



**MANDAN ARCHITECTURAL REVIEW
COMMISSION
AGENDA
APRIL 14, 2026
VETERAN'S CONFERENCE ROOM
CITY HALL, 205 SECOND AVENUE NW
1:00 PM
WWW.CITYOFMANDAN.COM**

The public may access the Teams meeting online at:

<https://teams.microsoft.com/join/225972171347126?p=pUzoyJrar2IbnjR4Bj>

Meeting ID: 225 972 171 347 126

Passcode: G2cc9SP2

A. ROLL CALL

B. MINUTES

1. March 24th MARC Meeting Minutes

C. OLD BUSINESS

D. NEW BUSINESS

1. Proposal for a remodel at Centre Inc at 100 6th ave SE
2. Proposal for 72-Unit Townhomes with Detached Garages at 3011 8th ave NW
3. Proposal for remodel of Mandan Chiropractic at 1302 1st st NE

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
Mitch Bitz - Fire Chief
Shane Weltikol - Resident

Support Staff (City of Mandan)

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

Mandan Architectural Review Commission
Agenda]
April 14, 2026
Page 2 of 2

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.

March 24th MARC Meeting Minutes

Meeting roll call members, Kari Nardello, Ryan Welder, Jordan Schneider, Riley McAdoo-Roesler, Mathew Bradley Victoria Vayda-Hammond, Jordan Singer.

Abe Ulmer from ILSE, Bill Aubrey from Consolidate Construction, Jeremy Barth the CEO of Tri Energy, and Andrew Moe from Pump and Meter Service, were also in attendance.

Vayda-Hammond made a motion to approve the December 23rd MARC Meeting Minutes.

McAdoo-Roesler seconded the motion.

MARC Members had a unanimous vote to approve the December 23rd MARC Meeting Minutes.

New Business

Election of New Officers.

Singer nominates Matthew Bradley to remain as our President.

Vayda-Hammond seconded the motion.

MARC Members unanimously voted to approve Matthew Bradley as the President of the MARC Commission.

Bradley nominates Victoria Vayda-Hammond to remain as our Vice President.

Nardello seconded the motion.

MARC Members unanimously voted to approve Victoria Vayda-Hammond as the Vice President of the MARC Commission.

In other New Business Tri Energy Gas and Sonic at 2016 4th ave NW is presented.

The main building will be a little over 11,000 square feet, a full gas and convenience store. They will have an RV dump station, a propane filling station, and a detached car/tunnel wash in the upper left corner of the lot. To get into the area, there will be a crossing from WBI property onto old red trail, and off 4th avenue. They also have firetruck turnaround access as well.

They will also be getting the site level as much as possible; the back of the building will be one way to keep traffic from going East and West around the building. A regular driving lane, a drive through lane for Sonic, and a lane for trucks being unloaded.

Sonic will be their classic red, white, and blue colors. The carwash colors will be a white brick veneer. Trees will be placed based on the units of the lots, Boulevard trees and a landscape strip of trees and shrubs.

Vayda-Hammond questions the snow removal process; Abe replies letting the committee know that the snow will be placed on the sides of the lots.

In the parking lot there will be a pedestrian walkway as well as a sidewalk all the way down 4th.

Bradley questions if there will be canopies over the gas pumps, and yes there will be; it will be red and white; the Cenex branded canopies.

An additional 30-foot sign will also be placed.

The gas station will not be 24/7 and will operate most likely until 10:00 p.m. Sonic will most likely follow but possibly and 11:00 p.m. closing time, as they will share bathrooms with the gas station.

Vayda-Hammond asks when they would like to break ground, and Abe replies with as soon as possible.

As the committee has no other questions about this project, Bradley asks for a motion.

Welder motioned to approve the project.

Nardello seconded the motion.

MARC Members unanimously voted to approve this project.

In other New Business 5 Star Motors proposes a new building for their Business at 2003 Memorial Highway SE.

There will be two buildings, one will be 3,000 square feet in the North end, and the second one will be 6,000 square feet in the South End.

They do maintenance and auto detailing, along the front of the building will be the cars for sale that they are selling.

They plan to do landscaping with trees and will have a screen in dumpster.

A firetruck turnaround with access in and out for them as well.

Nardello asked if there would be a sign placed, and they responded that there will be on in the Northwest corner.

Bradley than asked if they are placing anything on the building, which they might do channel letters on the building but at this time, they are not sure.

The shop building will be black, and the roof and trim will be a burnish slate color, and rock will be placed at the bottom of the building as well; the garage doors will be wood garage doors. The doors will face West.

There will also be about one hundred and thirteen parking spaces in the lot as well.

Nardello asked when they would like to state, which they would also like to start as soon as possible.

The committee has no other questions, Bradley asks for a motion.

Welder motions to approve the project.

Vayda-Hammond seconded the motion.

MARC Members unanimously voted to approve the project.

The meeting was adjourned.



Architectural Review Commission

Agenda Documentation

MEETING DATE: April 14, 2026
PREPARATION DATE: April 7, 2026
SUBMITTING DEPARTMENT:
DEPARTMENT DIRECTOR:
PRESENTER:
SUBJECT:

STATEMENT/PURPOSE:

BACKGROUND/ALTERNATIVES:

ATTACHMENTS:

1. centre inc MARC App
2. Centre inc outside building

FISCAL IMPACT:

STAFF IMPACT:

LEGAL REVIEW:

RECOMMENDATION:

SUGGESTED MOTION:

Sec. 105-4-6. Gateway Overlay District and Memorial Highway Overlay District.

(a) *General description.*

- (1) The Gateway Overlay District provides a higher standard of appearance for corridors that serve as the main entrances to the community. The Gateway Overlay District includes properties partially or fully within 200 feet of the rights-of-way of the following corridors: I-94 and its ramps within Mandan's city limits and extraterritorial jurisdiction. Main Street west from 10th Avenue West to the western edge of the extraterritorial jurisdiction and from Mandan Avenue east to I-94; Highway 6 south from Main Street to the edge of the extraterritorial jurisdiction; Highway 1806 south from Main Street to the edge of the extraterritorial jurisdiction and north from Old Red Trail to the edge of the extraterritorial jurisdiction and Sunset Ave NW north from Old Red Trail to Highway 1806 or County 38th Street North and within the extraterritorial jurisdiction to the City of Mandan, Morton County, North Dakota.
- (2) The Memorial Highway Overlay District provides a higher standard of appearance for heavily traveled and highly visible areas of the community. The Memorial Highway Overlay District includes properties partially or fully within 200 feet of the rights-of-way of the following corridors: Memorial Highway, McKenzie Drive, 40th Avenue SE from Memorial Highway to McKenzie Drive, and 46th Avenue SE from Memorial Highway to McKenzie Drive to the City of Mandan, Morton County, North Dakota.

(b) *Applicability.* New buildings, additions and renovations to existing buildings within the Gateway Overlay District shall meet the requirements established in this section. The city reserves the right to reject projects that do not meet the intent of this section.

