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BCS MASTER SIGN PLAN
PL202300005
JANUARY 18, 2023

ORIGINAL ISSUE:

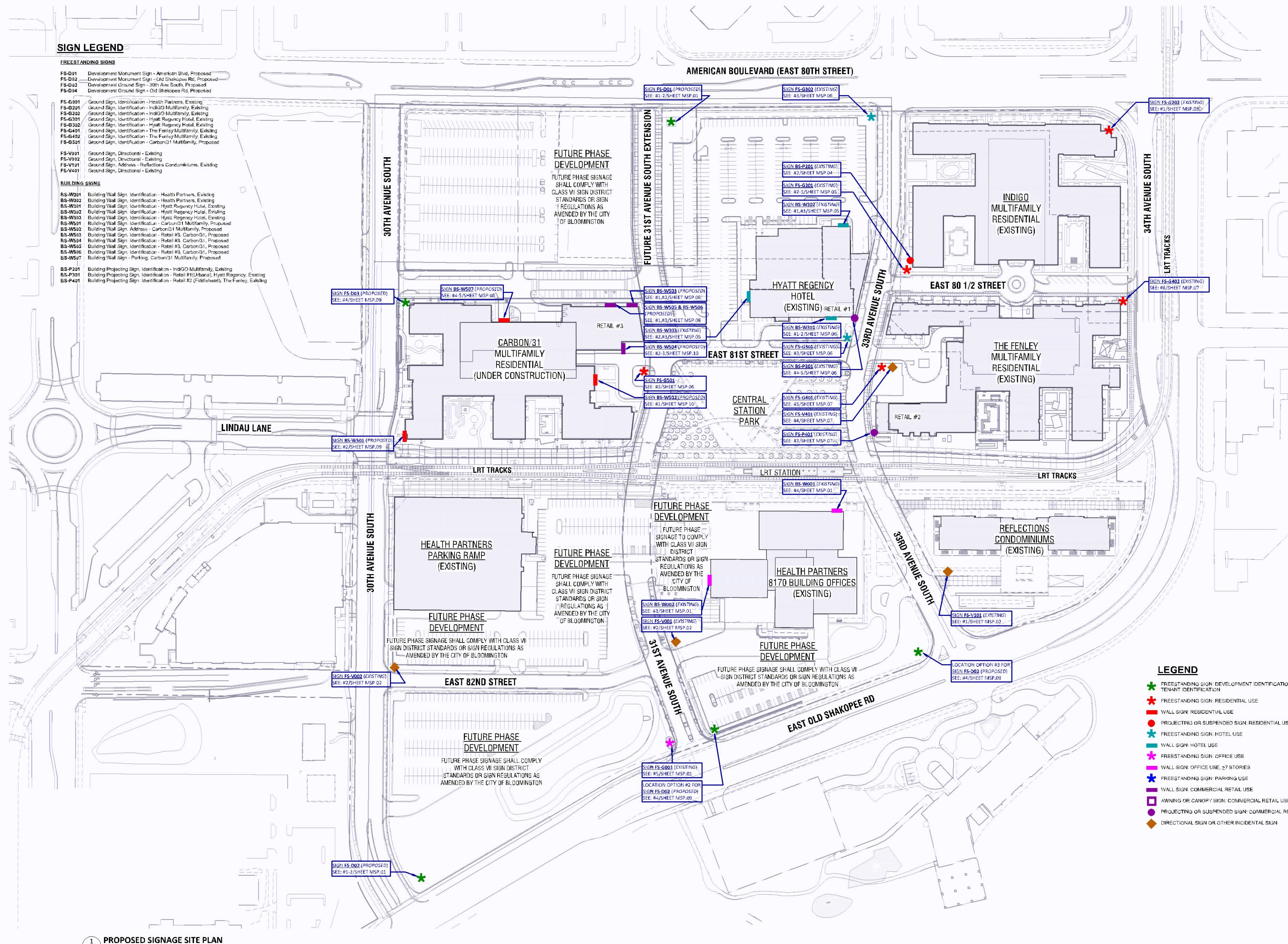
REVISIONS:		
No.	Description	Date

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PROJECT NUMBER

KEY PLAN

Master Sign Plan - Site P

MSP.00



1 PROPOSED SIGNAGE SITE PLAN
MSP.00 1" = 80'-0"

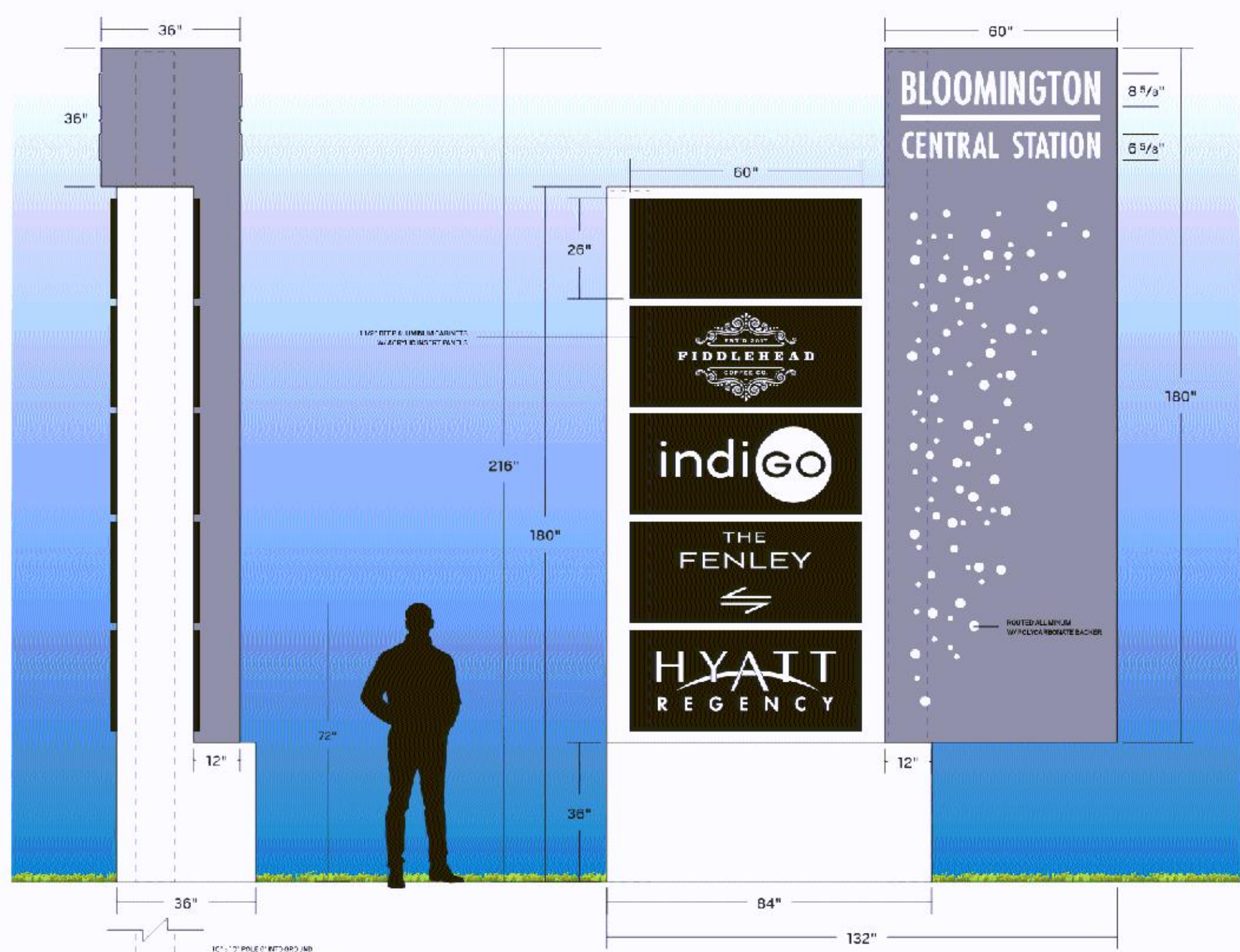
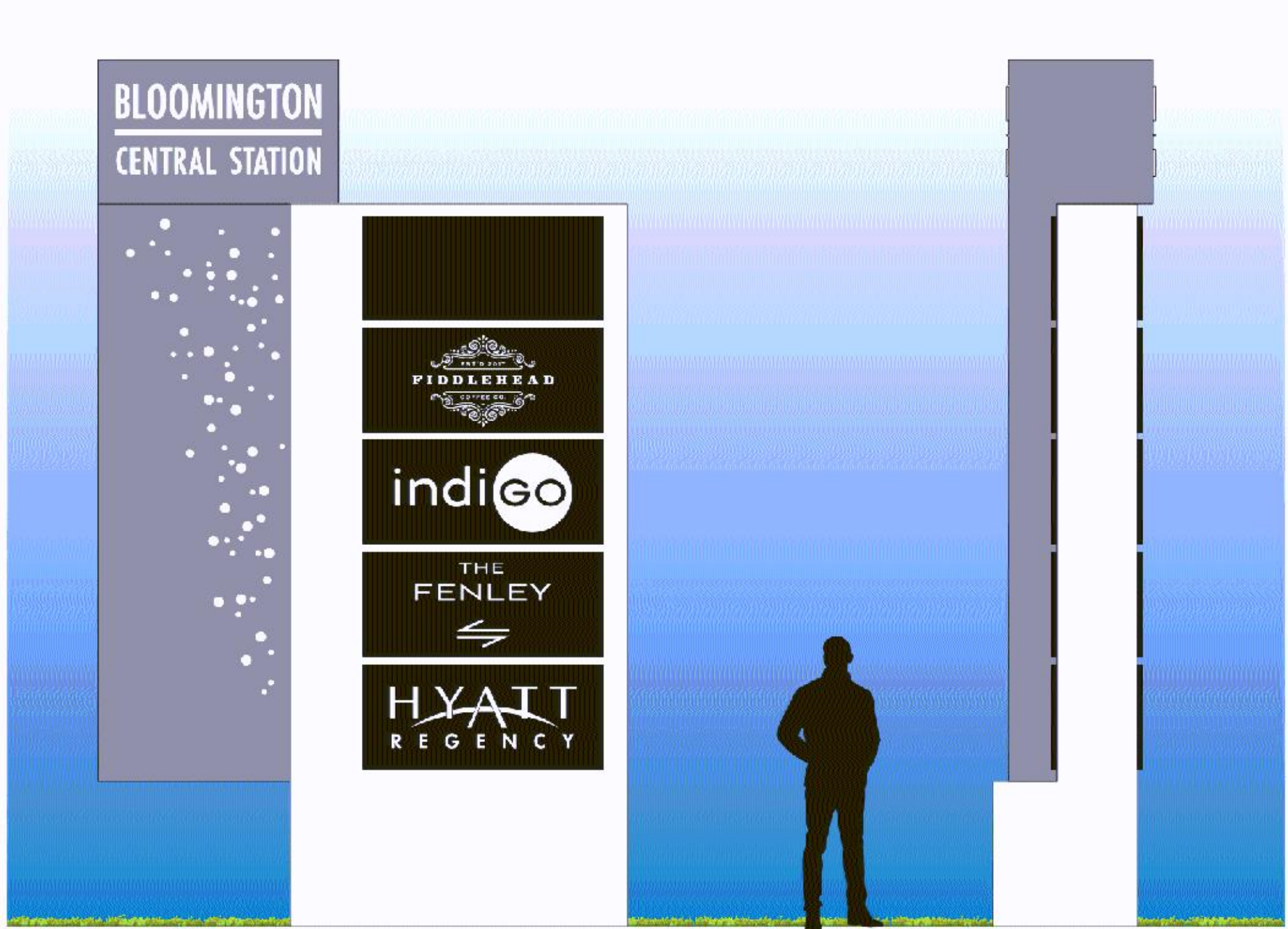


