



**MANDAN ARCHITECTURAL REVIEW
COMMISSION
AGENDA
APRIL 28, 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/meet/252885586073664?p=TAOJryX7A0D1SuM32Q>

Meeting ID: 252 885 586 073 664

Passcode: U3w3xQ9W

A. ROLL CALL

B. MINUTES

1. April 14th MARC Meeting Minutes

C. OLD BUSINESS

D. NEW BUSINESS

1. Proposal for Shop Condos and Storage Units at 901 Missouri Dr NE
2. Proposal to add a 10X10 Shed at Daily Perks at 2435 3rd st SE
3. Proposal for an Addition to an existing Building at 4228 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
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 28, 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.

April 14th MARC Meeting Minutes

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

Also in attendance is Kim and Eric Isaacson from Mandan Chiropractic, Brent Hanson from Rooftop Renovations, Nick Guarcello from Security First Bank, Rory Waliser from EagleRidge Construction, Tyson Bittner and Cory Louser from Industrial Enterprises, and Brian Backer from Centre Inc incorporated Maintenance Supervisor.

Vayda-Hammond made a motion to change the minutes to say start instead of state from the previous minutes.

Nardello motioned to approve the March 24th MARC Meeting Minutes.

Welder seconded the motion.

MARC Members had a unanimous vote to approve the MARCH 24th MARC Meeting Minutes.

New Business

Centre Inc came to the Commission to see what they would allow to be done at 100 6th ave SE.

The building now has EFIS on most of it, they are proposing metal on the east and north sides. The east side has concrete blocks that have been painted twice, and the north side is starting to flake and chip. They would like to have steel panels and make the building look better. Below the canopy they would do either a different pattern to break it up or a rock or block panel. The color pattern would be maintained with the red awning and the tan and white panels that are on the building now.

Both Weltikol and Bradley say that the north side should be meeting the guidelines on any part of the building that can be seen by the public. Weltikol also says if they break up the sheet material then the project will be considered.

The board is not voting on this project yet, as they just wanted to give the Commission an idea of what they wanted to do.

In other New Business a 72-unit townhome project at 3011 8th ave NW.

The project is 6 separate residential buildings with 12 units in each building. It will be a square layout, onsite parking, and detached garages, they will be directly across from the drive aisles. The buildings will be 2 stories, 6 units up and 6 units down. There will be vinyl siding on the 2nd floor of the building, on the 1st floor will be bricks and alternating vertical siding.

Weltikol asked about the access roads, and there will be two accesses, both from the North side.

Vayda-Hammond asked about the snow removal process, they have not gotten that far with that, but Weltikol had asked if they could throw some plans in for the snow removal with the landscaping plans.

Singer asked if they had dumpster locations on the plans, and Rory said there was, and he thought about 3 different dumpster locations would be placed.

Weltikol motioned to approve the project contingent on the landscape plans.

McAdoo-Roesler seconded the motion.

MARC Members unanimously voted to approve the project.

In other New Business Mandan Chiropractic proposes remodel at 1302 1st st NE.

The remodel will consist of new roof, steel siding, veneer stone on the side of the building, and the ramp that leads up to the doors would also have veneer stone. Landscaping would be around the curb that will be around the building. The building will also get new windows and all doors that will be ADA compliant. A new awning above the door, and new lights around the building. The colors scheme for the main color will be a dark brown and charcoal color, and a cedar tone will be the second color. They would like to do three awnings three feet long and six feet wide on the back doors, and the front door would be twelve feet. Shingles will also be added.

Nardello asked what color the stone will be, and it will be more grays, cedar, and natural color.

Welder asked if they were going to do any planting, and they replied with yes, they are planning to plant some plants.

Nardello also asked about any additional signage. The only signage they will have will be the ones that they are placing on the window.

Welder motioned to approve the project.

Vayda-Hammond seconded the motion.

MARC Members unanimously voted to approve the project.

Meeting is 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: Construction of shop condos & storage units
Construction of shop condos & storage units
2. Name of Owner: Dakota Mini Storage/Jason Seibel
Mailing Address: 901 Missouri Dr N, Mandan, ND 58554
Phone (Cell) 701 220 4278 (Office) _____
3. Name of Architect if applicable: _____
Mailing Address: _____
Phone (Cell) 701 220 4278 Office) _____
4. Name of Contractor: _____
Mailing Address: 901 Missouri Dr N, Mandan, ND 58554
Phone (Cell) 701 220 4278 (Office) _____
5. Parcel Address: _____
6. Legal Description:
Lot 1 Block 1 Addition Seibel Subdivision
Section _____ Township _____ Range _____
7. Zoning: CC
8. Special Purpose District: _____
9. Existing Land Use: VACANT
10. Lot Size (Sq Ft) 98,209 SF +/-
Existing Bldg Area (Sq Ft) N-A
Proposed Bldg Area (Sq Ft) 26, 580 SF (8 Structures)
11. Estimated Cost of Project: _____
➤ 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: 4/10/26

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

N/A

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).



ARCHITECTURAL REVIEW COMMISSION APPLICATION INSTRUCTIONS

1. Give a brief description of you project.
2. The contact information for the owner of the property.
3. If an Architect is used provide the contact information for the Architect.
4. The contact information for the general contractor that will be preforming the work for your project.
5. The address of the parcel (lot) the work is being performed on.
6. Provide the Legal Description for the Parcel (lot).
7. The current zoning of the parcel (lot).
8. Indicate if the Parcel (lot) is located in the Downtown Core, Down Town Fringe, Gateway overlay district, or Memorial Highway overlay district. (see maps provided).
9. Describe what the parcel (lot) is currently being used for.
10. Give an exact lot size, building size, and proposed size of an addition or project size.
12. Cost for the project to include all dirt work, concrete, construction, electrical, plumbing, HVAC, landscaping, utilities, and any other costs associated with the project.
 - If this project is receiving any public funds from the city of Mandan please indicate which programs are being taken advantage of.

If you have additional question or need clarification on any of the items listed on the application please contact the Building Inspections office at 701-667-3230 and we will provide guidance on the completion of this form.



SHEET INDEX

- EXHIBIT 1.0 - LOCATION MAP
- EXHIBIT 2.0 - EXISTING SITE MAP
- EXHIBIT 3.0 - POST-CONSTRUCTION SITE MAP

OWNER/APPLICANT INFORMATION

DAKOTA MINI STORAGE
 CONTACT: JASON SEIBEL
 901 MISSOURI DRIVE NE
 MANDAN, ND 58554
 PHONE: (701) 250-8569

SITE LOCATION

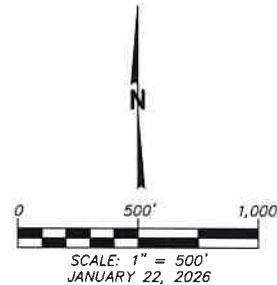
902 MISSOURI DRIVE NE
 MANDAN, ND 58554

 LOT 1 BLOCK 1, SEIBELS SUBDIVISION

ENGINEER INFORMATION

SWENSON, HAGEN & CO.
 TYREL REBEL, PE
 Email: trebel@swensonhagen.com

**FOR REGULATORY REVIEW ONLY
 NOT APPROVED FOR CONSTRUCTION**

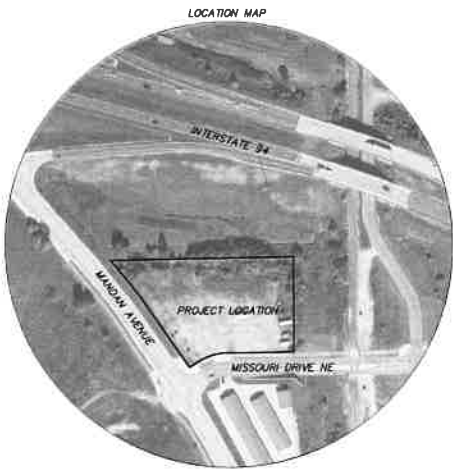
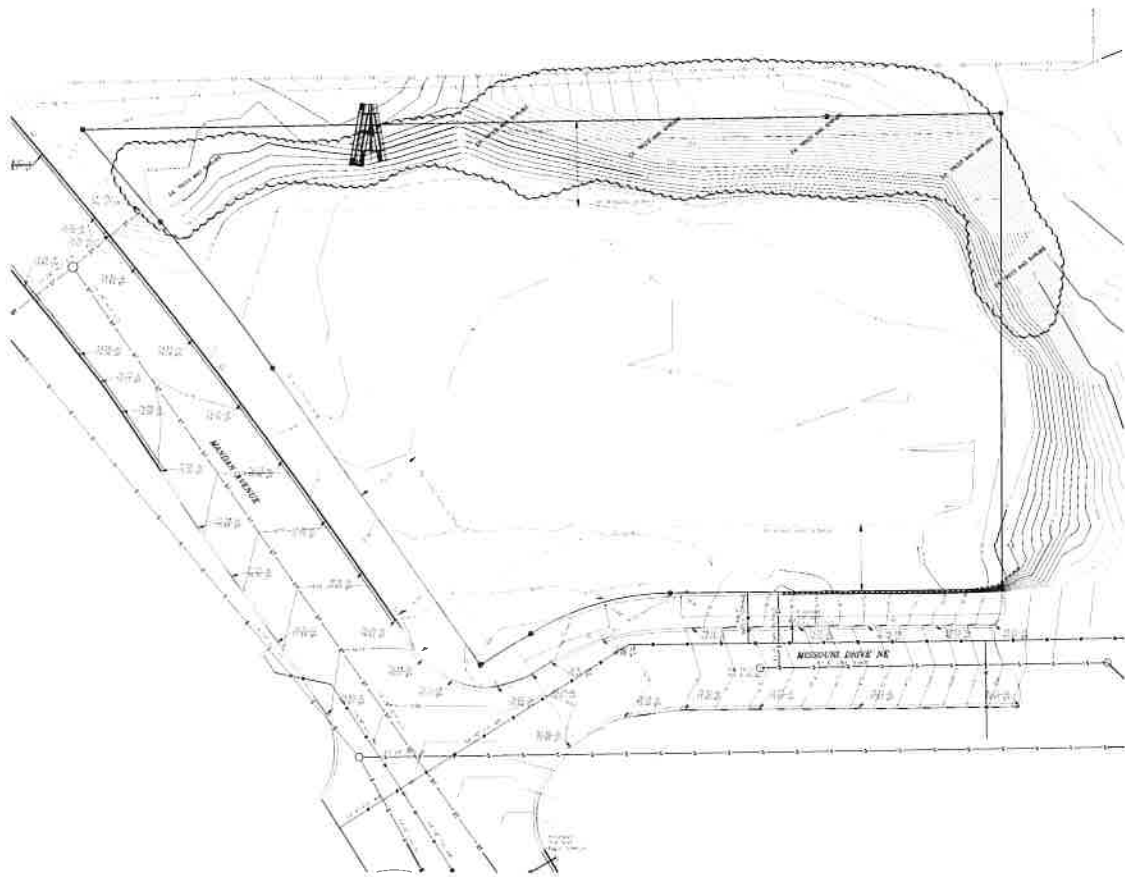


