



**MANDAN ARCHITECTURAL REVIEW
COMMISSION
AGENDA
MARCH 24, 2026
PARKVIEW ROOM, MORTON MANDAN PUBLIC
LIBRARY
609 W MAIN ST, MANDAN ND
1:00 PM
WWW.CITYOFMANDAN.COM**

The public may access the Teams meeting online at:

[https://teams.microsoft.com/meet/23613775137395?p=dIMmWqoLH
Hk0TDTot6](https://teams.microsoft.com/meet/23613775137395?p=dIMmWqoLH
Hk0TDTot6)

**Meeting ID: 236 137 751 373 95
Passcode: V3jT76jw**

A. ROLL CALL

B. MINUTES

1. Meeting Minutes from December 23rd Meeting

C. OLD BUSINESS

D. NEW BUSINESS

1. Election of New Officers
2. Proposal of Tri Energy Gas Cenex/Sonic at 2016 4th ave NW
3. Proposal for a new 5 Star Building at 2003 Memorial Highway SE

E. OTHER BUSINESS

F. UNFINISHED BUSINESS

G. ADJOURN

MARC Members

Matthew Bradley - President
Victoria Vayda-Hammond - Vice President
Jordan Singer - Building Official
Jarek Wigness - City Engineer

Support Staff (City of Mandan)

Brittany Thomas - Permit Technician
Vacant - Planner
Madison Cermak - Business Development

Mandan Architectural Review Commission
Agenda]
March 24, 2026
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Mitch Bitz - Fire Chief
Shane Weltikol - Resident
Jordan Schneider - Resident
Kari Nardello - Resident
Ryan Welder - Resident

Please note: If any commission member would like additional information, please feel free to contact the Building Inspections Department at 667-3230 prior to the meeting.

December 23rd MARC Meeting Minutes

Meeting roll call members, Ryan Welder, Kari Nardello, Matthew Bradley, Victoria Vayda-Hammond, Jordan Singer.

Andrew Koedam from WildCRG and Curt Walth from Starion Bank; Executive Vice President were also in attendance.

Vayda-Hammond motioned to approve the December 9th MARC Meeting Minutes.

Nardello seconded the motion.

MARC Members had a unanimous vote to approve the December 9th MARC Meeting minutes.

New Business

Project at 109 1st street NW for Starion Bank. The Remodel will be an exterior and interior remodel. Brick will be placed on the outside, to engage the community. New lights for the nighttime as well will be added, they will be able to inner change lights to follow holiday themes if they would like. Solor panels will be added to the roof, for direct visuals to see the signs on the building at night as well. Awnings that engage the sidewalks; the signage will direct people to avoid traffic. The materials will be natural stone on the base, and the brick on the top of building will be a metal grid. Adding a couple windows on the first floor as well; a larger window facing the west in a conference room. In the interior remodel, 90 percent of it will be redone. Additional offices, a beverage center, and extra seating for smaller meetings. Teller pods will be able to serve up to four people at one time. The drive up is the only thing that will be staying on the previous building, but they are re-coding it and extending the top up about 2 feet. Landscaping on the North side will be maintained, and on the South side a flagpole will be placed. They will be removing concrete to add more natural plants.

Vayda-Hammond questions the new lighting on the outside of the building. Which Andrew stated they will be able to dim them plus adding the color changing feature.

Vayda-Hammond also questions parking. Andrew then stated that the drive up and parking lot will be staying the same.

Welder motioned to approve the project.

Vayda-Hammond seconded the motion.

MARC Members had a unanimous vote to approve the project.

The meeting was adjourned.



ARCHITECTURAL REVIEW COMMISSION APPLICATION

Applications need to be submitted to the Building Inspections Department no later than 12 p.m. (noon) on the Wednesday prior to the scheduled meeting at which consideration is desired. Digital submittals will be accepted. If paper copies are submitted a copy of the following information is required. They shall be no larger than 11 x 17 and need to have complete sets, drawn to scale. Incomplete applications will not be accepted. If you have any question call the Building Inspections department at 701-667-3230.

1. Description of Proposed Activity: Proposed Conv. store / some Drive through & separate CAR Wash
2. Name of Owner: TRIEENERGY Cooperative - Jeremy Barth
 Mailing Address: PO Box 2317 Bismarck, ND 58502
 Phone (Cell) 701-391-5516 (Office) 701-223-8707
3. Name of Architect if applicable: Consolidated Const. Inc. - Bill Aubrey
 Mailing Address: 1355 Airport Road, Bismarck, ND 58504
 Phone (Cell) _____ (Office) 701-557-3698
4. Name of Contractor: Consolidated Const. Inc
 Mailing Address: 1355 Airport Road, Bismarck ND 58504
 Phone (Cell) _____ (Office) 701-557-3698
5. Parcel Address: 2016 + 2112 4th AVE NW Mandan
6. Legal Description:
 Lot 1+2 Block 1 Addition Heck Second Addition
 Section NW 1/4 Township 139 N Range 81 W
7. Zoning: CC - Commercial ord 1374
8. Special Purpose District: Gateway to Mandan
9. Existing Land Use: Vacant
10. Lot Size (Sq Ft) 230577 = 5.29 Acres
 Existing Bldg Area (Sq Ft) 0 SF
 Proposed Bldg Area (Sq Ft) Carwash = 5,217 SF Conv. store = 11,150 SF
11. Estimated Cost of Project: \$12,500,000
 ➤ Is this project receiving incentives from the City of Mandan? Yes ___ No ___
 If you are receiving incentives please indicate which programs have been applied for.

I understand the procedures for Architectural Review and have received the checklist (see attached sheet) to be followed for approval as set forth in Chapter 111-1 of the Mandan City Code.

Approvals are subject to compliance with Federal, State and Local regulations.

Applicant: [Signature] Date: 3-11-26
Authorized Representative



CHECK LIST FOR ARCHITECTURAL REVIEW COMMISSION APPLICATION

Applications need to be submitted to the Building Inspections Department no later than 12 p.m. (noon) on the Wednesday prior to the scheduled meeting at which consideration is desired. Digital submittals will be accepted. If paper copies are submitted ten (10) copies of the following information are required. Eight (8) copies shall be no larger than 11 x 17 and two copies shall be complete sets, drawn to scale. Incomplete applications will not be accepted. If you have any question call the Building Inspections department at 701-667-3230.

A. Plot Plan - Drawn to Scale

1. Boundaries-Indicate North Arrow
2. Road(s) fronted upon
3. Utility lines or easements-existing and planned
4. Major topographic features-existing and planned-drainage
5. Landscaping and major vegetative cover-existing and planned
6. Location of structure(s) on site; existing and proposed
 - a. Includes dimensions
 - b. Includes set back distances
 - c. Includes exterior security and area lighting, fire hydrants (must indicate if 350 feet or less from proposed project), etc.
 - d. Dumpsters and screen walls
7. Vehicular and pedestrian plans.
 - a. Parking. Include number of spaces including handicapped parking, location, hard surfacing, etc.
8. Signage

B. Photos and/or Samples of Proposed Building Exterior, Including Exterior Colors

C. Elevation Architectural Plans to Scale

1. Elevation drawings to include ALL sides.

D. Two Copies of the Storm Water Management Systems. This must be certified by an engineer. If not applicable, submit in writing why you think it should not affect the existing system.

E. The owner, whenever possible, and the contractor or a representative needs to be present at the scheduled meeting.

Note: If your project is for exterior improvements to a building with no additions, driveway, sidewalk, landscaping, or grading to the lot only the information in sections B and C are required. Incomplete applications will not be accepted.

The Architectural Review Board has a regularly scheduled meeting every 2nd and 4th Tuesday at 1 p.m. in City Hall. Applications may be accepted and/or scheduled up to the prior Wednesday at 12 p.m. (noon).

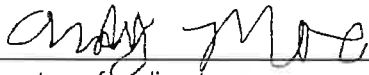


NEW COMMERCIAL APPLICATION AND SITE PLAN REVIEW

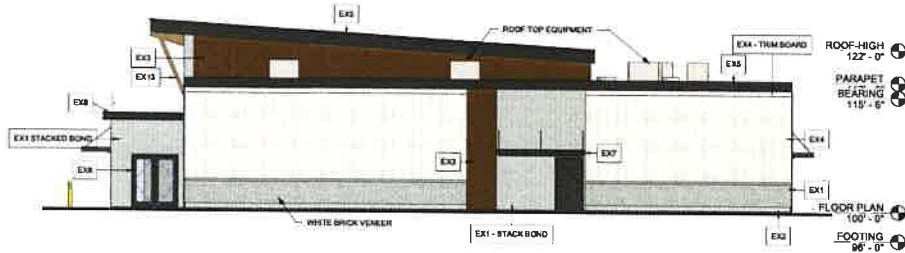
Building Department, 205 2nd Ave. NW, Mandan ND 58501 Phone: (701) 667-3230 Fax: (701) 667-3481

Project Name: Tri-Energy New Build		Estimated Cost: \$200,000	
Property Location (Legal Description - Lot, Block, Addition): NA - Address listed below.			
Property Address: 2016 4th Ave NW, Mandan, ND 58554		Existing Use of Land/Bldg: NA	
New Construction, Addition, or Remodel: New Construction		Proposed Use of Land/Bldg: Gas Station/C-Store	
Parcel Size (sf): NA	Number of Stories: NA	Units: NA	Overall Height: NA
Detailed Project Description: (please fill out separate permit for each building, if multiple buildings): This permit is for the installation of a 24'x234' canopy over the fueling pad. Clearance height 15'-6". (8) square columns. Spacing width 12'-12'. Spacing length 12'-30'-30'-30'-30'-30'-30'-30'-12'.	Total Square Footage of Building: NA		
	Number of Off-street parking spaces required: NA		
	Number of Off-street parking spaces provided: NA		
PROPERTY OWNER:			
Name Tri-Energy Cooperative		Daytime Telephone Number: 701-223-8707	
Mailing Address: 219 N 20th St, Bismarck, ND 58501		Email: jeremy.barth@trienergycoop.com	
CONTRACTOR			
Name: Pump and Meter Service, Inc.		Name and Email of Contact Person : James Andrews - jandrews@pump-meter.com	
Mailing Address: 11031 Excelsior Blvd, Hopkins, MN 55343		Daytime Phone #: 952-933-4800	ND License #: 000052561
CONTACT PERSON (FOR PURPOSE OF PROCESSING THIS APPLICATION):			
Name of Contact Person: Andy Moe		Name of Firm, if applicable: NA	
Mailing Address: 1601 Seventh Ave N, Fargo, ND 58012			
Daytime Phone Number: 701-840-3954		Email Address: amoe@pump-meter.com	
SUB CONTRACTORS			
Zoning District: NA	Plumbing: NA	ND License # NA	
Occupancy Classification: NA	Heating: NA	ND License # NA	
Type of Construction: New Build	Electrical: NA	ND License # NA	

I hereby acknowledge that this application is not a Building Permit, nor does it authorize the start of construction.


Signature of applicant

3/12/2026
Date



1 EAST ELEVATION
1/8" = 1'-0"

10264 - EXTERIOR FINISH SCHEDULE			
NO.	DESCRIPTION	UNIT	AMOUNT
01	CONCRETE FLOOR	SQ. YD.	1000
02	CONCRETE WALL	SQ. YD.	1000
03	CONCRETE ROOF	SQ. YD.	1000
04	BRICK VENEER	SQ. YD.	1000
05	WHITE BRICK VENEER	SQ. YD.	1000
06	TRIM BOARD	SQ. YD.	1000
07	ROOF TOP EQUIPMENT	SQ. YD.	1000
08	PARAPET BEARING	SQ. YD.	1000
09	EXTERIOR DOOR	SQ. YD.	1000
10	EXTERIOR WINDOW	SQ. YD.	1000
11	EXTERIOR WALL	SQ. YD.	1000
12	EXTERIOR ROOF	SQ. YD.	1000
13	EXTERIOR FLOOR	SQ. YD.	1000
14	EXTERIOR FOUNDATION	SQ. YD.	1000
15	EXTERIOR FINISH	SQ. YD.	1000
16	EXTERIOR PAINT	SQ. YD.	1000
17	EXTERIOR GLASS	SQ. YD.	1000
18	EXTERIOR METAL	SQ. YD.	1000
19	EXTERIOR WOOD	SQ. YD.	1000
20	EXTERIOR STONE	SQ. YD.	1000
21	EXTERIOR TILE	SQ. YD.	1000
22	EXTERIOR PLASTER	SQ. YD.	1000
23	EXTERIOR GROUT	SQ. YD.	1000
24	EXTERIOR SEALANT	SQ. YD.	1000
25	EXTERIOR INSULATION	SQ. YD.	1000
26	EXTERIOR VAPOR BARRIER	SQ. YD.	1000
27	EXTERIOR STRUCTURE	SQ. YD.	1000
28	EXTERIOR FINISH	SQ. YD.	1000
29	EXTERIOR PAINT	SQ. YD.	1000
30	EXTERIOR GLASS	SQ. YD.	1000
31	EXTERIOR METAL	SQ. YD.	1000
32	EXTERIOR WOOD	SQ. YD.	1000
33	EXTERIOR STONE	SQ. YD.	1000
34	EXTERIOR TILE	SQ. YD.	1000
35	EXTERIOR PLASTER	SQ. YD.	1000
36	EXTERIOR GROUT	SQ. YD.	1000
37	EXTERIOR SEALANT	SQ. YD.	1000
38	EXTERIOR INSULATION	SQ. YD.	1000
39	EXTERIOR VAPOR BARRIER	SQ. YD.	1000
40	EXTERIOR STRUCTURE	SQ. YD.	1000
41	EXTERIOR FINISH	SQ. YD.	1000
42	EXTERIOR PAINT	SQ. YD.	1000
43	EXTERIOR GLASS	SQ. YD.	1000
44	EXTERIOR METAL	SQ. YD.	1000
45	EXTERIOR WOOD	SQ. YD.	1000
46	EXTERIOR STONE	SQ. YD.	1000
47	EXTERIOR TILE	SQ. YD.	1000
48	EXTERIOR PLASTER	SQ. YD.	1000
49	EXTERIOR GROUT	SQ. YD.	1000
50	EXTERIOR SEALANT	SQ. YD.	1000
51	EXTERIOR INSULATION	SQ. YD.	1000
52	EXTERIOR VAPOR BARRIER	SQ. YD.	1000
53	EXTERIOR STRUCTURE	SQ. YD.	1000
54	EXTERIOR FINISH	SQ. YD.	1000
55	EXTERIOR PAINT	SQ. YD.	1000
56	EXTERIOR GLASS	SQ. YD.	1000
57	EXTERIOR METAL	SQ. YD.	1000
58	EXTERIOR WOOD	SQ. YD.	1000
59	EXTERIOR STONE	SQ. YD.	1000
60	EXTERIOR TILE	SQ. YD.	1000
61	EXTERIOR PLASTER	SQ. YD.	1000
62	EXTERIOR GROUT	SQ. YD.	1000
63	EXTERIOR SEALANT	SQ. YD.	1000
64	EXTERIOR INSULATION	SQ. YD.	1000
65	EXTERIOR VAPOR BARRIER	SQ. YD.	1000
66	EXTERIOR STRUCTURE	SQ. YD.	1000
67	EXTERIOR FINISH	SQ. YD.	1000
68	EXTERIOR PAINT	SQ. YD.	1000
69	EXTERIOR GLASS	SQ. YD.	1000
70	EXTERIOR METAL	SQ. YD.	1000
71	EXTERIOR WOOD	SQ. YD.	1000
72	EXTERIOR STONE	SQ. YD.	1000
73	EXTERIOR TILE	SQ. YD.	1000
74	EXTERIOR PLASTER	SQ. YD.	1000
75	EXTERIOR GROUT	SQ. YD.	1000
76	EXTERIOR SEALANT	SQ. YD.	1000
77	EXTERIOR INSULATION	SQ. YD.	1000
78	EXTERIOR VAPOR BARRIER	SQ. YD.	1000
79	EXTERIOR STRUCTURE	SQ. YD.	1000
80	EXTERIOR FINISH	SQ. YD.	1000
81	EXTERIOR PAINT	SQ. YD.	1000
82	EXTERIOR GLASS	SQ. YD.	1000
83	EXTERIOR METAL	SQ. YD.	1000
84	EXTERIOR WOOD	SQ. YD.	1000
85	EXTERIOR STONE	SQ. YD.	1000
86	EXTERIOR TILE	SQ. YD.	1000
87	EXTERIOR PLASTER	SQ. YD.	1000
88	EXTERIOR GROUT	SQ. YD.	1000
89	EXTERIOR SEALANT	SQ. YD.	1000
90	EXTERIOR INSULATION	SQ. YD.	1000
91	EXTERIOR VAPOR BARRIER	SQ. YD.	1000
92	EXTERIOR STRUCTURE	SQ. YD.	1000
93	EXTERIOR FINISH	SQ. YD.	1000
94	EXTERIOR PAINT	SQ. YD.	1000
95	EXTERIOR GLASS	SQ. YD.	1000
96	EXTERIOR METAL	SQ. YD.	1000
97	EXTERIOR WOOD	SQ. YD.	1000
98	EXTERIOR STONE	SQ. YD.	1000
99	EXTERIOR TILE	SQ. YD.	1000
100	EXTERIOR PLASTER	SQ. YD.	1000



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



STAMPS

NEW STORE & CAR WASH FOR:
TRI-ENERGY CO-OP
2016 4TH AVENUE, MANDAN, NORTH DAKOTA

ISSUED FOR REVIEW	3-18-26	
ISSUED FOR BID:		
ISSUED FOR PERMIT:	MM-DD-YYYY	
ISSUED FOR CONSTRUCTION:		
ISSUED REVISIONS		
Revised	Date	Rev. Description

DRAWN BY: WAA
PROJECT #: 056001

A201
SHEET TITLE
EXTERIOR ELEVATIONS

STAGES

NEW STORE & CAR WASH FOR:

