

AGENDA

ROGERS PLANNING COMMISSION

May 6, 2024 - 7:00 PM

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. OPEN FORUM**
- 3. APPROVE AGENDA**
- 4. CONSENT AGENDA**
 - 4.1 Approve Planning Commission Minutes from March 11, 2024
- 5. PUBLIC HEARINGS**
- 6. NEW BUSINESS**
 - 6.1 Site Plan Request for an Addition to the Ellingson Motors Building at 20950 Rogers Dr
- 7. OTHER BUSINESS**
- 8. ADJOURN**



**REQUEST FOR ACTION
ROGERS PLANNING
COMMISSION**

Meeting Date: May 6, 2024

Agenda Item: No. 4.1

Subject: Approve Planning Commission Minutes from March 11, 2024

**Prepared
By:**

Recommended Planning Commission Action

Motion to Approve the Planning Commission Minutes of March 11, 2024.

ATTACHMENTS:

Description

March 11, 2024, Planning Commission Minutes

**MINUTES
ROGERS PLANNING COMMISSION
MARCH 11TH, 2024**

CALL TO ORDER

The meeting of the Rogers Planning Commission was held on March 11th, 2024 at 7:00 p.m. and was called to order with Commissioners Carlson, Fisher, Mullin, Plansky, Sattersten and Stiebinger present. Alternate Planning Commission Member Cartwright standing in for Lohr

Member(s) absent: Commissioner Lohr

Also present were Alec Henderson, City Planner; Council Member Enga; Public Works Director, Doran Cote; Community Development Director, Brett Angell, and Alternate Planning Commission Member, Todd Kussman.

OPEN FORUM

Chair Carlson closed the open forum.

SET AGENDA

A motion by Plansky and a second by Fisher was made to approve the agenda. On the vote, all members present voted AYE. Motion carried 7-0-0.

CONSENT AGENDA

4.1 Approval of Minutes

Minutes from December 5th, 2023 Planning Commission

Minutes from February 5th, 2024 Planning Commission

Both dates' minutes were pulled from the consent to act on separately.

Motion by Plansky and Second by Stiebinger to approve the minutes from December 5th, 2023 meetings. On the Vote. Motion Carried 5-0-2, Carlson and Mullin Abstain due to Absence.

Motion by Mullin and Second by Stiebinger to approve the minutes from February 5th, 2024 meetings On the vote, all members present voted AYE. Motion carried 7-0-0.

PUBLIC HEARINGS

5.1 Stieg Woods Preliminary & Final Plat

Henderson summarized the item including the disposition of all the Outlots being platted. The City intends to purchase the majority of the land for stormwater, floodplain mitigation, park purposes, and woodland conservation. Additionally, a strip of land is intended to extend the parkway to the west and south. The Stieg Family will retain the southwest outlot.

Chair Carlson opened the public hearing at 7:09 P.M.

Marcus Macke of 19610 Jackie La, Corcoran, MN 55374 was present. Macke requested information on the layout of the road and how it would get over the wetland complex.

Doran Cote, Public Works Director responded that a land bridge was the planned designed to cross the wetland similar to Highway 55, west of Hamel.

Denis Steig, owner stepped forward and presented information related to the existing trees, history of the property, and thanked the City for considering the purchase to protect the valuable resources on site.

Motion by Fisher and Second by Mullin to close the public hearing around 7:12 P.M. On the vote, all members present voted AYE. Motion carried 7-0-0.

Motion by Plansky and Second by Stiebinger to approve the Preliminary and Final Plat for Stieg Woods as presented by staff 7:21 P.M. On the vote, all members present voted AYE. Motion carried 7-0-0.

5.2 Uptown Rogers 3rd Addition Preliminary & Final Plat

Community Development Director Angell summarized the item including: the property being a total of around 4.8 acres and was acquired in 2023 and includes the building previously owned by Hardees. The property is zoned RC and guided for commercial use. The plat would create three parcels and the existing structure would remain on the northeast parcel.

Chair Carlson opened the public hearing at 7:27, no one came forward for the hearing. Motion by Stiebinger and Second by Mullin to close the public hearing. On the vote, all members present voted AYE. Motion carried 7-0-0.

Plansky noted the plat would allow the property be sold easier with the proposed plat.

Angell responded in agreement with Plansky.

Motion by Plansky to approve the Preliminary and Final Plat of Uptown Rogers 3rd Addition, Carlson Seconds. On the vote, all members present voted AYE. Motion carried 7-0-0.

NEW BUSINESS

None

OTHER BUSINESS

None

ADJOURN

Carlson made a motion and Mullin seconded to adjourn the meeting at approximately 7:45 P.M. On the vote, all members voted AYE (7-0-0). Motion carried.



REQUEST FOR ACTION ROGERS PLANNING COMMISSION

Meeting Date: May 6, 2024

Agenda Item: No. 6.1

Subject: Site Plan Request for an Addition to the Ellingson Motors Building at 20950 Rogers Dr

Prepared By: Alec Henderson, City Planner

Recommended Planning Commission Action

Motion to recommend approval of the proposed addition and lot improvements at 20950 Rogers Drive.

Overview / Background

APPRO Development ("Applicant") on behalf of Rogers Drive Partners LLC ("Owner") submitted a Zoning & Land Use application requesting City approval for a Site Plan for an addition to Ellingson Motors on a 3 acre property at 20950 Rogers Drive, referred to hereafter as "Subject Property". The Property is located between Rogers Drive and Commerce Blvd.

The Applicant is proposing to construct a 5,440 square foot addition to the Ellingson Motors. The original Ellingson Motors building received initial approval for their existing 27,519 square foot building in 1993. It has been used by Ellingson Motors as an indoor showroom, auto dealership, with accessory auto detailing since construction. The existing use and proposed use are legal in the RC district.

The current 2040 Land Use for the Subject Property is Commercial, and the zoning designation is Regional Employment Center (RC).

Primary Issues to Consider

1. Land Use and Zoning
2. Site Plan Amendments

Analysis of Primary Issues

1. Land Use and Zoning

As described above, the Applicant is proposing a site plan to allow for the construction of a 5,440 square foot addition to the Ellingson Motors building. The 2040 Comprehensive Plan guides the site as **Commercial (C)**; it is zoned **Regional Employment Center (RC)**. The RC district is generally a mixed use/Commercial district allowing multiple uses including auto sales. The existing and propose use of the addition is auto dealership (with an indoor showroom), and accessory auto detailing. Some pre-existing outdoor storage is present to provide secured parking for vehicles that do not fit indoors, or to secure after hours delivery for vehicles.

According to Rogers Municipal Code, the proposed uses are listed as a permitted use in the RC District. The existing outdoor storage area will remain unchanged.

Land Use and Zoning standards are satisfied.

2. Site Plan Review

The proposed 5,440 square addition some of the footprint includes space for new offices, photobooth for cars, bathrooms, and additional detailing space. The existing space will undergo some remodeling to allow additional indoor show room space. See the site plan There is an existing secured parking area for some existing outdoor vehicle stock. This stock is revolving depending on inventory and whether there are after hours deliveries of vehicles.

It should be noted that a future 10,000 square feet addition may also be seen sometime in the future. Timing is not yet known which will influence whether the secured parking area remains or is reduced.

Lot Coverage

The addition will add 5,440 square feet to the building for a total of 35,997 square feet. The addition will also necessitate a slight shift in the drive lane on the west/northwest side of the building. All together with the existing parking lot, revised drive lane, addition rear building access and building addition, the impervious surface is roughly 56% which is under the 75% RC district max, and Corridor Overlay max of 65%. The disturbance is under watershed review thresholds, but our engineering department has reviewed the grading and civil plans.

Lot Coverage and Stormwater management standards are satisfied.

Setbacks

The RC Zoning District establishes the setbacks as identified in the table below for the principal building. The proposed structure does not encroach into any required setback areas.

	Front Setback (corridor)	Street Side Setback (co rd)	Interior Side Setback	Rear Setback
RC Requirement	20' or (30')	NA	10'	20'

The proposed addition exceeds the minimum setback requirements for the district.

Setbacks standards are satisfied.

Building Height and Elevations

The RC Zoning District allows for a maximum building height of 45 feet or 60 feet if in the corridor. The proposed structure does not exceed the building height requirements of the district at roughly 25 feet.

The RC district does have materials requirements for the elevations/facades. The Proposed addition matches the existing building and uses textured prefab concrete with integrated colors to match. The proposed elevations are consistent with code.

Building Height and Elevation standards are satisfied.

Parking and Circulation

Parking required for the use is approximately 56 spaces. 36 spaces are currently shown, with the fence/secured parking (totaling 20 spaces) shown as proof or deferred. With low customer visits, the owner does not see parking issues with the shown parking plan, but notes that there is space for additional parking should it be necessary. Fire suppression is planned for the building.

Parking and Circulation standards are satisfied.

Landscaping

The Applicant has submitted a landscaping and planting plan as a part of the site plan submittal. The plans include landscaping with a combination of deciduous and evergreen plants, grass, and ground cover between the drive aisle and the addition near the foundation.

Landscaping requirements satisfied.

Signage

All new future signage shall comply with the requirements of Rogers Municipal Code. Existing signage is currently shown as remaining.

Staff Recommendation

City staff recommends approval of the Site Plan for the Construction of a Commercial Building Addition and Lot Improvements at 20950 Rogers Drive with the following conditions:

1. All engineering comments shall be satisfied prior to construction.
2. Any necessary Elm Creek Watershed Permitting and Requirements shall be met prior to construction.
3. SAC Determination shall be submitted to the Metropolitan Council and all building and connection fees paid prior to issuance of the building permit.
4. Any future addition will also require future site plan approval as required by section 125-27.
5. If parking demands warrant, the fenced area/proof of parking shall be converted to striped parking stalls necessary to handle additional parking as determined by Staff and Parking Code requirements.

Motion to recommend to the City Council approval of the site plan for the construction of a commercial building addition and lot improvements at 20950 Rogers Drive, Rogers, Minnesota as presented in Resolution No. 2024-48.

ATTACHMENTS:

Description

Addition Site Plan

Civil Plans

Landscape Plan

Aerial of Property

Elevation Rendering

Architecture Plans (subject to some modification)

Draft Resolution 2024-48

TOTAL LOT AREA:
2.99 ACRES, 130,593 SF

ZONING:
RC - REGIONAL EMPLOYMENT CENTER

BUILDING SETBACKS:

FRONT:	20 FT (30 FT, IF CORRIDOR)
SIDE (STREET):	20 FT
SIDE (INTERIOR):	10 FT
REAR:	20 FT

PARKING SETBACKS:

FRONT:	20 FT
SIDE (STREET):	20 FT
SIDE (INTERIOR):	5 FT
REAR:	10 FT

10' FROM STREET RIGHT-OF-WAY OR PROPERTY LINE
20' FROM INTERSTATE 94 RIGHT-OF-WAY

SITE CONSTRAINTS:

MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 75%
ACTUAL IMPERVIOUS SURFACE LOT COVERAGE = 56%

BUILDING SIZE:
FIVE TO 10,000

EXISTING MAIN LEVEL	27,519 SF
EXISTING MEZZANINE STORAGE	3,038 SF
PROPOSED EXPANSION	<u>5,440 SF</u>
TOTAL	35,997 SF

PARKING SUMMARY:
REVENUE

PER ZONING CODE SEC 125-86 REQUIRED PARKING IS AS FOLLOWS:

OFFICE	1 SPACE/200 GSF
MAINTENANCE/ DETAILING SHOP	3 SPACES/1000 GSF

PARKING REQUIRED FOR NEW ADDITION:

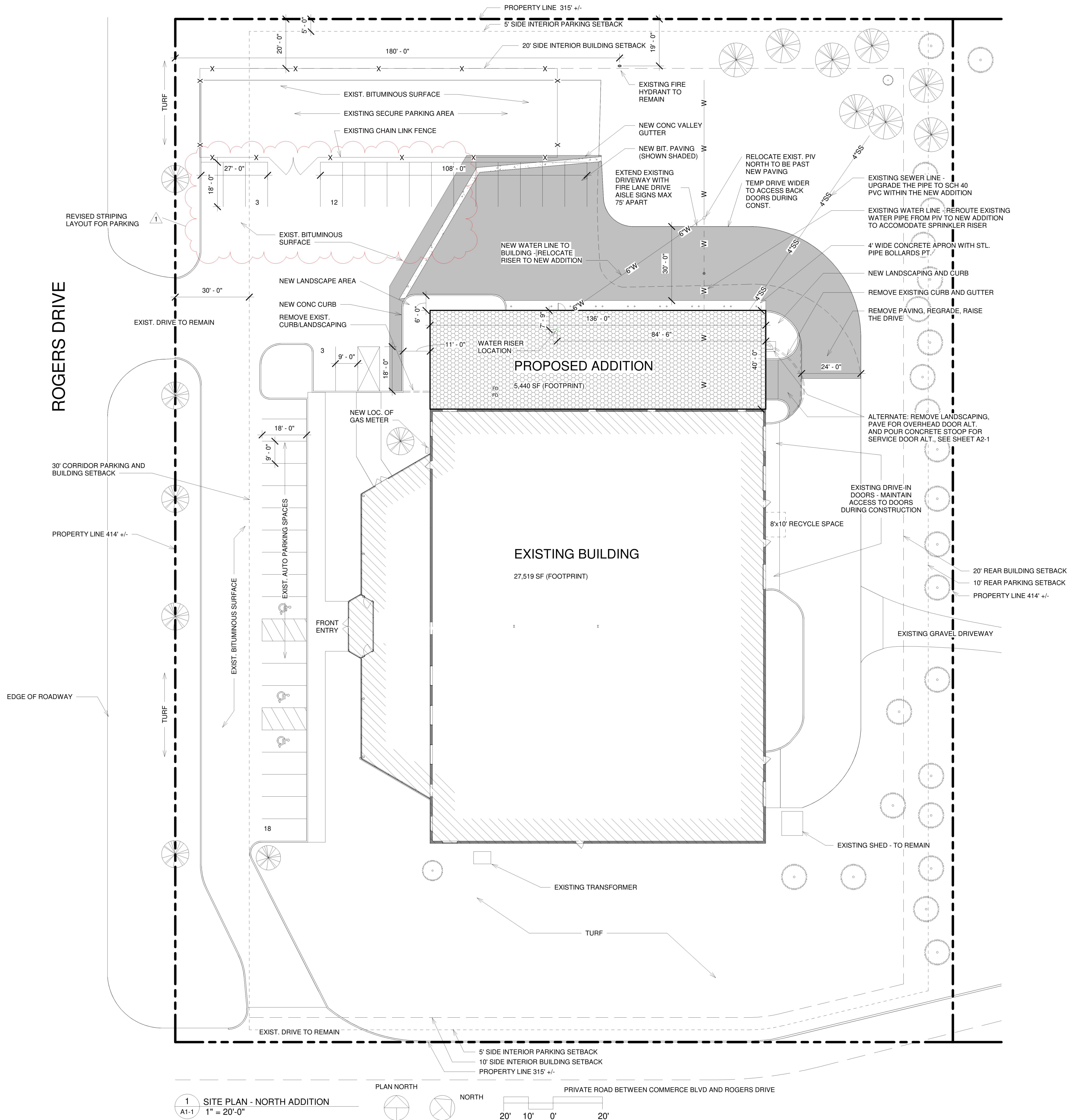
OFFICE:	2040SF/200 =	11 SPACES
MAINTENANCE/DETAILING SHOP:	(3400SF/1000)3 =	11 SPACES
TOTAL PARKING REQUIRED FOR NEW ADDITION =		22 SPACES

PARKING REQUIRED AND PROVIDED FOR EXISTING BUILDING = 34 SPACES

TOTAL AMOUNT OF PARKING REQUIRED = 56 SPACES (3 ACC.)
 TOTAL AMOUNT OF PARKING SHOWN = 36 SPACES (3 ACC.)
 DEFERRED PARKING SPACES = 20 SPACES
 (DEFERRED PARKING SPACES ACHIEVED BY REMOVING THE SECURE PARKING AREA AND
 RESTRIPTING THE BITUMINOUS ON NORTH SIDE OF THE BUILDING)

ZONING ORDINANCE USED:
CITY OF ROGERS
CODE OF ORDINANCES
ON-LINE
DATE: 02-20-2024

ROGERS DRIVE



21476 GRENADA AVENUE
LAKEVILLE, MN 55044
PH: 952-469-2171
FAX: 952-469-2173
EMAIL: office@approdevelopment.com
Copyright © by APPRO Development, Inc

ISSUED FOR FINAL BID & PERMIT

Certification

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Robert W. Ready, AIA, CSI, LEED AP
DATE: _____ REG NUMBER: 11383

[illegible]ELLINGSON
NORTH ADDITION

20950 ROGERS DRIVE,
ROGERS MN 55374

SITE PLAN

Project number	23-02-0098
----------------	------------

Project number	ZS-02-0030
Date	03/08/2024

Drawn by MSC

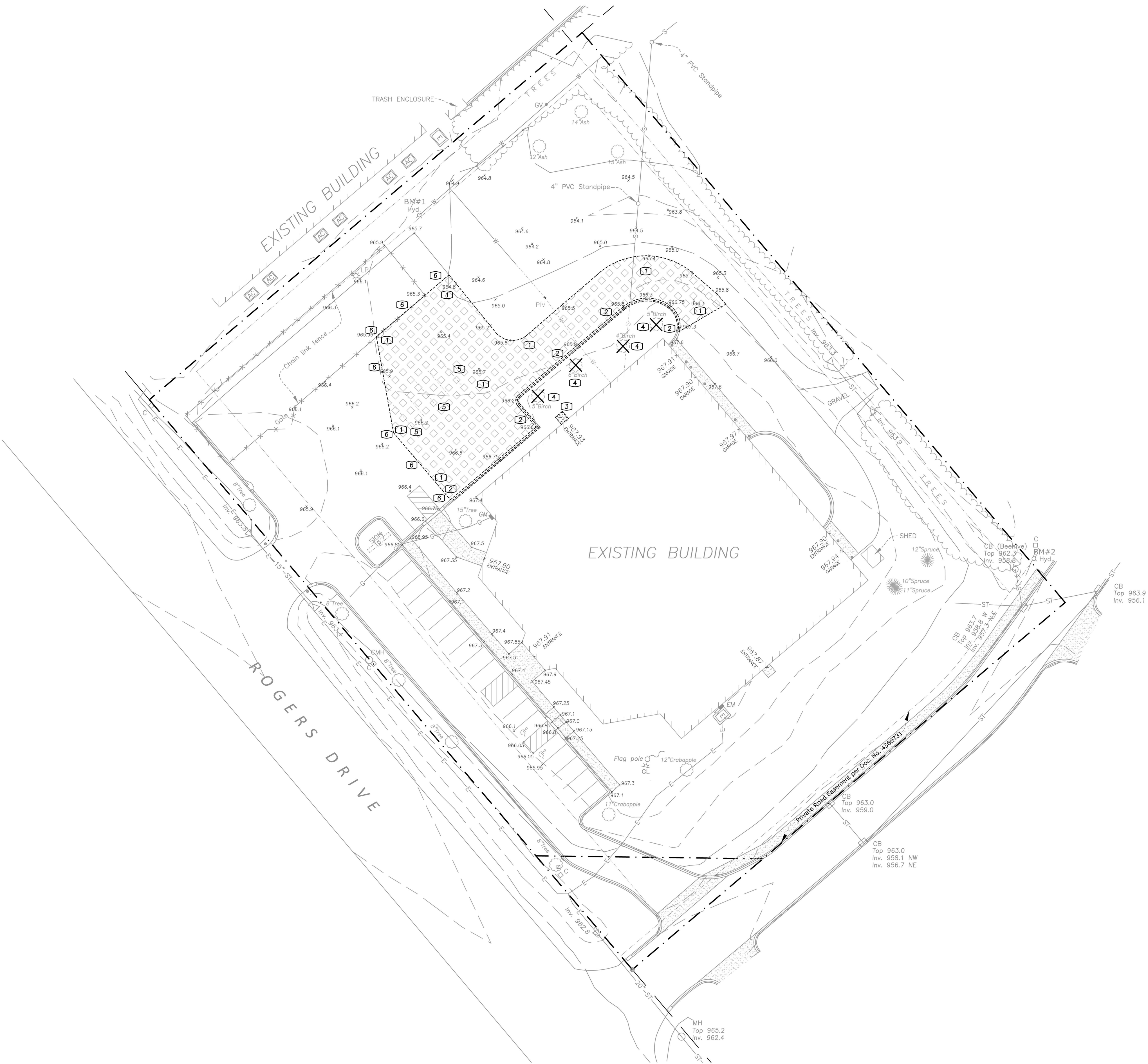
Checked by	RWR
------------	-----

A1-1

Scale	As indicated
-------	--------------

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

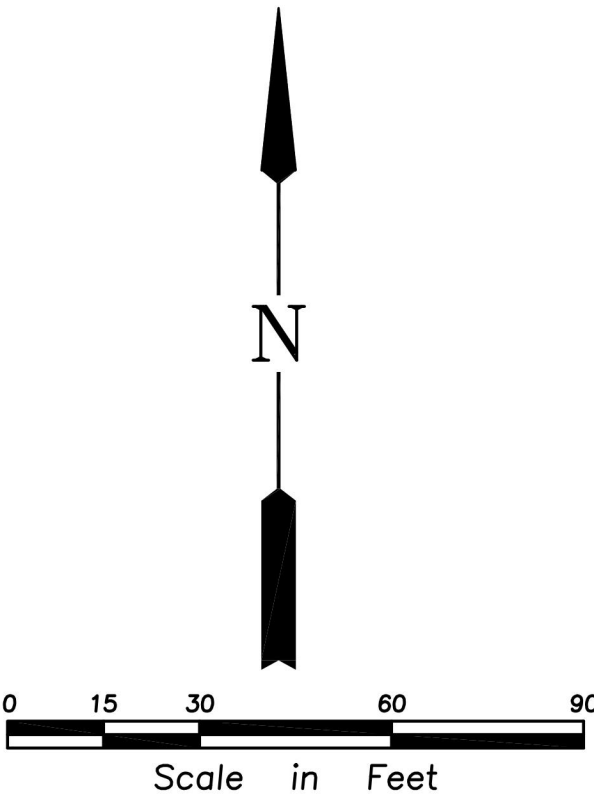


- DEMOLITION NOTES
- 1 - Remove bituminous pavement
 - 2 - Remove curb & gutter
 - 3 - Remove concrete pavement
 - 4 - Remove tree(s)
 - 5 - Remove striping
 - 6 - Full depth bituminous saw cut

NOTE: SEE UTILITY PLAN FOR REMOVAL OF EXISTING UTILITIES

LEGEND

- EXISTING BITUMINOUS TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- BOUNDARY/ROW/BLOCK LINE
- EASEMENT
- BUILDING/PARKING SETBACK LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING BURIED GAS LINE
- EXISTING BURIED ELECTRIC LINE
- EXISTING CONTOUR
- EXISTING ELEVATION



REHDER
& ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Twin Falls, MN 55128
Telephone 651-452-5051
www.rehder.com

I hereby certify that this plan was prepared by
me or under my direct supervision and that I am
a duly Licensed Professional Engineer under
the laws of the State of Minnesota.

Benjamin J. Quass
Name: Benjamin J. Quass Date: 4-18-24
Reg. No.: 59732

Issued	3-8-24
	4-18-24
FINAL BID & PERMIT SET	REV #1

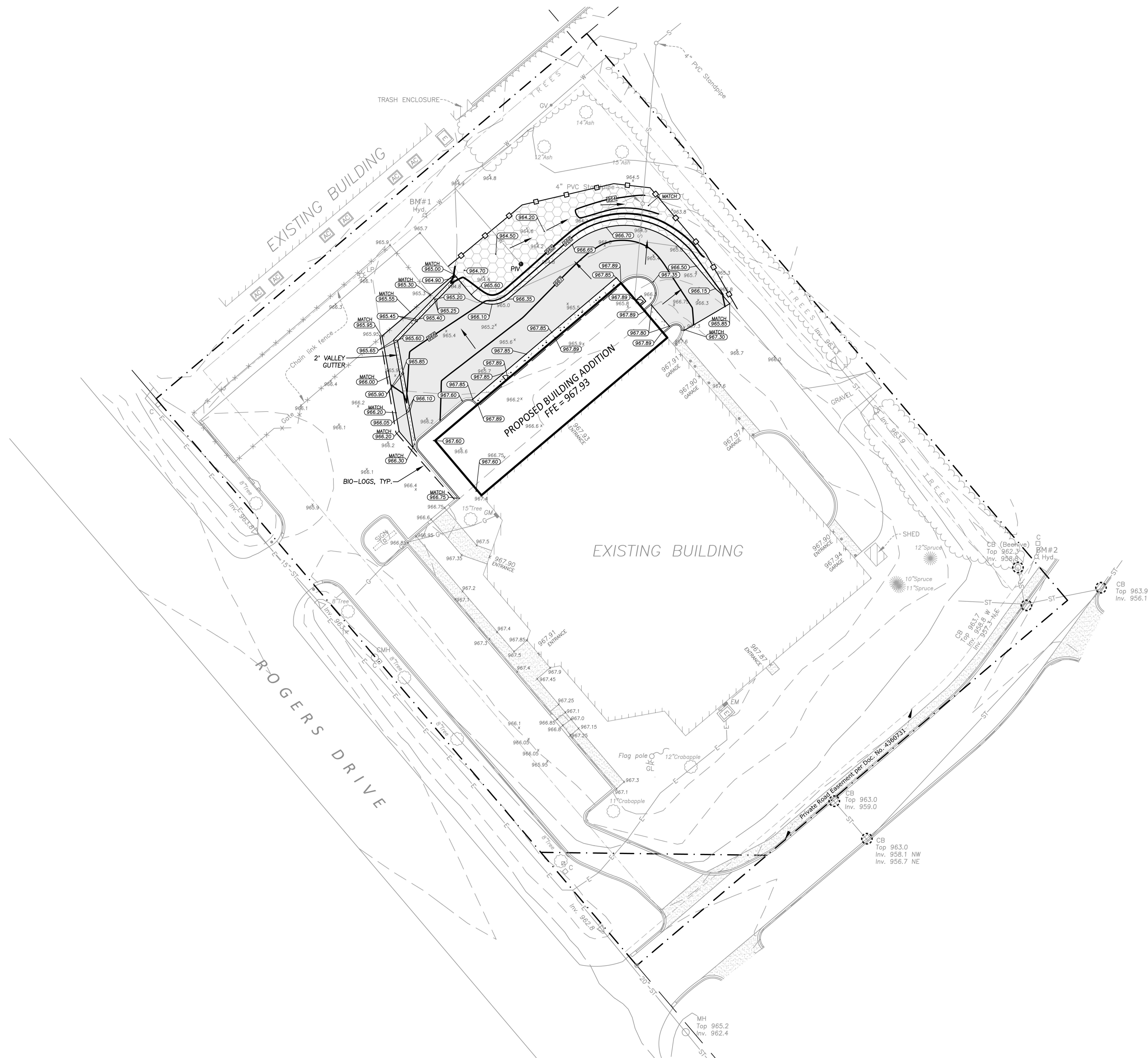
SITE DEMOLITION PLAN
ELLINGSON NORTH ADDITION
CITY OF ROGERS

SHEET NUMBER
C1

PROJECT NO.: 241-2187.037 DRAWING FILE: 2187037.DWG

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166



SITE SUMMARY

SITE AREA = 3.00 ACRES
DISTURBED AREA = 0.45 ACRES
EXISTING IMPERVIOUS AREA = 1.64 ACRES (54.7%)
POST CONSTRUCTION IMPERVIOUS AREA = 1.75 ACRES (58.3%)
NEW & RECONSTRUCTED IMPERVIOUS AREA = 0.33 ACRES

NOTE: INSTALL INLET PROTECTION IN NEAREST DOWNSTREAM CATCH BASIN OR AS REQUIRED BY THE CITY.