(c) *Accessory uses.* Accessory uses are limited to those in the underlying zoning districts. Accessory uses shall meet the yard requirements set forth in subsection (e) of this section.

(d) *Special uses.* Special uses included in the underlying districts are allowed as long as they meet the provisions outlined in section 105-1-5.

(e) *Lot requirements and setbacks.* The following minimum requirements shall apply in the Gateway Overlay District. Where additional requirements, exceptions and modifications are set forth in this chapter for the underlying districts, the more restrictive shall apply.

- (1) *Lot area.* Requirements specified in the underlying district shall apply.
- (2) *Lot width.* Requirements specified in the underlying district shall apply.
- (3) *Building setbacks for yards directly abutting Interstate 94.* For properties separated from the interstate by frontage roads, setbacks established in the underlying zones shall apply. Building setback for yards directly abutting Interstate 94 and its ramps are as follows:
 - a. *Commercial/industrial uses.* Commercial/industrial uses shall be 45 feet.
 - b. *Residential uses.* Residential uses shall be 45 feet. Four buffer points shall be provided within the setback between residences and the interstate. Buffer points must be satisfied as indicated in subsection (l) of this section.
 - c. *Exception.* Buildings initially constructed prior to January 1, 2006, are exempt. If necessary, residential properties will be allowed to rebuild within their existing setbacks.
- (4) *Impervious surface setbacks.* For multifamily residential, commercial and industrial properties abutting either a gateway or a frontage road abutting a gateway, hard surfaces visible from the gateway used for parking, loading, storage and display shall be set back a distance sufficient to provide green space of a minimum of ten feet wide between the edge of the roadway/sidewalk and the hard surface. The green space may be located in the public right-of-way when space is available. Any planting in the

public right-of-way must meet all related city regulations. Only five feet or less of private land will be required for setback, with remaining setback accommodated in the right-of-way or optionally on private land. Total impervious surface setbacks may be reduced to five feet, where a berm (3:1 slope), a wall (brick, stone or concrete), or a decorative railing of at least 2.5 feet in height and approved by the Mandan Architectural Review Commission is provided. Setbacks shall be landscaped with trees and shrubs, where possible, that may be included as part of the plant units required as follows: The minimum plant units for each 1,000 square feet of lot area or fraction thereof shall be four in commercial and multifamily residential districts, and 2.5 in industrial districts. Where hardship is proven, the MARC retains the option to relocate the green space requirement to another part of the lot or to dismiss the requirement in extreme situations.

- (5) *Impervious surface coverage.* Requirements of the underlying districts shall apply.
- (f) *Site requirements.* Multifamily, commercial and industrial properties abutting gateways or their frontage roads shall meet the following site standards:
- (1) *Landscaping and buffer yards.* Plantings used to fulfill the requirements of the Mandan Architectural Review Commission and city guidelines shall be grouped for visual impact from the gateways, located to accentuate the building and maximize environmental benefits.
 - (2) *Lighting.* Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residential zone or from the public streets. Direct or sky-reflected glare, where from floodlights or from high temperature processes, such as combustion or welding, shall not be directed into any adjoining property. The source of light shall be hooded or controlled in some manner so as not to light adjacent property. Bare light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights, which casts light on residential property, shall not exceed four foot-candles (meter reading) as measured from said property. This subsection shall not apply to sports stadiums and athletic fields or to public recreational facilities.
 - (3) *Storage and display.* Storage and display shall be consistent with subsection (k) of this section. In addition:
 - a. No required setback abutting a gateway shall be used for outdoor storage. Outdoor storage of materials and large equipment shall be screened from gateways by two buffer points, including at least one point of fencing and/or plantings.
 - b. Distinctive examples of large-scale construction equipment, RVs, trucks, cars and agricultural equipment may be displayed within a landscaped yard abutting a gateway, if approved by the Mandan Architectural Review Commission. Rows of product whose individual differences cannot be distinguished from public right-of-way shall not be located in yards abutting Interstate 94.
 - c. All refuse and refuse handling equipment, including, but not limited to, garbage cans, dumpsters and recycling containers, must be stored within the principal structure, within an accessory building or in a screened enclosure, except for the following:
 1. Single-family dwellings.
 2. Two-family dwellings.
 - d. Screened enclosures must meet the following:
 1. Screened enclosures must be located in a rear or side yard and must meet all applicable setback requirements and easements.
 2. The screened enclosure must be in an accessible location for sanitation vehicles.

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3. Screened enclosures must consist of a fence or wall at least six feet in height and a minimum opaqueness of 80 percent.
- (4) *Signs.* Signs shall be consistent with city policy and subject to the approval of the Mandan Architectural Review Commission, with these additional standards:
 - a. Freestanding signs in the yard adjoining the highway shall be clustered in an area landscaped with ornamental trees, shrubs and/or flowers.
 - (g) *Building design and construction.* Multifamily residential, commercial and industrial buildings in the Gateway Overlay District shall meet the following standards, unless specifically exempted:
 - (1) Buildings shall be attractive and constructed of materials that will maintain their appearance over the long term.
 - (2) All exterior walls exposed to public view shall be of consistent quality and characteristics.
 - (3) Main entrances shall be emphasized by distance recessed or projected, by accent materials, change of grade or by pedestrian-scale lighting and other pedestrian amenities.
 - (4) Exterior building walls greater than 60 feet in length shall be divided visually into sections or bays to break up the mass.
 - (5) Architectural elements, approved by the Mandan Architectural Review Commission, shall be combined with landscaping to add interest to buildings, and especially to break up long expanses. Standards for architectural elements include:
 - a. Exteriors of industrial buildings shall be comprised of at least 30 percent quality materials other than steel and fiberglass. Commercial and residential building exteriors shall be comprised of at least 50 percent quality materials other than steel and fiberglass.
 - b. Exterior building walls shall incorporate no fewer than three architectural elements comparable to those listed in this subsection. Architectural elements contributing to this requirement shall have sufficient visual impact to be noticeable from the gateway and may include, but are not limited to:
 1. Accent materials.
 2. Public art, subject to approval of Mandan Architectural Review Commission.
 3. Architectural details, such as tile work and moldings integrated into the building facade.
 4. Windows.
 5. Recesses/projections.
 6. Roof overhang.
 7. Varied rooflines.
 8. Articulated cornice line.
 9. Canopies/awnings/porticos.
 - (6) Rooftop mechanical equipment shall be screened in a manner that is incorporated in the architectural form of the building.
 - (h) *Overhead doors and loading docks for multifamily residential, commercial and industrial uses.* Overhead doors and loading docks for multifamily residential, commercial and industrial uses shall:
 - (1) Not face gateways, other arterial or collector streets, unless architectural in nature and approved by the Mandan Architectural Review Commission;