TRI-ENERGY CO-OP

2016 4TH AVENUE, MANDAN, NORTH DAKOTA

ISSUED FOR REVIEW 3-16-26

ISSUED FOR BID

ISSUED FOR PERMIT MM-DG-YYYY

ISSUED FOR CONSTRUCTION

ISSUED REVISIONS

Revision Date Description

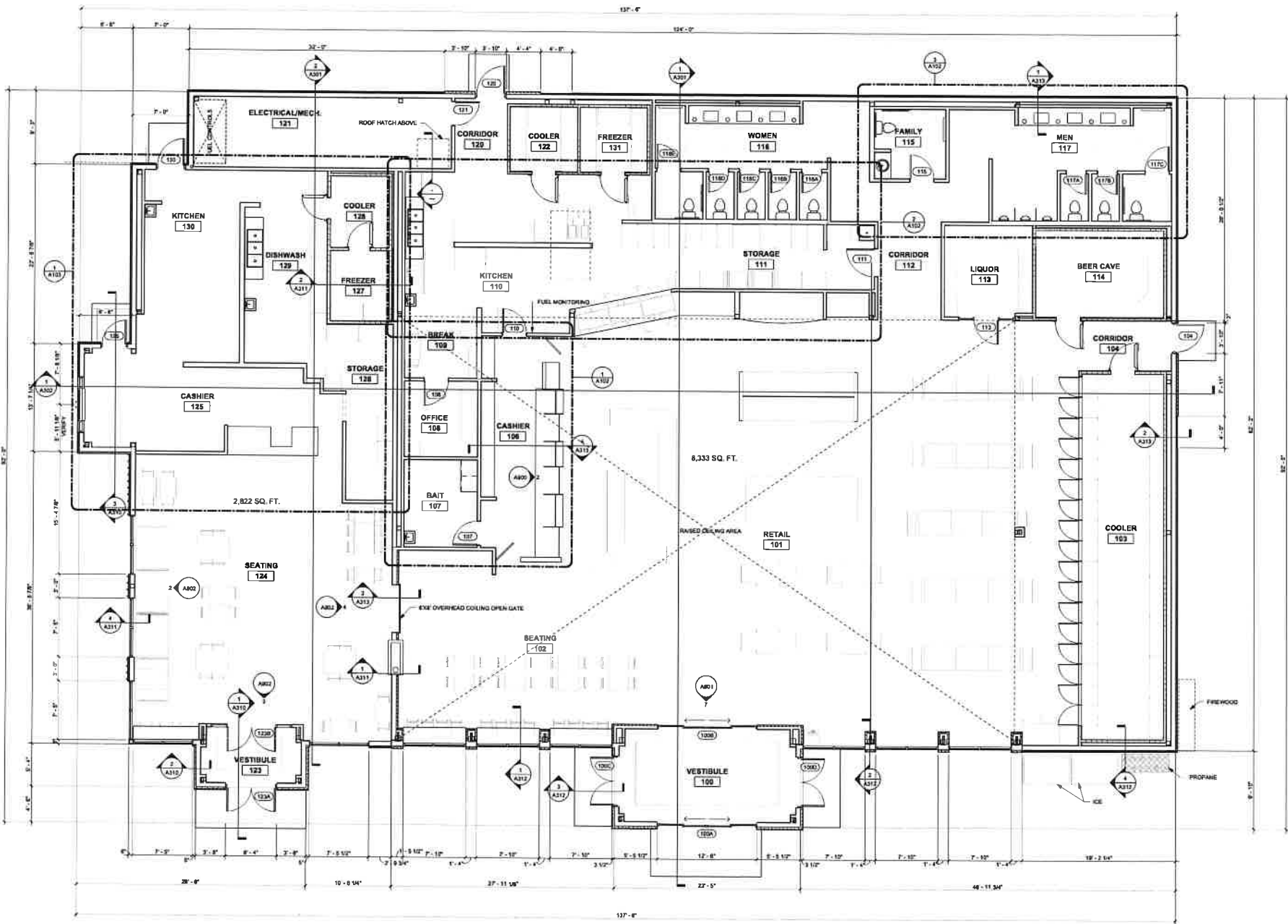
DRAWN BY: WAA

PROJECT #: 056901

A101

SHEET TITLE

FLOOR PLAN



1 FLOOR PLAN
 3/16" = 1'-0"



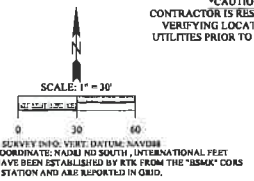
11,155 SQ. FT.



LANDSCAPE
 GATEWAY TO MANDAN
 REQUIREMENTS: 4 UNITS PER 1000 SF OF COMMERCIAL LOT SPACE
 UNITS REQUIRED: 236,577 SF @ 180/100 = 923 UNITS
 SHRUBS: 255 SHRUBS @ 2.5 UNITS EACH = 637.5 UNITS
 LARGE TREES: 17 TREES @ 10 UNITS EACH = 170 UNITS
 SMALL TREES: 49 TREES @ 3 UNITS EACH = 147 UNITS
 TOTAL: 1,953.5 UNITS PROVIDED

- CALL OUTS:**
1. PLACE, TYPICAL, SIZE, & HYDROMULCH
 2. TREE PLANTING - TYPICAL
 3. LANDSCAPE BEDS WITH ROCK MULCH AND CONCRETE LANDSCAPE CURB
 4. LANDSCAPE BEDS WITH ROCK MULCH
 5. INSTALL POST CONSTRUCTION EROSION CONTROL - INSTALL 1" FIBER ROLLS (TYPICAL)

Item No.	Plant Type, Size, & Hydration	Quantity
1	Plant Type, Size, & Hydration	777 SF
2	Stem Wash, 8-inch	777 LF
3	Tree	66 EA
4	Shrub	255 EA



LEGEND

- LITTLE LEAF LINDEN - *Tilia cordata*
H-35, S-30"
SIZE=1" CALIPER, QUANTITY=8
- NEW HORIZON ELM - *Ulmus 'New Horizon'*
H-50-60, S-25-30"
SIZE=1.5" CALIPER, QUANTITY=9
- AMUR MAPLE - *Acer ginnala*
H-20, S-15"
SIZE=1" CALIPER, QUANTITY=24
- COLUMNAR ASIAN WHITE BIRCH - *Betula platyphylla*
H-30-60, S-8-15"
SIZE=1" CALIPER, QUANTITY=25
- FRITSCH SPIREA - *Spiraea fritschiana*
H-2.5', S-3.5'
SIZE=2 GAL, QUANTITY=104
- TINY WINES NINESBARK - *Physocarpus opulifolius*
SIZE=2 GAL, QUANTITY=97
- MOPS MUGO PINE - *Pinus mugo 'Mops'*
H-3-4', S-3-4"
SIZE=2 GAL, QUANTITY=54
- PROPOSED FIBER ROLLS / STRAW WATTLES
- PROPOSED EROSION CONTROL BLANKET

GENERAL NOTES:

- LANDSCAPE AREAS:**
 -Contractor shall obtain all necessary permits for planting work within City of Mandan and NDDOT Right of Way.
 -All landscape plantings are to be watered by the landscape contractor for the same day that planting occurs, and continue watering until irrigation system is fully operational, or until final acceptance of the project.
 -All plant materials shall be guaranteed one (1) full year upon total completion and acceptance by owner.
- TOPSOIL & SEEDING:**
 -6 inch thick equal shall be installed in all disturbed areas that do not receive concrete or asphalt.
 -Topsoil shall be clean, free of stones, weeds, and other undesirable debris.
 -After spreading, any large soil clumps and hard lumps shall be broken with a rake or by other effective means.
 -Topsoil in all areas shall be sloped for positive drainage, and have a smooth surface appearance.
 -Fertilizer shall be a 10-10-10 fertilizer applied at a rate of 4 lbs per 1000 square feet. Fertilize soil during the seeding process using an appropriate application process.
 -Seeding shall be performed only during the seasons when satisfactory results can be expected.
 -Seed shall be drill sowed to a depth of 1" to 2" depth, at a rate of 200 lbs per acre.
 -Seed mix shall be 20% Fairway Crested, 20% Show Fescue, and 20% Perennial Ryegrass or approved equal. When dormant seeding in late fall, 20 pounds of urea or urea and pot ash shall be added to the mixture as a wake crop. All seed shall be free of all prohibited noxious weeds. Seed which has become wet, moldy, or otherwise damaged shall not be acceptable.
 -Hydro-mulch shall be utilized in all seeding areas. Hydro-mulch shall be a wood-chip-based fiber mulch that has not been treated with any germination or growth inhibitive substances. This mulch shall be treated with a tack and filler to enhance seed and mulch placement and adherence to the soil. Hydro-mulch shall be applied at a rate of 2,000 lbs per acre.
- TREE PLANTING:**
 -All Planted Trees shall have 4" thick organic wood mulch placed around the tree in a mulch ring that conforms to the detail provided.
 -Organic Wood Mulch shall be a shredded hardwood bark mulch. No fiber fabric or edging around trees located outside shrub beds.
 -All Planted Trees shall have 20 gallon Tree Watering Bags brashed and installed. Tree watering bags shall be freestanding original watering bags or approved equal.
- SHRUB PLANTING:**
 -Contractor shall remove grasses prior to installation of shrub beds.
 -Shrubs shall be installed in planting beds to include 3" Landscape Rock Mulch as specified with weed barrier fabric, and landscape edging.
 -Planting areas shall have "Concrete Landscape Curb" edging around all planting beds adjacent to lawn areas. Owner to approve of edging type and color prior to placement.
- LANDSCAPE ROCK:** Landscape rock shall be placed in all planting areas. Landscape Rock shall be 2"-4" Landscape Rock or approved equal and placed at a 3" minimum depth. Weed barrier fabric shall be installed under all landscape mulch beds.
- IRRIGATION SYSTEM:** Irrigation shall be a design build system.
 -Contractor shall install controller along with main meters and all associated electrical wiring in accordance with irrigation industry standard practices.
 -Irrigation Contractor to field locate irrigation components and sizes in the most efficient and practical locations that offer the most convenience for maintenance officials.
 -Irrigation Contractor to verify location of irrigation connections to building.
 -Sloping to be twice the size of pipe installed. A spacing 1-1/4" shims shall be installed for wires. Shims shall be installed 36" deep.
 -Contractor to make irrigation lines as necessary due to conflicts with the landscaping and utilities.
 -Irrigation Contractor to make modifications as needed to be sure of 100% site coverage.
 -A backflow preventer shall be installed on the irrigation feed point in the building. Irrigation Contractor shall coordinate with General Contractor and plumber for install.
 -Contractor shall furnish As-built drawings of the installed system.
 -Care shall be taken in vicinity of all walkways and driveways to minimize water spray.
 -Irrigation shall be installed per City's irrigation policy.
 -Contractor shall coordinate installation of all conditions needed under sidewalk areas with General Contractor.
 -Contractor shall warranty any manufacturer or installation defects for 1 year from project acceptance.
 -Contractor shall provide 2 1/2" blow ups, and 2 spring start up.

CAUTION
 CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION



800-642-6774
 www.1552CM.com
 Appleton, WI Columbia, WI
 Rapid City, SD Garysburg, ND
 605-896-1100

Independent Land Surveying
 & Engineering, Inc.
 4115 OLD ROAD TRAIL NW, Mandan, ND 58544
 Phone: 701-645-3104 Fax: 701-645-3110



PRELIMINARY

TRI ENERGY COOPERATIVE
CONVENIENCE STORE & CAR WASH
 MANDAN, NORTH DAKOTA

ISSUED FOR REVIEW	3/18/2026
ISSUED FOR BID	
ISSUED FOR PERMIT	
ISSUED FOR CONSTRUCTION	

Revision	Date	Rev. Description

DRAWN BY: AU
 PROJECT #: LSE # 25019

C600
 SHEET TITLE
 PROPOSED
 LANDSCAPE

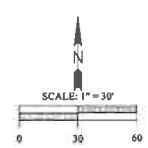
4TH AVENUE NW

ND HWY 1806

OLD RED TRAIL NW

APPROXIMATE QUANTITIES

Spec. No.	Item	Quantity	U.O.
1	1" Water Service Connection	1	EA
2	1" Water Service Pipe	403	LF
3	1" Curb Stop & Box	1	EA
4	2" Water Service Connection	2	EA
5	2" Water Service Pipe	29	LF
6	2" Curb Stop & Box	2	EA
7	4" Water Service Pipe	211	LF
8	4" Gate Valve & Box	2	EA
9	8" Water Service Pipe	212	LF
10	8" Gate Valve & Box	1	EA
11	8" Hydrant	1	EA
12	Water Kit for RV Dump	2	EA
San. Sewer Items			
13	18" x 4" Inlets Tee	1	EA
14	18" x 4" Inlets Tee	1	EA
15	4" Sanitary Sewer Pipe	57	LF
16	4" Wye, 45° Bend, Riser Pipe, & 4" San. RV Dump Connection	2	EA
17	8" Sanitary Sewer Pipe	188	LF
18	8" Sanitary Cleanout & Casting	19	EA
19	8"x4" Wye & 45° Bend	4	EA



CAUTION
CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION

CONSOLIDATED CONSTRUCTION CO., INC.
QUALITY EXPERIENCE™

900-842-6774
www.totobid.com
Appleton, WI Columbus, WI
Rapid City, SD Newark, ND
San Diego, CA

Independent Land Surveying & Engineering, Inc.
4113 13th Street SW, Ste. 100, Mandan, ND 58542
Phone: 701-784-1184 FAX: 701-784-1185

STAMP

REGISTERED PROFESSIONAL ENGINEER
No. 14544
L.S.E. # 11-6693
NORTH DAKOTA
PRELIMINARY

**TRI ENERGY COOPERATIVE
CONVENIENCE STORE & CAR WASH**
MANDAN, NORTH DAKOTA

LEGEND

- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED GATE VALVE
- PROPOSED CURB STOP
- PROPOSED CONTOUR
- CONSTRUCTION LIMITS
- PROPOSED STORM SEWER

GENERAL NOTES:

- WATER SERVICE:**
Materials, Construction Method, Pressure Testing, and Backfill Testing shall comply with City of Mandan Construction Specifications, unless noted otherwise.
-Water service shall be installed with a minimum of 8" of cover.
-A pressure test shall be performed by the contractor under the supervision of the City and/or Engineer to meet City requirements.
-Distribution of water piping shall conform to applicable ND State Dept. of Health requirements and City of Mandan Standards for disinfecting water lines to carry safe, treated water.
-All pipe fittings are approximate, exact lengths to be determined by the Contractor in the field.
- SANITARY SEWER SERVICE:**
Materials, Construction Method, and Testing shall comply with City of Mandan Construction Specifications, unless noted otherwise.
-All pipe fittings are approximate, exact lengths to be determined by the Contractor in the field.
- STORM SEWER:**
-Drain Basin Inlets shall be Hydrophobic Drain Basins made by AOS/Insource or approved equal.
-Hydrophobic manholes and inlets shall be installed in accordance with manufacturer's recommendations.
-12" HDPE storm sewer pipe shall be Coroplast Polyethylene (HDPE) 12-12 WT pipe unless called out as otherwise. The pipe shall have a smooth interior and angular exterior configurations manufactured by AOS/Insource or approved equal. Backfilling shall be per manufacturer's specifications.
- SUBGRADE PREPARATION & TRENCHING DENSITY REQUIREMENTS:** Areas to receive FILL, Gravel Base, Pavement, and the bottom of all areas shall be qualified by a minimum depth of 8 inches specified and compacted. Contractor shall be required to maintain substandard areas by working the soil until the specified density and uniform moisture content are achieved. FILL material shall be placed in lifts not exceeding eight inches loose thickness. All FILL material shall be compacted to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D1556. Testing frequency shall be one pass per every 500 SF of area for every lift of FILL material. Trench backfill shall have a testing frequency of one test per every 300 linear feet of continuous utility trench for every 5 vertical feet of backfill.
- UTILITY ADJUSTMENTS:**
-Contractor shall adjust all sanitary clean out castings, valve boxes, manhole castings, and inlet castings to final grade prior to placement or landscape placement. See sheet C300 for adjustment details.