4 EXISTING BUILDING SIGN - BS-W001
MSP.01 6" = 1'-0"



3 EXISTING BUILDING SIGN - BS-W002
MSP.01 6" = 1'-0"

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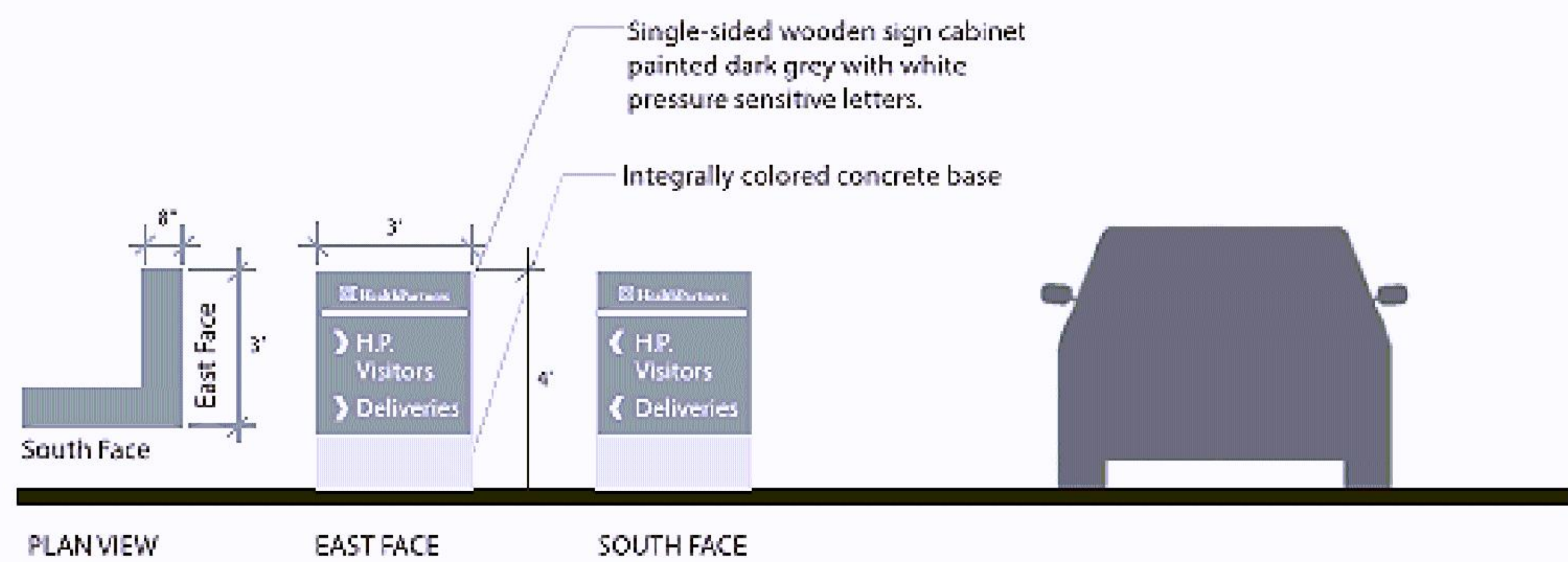
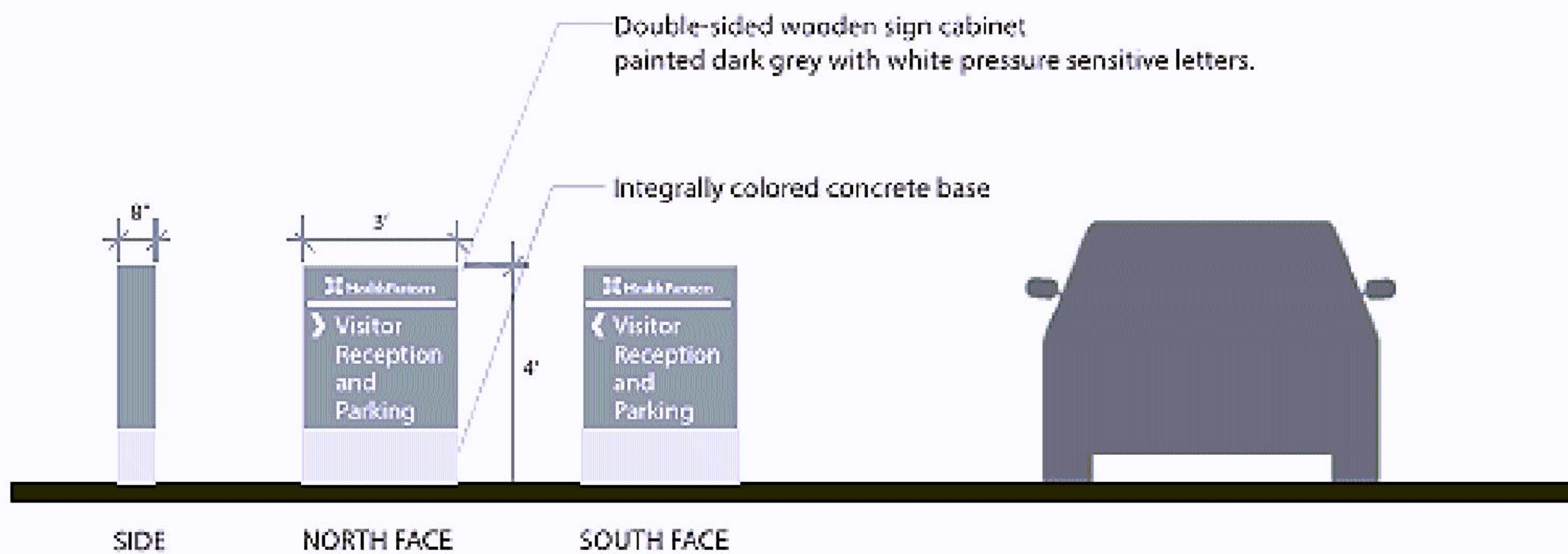
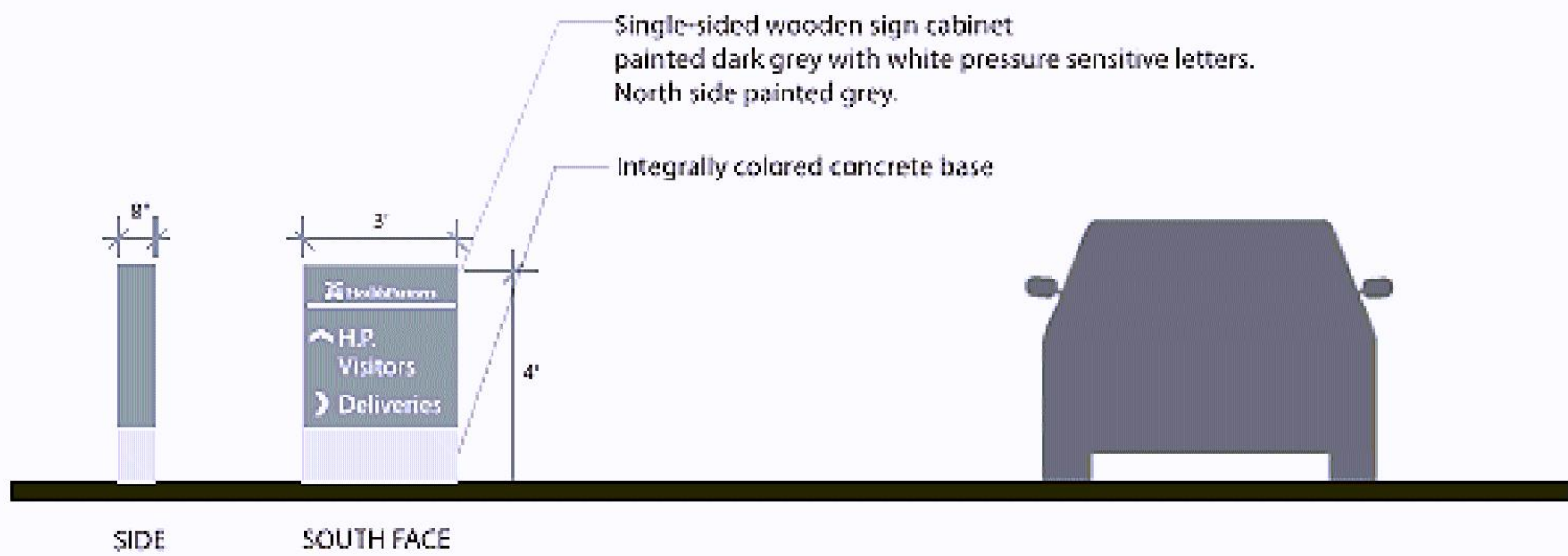
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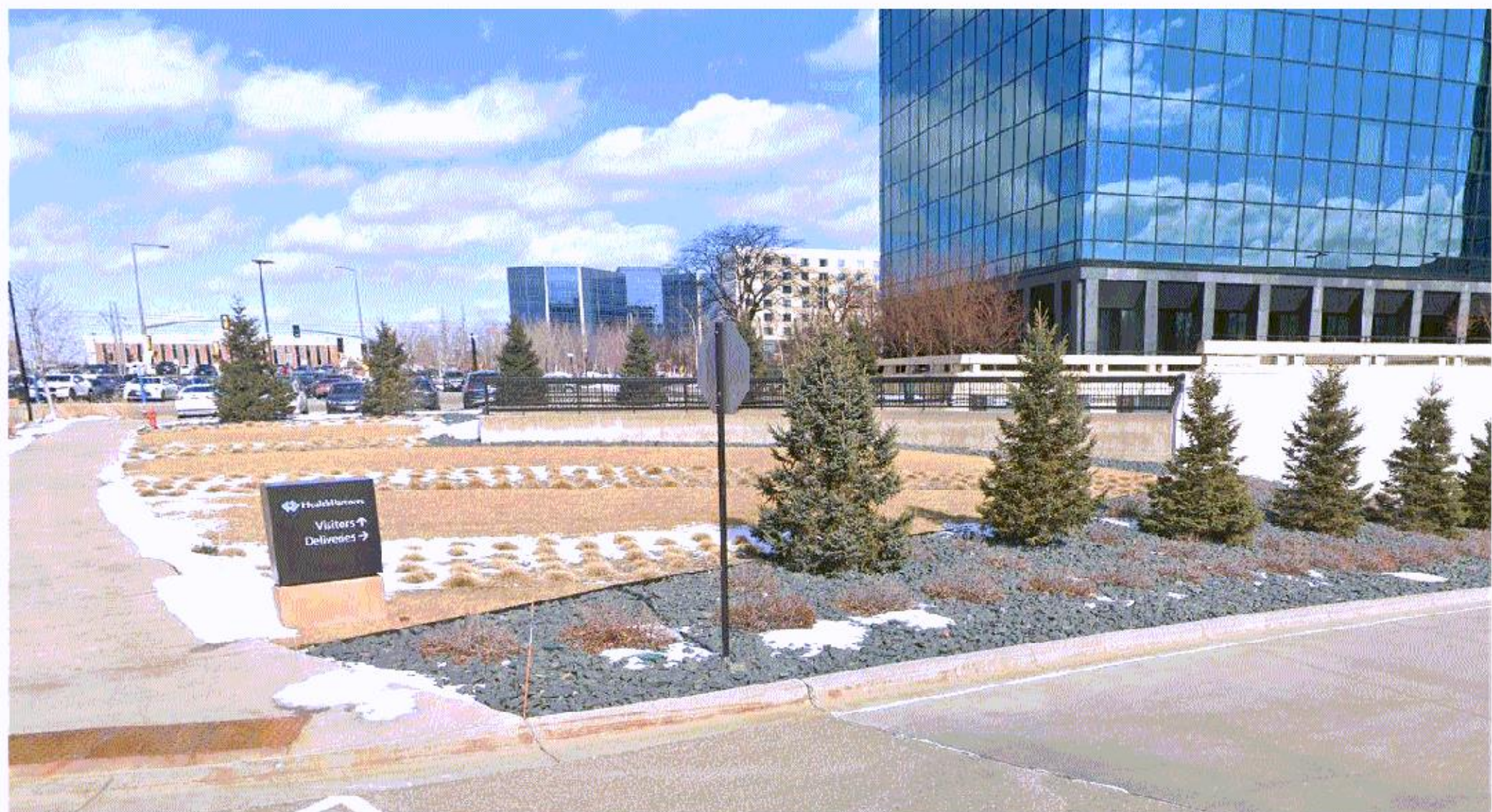
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Master Sign Plan - Sign
Elevations

MSP.01



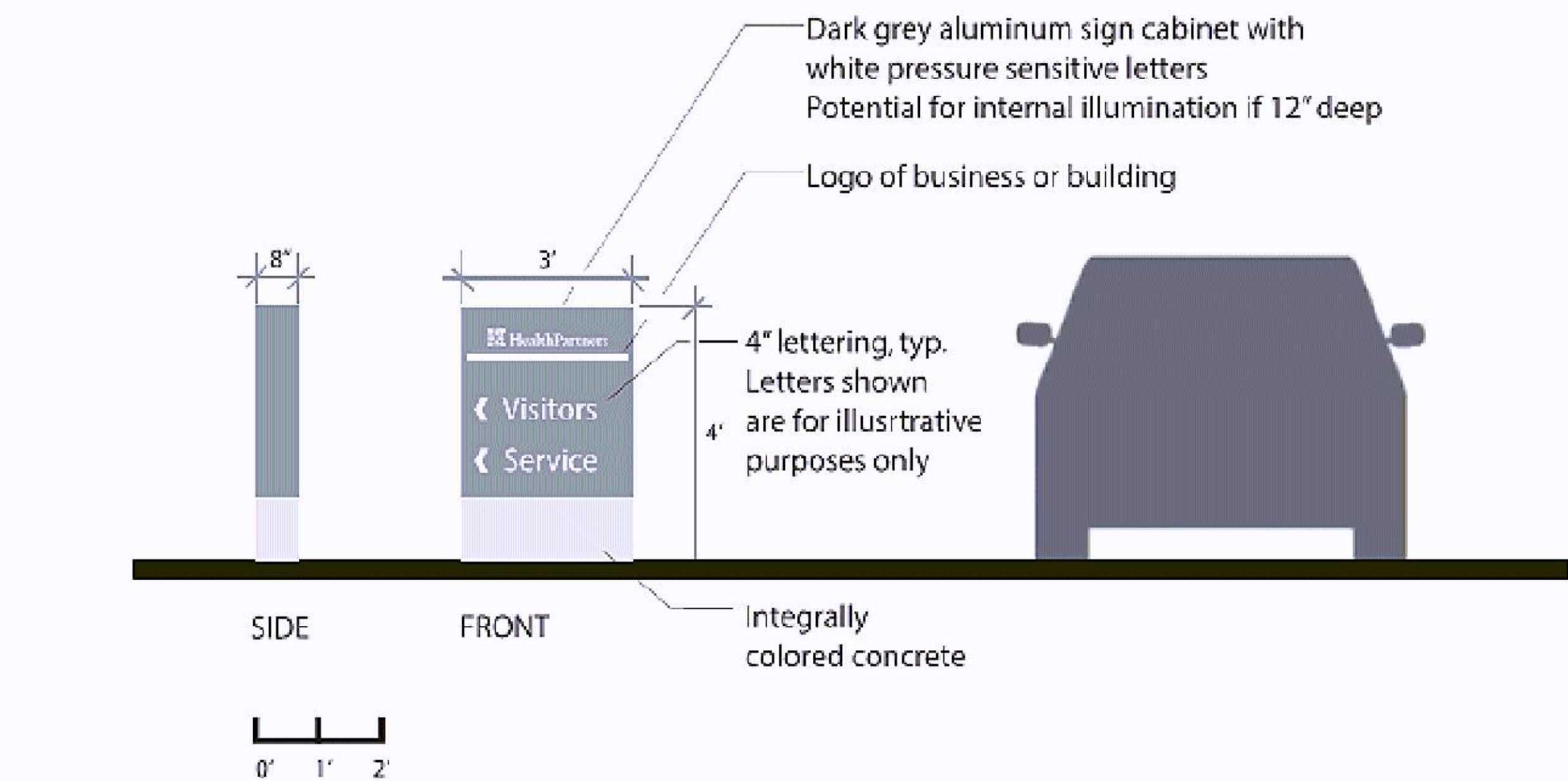
3 FREESTANDING DIRECTIONAL SIGNS - EXAMPLES OF TEMPORARY DIRECTIONAL GROUND SIGNS FOR VEHICULAR WAYFINDING (12 SF)
MSP.02 1/2" = 1'-0"



EXISTING DIRECTIONAL GROUND SIGN FS-V00X

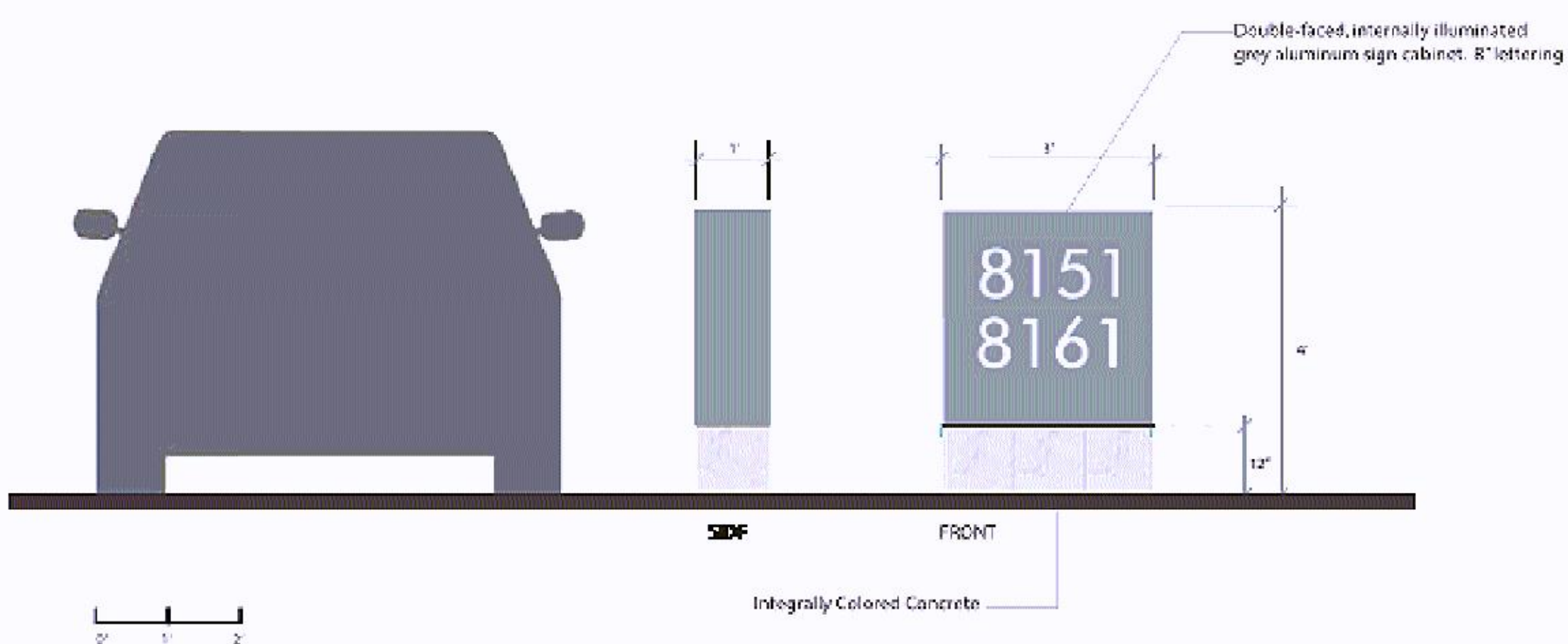


EXISTING DIRECTIONAL GROUND SIGN FS-V00X



2 FREESTANDING SIGN - DIRECTIONAL GROUND SIGN FOR VEHICULAR WAYFINDING (12 SF)
MSP.02 1/2" = 1'-0"

(DESIGN STANDARD FOR FUTURE DIRECTIONAL GROUND SIGNS)



1 EXISTING FREESTANDING SIGN - ADDRESS SIGN FS-V101 (12 SF)
MSP.02 1/2" = 1'-0"

(DESIGN STANDARD FOR FUTURE FREESTANDING ADDRESS SIGNS)