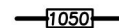
GRADING NOTES

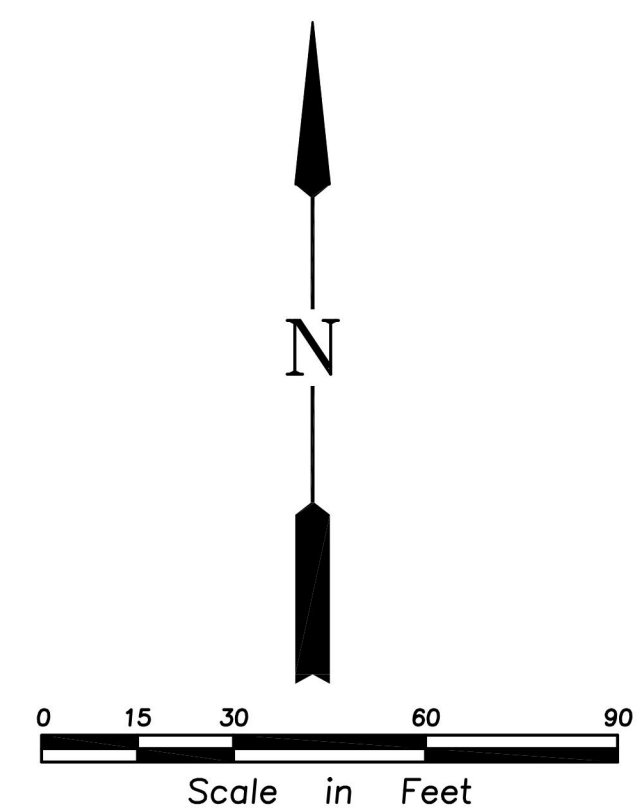
- 1 - All elevations shown are to final surfaces.

EROSION CONTROL NOTES

- ① - All erosion control measures shown shall be installed prior to grading operations and maintained until all areas disturbed have been restored.
- ② - Sweep paved public streets as necessary where construction sediment has been deposited.
- ③ - Each area disturbed by construction shall be restored per the specifications within 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.
- ④ - Temporary soil stockpiles must have silt fence around them and cannot be placed in surface waters, including storm water conveyances such as curb and gutter systems, or conduits and ditches.
- ⑤ - Excess concrete/water from concrete trucks shall be disposed of in portable washout concrete basin or disposed of in a contained area.

LEGEND

- | | |
|---|-------------------------------|
| PIV ● | PROPOSED POST INDICATOR VALVE |
|  | PROPOSED CONCRETE |
|  | PROPOSED BITUMINOUS |
|  | PROPOSED CONTOUR |
| • (1023.54) | PROPOSED ELEVATION |
|  | SILT FENCE |
|  | BIO-LOGS |
|  | INLET PROTECTION DEVICE |
|  | PROPOSED EC BLANKET |
| | CATEGORY 20 (MNDOT 3885) |
|  | BOUNDARY/ROW/BLOCK LINE |
|  | EASEMENT |
|  | BUILDING/PARKING SETBACK LINE |
|  | DRAINAGE ARROW |
|  | EXISTING WATERMAIN |
|  | EXISTING SANITARY SEWER |
|  | EXISTING STORM SEWER |
|  | EXISTING BURIED GAS LINE |
|  | EXISTING BURIED ELECTRIC LINE |
|  | EXISTING CONTOUR |
| x 995.50 | EXISTING ELEVATION |



**3440 Federal Drive, Suite 110
Eagan, MN 55122
Telephone: 651-452-5051
www.rehder.com**



REHDER
& ASSOCIATES, INC.
 Civil Engineers & Land Surveyors

PROJECT NO.: 241-2187.037 DRAWING FILE: 2187037.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

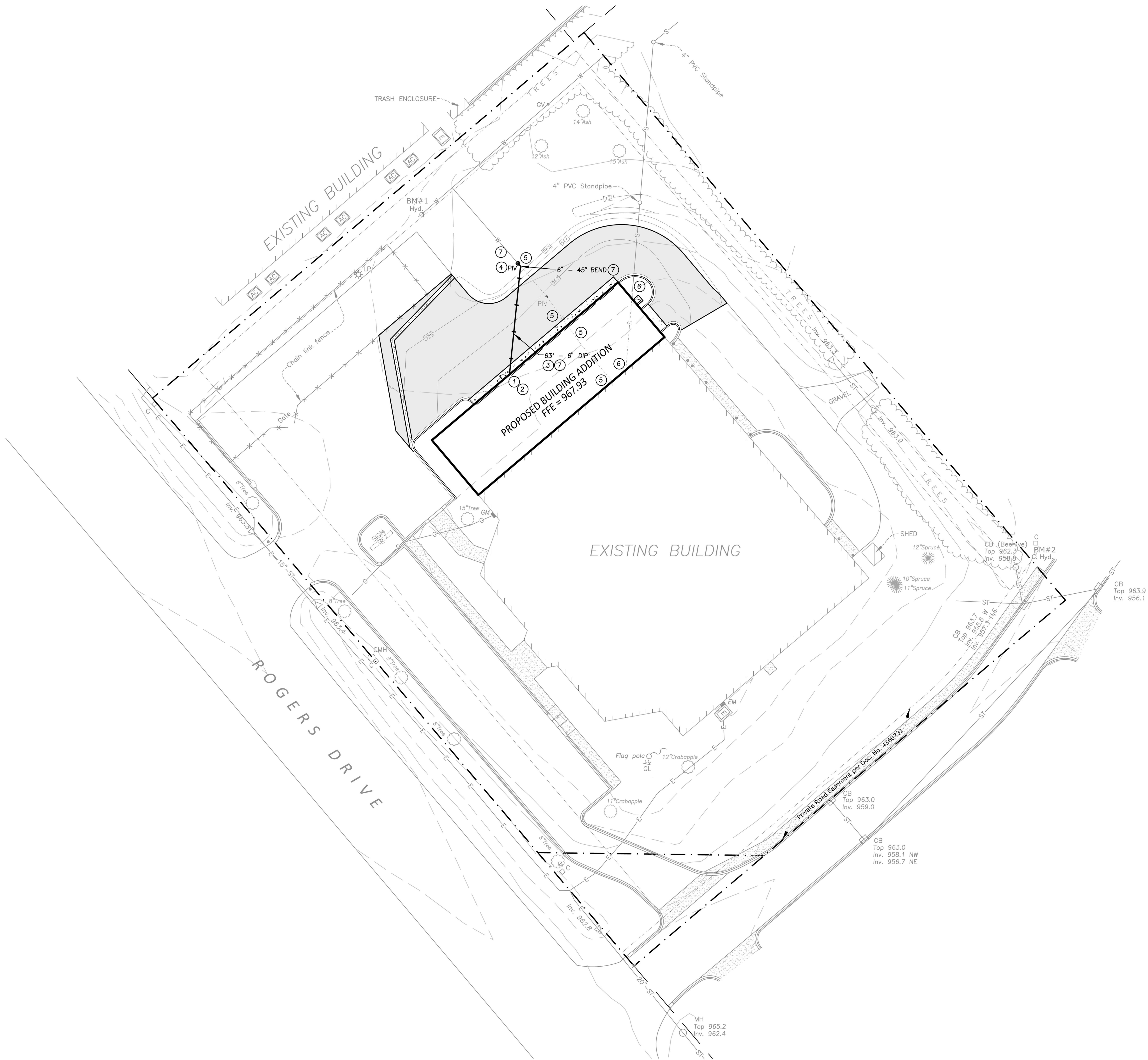
ISSUED
PERMIT SET

ISSUED	
PERMIT SET	3-8-24

GRADING, DRAINAGE &
EROSION CONTROL PLAN
ELLINGSON NORTH ADDITION
CITY OF ROGERS

SHEET NUMBER

C2



GOPHER STATE ONE CALL

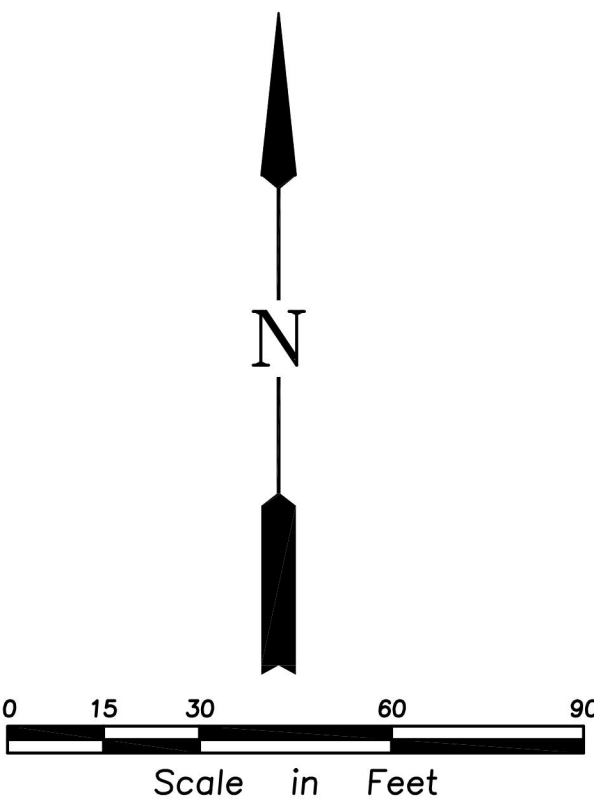
CALL 48 HOURS BEFORE YOU DIG
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

UTILITY NOTES

- 1 - Bring water main into proposed building and cap at the floor.
- 2 - Verify all service locations and inverts with mechanical engineer before construction.
- 3 - All watermain to have a minimum of 7.5' of cover.
- 4 - Connect to existing water service and construct post indicator valve at connection point.
- 5 - Remove existing water main service and post indicator valve.
- 6 - Remove existing sanitary sewer beneath proposed building addition and up to a point 5 feet from the proposed addition. Coordinate connection of the existing pipe to the new sanitary sewer service for the addition to maintain continuous service to the building.
- 7 - Contractor to verify size of existing watermain and notify engineer. Proposed water service shall match existing size.

