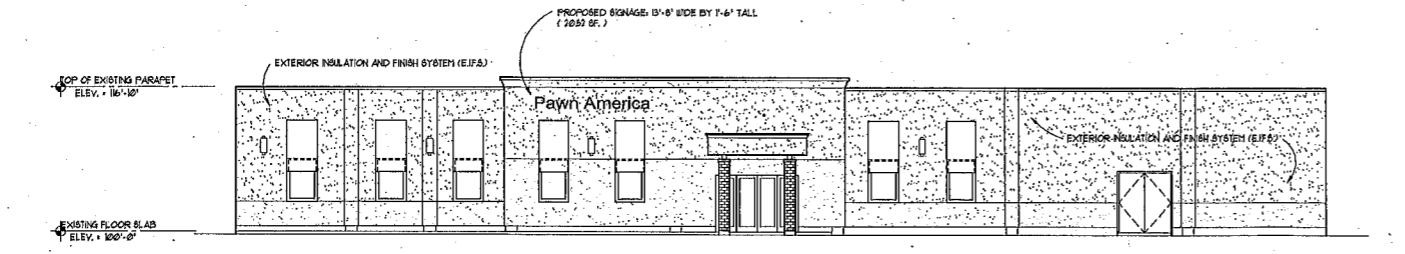
5 EXISTING FRONT ELEVATION - EAST
A3.1 1/8"=1'-0"
EXISTING BUILDING EAST ELEVATION
16'-10" X 256'-4" = 4,314 SQUARE FEET



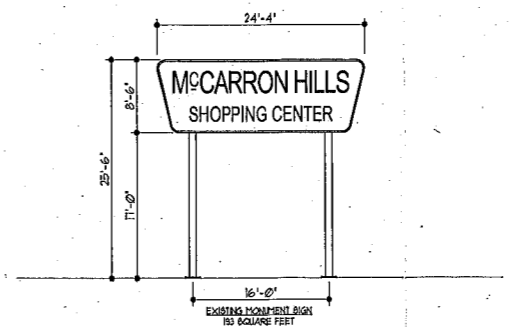
4 EXISTING PARTIAL FLOOR PLAN
A3.1 1/8"=1'-0"



3 EXISTING SIDE ELEVATION - SOUTH
A3.1 1/8"=1'-0"
EXISTING BUILDING SOUTH ELEVATION
16'-10" X 171'-9" = 1,872 SQUARE FEET



2 EXISTING SIDE ELEVATION - NORTH
A3.1 1/8"=1'-0"
EXISTING BUILDING NORTH ELEVATION
16'-10" X 171'-9" = 1,872 SQUARE FEET



1 EXISTING MONUMENT SIGN
A3.1 1/8"=1'-0"

27' 3"

3' Pawn America

16'

2' PAYDAY AMERICA

14' x 82' frontage



410 93rd Ave. NW
 Coon Rapids, MN 55432
 763.786.5545

DATE: 11/30/09
 SALESMAN: Tim Olson
 LOCATION: St. Paul

NOTES: _____

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing. b) Any associated legal fees.

CUSTOMER APPROVAL X

Thomas Paschke

From: Thomas Paschke
Sent: Friday, June 05, 2009 9:42 AM
To: 'rsolberg@karealty.com'
Cc: Pat Trudgeon
Subject: Master Sign Plan

Recently the Roseville Planning Division held the Master Sign Plan hearing regarding the formal creation of signage standards at McCarron Hills Shopping Center. Although the information provided was detailed to a degree, the information was absent a proposed square foot allowance for each tenant. The total could either be based on lineal frontage or a square footage that when added does not exceed the maximum total allowed under the Master Sign Plan or 2.25 sq. ft. for each lineal foot of tenant frontage. The plan was also lacking details on whether more than one sign would be allowed for corner tenants and how that would be accounted for.

The master sign plan is really a sign vision document that must address both wall and freestanding signage. The proposal did not mention freestanding signage and how/when it would be replaced in the future. There should be some thought and a plan approved, or it will be difficult for staff to issue permits for replacement of existing sign faces on any free standing signs.

I have attached a previously approved plan for you to use as a guide in resubmitting us your proposal. Please review and call me if you have any questions. For now your plan is pending until further details can be considered and approved by the City.



MSP09-02_Applications.pdf

THOMAS PASCHKE
CITY PLANNER
City of Roseville
2660 Civic Center Drive, MN 55113
Direct # 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.

Thomas Paschke

To: rsolberg@karealty.com
Cc: Pat Trudgeon
Subject: Master Sign Plan

Attachments: MSP09-02_Applications.pdf

Recently the Roseville Planning Division held the Master Sign Plan hearing regarding the formal creation of signage standards at McCarron Hills Shopping Center. Although the information provided was detailed to a degree, the information was absent a proposed square foot allowance for each tenant. The total could either be based on lineal frontage or a square footage that when added does not exceed the maximum total allowed under the Master Sign Plan or 2.25 sq. ft. for each lineal foot of tenant frontage. The plan was also lacking details on whether more than one sign would be allowed for corner tenants and how that would be accounted for.