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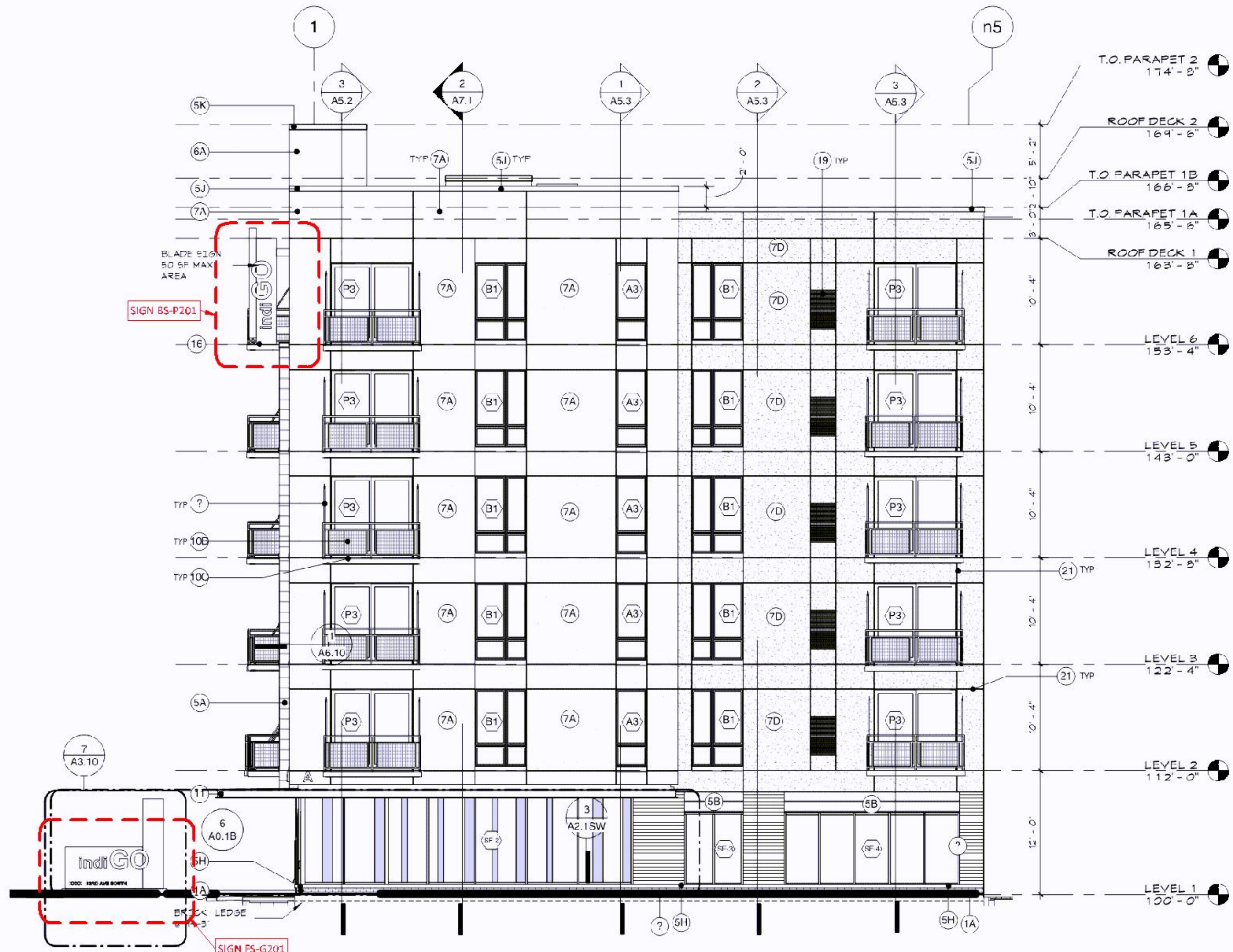
MSP.02

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1 PARTIAL NORTH BUILDING ELEVATION - INDIGO MULTIFAMILY
MSP.03 1/8" = 1'-0"



2 PARTIAL SOUTH BUILDING ELEVATION - INDIGO MULTIFAMILY
MSP.03 1/8" = 1'-0"



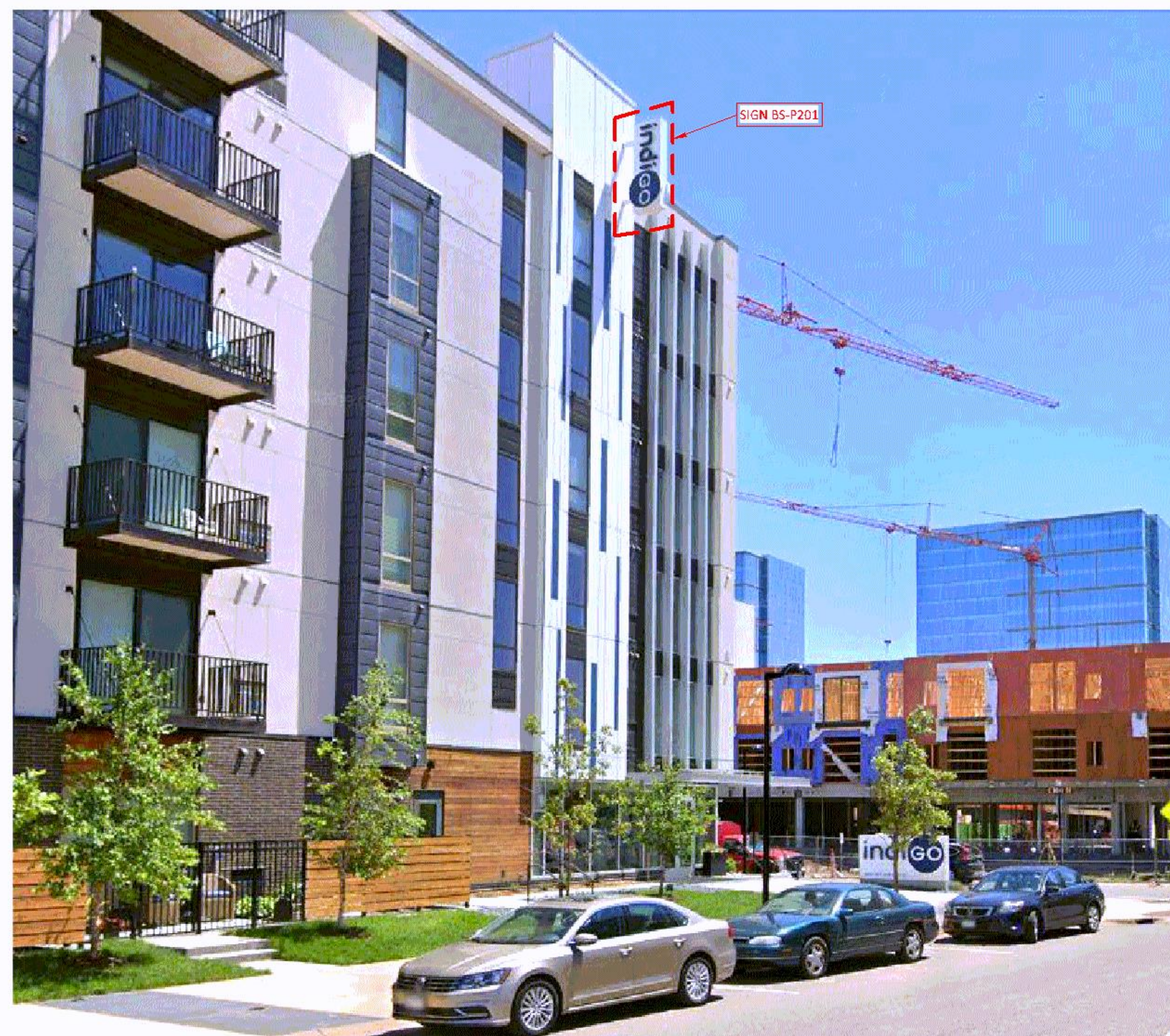
3 FREESTANDING SIGN FS-G201 - RESIDENTIAL IDENTIFICATION SIGN
(SIGN FS-G202 SIMILAR)
MSP.03 1/2" = 1'-0"

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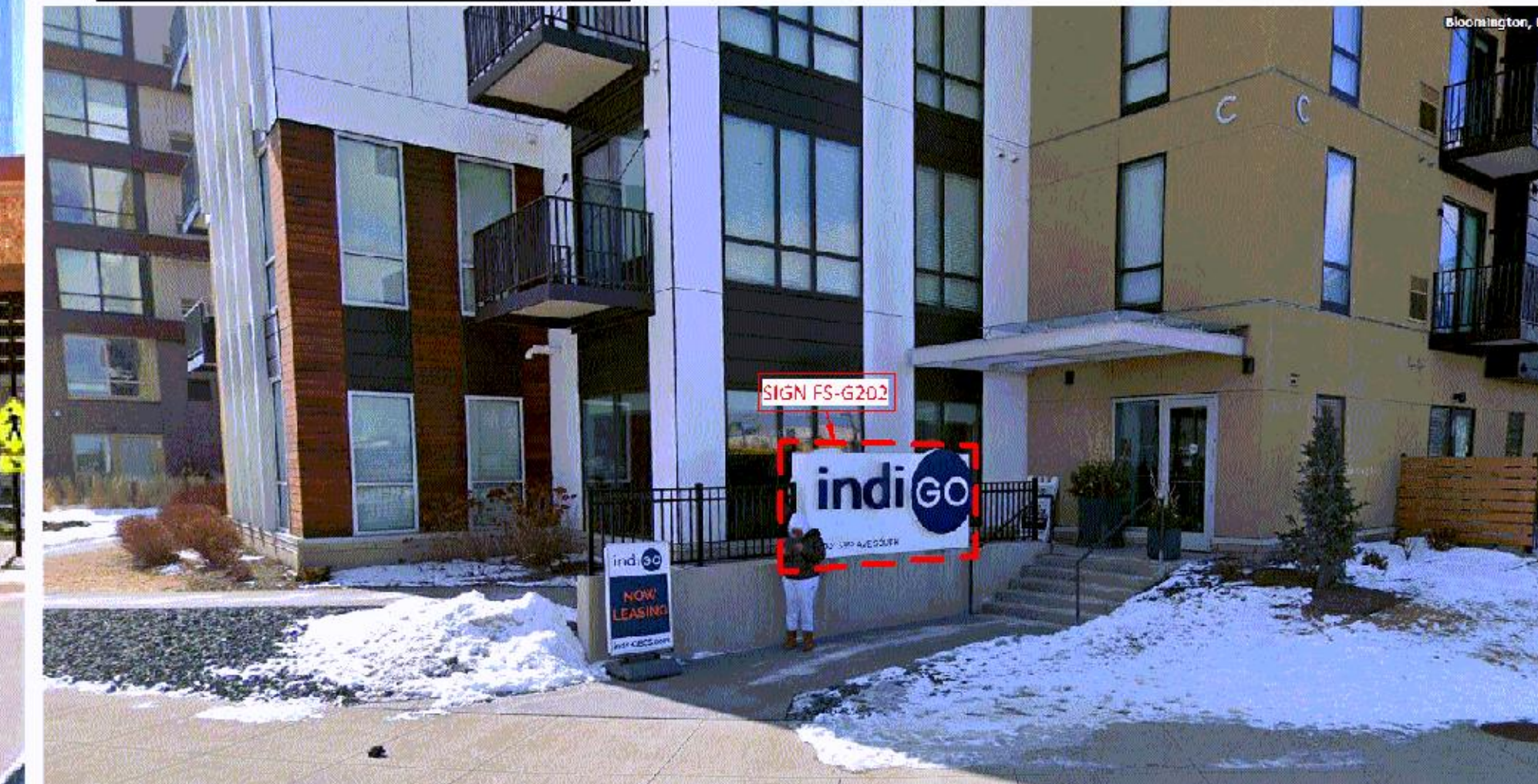
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EXISTING PROJECTING SIGN BS-P201



EXISTING GROUND SIGN FS-G201



EXISTING GROUND SIGN FS-G202

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MSP.03

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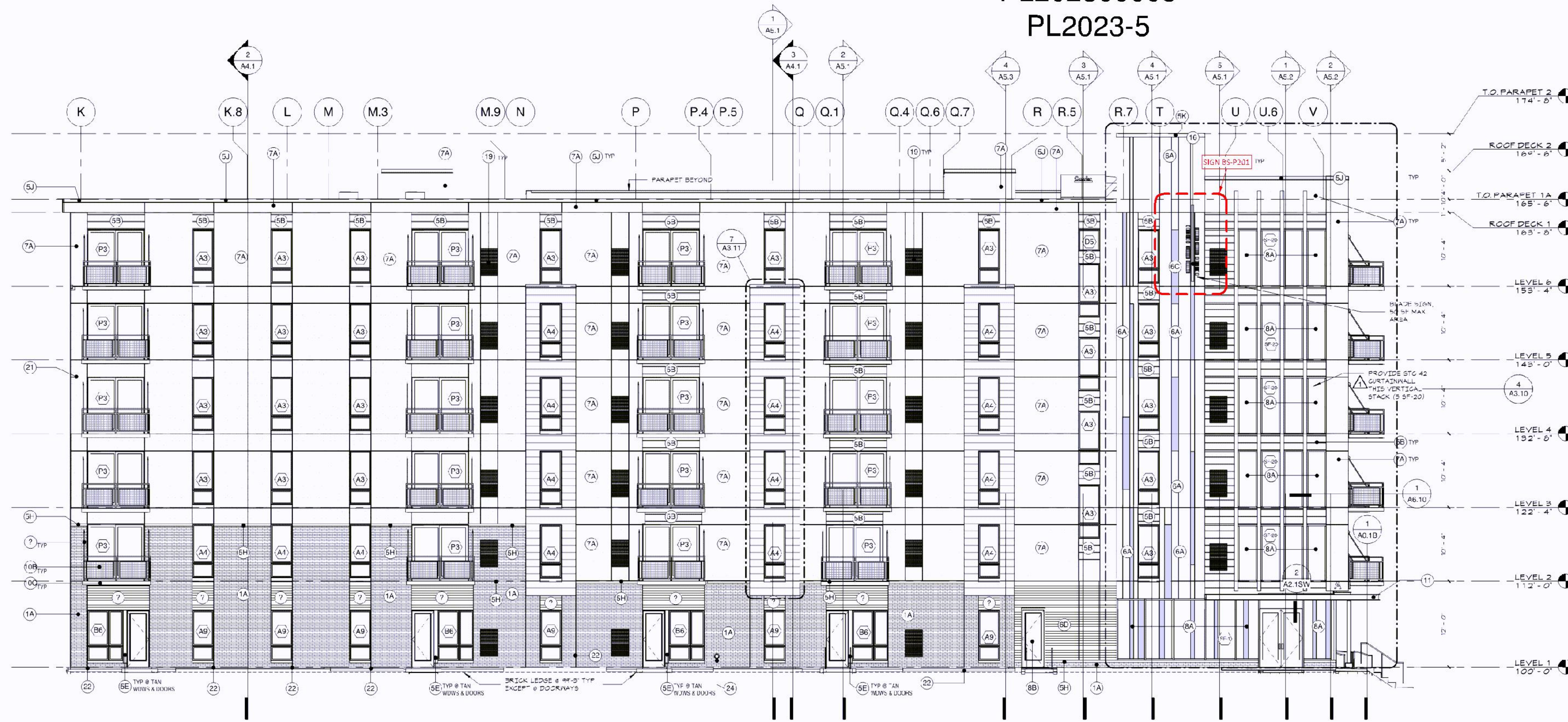
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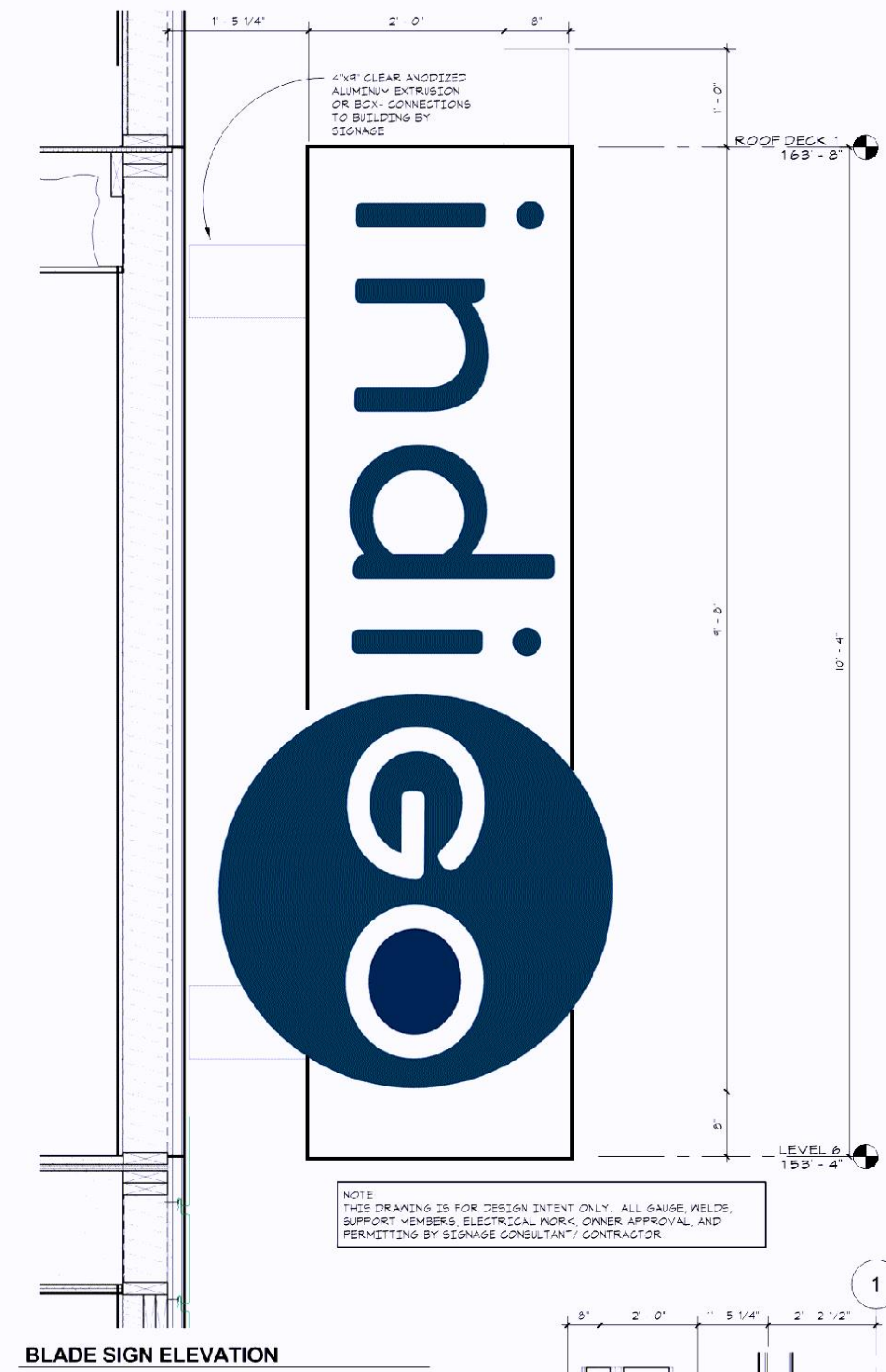
KEY PLAN