CALL OUTS

- WATER SERVICE:**
- CONNECT TO EXISTING 8" WATER SERVICE & INSTALL 8"x6" REDUCER, AND 4 LF 6" WATERMAIN (VERIFY LOCATION, ELEVATION, PIPE SIZE, & TYPE)
 - INSTALL 6" x 45" BEND
 - INSTALL 129 LF 6" WATERMAIN
 - INSTALL 6" x 45" BEND
 - INSTALL 172 LF 6" WATERMAIN
 - INSTALL 6" x 90" BEND
 - INSTALL 17 LF 6" WATERMAIN, 6" GATE VALVE & BOX, & 6" HYDRANT
 - INSTALL 6"x6" TEE, 4" GATE VALVE & BOX, & 17 LF 4" WATERMAIN
 - INSTALL (2) 4" x 45" BENDS & 14 LF 4" WATERMAIN
 - INSTALL 110 LF 4" WATERMAIN
 - INSTALL (2) 4" x 45" BENDS & 14 LF 4" WATERMAIN
 - INSTALL 17 LF 4" WATERMAIN
 - INSTALL (2) 4" x 45" BENDS & 14 LF 4" WATERMAIN
 - INSTALL 17 LF 4" WATERMAIN & 4" GATE VALVE AND BOX
 - INSTALL 2" WATER SERVICE CONNECTION, 13 LF 2" WATER SERVICE PIPE, & 2" CURB STOP & BOX
 - INSTALL 2" WATER SERVICE CONNECTION, 16 LF 2" WATER SERVICE PIPE, & 1" CURB STOP & BOX
 - 1" WATER SERVICE TO COME FROM BUILDING TO FEED RV DUMP STATION
 - INSTALL 45 LF 1" WATER SERVICE PIPE
 - INSTALL (2) WATER KIT FOR RV DUMP STATION TO INCLUDE RISER PIPES
 - CONNECT TO EXISTING WATER SERVICE & INSTALL 4"x4" REDUCER (VERIFY LOCATION, ELEVATION, PIPE SIZE, & TYPE)
 - INSTALL 50 LF 4" WATERMAIN
 - INSTALL 4" x 22.5" BEND
 - INSTALL 63 LF 4" WATERMAIN
- SANITARY SEWER SERVICE:**
- INSTALL 18"x4" INVERTA TEE (VERIFY LOCATION, ELEVATION, PIPE SIZE, & TYPE)
 - INSTALL 215 LF 8" SAN. SEWER SERVICE PIPE @ 1.00% SLOPE TO INCLUDE (2) INLINE CLEANOUTS AND CASTINGS, & (1) END CLEANOUT WITH CASTING
 - INSTALL 8"x6" WYE, 8" x 45" BEND, & 4 LF 6" SAN. SEWER SERVICE PIPE @ 5.00% SLOPE, WITH INLINE CLEANOUT AND CASTING
 - INSTALL 18"x4" INVERTA TEE
 - INSTALL 41 LF 4" SAN. SEWER SERVICE PIPE @ 2.00% MIN. SLOPE
 - INSTALL (2) 4" x 45" WYE, 45" BEND, 4" RISER PIPE, & 4" SAN. RV DUMP CONNECTION
 - CONNECT TO EXISTING 6" SAN. SEWER STUB (VERIFY LOCATION, ELEVATION, PIPE SIZE, & TYPE)
 - INSTALL 145 LF 6" SAN. SERVICE PIPE @ 1.00% SLOPE TO INCLUDE INLINE CLEANOUT AND END CLEANOUT AND CASTINGS
 - INSTALL 8"x6" WYE, 6" x 45" BEND, 38 LF 6" SAN. SERVICE PIPE @ 5.00% SLOPE, & 1,000 GALLON SAND OIL INTERCEPTOR FOR TANK.
 - INSTALL 8"x6" WYE, 36 LF 6" SAN. SERVICE PIPE @ 1.00% SLOPE, TO INCLUDE (1) INLINE CLEANOUT AND CASTING, AND (1) END CLEANOUT AND CASTING
 - INSTALL 6"x6" WYE, 6" x 45" BEND, 12 LF 6" SAN. SERVICE PIPE, & CLEANOUT AND CASTING

ISSUED FOR REVIEW: 3/16/2026

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

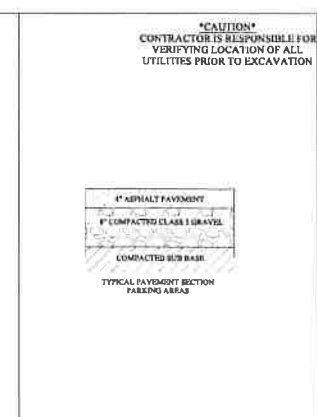
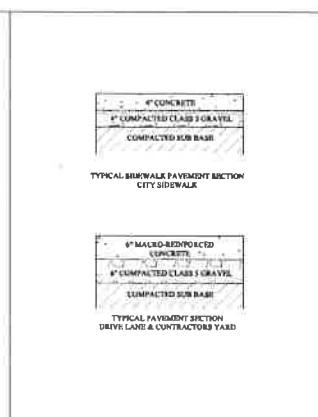
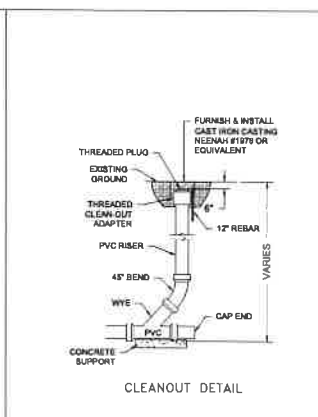
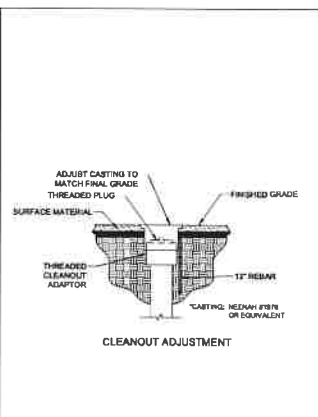
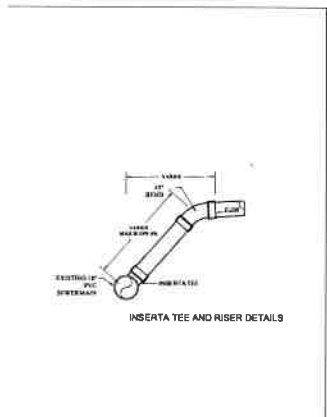
Revision	Date	Rev. Description

DRAWN BY: AU

PROJECT #: LSE 6 25010

C400

SHEET TITLE
PROPOSED UTILITIES



13 INSERT A TEE & RISER DETAILS
SCALE - NTS

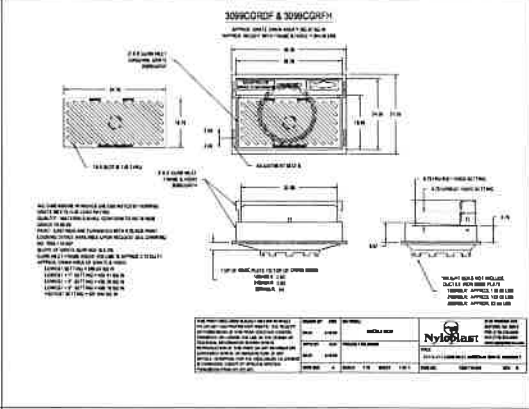
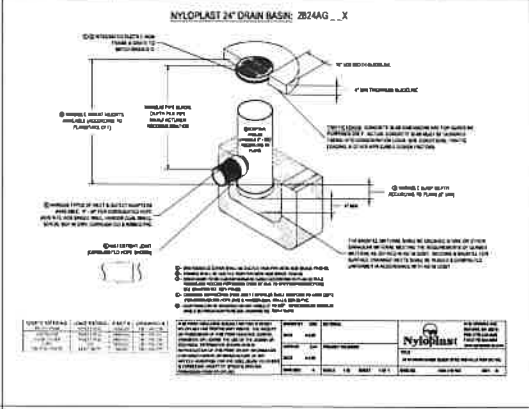
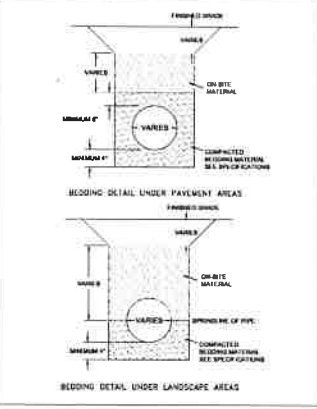
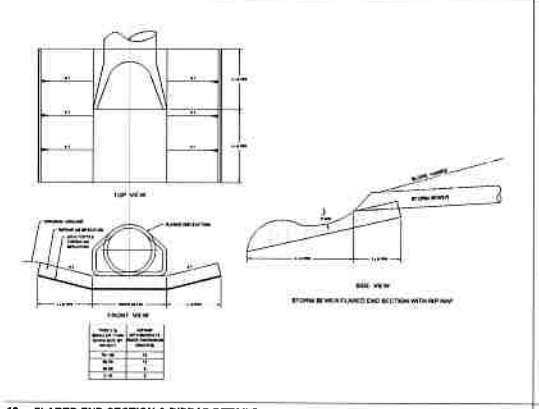
14 CLEANOUT ADJUSTMENT DETAIL
SCALE - NTS

16 CLEANOUT DETAIL
SCALE - NTS

18 CONCRETE CROSS SECTIONS
SCALE - NTS

17 TOPSOIL PLACEMENT
SCALE - NTS

18 ASPHALT PAVEMENT CROSS SECTION
SCALE - NTS

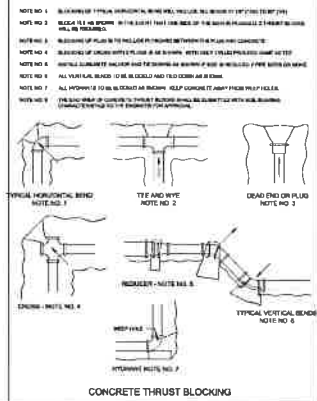
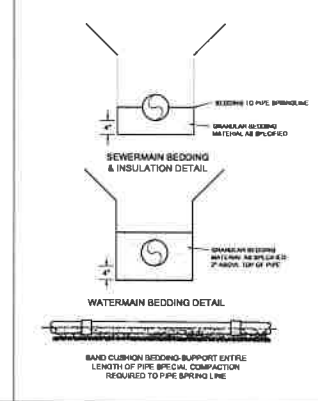
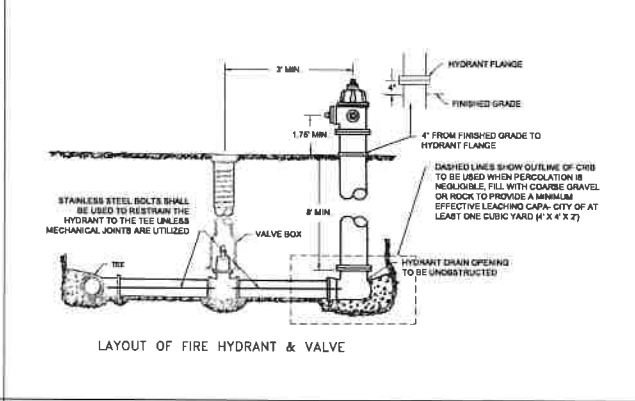
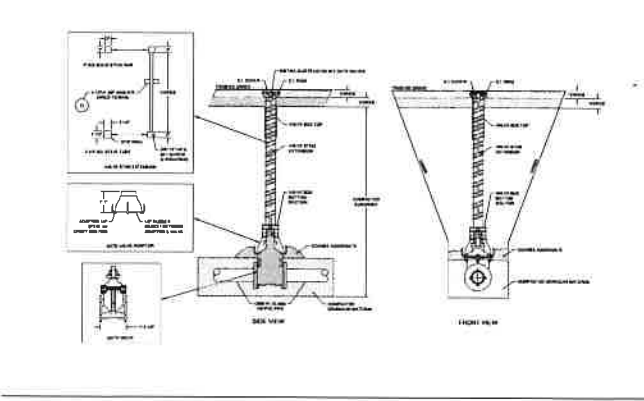


19 FLARED END SECTION & RIPRAP DETAILS
SCALE - NTS

20 STORM SEWER BEDDING DETAILS
SCALE - NTS

21 NYLOPLAST DRAIN BASIN DETAIL
SCALE - NTS

22 NYLOPLAST CURB INLET ADJUSTMENT DETAIL
SCALE - NTS



23 GATE VALVE ASSEMBLY DETAILS
SCALE - NTS

24 HYDRANT ASSEMBLY DETAILS
SCALE - NTS

25 WATER & SEWER BEDDING DETAILS
SCALE - NTS

26 WATERMAIN THRUST BLOCKING DETAILS
SCALE - NTS

CAUTION
CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION

CONSOLIDATED CONSTRUCTION CO. INC.
QUALITY EXCELLENCE™

800-442-6771
www.1-800-442-6771.com
Appleton, WI | Columbus, WI
Rapid City, SD | Starnock, MO
1-800-442-6771

Independent Land Surveying & Engineering, Inc.
4115 OLD ROAD TRAIL, NW, Mandan, ND 58114
Phone: 701.837.3134 FAX: 701.837.2241

STAMPS

REGISTERED PROFESSIONAL ENGINEER
ASPHALT PAVEMENT
PE-6693
NORTH DAKOTA
PRELIMINARY

**TRI ENERGY COOPERATIVE
CONVENIENCE STORE & CAR WASH**
MANDAN, NORTH DAKOTA

ISSUED FOR REVIEW: 3/18/2026

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description

DRAWN BY: AU

PROJECT #: IJSE # 20216

C701

SHEET TITLE
PROPOSED UTILITIES



ARCHITECTURAL REVIEW COMMISSION APPLICATION

Applications need to be submitted to the Building Inspections Department no later than 12 p.m. (noon) on the Wednesday prior to the scheduled meeting at which consideration is desired. Digital submittals will be accepted. If paper copies are submitted a copy of the following information is required. They shall be no larger than 11 x 17 and need to have complete sets, drawn to scale. Incomplete applications will not be accepted. If you have any question call the Building Inspections department at 701-667-3230.

1. Description of Proposed Activity: Proposed 5 STAR Motors Car Sales & Shop
2. Name of Owner: 5 Star Properties LLC
 Mailing Address: 8310 Willow Road N., Mandan, ND 58554
 Phone (Cell) 701-207-0083 (Office) 701-425-3897
3. Name of Architect if applicable: Civil ENG - ILSE inc.
 Mailing Address: 4215 OLD RED TRAIL NW Mandan
 Phone (Cell) 701-220-0968 Office) 701-663-5184
4. Name of Contractor: To Be Determined
 Mailing Address: _____
 Phone (Cell) _____ (Office) _____
5. Parcel Address: 100 Riverwood AVE SW
6. Legal Description:
 Lot 1 Block 2 Addition Riverwood Comm. Park 3rd Add
 Section SE 14 26 Township 139 N Range 81W
7. Zoning: MA - Light Industrial
8. Special Purpose District: Gateway to Mandan
9. Existing Land Use: Vacant
10. Lot Size (Sq Ft) 87,777 SF
 Existing Bldg Area (Sq Ft) 0
 Proposed Bldg Area (Sq Ft) 3,000 SF + 6,000 SF Total = 9,000 SF
11. Estimated Cost of Project: \$ 1,250,000
 ➤ Is this project receiving incentives from the City of Mandan? Yes ___ No ___
 If you are receiving incentives please indicate which programs have been applied for.

I understand the procedures for Architectural Review and have received the checklist (see attached sheet) to be followed for approval as set forth in Chapter 111-1 of the Mandan City Code.

Approvals are subject to compliance with Federal, State and Local regulations.

Applicant: [Signature] Date: 3-10-26
Authorized Rep.



CHECK LIST FOR ARCHITECTURAL REVIEW COMMISSION APPLICATION

Applications need to be submitted to the Building Inspections Department no later than 12 p.m. (noon) on the Wednesday prior to the scheduled meeting at which consideration is desired. Digital submittals will be accepted. If paper copies are submitted ten (10) copies of the following information are required. Eight (8) copies shall be no larger than 11 x 17 and two copies shall be complete sets, drawn to scale. Incomplete applications will not be accepted. If you have any question call the Building Inspections department at 701-667-3230.

A. Plot Plan - Drawn to Scale

- X 1. Boundaries-Indicate North Arrow
- X 2. Road(s) fronted upon
- X 3. Utility lines or easements-existing and planned
- X 4. Major topographic features-existing and planned-drainage
- X 5. Landscaping and major vegetative cover-existing and planned
- X 6. Location of structure(s) on site; existing and proposed
 - a. Includes dimensions
 - b. Includes set back distances
 - c. Includes exterior security and area lighting, fire hydrants (must indicate if 350 feet or less from proposed project), etc.
 - d. Dumpsters and screen walls
- X 7. Vehicular and pedestrian plans.
 - a. Parking. Include number of spaces including handicapped parking, location, hard surfacing, etc.
- X 8. Signage

B. Photos and/or Samples of Proposed Building Exterior, Including Exterior Colors

C. Elevation Architectural Plans to Scale

- X 1. Elevation drawings to include ALL sides.

D. Two Copies of the Storm Water Management Systems. This must be certified by an engineer. If not applicable, submit in writing why you think it should not affect the existing system.

E. The owner, whenever possible, and the contractor or a representative needs to be present at the scheduled meeting.

Note: If your project is for exterior improvements to a building with no additions, driveway, sidewalk, landscaping, or grading to the lot only the information in sections B and C are required. Incomplete applications will not be accepted.

The Architectural Review Board has a regularly scheduled meeting every 2nd and 4th Tuesday at 1 p.m. in City Hall. Applications may be accepted and/or scheduled up to the prior Wednesday at 12 p.m. (noon).

5 STAR MOTORS SHOP

PRELIMINARY SET | 01/20/2026

#MD 260101



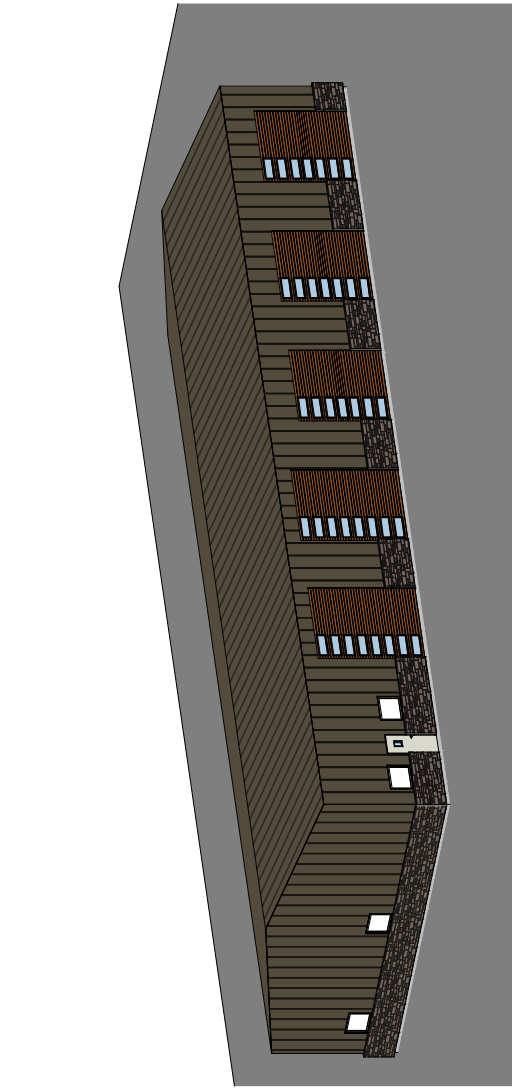
MAXWELL
DESIGNS

PROJECT PHASE:
CONSTRUCTION DOCUMENTS

MANDAN, ND	3/20/25
PROJECT NO	260101
REVISION	DATE

SHEET INDEX	
A0	COVER SHEET ARCH. DRAWINGS
A1	FOUNDATION PLAN
A2	LOFT FLOOR PLAN
A3	ROOF PLAN
A4	REFLECTED CEILING PLANS
A5	EAST AND WEST ELEVATIONS
A6	BUILDING SECTIONS
A7	EXTERIOR PERSPECTIVES
A8	INTERIOR PERSPECTIVES
A9	
A10	
A11	

CODE INFORMATION:	
JURISDICTION:	BURLINGHAM CO.
ZONING:	R-1P
HEIGHT RESTRICTIONS:	?
SETBACKS:	25'-0" FRONT SETBACK 15'-0" SIDE SETBACKS 15'-0" REAR SETBACK
FOR CLIMATE ZONE 6A (RC)	
CLIMATE ZONE:	6A
PENETRATION FACTOR:	0.35
CEILING R-VALUE:	49
MASS WALL R-VALUE:	5/19
FLOOR R-VALUE:	20 or 13+5
SLAB R-VALUE:	10
SLAB R-VALUE & DEPTH:	10, 4"
GRAVEL SPACE WALL R-VALUE:	10/15
APPLICABLE CODES	
2015 International Building Code (IBC)	
2015 International Energy Conservation Code (IECC)	
2015 International Fire Code (IFC)	
2015 International Mechanical Code (IMC)	
2015 International Plumbing Code (IPC)	
2017 National Electric Code/Wire Standards of ND	