SWENSON, HAGEN & COMPANY P.C.
 3002 Alway Avenue
 Bismarck, North Dakota 58504
 shcorp@swensonhagen.com
 Phone (701) 223-3600
 Fax (701) 223-3600

Services:
 Highway
 Land Planning
 Civil Engineering
 Landmark & Site Design
 Construction Management

**EXHIBIT 1.0 - LOCATION MAP
 LOT 1 BLOCK 1, SEIBELS SUBDIVISION
 STORMWATER MANAGEMENT PLAN
 WAIVER REQUEST**





SHEET INDEX

- C1.0 EXISTING SITE CONDITIONS
- C1.0 PERMITS AND DIVISION LAYOUT PLAN
- C1.0 DRAINAGE AND UTILITIES PLAN
- C1.0 GRADING AND PAVING PLAN
- C1.0 LANDSCAPE PLAN

DESCRIPTION

302 MISSOURI DRIVE NE
LOT 1 BLOCK 1 SEBELS SUBDIVISION
MANHATTAN, MO 64503

OWNER/APPLICANT

DAN O'NEILL STORAGE
801 MISSOURI DR. NE
MANHATTAN, MO 64503
TEL: 781-200-0849
CONTACT PERSON: JASON SENEL

ZONING

TOWNSHIP - CC
LOT AREA - MIN 7,000 SF
LOT WIDTH - MIN 50 FEET
FRONT YARD - MIN 33 FEET
SIDE YARD - NO SIDE YARD REQUIRED
REAR YARD - MIN 10 FEET
HEIGHT LIMIT - MAX PRINCIPAL BUILDING 30 FEET

FLOODPLAIN INFORMATION

THE PROPERTY IS LOCATED WITHIN A FLOOD INSURANCE STUDY AREA ZONE 2 (AREA OF ANNUAL FLOOD HAZARD) ACCORDING TO COMBINED PANEL 2005 OF 1075 (LANDSCAPE) EFFECTIVE APRIL 18, 2005 COMPLETED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY NOTES

THE SURVEY WAS PERFORMED AT THE REQUEST OF THE PROPERTY OWNER.

NORTH DATUM ONE CALL WAS REQUESTED TO MARK UTILITIES ON 10/10/23 PER ONE CALL RULES STATUTE. THE MARKED UTILITIES WERE SURVEYED ON 10/14/23 RECORDS OF PUBLIC SITES AND WHEN LINES WERE OBTAINED FROM CITY RECORDS AND MAY NOT BE AS-MADE PERMANENT. THE LOCATION OF UTILITIES ARE BASED ON VISUAL CHECKING WITHOUT EXCAVATION UNLESS NOTED AS SUBSURFACE PHOTOGRAPHY.

A TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS NOT REQUESTED OR PROVIDED BY THE PARTY REQUESTING THE SURVEY. THIS DOCUMENT MAY NOT INCLUDE COMPLETE INFORMATION REGARDING EASEMENTS, RESTRICTIONS, RESTRICTIONS, COVENANTS, OR ENCUMBRANCES.

SURVEY DATUM

NATIONAL GRID SYSTEM
NAD 83 STATE PLANE, NAD 83 SOUTH ZONE 14 TO USL
INTERNATIONAL FEET

BENCHMARKS

- 1. MANHOLE 1
MANHOLE 1
ELEV. 107.15
- 2. MANHOLE 2
MANHOLE 2
ELEV. 107.15
- 3. MANHOLE 3
MANHOLE 3
ELEV. 107.15

LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING MANHOLE-BUILT
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING RETAINING WALL
- EXISTING EASEMENT
- EXISTING DRIVE



SCALE - 1" = 30'
NAD83 DATUM
JANUARY 20, 2026

FOR PRELIMINARY NOT FOR RECORDING PURPOSES ONLY

MANHATTAN / 800-444-4444
SAFETY NOTICE BY EXCAVATOR
NOTICE OF CONSTRUCTION

CALL BEFORE YOU DIG
 NORTH DAKOTA
 UTILITIES UNDERGROUND LOCATION SERVICE
 1-800-4-4444

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REVISIONS	DATE

EXISTING SITE CONDITIONS

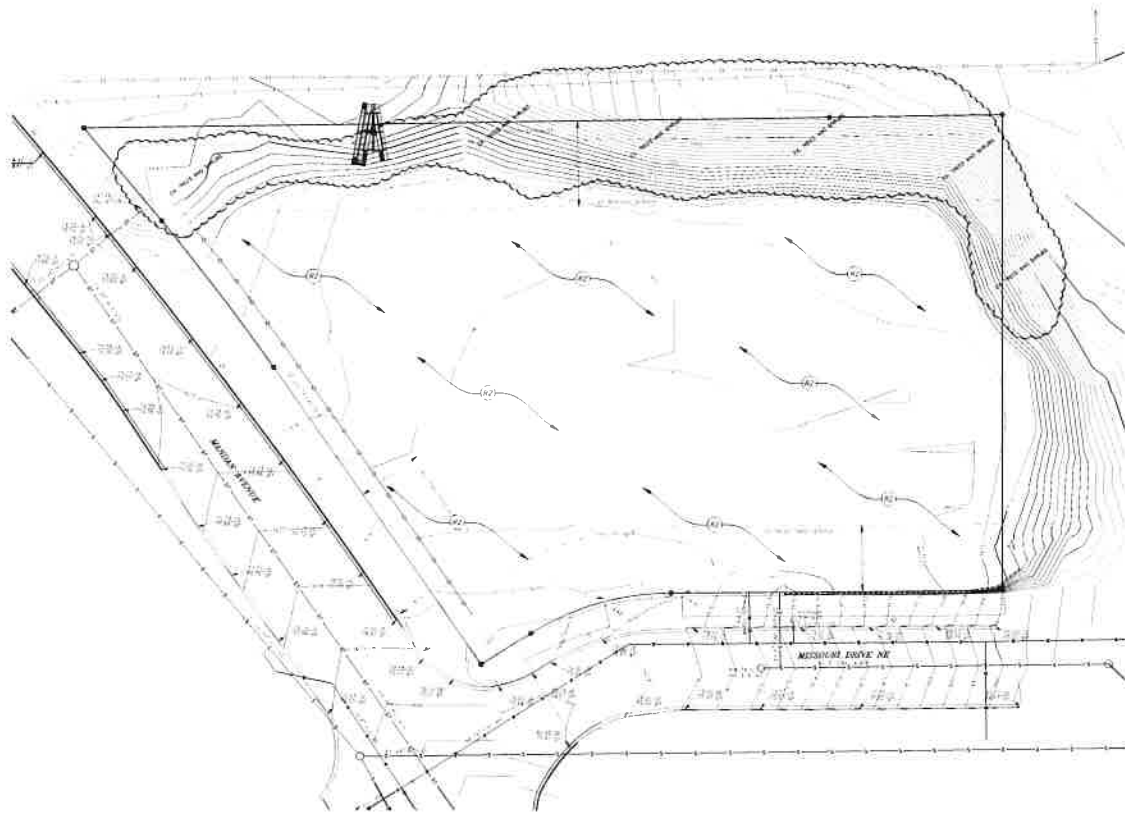
LOT 1 BLOCK 1 SEBELS SUBDIVISION

SWENSON, HAGEN & COMPANY P.C.
 2121 14th Avenue, Suite 100
 Bismarck, North Dakota 58501
 Phone: (701) 222-2200
 Fax: (701) 222-2201
 Email: info@shpc.com
 Website: www.shpc.com

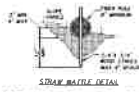
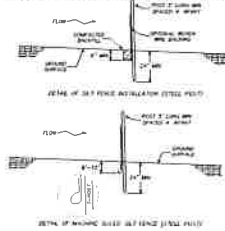


DRAWN BY: JCS
 CHECK BY: JCS, JPH
 DATE: 10/10/23
 PROJECT: 23-001
 COMPUTER FILE: P:\Projects\2023\23-001\23-001.dwg
 PLOTTER: HP DesignJet 2000
 PLOT SCALE: 1/8" = 1' (as shown)
 PLOT DATE: 10/10/23

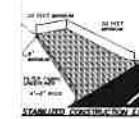
SHEET C1.0



APPROVED TYPES OF SILT FENCE INSTALLATION



DETAIL OF STREAM BATTE INSTALLATION
 Stream batte shall be 2 to 4 inch deep, made with a width equal to the diameter of the batte.
 One end shall be at the end of each batte and spaced 4 feet maximum on center.
 One end shall have a minimum diameter of 2 to 4 inches and a maximum length of 24 inches.
 If one end of stream batte is placed in a pool, the batte shall extend into the pool.



REMOVAL NOTES

(1) ALL REMOVALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE RESPONSIBLE OF PROPERTY OFF THE OWNERS PROPERTY UNLESS NOTED OTHERWISE.
 (2) REMOVE TOPSOIL AND GRAVEL AS NECESSARY FOR IMPROVEMENTS IF MATERIAL CAN BE REUSED STOCKPILE IN LOCATION COORDINATED WITH OWNER.

