



**ARCHITECTURAL REVIEW
COMMISSION AGENDA
JUNE 11, 2024
VETERAN'S CONFERENCE ROOM
CITY HALL, 205 SECOND AVENUE NW
1:00 PM
WWW.CITYOFMANDAN.COM**

*The public may access the Zoom meeting online at:
Join Zoom Meeting*

<https://us06web.zoom.us/j/82614643696?pwd=2JaRjaxx6tlttd99yzaLWBY1yiccW3A.1>

Meeting ID: 826 1464 3696

Dial: +1 312 626 6799

Passcode: 065015

A. ROLL CALL

B. MINUTES

1. May 2nd MARC Minutes

C. OLD BUSINESS

D. NEW BUSINESS

1. Consider the Proposal from Val Renner on Shop Condo

E. OTHER BUSINESS

F. UNFINISHED BUSINESS

G. ADJOURN

MARC Members

Lee Pierce, ICON Architechts - 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)

Shasta Reindl - Administrative Asst.
Andrew Stromme - Planner
Madison Cermak - Business Development

Vacant - Resident Kendra Rennich - Resident Logan Caldwell - 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.

May 2nd Special MARC Meeting

Chair Pierce called meeting to order. Roll call: Jordan Singer, Lee Pierce, Mitch, Victoria, Jarek, Logan all here.

No minutes.

Proposed shops. Kelsey Hach, owner and project manager of shops at Hach Creek. Similar to project already built on Bismarck side. Project on Mandan side is larger scale than project they did prior. Off Old Red Trail and 56th. First building has 7 units. Four buildings total, 7 units in each one. 4518 56th Ave NW is the address. Utilities will run along 56th and will be able to support neighboring property. Has garage doors on both sides for drive thru. Chair asked about the dumpster pad. It is a gravel area as well as the area to the east of the building. Chair asked if there are any retaining walls. Hach said there aren't any retaining walls. They constructed grades to maintain vegetation in lieu of retaining walls. They have submitted a plan for review for stormwater per Jarek Wigness. Victoria asked about access points, they said there are two access points, one on the north and one on the south end. Chair Pierce asked if both of those are going to be with the right-of-way with phase one. South one will be concreted right away with phase one. Those were predetermined with how they line up with Roughrider (neighboring property). Chair asked about timeline. A total of a 3 year time period to complete 4 buildings. Mitch asked about trees on the right-of-way. They had to do a setback for trees. Mitch asked about turning radius for firetrucks. Singer shows 20'. Says it is engineered to withstand a tractor trailer. Chair asked about exterior lighting. Exterior lighting is mounted on all buildings, adjacent to a residential area, reduce light pollution. Minimal cast, directional, designed to illuminate 80' from the building. Jarek inquired about parking stalls. Parking stalls are in between driving aisles. Chair said we could approve the entire project as long as all colors and exterior materials are consistent. Chair asked about signage. Only signage will be a sticker on door and a temporary for sale sign on property. No big signs. Singer said we should take the project as a whole. Wigness makes a motion to approve as presented. Mitch witnessed the motion.

Vote: Logan, Singer, Jarek, Mitch, Victoria and Lee all approved motion. Project is approved.

No other business, 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: Renner's shop condos
Evergreen Heights 4th Addition
2. Name of Owner: Valan Renner
Mailing Address: 4655 Hwy 6 mandan N.D.
Phone (Cell) 426-0522 (Office) 663-4994
3. Name of Architect if applicable: Feser Engineering PC
Mailing Address: 1217 N 1st Street Bismarck
Phone (Cell) 400-2801 (Office) _____
4. Name of Contractor: Valan Renner
Mailing Address: 4655 Hwy 6
Phone (Cell) 426-0522 (Office) 663-4994
5. Parcel Address: _____
6. Legal Description:
Lot 1 Block 2 Addition Evergreen Height Fourth
Section SW 1/4 35 Township 139 N Range 81 W mandan Addition
7. Zoning: CA
8. Special Purpose District: _____
9. Existing Land Use: _____
10. Lot Size (Sq Ft) 105,791 (2.43 Acres)
Existing Bldg Area (Sq Ft) _____
Proposed Bldg Area (Sq Ft) 9800 sq ft
11. Estimated Cost of Project: \$ 500,000.
➤ 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: Valan Renner Date: 5-22-2024



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).