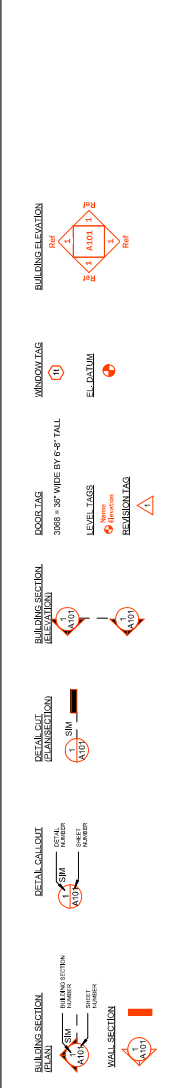


PROJECT ADDRESS:	MANDAN, ND 2003 MEMORIAL HIGHWAY, 58554
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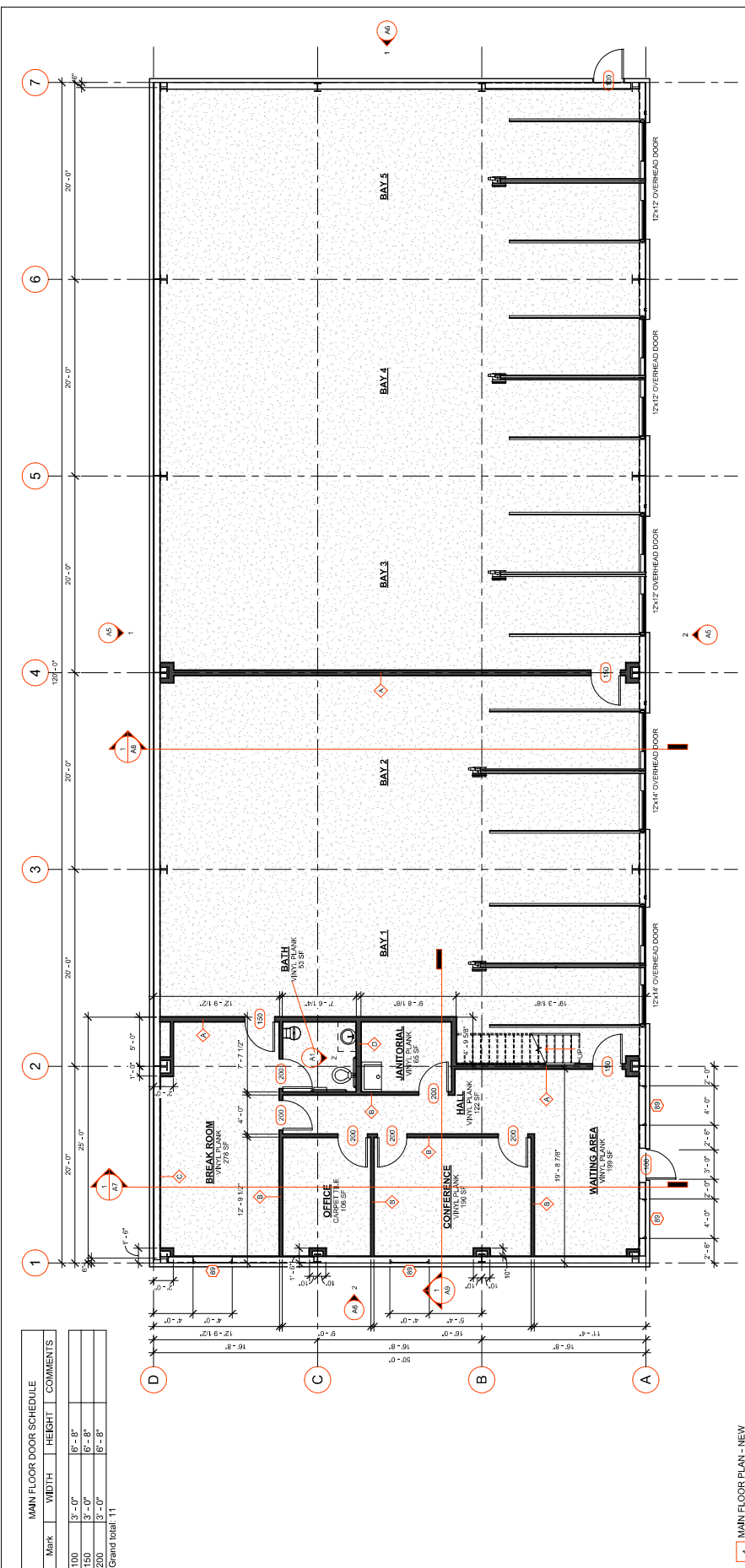
PROJECT TEAM:	<p>Owner Walter Olsen P 701.207.0888 E wolsen@maxwell.com contact: Walter Olsen</p> <p>Designer MAXWELL DESIGNS Mandan, ND 58554 P 218.791.2212 E rmaxwell112@gmail.com contact: Ryan Maxwell</p> <p>General Contractor P F E contact</p> <p>Structural Engineer 30 REE STRUCTURAL ENGINEERING & DESIGN 901 E BRISTOL DR. BISMARCK, ND 58501 P 701.254.1876 E tschaeffer@ree.com contact: TOM SHANNON</p>
---------------	---

BUILDING AREA SCHEDULE	
NAME	AREA
SHOP	4747 SF
OFFICE	1130 SF
LOFT	1139 SF
Grand Total: 3	7035 SF

SHEET
NOTES: 1. SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DIMENSIONS SHOWN ON ORIGINAL DRAWINGS. DIMENSIONS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 22"x34" AND IN COLOR.
2. DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O.S. CENTERLINE OF COLUMN GIRDERS, OR F.O. INDICATE TOP OF (T.O.) SLAB, T.O. SUBFLOOR, OR T.O. FRAMING, U.N.O. INFORMATION REGARDING EXISTING SITE CONDITIONS USED TO PREPARE THESE DRAWINGS. VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE DESIGNER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DRAWINGS. THE DESIGNER WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED, CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND COMMENCING CONSTRUCTION PROVIDE WRITTEN NOTIFICATION TO THE DESIGNER OF ANY DISCREPANCIES WITH THE DOCUMENTS. THE DESIGNER WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.

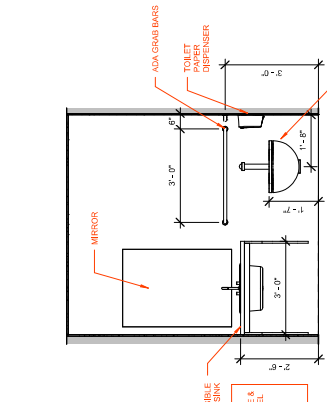


COVER	
SCALE:	As Indicated
A0	
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- GENERAL NOTES:**
1. THE CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
 2. GENERAL CONTRACTOR TO VERIFY ALL MECH, PLUMBING, AND ELECTRICAL SCOPE OF WORK PRIOR TO, AND DURING CONSTRUCTION FOR DISCREPANCIES WITH GENERAL CONSTRUCTION. REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO ANY INSTALLATION OR FABRICATION.
 3. ALL WALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD. UNLESS NOTED OTHERWISE.
 4. ALL CONTRACTORS TO PROTECT EXISTING SURFACES, MATERIALS, AND EQUIPMENT TO REMAIN. CONTRACTORS SHALL BE RESPONSIBLE TO REPLACE OR REPAIR ANY DAMAGED EXISTING SURFACES, MATERIALS, OR EQUIPMENT.

WALL TYPE	WALL TYPE A	WALL TYPE B	WALL TYPE C	WALL TYPE D
TOP OF WALL	DOUBLE 2x8 TOP PLATE INSULATION	DOUBLE 2x4 TOP PLATE	DOUBLE 2x4 TOP PLATE	DOUBLE 2x6 TOP PLATE
PLAN	2x8 STUDS AT 16" o.c. 1 LAYER 1/2" GYP. SIDE - INSULATION WALL BOARD EX. SIDE	2x4 STUDS AT 16" o.c. 1 LAYER 1/2" GYP. SIDE - INSULATION WALL BOARD EX. SIDE	2x4 STUDS AT 16" o.c. 1 LAYER 1/2" GYP. SIDE - INSULATION WALL BOARD EX. SIDE	2x6 STUDS AT 16" o.c. 1 LAYER 1/2" GYP. SIDE - INSULATION WALL BOARD EX. SIDE
BOT. OF WALL	PRESSURE TREATED BOT. PLATE 1/2" BOARD BASE-TYP.	PRESSURE TREATED BOT. PLATE 1/2" BOARD BASE-TYP.	PRESSURE TREATED BOT. PLATE 1/2" BOARD BASE-TYP.	PRESSURE TREATED BOT. PLATE 1/2" BOARD BASE-TYP.



TYPE MARK	NAME	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS
89	Fixed	48" x 36"	4'-0"	3'-0"	4'-0"	7'-0"

BUILDING AREA SCHEDULE	
NAME	AREA
SHOP	4747 SF
OFFICE	1130 SF
LOFT	1159 SF
Grand total:	7036 SF

MAIN FLOOR WINDOW SCHEDULE					
TYPE MARK	WIDTH	HEIGHT	HEAD HEIGHT	COMMENTS	
89	Fixed	48" x 36"	4'-0"	3'-0"	4'-0"

1 MAIN FLOOR PLAN - NEW
 3/16" = 1'-0"

2 INTERIOR BATH ELEVATION
 1/16" = 1'-0"

3 WALL TYPES
 1/16" = 1'-0"

4 GRAND TOTAL



MAXWELL DESIGNS
 10000 Highway 100, Suite 100
 Dallas, TX 75243
 (214) 343-1111
 www.maxwelldesigns.com

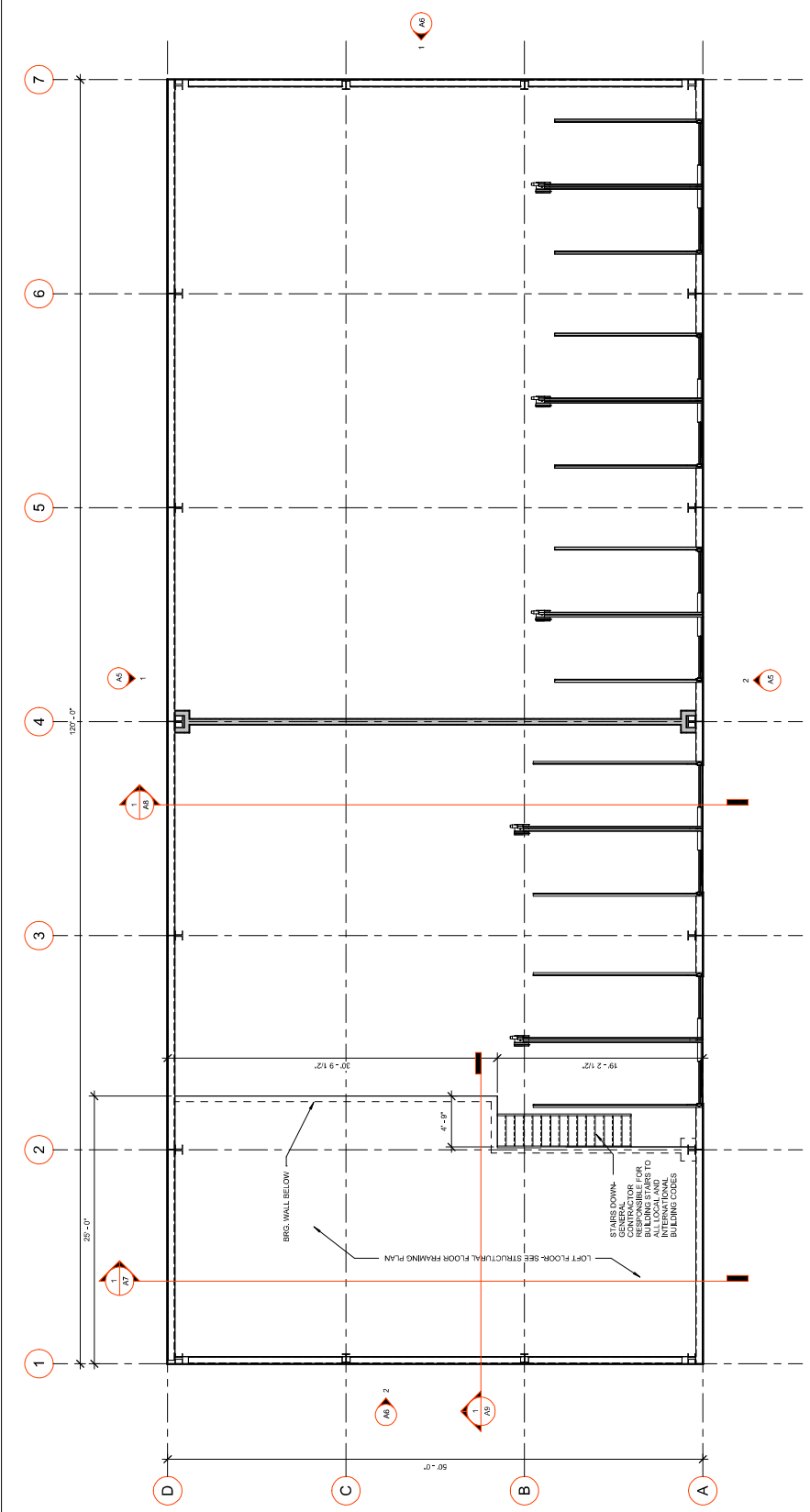
PROJECT PHASE: CONSTRUCTION DOCUMENTS
 MANDATA, INC
 15000 Highway 100, Suite 100
 PROJECT NO: 201002
 REVISION: DATE

5 STAR MOTORS SHOP

LOFT FLOOR PLAN
 SCALE: 3/16" = 1'-0"

A2

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1 LOFT FLOOR PLAN
 3/16" = 1'-0"

BUILDING AREA SCHEDULE	
NAME	AREA
SHOP	4247 SF
OFFICE	1130 SF
LOFT	1159 SF
Grand total:	7038 SF



MAXWELL DESIGNS
 10000 Highway 100, Suite 100
 Dallas, TX 75243
 (972) 443-1111
 www.maxwelldesigns.com

PROJECT PHASE: CONSTRUCTION DOCUMENTS
 JANDROW, ND
 5 STAR MOTORS SHOP
 PROJECT NO. 201002
 REVISION: DATE

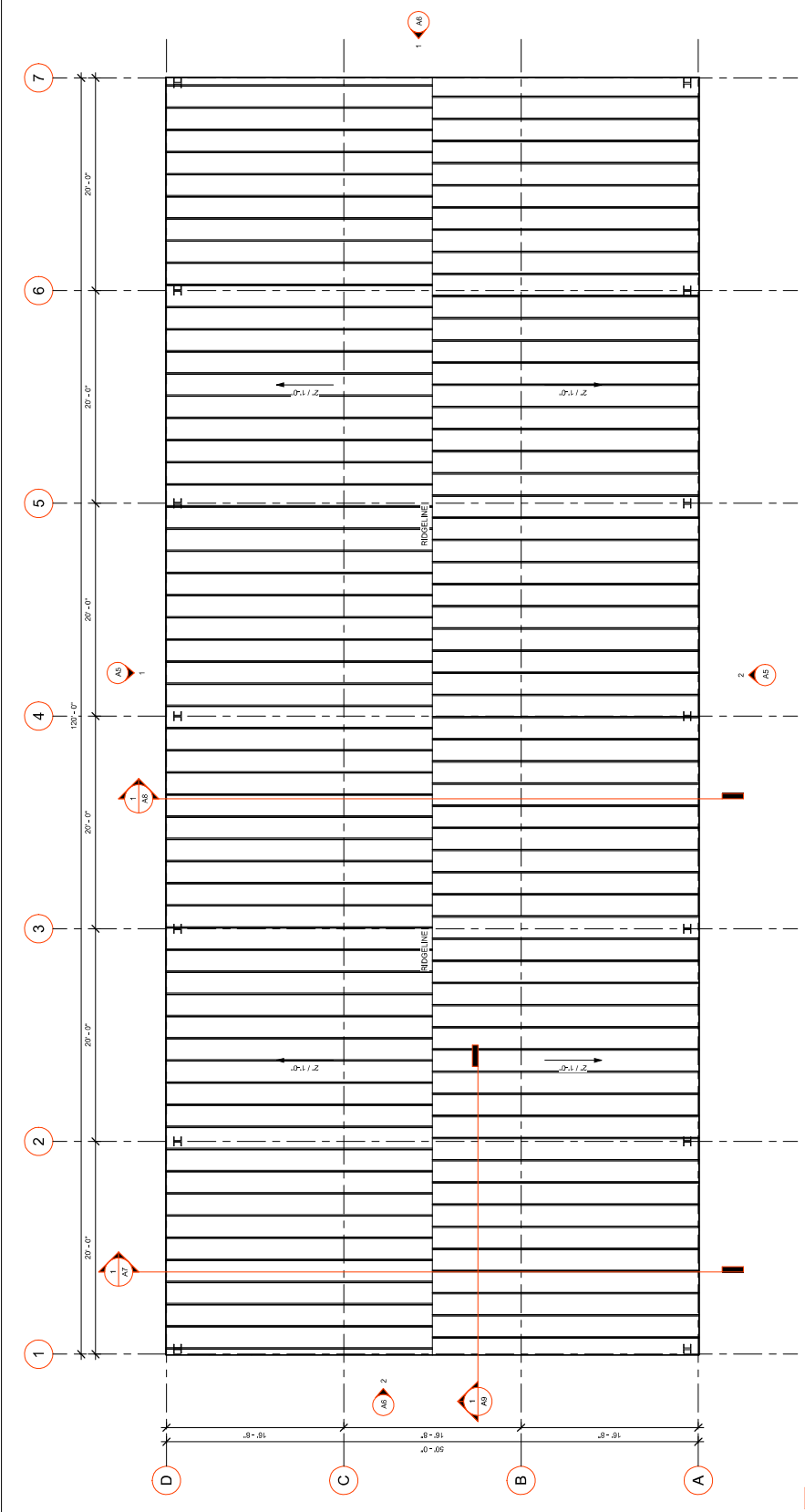
5 STAR MOTORS SHOP

ROOF PLAN

SCALE: 3/16" = 1'-0"