LEGEND

- PIV • PROPOSED POST INDICATOR VALVE
- +— PROPOSED WATERMAIN
- ▭ PROPOSED CONCRETE
- ▭ PROPOSED BITUMINOUS
- PROPOSED CONTOUR
- BOUNDARY/ROW/BLOCK LINE
- - - EASEMENT
- - - BUILDING/PARKING SETBACK LINE
- ➔ DRAINAGE ARROW
- W — EXISTING WATERMAIN
- S — EXISTING SANITARY SEWER
- ST — EXISTING STORM SEWER
- G — EXISTING BURIED GAS LINE
- E — EXISTING BURIED ELECTRIC LINE
- 980 — EXISTING CONTOUR
- x 995.50 EXISTING ELEVATION



UTILITY PLAN
ELLINGSON NORTH ADDITION
CITY OF ROGERS

SHEET NUMBER
C3

Issued

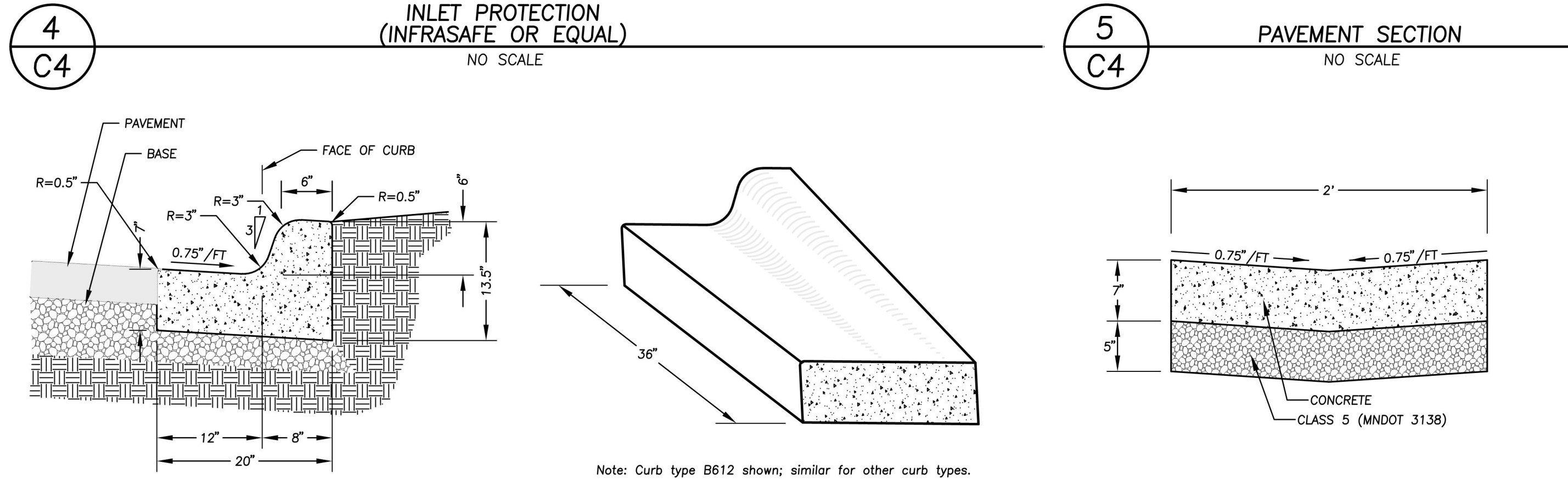
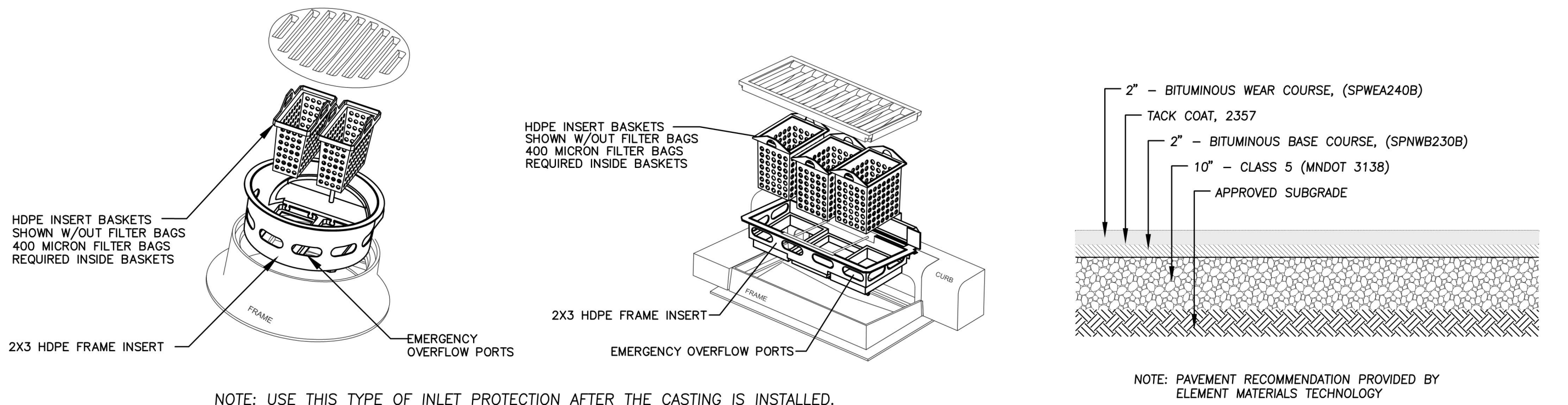
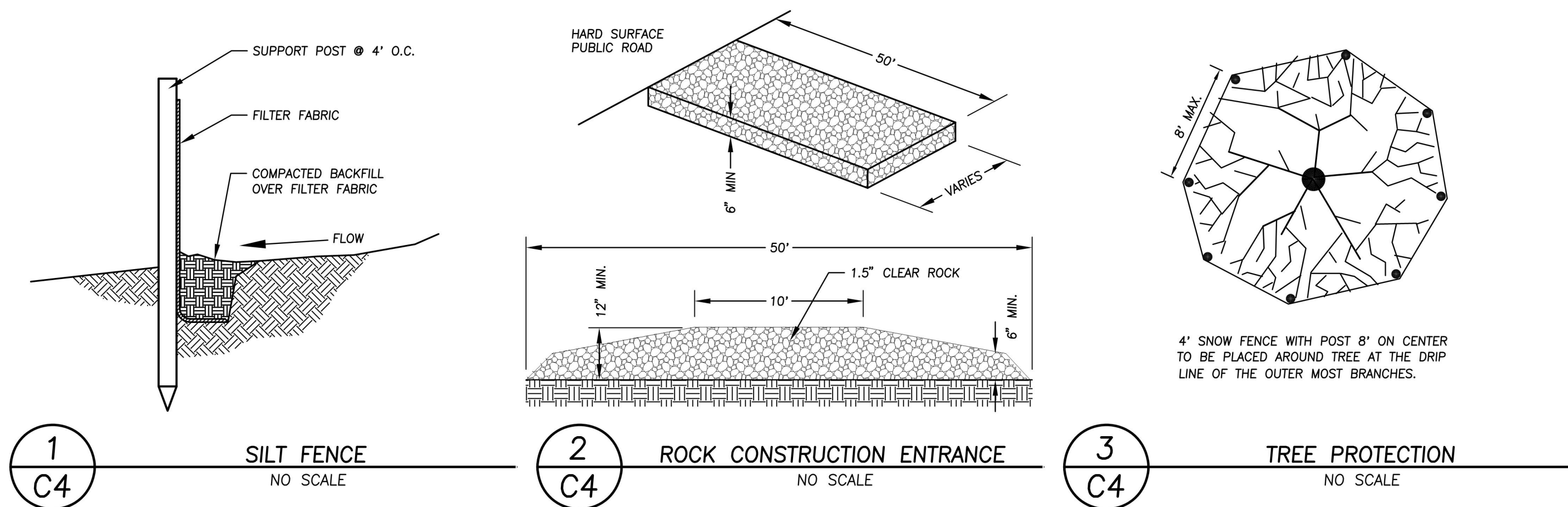
FINAL BID & PERMIT SET	3-8-24
REV #1	4-18-24

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Benjamin J. Quaes
Name Benjamin J. Quaes Date 4-18-24
Reg. No. 59732

REHDER
& ASSOCIATES, INC.
Civil Engineers & Land Surveyors

3440 Federal Drive, Suite 110
Twin Cities, MN 55412
Telephone 651-452-5051
www.rehder.com

PROJECT NO.: 241-2187.037 DRAWING FILE: 2187037.DWG



SPECIFICATIONS

GENERAL

- I. GENERAL
- A. Before construction begins, the Contractor will contact all utility companies, both public and private and have them locate all utilities within the construction limits.
- B. The Contractor shall be responsible for arranging all required inspections with the governing authority that has jurisdiction over the work that is to be performed.
- C. The Contractor shall stay within the construction limits unless approved otherwise by the Owner and or Engineer. Construction limits are defined by the property boundary unless shown different on the plan.
- D. The Contractor shall be responsible for protecting all existing structures, utilities, trees, etc. from damage during construction.
- E. The Contractor shall be responsible for correcting any damage (at Contractor's expense).
- F. Any discrepancies found on the site that affect the proposed work shall be reported to the Owner and/or Engineer before the completion of any additional work.
- G. No soils report provided. Subgrade soils assumed adequate for the proposed construction.
- H. Existing Topography and Boundary Survey provided by Rehder & Associates, Inc.

SITE CLEARING

- I. GENERAL
- A. Remove trees, shrubs, grass, and other vegetation or obstructions, as required, to permit installation of improvements shown on the Plans.
- II. EXECUTION
- A. Trees and stumps shall be hauled from the site. Burial on-site or burning of trees and stumps will not be allowed.
- B. Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to root system.
- C. Topsoil shall be stripped from disturbed areas and stockpiled in piles not exceeding 8-feet in depth.
- D. Remove all back dirt and unsuitable material from under drives and roadways within 3-feet of final pavement subgrade.
- E. Remove all waste materials and unsuitable or excess topsoil from Owner's property.

GRADING, EROSION CONTROL, AND TURF ESTABLISHMENT

- I. GENERAL
- A. All grading, erosion control and turf establishment shall be according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
- B. All erosion control measures shown on the plans must be installed prior to commencement of grading operations and maintained until all areas altered on the site have been restored.
- C. All areas disturbed by construction shall be restored with seed and disked mulch, sod, wood fiber blanket, or be hard surfaced within two weeks of substantial completion of construction.
- D. Provide approved borrow soil materials from off-site when sufficient approved soil materials are not available from excavations. Remove all excess and unsatisfactory material from the site.
- E. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
- F. Compaction shall not be less than the following percentages of maximum dry density according to ASTM D 698:
- i. Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
- ii. Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material at 100 percent maximum dry density.
- iii. Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material at 95 percent maximum dry density.
- G. Grades as shown on the plan are to finished grade.
- H. Backfill trenches involving utilities under building slabs to be designed by Others (per their requirements).
- II. PRODUCTS
- A. Satisfactory soils include ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2-inches in any dimension, debris waste, frozen materials, vegetation and other deleterious matter.
- B. Unsatisfactory soils include ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
- C. All backfill and fill materials must be satisfactory soil materials.
- D. Topsoil shall be per ASTM D 5268, free of stones 1" or larger.
- E. Subbase and base material must be a naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand meeting MNDOT Specifications for Class 5 gravel.
- F. Spring/Summer temporary turf establishment: seed shall be MNDOT Mixture 110 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
- G. Winter temporary turf establishment: seed shall be MNDOT Mixture 100 @ 100 lbs/acre and mulch shall be MNDOT Type 1.
- H. Commercial turf establishment: seed shall be MNDOT Mixture 25-131 @ 220 lbs/acre, fertilizer shall be 10-10-10 (NPK) commercial grade, and mulch shall be MNDOT Type 1.
- I. Provide fresh, clean, strongly rooted sod not less than 2 years old with a uniform thickness of not less than 2 inches and free of weeds.
- III. EXECUTION
- A. Fill under buildings shall be compacted to meet Soil Engineer's recommendations.
- B. Place 4-inches of topsoil over all areas to be re-established with turf.
- C. Provide erosion control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- D. Place inlet protection devices in catch basins and maintain until all areas disturbed have been restored.
- E. Wherever construction vehicle access routes intersect paved public roads, provisions must be made to minimize the transport of sediment (mud) by runoff or vehicles tracking onto the paved road surface. Where sediment is transported onto a public road surface, the roads shall be cleaned thoroughly at the end of each day. Sediment shall be removed by shoveling or sweeping and be transported to a sediment controlled disposal area. Street washing shall be allowed only after sediment is removed in this manner.

BITUMINOUS PAVEMENT

- I. GENERAL
- A. Provide hot-mix asphalt pavement according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified
- Conform to applicable standards of authorities having jurisdiction for asphalt paving work on public property.
- II. PRODUCTS
- A. Use coarse and fine aggregate materials and gradations that have performed satisfactorily in previous installations.
- B. Provide a base and wear course as indicated on the plan unless otherwise specified.
- C. Provide a tack coat as indicated on the plan unless otherwise specified.
- III. EXECUTION
- A. Verify that the subgrade is dry and in suitable condition to support paving and imposed loads.
- B. The Contractor shall furnish a tandem truck loaded with a minimum of 14--tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
- C. Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand to areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness, when compacted.
- D. Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement.
- E. Provide an average density of 98 percent of reference laboratory density according to ASTM D 1559, but not less than 94 percent nor greater than 100 percent.
- F. Tolerances: Base course thickness shall be plus or minus 0.5-inches and surface course shall be plus or minus 0.25-inches.

PORTLAND CEMENT CONCRETE PAVEMENT

- I. GENERAL
- A. Provide Portland cement concrete pavement for roads, curbs, walks and exterior slabs according to the materials, workmanship, and other applicable requirements of the Minnesota Department of Transportation "Standard Specifications for Construction", latest edition, unless otherwise specified.
- II. PRODUCTS
- A. Portland cement concrete for curb and gutter and sidewalk shall be 4000 psi, 28-day compressive strength, 5.0% air entrainment, and 3--inch slump.
- B. Curing compound shall be solvent-borne, liquid membrane-forming ASTM C309, Type I or approved equal.
- III. EXECUTION
- A. The Contractor shall furnish a tandem truck loaded with a minimum of 14--tons to check the completed subgrade and/or aggregate base for soft spots prior to placement.
- B. Comply with requirements and with ADI 304R for measuring, mixing, transporting, and placing concrete.
- C. Comply with the Concrete Reinforcing Steel Institute's recommended practice for "Placing Reinforcing Bars" for placing and supporting reinforcement.
- D. Preformed expansion joints using 0.5--inch thickness shall be placed at each end of curb radius, at intersections, and approximately every 200--feet.
- E. Contraction joints shall be placed at minimum 10-foot intervals in the curb and gutter and at 5-foot for walks.
- F. Provide a medium to fine broom finish perpendicular to traffic flow.
- G. Protect freshly placed concrete from premature drying and excessive cold or hot temperatures using moisture curing, moisture-retaining-cover curing, curing compound or a combination of these.