GENERAL EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ENVIRONMENTAL QUALITY. CONTRACTOR SHALL NOT START THE PROJECT UNTIL RECEIVING AN APPROVAL LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY.
2. CONTRACTOR SHALL IMPLEMENT APPROPRIATE EROSION CONTROL BEFORE BEGINNING ANY LAND DISTURBING ACTIVITIES AS REQUIRED. NOTE: EROSION CONTROL MEASURES SHOWN ARE TO BE IMPLEMENTED AT APPROPRIATE STAGES OF CONSTRUCTION.
3. CONTRACTOR SHALL CONTROL DUST BLOWING THROUGHOUT PROJECT.
4. CONTRACTOR SHALL SEED AND MULCH DISTURBED AREAS AND/OR PROVIDE SODS/SEEDS SHALL 1:2:1 FOR SEEDS AND/OR SODS/SEEDS.
5. CONTRACTOR SHALL HAVE A COPY OF THE SWPPP AND EROSION CONTROL PLAN ON-SITE AT ALL TIMES.
6. INSPECTIONS SHALL BE PERFORMED AT LEAST ONCE EVERY 7 DAYS OR WITHIN 24 HOURS OF A RAIN EVENT. INSPECTIONS OF THE CONSTRUCTION SITE SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH ALL ASPECTS OF THE SWPPP AND THE IMPLEMENTED EROSION CONTROL MEASURES. INSPECTIONS SHALL INCLUDE THE REVIEW OF ALL DISTURBED AREAS, STRUCTURAL AND NON-STRUCTURAL CONTROL MEASURES, MATERIAL STORAGE AREAS, AND TEMPORARY EXPOSED EROSION.
7. EROSION CONTROL FOR PROJECT DESIGNATES A MINIMUM EFFORT TO CONTROL AND CONTAIN EROSION SEDIMENTS. CONTRACTOR SHALL USE THE DISCRETION TO CONTROL EROSION.
8. SEDIMENT TRAPPING INTO ADJACENT STREETS WILL BE PROHIBITED. STREETS SHALL BE CLEANED WITHIN 48 HOURS OF SEDIMENT TRAPPING OCCURS.
9. IN GENERAL, SLOTTED BATTLES OR SILT FENCE SHALL BE PLACED ON LEVEL GROUND 2 TO 10 FEET FROM DISTURBED AREAS. WHEN PLACED, SILT FENCE SHOULD BE PLACED ALONG CONTOURS TO AVOID A CONCENTRATION OF FLOW.
10. ONCE ALL DISTURBED AREAS HAVE BEEN SEEDED AND MULCHED AND THE SITE DEMONSTRATES A MINIMUM OF 70% VEGETATIVE COVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR SILT FENCE AND FIBER PILE REMOVAL.
11. CONCRETE PADDED AREAS ARE NOT ALLOWED IN PROJECT SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL OF EROSION CONTROL OFF SITE AT THEIR OWN LOCATION.

EROSION CONTROL DURING CONSTRUCTION PROCESS

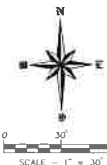
1. INSTALL SLOTTED BATTLES OR SILT FENCE AS DESIGNATED. SEE DETAIL THIS SHEET.
2. CONTRACTOR SHALL INSTALL STABILIZED ACCESS. SEE DETAIL THIS SHEET.
3. CONTRACTOR SHALL IMPROVE ALL ACCESS TO THE ESTABLISHED ACCESS.
4. EROSION SHALL BE APPLIED AS INDIVIDUAL BUILDING SITES AND IMPROVED STABLE APPROPRIATE EROSION CONTROL AROUND EXISTING PROJECT SITES.
5. CONTRACTOR SHALL PROVIDE STREAM BATTE ALONG PERIMETER OF SITE AS INDICATED ON PLAN.

GENERAL CONSTRUCTION NOTES ALL SHEETS

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. ALL SITE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF WAGNER CONSTRUCTION SPECIFIC RULES FOR MUNICIPAL PUBLIC WORKS APPOINTMENTS AS ADOPTED BY THE ATTACHED PLAN.
3. CONTRACTOR MUST BE BONDED BY THE CITY OF WAGNER FOR ALL CITY UTILITIES.
4. CONTRACTOR WILL BE REQUIRED TO OBTAIN ANY NECESSARY PERMITS.
5. IT WILL BE NECESSARY TO HAVE A PRIVATE ENGINEERING AND/OR TESTING FIRM SET GRADES ON CONSTRUCTION PITS AND PREPARE HOLDING LINES FOR THE SILT & BATTLE LINES.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS WARNING SIGNS, BARRICADES, AND LIGHTS AT ALL TIMES THROUGHOUT.
7. LOCATE AND PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJACENT PROPERTIES THROUGH BARRICADES, CONEWORK OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD ADJACENT PROPERTY TO EXISTING UTILITIES.
8. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OBTAINING A 30' EROSION WALL, 8" MAX. DIA., AND CONTROL FENCE (1:2:1) FOR EROSION PREVENTION. A PROFESSIONAL FIRM THESE COSTS CAN BE PROVIDED AT REQUEST.
9. THE LOCATION OF EXISTING BELOW GROUND UTILITIES SHOWN ARE BY APPROXIMATE LOCATION AND NOT TAKEN FROM UTILITY PLANS PROVIDED BY OWNERS AND HAVE NOT BEEN REVERESED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND

---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
---	EXISTING STORM SEWER
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING MANHOLE-INLET
---	EXISTING LIGHT POLE
---	EXISTING SIGN
---	EXISTING VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING FENCE
---	EXISTING ASPHALT
---	EXISTING CONCRETE
---	EXISTING GRAVEL
---	EXISTING RETAINING WALL
---	EXISTING CONTOUR
---	EXISTING GRADE
---	PROPOSED REMOVALS
---	PROPOSED EROSION CONTROL



PRELIMINARY - NOT FOR CONSTRUCTION OR RECORDATION PURPOSES OR IMPROVEMENTATION

WARRANTY / GUARANTEE
 THESE NOTES IN CONNECTION WITH THESE PLANS SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ENVIRONMENTAL QUALITY. CONTRACTOR SHALL NOT START THE PROJECT UNTIL RECEIVING AN APPROVAL LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY.

NOTICE TO CONTRACTOR
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ENVIRONMENTAL QUALITY. CONTRACTOR SHALL NOT START THE PROJECT UNTIL RECEIVING AN APPROVAL LETTER FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY.

CALL BEFORE YOU DIG
 NORTH DAKOTA
 UTILITY LOCATING SERVICE
 1-800-795-0555

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REVISIONS

NO.	DATE	DESCRIPTION

REMOVALS & EROSION CONTROL PLAN
 LOT 1 BLOCK 1 SEIBELS SUBDIVISION

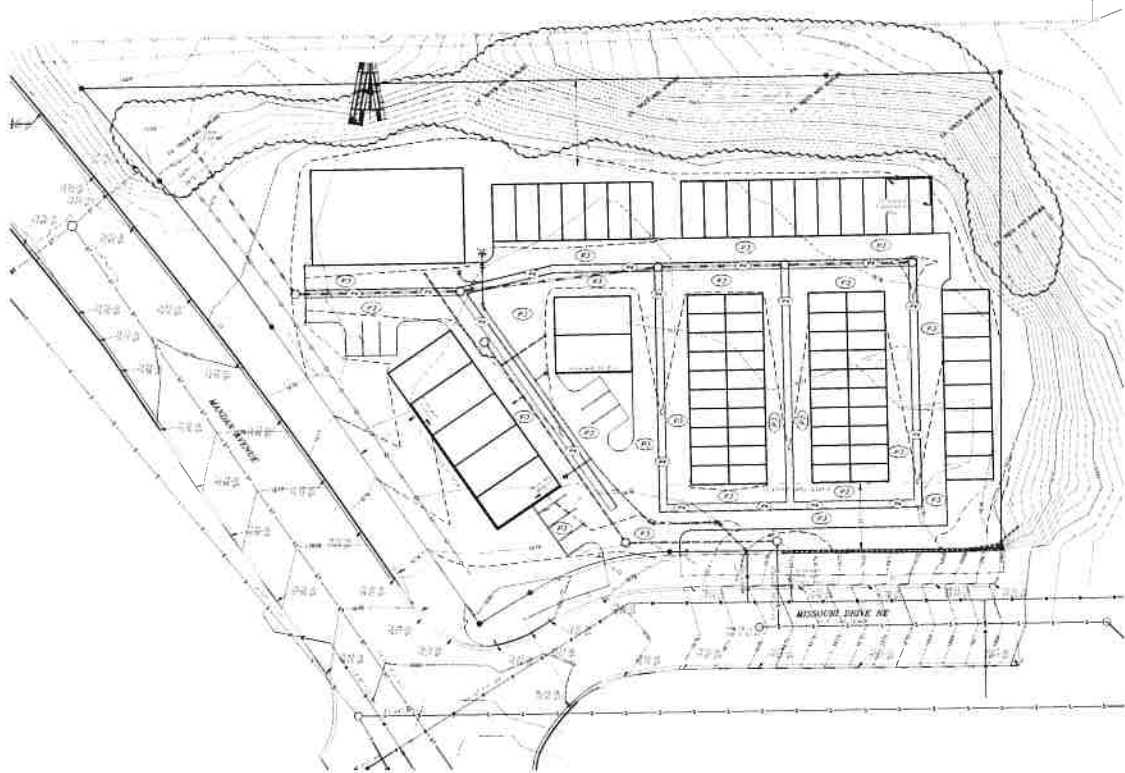
SWENSON, HAGEN & COMPANY P.C.
 3000 13th Avenue SW
 Fargo, ND 58103
 Phone: (701) 785-1234
 Fax: (701) 785-5678
 Email: info@shc.com
 License No. 123456789

SH

DRAWN BY: **CM, JR.**
 CHECK BY: **CM, JR.**
 DATE: **01-20-2024**

PROJECT:
 SUBMIT: 1 of 1 (Change Materials) 1 of 1 (Change) 1 of 1 (Change) 1 of 1 (Change)

SHEET C2.0

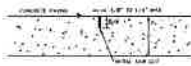


CONCRETE JOINT DETAILS

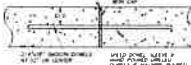
ALL JOINTS SHALL BE FINISHED USING THE FINISH SPECIFIED FOR THE JOINT. JOINTS SHALL BE FINISHED WITH A FINISH THAT IS COMPATIBLE WITH THE FINISH OF THE ADJACENT SURFACES. JOINTS SHALL BE FINISHED WITH A FINISH THAT IS COMPATIBLE WITH THE FINISH OF THE ADJACENT SURFACES. JOINTS SHALL BE FINISHED WITH A FINISH THAT IS COMPATIBLE WITH THE FINISH OF THE ADJACENT SURFACES.