A3

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1 ROOF PLAN - NEW
 3/16" = 1'-0"

- GENERAL NOTES:
1. ALL ROOFING COMPONENTS ARE THE RESPONSIBILITY OF THE METAL BUILDING SUPPLIER
 2. GENERAL CONTRACTOR TO VERIFY ALL METAL BUILDING COMPONENTS AND COLORS BEFORE ORDERING

BUILDING AREA SCHEDULE	
NAME	AREA
SHOP	4747 SF
OFFICE	1130 SF
LOFT	1039 SF
Grand Total 3	7916 SF



MAXWELL DESIGNS
 10000 Highway 100, Suite 100
 Dallas, TX 75243
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 Email: info@maxwelldesigns.com
 Website: www.maxwelldesigns.com

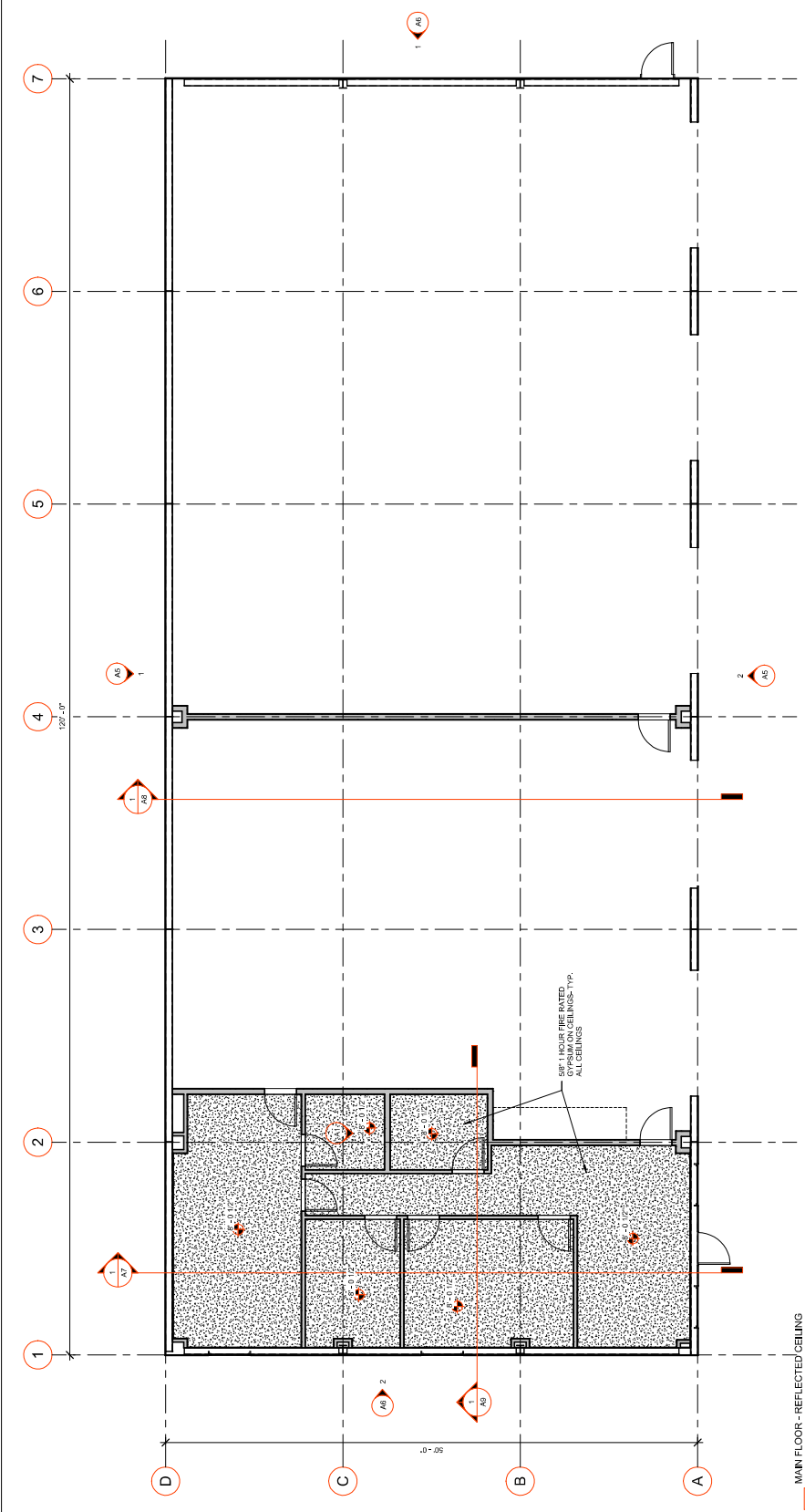
PROJECT PHASE: CONSTRUCTION DOCUMENTS
 MANDATA, INC.
 PROJECT NO. 201002
 REVISION DATE

5 STAR MOTORS SHOP

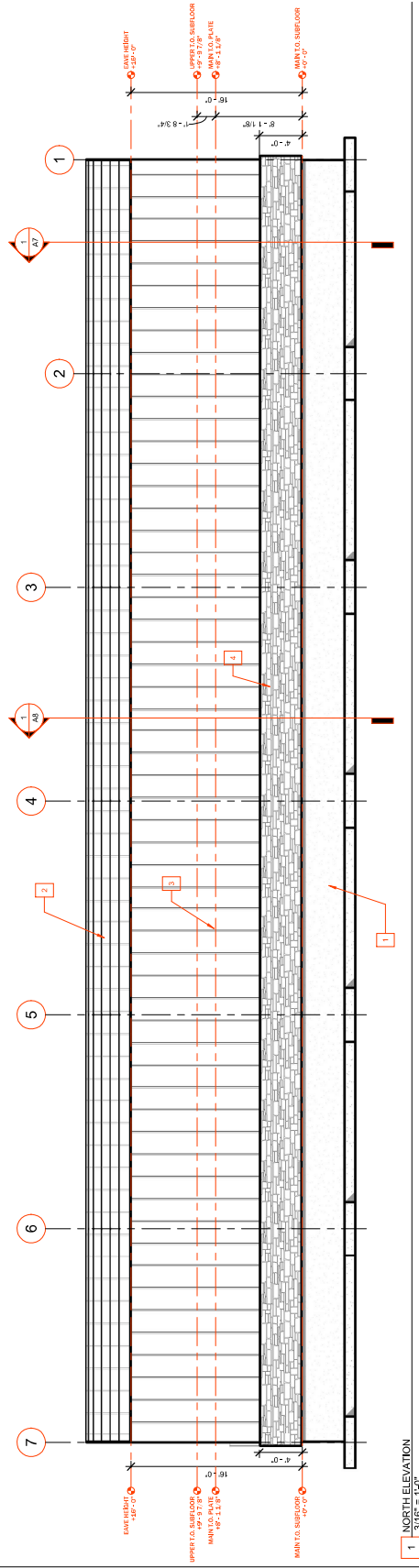
REFLECTED CEILING PLANS
 SCALE: 3/16" = 1'-0"

A4

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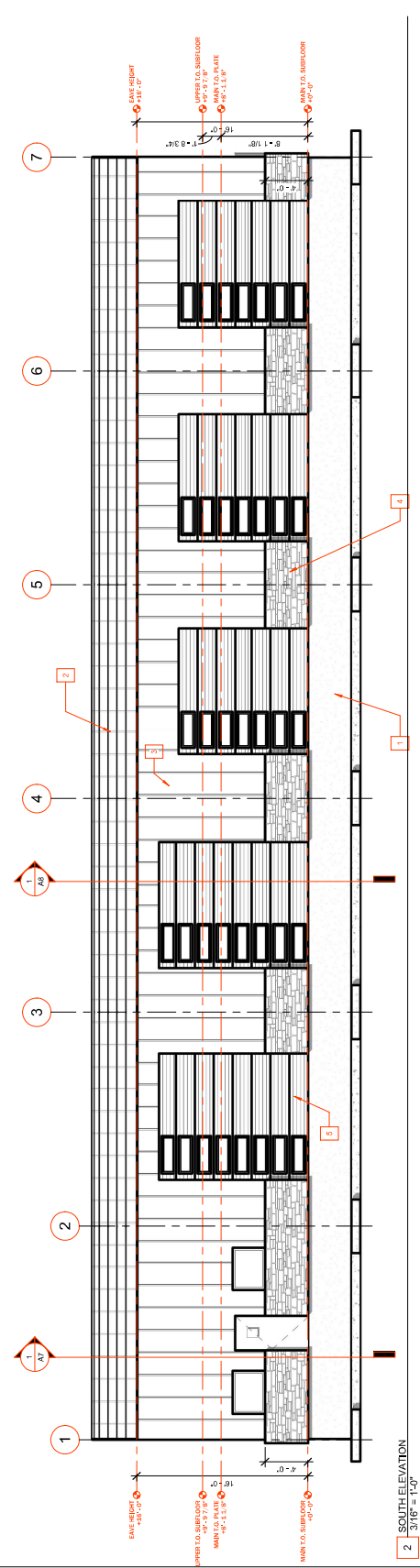


BUILDING AREA SCHEDULE	
NAME	AREA
SHOP	4747 SF
OFFICE	1120 SF
LOFT	1120 SF
Grand Total: 3	7088 SF



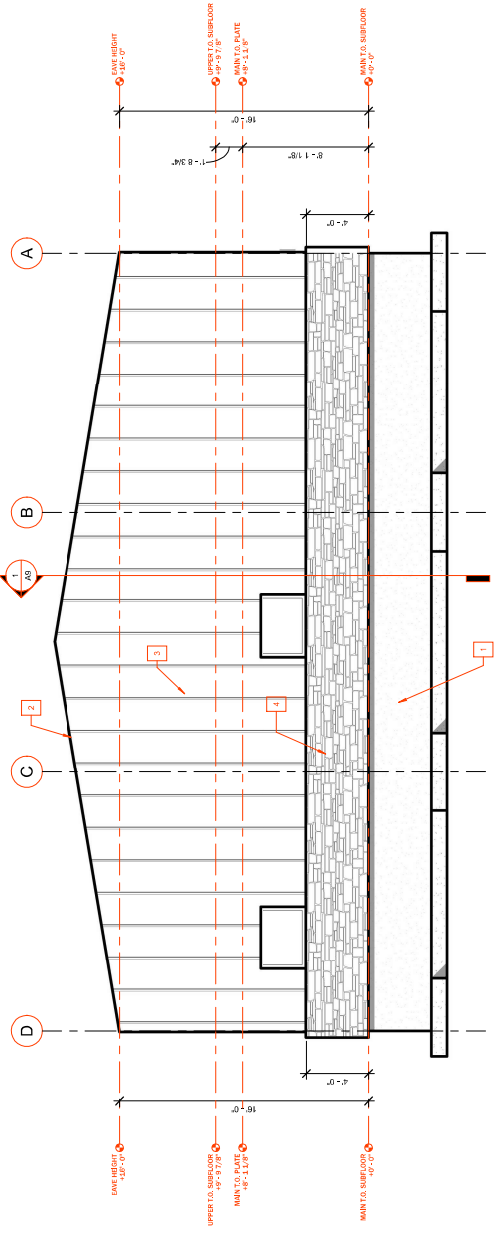
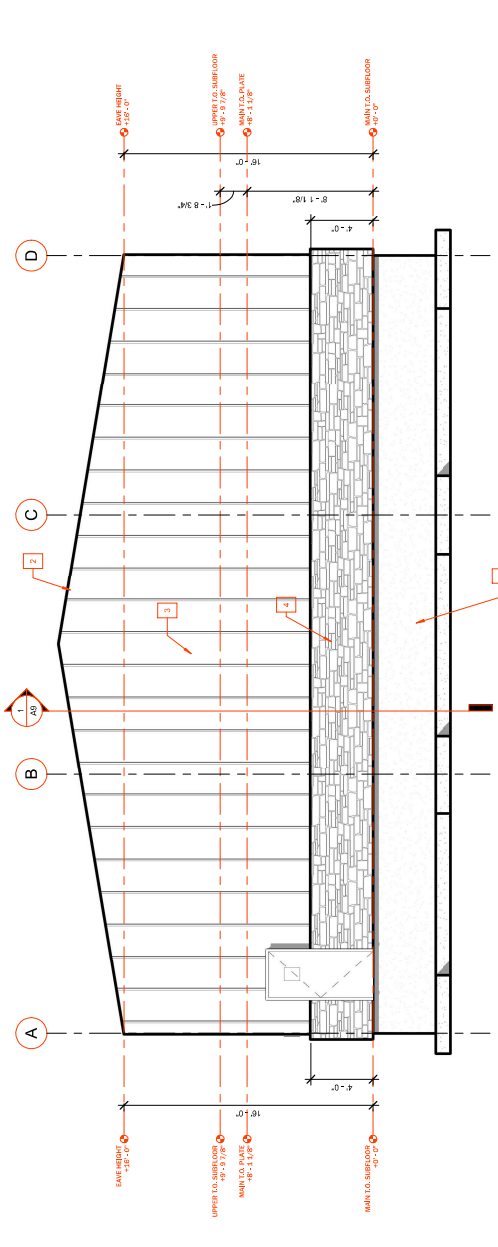
1 NORTH ELEVATION
 3/16" = 1'-0"

- NOTES:
1. CONCRETE FOUNDATION WALL AND FOOTING DESIGN BY STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 2. METAL SIDING AND METAL BUILDING SUPPLIER-GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND COLORS BEFORE ORDERING ANY MATERIAL.
 3. METAL SIDING BY METAL BUILDING SUPPLIER-GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND COLORS BEFORE ORDERING ANY MATERIAL.
 4. VERSETTA STONE PANELS-GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS. GENERAL CONTRACTOR TO VERIFY COLORS WITH OTHER (STERLING LEDGESTONE SHOWN).
 5. OVERHEAD GARAGE DOOR-WOOD-LIKE CEDAR PANEL SHOWN.



2 SOUTH ELEVATION
 3/16" = 1'-0"

- NOTES:**
- CONCRETE FOUNDATION WALL AND FOOTING DESIGN BY STRUCTURAL ENGINEER. SEE STRUCTURAL DRAWINGS FOR DETAILS.
 - METAL ROOFING BY METAL BUILDING SUPPLIER. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND COLORS BEFORE ORDERING ANY MATERIAL.
 - METAL SIDING BY METAL BUILDING SUPPLIER. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND COLORS BEFORE ORDERING ANY MATERIAL.
 - VERIBETTA STONE PANELS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND COLORS WITH OWNER (SEE LINGELEDSTONE SHOWN).
 - OVERHEAD GARAGE DOOR. WOOD-LIKE CEDAR PANEL SHOWN.





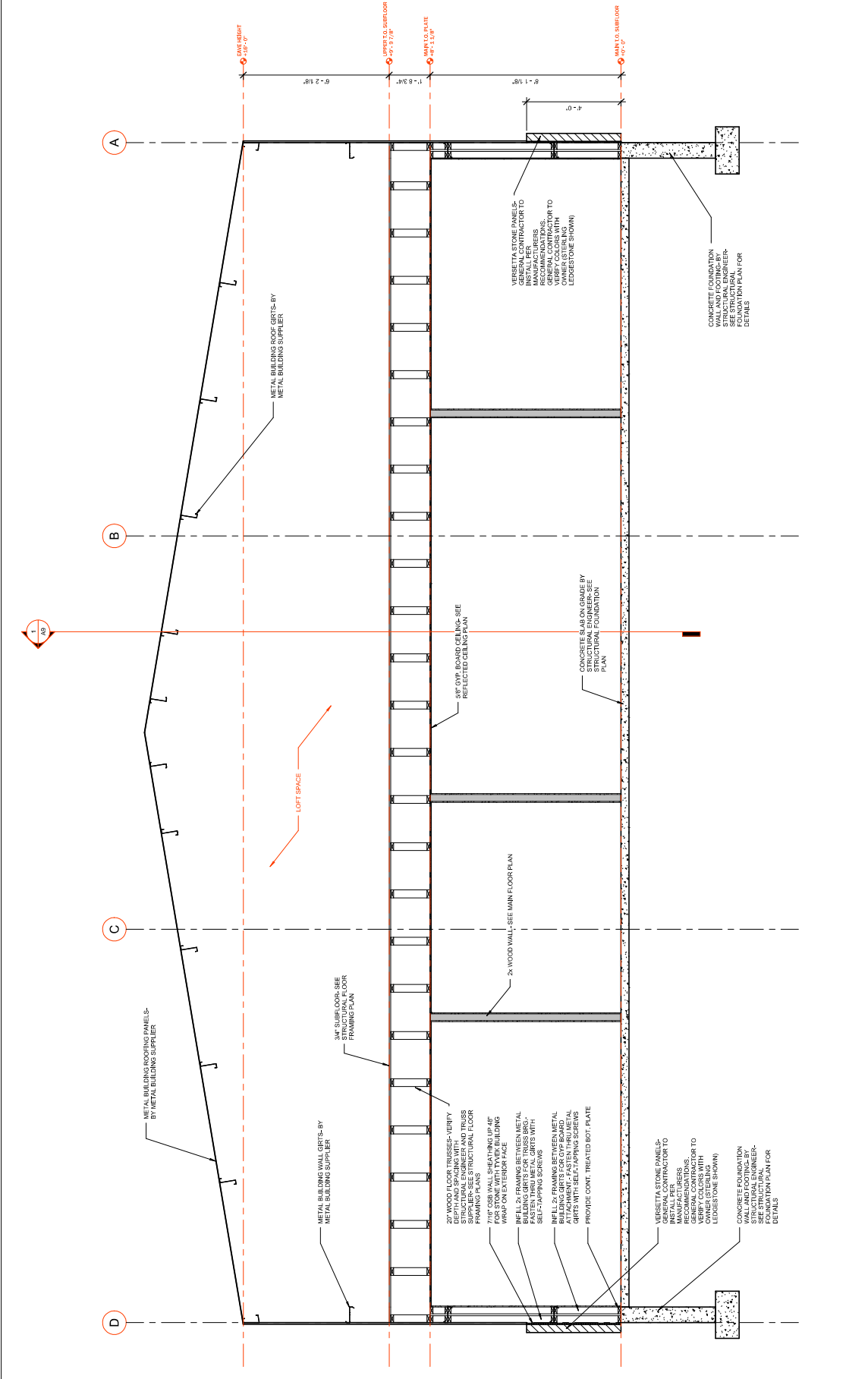
PROJECT PHASE: CONSTRUCTION DOCUMENTS
 MAXWELL DESIGNS
 10000 N. 100th Ave., Suite 100
 Greenwood, IN 46039
 (317) 833-1100
 www.maxwelldesigns.com