WATER MAIN

- I. GENERAL
- A. Water main shall comply with all local regulations pertaining to water main systems including materials, installation, and testing. If no local regulations exist, comply with "Standard Utilities Specifications" by the City Engineers Association of Minnesota, latest edition.
- II. PRODUCTS
- A. Water main, indicated on the plan as DIP, shall be ductile iron pipe, Class 52, with push on joints and shall provide electrical conductivity across each joint.
- B. All fittings shall be mechanical joint fittings.
- C. Hydrants and valves shall meet all local and municipality requirements.
- D. PE encasement for DIP shall be AWWA C105, PE film, 0.008--inch minimum thickness, tube or sheet.
- III. EXECUTION
- A. The plans indicate the general location and arrangement of underground water main systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated, to the extent practical.
- B. Bury all water main with a depth of cover of at least 7.5--feet or with the top at least 12--inches below frost penetration, which ever is greater.
- C. Water main shall be encased in PE film
- D. All bends, stubs, and hydrants shall be rodded to the water main using 0.75--inch tie rods.
- E. Tap water main with size and in location as indicated according to the requirements of the local water utility. The Contractor shall pay water utility fee.
- F. Test all installed piping as required by the local water utility.

Issued		3-8-24		4-18-24	
FINAL BID & PERMIT SET	REV #1				



Hennepin County Property Map

Date: 5/1/2024



PARCEL ID: 2312023110009

OWNER NAME: Rogers Drive Partners Llc

PARCEL ADDRESS: 20950 Rogers Dr,Rogers MN 55374

PARCEL AREA: 3 acres, 130,734 sq ft

A-T-B: Both

SALE PRICE: \$1,800,000

SALE DATE: 08/2016

SALE CODE: Warranty Deed

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Commercial-Preferred

HOMESTEAD: Non-Homestead

MARKET VALUE: \$2,194,000

TAX TOTAL: \$64,329.98

ASSESSED 2024, PAYABLE 2025

PROPERTY TYPE: Commercial

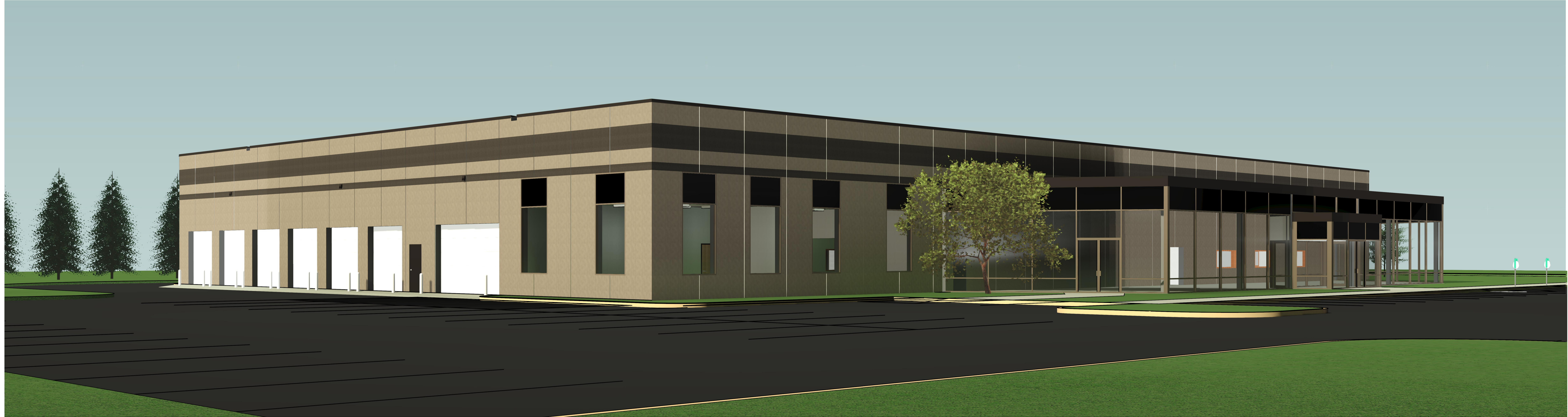
HOMESTEAD: Non-Homestead

MARKET VALUE: \$2,303,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN
COUNTY 2024



ELLINGSON MOTORCARS - NORTH ADDITION
MARCH 20TH, 2024



www.APPRODEVELOPMENT.com
952-469-2171
21476 Grenada Avenue,
Lakeville, MN 55044

20950 ROGERS DRIVE, ROGERS,
MN. 55374

ARCHITECT:
ROBERT W READY, AIA, CSI, LEED AP
APPRO DEVELOPMENT
21476 GRENADA AVENUE
LAKEVILLE, MN 55044
(O) 952-469-2171
(C) 612-419-1732
Bready@approdevelopment.com

CONTRACTOR:
APPRO DEVELOPMENT
21476 GRENADA AVENUE
LAKEVILLE, MN 55044
952-469-2171

CIVIL ENGINEER:
REHDER & ASSOC.
3440 FEDERAL DRIVE
ST PAUL, MN 55122
651-452-5051

STRUCTURAL ENGINEER
LS ENGINEERS
234 N MAIN ST
LE SUEUR, MN 56058
507-665-6255

DRAWING INDEX	
Sheet Number	Sheet Name
A-General	
A0-1	COVER SHEET
B-Civil	
C1	SITE DEMOLITION PLAN
C2	SITE DIMENSION PLAN
C3	GRADING, DRAINAGE, EROSION CONTROL AND UTILITY PLAN
C4	DETAILS AND SPECIFICATIONS
C-Architectural	
A1-1	SITE PLAN
A1-2	UTILITY PLAN
A1-6	SITE PLAN - MASTER PLAN
A2-0	EXISTING FLOOR PLAN/DEMO PLAN
A2-1	ENLARGED FLOOR PLAN
A2-2	ROOF PLAN
A2-3	ENLARGED EQUIPMENT PLAN AND SECTION
A3-2	BUILDING SECTIONS
A4-1	WALL SECTION AND DETAILS
A5-1	ROOM FINISH/DOOR SCHEDULE AND DETAILS
D-Structural	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	STRUCTURAL NOTES
S4	SPECIAL INSPECTION NOTES
S5	SECTIONS
S6	SECTIONS

SCOPE OF WORK: 5,440 SF ADDITION ONTO THE NORTHWEST SIDE OF AN EXISTING BUILDING. THE BUILD WILL INCLUDE A DETAIL SHOP AND OFFICE SPACE. 1 NEW SERVICE DOOR AND 6 NEW OHN IN THE DETAIL SHOP SPACE WITH FLOOR DRAINS. 2 NEW OPENINGS TO BE SAWCUT OUT OF THE FIRST FLOOR WALL TO NEW DETAIL SHOP SPACE. PRECAST WALKS TO MATCH EXISTING OFFICE SPACES TO INCLUDE 2 NEW OFFICES WITH 2 LOCKING CLOSETS, AS WELL AS A COMMON SPACE AND 2 RESTROOMS, PHOTOBOOTH TO SEPARATE THE OFFICE SPACE AND DETAIL SHOP. NEW OPENING TO OFFICE SPACE TO BE SAWCUT FROM EXISTING WINDOW BEING REMOVED. EXISTING WATER RISER, WATER LINE, PIV, AND OTHER UTILITIES TO BE REROUTED TO BE IN ACCORDANCE WITH PRELIMINARY PLANS TO MATCH EXISTING PANEL AGGREGATE AND OFFICE BANDS AS CLOSELY AS POSSIBLE.

ALT: ADD 1 LARGE OHD ON THE NORTH SIDE OF THE BUILDING FOR A TRAILER BACK UP AND AN ACCOMPANYING SERVICE DOOR.

An architectural line drawing of a proposed new building. The building is a single-story structure with a flat roof and a prominent glass facade on the right side. It features a series of large windows and a glass entrance. The building is surrounded by landscaping, including trees and shrubs. A parking lot with several spaces is visible in the foreground, and a road with a crosswalk is on the left. The drawing is a perspective view, showing the building from an elevated angle.

X	AND	GLAZ.	GLAZING	R.O.	ROUGH OPENING
∠	ANGLE	G.F.I.	GROUND FAULT INTERRUPTER	RB	RUBBER BASE
@	AT	GYP.	GYPSUM	RT	RUBBER TILE
⌢	CENTER LINE				
Ø	DIAMETER	HC.	HANDICAP(PED)	SAN.	SANITARY
#	NUMBER, POUNDS PLUS OR MINUS	HDWE.	HARDWARE	SCH.	SCHEDULE
		HDR.	HEADER	SLNT.	SEALANT
		H.V.A.C.	HEATING, VENTING,	SHT.	SHEET
A.F.F.	ABOVE FINISHED FLOOR	HT.	AIR CONDITIONING	SHWR.	SHOWER
ACT.	ACOUSTICAL CEILING TILE	H.T.	HEIGHT	SLMR.	SIMILAR
ADD.	ADDITIONAL	H.M.	HOLLOW METAL	S.C.	SOLID CORE
ADJ.	ADJUSTABLE	HYD.	HYDRANT	SPEC.	SPECIFICATION/SPECIFIED
AGG.	AGGREGATE	I.L.O.	IN LIEU OF	SQ.	SQUARE
A/C	AIR CONDITIONING	IN.	INCHES	S.F.	SQUARE FEET
A.H.U.	AIR HANDLING UNIT	INCL.	INCLUDED	S.Y.	SQUARE YARDS
ALT.	ALTERNATE	INSUL.	INSULATED	STD.	STANDARD
ALUM.	ALUMINUM	INT.	INTERIOR	STL.	STEEL
A.B.	ANCHOR BOLT	IBC	INTERNATIONAL BUILDING CODE	STL. JST.	STEEL JOIST
ANOD.	ANODIZED	INV.	INVERT	STN	STONE
APPROX.	APPROXIMATELY	I.M.P.	INSULATED METAL PANEL	SW.	SWITCH
ARCH.	ARCHITECT(URAL)			SYMB.	SYMBOL
AUTO.	AUTOMATIC	JAN.	JANITOR		
		JT.	JOINT	TERZ	TERRAZZO
BD.	BOARD	J.B.E.	JOIST BEARING ELEVATION	T.	TREAD
BSMT.	BASEMENT			T.O.C.	TOP OF CONCRETE
BM.	BEAM	K.	KIPS	T.O.F.	TOP OF FOOTING
BM. BRG.	BEAM BEARING	KIT.	KITCHEN	T.O.M.	TOP OF MASONRY
BRG.	BEARING	K.O.	KNOCK OUT	T.O.S.	TOP OF STEEL
BIT.	BITUMINOUS			T.O.W.	TOP OF WALL
BLK.	BLOCK	LAB.	LABORATORY	T&G	TONGUE AND GROOVE
BLKG.	BLOCKING	LAM.	LAMINATE	TEL.	TELEPHONE
BD.	BOARD	L.V.L.	LAMINATED VENEER LUMBER	TEMP.	TEMPERED
BLOG.	BUILDING	LAV.	LAVATORY	TOPO.	TOPOGRAPHY
B.U.R.	BUILT-UP ROOF	L.H.	LEFT HAND	TYP.	TYPICAL
		L.F.	LINEAL FEET	T.B.D.	TO BE DETERMINED
		LL.	LEVEL LOAD		
CAB.	CABINET	LOC.	LOCATION	UG.	UNDERGROUND
CPT.	CARPET	LB.	POUND	UNFIN.	UNFINISHED
C.I.P.	CAST-IN PLACE CONC	LBS.	POUNDS	U.B.C.	UNIFORM BUILDING CODE
C.B.	CATCH BASIN			U.H.	UNIT HEATER
CLG.	CEILING	M.H.	MANHOLE	U.N.O.	UNLESS NOTED OTHERWISE
C.T.	CERAMIC TILE	MFR.	MANUFACTURER		
CLR.	CLEAR	MFG.	MANUFACTURING	V.B.	VAPOR BARRIER
COL.	COLUMN	MAS.	MASONRY	V.T.R.	VENT THROUGH ROOF
CONC.	CONCRETE	M.O.	MASONRY OPENING	VERT.	VERTICAL
C.M.U.	CONCRETE MASONRY UNIT	MAX.	MAXIMUM	VEST.	VESTIBULE
CONF.	CONFERENCE	MECH.	MECHANICAL	V.L.B.	VINYL BASE
CONST.	CONSTRUCTION	MTL.	METAL	V.C.T.	VINYL COMPOSITION TILE
CONST. JT.	CONSTRUCTION JOINT	MEZZ.	MEZZANINE	VS	VINYL SHEET
CONT.	CONTINUOUS	MINV.	MINIMUM	VSTR.	VINYL STAIR TREAD, RISER
CONTR.	CONTRACTOR	MISC.	MISCELLANEOUS	V.W.C.	VINYL WALL COVERING
C.J.	CONTROL JOINT	MTD.	MOUNTED	V.	VOLTS
COORD.	COORDINATION	NOM.	NOMINAL	W.C.	WATER CLOSET
C.F.	CUBIC FEET	N.I.C.	NOMINAL CONTRACT	W.B.	WATER HEATER
C.F.M.	CUBIC FEET PER MINUTE	N.T.S.	NOT TO SCALE	W.R.B.	WEATHER RESISANT BARRIE
C.Y.	CUBIC YARDS	N.A.	NOT APPLICABLE	WT.	WEIGHT
				W.W.F.	WELDED WIRE FABRIC
DEMO.	DEMOLITION/DEMOLISH				
DIA.	DIAMETER				
DISP.	DISPER				

Map of the project location in the City of Portland, Oregon. The map shows the intersection of Rogers Dr and Commercial Blvd. A black rectangle highlights the project location. Other streets shown include Rogers Dr, Commercial Blvd, John Mallico Dr, Industrial Blvd, and John Owens Ln. A north arrow is located in the bottom right corner.