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**MSP09-02_Ap
ications.pdf (80**

THOMAS PASCHKE
CITY PLANNER
City of Roseville
2660 Civic Center Drive, MN 55113
Direct # 651-792-7074

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MCCARRON HILLS SHOPPING CENTER

ROSEVILLE, MINNESOTA

SIGN CRITERIA

MAY 2009

**TO BE ADDED TO AND TO BECOME A PART OF THAT CERTAIN LEASE AGREEMENT COVERING
SPACE IN THE MCCARRON HILLS SHOPPING CENTER**

EXTERIOR SIGN CRITERIA

A. General Criteria

1. Tenant signs shall be store identity signs only, and will be limited to the proper name and major product and/or service provided therein.
2. Each Tenant will be allocated an area on the exterior elevation of the Building to which the Tenant may attach a sign. Exact placement of your sign will be determined by the criteria set forth herein and by the owner of the Building.

B. Exterior Sign

1. Tenant sign shall be located within sign band provided on front of leased space. Sign shall not exceed 26" high by 80% of length of leased space and must maintain at least 18" clearance from lease line.
2. Stacked letters will be allowed with the maximum size of letters being, and necessary space between letters, not to exceed 30".
3. The use of logos, shields, etc. will be permitted at Landlord's discretion and contained entirely within the sign area with a maximum height of 30".
4. Face, trim-cap and letter return colors are determined by tenants.
5. Landlord may provide freestanding signs. Space on sign will be allocated to tenants at Landlord's discretion. Faces material shall be determined by owner. Cost of the sign faces will be tenant's responsibility.
6. Internally illuminated letters to follow these specifications:

PROHIBITED SIGNS

A. Prohibited Signage

1. Moving or rotating signs.
2. Signs employing moving or flashing lights.
3. Signs, letters, symbols or identifications of any nature painted directly on any exterior surface of the building.
4. Cloth, wood paper or cardboard signs, stickers, decals or painted signs around or on exterior surfaces (doors and/or windows) of the premises.
5. Signs employing noise making devices or components.
6. Cabinet signs.
7. Freestanding signs.
8. Roof top signs.
9. Signs exhibiting names, stamps or decals of sign manufacturer or installer unless displayed on the edge of the sign or return and is not larger than 3" x 6".

PURPOSE

A. Purpose

1. The purpose of this sign criteria shall regulate the approval, installation and placement of tenant signage at McCarron Hills Shopping Center to promote the health, safety, aesthetics, environment, economics and general welfare of the shopping center and the community.
2. Although previous and current signing practices of the Tenant will be considered, they will not govern signs to be installed at McCarron Hills Shopping Center.
3. Landlord may adopt or revise any sign criteria governing design and placement of signage upon the Shopping Center at any time, which Tenant shall abide by.
4. The furnishing and installation of a sign and the costs incurred shall be the responsibility of the Tenant. Sign construction is to be completed in compliance with the instructions contained within this criteria.
5. Each Tenant will be required to identify his premises with a sign (s).

APPROVAL PROCESS

A. Procedure for Obtaining Signage Approval

1. Tenant shall submit three (3) sets of drawings and specifications for its entire proposed sign work to the Landlord. The drawings shall clearly show locations of the signs on the exterior and interior elevations, graphics, colors, construction details and installation methods, including fastening devices.
2. The Landlord shall return one (1) set of drawings, as soon as possible, to the Tenant. The drawings will be marked either "Approved", "Approved with Landlord Modifications", or "Disapproved". Signs drawings that have been "Approved with Landlord Modifications" are to be returned to the Landlord bearing Tenant's approval or are to be redesigned and resubmitted for Landlord's approval within seven (7) days of receipt by Tenant. Sign drawings that have been "Disapproved" are to be redesigned and resubmitted to the Landlord for approval, also within seven (7) days of receipt by tenant.
3. Approval of store design drawings or working drawings and specifications for Tenant's leased premises DOES NOT constitute approval of any sign work. Landlord's written approval of Tenant's sign drawings and specifications is required.
4. Tenant shall submit "Landlord Approved" sign drawing(s) to the City for review and permit.

**TO BE ADDED TO AND TO BECOME A PART OF THAT CERTAIN LEASE AGREEMENT
COVERING SPACE IN MCCARRON HILLS SHOPPING CENTER.**



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

Brian / Tom Com
 Lloyd
 THOMAS PAKKE
 651-792-7704

JEFF CHANEN
 952-292-3991 (C)

MASTER SIGN PLAN APPLICATION

CITY CODE SECTION 1009.03
 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:

Property MANAGER
 Last name: OSBORNE PROPERTIES First name: JEFF CHANEN
 Address: LIMITED PARTNERSHIP City/State/Zip: _____
 Phone number: 952-881-8166 Email address: _____

2. Applicant Information: *(if different from above)*

Company name: KRAUSE-ANDERSON REALTY COMPANY
 Last name: _____ First name: _____
 Address: 4210 W. OLSHALGOPPE RD City/State/Zip: Bloomington MN 55437
 Phone number: 952-948-9411 Email address: RSOLBERG@KAREALTY.COM

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

1685 - 1717 NORTH RICE STREET

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.

Agent for
 Property Owner: _____ Date: _____

Applicant: _____ Date: _____

City of Roseville
651-792-7000

05/20/2009 3:43 PM
Receipt No. 0168097

signplan
Master Sign Plan 350.00

Receipt Total 350.00

Cash 0.00
Check 350.00 Check #38056
Charge 0.00

OSBORNE PROP
,

Cashier: JillH
Station: RVFIN8