REVISION	DATE

5 STAR MOTORS SHOP

BUILDING SECTIONS
 SCALE: 1/2" = 1'-0"

A7
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 3/3/2025 9:16:02 PM



1 BUILDING SECTION THRU LOFT
 1/2" = 1'-0"



MAXWELL DESIGNS
 10000 N. W. 10th St., Suite 100
 Miami, FL 33150
 (305) 555-1111
 www.maxwelldesigns.com

PROJECT PHASE: CONSTRUCTION DOCUMENTS

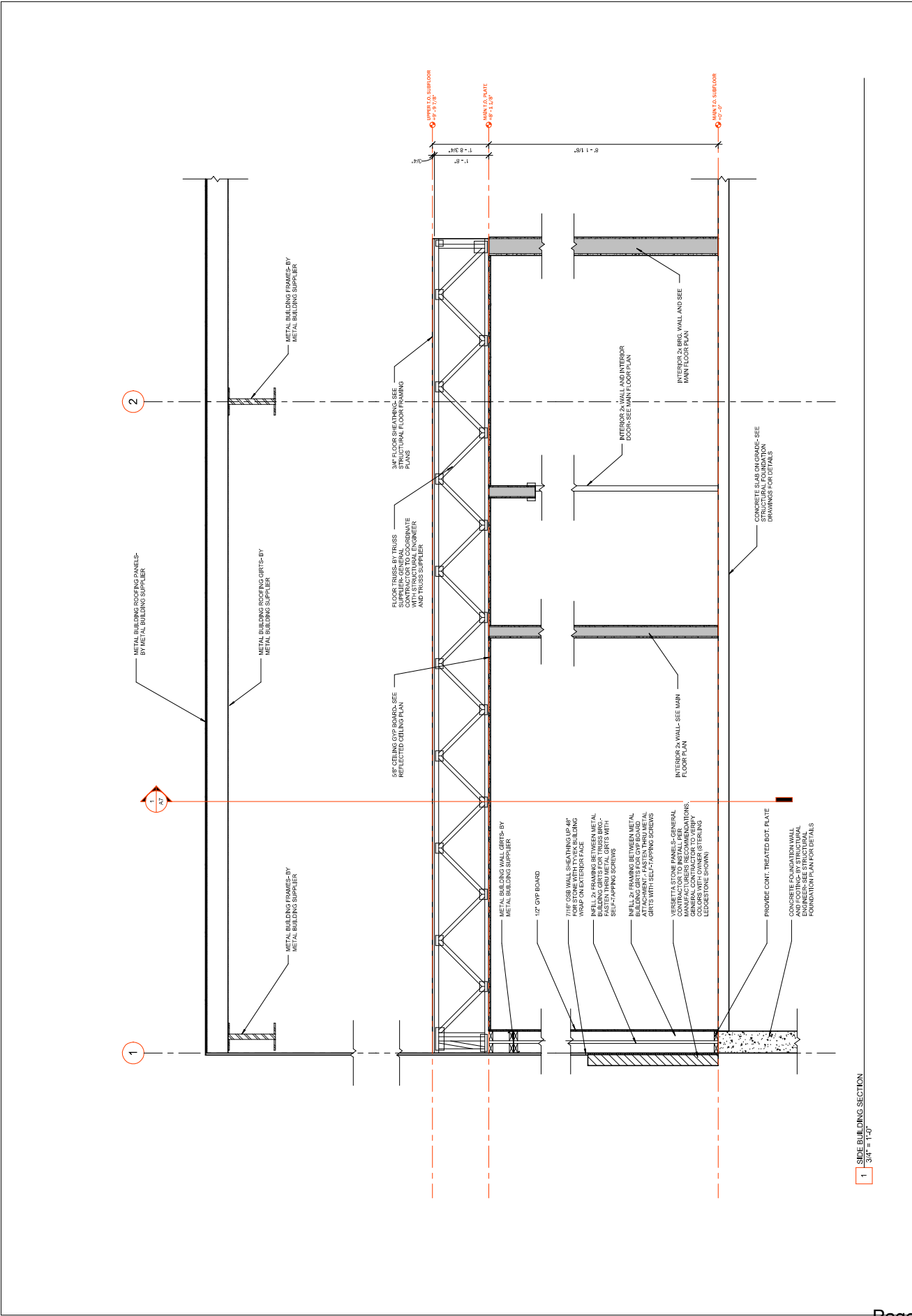
NO.	DATE	REVISION

5 STAR MOTORS SHOP

BUILDING SECTIONS
 SCALE: 3/8" = 1'-0"

A9

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1 SIDE BUILDING SECTION
 3/4" = 1'-0"



MAXWELL DESIGNS
 10000 Highway 101, Suite 100
 Mandan, ND 58048
 Phone: (701) 781-1111
 Fax: (701) 781-1112
 Email: info@maxwelldesigns.com
 Website: www.maxwelldesigns.com
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PROJECT PHASE: CONSTRUCTION DOCUMENTS

MANDAN, ND	5 STAR MOTORS
PROJECT NO	201902
REVISION	DATE

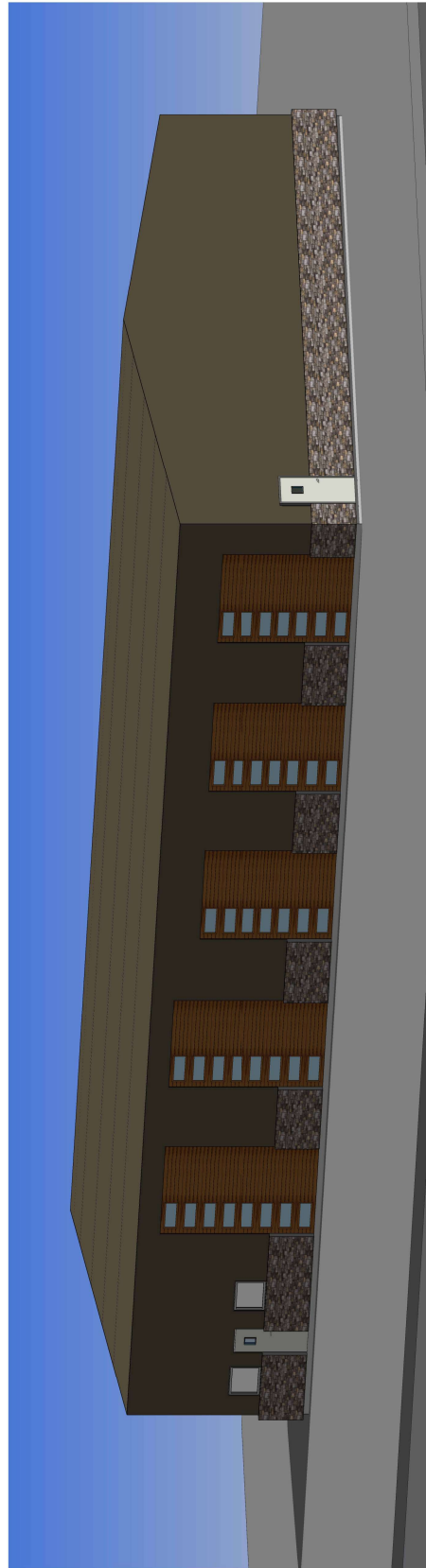
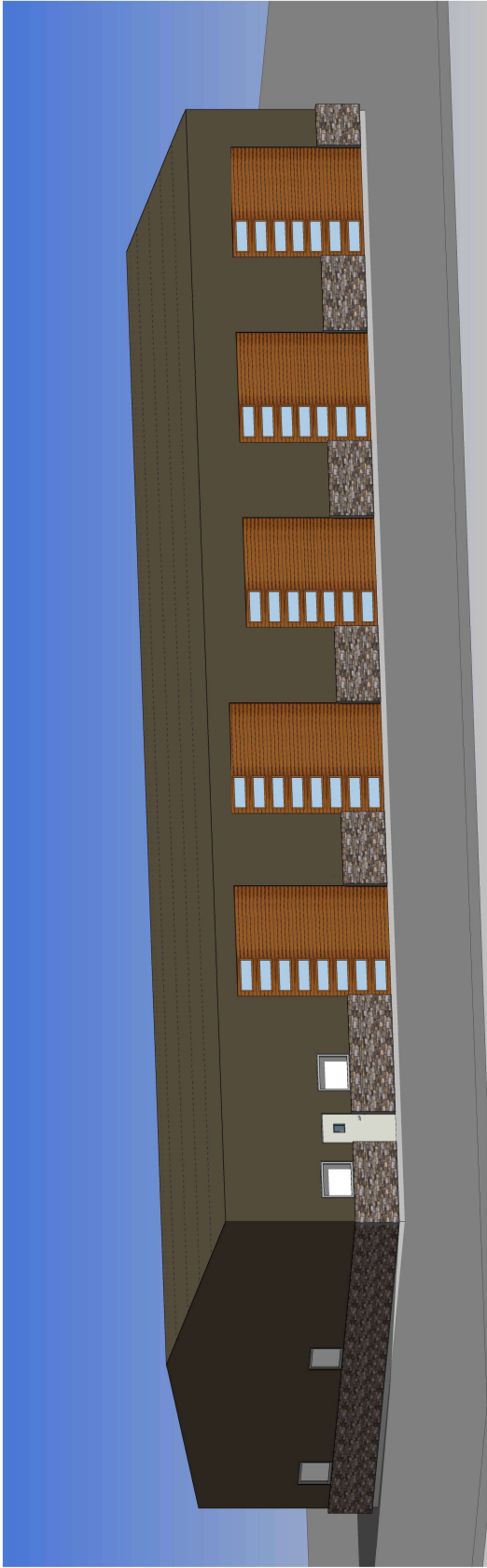
5 STAR MOTORS SHOP

EXTERIOR PERSPECTIVES

SCALE:

A10

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 10000 Highway 100, Suite 100
 Mandan, ND 58542
 Phone: (701) 781-1111
 Fax: (701) 781-1112
 www.maxwelldesigns.com

PROJECT PHASE: CONSTRUCTION DOCUMENTS
 LOCATION: MANDAN, ND
 PROJECT NO: 201002
 DRAWN BY: RAM
 CHECKED BY: []
 REVISION: [] DATE: []

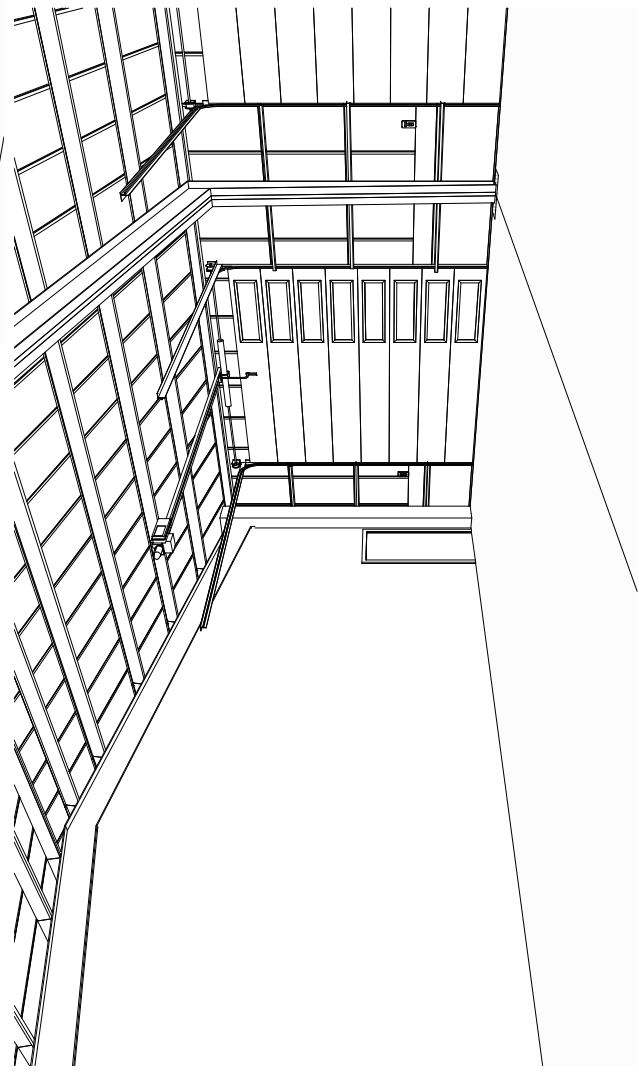
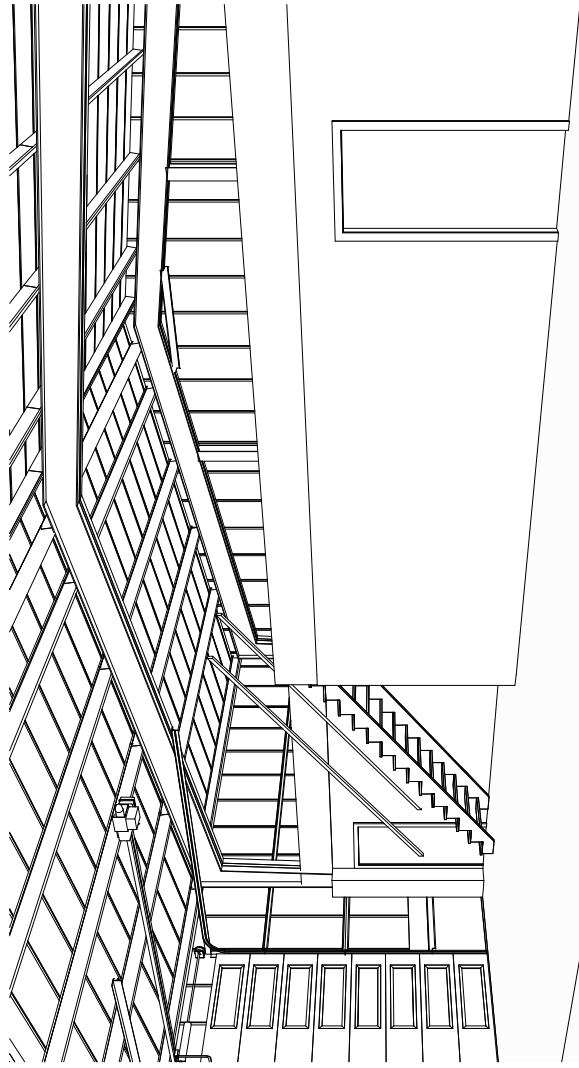
5 STAR MOTORS SHOP

INTERIOR
 PERSPECTIVES

SCALE: _____

A11

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5 STAR MOTORS DEALERSHIP

PRELIMINARY SET | 01/20/2026

#MD 260102



MAXWELL DESIGNS
 1001 10th Street
 Mandan, ND 58544
 701.390.3986
 www.maxwelldesigns.com

PROJECT ADDRESS:
 MANDAN, ND
 2003 MEMORIAL HIGHWAY,
 58554

PROJECT TEAM:

Owner
 Walter Olsen
 p 701.207.0083
 f -
 e walterolsen3@gmail.com
 contact: Walter Olsen

Designer
 Maxwell Designs
 3415 Highway 1806
 Mandan, ND 58554
 p 218.791.2212
 f -
 e maxwell17@gmail.com
 contact: Ryan Maxwell

General Contractor
 p -
 f -
 e -
 contact -

Structural Engineer
 3D REE STRUCTURAL ENGINEERING & DESIGN
 991 E BIRISTOL DR.
 BISMARCK, ND 58501
 p 701.390.3986
 f -
 e tschenseis@gmail.com
 contact: TOM SHANANDORE



SHEET INDEX

COVER SHEET ARCH. DRAWINGS

A0	COVER
A1.1	MAIN FLOOR PLAN
A2.1	ROOF PLAN
A3.1	REFLECTED CEILING PLANS
A4.1	NORTH AND SOUTH ELEVATIONS
A4.2	EAST AND WEST ELEVATIONS
A5.1	BUILDING SECTIONS
A5.2	BUILDING SECTIONS
AB.1	EXTERIOR PERSPECTIVES
AB.2	INTERIOR PERSPECTIVES

PROJECT:

PROJECT PHASE:

CONSTRUCTION DOCUMENTS

MANDAN, ND

DATE: 3/12/2026
PROJECT NO: 260101

REVISION DATE

NOTES:

CODE INFORMATION:

JURISDICTION: MORTON CO.
ZONING: ETZ
HEIGHT RESTRICTIONS: -
SETBACKS: 20'-0" FRONT SETBACK
 19'-0" SIDE SETBACKS
 15'-0" REAR SETBACK

FOR CLIMATE ZONE 6A IRC

CLIMATE ZONE	6A
PENETRATION U-FACTOR	0.30
SKYLIGHT U-FACTOR	0.55
CEILING R-VALUE	49
WOOD FRAME WALL R-VALUE:	21 or 13-5
MASS WALL R-VALUE:	15/20
FLOOR R-VALUE:	30
BASEMENT WALL R-VALUE:	10/13
SLAB R-VALUE & DEPTH:	10, 4x
CRAWL SPACE WALL R-VALUE:	10/13

APPLICABLE CODES

2021 International Building Code (IBC)
 2021 International Residential Code (IRC) (including Appendix E & J)
 2021 International Fire Code
 2021 International Fuel Gas Code (IFGC)
 2021 International Mechanical Code (IMC)
 2021 International Energy Conservation Code (IECC)
 ND State Plumbing Code w/Amendments (including Appendix H)
 National Electric Code/Wire Standards of ND

BUILDING AREA SCHEDULE

NAME	AREA
TOTAL BLDG	3000 SF
Grand total: 1	3000 SF

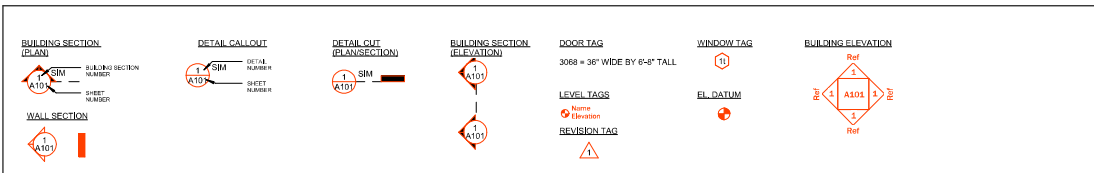
SHEET

NOTES

1. NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
 2. DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 22"x34" AND IN COLOR.
 3. DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O. STUD, CENTERLINE OF COLUMN GRIDLINE, OR F.O. FINISH (INTERIOR), U.N.O., VERTICAL DIMENSIONS INDICATE TOP OF (T.O.) SLAB, T.O. SUBFLOOR, OR T.O. FRAMING, U.N.O. INFORMATION REGARDING EXISTING SITE CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE DESIGNER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE DESIGNER WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, DATUM, LEVELS AND CONDITIONS PERTAINING TO THE WORK PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE DESIGNER OF ANY DISCREPANCIES WITH THE DOCUMENTS. THE DESIGNER WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.