CONSTRUCTION JOINT - BED



CONSTRUCTION JOINT - SAWED



EXPANSION JOINT



ISOLATION JOINT



TYPICAL JOINT SEAL

PAVEMENT

- (21) ON THE EXISTING CONCRETE MATERIALS AND CONSTRUCTION MATERIALS SHALL CONFORM TO THE CITY OF MANDAN SPECIFICATIONS EXCEPT AS NOTED HEREIN. ALL CONTENT SHALL BE 5% TO 7% STRENGTH AT 28 DAYS SHALL BE 4500 PSI.
- (22) ASPHALT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF MANDAN SPECIFICATIONS.
- (23) CRACK BELL 3" DIA. 4" ASPHALT 6" CLASS V AGGREGATE BASE, AND 12" SURFACE PREPARATION SEE DETAIL THIS SHEET. (ALTERNATE) 6" 5" SURFACE PREPARATION SYNTHETIC FIBERS 6" CLASS V AGGREGATE BASE, AND 12" SURFACE PREPARATION SEE DETAIL THIS SHEET.
- (24) 4" REINFORCED CONCRETE VALLEY GUTTER AND 6" CLASS V AGGREGATE BASE, SEE DETAIL THIS SHEET.
- (25) MICROFIBERED FIBERS SHALL CONFORM TO ASTM F4318M, TYPE III, AND BINDER SHALL BE 4.0% BY WEIGHT.
- (26) SURFACE PREPARATION UNDER AREAS TO BE PAVED SHALL BE 12" DEEP AND SHALL CONFORM TO THE CITY OF MANDAN CONSTRUCTION SPECIFICATIONS EXCEPT DENSITY SHALL BE 98% BY ASTM D 1557. SURFACE PREPARATION SHALL BE PROOF ROLLED TO 100% TO 110% GRAVEL AND SHALL BE PROOF ROLLED PRIOR TO PLACING ANY PAVEMENT. ALL PROOF ROLL SHALL BE OBSERVED AND DOCUMENTED BY SOILS/GEOTECHNICAL ENGINEER. ANY AREAS NOT MEETING PROOF ROLL REQUIREMENTS SHALL BE REWORKED AND REPROVED.
- (27) ALL AGGREGATE BASE SHALL BE CLASS V AGGREGATE PER CITY OF MANDAN SPECIFICATIONS.

PAVEMENT STRIPING

- (28) ALL PAVEMENT STRIPING SHALL BE 4" WIDE WITH REFLECTORIZED PAINT MEETING THE REQUIREMENTS OF MANDAN SPECIFICATIONS. AT A RATE OF 100 SQUARE FEET PER GALLON COLOR SHALL BE FOLLOW TYPICAL FOR ALL STRIPING UNLESS OTHERWISE NOTED.

GRADING NOTES

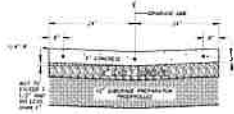
1. SEE PROPOSED CONTOURS AND ELEVATION GRADE.
2. TOPSOIL SHALL BE REMOVED AND STOCKPAILED FOR LATER USE. EQUIPMENTS WITH CHAINS FOR STOCKING LOCALITY.
3. REMOVE UNDESIRABLE MATERIALS AND PROTECT FROM SITE.
4. ALL AREAS TO BE PAVED SHALL HAVE PROOF ROLL PERFORMANCE OBSERVED AND DOCUMENTED BY GEOTECHNICAL ENGINEER.
5. ALL COMPACTORS SHALL BE OPERATED PER SECTION 202.2 OF THE CITY OF MANDAN CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING AND FINISHING FOR ALL AREAS. ALL FINISH SHALL BE PER CITY OF MANDAN SPECIFICATIONS.
7. ALL EXISTING AREAS NOT RECEIVING CURB AND GUTTER, SEWER, CONCRETE, ASPHALT, OR OTHER IMPROVEMENTS SHALL HAVE MANDAN 4" TOPSOIL.



5" ASPHALT



5" CONCRETE WITH MACROFIBERS



VALLEY GUTTER CROSS SECTION

LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING MANHOLE/INLET
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- EXISTING FENCE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING RETAINING WALL
- EXISTING ELEVATION
- EXISTING GRADE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED ASPHALT/CONCRETE ALL
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- PROPOSED GRADE



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NOTICE TO OBSERVERS
NOTICE TO CONTRACTOR
NOTICE TO OWNER

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DATE

REVISIONS

GRADING & PAVING PLAN

LOT 1 BLOCK 1 SEBELS SUBDIVISION

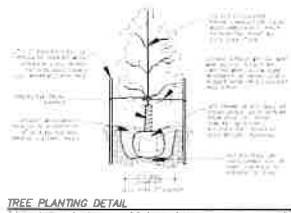
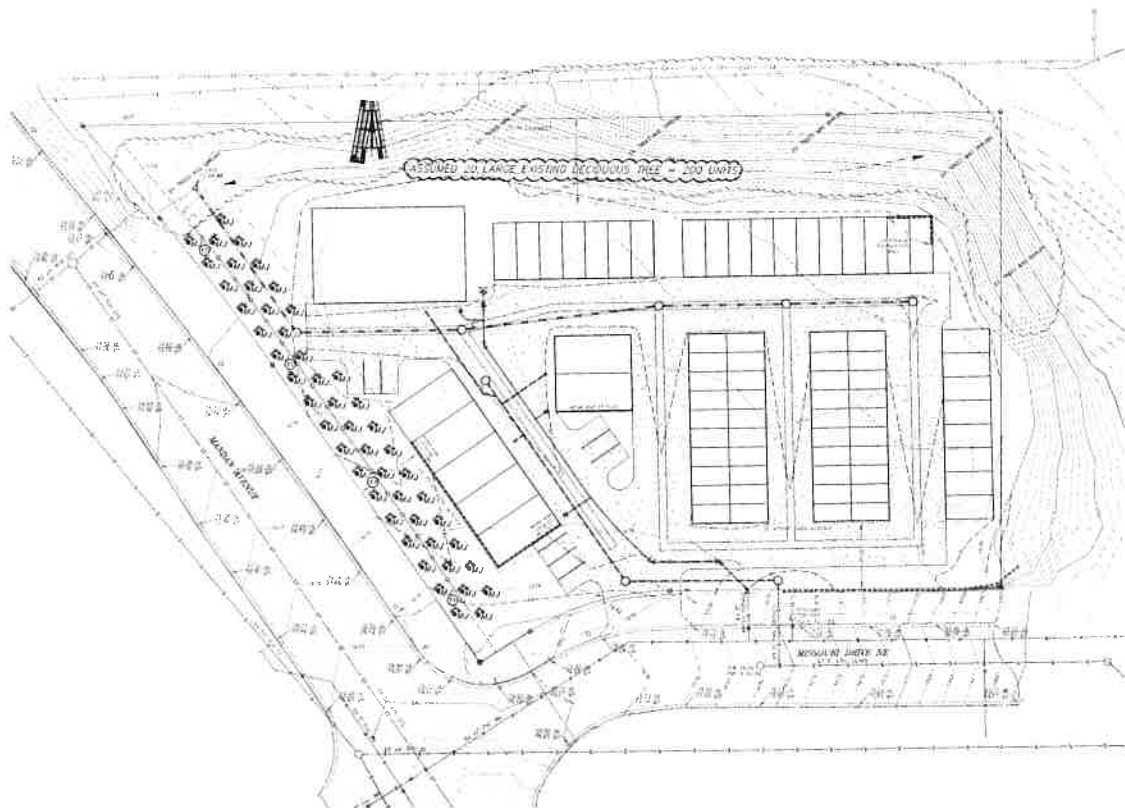
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 Mandan, ND 58048
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SHEET C4.0



TREE PLANTING DETAIL

GENERAL LANDSCAPING NOTES FOR ALL SHEETS

- 1. ALL CONTRACTOR WORK TO SUBMITTED FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
- 2. PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJACENT PROPERTIES. PROVIDE BARRICADES, SIGNAGE OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST EXISTING UTILITIES.
- 3. DAMAGE THAT EXISTS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 4. ALL LANDSCAPE PLANTINGS SHALL BE WATERED BY THE LANDSCAPE CONTRACTOR THE SAME DAY THAT THE PLANTING OCCURS. IF WATER IS NOT AVAILABLE AT THE BUILDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALTERNATIVE METHODS FOR WATERING.
- 5. SEEDLING TREES DO NOT NEED TO BE EDGED ANNUAL BUSHES OR UPLAND WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A WHOLE RING THAT COMFORMS TO THE DESIGN PROVIDED FOR TREE PLANTINGS.
- 6. CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING: PLANTED TREES GUARANTEED TO LIVE AND ADJACENT STORMS, INJURIES AND HEALTHY CONDITION FOR 100 DAYS IMMEDIATE FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE.
- 7. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.

TOPSOIL NOTES

- 1. TOPSOIL IS QUANTIFIED ON SITE AND WILL BE PLACED BY THE LANDSCAPE CONTRACTOR TO SPREAD AND FINISH SHOWN (EXCEPTIONAL WORK MAY BE REQUIRED). ALL PORTIONS OF THE SITE NOT REQUIRING CONCRETE OR OTHER IMPROVEMENTS SHALL BE COVERED WITH A MINIMUM OF 4" OF TOPSOIL AND SEEDS ACCORDING TO SPECIFICATIONS.
- 2. TOPSOIL SHALL BE PLACED AND REFINED AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BARRICADES SHOULD BE SET UP AS NECESSARY TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.