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- (2) Not be located in required front yards; and
 - (3) Meet the requirements of section 105-1-6.
- (i) *Maximum building height; principal building.* Requirements specified in the underlying district shall apply.
 - (1) *Principal building.* Requirements specified in the underlying district shall apply.
 - (2) *Accessory buildings.* Requirements specified in the underlying district shall apply.
 - (j) *View from gateways and memorial highway areas.* Development plans for property adjacent to the overlay districts or their frontage roads shall include both building elevation and vista drawings. Context and compatibility with neighboring buildings shall be considered in the plan review.
 - (k) *Screening and buffering standards; fencing and screening; business/industrial, multifamily.* Where any business, industrial use, or multifamily building of four or more units (i.e., structure, parking or storage) abuts property zoned for residential use, that business, industry or multifamily building shall provide screening along the boundary of the residential property. Screening shall also be provided where a business, industry or multifamily building of four or more units is across the street from a residential zone, but not on that side of a business, industry or multifamily building considered to be the front yard; provided, however, that the provisions of this section will not apply where a multifamily building abuts property also zoned for multifamily use. All fencing and screening specifically required by this chapter shall be subject to city regulations and shall consist of either a fence with plantings or a greenbelt planting strip as provided for in this subsection:
 - (1) A greenbelt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual screen. This planting strip shall be designed to provide substantial visual screening to a minimum height of six feet. Earth mounding or berms may be used, but shall not be used to achieve more than three feet of the required screen. The planting plan and type of plantings shall require the approval of the Mandan Architectural Review Commission.
 - (2) A required screening fence shall be constructed of masonry, brick, wood, decorative metal or other materials upon approval. Such fence shall provide a solid screening effect six feet in height for multifamily uses and at least six feet in height for business and industrial uses. The design and materials used in constructing a required screening fence shall be subject to the approval of the Mandan Architectural Review Commission. Fences in excess of eight feet in height shall require a conditional use permit. If a screening fence is utilized to satisfy the requirements of this section, a minimum of one plant unit per five linear feet of fencing is also required. Plant unit equivalencies shall be measured as follows:

Type of Plant Material	Minimum Size at Time of Planting	Equivalent Plant Units
Large, mature deciduous tree	1.5-inch to 3-inch caliper	10
Large, mature evergreen tree	4 feet to 8 feet in height	10
Small, mature deciduous tree	1.5-inch to 3-inch caliper	5
Small, mature evergreen tree	3 feet to 6 feet in height	5
Mature shrub	2 gallon	2.5
Perennials	1 gallon	1

- (l) *Buffer yards.* Buffer yards shall be provided consistent with the following standards:
 - (1) Land uses, existing or zoned, shall be assigned the following values:

1	Single-family/two-family
2	SF attached (more than 2 units)
3	Multifamily (3-15 units)
4	Multifamily (more than 15 units)
5	Church/school
6	Neighborhood commercial
7	Other uses

- (2) In determining the required buffer yard, the following formula shall be used:

Value of proposed use (as specified in this section) less the value of adjacent use (as specified in this section) = Required buffer points (see subsection (1)(4) of this section).

- (3) Should the formula produce a negative value, said value shall be converted into a positive value in instances where such use is located adjacent to an existing use which has not met the applicable buffering standards.
- (4) Buffer points must be satisfied through a combination of the following:
- a. One point for each 25 feet of separation between buildings.
 - b. One point for a single row of conifers, six feet in height, 15 feet on center (e.g., two points for double row, three points for a triple row, etc.).
 - c. One point for a solid fence or wall at least six feet in height, provided that landscaping is installed between said fence or wall and the adjacent property lines.
 - d. One point for a berm at least three feet in height (e.g., two points for a 12-foot berm).
 - e. One-half point for overstory trees, 30 feet on center.
 - f. One-half point for a hedge or shrub at least four feet in height and 75 percent opaque.

(Code 1994, § 21-04-18; Ord. No. 1012, 10-17-2006; Ord. No. 1027, 6-19-2007; Ord. No. 1144, §§ 1, 13, 4-26-2013)



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: EIFS REMOVAL, REPLACE WITH BRICK & METAL PANELS
2. Name of Owner: CENTRE INC
Mailing Address: 100 1/4 AVE SE MANDAN
Phone (Cell) _____ (Office) _____
3. Name of Architect if applicable: _____
Mailing Address: _____
Phone (Cell) _____ (Office) _____
4. Name of Contractor: INDUSTRIAL ENTERPRISES INC
Mailing Address: 1238 84TH AVE BISMARCK
Phone (Cell) 701-426-8955 (Office) 701-258-1650
5. Parcel Address: 100 1/4 AVE SE MANDAN, ND 58554
6. Legal Description:
Lot 1 Block 1 Addition HOOVETALS 2ND REPLAT
Section 26 Township 139 N Range 81 W
7. Zoning: CB COMMERCIAL
8. Special Purpose District: GATEWAY OVERLAY DISTRICT
9. Existing Land Use: BUSINESS COMMERCIAL
10. Lot Size (Sq Ft) 68,904
Existing Bldg Area (Sq Ft) 12,000
Proposed Bldg Area (Sq Ft) N/A
11. Estimated Cost of Project: \$125,000
➤ Is this project receiving incentives from the City of Mandan? Yes ___ No X
If you are receiving incentives please indicate which programs have been applied for.

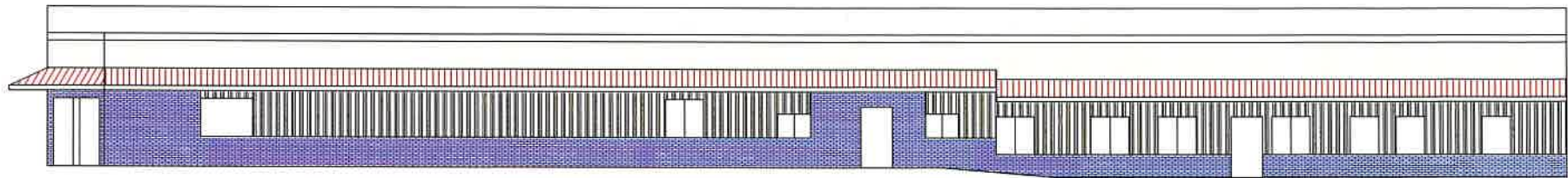
I understand the procedures for Architectural Review and have received the checklist (see attached sheet) to be followed for approval as set forth in Chapter 111-1 of the Mandan City Code.