Master Sign Plan - Sign Elevations

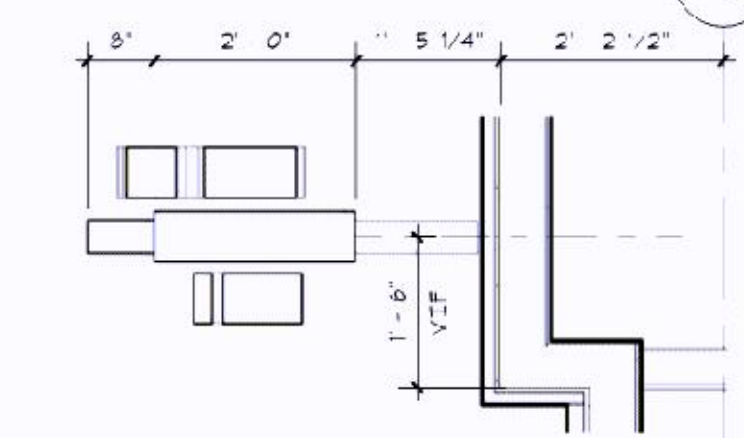
MSP.04



1 WEST BUILDING ELEVATION - INDIGO MULTIFAMILY
MSP.04 1/8" = 1'-0"



BLADE SIGN ELEVATION
1' = 1'-0"

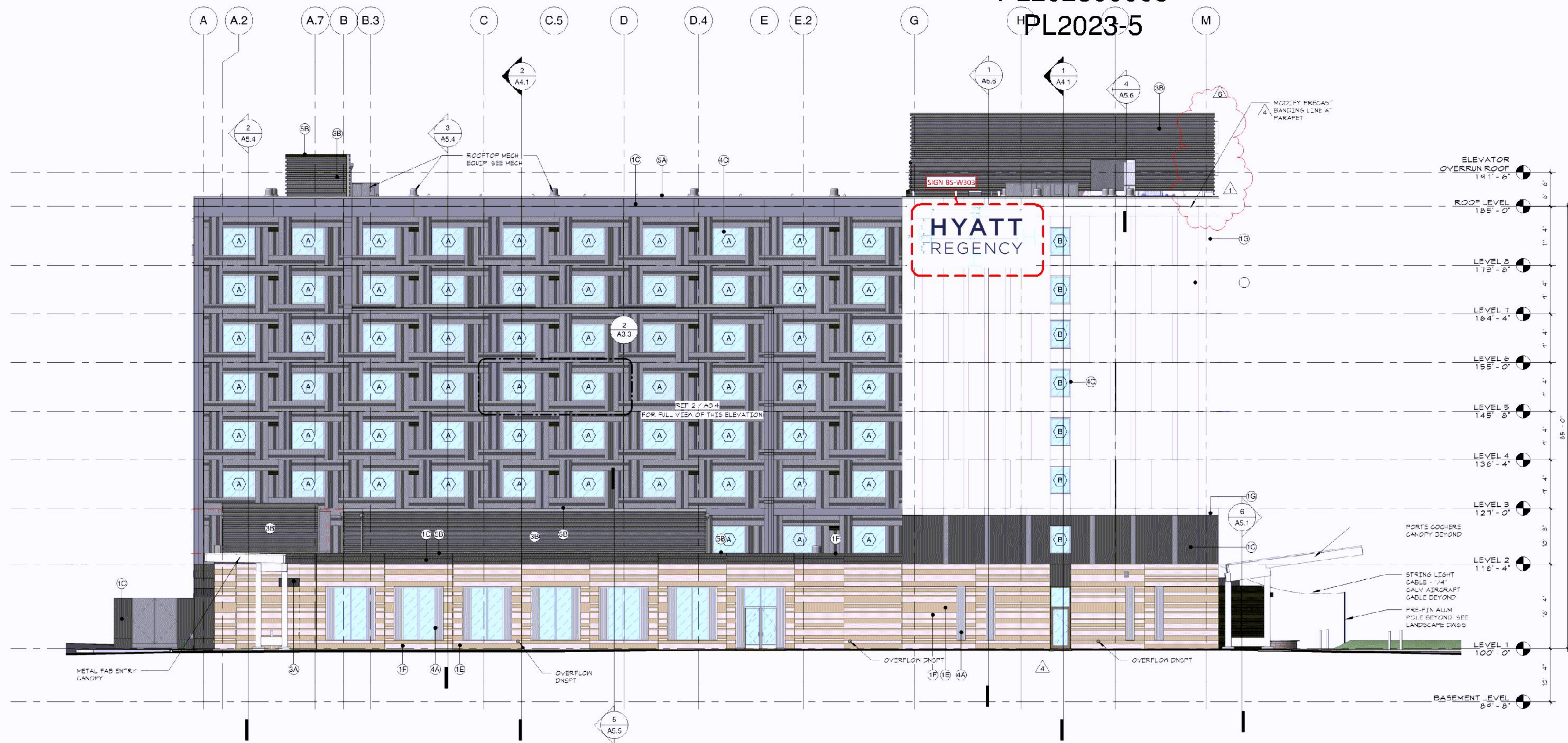


BLADE SIGN PLAN
1/2" = 1'-0"

2 PROJECTING SIGN BS-P201 - RESIDENTIAL IDENTIFICATION SIGN
MSP.04 1" = 1'-0"

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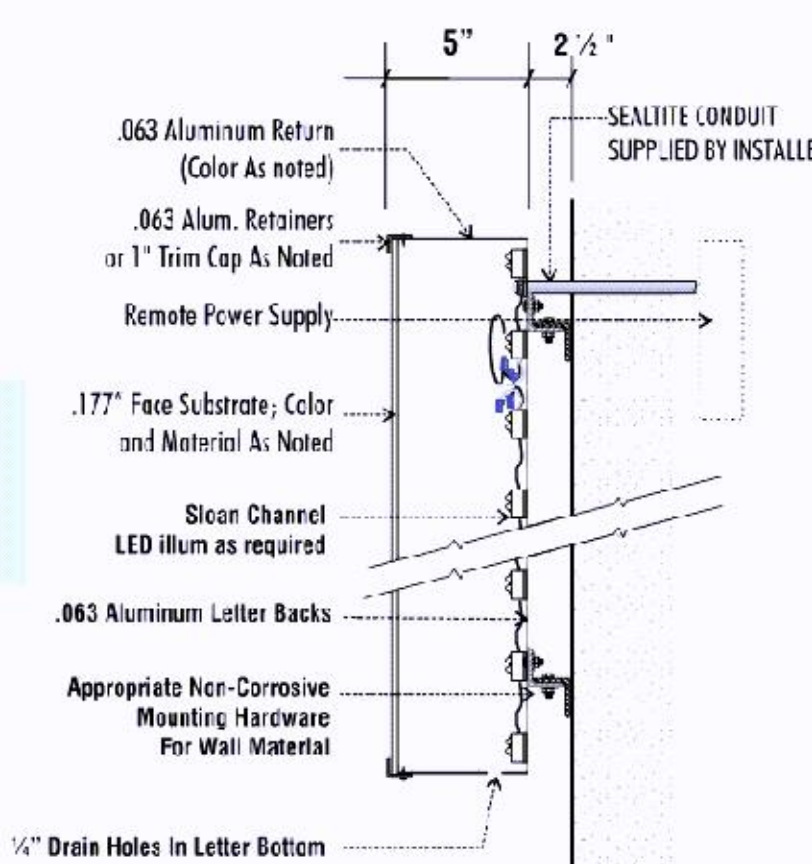
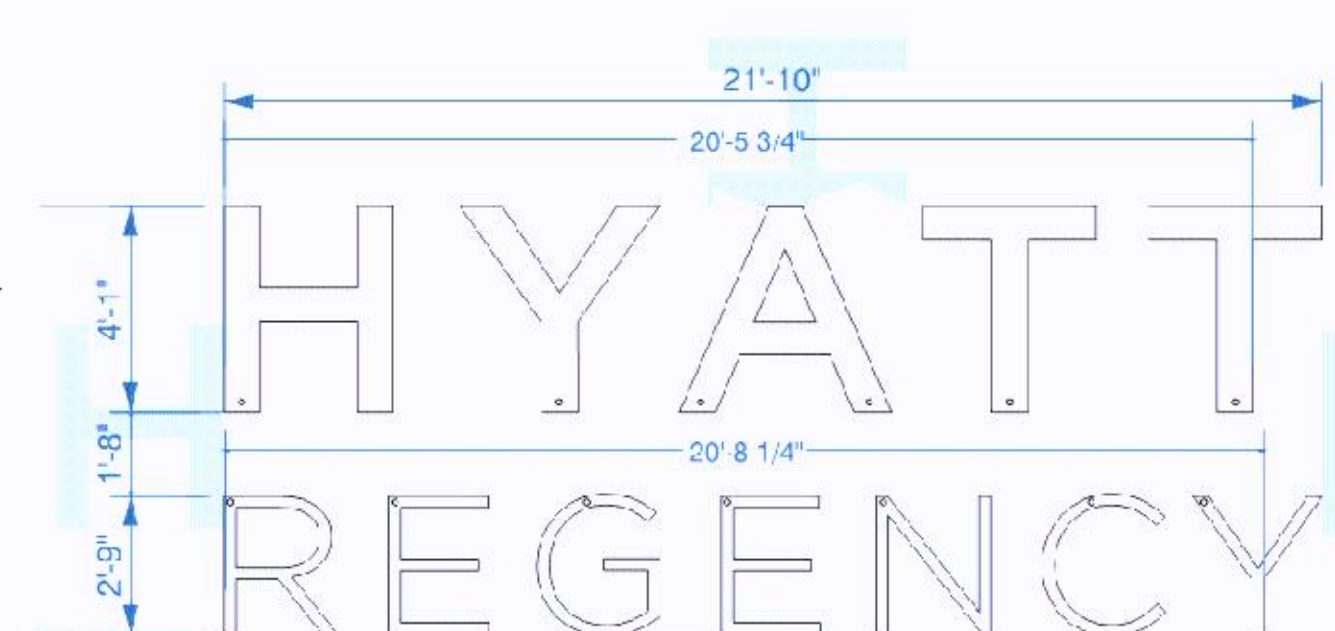
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2 WEST BUILDING ELEVATION - HYATT REGENCY HOTEL
3/32" = 1'-0"



1 NORTH BUILDING ELEVATION - HYATT REGENCY HOTEL
3/32" = 1'-0"



NORTH ELEVATION LETTER SET
SCALE: 1/4" = 1'-0"

ONE (1) SET REQUIRED
185.58 S.F.

SCOPE:
MANUFACTURE & INSTALL NEW CHANNEL LETTER SET AS SHOWN AND NOTED.

LETTERS:
WHITE POLYCARBONATE FACES
FABRICATED METAL RETAINERS PAINTED SM171S BRUSHED ALUMINUM
FABRICATED METAL RETURNS PAINTED SM171S BRUSHED ALUMINUM
INTERIOR PAINTED WHITE

ILLUMINATION:
WHITE LEDS W/ REMOTE POWER SUPPLIES
"HYATT" WHIPS TO BE AT BOTTOM OF LETTER BACKS
"REGENCY" WHIPS TO BE AT TOP OF LETTER BACKS

3 WALL SIGNS BS-W302 & BS-W303 (185.6 SF EA.)
1/4" = 1'-0"

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MSP.05

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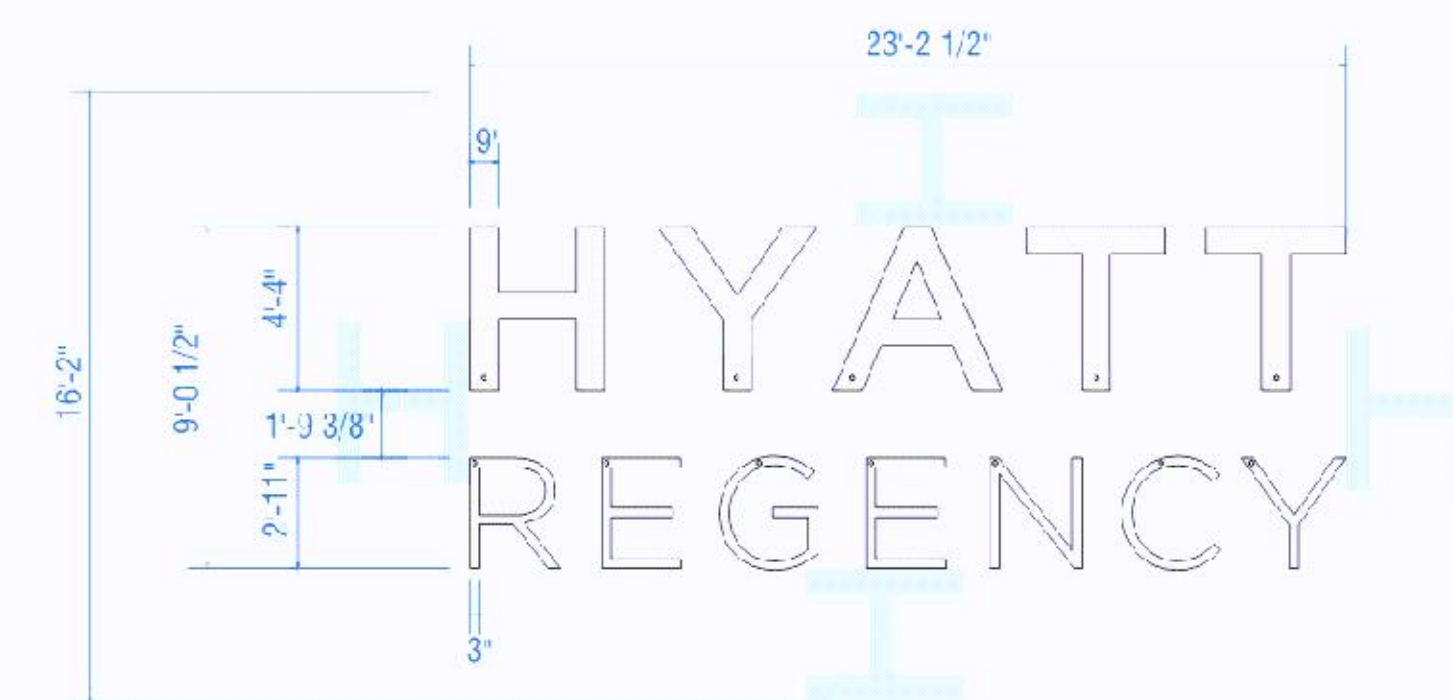
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1 SOUTH BUILDING ELEVATION - HYATT REGENCY HOTEL
MSP.06 3/32" = 1'-0"



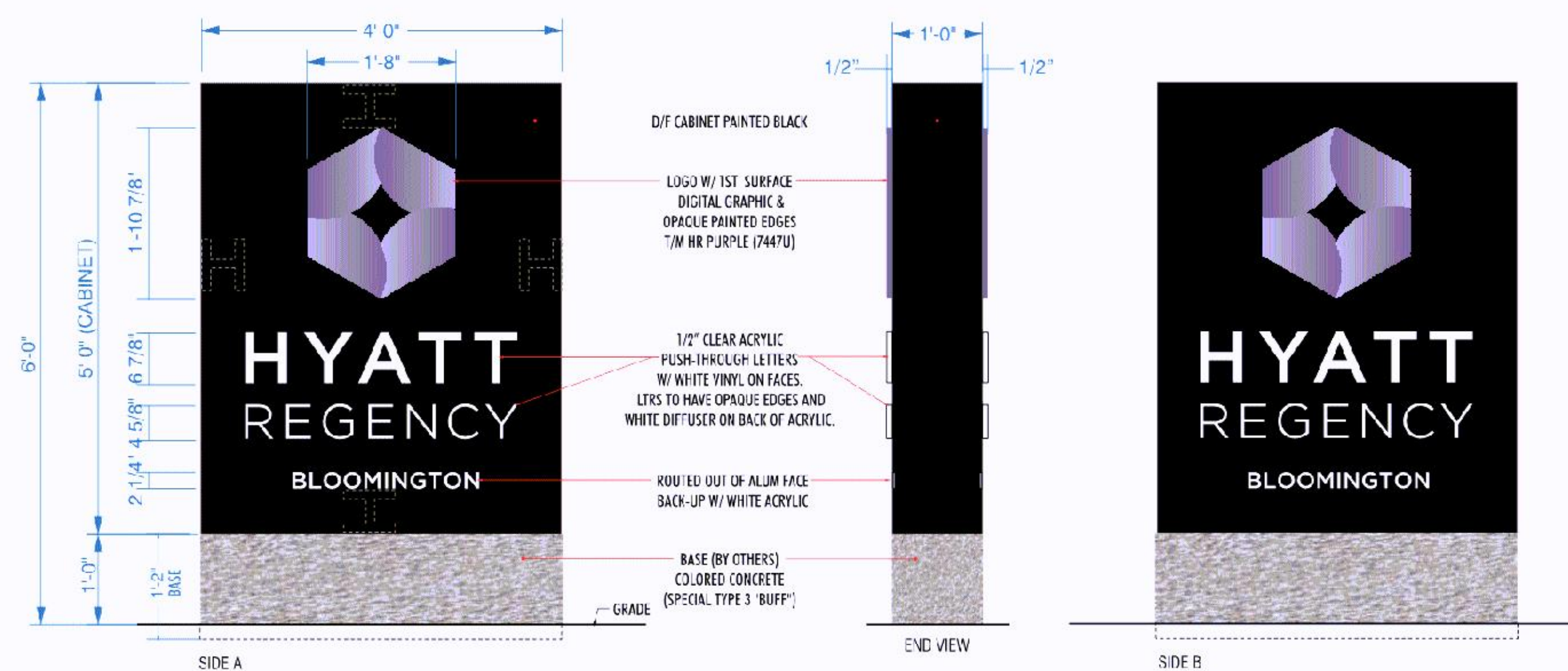
SOUTH ELEVATION LETTER SET
SCALE: 3/16" = 1'-0"
ONE (1) SET REQUIRED 209.84 S.F.