SEEDING NOTES

- 1. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENT CITY OF MINNESOTA LANDSCAPING SPECIFICATION FOR RESIDENTIAL, PUBLIC, WORKS IMPROVEMENTS EXCEPT WHERE NOTED BELOW.
- 2. SEED SHALL BE CLASS #1 IN ALL AREAS DEPICTED ON PLAN.
- 3. CLEAR AND GRASS SITE BEFORE SEEDING ENSURING THAT THE SITE IS IN A SMOOTH CONDITION WITH NO DEBRIS OR OTHER FOREIGN MATTER IN THE AREA.
- 4. FERTILIZER SOIL BLENDING THE SEEDING PROCESS USING AN APPROPRIATE APPLICATION PROJECT FERTILIZER SHALL BE 10-10-10 AND APPLIED AT A RATE OF 4 LBS PER 1000 SQUARE FEET.
- 5. SEED SHALL BE DRILL SEEDING TO A DEPTH OF 1/4" TO 1/2" AND SHALL BE EVENLY SPREAD AFTER SEED HAS BEEN SOWN THE SOIL SHALL BE WORKED IMMEDIATELY AFTER THE SEED IS APPLIED TO FIRM THE SOIL AROUND THE SEED AND SEED SHALL BE PLACED ON DAYS WHERE THE SOIL IS STRONG ENOUGH TO PREVENT IT FROM BEING PROPERLY ANNEALED INTO THE SOIL.
- 6. SEED MUST SHOW A COEFFICIENT OF GERMINATION PER SQUARE FOOT BEFORE ACCEPTANCE WILL OCCUR. THE CONTRACTOR SHALL ADVISE THE OWNER WITHOUT ADDITIONAL COMPENSATION THEREFOR. ANY SEED FOR AREAS THAT HAVE NOT GERMINATED MUST BE REPLACED TO THE EXTENT THAT REPAIRMENT IS REQUIRED TO CONFORM TO THE REQUIREMENTS OUTLINED ABOVE. THE CONTRACTOR'S WARRANTY PERIOD SHALL ALSO APPLY TO THIS VIEW.
- 7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY EROSION SCARS OR BANKS THAT OCCUR WHILE THE SEED IS BEING SOWN AND TO REPAIR ANY EROSION SCARS UPON COMPLETION OF THE SEEDING PROCESS.
- 8. WORK WHICH ALL SEEDER AREAS PER CITY OF MINNESOTA SPECIFICATIONS.

IRRIGATION PERFORMANCE SPECIFICATION

- 1. CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR AN IRRIGATION SYSTEM ON THIS SITE FOR ALL GRASSED AREAS UP AS DESIGNATED BY THE OWNER.
- 2. SYSTEM SHALL BE DESIGNED FOR FIVE FEET TO HEAD COVERAGE WITHIN AT LEAST 1" OF WASTING TEST HEAD. SUBSYSTEMS SHALL BE ANNULAR SPREADER, SIDEWALKS, AND ORNAMENTS. QUICK COUPLERS SHALL BE PROVIDED FOR MAINTENANCE.
- 3. IRRIGATION EQUIPMENT SHALL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO INSURE THAT THE EQUIPMENT IS HEAD TO HEAD. ALL CHANGES MUST BE DOCUMENTED UPON COMPLETION OF THE JOB AND AS BUILT DRAWINGS INCLUDING PIPE SIZES, VALVE LOCATIONS AND HEAD LOCATIONS MUST BE GIVEN TO THE OWNER UPON COMPLETION REPRESENTATIVE.
- 4. IRRIGATION CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PRACTICES AS SET FORTH BY THE MANUFACTURER'S SPECIFICATIONS AND THE IRRIGATION ASSOCIATION.
- 5. IRRIGATION CONTRACTOR SHALL INCLUDE THE FIRST YEARS MAINTENANCE IN THE COST OF THE PROJECT.
- 6. IRRIGATION CONTRACTOR SHALL BE COORDINATED WITH THE OWNER.

FENCING NOTES

- 1. INSTALL 6" HIGH ORANGE VINYL FENCE ALONG WEST PROPERTY LINE AS DEPICTED ON THE PLANS.

PLANT PALETTE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	OFFT
10	WEEDER SHRUB	<i>Lonicera caerulea</i> 'Suevia'	4"	4"

LANDSCAPING REQUIREMENTS

105-1-14-(C.2) 10% OF THE LOTS DEVELOPABLE AREA MUST BE LANDSCAPED (GRASS, TREES, SHRUBS, ETC.)

AREA OF DEVELOPABLE LOT AREA MUST BE SLOPED AHEAD - 78,730 SF

105-4-6-(E.4) 8 PLANT UNITS/1000 SF OF DEVELOPABLE LOT AREA - 313 PLANT UNITS

- LARGE WATERS DECEADUOUS TREE 10 UNITS
- LARGE WATERS EVERGREEN TREE 10 UNITS
- SMALL WATERS DECEADUOUS TREE 5 UNITS
- SMALL WATERS EVERGREEN TREE 5 UNITS
- WATERS SHRUB 2.5 UNITS
- PERENNIALS 1 UNIT

BUFFER PLANTINGS ASSUMING AT LEAST 20 EXISTING LARGE DECEADUOUS TREES - 200 PLANT UNITS

BEST PLANTINGS ASSUMING AT LEAST 20 EXISTING LARGE DECEADUOUS TREES - 213 UNITS

TOTAL UNITS 200 EXISTING UNITS

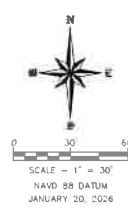
240 PROPOSED UNITS

= 443 TOTAL UNITS

105-4-6-(L) BUFFER YARDS

- PROJECT SITE IS NEIGHBORHOOD COUNCIL 8 POINTS
- BY ZONING WEST ADJACENT BARRIAGE ARE 3 POINTS
- REQUIRED BUFFER YARD POINTS

- 35 FEET OF SEPARATION 1 POINTS
- THREE POINTS OF CORNERS 3 POINTS
- 6-FOOT HIGH SOLID FENCE 3 POINTS
- TOTAL PROVIDED BUFFER YARD POINTS

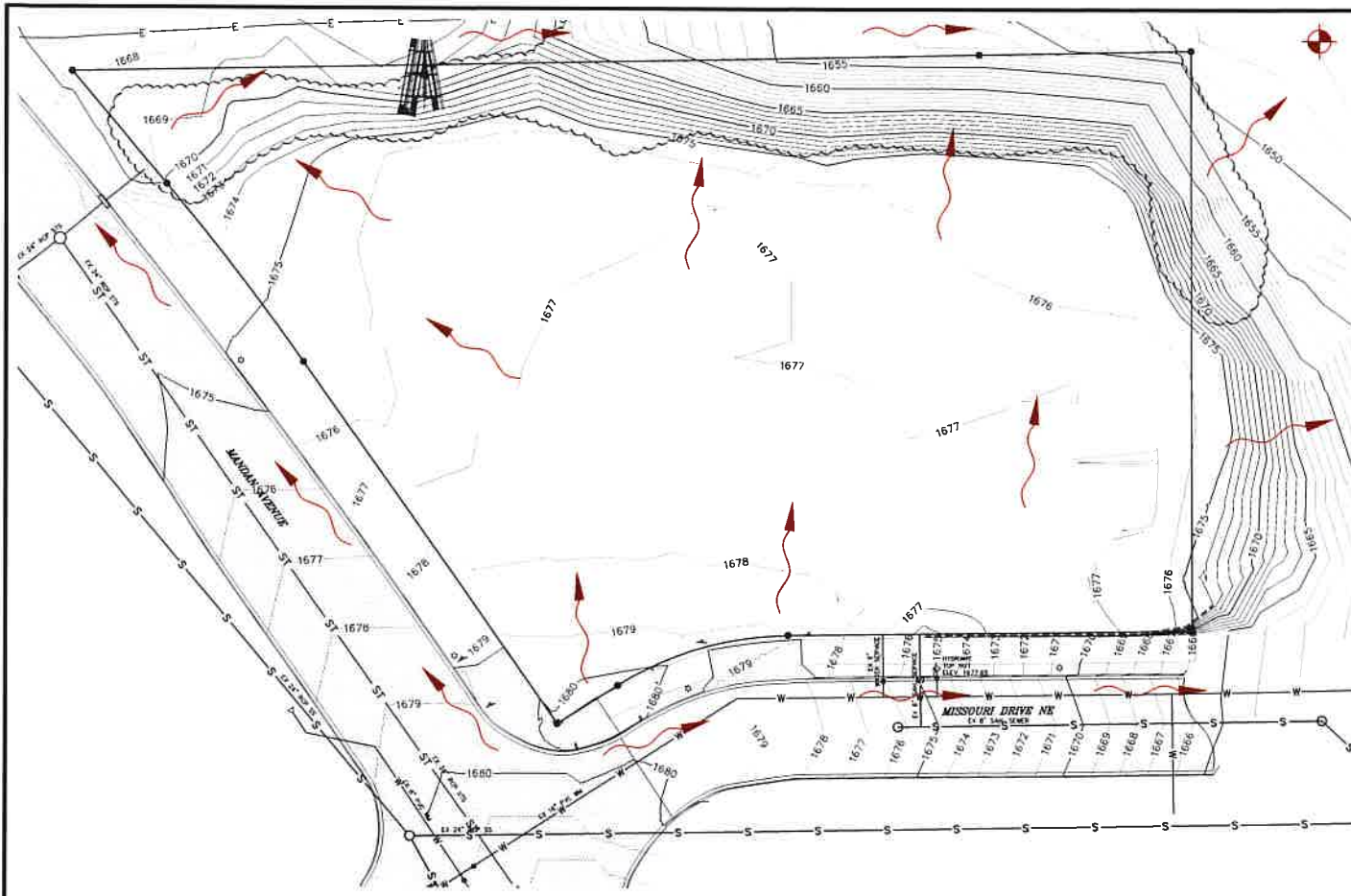


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REVISIONS
 DATE
 LANDSCAPE PLAN
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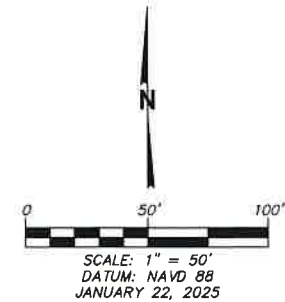