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

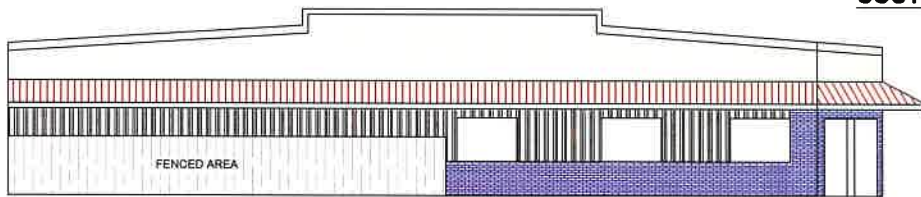
Applicant: Lory Louisa

Date: 4-2-2026

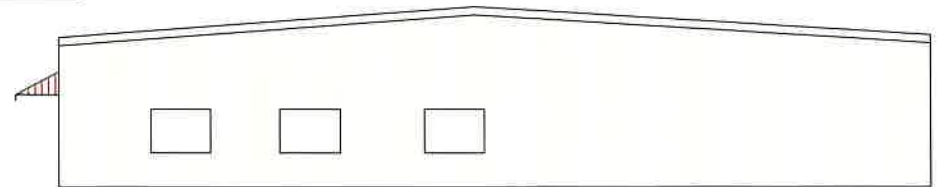
Revised (9-20)



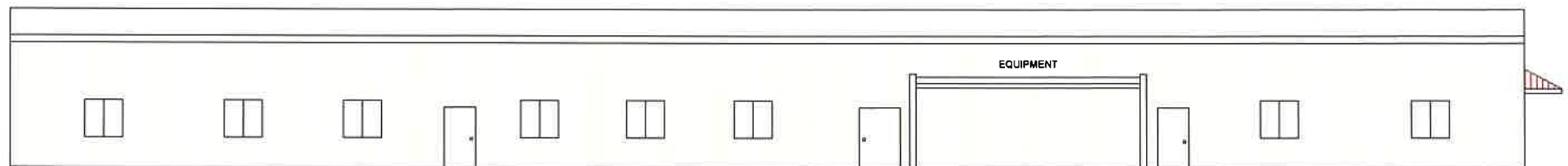
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

DO NOT DISTRIBUTE OR REPRODUCE THIS DOCUMENT



PROJECT/SHEET TITLE:
Centre Inc.
EXTERIOR WALL REMODEL

DWG. BY: TCB CHKD. BY:
 CAD FILE:
 DATE: 3-31-26
 REVISED DATE:

F1



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: 72-unit townhome project with detached garages
2. Name of Owner: ERD-Mandan LLC
Mailing Address: 3280 Veterans Blvd Ste 303, Fargo, ND 58104
Phone (Cell) _____ (Office) 701-540-7159
3. Name of Architect if applicable: YHR Partners
Mailing Address: 420 Main Ave, Moorhead, MN 56560
Phone (Cell) _____ Office) 218-233-4422
4. Name of Contractor: EagleRidge Partners
Mailing Address: 3280 Veterans Blvd Ste 300, Fargo, ND 58104
Phone (Cell) _____ (Office) 701-540-7159
5. Parcel Address: 3011 8th Ave NW, Mandan, ND 58554
6. Legal Description:
Lot 6 Block 1 Addition Eagle Ridge 1st Addition
Section 16 Township 139N Range 81W
7. Zoning: RM
8. Special Purpose District: N/A
9. Existing Land Use: Vacant
10. Lot Size (Sq Ft) 295,772
Existing Bldg Area (Sq Ft) N/A
Proposed Bldg Area (Sq Ft) 70,599
11. Estimated Cost of Project: \$9,720,000
➤ Is this project receiving incentives from the City of Mandan? Yes ___ No X
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: _____

Date: _____

3/27/2026

Revised (9-20)



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).



Residential Building Permit Application

New Single and Two-Family Dwellings, Remodels

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

Date 3/27/2026

Contractor EagleRidge Partners ND License # 38450 Phone 701-540-7159

Type of Home Townhomes Project Cost \$9,720,000

Property Owner ERD-Mandan LLC Address 3011 8th Ave NW

Legal Lot 6 Block 1 of Eagle Ridge 1st Addition to the City of Mandan, Morton County, North Dakota

Describe Work 72-unit townhome project with detached garages

☐ Single Family ☒ Townhouse ☐ Condo ☐ Twinhome ☐ Duplex

Property Line Wall? (2 family dwellings only) ☐ Yes ☒ No

Type of Property Line Wall: ☐ 2 – 1HR FR Walls ☐ 1 – 2HR FR Wall

Subcontractors:

Electrical _____ ND License # _____

Plumbing _____ ND License # _____

Concrete _____ ND License # _____

Mechanical _____ ND License # _____

Excavator _____ ND License # _____

Sidewalk _____ ND License # _____

Heating: ☐ Forced Air ☒ Hot Water ☒ Air Cond.

Location and Size of Deck Second Level, Varies

Truss Design Submitted ☐ Yes ☐ No

Foundation: ☒ Concrete ☐ PWF ☐ ICF

Basement Sq. Ft. _____ Finished _____

1st Floor Sq. Ft. 7965 Finished 7965

2nd Floor Sq. Ft. 7965 Finished 7965

3rd Floor Sq. Ft. _____ Finished _____

Garage: ☐ Attached ☒ Detached Sq. Ft. 22,308

NOTICE: Separate permits are required for electrical, plumbing, heating or air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits for residential construction shall expire in 365 days.

I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the construction activity described in this application, and agree to comply with all provisions of the City ordinances, State laws, and all property restricts, whether herein specified or not. As the owner of the above property or a duly authorized agent, I hereby grant permission to enter the premises and make all necessary inspections.