CALL BEFORE YOU DIG

NORTH DAKOTA ONE CALL
800-795-0555 OR 811

NOTICE TO CONTRACTOR

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

WARRANTY / DISCLAIMER

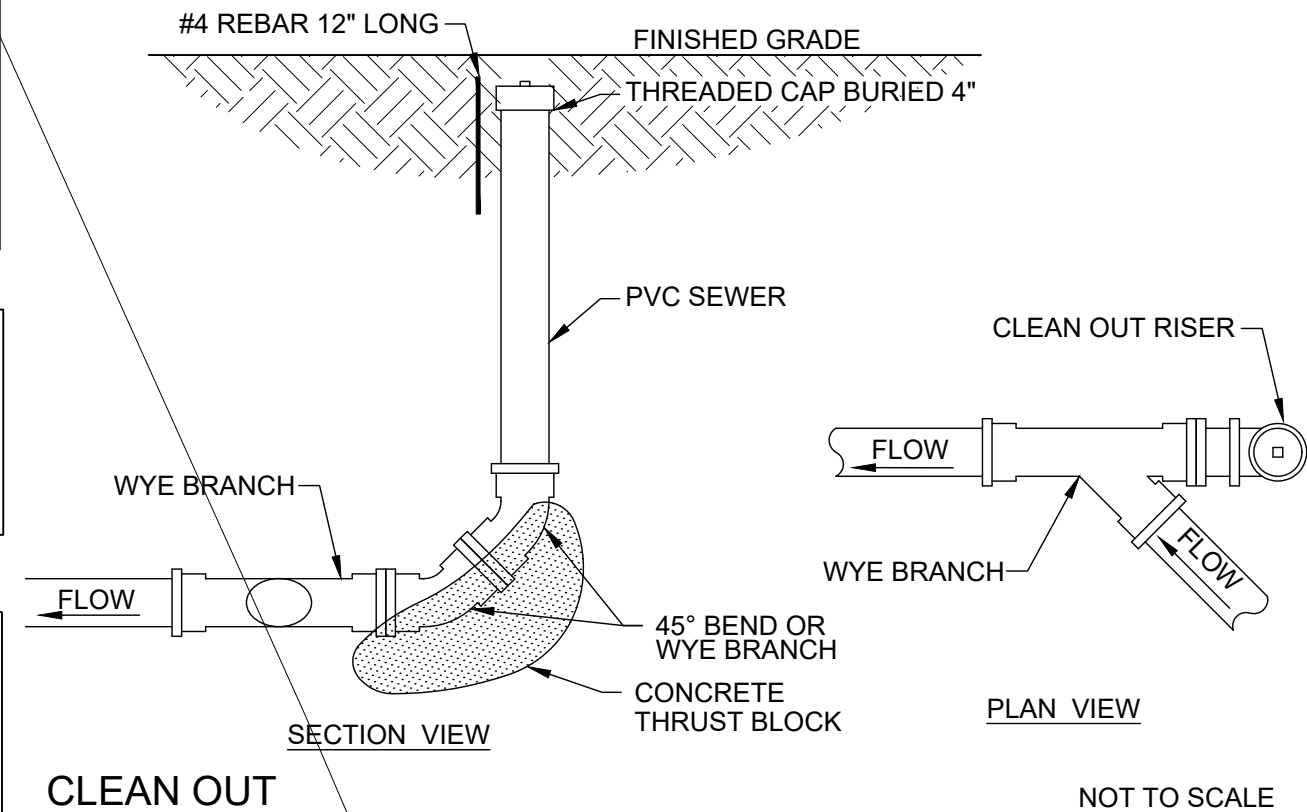
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING. HOWEVER, FESER ENGINEERING DOES NOT WARRANTY THESE PLANS AS CONSTRUCTED.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL BUSINESS HOURS.

SANITARY SEWER CONSTRUCTION NOTES (SHEET 4 OF 5)

- ALL BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AT RECOMMENDED MOISTURE CONTENT. ALL TESTING SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- CONNECT TO THE EXISTING MANHOLE NO. 1.
- CONSTRUCT A 6"x6" WYE JUST BEFORE THE CLEANOUT BY THE PROPOSED BUILDING FOR THE FUTURE BUILDING.
- INSULATE 6" SANITARY SEWER LINE FROM THE EAST RIGHT OF WAY LINE OF LIVING WATER DRIVE TO THE PROPOSED BUILDING WITH 4" INSULATION, 4" WIDE.



WATERMAIN CONSTRUCTION NOTES (SHEET 4 OF 5)

- LOCATE AND CONNECT TO THE EXISTING 8" WATERMAIN ON THE SOUTH SIDE OF 16TH STREET SE. REMOVE AND SALVAGE THE EXISTING HYDRANT, RESET THE HYDRANT AT THE PROPOSED LOCATION IN THE INTERSECTION OF 16TH STREET SE AND LIVING WATER DRIVE.
- CONNECT TO THE 8 INCH WATERMAIN WITH 2 EACH 1 INCH CORPORATIONS 3' APART. CONSTRUCT THE TWO WATER SERVICE LINES 3' APART TO THE CURB STOPS. CONSTRUCT THE NORTH SERVICE LINE TO THE PROPOSED BUILDING. THE SOUTH SERVICE LINE WILL BE EXTENDED AT THE TIME OF THE SECOND BUILDING'S CONSTRUCTION.
- MAINTAIN A MINIMUM OF 7.5 FEET OF COVER OVER THE SERVICE LINE. SOME LOCATIONS WILL BE DEEPER THAN 7.5 FEET DUE TO FUTURE GRADING.
- THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE PROPOSED HYDRANT UPON BACKFILLING.
- ALL BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AT RECOMMENDED MOISTURE CONTENT. ALL TESTING SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

STORM SEWER CONSTRUCTION NOTES (SHEET 4 OF 5)