LEGEND

-  DRAINAGE ARROW
-  POINT OF DISCHARGE

EXISTING COVER CONSISTS OF
GRASS AND GRAVEL

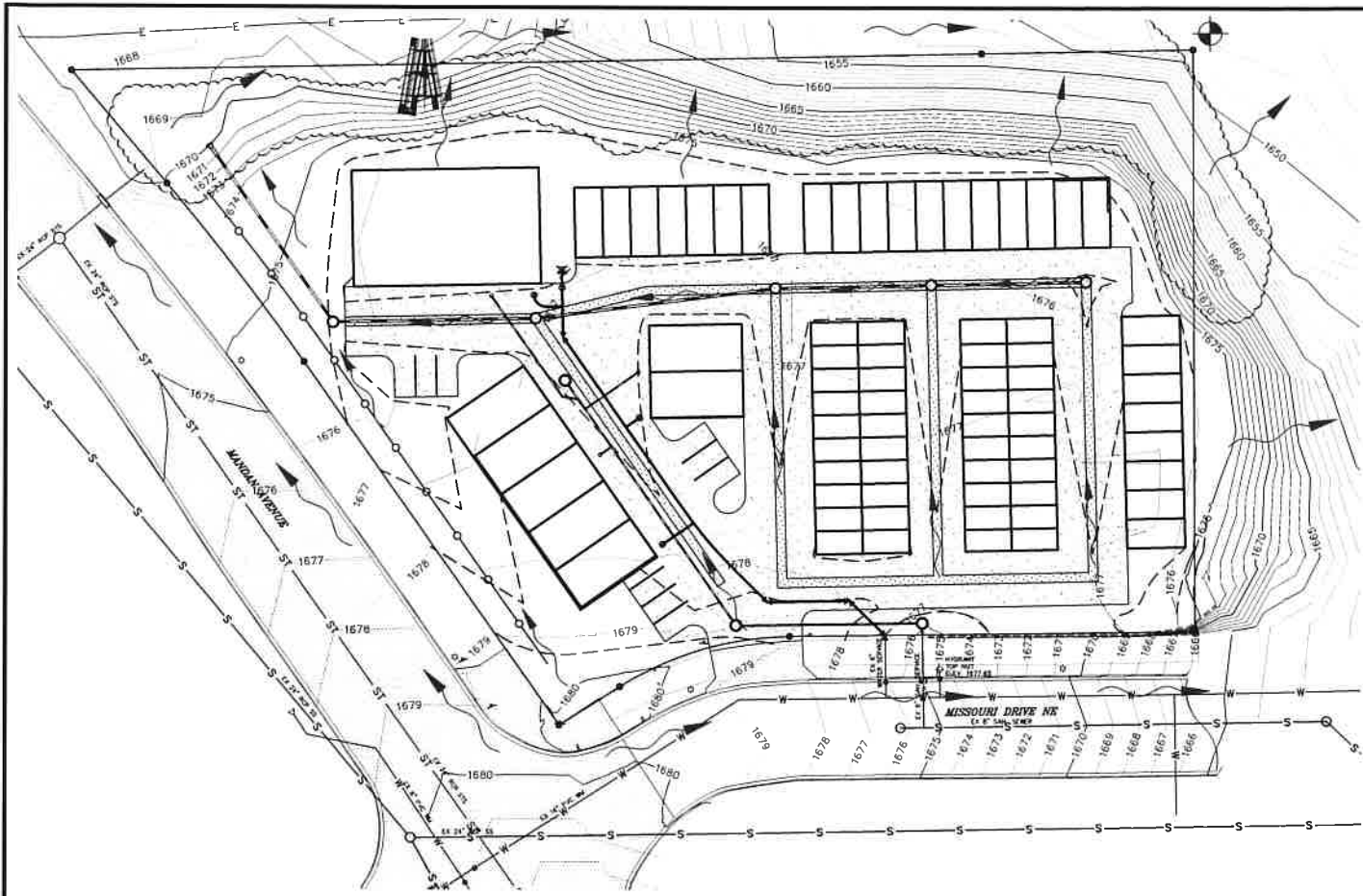
**FOR REGULATORY REVIEW ONLY
NOT APPROVED FOR CONSTRUCTION**



**EXHIBIT 2.0 - EXISTING SITE MAP
LOT 1 BLOCK 1, SEIBELS SUBDIVISION
STORMWATER MANAGEMENT PLAN
WAIVER REQUEST**

SWENSON, HAGEN & COMPANY P.C.
 Surveyors
 11000 E. 12th Avenue, Suite 200
 Aurora, CO 80012
 Phone: (303) 751-1222
 Fax: (303) 751-1227
 www.swhagen.com



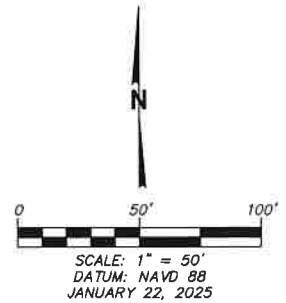


LEGEND

DRAINAGE ARROW
 POINT OF DISCHARGE

PROPOSED COVER CONSISTS OF
GRASS, PAVEMENT AND STRUCTURES

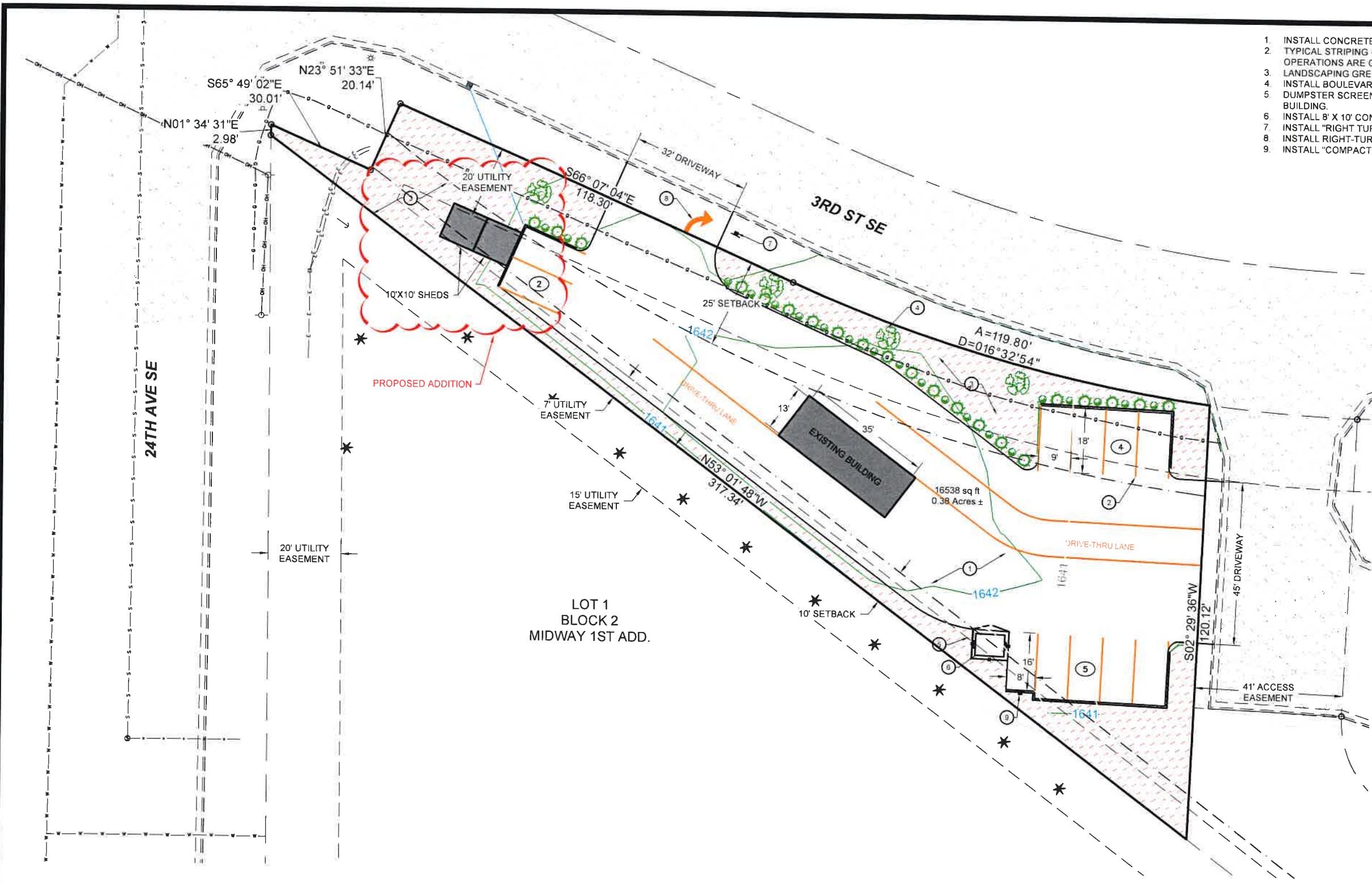
**FOR REGULATORY REVIEW ONLY
NOT APPROVED FOR CONSTRUCTION**



**EXHIBIT 3.0 - POST-CONSTRUCTION SITE MAP
LOT 1 BLOCK 1, SEIBELS SUBDIVISION
STORMWATER MANAGEMENT PLAN
WAIVER REQUEST**

SWENSON, HAGEN & COMPANY P.C.