SCOPE:
MANUFACTURE & INSTALL NEW CHANNEL LETTER SET AS SHOWN AND NOTED.

LETTERS:
WHITE POLYCARBONATE FACES
FABRICATED METAL RETAINERS PAINTED SM171S BRUSHED ALUMINUM
5" DEEP FABRICATED METAL RETURNS PAINTED SM171S BRUSHED ALUMINUM
INTERIOR PAINTED WHITE

ILLUMINATION:
WHITE LEDS W/ REMOTE POWER SUPPLIES
"HYATT" WHIPS TO BE AT BOTTOM OF LETTER BACKS
"REGENCY" WHIPS TO BE AT TOP OF LETTER BACKS

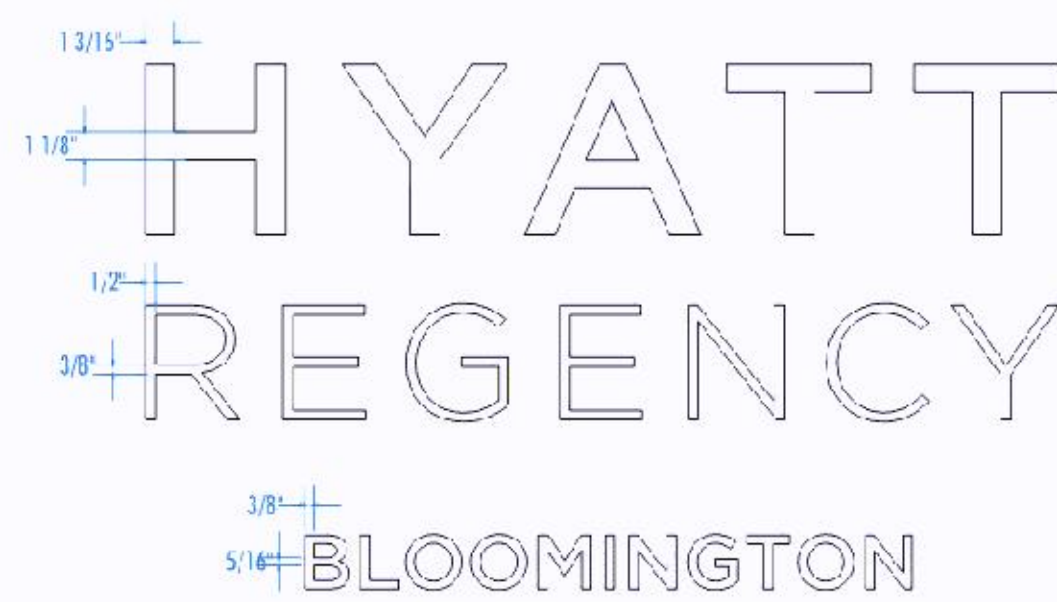
2 WALL SIGN BS-W301 (210 SF)
MSP.06 3/16" = 1'-0"



INT. ILLUM. D/F MONUMENT
SCALE: 3/4" = 1'-0"

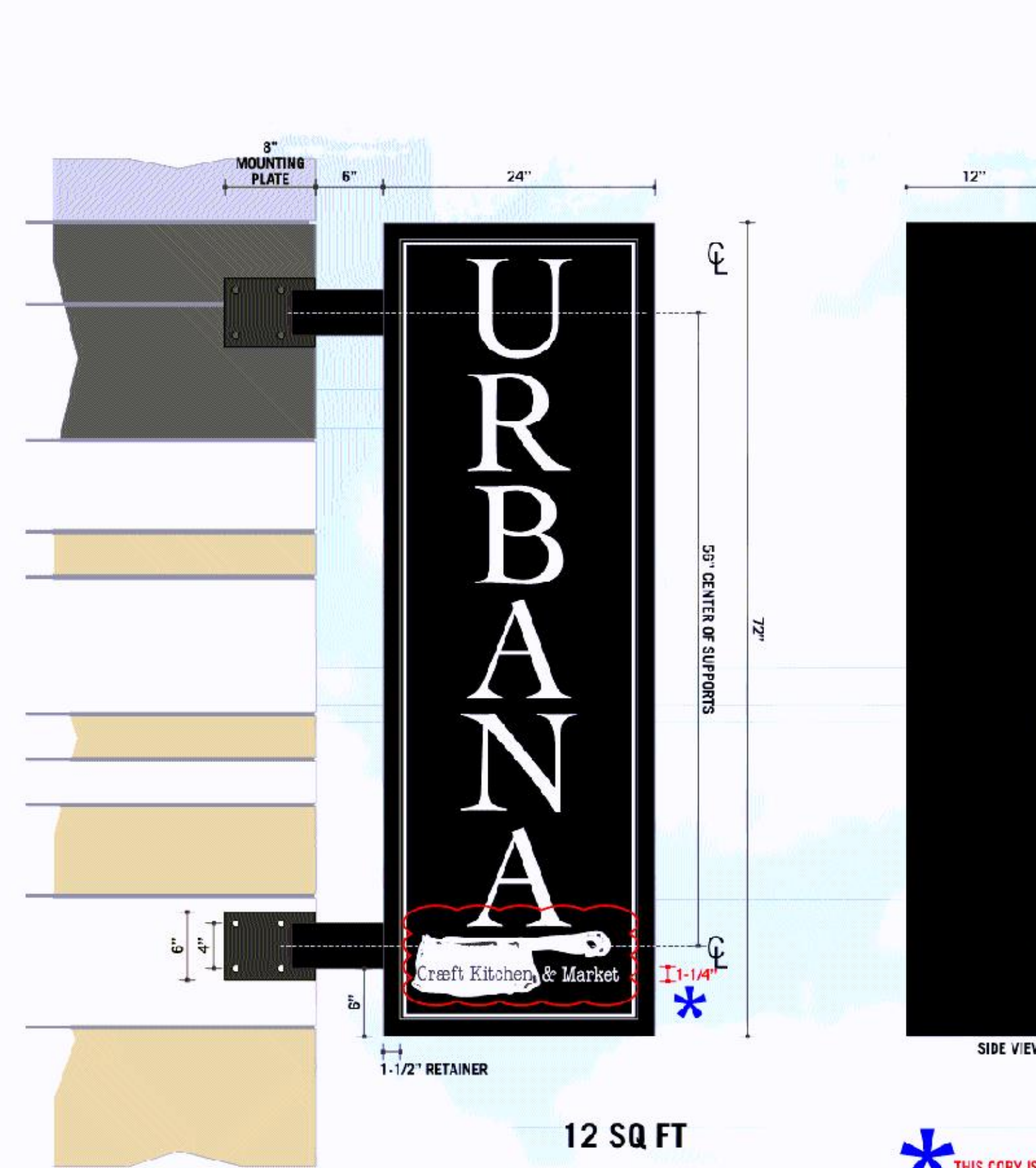
TWO (2) REQUIRED

D/F CABINET W/ ROUT-OUT PUSH-THRU 1/2" CLEAR ACRYLIC LOGO W/ WHITE MODIFIED ACRYLIC BACK-UP LOGO HAS 1ST SURFACE DIGITAL GRAPHIC W/ OPAQUE EDGES (i.e. NO HALO EFFECT)
LETTERS TO BE ROUT-OUT PUSH-THRU 1/2" CLEAR ACRYLIC W/ WHITE VINYL ON FACES. LTRS TO HAVE OPAQUE EDGES. WHITE DIFFUSER FILM TO BE ON BACK OF CLEAR ACRYLIC.
LOCATION NAME TO BE ROUTED OUT OF ALUMINUM FACE & BACKED-UP W/ WHITE ACRYLIC.



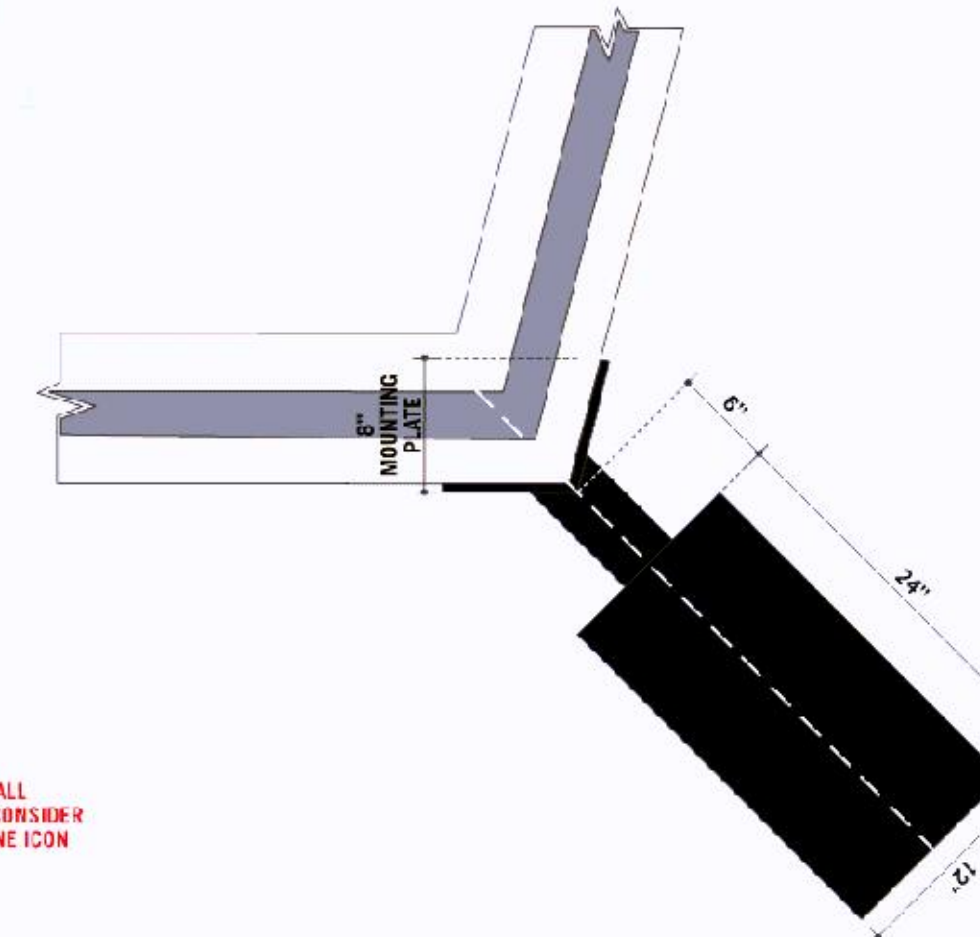
STROKE WIDTH DETAIL
Scale 1 1/2" = 1'-0"

3 GROUND SIGNS FS-G301 & FS-G302 (24 SF)
MSP.06 3/4" = 1'-0"

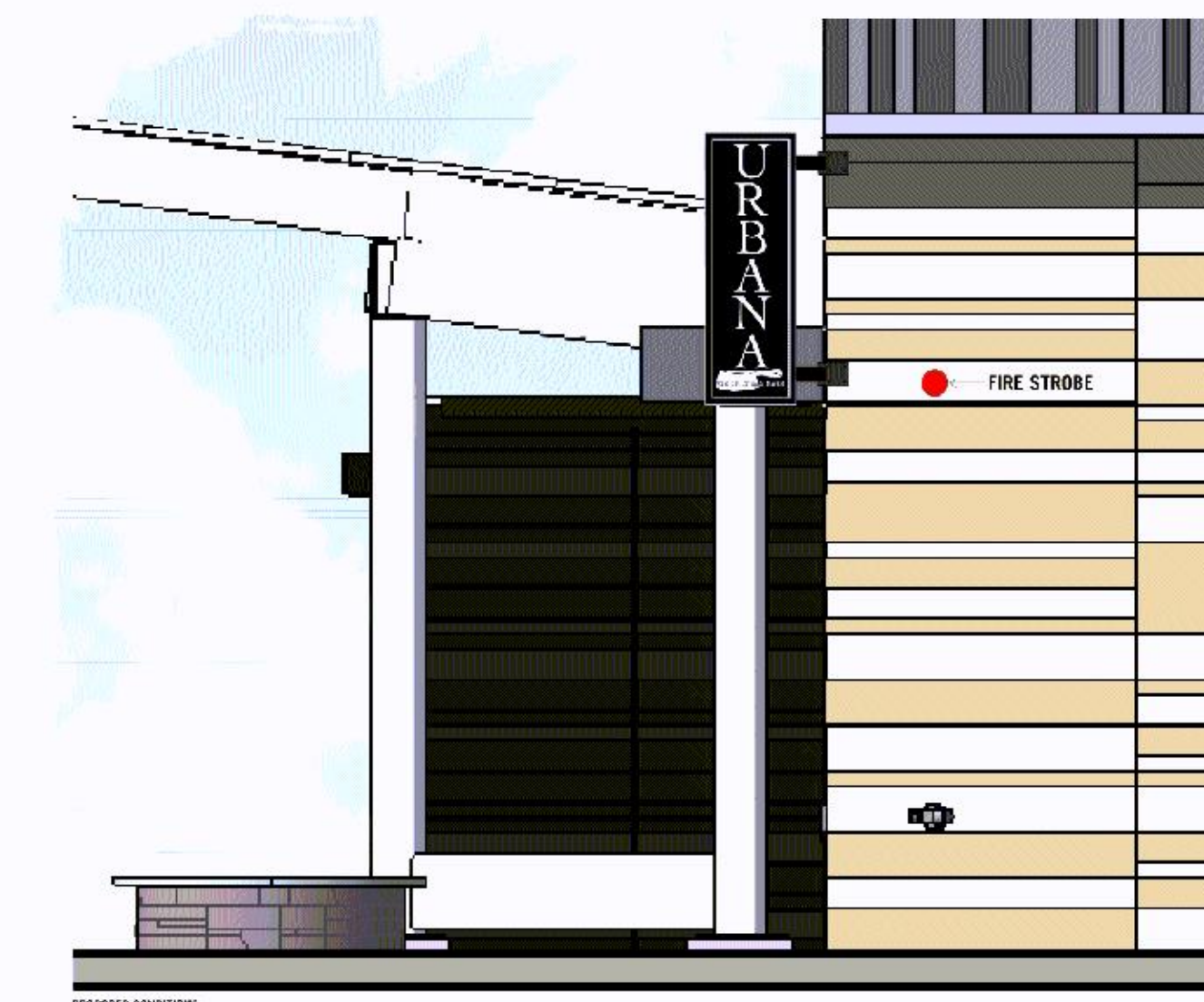


4 PROJECTING SIGN BS-P301 - COMMERCIAL USE (12 SF)
MSP.06 1" = 1'-0"

DESCRIPTION	
A	CABINET - FABRICATED ALUMINUM CABINET - 12" RETURNS - PAINTER P1 - 1-1/2" RETAINERS - WHITE LEXAN FACE - WHITE SLOPE LONG LED MODULES
B	COPY - FINES SURFACE V1 - ALL WHITE COPY IS REVERSED OUT
C	SUPPORTS - 4" STEEL POLE WITH 1/2" MOUNTING PLATES - PAINTER P1
FINISH SCHEDULE	
1	MATTHEWS BLACK PAINT
2	OPAQUE BLACK VINYL