DRAWING TITLE
DRAWING NAME
DRAWING NUMBER

SHEET NUMBER
DRAWING SCALE

TRUE NORTH ARROW

PROJECT NORTH ARROW

COLUMN LINE GRID & NUMBERS
NEW COLUMN NUMBER
EXISTING COLUMN NUMBER

SECTION TARGET
SECTION NUMBER
SHEET NUMBER

DETAIL TARGETS
SECTION NUMBER
SHEET NUMBER

ELEVATION TARGETS
ELEVATION NUMBERS
SHEET NUMBER

ROOM & ROOM NUMBER TARGET
OFFICE
ROOM NAME
ROOM NUMBER

DOOR TARGET
DOOR NUMBER

WINDOW TYPE NUMBER

WALL SYMBOLS

NEW DOOR
EXISTING DOOR

PLUMBING FIXTURE SYMBOLS
STANDARD WATER CLOSET
WALL-HUNG WATER CLOSET
URINAL
LAVATORY
LAVATORY IN COUNTER
CUSTODIAL SINK/MOP RECEPTOR

WALL TARGET

WALL TYPE

TOILET ACCESSORIES TARGET
ACCESSORY NUMBER (CORRESPONDS W/ NUMBER IN SPECIFICATIONS)

KEYNOTE TARGET
KEYNOTE NUMBER

ELEVATION TARGET
ELEVATION TARGET
BUILDING DATUM ELEVATION

REVISION TARGET
REVISION NUMBER

AREA OF REVISION CLOUDED

HANDICAPPED ACCESSIBILITY SYMBOL



ISSUED FOR FINAL BID & PERMIT

hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision and that I am a duly
licensed Architect under the laws of the
State of Minnesota.

Robert W. Ready, AIA, CSI, LEED AP
DATE: 03/12/24 REG NUMBER: 11383

[illegible]

20950 ROGERS DRIVE,
ROGERS MN 55374

Project number	23-02-0098
Date	03/08/2024
Drawn by	MSC
Checked by	RWR

A0-1

Scale $3/32" = 1'-0"$

TOTAL LOT AREA:
2.99 ACRES, 130,593 SF

ZONING:
RC - REGIONAL EMPLOYMENT CENTER

BUILDING SETBACKS:

FRONT:	20 FT (30 FT, IF CORRIDOR)
SIDE (STREET):	20 FT
SIDE (INTERIOR):	10 FT
REAR:	20 FT

FRONT:	20 FT
SIDE (STREET):	20 FT
SIDE (INTERIOR):	5 FT
REAR:	10 FT

10' FROM STREET RIGHT-OF-WAY OR PROPERTY LINE
20' FROM INTERSTATE 94 RIGHT-OF-WAY

MAXIMUM IMPERVIOUS SURFACE LOT COVERAGE = 75%
ACTUAL IMPERVIOUS SURFACE LOT COVERAGE = 56%

EXISTING MAIN LEVEL	27,519 SF
EXISTING MEZZANINE STORAGE	3,038 SF
PROPOSED EXPANSION	<u>5,440 SF</u>
TOTAL	35,997 SF

PER ZONING CODE SEC 125-86 REQUIRED PARKING IS AS FOLLOWS:

OFFICE	1 SPACE/200 GSF
MAINTENANCE/ DETAILING SHOP	3 SPACES/1000 GSF

OFFICE:	2040SF/200 =	11 SPACES
MAINTENANCE/DETAILING SHOP:	(3400SF/1000)3 =	11 SPACES
TOTAL PARKING REQUIRED FOR NEW ADDITION =		22 SPACES

PARKING REQUIRED AND PROVIDED FOR EXISTING BUILDING = 34 SPACES

TOTAL AMOUNT OF PARKING REQUIRED = 56 SPACES (3 ACC.)
TOTAL AMOUNT OF PARKING SHOWN = 56 SPACES (3 ACC.)

ZONING ORDINANCE USED:
CITY OF ROGERS
CODE OF ORDINANCES -
ON-LINE
DATE: 02-20-2024

21476 GRENADA AVENUE
LAKEVILLE, MN 55044
PH: 952-469-2171
FAX: 952-469-2173
EMAIL: office@approdevelopment.com

Copyright © by APPRO Development, Inc

ISSUED FOR FINAL BID & PERMIT

Certification

hereby certify that this plan, specification,
or report was prepared by me or under my
direct supervision and that I am a duly
licensed Architect under the laws of the
state of Minnesota.

Robert W. Ready, AIA, CSI, LEED AP
DATE: 03/12/24 REG NUMBER: 11383

[illegible]ELLINGSON
NORTH ADDITION

20950 ROGERS DRIVE,
ROGERS MN 55374

SITE PLAN

Project number	23-02-0098
----------------	------------

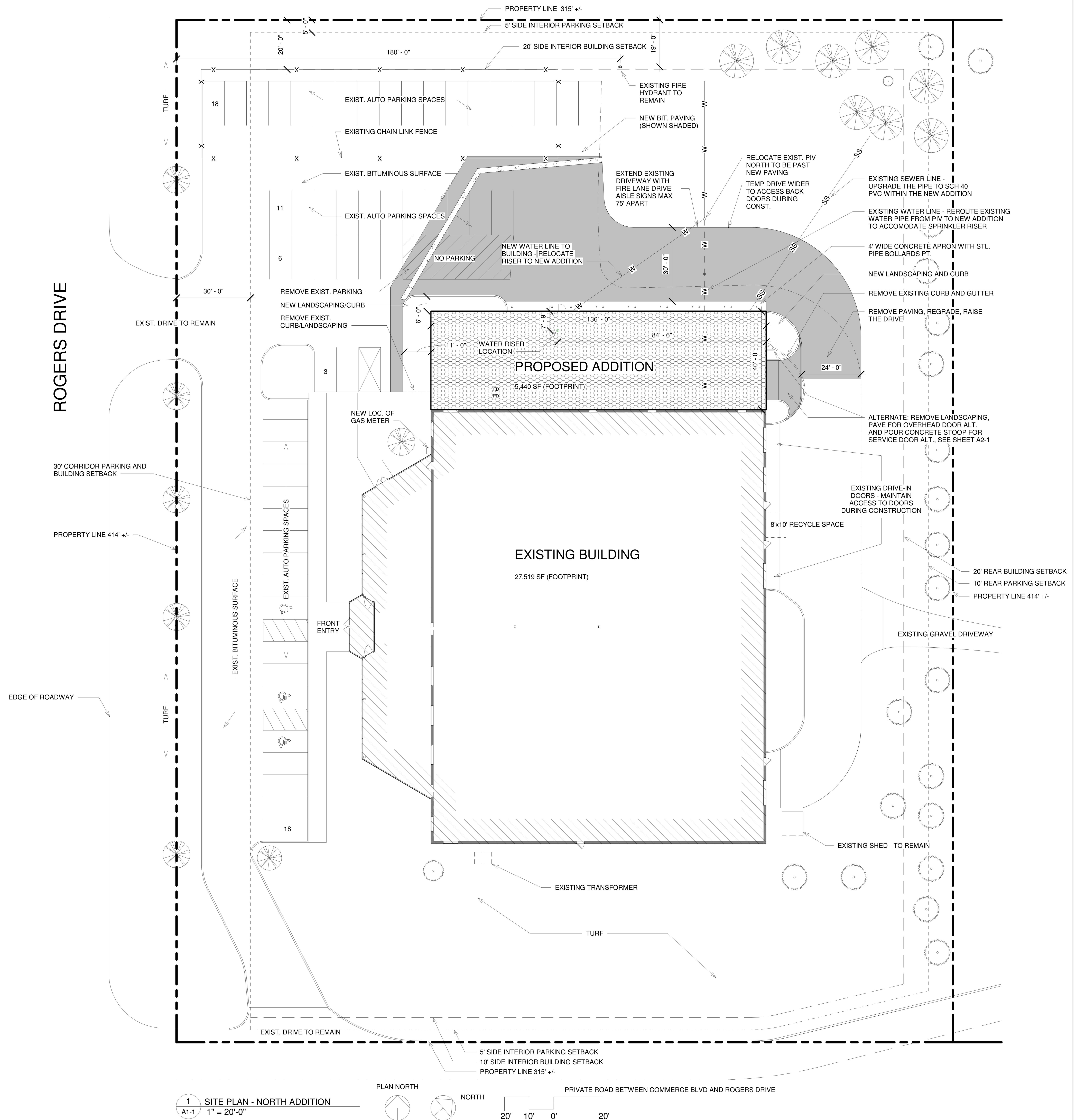
Project number	23-02-0030
Date	03/08/2024

Drawn by MSC

checked by	RWR
------------	-----

A1-1

scale	As indicated
-------	--------------



1 SITE PLAN - NORTH ADDITION
A1-1 1" = 20'-0"

PLAN NORTH

NORTH

PRIVATE ROAD BETWEEN COMMERCE BLVD AND ROGERS DRIVE

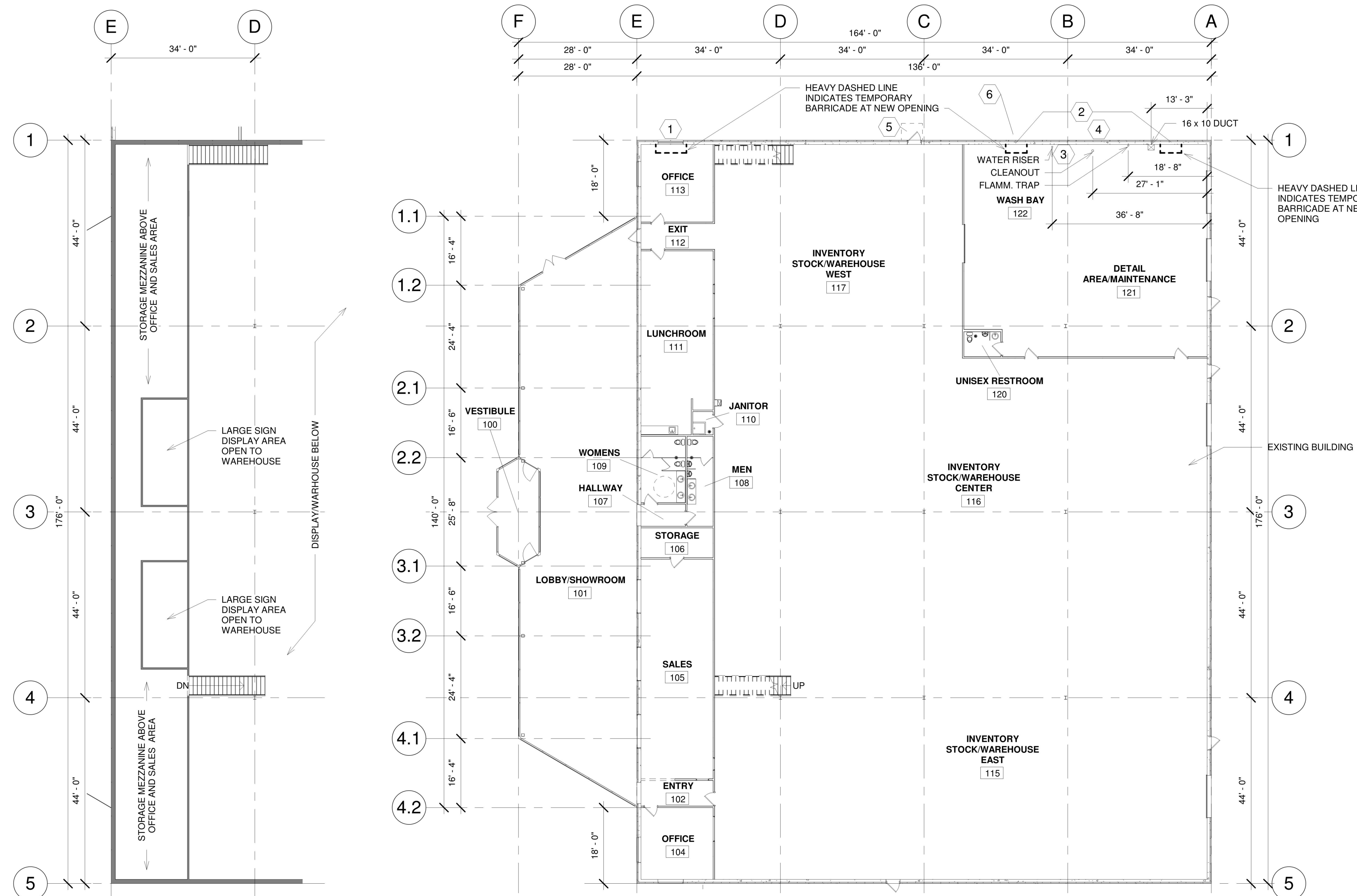
3/12/2024 11:45:28 AM

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND ACCEPTED INDUSTRY STANDARDS
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND ESTABLISHING THE COMPATIBILITY OF ALL NEW WORK WITH THE EXISTING CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, ETC. REQUIRED BY REGULATORY AUTHORITIES HAVING JURISDICTION.
4. SOME WORK SHALL BE DONE IN OCCUPIED SPACES. CONTRACTORS SHALL TAKE EVERY PRECAUTION TO MINIMIZE THE TRAVEL OF DUST AND DIRT FROM THE CONSTRUCTION AREA TO ADJACENT SPACES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINUOUS MAINTENANCE OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM DAMAGE OR LOSS BY DUST, DIRT, WATER, THEFT, FIRE OR ANY OTHER PHYSICAL DAMAGE IN CONNECTION WITH THE CONTRACT.
6. MAINTAIN EXISTING UTILITIES TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING ALL WORK.
7. CONTRACTOR SHALL COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT CABLEING, ETC., WITH OWNER. HAZARDOUS MATERIALS MAY BE PRESENT. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL, OR EXPOSURE OF PEOPLE TO HAZARDOUS MATERIALS IN ANY FORM, INCLUDING BUT NOT LIMITED TO ASBESTOS, PCB OR OTHER TOXIC SUBSTANCES.
8. ALL PENETRATIONS IN RATED ASSEMBLIES, WHETHER NEW OR EXISTING, SHALL BE SEALED WITH APPROVED MATERIALS AND PROCEDURES. NOTIFY ARCHITECT OF QUESTIONABLE CONDITIONS.
9. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE OF ANY CHANGES THAT INVOLVE ADDITIONAL COST AND/OR TIME TO THE ARCHITECT AND OWNER WITHIN FIVE DAYS OF ITS DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
10. FOR SCALE DRAWINGS, IF QUESTIONS ARISE REGARDING DIMENSIONS, ADVISE THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
11. DOOR, WINDOW AND STOREFRONT OPENING DIMENSIONS IN PLAN ARE ROUGH AND/OR MASONRY OPENINGS.
12. CASEWORK DIMENSIONS ARE TO FINISHED SURFACE