2025 State Engineer License No. 0000000000
 Professional Engineer License No. 0000000000
 Professional Surveyor License No. 0000000000
 Professional Land Surveyor License No. 0000000000
 Professional Landscape Architect License No. 0000000000
 Professional Civil Engineer License No. 0000000000
 Professional Geotechnical Engineer License No. 0000000000
 Professional Environmental Engineer License No. 0000000000
 Professional Environmental Scientist License No. 0000000000
 Professional Environmental Planner License No. 0000000000
 Professional Environmental Analyst License No. 0000000000
 Professional Environmental Scientist License No. 0000000000
 Professional Environmental Planner License No. 0000000000
 Professional Environmental Analyst License No. 0000000000



1. INSTALL CONCRETE PAVEMENT
2. TYPICAL STRIPING - CONTRACTOR TO STRIPE ENTIRE PARKING LOT AFTER PAVEMENT OPERATIONS ARE COMPLETE AS PER LAYOUT ON PLAN SHEETS
3. LANDSCAPING GREEN AREA
4. INSTALL BOULEVARD TREES
5. DUMPSTER SCREENING - SHALL BE 6' TALL WITH WOOD STRUCTURE/SIDING TO MATCH THE BUILDING.
6. INSTALL 8' X 10' CONC. PAD & 8' DUMPSTER
7. INSTALL "RIGHT TURN ONLY" SIGN
8. INSTALL RIGHT-TURN ONLY STRIPING
9. INSTALL "COMPACT CAR/MOTORCYCLE PARKING ONLY" SIGN

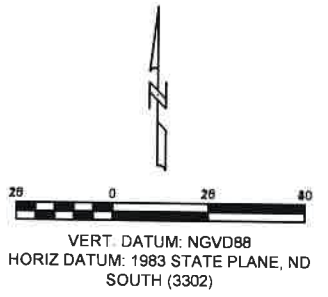
- BOBO HYDRANGEA
H=2'-3', S=4'
hydrangea paniculata (ILVobo USPP)
SIZE=QUART
- LITTLE DEVIL NINE BARK
H=3'-4', S=3'-4'
physocarpus opulifolius
SIZE=2 GALLON
- JAPANESE TREE LILAC
H=25', 25'
syringa vetuculata (Hiroshi Hara)
SIZE=1 1/2" CALIPER

ND ONE CALL TICKET NO. 24026540

CAUTION
UTILITY LOCATIONS ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR
VERIFYING LOCATION PRIOR TO
EXCAVATION

LEGEND

- | | | | |
|--|----------------------------|--|---------------------------------|
| | PARKING STALL COUNT | | PROPOSED SANITARY CLEANOUT |
| | PROPOSED CONCRETE PAVEMENT | | PROPOSED SANITARY SEWER SERVICE |
| | PROPOSED LANDSCAPE ROCK | | PROPOSED WATER SERVICE |
| | PROPOSED LANDSCAPE TREE | | PROPOSED CURB STOP |
| | PROPOSED SHRUBS | | PROPOSED TRENCH DRAIN |
| | | | PROPOSED SIGN |
| | | | PROPOSED CONTOUR |



ZONING: CC
SETBACKS: FRONT: 25', SIDE: 0', REAR: 10'



TOMAN ENGINEERING
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923

DAILY PERKS ESPRESSO
MANDAN, NORTH DAKOTA

LOT 1, BLOCK 1, RAMBLEWOOD 14TH ADDITION
MANDAN, NORTH DAKOTA

SHEET 1 OF 1 APRIL, 2026

PROPOSED CONDITIONS



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: Move a 10 x 10 shed and a 10 x 10 refriq on back of Dairy Peets
2. Name of Owner: Richard B. Holmes
Mailing Address: 2435 3rd St. Southeast Mandan
Phone (Cell) 425-533-3582 (Office) 701-319-9361
3. Name of Architect if applicable: TOMANN ENGINEERING
Mailing Address: 501 First Street Mandan ND
Phone (Cell) ' (Office) 701-663-6483
4. Name of Contractor: Richard Holmes - Holmes and Sons
Mailing Address: 1015 West Broadway - Dickinson ND
Phone (Cell) 701-590-5133 (Office) _____
5. Parcel Address: 2435 3rd St Southeast Mandan
6. Legal Description:
Lot 1 Block 1 Addition Ramblewood 14th addition
Section 36 Township Morton 139 Range 81
7. Zoning: CC-commercial/light industrial
8. Special Purpose District: _____
9. Existing Land Use: Coffee/espresso Drive-thru
10. Lot Size (Sq Ft) 23,000
Existing Bldg Area (Sq Ft) 555 sq ft
Proposed Bldg Area (Sq Ft) 100 sq ft
11. Estimated Cost of Project: \$2000.00
➤ 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: [Signature] Date: April 22/2020







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: 46' x 60' Addition to an existing shop building.
Proposed addition to match exterior finishes and building profile (width, roof lines, etc)
2. Name of Owner: Circle Diamond Ranch Supply -Bob Bullinger
Mailing Address: 4228 Memorial Hwy SE, Mandan, ND 58554
Phone (Cell) 701-319-0102 (Office) _____
3. Name of Architect if applicable: _____
Mailing Address: _____
Phone (Cell) _____ (Office) _____
4. Name of Contractor: Nuss Construction
Mailing Address: 4181 28th Ave, Mandan, ND 58554
Phone (Cell) 701-527-7583 (Office) _____
5. Parcel Address: 4228 Memorial Hwy SE, Mandan, ND 58554
6. Legal Description:
Lot 1 Block 1 Addition Midway Eighth Addition
Section 31 (SW 1/4) Township 139 N Range 81 W
7. Zoning: MC-Heavy Commercial/Light Industrial
8. Special Purpose District: Memorial Highway Overlay District
9. Existing Land Use: Commercial
10. Lot Size (Sq Ft) 105,179 sf (2.41 acre)
Existing Bldg Area (Sq Ft) 15,360sq ft
Proposed Bldg Area (Sq Ft) 2,760sq ft (46' x 60')
11. Estimated Cost of Project: \$168,000
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: Christopher Nuss Date: 04/22/2026



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 - See Site Plan with comments addressing each item.

- 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

Proposed addition to match exterior finishes and building profile (width, roof lines, etc)

C. Elevation Architectural Plans to Scale

- 1. Elevation drawings to include ALL sides. - See Site Plan drawing.

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. The proposed addition involves a minimal increase in impervious surface / impact on the existing site drainage or storm water runoff. The total disturbed area is less than 1/4 acre.

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).





PROJECT: Circle Diamond Ranch Supply – Shop Addition

PROPERTY ADDRESS:
4228 Memorial Hwy SE, Mandan, ND 58554

LEGAL DESCRIPTION:
Lot 1, Block 1, Midway 8th Addition
Section 31, Township 139 N, Range 81 W

LOT AREA: 104,979 SF (2.41 Acres)

EXISTING BUILDING AREA: 15,360 SF

PROPOSED ADDITION: 2,760 SF (46' x 60')

TOTAL BUILDING AREA: 18,120 SF

Utility lines or easements

Response: No proposed changes. All existing utility lines and easements are to remain as-is.

Major topographic features

Response: Existing topography and drainage patterns are to remain undisturbed. No grading or topographic alterations are proposed, except as required for the addition.

Landscaping and major vegetative cover

Response: Existing landscaping and vegetative cover shall be preserved. No removals or new installations are proposed.

Location of structure(s)

Dimensions:
See Site Plan for specific building footprint and dimensions.

Setbacks: Proposed structure maintains a "match existing" profile; no changes to established setback distances.

Lighting/Hydrants: New exterior security and area lighting will be wall-mounted to the proposed building. Existing fire hydrants remain unchanged.

Dumpsters: No new dumpsters or screen walls proposed.

Vehicular and pedestrian plans

Response: No modifications to existing vehicular or pedestrian circulation.

Parking: Parking configuration remains per existing conditions. No increase in staffing or operational capacity is anticipated.

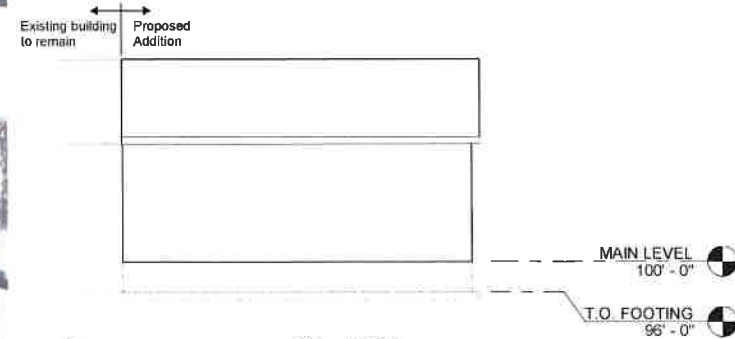
Signage

Response: No new signage or alterations to existing signage are proposed.

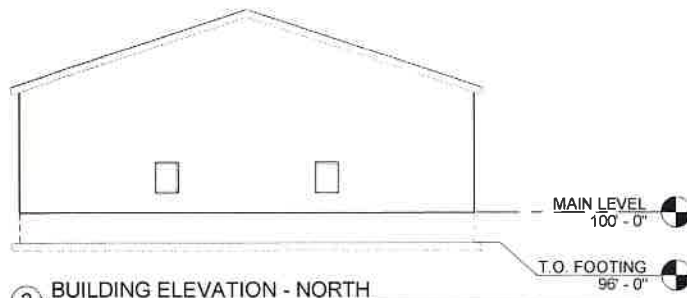


A
SK PLOT PLAN
1" = 80'-0"

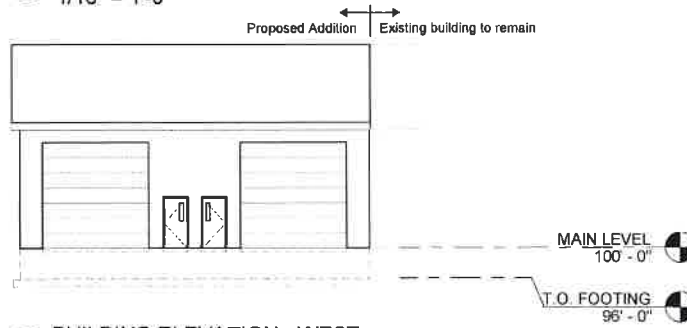
Proposed construction to match existing conditions in all respects: building width, roof lines, and eave depths. Exterior finishes, including metal panels, trim, wainscot, and overhead doors, are to match existing materials.