5 CORNER MOUNTED D/F SIGN - PLAN VIEW
SCALE: 1" = 1'-0"



5 PARTIAL EAST ELEVATION - PROJECT SIGN BS-P301
MSP.06 1/4" = 1'-0"

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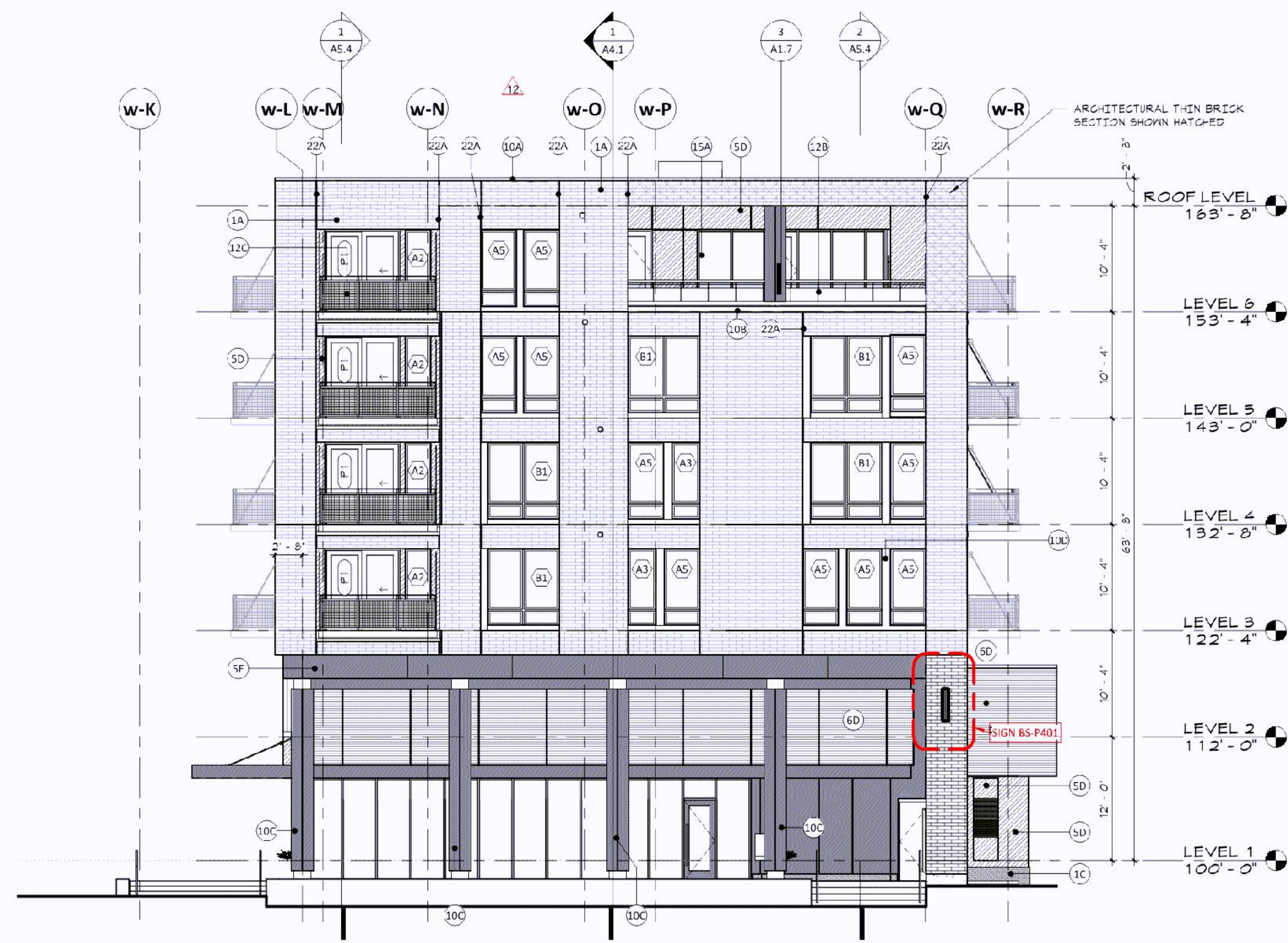
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Master Sign Plan - Sign
Elevations

MSP.06



1 PARTIAL WEST ELEVATION - THE FENLEY MULTIFAMILY
MSP.07 1/8" = 1'-0"

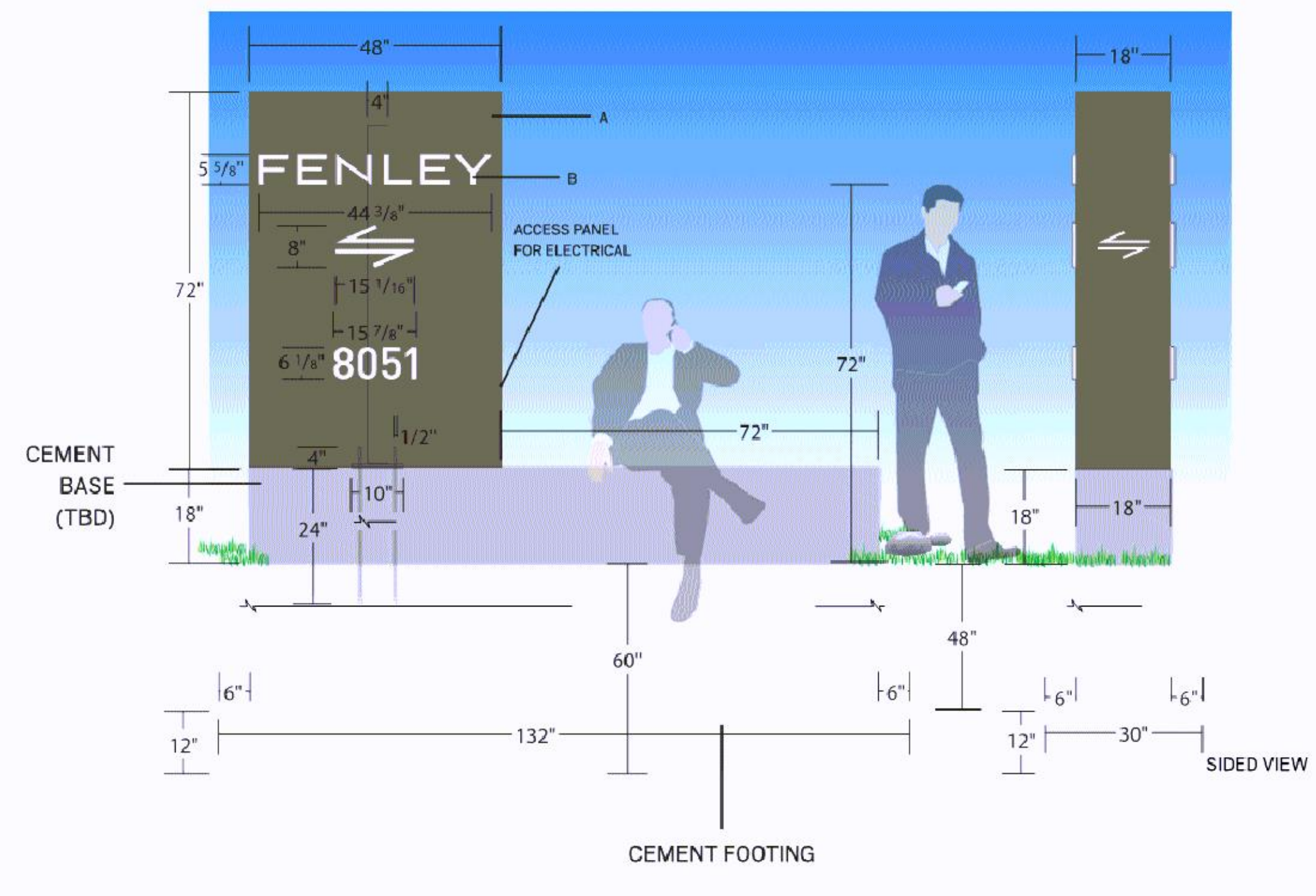


2 PARTIAL SOUTH ELEVATION - THE FENLEY MULTIFAMILY
MSP.07 1/8" = 1'-0"

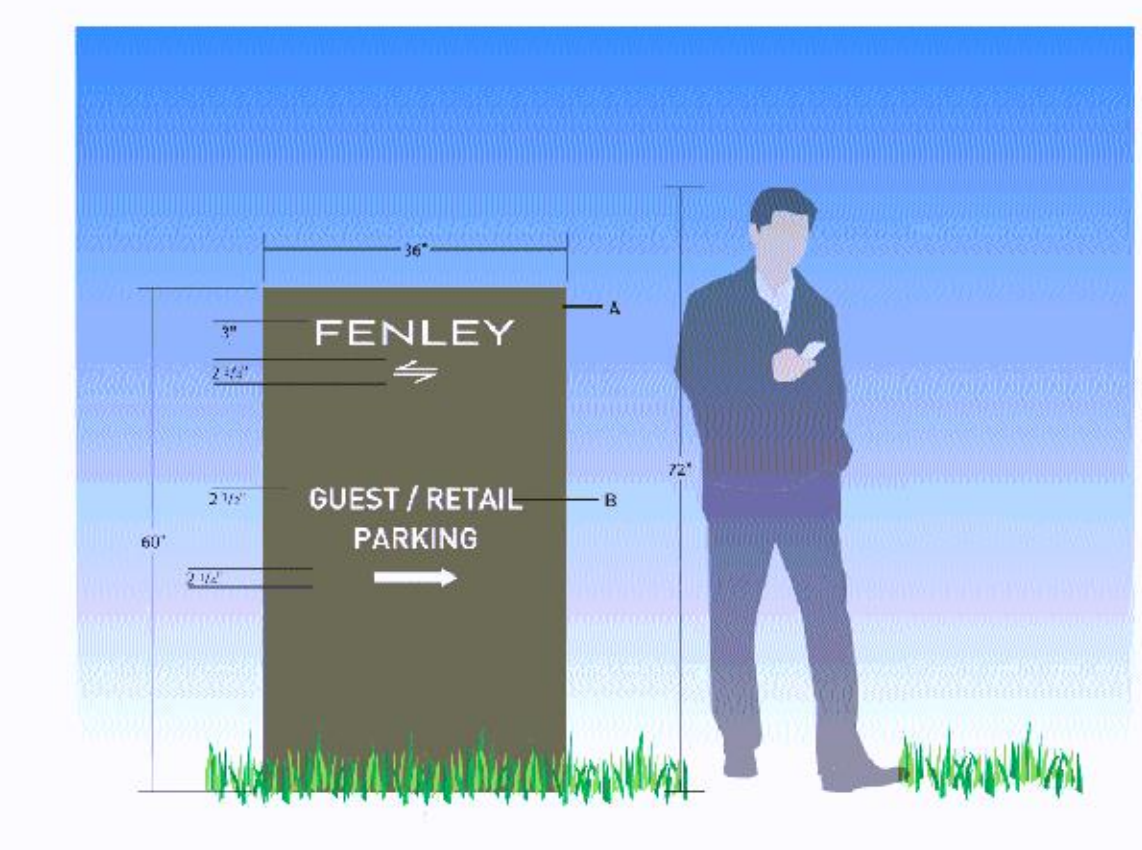
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- 1 TYPICAL LAYOUT
SCALE: 1:30
FONT: N/A
A. 8" DEEP ALUMINUM CABINET WITH TRANSLUCENT VINYL (HOLLY GREEN 230-78) APPLIED TO ACRYLIC FACE
B. 10" DEEP ALUMINUM CABINET WITH TRANSLUCENT ACRYLIC FACE
C. 1/4" THICK BLACK ACRYLIC LETTERS APPLIED TO ACRYLIC FACE
D. 2" X 2" ALUMINUM TUBE
E. 1/4" THICK (18" X 18") MOUNTING PLATE
- 3 PROJECTING SIGN BS-P401 - COMMERCIAL RETAIL USE (12.5 SF)
MSP.07 3/4" = 1'-0"



- 1 TYPICAL LAYOUT - OPTION #2 (DOUBLE SIDED)
SCALE: 1:30
A. PAINTED ALUMINUM TO SHERWIN WILLIAMS PORPOISE 7047
B. 1/2" WHITE PUSH THROUGH LETTERS
FONT: IMPORTED LOGO
- 5 GROUND SIGN FS-G401 (30 SF)
MSP.07 1/2" = 1'-0"



- 1 TYPICAL LAYOUT
SCALE: 1:30
A. 8" DEEP ALUMINUM CABINET WITH TRANSLUCENT VINYL (HOLLY GREEN 230-78) APPLIED TO ACRYLIC FACE
B. 10" DEEP ALUMINUM CABINET WITH TRANSLUCENT ACRYLIC FACE
C. 1/4" THICK BLACK ACRYLIC LETTERS APPLIED TO ACRYLIC FACE
D. 2" X 2" ALUMINUM TUBE
E. 1/4" THICK (18" X 18") MOUNTING PLATE
- 4 DIRECTIONAL SIGN FS-V401 (15 SF)
MSP.07 1/2" = 1'-0"



- 1 TYPICAL LAYOUT - OPTION #2 (DOUBLE SIDED)
SCALE: 1:30
A. PAINTED ALUMINUM TO SHERWIN WILLIAMS PORPOISE 7047
B. 1/2" WHITE PUSH THROUGH LETTERS
FONT: IMPORTED LOGO
- 6 GROUND SIGN FS-G402 (30 SF)
MSP.07 1/2" = 1'-0"

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MSP.07

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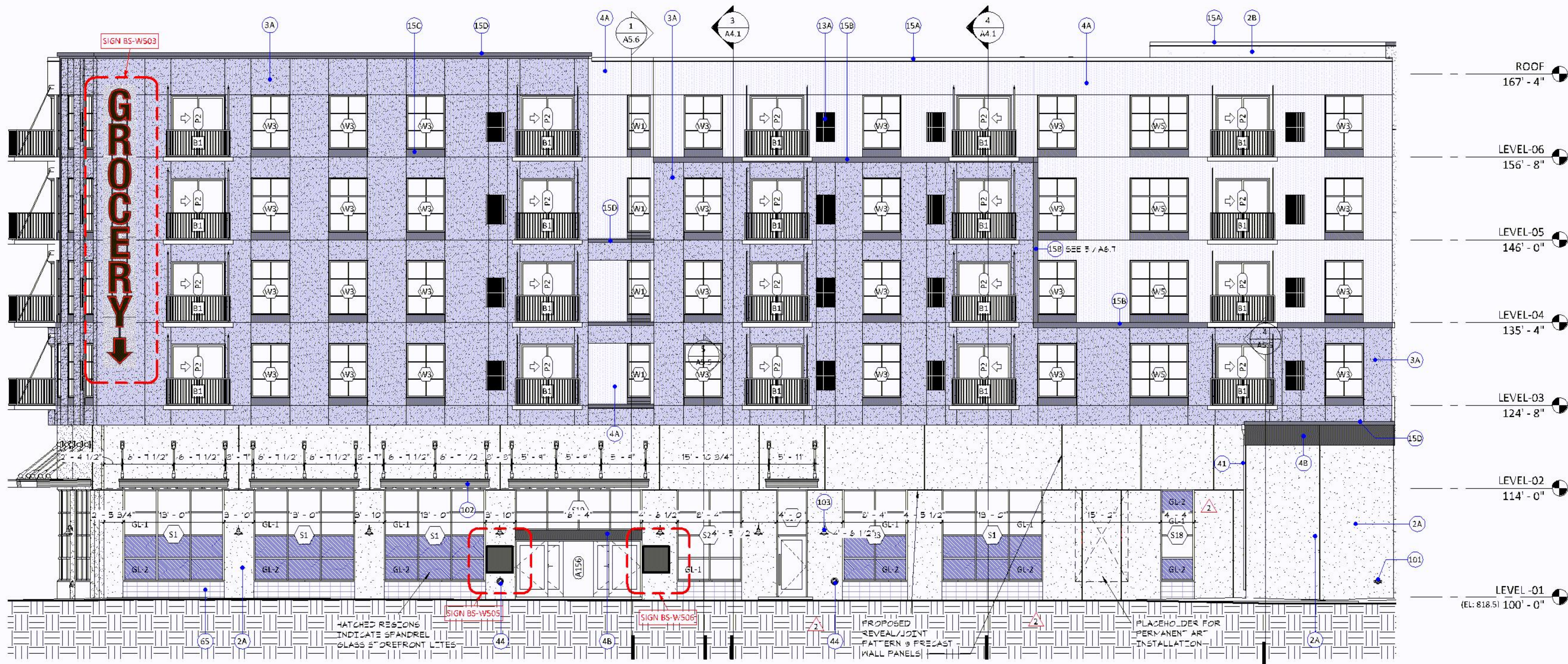