Signature of Applicant

Rory Waliser

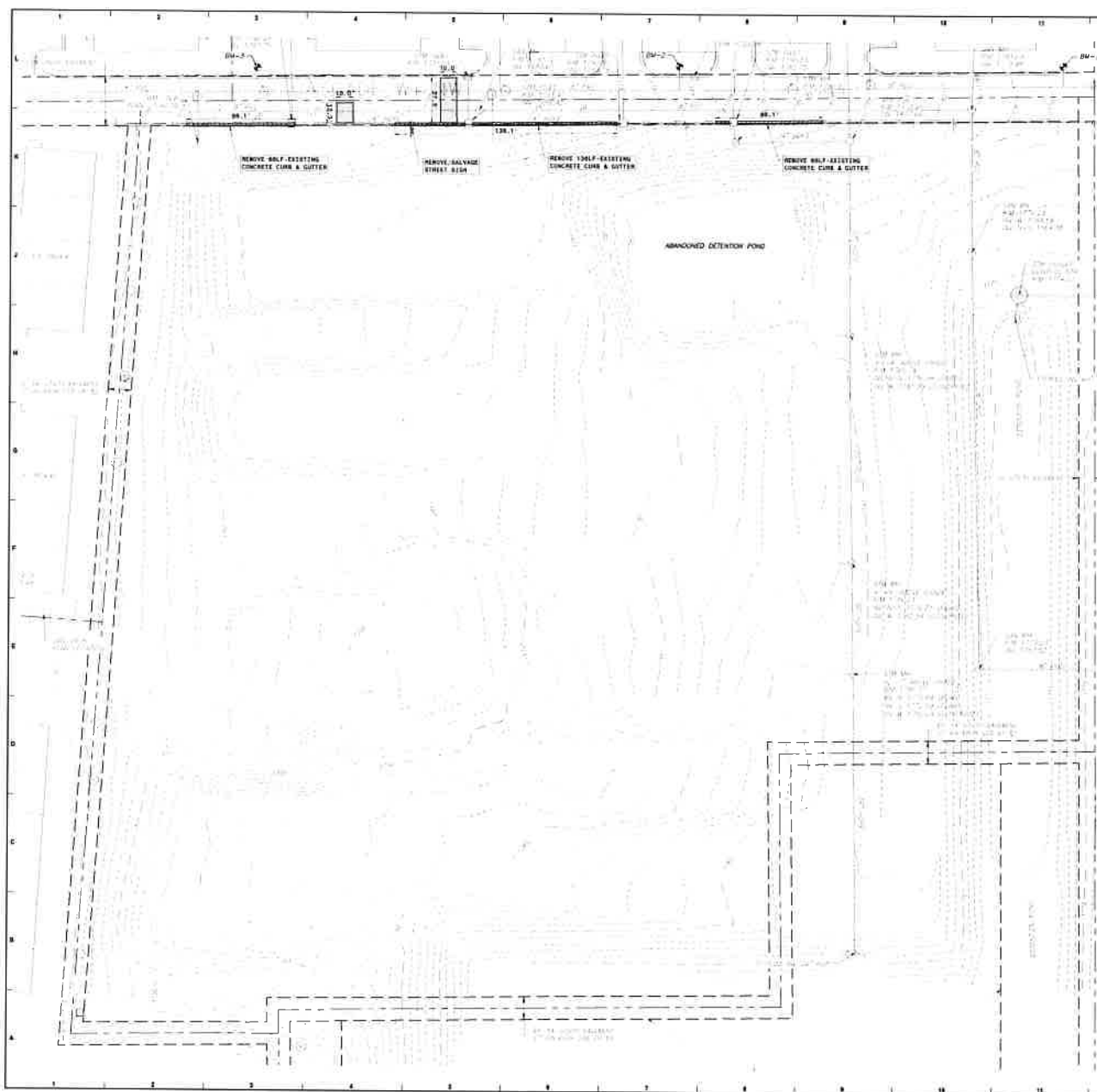
Printed Name

3/27/2026

Date

[illegible]





SYMBOL LEGEND:

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING BENCHMARK
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING WATER GATE VALVE
- EXISTING COMMUNICATIONS PEDISTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TRAFFIC SIGN
- EXISTING DECIDUOUS TREE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERMAIN LINE
- EXISTING CONTOUR LINE
- REMOVE EXISTING CONCRETE CURB & GUTTER
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE/SAVE EXISTING TRAFFIC SIGN

PLAN NOTES:

1. ALL WORK SHALL COMPLY WITH THE MOST RECENT CITY OF MANDAN STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES.
2. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES FOR UNDERGROUND LOCATIONS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. NORTH DAKOTA ONE CALL PHONE NUMBER: 1-800-765-0355
3. CONTRACTOR SHALL PROTECT ALL PROPERTY PINS. PROPERTY PINS DESTROYED OR DISTURBED SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
4. IF THE LAND BOUNDARY DENOTED ON THE PLANS ENCOMPASSES MORE THAN ONE (1) ACRE OR IS LESS THAN ONE (1) ACRE, BUT IS PART OF A LARGER DEVELOPMENT PLAN, A NOTICE OF INTENT TO UNLEASH A STORM WATER POLLUTION PERMIT SHALL BE ASSIGNED BY THE CONTRACTOR AND OWNER FROM THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
6. CONTRACTOR SHALL ACQUIRE AN EROSION SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF MANDAN PRIOR TO START OF CONSTRUCTION.
7. ALL PAVEMENT MARKED FOR DEMOLITION SHALL BE FULL DEPTH SAW CUT PRIOR TO REMOVAL.
8. CONTRACTOR SHALL COORDINATE TAPPING OF THE EXISTING WATERMAIN WITH THE CITY OF MANDAN MAINS AND HYDRAULIC DEPARTMENT.
9. THE CITY OF MANDAN INSPECTIONS DEPARTMENT MUST BE NOTIFIED TO INSPECT THE CONNECTION OF THE SITE WIDENING SYSTEM TO THE CITY STORMWATER SYSTEM. ENSURE THE CONNECTION IS KEPT OPEN FOR THIS INSPECTION.
10. ALL GRADED AREAS DISTURBED BY CONSTRUCTION SHALL BE TOPSOILED (6" DEPTH), GRADED, RESEED, AND HYDRO-MULCHED.
11. EXCAVATION OR OTHER WORK IN THE RIGHT-OF-WAY SHALL REQUIRE A TRAFFIC CONTROL PLAN THAT MEETS ALL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS. THIS PLAN IS REQUIRED BEFORE ANY PERMITS TO WORK IN THE RIGHT-OF-WAY WILL BE ISSUED.

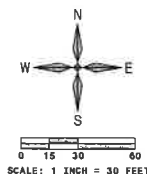
BENCHMARKS:

- BM-1: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED AT THE NW CORNER OF THE INTERSECTION OF CASCADE WAY NW AND 8TH AVE NW.
ELEVATION = 1780.46 (NAD83)
- BM-2: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CASCADE WAY NW, 3500' WEST OF THE INTERSECTION OF CASCADE WAY NW AND 8TH AVE NW.
ELEVATION = 1780.85 (NAD83)
- BM-3: SOUTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CASCADE WAY NW, 3500' WEST OF THE INTERSECTION OF CASCADE WAY NW AND 8TH AVE NW.
ELEVATION = 1787.74 (NAD83)

12-PLEX HOUSING
EAGLERIDGE DEVELOPMENT
MANDAN, NORTH DAKOTA

REVISIONS:

MBN
ENGINEERING
MECHANICAL • ELECTRICAL • CIVIL
418 ROSSER AVE. S. SUITE 204
BISMARCK, ND 58501
PHONE: 701.478.6336
FAX: 701.478.6340



#	DATE	DESCRIPTION



YHR
PARTNERS
ARCHITECTURE | PLANNING
420 Main Avenue
Northwood, Minnesota 56560
Telephone: (218)233-4423