1. CONDITIONS EXISTING AT THE TIME OF INSPECTION FOR BIDDING PURPOSE WILL BE MAINTAINED BY OWNER AS FAR AS PRACTICAL.
2. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION ACTIVITIES
3. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
4. MAINTAIN FIRE PROTECTIVE FACILITIES IN SERVICE DURING SELECTIVE DEMOLITION OPERATIONS.
5. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED.
6. REMOVE AND SALVAGED ITEMS: CLEAN SALVAGED ITEMS AND TRANSPORT THEM TO STORAGE AREA DESIGNATED BY OWNER.
7. REMOVE AND REINSTALLED ITEMS: CLEAN AND REPAIR ITEMS TO FUNCTIONAL CONDITION ADEQUATE FOR INTENDED RE-USE. PROTECT ALL ITEMS FROM DAMAGE DURING TRANSPORT AND STORAGE. REINSTALL ITEMS IN LOCATIONS INDICATED. COMPLY WITH INSTALLATION REQUIREMENTS FOR NEW MATERIALS AND EQUIPMENT. PROVIDE CONNECTIONS, SUPPORTS AND MISCELLANEOUS MATERIALS NECESSARY TO MAKE ITEMS FUNCTIONAL FOR USE INDICATED.
8. EXISTING ITEMS TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION.

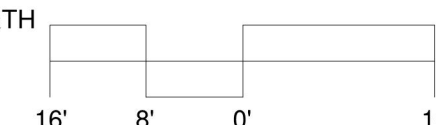
9. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.
10. COORDINATE ALL DEMOLITION WORK WITH OTHER WORK OF THE PROJECT AND WITH THE REQUIREMENTS OF ALL SUBCONTRACTORS FOR THE SUCCESSFUL COMPLETION OF THEIR WORK.
11. REMOVE EXISTING PARTITIONS, PARTITION WALLS, ARCHES ETC., AND FINISH EXPED BY THE REMOVAL OF ADJACENT CONSTRUCTION, FIXTURES, ETC., CUT OFF THESE EXISTING ELEMENTS TO DEPTH SUFFICIENT TO ALLOW FOR CONCEALMENT BY NEW CONSTRUCTION AND/OR ALLOW FOR PROPER PATCHING OF THE EXISTING ADJACENT CONSTRUCTION, MATERIAL AND/OR FINISH TO REMAIN. COORDINATE WITH THE APPROPRIATE TRADES, COORDINATE WITH RELATED WORK AS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS.
12. REMOVE EXISTING FLOOR FINISHES: AT THE EXISTING CONCRETE FLOOR SLAB SURFACES, FILL, PATH AND LEVEL ALL HOLES, BLEMISHES, DEPRESSIONS, SLOPES TO DRAIN, ABANDONED PENETRATIONS, ETC. (WHETHER EXISTING OR RESULTING FROM DEMOLITION) AS REQUIRED TO ESTABLISH A SMOOTH, UNIFORM, LEVEL SURFACE FLUSH WITH THE ADJACENT EXISTING CONCRETE SURFACE AND APPROPRIATE TO RECEIVE THE SCHEDULED NEW FINISH FLOORING MATERIALS.
13. REMOVE ALL EXISTING CONDITIONS:
 - a. ALL EXISTING SERVICES, MECHANICAL, ELECTRICAL, AND PLUMBING, SHALL REMAIN IN CONTINUOUS OPERATION THROUGHOUT THE CONSTRUCTION PROCESS, IF IT BECOMES NECESSARY TO SHUT DOWN ANY OF THESE SERVICES, THE OWNER SHALL BE NOTIFIED BY THE CONTRACTOR.

- 1 REMOVE EXISTING WINDOW. FILL THE TOP DOWN TO ALIGN WITH NEW ACT CEILING AND SAWCUT EXISTING PRECAST SILL DOWN TO CREATE WALKTHROUGH OPENING FROM EXISTING OFFICE.
- 2 SAWCUT EXISTING PRECAST WALL TO CREATE 3'-4" x 8'-0" OPENING TO NEW DETAIL SHOP. REMOVE EXISTING PANEL INSULATION AND INFILL WITH NEW CONCRETE. PROVIDE 1x12 WOOD PANELLING TO MASK EXPOSED PRECAST SECTIONS.
- 3 REMOVE AND RELOCATE EXISTING WATER RISER TO NEW DETAIL SHOP.
- 4 REMOVE UTILITIES AT EXISTING EXTERIOR NORTHWEST WALL.
- 5 DEMO AND DISPOSE OF EXISTING CONCRETE STOOP AT EXISTING SERVICE DOOR.
- 6 RELOCATE FIRE DEPARTMENT CONNECTION, SPRINKLER DRAIN, AND FIRE HORN STROBE TO NEW WALL



2 EXISTING MEZZANINE
A2-0 1/16" = 1'-0"

1 OVERALL FLOOR PLAN
A2-0 1/16" = 1'-0"



21476 GRENADA AVENUE
LAKEVILLE, MN 55044
PH: 952-469-2171
FAX: 952-469-2173
EMAIL: office@approdevelopment.com

Copyright © by APPRO Development, Inc

ISSUED FOR FINAL BID & PERMIT

Certification

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Robert Leach

Robert W. Ready, AIA, CSI, LEED AP
DATE: 03/12/24 REG NUMBER: 11383

[illegible]ELLINGSON
NORTH ADDITION

20950 ROGERS DRIVE,
ROGERS MN 55374

EXISTING FLOOR
PLAN/DEMO PLAN

Project number	23-02-0098
Date	03/08/2024
Drawn by	MSC
Checked by	RWR

A2-0

Scale	As indicated
-------	--------------

1. THE LOCATION AND TYPE OF ALL EXISTING IN PLACE WALLS AND BUILDING ELEMENTS SHOWN ON THE PLANS ARE DISPLAYING DESIGN INTENT ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF APPRO DEVELOPMENT, INC. NO WARRANTY OR GUARANTEE IS IMPLIED. THE SUBCONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
2. DRAWINGS SHALL BE DEFINED AS TURNED IN AND SHALL BE THE BASIS FOR CONSTRUCTION.
3. DIMENSIONS AND SPECIFICATIONS ARE TO BE CONSIDERED AS SUPPLEMENTING EACH OTHER. WORK SPECIFIED BUT NOT SHOWN OR SHOWN BUT NOT SPECIFIED SHALL BE PERFORMED OR FURNISHED AS THOUGH MENTIONED IN BOTH SPECIFICATIONS AND DRAWINGS.
4. MINOR ITEMS, ACCESSORIES OR DEVICES REASONABLE INFERABLE AS NECESSARY FOR COMPLETION AND PROPER OPERATION OF THE SYSTEM SHALL BE PROVIDED BY CONTRACTOR OR SUBCONTRACTOR FOR SUCH SYSTEM WHETHER OR NOT SPECIFICALLY CALLED FOR BY SPECIFICATIONS OR DRAWINGS.
5. PROTECT EXISTING CONSTRUCTION TO REMAIN. IF DAMAGED DURING CONSTRUCTION, REPAIR AS NECESSARY.
6. THE CONTRACTOR AND ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THE PROJECT PLANS AND AS PERTINENT TO THE INTENT OF THE DESIGN AND THE DRAWINGS. ANY DISCREPANCY THEREIN SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY OR CAUSED BY SUCH DISCREPANCY. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR RESULTED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.
7. COORDINATE CONSTRUCTION AROUND EXISTING EQUIPMENT, CONDUIT CABLING, ETC., WITH OWNER.
8. AT ALL AREAS WHERE EXISTING WALLS, WALL COVERING, OR FLOOR COVERING WAS REMOVED, THE CONTRACTOR SHALL PROPERLY PREPARE THE SURFACE TO RECEIVE NEW FINISHES AND ALIGN SMOOTHLY WITH ADJACENT AREAS.
9. THE CONTRACTOR IS RESPONSIBLE FOR JOB CLEANLINESS. THE OWNER'S FACILITIES SHALL NOT BE USED FOR CONSTRUCTION TRASH/ DEBRIS DISPOSAL.
10. THE CONTRACTOR IS TO PROVIDE A COMPLETE, FINISHED AND FUNCTIONAL INSTALLATION OF ALL COMPONENTS DESCRIBED IN DRAWINGS.
11. PREPARE ALL EXISTING WALLS AND FLOORS SPECIFIED TO RECEIVE NEW FINISHES (OR TO BE PATCHED) AS REQUIRED TO PROPERLY RECEIVE THE NEW FINISH MATERIAL. COORDINATE WITH THE ROOM FINISH SCHEDULE.
12. EXAMINE ALL SUBSTRATES TO DETERMINE THAT THEY ARE SOUND, CLEAN AND READY TO RECEIVE FINISHES OR MILLWORK/ CASEWORK PRIOR TO INSTALLATION. START OF INSTALLATION OF ITEMS SHALL IMPLY ACCEPTANCE OF THE SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. NO CHANGE ORDER WILL BE ISSUED TO RECTIFY UNSATISFACTORY SUBSTRATES ONCE WORK HAS COMMENCED. ADVISE ARCHITECT OF ANY EXISTING CONDITIONS NOT LEVEL, SMOOTH, AND COMB. WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, ALL CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK REQUIRED BY THE CONTRACT DOCUMENTS.