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1 PARTIAL NORTH ELEVATION - CARBON/31 MULTIFAMILY
MSP.08 1/8" = 1'-0"



4 CARBON/31 - PARTIAL NORTH ELEVATION
MSP.08 1/8" = 1'-0"

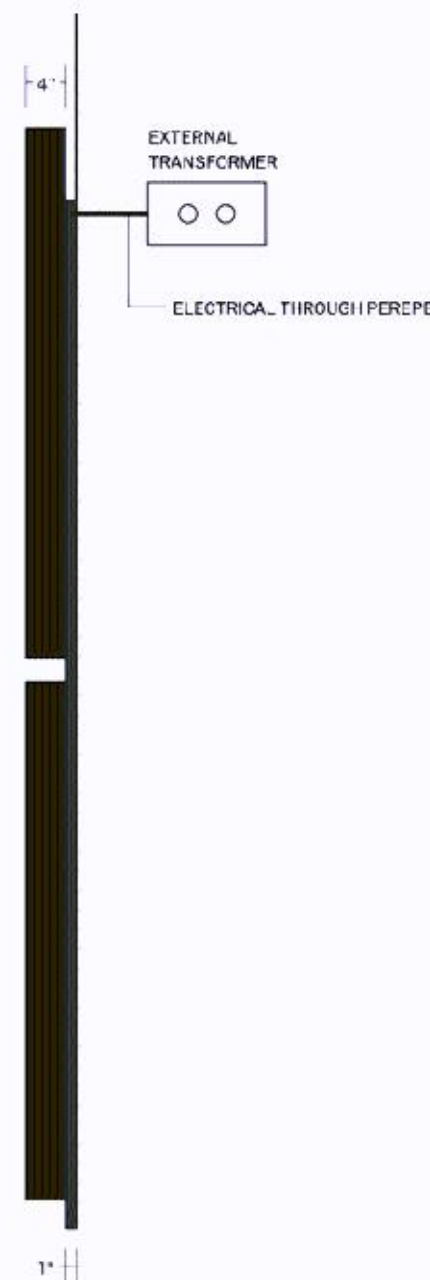
GROCERY

SIGN TYPE: CHANNEL LETTERS - GROCERY
SCALE: 1:50

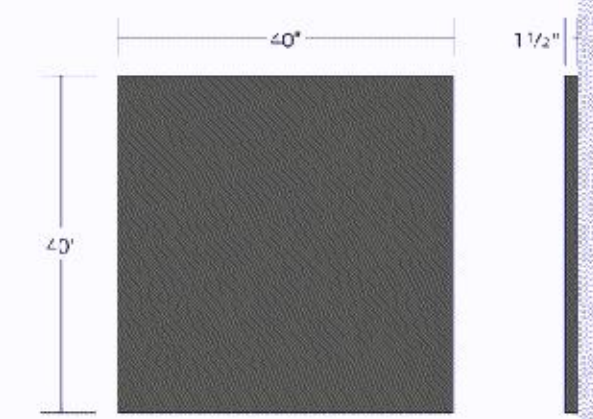
■ CHANNEL LETTERS
5/2" HIGH, 4" DEEP FABRICATED CHANNEL LETTERS WITH
BLACK ALUMINUM FACES, 1 1/2" WIDE RED ACRYLIC PUSH
THRU BACK TRIM AND RETURN, RAIL MOUNTED

■ COPY
4" DEEP CHANNEL LETTERS
FONT: HELVETICA BOLD CONDENSED
STYLE: UPPERCASE
SIZE: 24" HIGH
COLOR: RED ACRYLIC PUSH THRU

■ RAILS
2" WIDE RAILS TO MATCH BUILDING (SPERMIN W LUMBS
SW8993, BLACK OF NIGHT)
NOTES
ELECTRICAL THROUGH PERPET
MECHANICALLY MOUNTED TO BUILDING (TR)



2 WALL SIGN BS-W503 - COMMERCIAL RETAIL USE (123 SF)
MSP.08 1" = 50'-0"



*123 SQ FT

3 WALL SIGN BS-W505 & BS-W506 - COMMERCIAL RETAIL USE (11 SF EA.)
MSP.08 1/2" = 1'-0"

PARK

SIGN TYPE: CHANNEL LETTERS - PARK
SCALE: 1:20

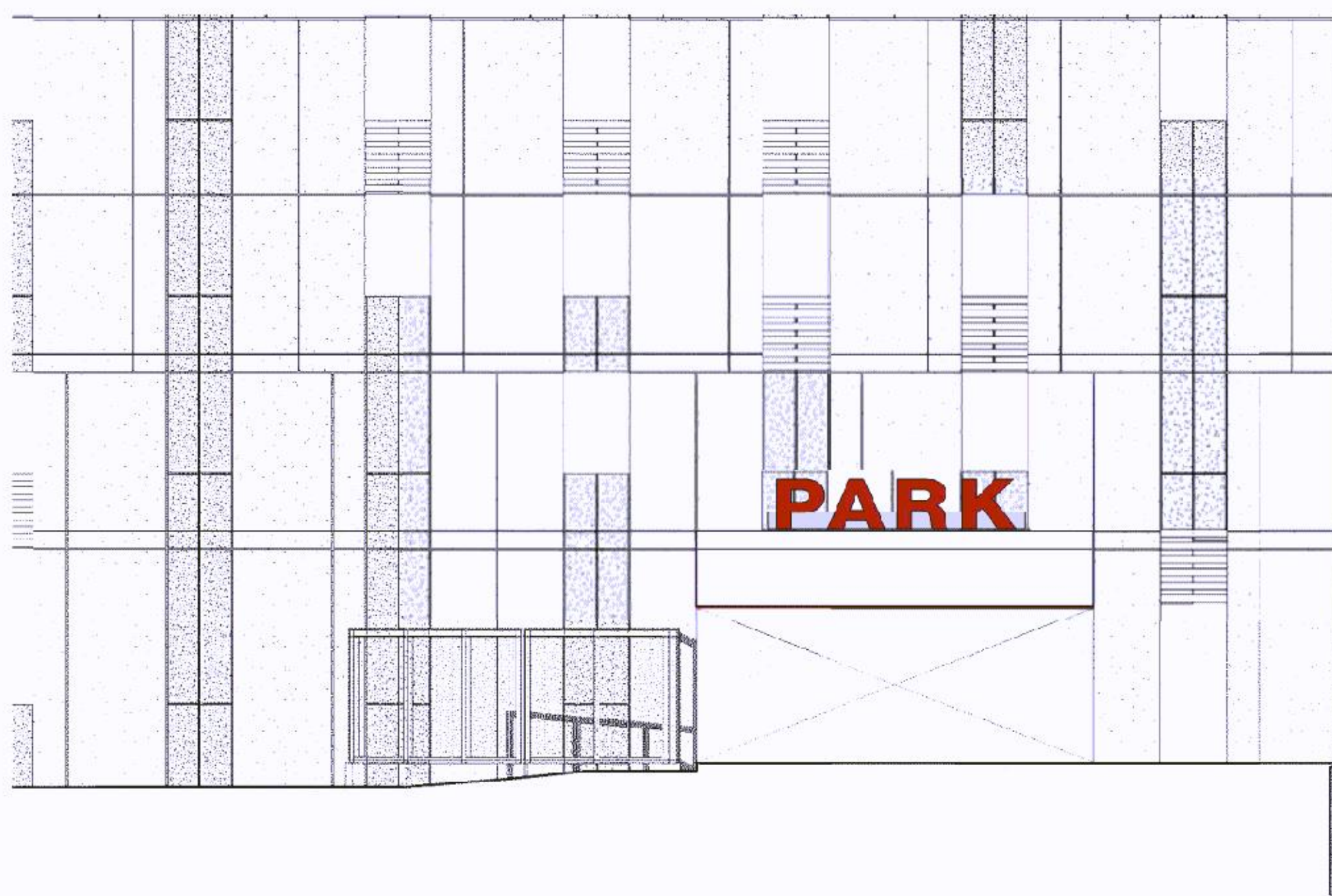
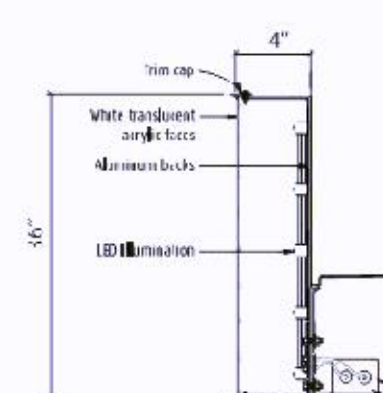
■ CHANNEL LETTERS
24" HIGH, 4" DEEP CHANNEL LETTERS WITH RED FACES
EXTERIOR TO MATCH BUILDING (SPERMIN W LUMBS SW8993, BLACK OF NIGHT)

■ COPY
4" DEEP CHANNEL LETTERS
FONT: HELVETICA BOLD
STYLE: UPPERCASE
SIZE: 36" HIGH
COLOR: RED ACRYLIC PUSH THRU

■ RACEWAY
12" HIGH, 4 1/2" DEEP RACEWAY PAINTED TO MATCH
BUILDING

NOTES

Raceway Mount Channel Letter



*43.5 SQ FT

5 WALL SIGN BS-W507 - PARKING USE (43.5 SF)
MSP.08 1" = 20'-0"

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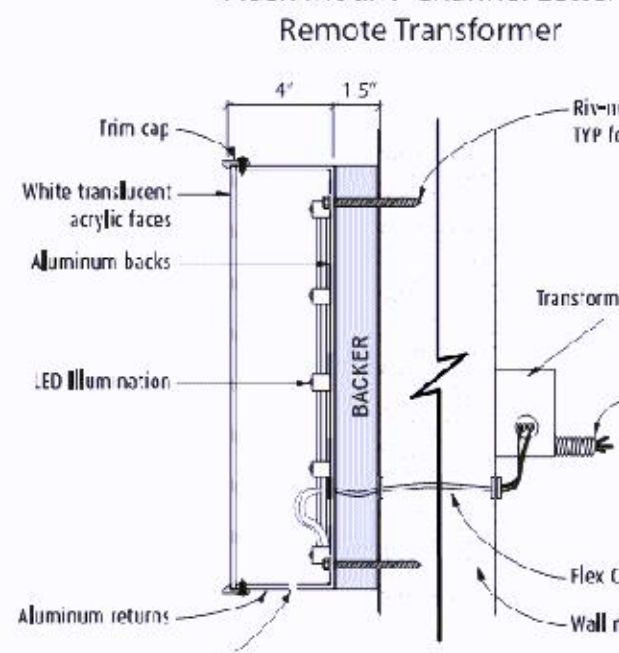
MSP.08

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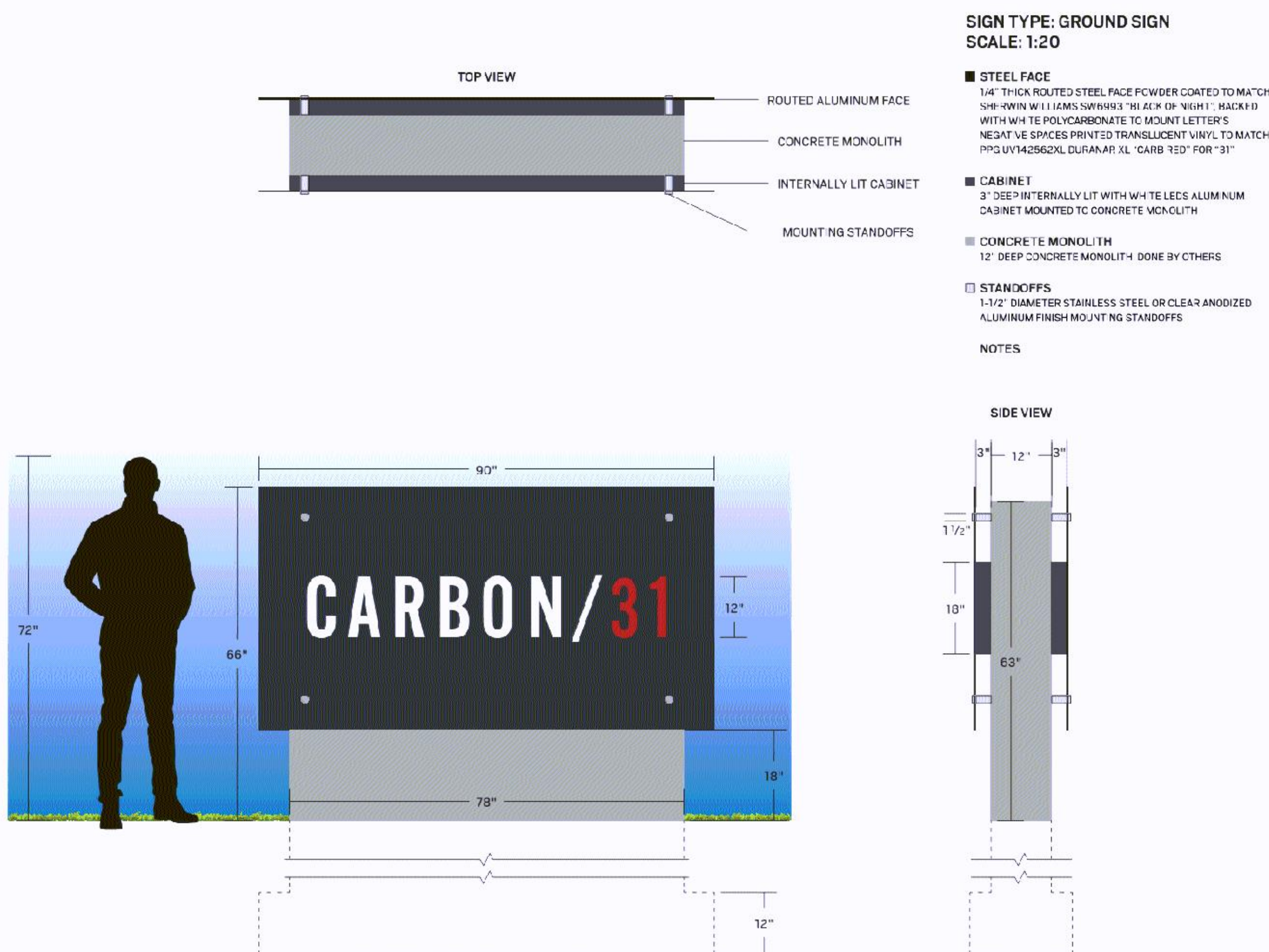
Flush Mount Channel Letter
Remote Transformer



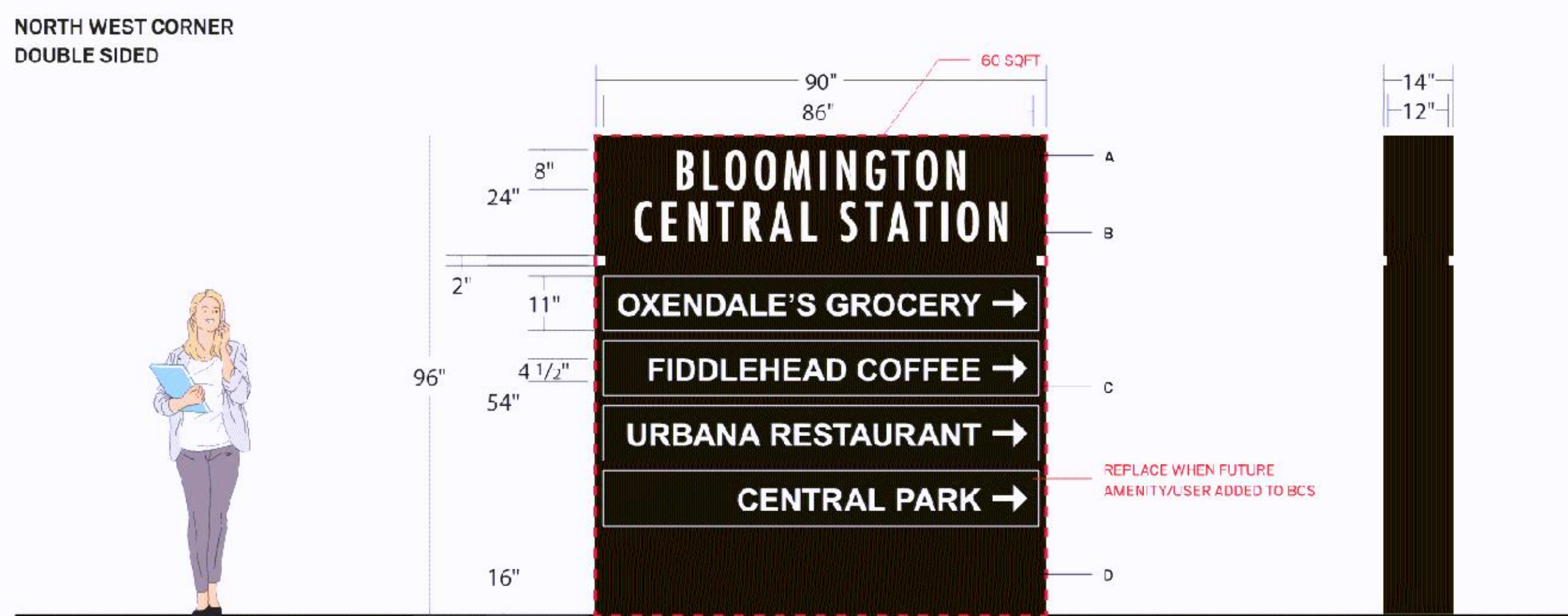
1 PARTIAL WEST ELEVATION - CARBON/31 MULTIFAMILY
1/8" = 1'-0"