COVER

SCALE: As indicated



A0

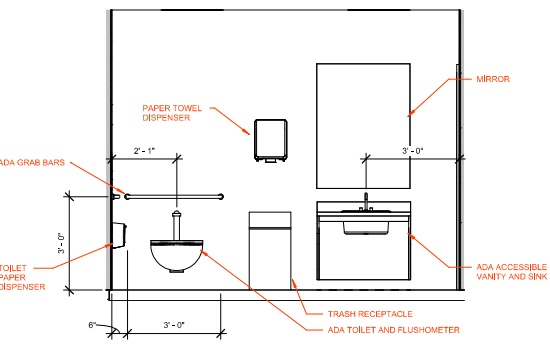
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1 MAIN FLOOR PLAN - NEW
 1/4" = 1'-0"

- GENERAL NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
 - GENERAL CONTRACTOR TO VERIFY ALL MECH, PLUMBING, AND ELECTRICAL SCOPE OF WORK PRIOR TO, AND DURING CONSTRUCTION FOR DISCREPANCIES WITH GENERAL CONSTRUCTION. REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO ANY INSTALLATION OR FABRICATION.
 - ALL WALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD, UNLESS NOTED OTHERWISE.
 - ALL CONTRACTORS TO PROTECT EXISTING SURFACES, MATERIALS, AND EQUIPMENT TO REMAIN. CONTRACTORS SHALL BE RESPONSIBLE TO REPLACE OR REPAIR ANY DAMAGED EXISTING SURFACES, MATERIALS, OR EQUIPMENT.

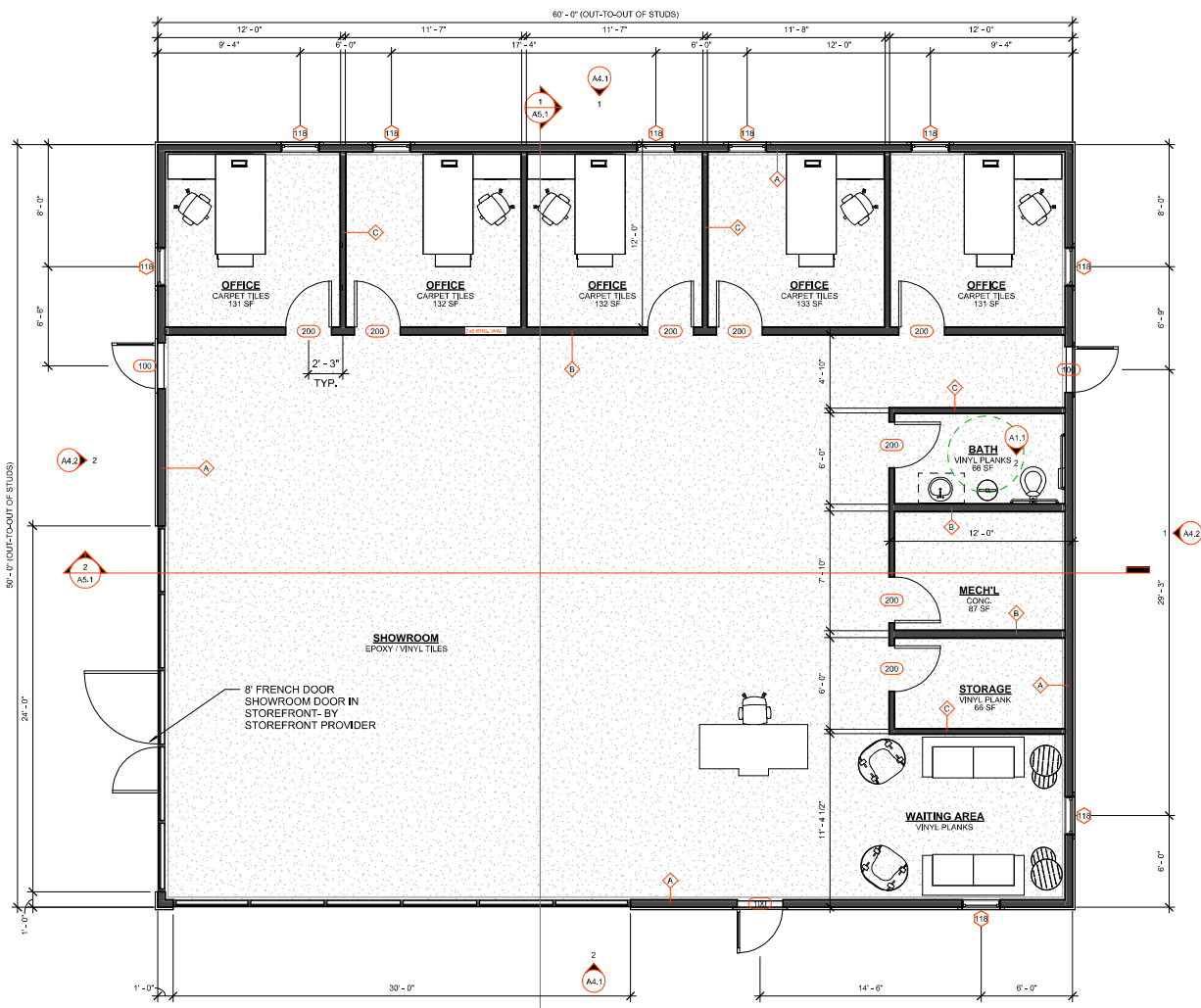
MAIN FLOOR WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	COMMENTS
118	Casement 30" x 48"	2'-6"	4'-0"	3'-0"	7'-0"	
Grand total: 9						

MAIN FLOOR DOOR SCHEDULE				
Mark	TYPE	WIDTH	HEIGHT	COMMENTS
100	36" x 84"	3'-0"	7'-0"	
200	36" x 84"	3'-0"	7'-0"	
Grand total: 11				



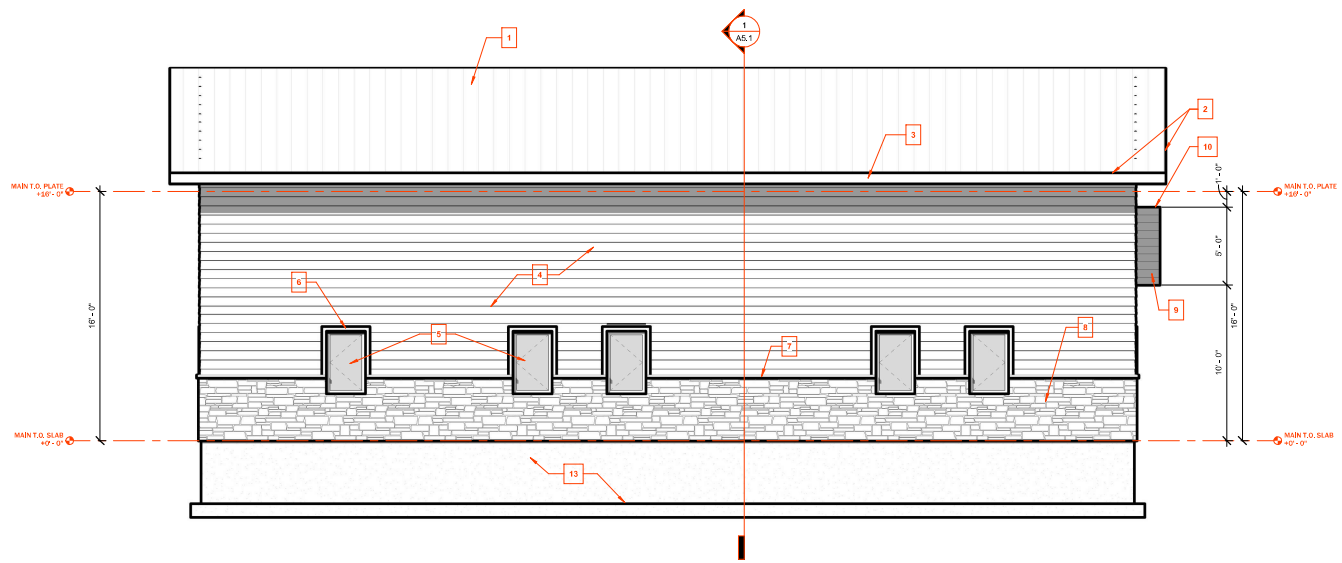
	WALL TYPE A	WALL TYPE B	WALL TYPE C
TOP OF WALL	DOUBLE 2x6 TOP PLATE	DOUBLE 2x6 TOP PLATE	DOUBLE 2x4 TOP PLATE
INSULATION	IN-WALL INSULATION		
STUDS	2x6 STUDS AT 16" o.c.	2x6 STUDS AT 16" o.c.	2x4 STUDS AT 16" o.c.
FINISH	1 LAYERS 7/16" OSB SHEET 1 LAYER 1/2" GYP. WALL BOARD	1 LAYERS 1/2" GYP. WALL BOARD G.A. SIDE - MOISTURE RESISTANT AT BATHROOMS	1 LAYERS 1/2" GYP. WALL BOARD G.A. SIDE - MOISTURE RESISTANT AT BATHROOMS
BOT. OF WALL	PRESSURE TREATED BOT. PLATE MOP BOARD BASE-TYP.	PRESSURE TREATED BOT. PLATE MOP BOARD BASE-TYP.	PRESSURE TREATED BOT. PLATE MOP BOARD BASE-TYP.

3 WALL TYPES
 1 1/2" = 1'-0"

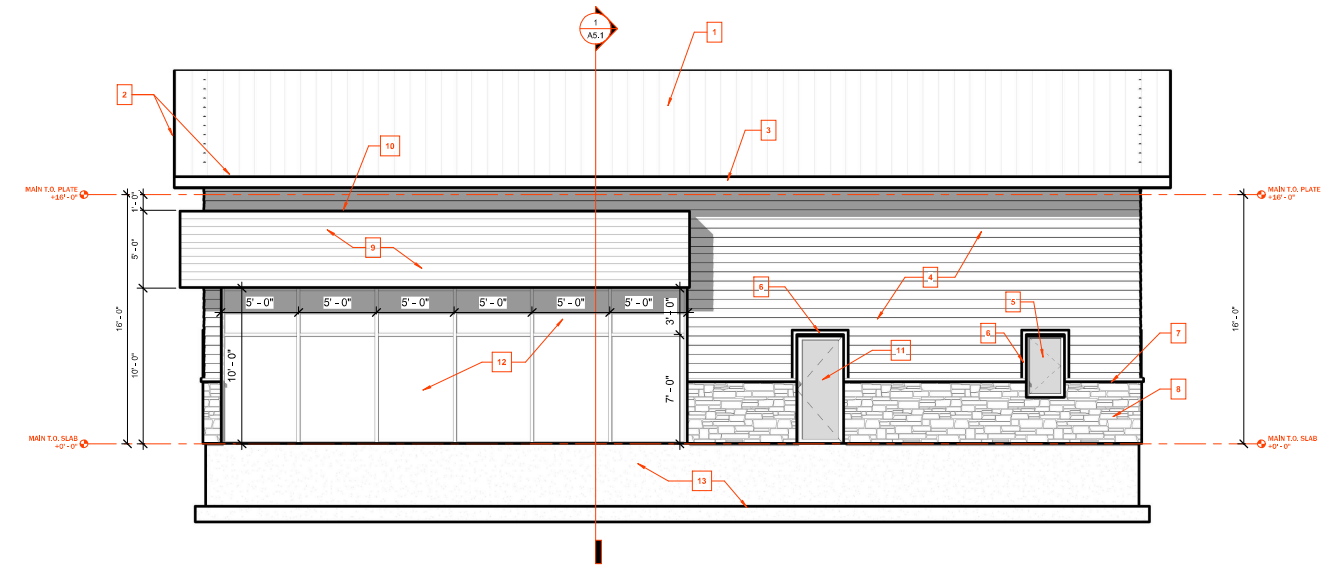


BUILDING AREA SCHEDULE	
NAME	AREA
TOTAL BLDG	3000 SF
Grand total: 1	3000 SF

BUILDING AREA SCHEDULE	
NAME	AREA
TOTAL BLDG	3000 SF
Grand total: 1	3000 SF



1 NORTH ELEVATION
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"

- ELEVATION NOTES:**
- LAP SEAM METAL ROOF PANELS- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS, GENERAL CONTRACTOR TO VERIFY COLORS, SIZE, AND SLOPE WITH OWNER PRIOR TO ORDERING, OR INSTALLING ANY MATERIAL (BURNISHED SLATE COLOR SHOWN ON 3D VIEWS)
 - ALUMINUM FASCIA- INSTALL PER MANUFACTURERS RECOMMENDATIONS, GENERAL CONTRACTOR TO VERIFY COLORS, SIZE, AND SLOPE WITH OWNER PRIOR TO ORDERING, OR INSTALLING ANY MATERIAL (BURNISHED SLATE COLOR SHOWN ON 3D VIEWS)
 - SEAMLESS METAL GUTTERS- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS, GENERAL CONTRACTOR TO VERIFY COLORS, SIZE, AND LOCATION OF ALL DOWNSPOUTS PRIOR TO ORDERING OR INSTALLATION- G.C. TO COORDINATE WITH CIVIL ENGINEER FOR SITE WATER MANAGEMENT
 - 8" LP COMPOSITE WOOD LAP SIDING WITH 7" LAP- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS, GENERAL CONTRACTOR TO VERIFY COLORS WITH OWNER (CHARCOAL COLOR SHOWN ON 3D VIEWS)
 - CASEMENT WINDOWS- SEE PLAN FOR SIZE AND LOCATIONS
 - 3.5" LP COMPOSITE WOOD TRIM TO WRAP WINDOWS- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS, GENERAL CONTRACTOR TO VERIFY COLORS WITH OWNER (CHARCOAL COLOR SHOWN ON 3D VIEWS)
 - VERSETTA STONE CAP BLOCK- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS, GENERAL CONTRACTOR TO VERIFY COLORS WITH OWNER.
 - VERSETTA STONE PANELS- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS, GENERAL CONTRACTOR TO VERIFY COLORS WITH OWNER (STERLING LEDGESTONE SHOWN)
 - NICHHA VINTAGE WOOD SIDING IN CEDAR- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - PROVIDE METAL DRIP CAP OVER EXTERIOR WOOD FINISHES
 - EXTERIOR DOOR- SEE PLAN FOR SIZE AND LOCATIONS- GENERAL CONTRACTOR TO VERIFY COLOR AND DESIGN WITH OWNER
 - STOREFRONT WINDOW- DESIGN BY STOREFRONT WINDOW PROVIDER
 - CONCRETE FOUNDATION WALL AND FOOTING DESIGN BY STRUCTURAL ENGINEER- SEE STRUCTURAL DRAWINGS FOR DETAILS

5 STAR MOTORS DEALERSHIP

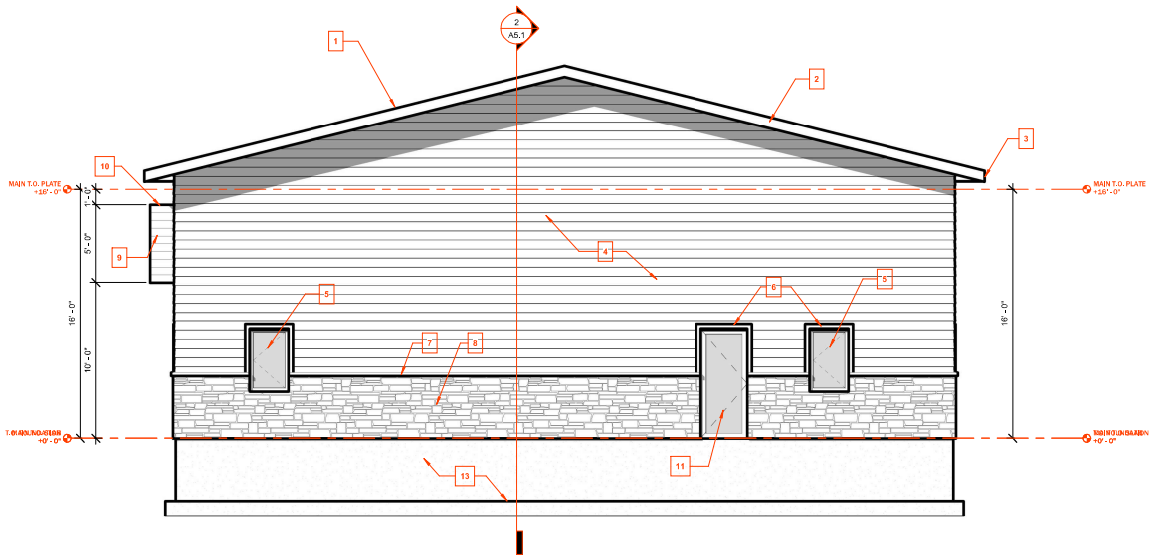
NORTH AND SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"