3 BUILDING ELEVATION - EAST
1/16" = 1'-0"



2 BUILDING ELEVATION - NORTH
1/16" = 1'-0"

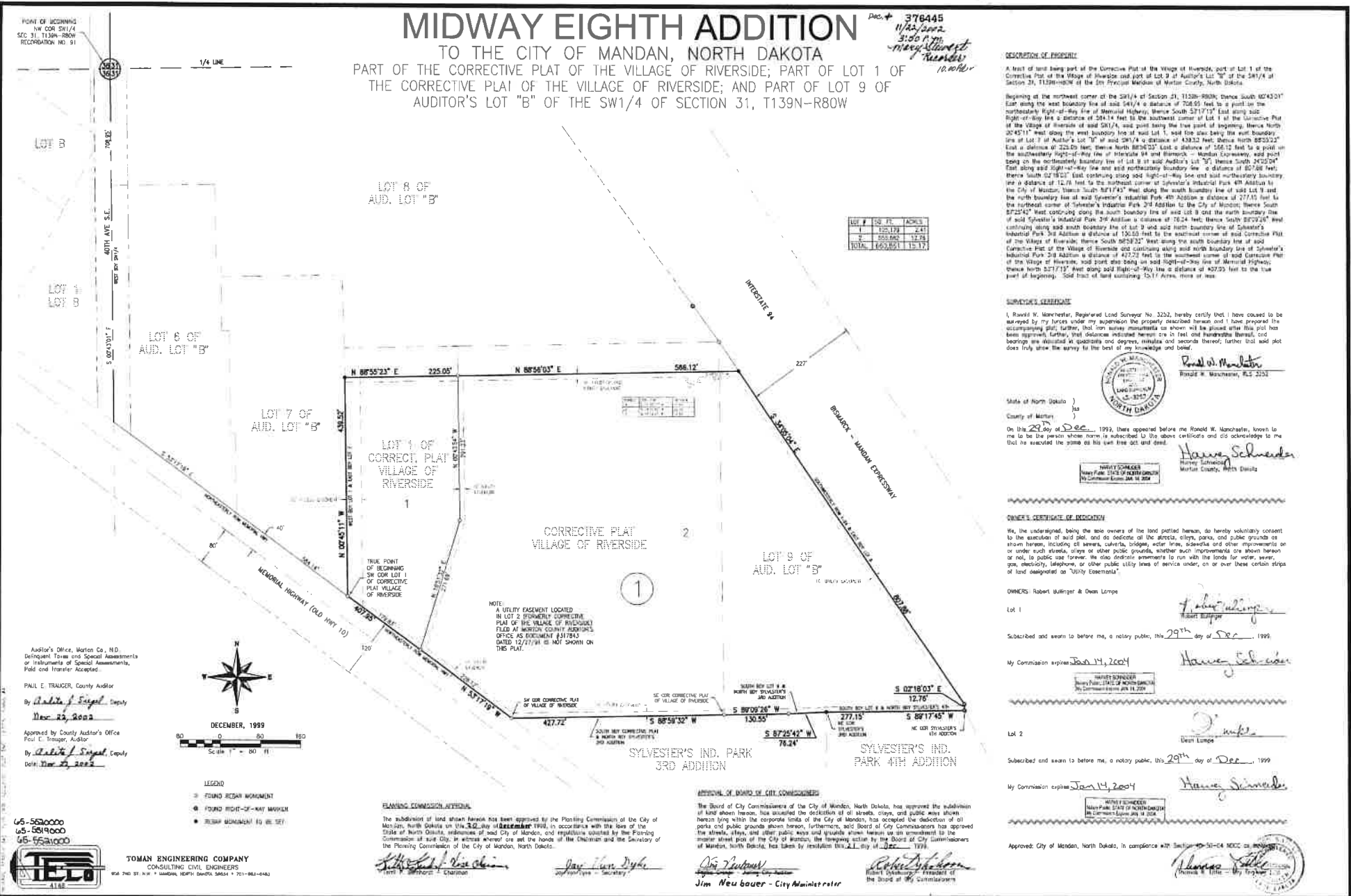


1 BUILDING ELEVATION - WEST
1/16" = 1'-0"

MIDWAY EIGHTH ADDITION

TO THE CITY OF MANDAN, NORTH DAKOTA
 PART OF THE CORRECTIVE PLAT OF THE VILLAGE OF RIVERSIDE; PART OF LOT 1 OF
 THE CORRECTIVE PLAT OF THE VILLAGE OF RIVERSIDE; AND PART OF LOT 9 OF
 AUDITOR'S LOT "B" OF THE SW1/4 OF SECTION 31, T139N-R80W

Doc. # 376445
 1745.0000
 5.50 FPM
 10.0000



LOT #	SQ. FT.	ACRES
1	125,139	.247
2	135,542	.278
TOTAL	260,681	.525

DESCRIPTION OF PROPERTY

A tract of land being part of the Corrective Plat of the Village of Riverside, part of Lot 1 of the Corrective Plat of the Village of Riverside and part of Lot 9 of Auditor's Lot "B" of the SW1/4 of Section 31, T139N-R80W of the 1st Principal Meridian of Mandan County, North Dakota.

Beginning at the northwest corner of the SW1/4 of Section 31, T139N-R80W, thence South 82°43'21" East along the west boundary line of said SW1/4 a distance of 708.05 feet to a point on the north-south right-of-way line of Memorial Highway, thence South 57°17'13" East along said right-of-way line a distance of 254.14 feet to the southeast corner of Lot 1 of the Corrective Plat of the Village of Riverside of said SW1/4, and point being the true point of beginning, thence North 25°45'17" East along the west boundary line of said Lot 1, and the line being the west boundary line of Lot 7 of Auditor's Lot "B" of said SW1/4 a distance of 438.32 feet, thence North 88°53'22" East a distance of 323.05 feet, thence North 88°56'03" East a distance of 586.12 feet to a point on the north-south right-of-way line of Interstate 94 and thence - North 10°00'00" East along the north-south right-of-way line of said Interstate 94 and thence South 24°25'24" East along said right-of-way line and said north-south boundary line a distance of 807.08 feet, thence South 02°18'02" East continuing along said right-of-way line and said north-south boundary line a distance of 12.76 feet to the northeast corner of Sylvester's Industrial Park 4th Addition to the City of Mandan, thence South 87°17'13" East along the south boundary line of said Lot 9 and the north boundary line of said Sylvester's Industrial Park 4th Addition a distance of 277.15 feet to the northeast corner of Sylvester's Industrial Park 3rd Addition to the City of Mandan, thence South 87°25'42" West continuing along said south boundary line of Lot 9 and said north boundary line of Sylvester's Industrial Park 3rd Addition a distance of 130.50 feet to the northeast corner of said Corrective Plat of the Village of Riverside and continuing along said north boundary line of said Corrective Plat of the Village of Riverside and continuing along said north boundary line of Sylvester's Industrial Park 3rd Addition a distance of 427.72 feet to the northwest corner of said Corrective Plat of the Village of Riverside, and point being the true point of beginning, thence North 25°45'17" East along said right-of-way line a distance of 427.05 feet to the true point of beginning. Said tract of land containing 521.7 Acres, more or less.

SURVEYOR'S CERTIFICATE

I, Ronald W. Manchester, Registered Land Surveyor No. 3252, hereby certify that I have caused to be surveyed by my forces under my supervision the property described herein and I have prepared the accompanying plat, further, that the survey monuments as shown will be placed after this plat has been approved, further, that distances indicated herein are in feet and hundredths thereof, and bearings are indicated in quadrants and degrees, minutes and seconds thereof, further that said plat does truly show the survey for the best of my knowledge and belief.



State of North Dakota)
) ss
 County of Mandan)

On this 29th day of Dec., 1999, there appeared before me Ronald W. Manchester, known to me to be the person whose name is subscribed to the above certificate and do acknowledge to me that he executed the same as his own free act and deed.

Harvey Schneider
 Notary Public
 Mandan County, North Dakota

OWNER'S CERTIFICATE OF RECOGNITION

We, the undersigned, being the sole owners of the land parcel herein, do hereby voluntarily consent to the extension of said plat, and do dedicate all the streets, city, park, and public ways shown herein, including all sewers, culverts, bridges, water lines, sidewalks and other improvements on or under such streets, city or other public grounds, whether such improvements are shown herein or not, to public use forever. We also dedicate easements to run with the lands for water, sewer, gas, electricity, telephone, or other public utility lines of service under, on or over these certain strips of land designated as "Utility Easements".

OWNERS: Robert Dullinger & Dean Longe

Lot 1
 Subscribed and sworn to before me, a notary public, this 29th day of Dec., 1999.

My Commission expires Jan. 14, 2004

Lot 2
 Subscribed and sworn to before me, a notary public, this 29th day of Dec., 1999.

My Commission expires Jan. 14, 2004

Approved: City of Mandan, North Dakota, in compliance with Section 10-30-04 N.D.C.C. as amended.



Auditor's Office, Mandan Co., ND
 Subsequent Taxes and Special Assessments
 or Instruments of Special Assessments,
 Void and Transfer Accepted.

PAUL E. TRANGER, County Auditor

By *Leah L. Sigel*, Deputy
 Dec. 23, 2004

Approved by County Auditor's Office
 Paul E. Tranger, Auditor

By *Leah L. Sigel*, Deputy
 Dec. 23, 2004



- LEGEND
- FOUND REPAIR MONUMENT
 - FOUND PILES-OF-NAIL MONUMENT
 - REPAIR MONUMENT TO BE SET

45-550000
 45-550000
 45-550000



PLANNING COMMISSION APPROVAL

The subdivision of land shown herein has been approved by the Planning Commission of the City of Mandan, North Dakota on this 22nd day of December 1999, in accordance with the laws of the State of North Dakota, subdivision of land City of Mandan, and resolutions quoted by the Planning Commission of said City, in witness whereof we set the hands of the Chairman and the Secretary of the Planning Commission of the City of Mandan, North Dakota.

Jim Neubauer
 Chairman

Janice Lynn Dyke
 Secretary

APPROVAL OF BOARD OF CITY COMMISSIONERS

The Board of City Commissioners of the City of Mandan, North Dakota, has approved the subdivision of land shown herein, has authorized the dedication of all streets, city, and public ways shown herein lying within the corporate limits of the City of Mandan, has accepted the dedication of all parks and public grounds shown herein, furthermore, said Board of City Commissioners has approved the streets, alleys, and other public ways and grounds shown herein on an irrevocable and non-transferable basis to the City of Mandan, in witness whereof we set the hands of the Chairman and the Secretary of the Board of City Commissioners of Mandan, North Dakota, has taken by resolution this 21st day of Dec., 1999.

Jim Neubauer
 Chairman

Robert Dullinger
 Secretary