2 WALL SIGN BS-W501 - RESIDENTIAL IDENTIFICATION (16 SF)
1" = 10'-0"

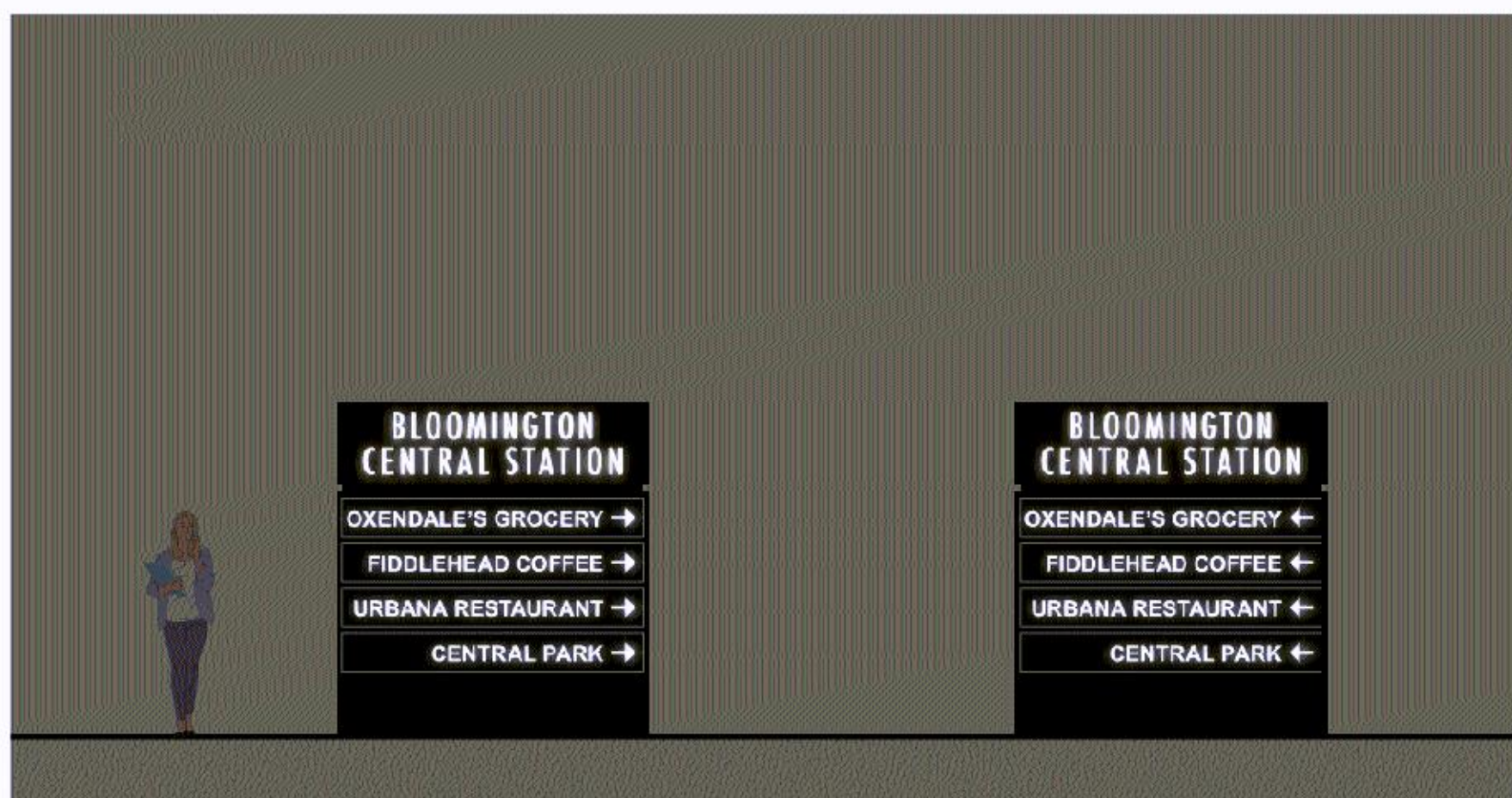
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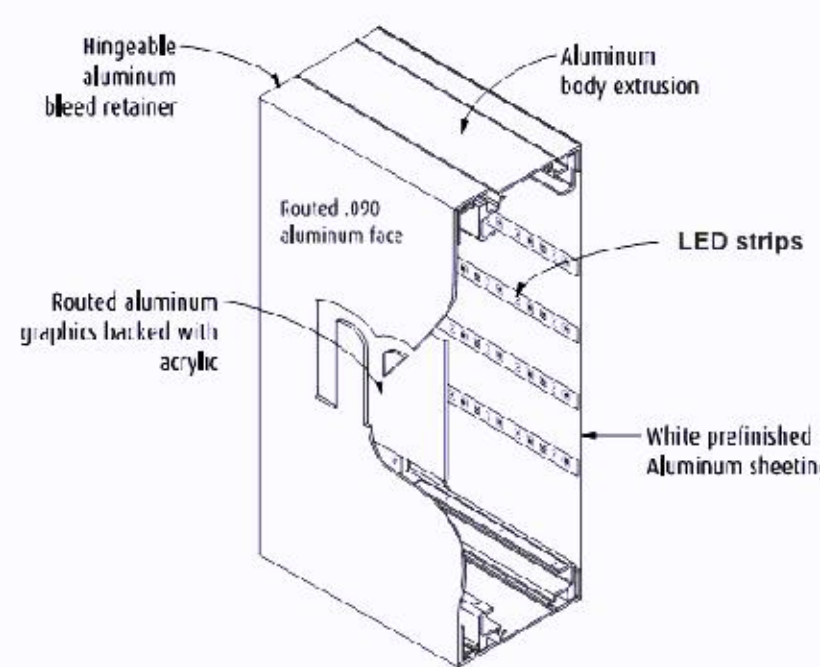
3 FREESTANDING SIGN FS-G501 - RESIDENTIAL IDENTIFICATION GROUND SIGN (41.25 SF)
1" = 20'-0"



4 FREESTANDING SIGN FS-D04 - DEVELOPMENT GROUND SIGN (60 SF)
1" = 25'



ROUTED FACE WITH LEDS



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MSP.09

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1 PARTIAL EAST ELEVATION - CARBON/31 MULTIFAMILY - WALL SIGN BS-W502 (26.7 SF)

MSP.10 1/8" = 1'-0"



2 PARTIAL EAST ELEVATION - CARBON/31 MULTIFAMILY - WALL SIGN BS-W504 (25 SF)

MSP.10 1/8" = 1'-0"

Key, Freestanding Signage

BLOOMINGTON CENTRAL STATION - MASTER SIGN PLAN

Freestanding Ground Signs - Development Identification

Locations: FS-D03 30th Avenue S.

Materials: 8'-0" H x 7'-6" W x 1'-2" D internally illuminated, aluminum cabinet atop concrete base, with routed face and white polycarbonate letters.

See drawings #4/ Sheet MSP.09

Sign Regulation	Allowed	Provided
FS-D03	FS-D03	FS-D03
Total signage area	100 sf	60 sf
Height	8'-0" final grade	8'-0" final grade
Setback from property line	10'-0" front	10'-0" front
Setback from public right-of-way	5'-0" side, rear	5'-0" side, rear

Freestanding Monument Signs - Development Identification

Locations: FS-D01 American Blvd at intersection with 31st Ave. S.
FS-D02 East Old Shakopee Rd. - Location TBD (See Plan)

Materials: 18'-0" H x 11'-0" W x 4'-0" D internally illuminated, aluminum cabinet atop concrete base, with routed face and white polycarbonate letters.

See drawings #1 & #2/ Sheet MSP.01

"Monument signs are not allowed in the base Class VII Sign District"

Sign Regulation	Allowed	Provided
FS-D01	FS-D01	FS-D02
FS-D02	FS-D02	FS-D02
Total signage area	100 sf	200 sf
Height	8'-0" final grade	18'-0" final grade
Setback from property line	10'-0" front	10'-0" front
Setback from public right-of-way	5'-0" side, rear	5'-0" side, rear

Freestanding Ground Signs - Hotel/Residential Identification

Locations: FS-G201 SW "Indigo", at intersection of 33rd Ave. S. and E. 80-1/2 St.
FS-G202 NE "Indigo", at intersection of 34th Ave. S. and American Blvd.
FS-G301 SE "Hyatt Regency", at intersection of E 61st St. and 33rd Ave. S.
FS-G302 NE "Hyatt Regency", at intersection of 33rd Ave. S. and American Blvd.
FS-G401 SW "The Fenley", at intersection of E 81st Street and 33rd Ave. S.
FS-G402 NE "The Fenley", at intersection of E 80-1/2 St. and 34th Ave. S.
FS-G501 E "Carbon/31", at intersection of E 61st Street and 31st Ave. S.

Materials: 8'-0" H (maximum) x 12'-0" L (maximum) x 1'-6" D internally illuminated, aluminum sign cabinet atop concrete base. Push-through acrylic letters and address numbers.

See #1/ Sheet MSP.02, #3/ Sheet MSP.03, #3/ Sheet MSP.06, #5 & #6/ Sheet MSP.07

Sign Regulation	Allowed	Provided
FS-G201	FS-G201	FS-G202
FS-G202	FS-G202	FS-G301
FS-G301	FS-G301	FS-G302
FS-G302	FS-G302	FS-G401
FS-G401	FS-G401	FS-G402
FS-G402	FS-G402	FS-G501
FS-G501	FS-G501	FS-G501
Total signage area	100 sf	60 sf
Height	8'-0" final grade	6'-0" final grade
Setback from property line	10'-0" front	10'-0" front
Setback from public right-of-way	5'-0" side, rear	5'-0" side, rear

Freestanding Sign - Directional Sign, Address Number

Locations: FS-V101 SW "Reflections" Address Sign at 33rd Ave. S.

Materials: 3'-0" x 3'-0" x 1'-0" internally illuminated, aluminum sign cabinet atop 1'-0" x 3'-0" x 1'-0" concrete base. 0-8" high push-through white letters.

See Drawing #1/ Sheet MSP.02

Sign Regulation	Allowed	Provided
FS-V101	FS-V101	FS-V101
Total signage area	12 sf	12 sf
Height	6'-0" final grade	4'-0" final grade
Setback from property line	10'-0" front	10'-0" front
Setback from public right-of-way	5'-0" side, rear	5'-0" side, rear

Wall Signs - Residential Identification

Buildings: "Reflections Condominiums" Multifamily
"Indigo" Multifamily
"The Fenley" Multifamily
"Carbon/31" Multifamily

Sign Regulation	Allowed conditions for future signage
Total signage area	50 sf per building elevation
Linear measurement	Not to exceed 80% of the linear frontage of the applicable facade
Illumination	Yes
Logo or tag line	Not to exceed 25% of installed sign

Wall Signs - Hotel

Buildings: "Hyatt Regency" Hotel

Sign Regulation	Allowed conditions for future signage
Elevations	Two (2) large wall identification signs Two (2) smaller wall identification signs One (1) sign per elevation, except on the primary elevation at the main entrance where two (2) shall be allowed
Total signage area	350 sf per large wall identification sign (303 rooms, 8 stories) 150 sf per small wall identification sign (303 rooms, 8 stories)
Linear measurement	Not to exceed 80% of the linear frontage of the applicable facade
Wall placement	Within twenty (20) feet of the top of the wall, but not exceeding above the wall
Channel construction	Yes (required)
Illumination	Internally (required)
Logo or tag line	Not to exceed 25% of installed sign

Wall Signs - Parking Ramps

Buildings: Health Partners Parking Ramp

Sign Regulation	Allowed conditions for future signage
Elevations	Up to four (4) elevations No limit on the number of signs per elevation
Total signage area	Not to exceed 200 sf per elevation and total wall sign area fronting public streets Not to exceed 100 sf per elevation and total wall sign area not fronting public streets
Linear measurement	Not to exceed 80% of the linear frontage of the applicable facade
Illumination	Yes
Logo or tag line	Not to exceed 25% of installed sign

Canopy Signs

Buildings: "Carbon/31" Multifamily Parking

Sign Regulation	Allowed conditions for future signage: Signs may be incorporated into approved awnings or canopies, except for residential uses where not permitted
Size/Linear measurement	No limit, except that the linear measurement must not exceed 80% of the linear frontage of the awning or canopy.
Illumination	Yes
Location	Not allowed above the first floor of the building or 12 feet above grade, whichever is lower.

Freestanding Ground Signs - Office Identification (>7 Stories)

Locations: FS-G001 SW "Health Partners", at intersection of Old Shakopee Rd and 31st Ave.

Materials: 3'-0" x 10'-0" x 1'-0" internally illuminated, aluminum sign cabinet atop 1'-0" x 10'-0" x 1'-0" concrete base. push-through acrylic white letters and address numbers.

See #5/ Sheet MSP.01

Sign Regulation	Allowed	Provided
FS-G001	FS-G001	FS-G001
Total signage area	100 sf (one per frontage)	40 sf
Height	20'-0" final grade	4'-0" final grade
Setback from property line	20'-0"	10'-0" front
Setback from public right-of-way	5'-0" side, rear	5'-0" side, rear

Freestanding Sign - Directional Sign, Vehicular Wayfinding

Locations: FS-V001 W "Health Partners", intersection of E. 82nd St. and 31st Ave. S.
FS-V002 W "Health Partners", intersection of E. 82nd St. and 30th Ave. S.
FS-V401 W "The Fenley" and "Retail #2/Guest Parking", along 33rd Ave. S.

Materials: 5'-0" (maximum) x 3'-0" x 0'-8" aluminum sign cabinet atop concrete base (optional); white pressure sensitive letters for business logo or building name; push-through white letters for directional purposes.

See #2 & #3/ Sheet MSP.02 and #4/ Sheet MSP.07

Sign Regulation	Allowed	Provided
FS-V001	FS-V001	FS-V002
FS-V002	FS-V002	FS-V401
FS-V401	FS-V401	FS-V401
Total signage area	12 sf	12 sf
Height	6'-0" final grade	4'-0" final grade
Setback from property line	10'-0" front	10'-0" front
Setback from public right-of-way	5'-0" front	5'-0" front
Setback from public right-of-way (where applicable)	20'-0"	N/A

Wall Signs - Office Identification, Buildings Exceeding 7 Stories

Buildings: "Health Partners" 8170 Building Office

Sign Regulation	Allowed conditions for future signage
Elevations	Two (2) large wall identification signs Two (2) smaller wall identification signs One (1) sign total per elevation
Total signage area	400 sf of large wall identification signs (12 or more stories) 225 sf of small wall identification signs
Linear measurement	Not to exceed 80% of the linear frontage of the applicable facade
Wall placement	Within twenty (20) feet of the top of the wall, but not exceeding above the wall
Channel construction	Yes (required)
Illumination	Internally (required)
Logo or tag line	Not to exceed 25% of installed sign

Wall Signs - Retail Identification

Buildings: "Hyatt Regency" Hotel "Retail #1" (Urbania)
"The Fenley" Multifamily "Retail #2" (Fuschthead)
"Carbon/31" Multifamily "Retail #3"

Sign Regulation	Allowed conditions for future signage
Elevations	No limit to number or wall signs or elevations
Total signage area	Not to exceed one (1) sf per one (1) linear foot along building elevation
Linear measurement	Not to exceed 80% of the linear frontage of the applicable facade
Illumination	Yes
Logo or tag line	Not to exceed 25% of installed sign

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BCS MASTER SIGN PLAN
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Master Sign Plan - Sign
Elevations

MSP.10