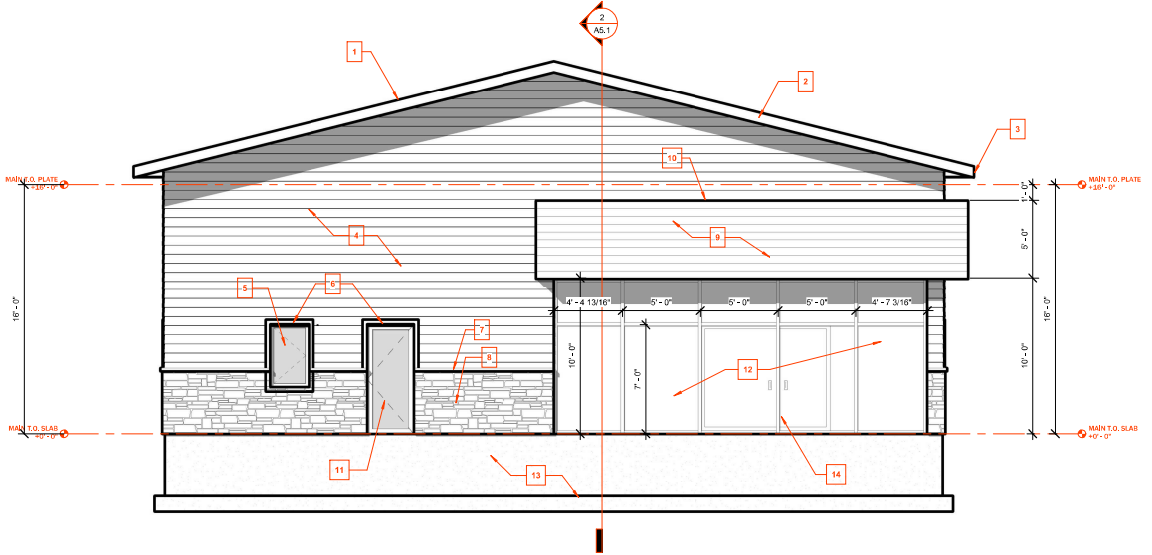
A4.1

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BUILDING AREA SCHEDULE	
NAME	AREA
TOTAL BLDG	3000 SF
Grand total: 1	3000 SF



1 EAST ELEVATION
 1/4" = 1'-0"

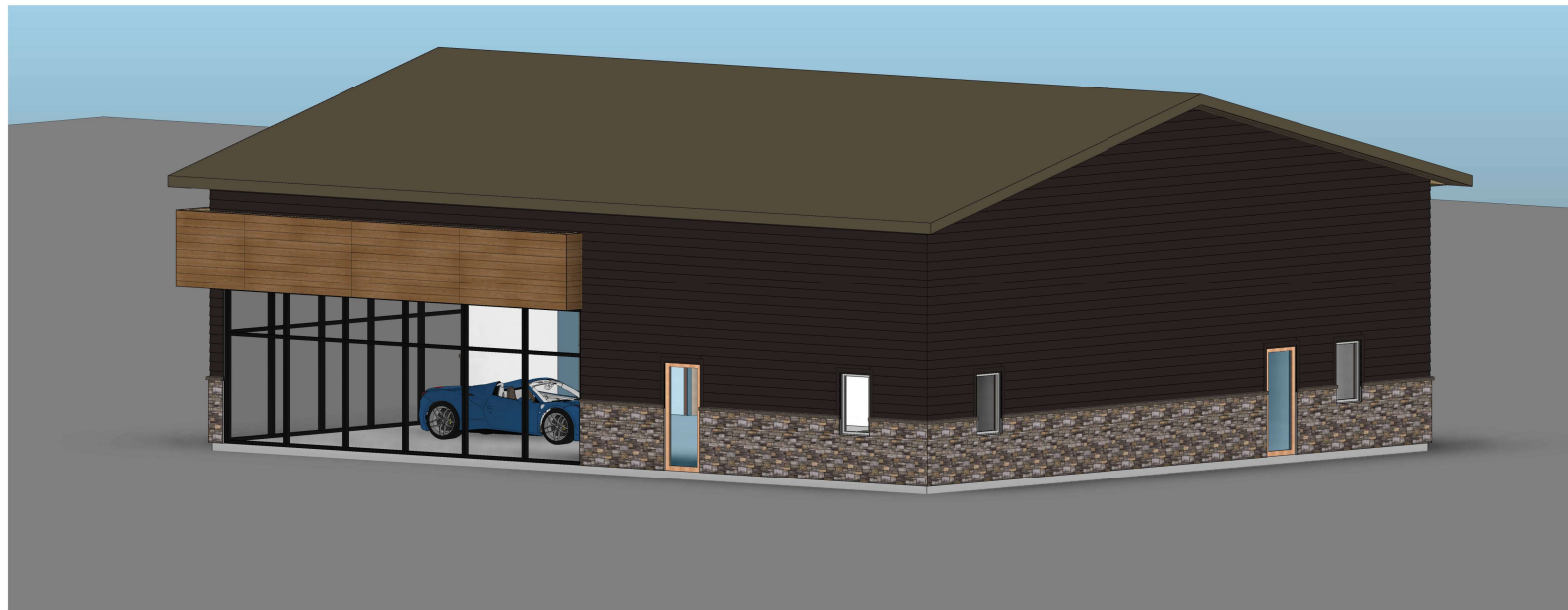


2 WEST ELEVATION
 1/4" = 1'-0"

- ELEVATION NOTES:**
- LAP SEAM METAL ROOF PANELS- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS. GENERAL CONTRACTOR TO VERIFY COLORS, SIZE, AND SLOPE WITH OWNER PRIOR TO ORDERING. OR INSTALLING ANY MATERIAL (BURNISHED SLATE COLOR SHOWN ON 3D VIEWS)
 - ALUMINUM FASCIA- INSTALL PER MANUFACTURERS RECOMMENDATIONS. GENERAL CONTRACTOR TO VERIFY COLORS, SIZE, AND SLOPE WITH OWNER PRIOR TO ORDERING. OR INSTALLING ANY MATERIAL (BURNISHED SLATE COLOR SHOWN ON 3D VIEWS)
 - SEAMLESS METAL GUTTERS- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS. GENERAL CONTRACTOR TO VERIFY COLORS, SIZE, AND LOCATION OF ALL DOWNSPOUTS PRIOR TO ORDERING OR INSTALLATION- G.C. TO COORDINATE WITH CIVIL ENGINEER FOR SITE WATER MANAGEMENT
 - 8" LP COMPOSITE WOOD LAP SIDING WITH 7" LAP- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS. GENERAL CONTRACTOR TO VERIFY COLORS WITH OWNER. (CHARCOAL COLOR SHOWN ON 3D VIEWS)
 - CASEMENT WINDOWS- SEE PLAN FOR SIZE AND LOCATIONS
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 - VERSETTA STONE PANELS- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS. GENERAL CONTRACTOR TO VERIFY COLORS WITH OWNER (STERLING LEDGESTONE SHOWN)
 - NICHIA VINTAGE WOOD SIDING IN CEDAR- GENERAL CONTRACTOR TO INSTALL PER MANUFACTURERS RECOMMENDATIONS.
 - PROVIDE METAL DRIP CAP OVER EXTERIOR WOOD FINISHES
 - EXTERIOR DOOR- SEE PLAN FOR SIZE AND LOCATIONS- GENERAL CONTRACTOR TO VERIFY COLOR AND DESIGN WITH OWNER
 - STOREFRONT WINDOW- DESIGN BY STOREFRONT WINDOW PROVIDER
 - CONCRETE FOUNDATION WALL AND FOOTING DESIGN BY STRUCTURAL ENGINEER- SEE STRUCTURAL DRAWINGS FOR DETAILS
 - PROVIDE 8' WIDE DOUBLE OUT-SWING SHOWROOM DOOR- BY STOREFRONT WINDOW SUPPLIER



NOTE: All 3D view are conceptual only and are not intended to be used for construction purposes



MAXWELL DESIGNS
10000 Maxwell Drive, Suite 100
Mandan, ND 58542
701.781.1111
www.maxwelldesigns.com

PROJECT PHASE:
CONSTRUCTION DOCUMENTS

MANDAN, ND	
DATE:	3/1/2026
PROJECT NO:	260101
REVISION	DATE

5 STAR MOTORS DEALERSHIP

EXTERIOR PERSPECTIVES

SCALE: _____

A6.1

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3/3/2026 9:27:26 PM



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DESIGNS
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PROJECT PHASE:
CONSTRUCTION DOCUMENTS

MANDAN, ND

DATE: 3/1/2026

PROJECT NO: 266101

REVISION DATE

5 STAR MOTORS DEALERSHIP

INTERIOR
PERSPECTIVES

SCALE: _____

A6.2

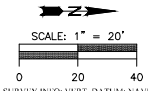
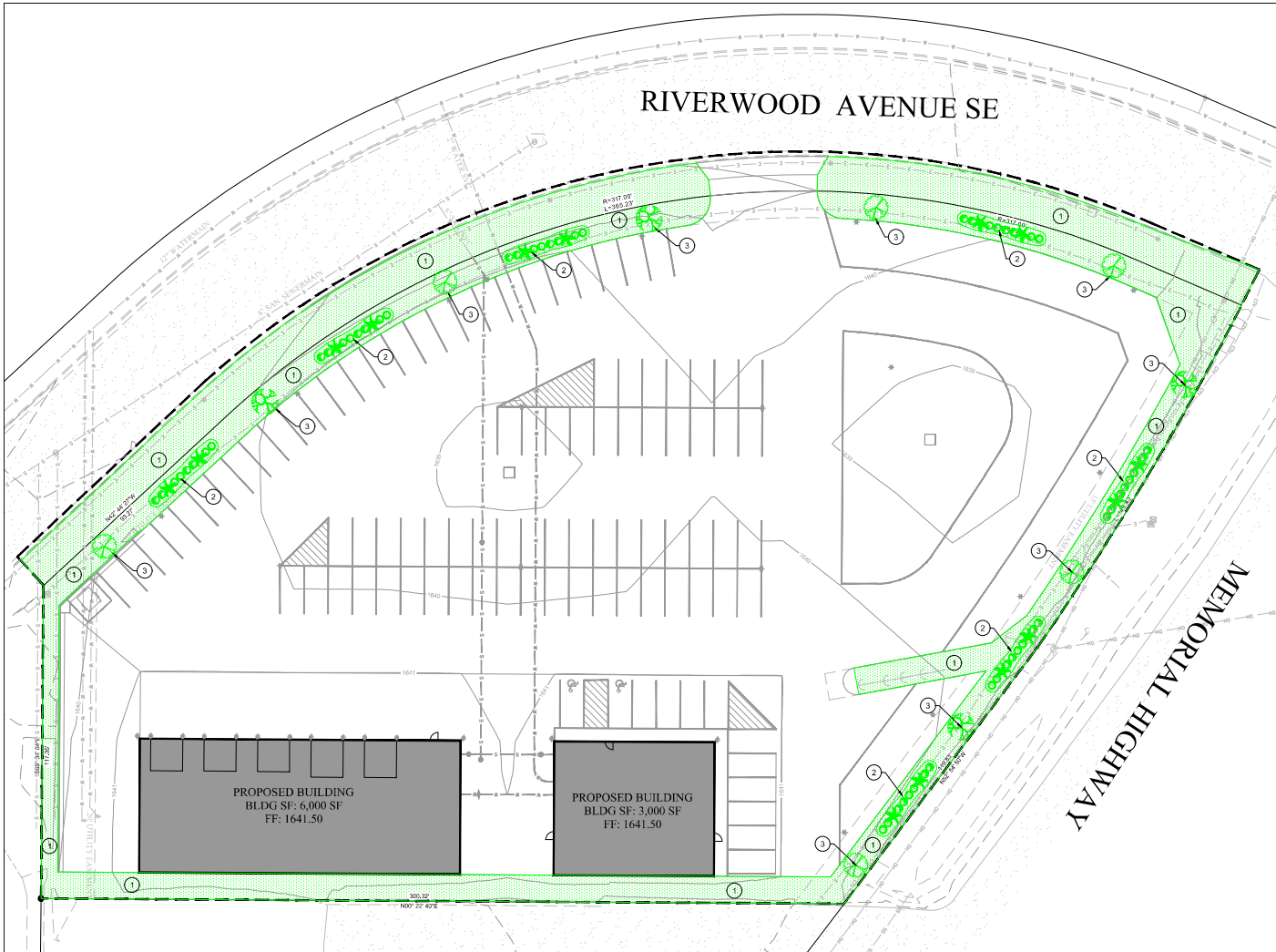
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NOTE: All 3D view are conceptual only
and are not intended to be used for
construction purposes





SURVEY INFO: VERT. DATUM: NAVD83
 HORIZONTAL COORDINATE: NAD83/NO. STATE, INTERNATIONAL FEET
 MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BISMK" CORS
 STATION AND ARE REPORTED IN GRID.

LEGEND

- AMUR MAPLE - Acer ginnala
H=20', S=15'
SIZE=1" CALIPER, QUANTITY=5
- COLUMNAR ASIAN WHITE BIRCH - Betula platyphylla
H=30-40', S=8-15'
SIZE=1" CALIPER, QUANTITY = 5
- FRITSCH SPIREA - Spiraea frischiana
H=2-3', S=3-5'
SIZE=2 GAL, QUANTITY = 28
- TINY WINE NINEBARK - Photocarpus opulifolius
H=3-4', S=3-4'
SIZE=2 GAL, QUANTITY = 28
- MOPS MUGO PINE - Pinus mugo 'Mops'
H=3-4', S=3-4'
SIZE=2 GAL, QUANTITY = 14
- PROPOSED GRASS / SEEDING AREA

LANDSCAPE
 GATEWAY TO MANDAN REQUIREMENTS: 2.5 UNITS PER 1000 SF OF INDUSTRIAL LOT SPACE
 UNITS REQUIRED: 87,778 SF @ 2.5 UNITS PER 1000 SF = 220 UNITS
 SHRUBS: 70 SHRUBS @ 2.5 UNITS EACH = 175 UNITS
 TREES: 10 TREES @ 5 UNITS EACH = 50 UNITS
 TOTAL: 225 UNITS PROVIDED

CALL OUTS

1. PLACE TOPSOIL, SEED, & HYDROMULCH
2. TREE PLANTING - TYPICAL
3. SHRUB BED PLANTING - TYPICAL

Item No.	APPROXIMATE QUANTITIES	Quantity
1	Misc. Items & Personnel Items	1,818 SY
2	Place Topsoil, Seed, & Hydromulch	70 EA
3	Shrubs	70 EA
4	Trees	10 EA

GENERAL NOTES:

LANDSCAPE AREAS:
 -Contractor shall obtain all necessary permits for planting work within City Right of Way.
 -All landscape plantings are to be watered by the landscape contractor the same day that planting occurs, and continue watering until irrigation system is fully operational, or until final acceptance or the project.
 -All plant materials shall be guaranteed one (1) full year upon total completion and acceptance by owner.

TOPSOIL & SEEDING:
 -4 inch thick topsoil shall be installed in all disturbed areas that do not receive concrete or asphalt.
 -Topsoil shall be clean, free of stones, weeds, and other undesirable debris.
 -After spreading, any large stiff clods and hard lumps shall be broken with a pulverizer or by other effective means.
 -Topsoil in all areas shall be shaped for positive drainage, and have a smooth uniform appearance.
 -Fertilizer shall be a 10-10-10 mixture applied at a rate of 4 lbs per 1000 square feet. Fertilize soil during the seeding process using an appropriate application process.
 -Seeding shall be performed only during the seasons when satisfactory results can be expected.
 -Seed shall be drill seeded to a depth of 3" to 4" depth, at a rate of 200 lbs per acre.
 -Seed mix shall be 50% Fairway Crested, 30% Sheep Fescue, and 20% Perennial Ryegrass or approved equal. When dormant seeding in late fall, 20 pounds of oats or eye seed per acre shall be added to the mixture as a nurse crop. All seed shall be free of all prohibited noxious weeds. Seed, mulch, or otherwise damaged shall not be acceptable.
 -Hydro-mulch shall be utilized in all areas seeded. Hydro-mulch shall be a wood cellulose fiber mulch that has not been treated with any germination or growth inhibitive substances. The mulch shall be treated with a tack and fiber to enhance seed and mulch placement and adherence to the soil. Hydro Mulch shall be applied at a rate of 2,000 lbs per acre.
 -The seeding Contractor shall water the newly seeded areas on the same day that seeding occurs.

GENERAL NOTES:

SHRUB PLANTING:
 -Shrubs shall be installed in planting beds to include 3" Landscape Wood Mulch as specified with weed barrier fabric.
 -Planting areas shall have "Valley View-Black Diamond" edging around all planting beds adjacent to lawn areas.

LANDSCAPE MULCH: Landscape mulch shall be placed in all planting areas. Organic Wood Mulch shall be a shredded hardwood bark mulch approved by the owner, and shall be placed at a 1" minimum depth. Weed barrier fabric shall be installed under all landscape rock beds.

TREE PLANTING:
 -All Planted Trees shall have 4" thick organic wood mulch placed around the tree in a mulch ring that conforms to the detail provided.
 -Organic Wood Mulch shall be a shredded hardwood bark mulch. No filter fabric or edging around trees located outside shrub beds.
 -All Planted Trees shall have 20 gallon Tree Watering Bags furnished and installed. Tree water bags shall be Treeguard original watering bags or approved equal.

LEGAL:
 100 RIVERWOOD AVENUE SW
 LOT 1, BLOCK 2,
 RIVERWOOD COMM. PARK 3RD ADD.
 Lot Area: 87,777 SF (+/-)

OWNER:
 5 STAR PROPERTIES LLC
 810 WILLOW ROAD N
 MANDAN, ND 58554

ZONING:
 MA - LIGHT INDUSTRIAL
 ORDINANCE NO. 1139

SETBACKS:
 FRONT: 0'
 SIDE: 0'
 REAR: 0'

CAUTION
 CONTRACTOR IS RESPONSIBLE FOR
 VERIFYING LOCATION OF ALL UTILITIES
 PRIOR TO EXCAVATION

REVISIONS	BY	DATE
REV#	DESCRIPTION	DATE
01	PRELIMINARY LAYOUT	01/12/2025

5 STAR MOTORS
 100 RIVERWOOD AVENUE SW
 LOT 1, BLOCK 2, RIVERWOOD COMMERCIAL PARK 3RD ADDITION
 MANDAN, NORTH DAKOTA

I Independent Land Surveying
V & Engineering, Inc.
 4215 OLD RED TRAIL NW, Mandan, ND 58554
 Phone: 701-660-5184 PROJ # J 252344



C600

SHEET

PROPOSED LANDSCAPE