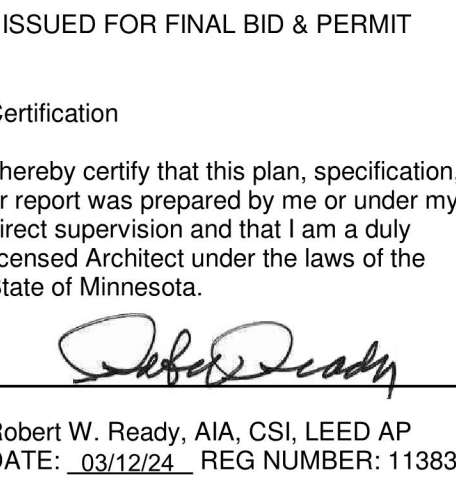
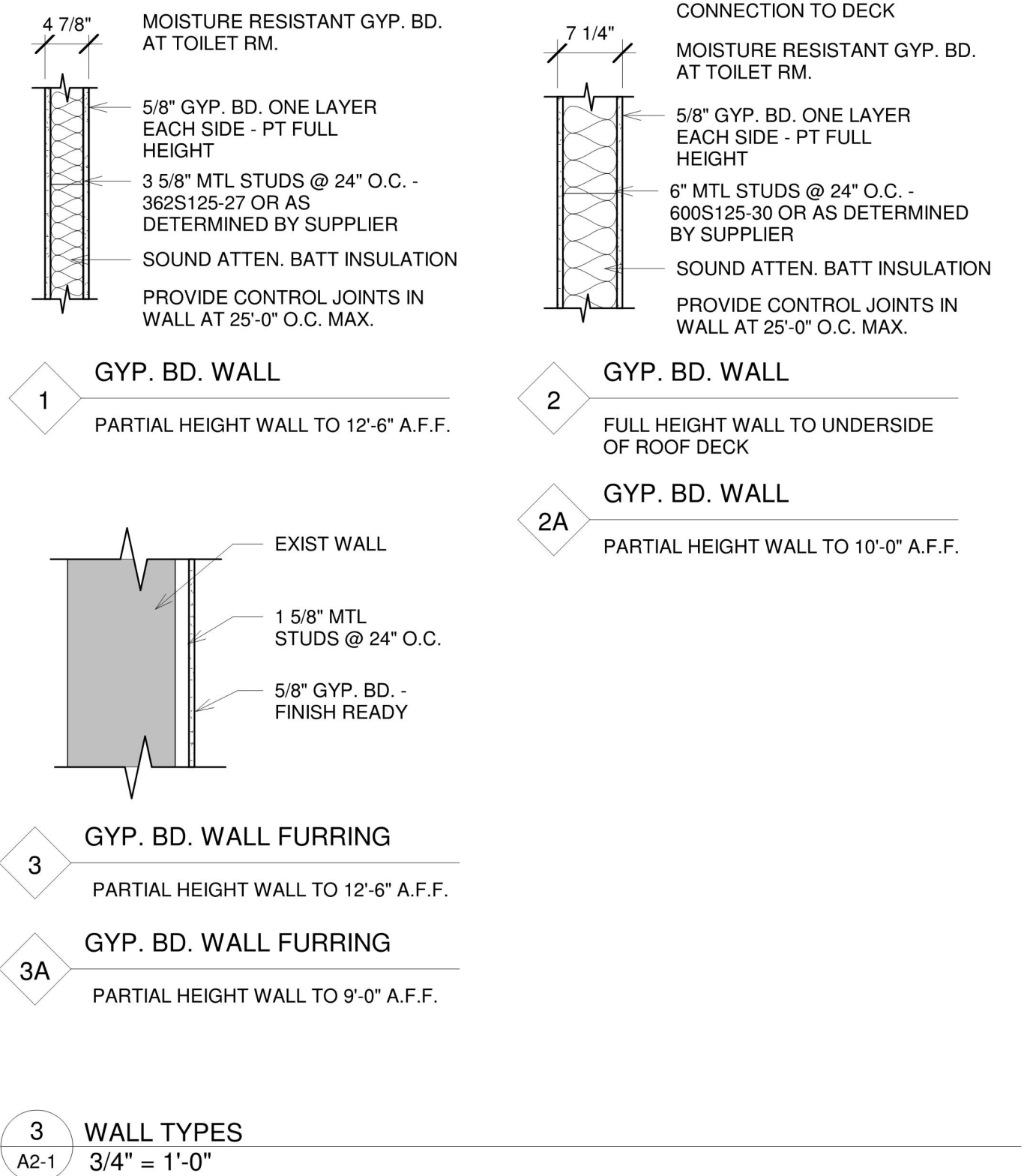
	2'X4' LED LAY IN TYPE LIGHT FIXTURE
	ILLUMINATED LED EXIT SIGN AND EMERGENCY LIGHT FIXTURE, DARK PORTION INDICATES SIGN FACE DIRECTION, WITH BATTERY BACKUP
	2'X2' ACOUSTIC CEILING TILE SUSPENDED IN PREFINISHED MTL GRID SEE ROOM FINISH PLAN FOR CEILING HEIGHTS
	EXHAUST FAN OR EXHAUST LOUVER

WAREHOUSE AREA:
LIGHTING IN THIS AREA TO BE SUBMITTED BY ELECTRICIAN IN DEFERRED SUBMITTAL

SPRINKLER HEADS IN THIS AREA TO BE SUBMITTED BY SPRINKLER CONTRACTOR IN DEFERRED SUBMITTAL

HVAC EQUIPMENT AND DUCTWORK IN THIS AREA TO BE SUBMITTED BY HVAC CONTRACTOR IN DEFERRED SUBMITTAL

NOTE:
COORDINATION OF ALL CEILING HUNG EQUIPMENT WILL BE REQUIRED TO MEET SPRINKLER HEAD CLEARANCE SPACE REQUIREMENTS

[illegible]

ELLINGSON
NORTH ADDITION

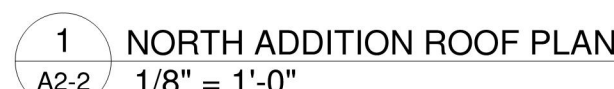
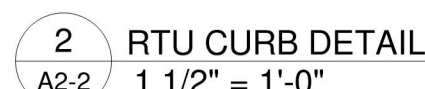
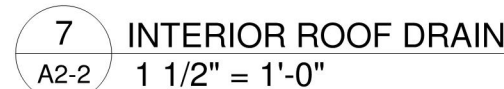
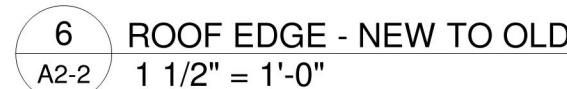
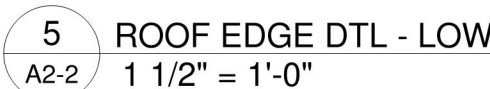
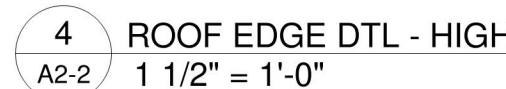
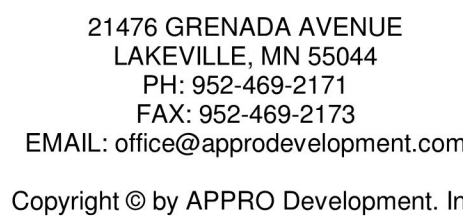
20950 ROGERS DRIVE,
ROGERS MN 55374

ENLARGED
FLOOR PLAN

project number	23-02-0098
date	03/08/2024
drawn by	MSC
checked by	RWR

A2-1

scale	As indicated
-------	--------------



1. WHERE ROOF DRAINS ARE PROVIDED, ROOF DRAINS SHALL BE A CAST IRON BODY TYPE OR APPROVED EQUAL.
2. VERIFY TYPE, WEIGHT AND LOCATION OF ALL ROOF TOP EQUIPMENT AND ROOF PENETRATIONS WITH MECHANICAL CONTRACTORS.
3. ROOF ACCESS TO NEW ROOF PROVIDED FROM ROOF ACCESS LADDER AND HATCH LOCATED ON THE INSIDE OF THE BUILDING.
4. ROOF DRAINS, WHEN PROVIDED, SET LOWER THAN THE SURROUNDING ROOF SURFACE, PROVIDE A MIN. OF 3" OF INSUL. AT THE ROOF DRAIN.
5. PLUMBING, HVAC, ELECTRICAL, AND LOW VOLTAGE PENETRATIONS NOT GENERALLY SHOWN, VERIFY NUMBER OF FLUES, VENTS, AND PENETRATIONS WITH SUBCONTRACTORS PERFORMING THE WORK TO DETERMINE THE ACTUAL NUMBER OF PENETRATIONS AND TYPE.
6. ALL PENETRATIONS TO BE SEALED TO ROOFING MEMBRANE WITH APPROVED EPDM FLASHING ACCESSORIES.


Robert W. Ready, AIA, CSI, LEED AP
DATE: 03/12/24 REG NUMBER: 11383

[illegible]

Project number	23-02-0098
Date	03/08/2024
Drawn by	MSC
Checked by	RWR

A2-2

Scale	As indicated
-------	--------------



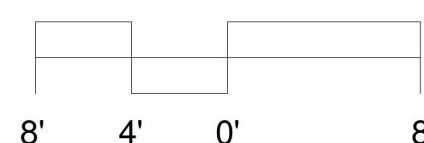
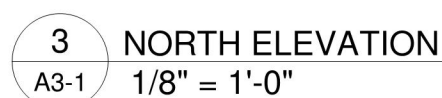
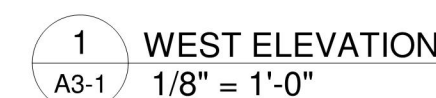
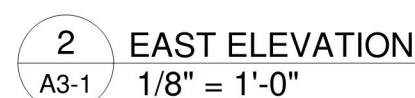

Robert W. Ready, AIA, CSI, LEED AP
DATE: 03/12/24 REG NUMBER: 11383

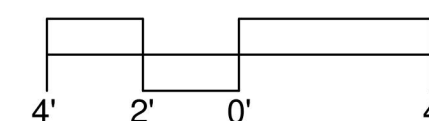
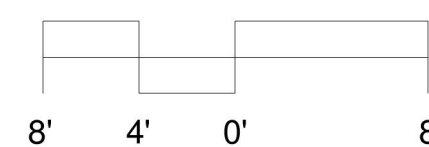
[illegible]

20950 ROGERS DRIVE,
ROGERS MN 55374

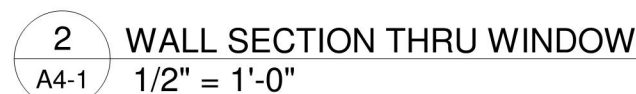
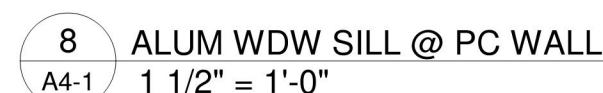
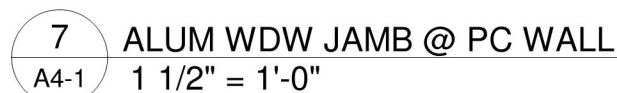
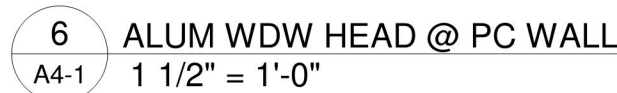
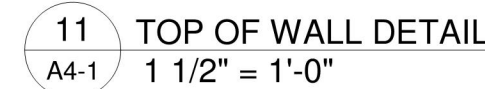
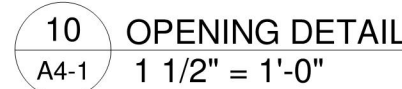
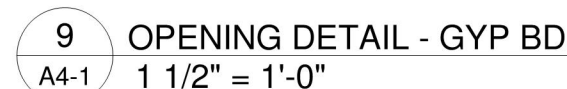
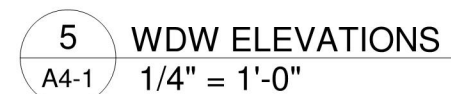
Checked by	--
------------	----

Scale	$1/8" = 1'-0"$
-------	----------------



[illegible]

Scale	As indicated
-------	--------------



ISSUED FOR FINAL BID & PERMIT

Certification

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the State of Minnesota.

Robert W. Ready, AIA, CSI, LEED AP
DATE: 03/12/24 REG NUMBER: 11383

[illegible]ELLINGSON
NORTH ADDITION

20950 ROGERS DRIVE,
ROGERS MN 55374

WALL SECTION
AND DETAILS

Project number	23-02-0098
Date	03/08/2024
Drawn by	MSC
Checked by	RWR

A4-1

Scale	As indicated
-------	--------------

RESOLUTION NO. 2024-48

**A RESOLUTION APPROVING A SITE PLAN FOR THE CONSTRUCTION OF A
COMMERCIAL BUILDING ADDITION AT 20950 ROGERS DRIVE, ROGERS,
MINNESOTA.**

WHEREAS, APPRO Development (“Applicant”) and Rogers Drive Partners LLC (“Fee Owner”) submitted an application to the City of Rogers (“City”), requesting approval of a Site Plan for the construction of an approximately 5,440 square Addition and site improvements at 20950 Rogers Drive; and

WHEREAS, the property is 3 (three) acres and zoned Regional Employment Center District (RC), located at 20950 Rogers Drive and legally described in Exhibit A (“Subject Property”) (PID: 23-120-23-11-0009); and

WHEREAS, section 125-27 – Site Plan governs the procedures around site plan review processes, and subsection (b) states: “site plan review and approval is required for a new developments” excepting single-family detached or two-family attached dwellings; and subsection (e) states “the Planning Commission shall evaluate the effects of the proposed site plans. This review shall be based upon, but not be limited to, compliance with the City’s Comprehensive Plan and provisions of this Ordinance”; and

WHEREAS, the existing use of the Subject Property is for Automobile Dealership, indoor showroom, and Automobile Detailing which are permitted uses in the RC zoning district [§125-50 Table 4E]; and

WHEREAS, the proposed development does not create a new or expand an existing nonconformity and satisfies zoning and site plan review standards; and

WHEREAS, on May 6, 2024, the Planning Commission reviewed the request and voted unanimously to recommend approval to the City Council of the Site Plan Review, with the following conditions:

- a. All engineering comments shall be satisfied prior to construction.
- b. Any necessary Elm Creek Watershed Permitting and Requirements shall be met prior to construction.
- c. SAC Determination shall be submitted to the Metropolitan Council and all building and connection fees paid prior to issuance of the building permit.
- d. Any future addition will also require future site plan approval as required by section 125-27.
- e. If parking demands warrant, the fenced area/proof of parking shall be converted to striped parking stalls necessary to handle additional parking as determined by Staff and Parking Code requirements.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, MINNESOTA, the Site Plan Review request from Rogers Drive Partners LLC is

hereby approved for the construction of a 5,440 square foot addition lot improvements on the Subject Property based on the conditions found in this resolution.

Moved by Councilmember _____, seconded by Councilmember _____

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the City Clerk dated this 14th day of May 2024.

Rick Ihli, Mayor

ATTEST:

Stacie Brown, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Subject Property

The Southwesterly 315.11 feet of Tract F, Registered Land Survey No. 1361, as measured along the Northwesterly line thereof, Files of Registrar of Titles, County of Hennepin, State of Minnesota. Being registered land as is evidenced by Certificate of Title No. 1419011.

That part of the South Half of the Northeast Quarter of Section 23, Township 120, Range 23, lying Northeasterly of Interstate Highway No. 94 and lying Northwesterly of the Southwesterly extension of the Southeasterly line of Tract F, Registered Land Survey No. 1361, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.

PID # 23-120-23-11-0009