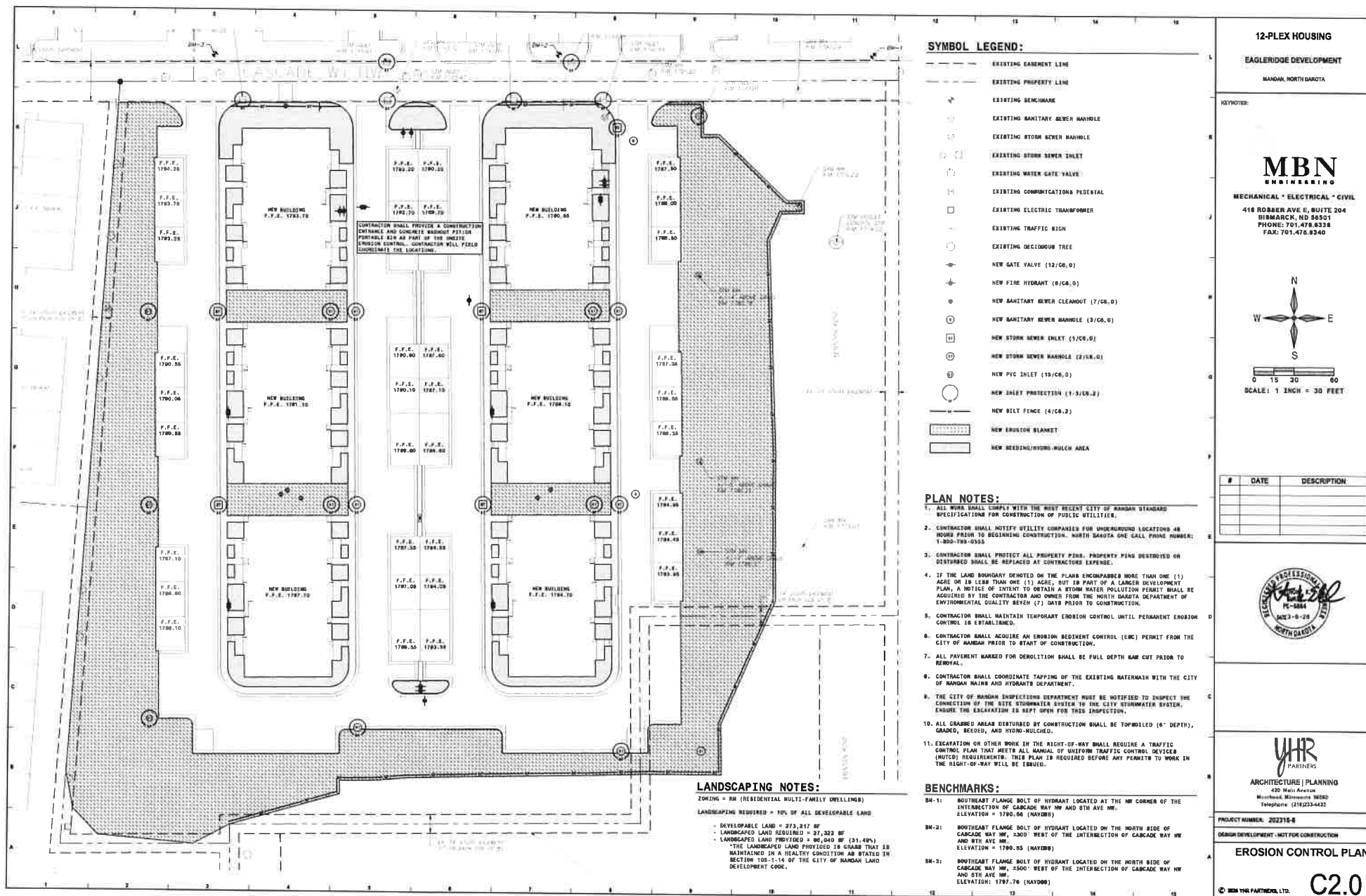
PROJECT NUMBER: 202318-6

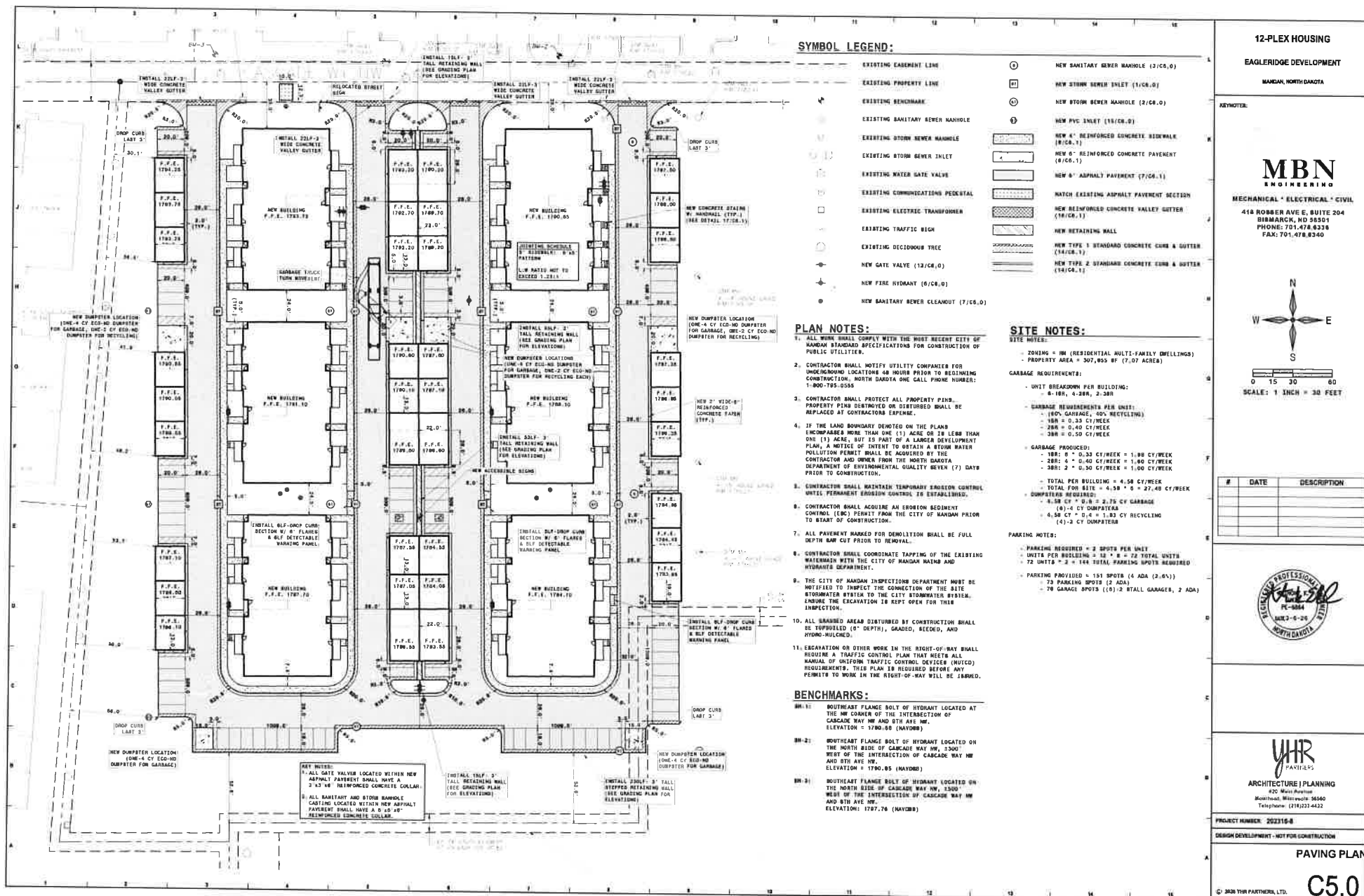
DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

**EXISTING CONDITIONS/
DEMOLITION PLAN**

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C1.0





12-PLEX HOUSING

EAGLERIDGE DEVELOPMENT

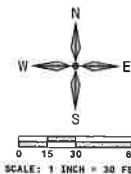
MANDAN, NORTH DAKOTA

KEYNOTES:

MBN
ENGINEERING

MECHANICAL • ELECTRICAL • CIVIL

418 ROSSER AVE. E, SUITE 204
BISMARCK, ND 58501
PHONE: 701.478.6336
FAX: 701.478.6340



#	DATE	DESCRIPTION



YHR
PARTNERS

ARCHITECTURE • PLANNING

420 West Avenue
Bismarck, Minnesota 58503
Telephone: (701) 221-4432

PROJECT NUMBER: 202316-8

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

PAVING PLAN

C5.0

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SYMBOL LEGEND:

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING BENCHMARK
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING WATER GATE VALVE
- EXISTING COMMUNICATIONS PEDENTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TRAFFIC SIGN
- NEW GATE VALVE (12/CR.0)
- NEW FIRE HYDRANT (6/CR.0)
- NEW SANITARY SEWER CLEANOUT (7/CR.0)

- NEW SANITARY SEWER MANHOLE (2/CR.0)
- NEW STORM SEWER INLET (1/CR.0)
- NEW STORM SEWER MANHOLE (2/CR.0)
- NEW PVC INLET (18/CR.0)
- NEW 4" REINFORCED CONCRETE SIDEWALK (8/CR.1)
- NEW 6" REINFORCED CONCRETE PAVEMENT (6/CR.1)
- NEW 8" ASPHALT PAVEMENT (7/CR.1)
- NATCH EXISTING ASPHALT PAVEMENT SECTION
- NEW REINFORCED CONCRETE VALLEY GUTTER (18/CR.1)
- NEW RETAINING WALL
- NEW TYPE 1 STANDARD CONCRETE CURB & GUTTER (14/CR.1)
- NEW TYPE 2 STANDARD CONCRETE CURB & GUTTER (14/CR.1)

PLAN NOTES:

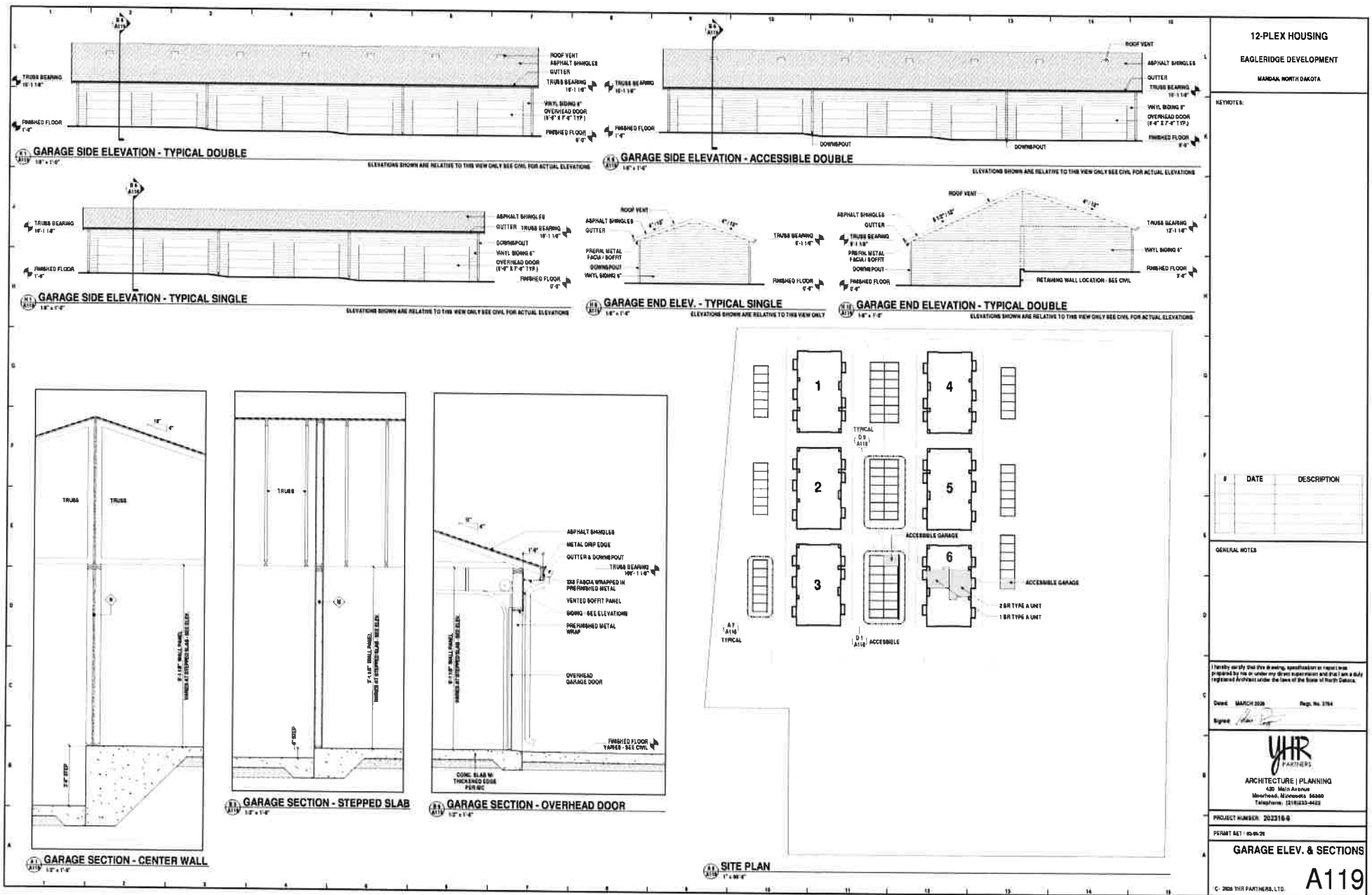
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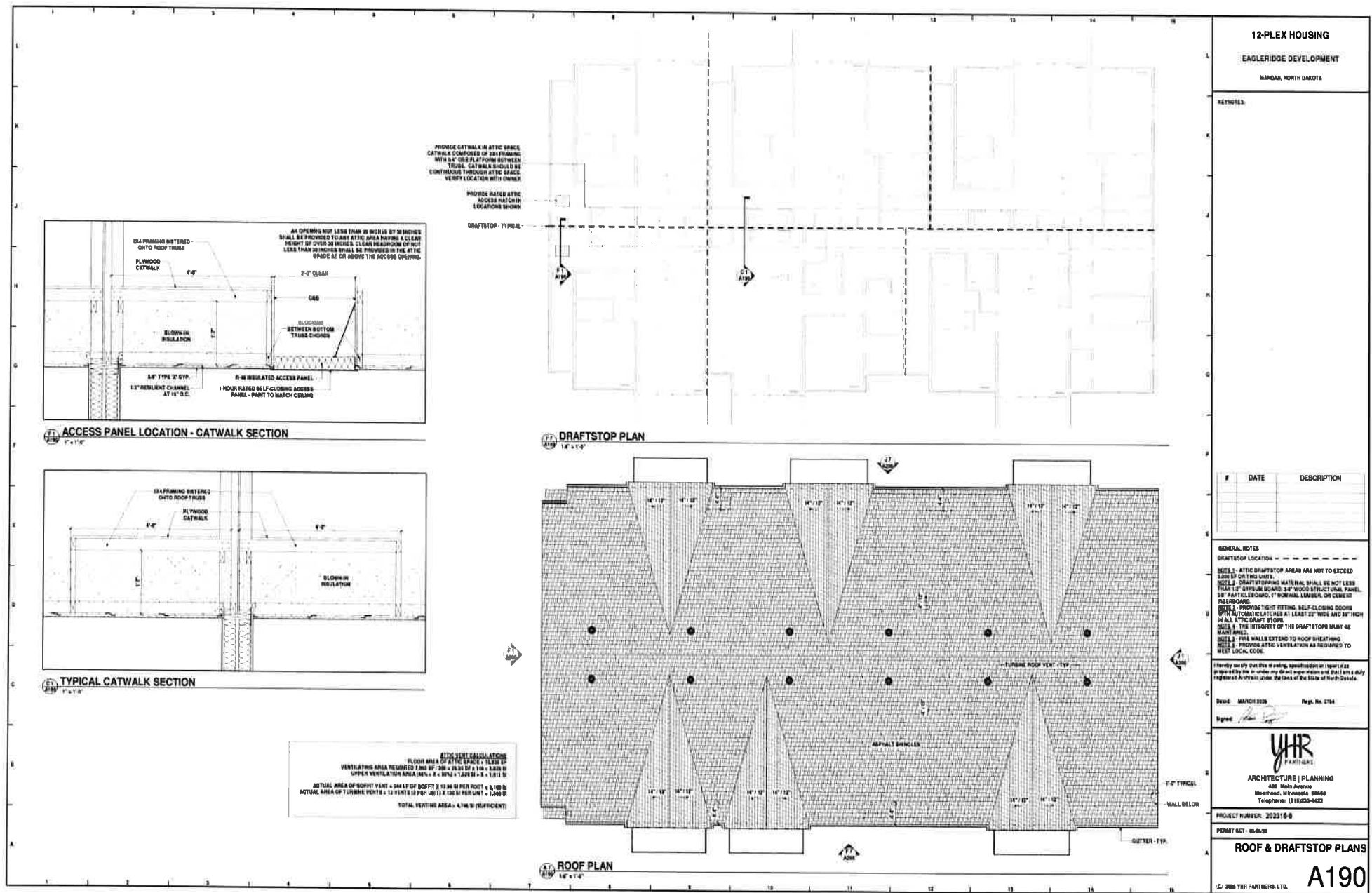
BENCHMARKS:

- BM-1: NORTHEAST FLANGE BOLT OF HYDRANT LOCATED AT THE NW CORNER OF THE INTERSECTION OF CASCADE WAY NW AND 8TH AVE NW. ELEVATION = 1790.69 (MAYBOM)
- BM-2: NORTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CASCADE WAY NW, 2500' WEST OF THE INTERSECTION OF CASCADE WAY NW AND 8TH AVE NW. ELEVATION = 1790.85 (MAYBOM)
- BM-3: NORTHEAST FLANGE BOLT OF HYDRANT LOCATED ON THE NORTH SIDE OF CASCADE WAY NW, 2500' WEST OF THE INTERSECTION OF CASCADE WAY NW AND 8TH AVE NW. ELEVATION = 1797.76 (MAYBOM)

SITE NOTES:

- SITE NOTES:**
 - ZONING = RM (RESIDENTIAL MULTI-FAMILY DWELLINGS)
 - PROPERTY AREA = 307,805 SF (7.07 ACRES)
- GARBAGE REQUIREMENTS:**
 - UNIT BREAKDOWN PER BUILDING:
 - 8 - 1BR, 4 - 2BR, 2 - 3BR
 - GARBAGE REQUIREMENTS PER UNIT:
 - 1BR - 0.33 CY/WEEK
 - 2BR - 0.40 CY/WEEK
 - 3BR - 0.50 CY/WEEK
 - GARBAGE PRODUCED:
 - 1BR: 8" x 0.33 CY/WEEK = 1.00 CY/WEEK
 - 2BR: 4" x 0.40 CY/WEEK = 1.60 CY/WEEK
 - 3BR: 2" x 0.50 CY/WEEK = 1.00 CY/WEEK
 - TOTAL PER BUILDING = 4.54 CY/WEEK
 - TOTAL FOR SITE = 4.54 x 8 = 27.48 CY/WEEK
 - DUMPSTER REQUIRED:
 - 4.54 CY x 0.4 = 2.75 CY GARBAGE
 - (6) 4 CY DUMPSTERS
 - 4.54 CY x 0.4 = 1.83 CY RECYCLING
 - (4) 2 CY DUMPSTERS
- PARKING NOTES:**
 - PARKING REQUIRED = 2 SPOTS PER UNIT
 - UNITS PER BUILDING = 12 x 8 = 72 TOTAL UNITS
 - 72 UNITS x 2 = 144 TOTAL PARKING SPOTS REQUIRED
 - PARKING PROVIDED = 151 SPOTS (4 ADA (2.6%))
 - 72 PARKING SPOTS (2 ADA)
 - 70 GARAGE SPOTS ((8) 2 ITALL GARAGES, 2 ADA)







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: Install ADA doors, windows, stone veneer, steel siding, landscaping and exterior lighting
2. Name of Owner: Erik Isaacson
Mailing Address: 1302 1st Street NE Mandan, ND 58554
Phone (Cell) 701-391-7394 (Office) 701-663-0480
3. Name of Architect if applicable: _____
Mailing Address: _____
Phone (Cell) _____ (Office) _____
4. Name of Contractor: C&H Glass, PCS Masonry, GL Landscaping, Lillis Electric, Easy Flow, Rooftop
Mailing Address: _____
Phone (Cell) _____ (Office) _____
5. Parcel Address: 1302 1st Street NE Mandan, ND PIN: 65-1373000 & 65-1374000
6. Legal Description: 15, 16, 17, 18 Block 10 Helmsworth and McLean's Addition to the City of Mandan, Morton County, ND
Lot 15-18 Block 10 Addition Helmsworth and McLean's Addition
Section _____ Township _____ Range _____
7. Zoning: Commercial
8. Special Purpose District: Downtown Fringe
9. Existing Land Use: Office - Medical
10. Lot Size (Sq Ft) 6,500 + 6,500 (2 parcels)
Existing Bldg Area (Sq Ft) 4,400
Proposed Bldg Area (Sq Ft) N/A
11. Estimated Cost of Project: \$115,000
 - 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.
Storefront Improvement Program
Storefront Improvement Program

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: Erik R Isaacson Date: 4-8-26

Revised (9-20)



mandan
chiropractic
clinic
Advanced Spine and Rehab

Dr. Erik R. Isaacson, D.C.

Est. 1993

1302

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Advanced Spine and Rehab
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