- THE EXACT CONNECTION TO THE EXISTING "T" INLET IS UNKNOWN. THE CONTRACTOR SHALL EXCAVATE AND EXPOSE THE SOUTHEAST END OF THIS INLET AND COORDINATE WITH THE ENGINEER TO DETERMINE THE BEST CONNECTION METHOD.
- AT THE OUTFALL TO THE DETENTION POND, CONSTRUCT A 15" THICK 12' WIDE X 16' LONG ROCK DISSIPATER AT THE OUTFALL. ROCK SHALL BE WELL GRADED FROM 3" TO 12" ROCK.
- ALL BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AT RECOMMENDED MOISTURE CONTENT. ALL TESTING SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- INSTALL NORTH AMERICAN GREEN VMAX³ SC250 PERMANENT TURF REINFORCEMENT MAT PER MANUFACTURE'S SPECIFICATIONS ON IN THE CHANNEL FROM THE SOUTH PROPERTY LINE TO THE BOTTOM OF THE DETENTION POND.
- CONSTRUCT THE CUSTOM GRATE FOR INLET NUMBER 1 WITH 1/4" THICK 2" WIDE FLAT IRON RUN IN BOTH DIRECTIONS 3" APART TO CREATE A CHECKERBOARD PATTERN WITH 3" OPENINGS. WELD THE PIECES TOGETHER, PAINT WITH A GALVANIZING PAINT AND ANCHOR TO THE TOP OF THE CONCRETE INLET BOX.
- GRADE THE AREA AROUND THE WEST FLARED END SECTION TO INTERCEPT THE WATER DRAINING FROM 16TH STREET SE AND AREAS FROM THE SOUTH.

Inlet/MH Number	Inlet 1	Inlet 2	MH 1	MH 2
Casting Type	Custom	R2560-E2	R1733 TYPE C	R1733 TYPE C
Inlet Size/Type	2'x3'	30"	48"	60"
Casting Elev.	80.50	82.20	82.20	81.70
Top P.C. Section	80.46	81.16	81.16	80.16
Invert Elev. (a)	74.00	77.40	75.70	76.30
Invert Elev. (b)	74.00		75.80	76.80
Invert Elev. (c)	77.00			76.40

*NOTE: THESE ARE ORIFICE SIZES TO BE CORED INTO THE INLET, UNLESS THEY CAN BE CAST AT THOSE SIZES.

**NOTE: PROVIDE AN ADDITIONAL 1.0 FOOT OF LENGTH TO THE BOTTOM OF THE P.C. SECTION FOR ADDITIONAL STRENGTH.

DESCRIPTION

LOT 1 BLOCK 2 EVERGREEN HEIGHTS FOURTH ADDITION
MANDAN, ND 58554

OWNER

VAL RENNER
4655 HIGHWAY 6
MANDAN, ND 58554

ENGINEER

FESER ENGINEERING, PC
1217 N 1ST STREET
BISMARCK, ND 58501
PH.: 701-400-2801
EMAIL: greg@fesereng.com

SITE INFORMATION

PROPOSED BUILDING:
CONSTRUCTION TYPE: V-B
FIRE SUPPRESSION SYSTEM - 2-HR FIRE BARRIERS BETWEEN UNITS
NUMBER OF STORIES - 2 STORIES ABOVE GRADE
BUILDING FOOTPRINT: 8,900 SF

PARKING:
EXISTING: 0 SPACES
PROPOSED: 5 SPACES FOR OFFICE, 3 SPACES/UNIT

ZONING:
CA - NEIGHBORHOOD COMMERCIAL
HEIGHT: 25 FEET MAX.
FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 10 FEET
REAR YARD SETBACK: 10 FEET

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE AND FEDERAL CODES.
- ALL SITE CONSTRUCTION NOT COVERED BY THESE PLANS AND SPECIFICATIONS SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF MANDAN CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS.
- THE CONTRACTOR SHALL BE BONDED, LICENSED, AND INSURED.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS WARNING SIGNS, BARRICADES & NIGHT LIGHTS AT HIS OWN EXPENSE.
- PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOT TRACK ANY DIRT OR DEBRIS ONTO WALKING OR PARKING SURFACES AND SHALL BE CLEANED BY THE CONTRACTOR.
- TESTING SHALL BE BY A CONTRACTOR ENGAGED TESTING COMPANY AT THE CONTRACTOR'S EXPENSE.
- SURVEYING SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR. REPLACEMENT OF ANY DESTROYED PROPERTY CORNERS AT THE END OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MATERIALS SHALL BE CONSTRUCTED AND INSTALLED PER MANUFACTURE'S RECOMMENDATIONS.
- THE CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS.
- VERIFICATION OF CONDITIONS: THE CONTRACTOR SHALL VERIFY GRADES, LINES, LEVELS, LOCATIONS, AND DIMENSIONS AS SHOWN AND INSPECT SURFACES THAT ARE TO RECEIVE WORK BEFORE PROCEEDING. NOTIFY OWNER IN WRITING IN CASE OF UNSUITABLE CONDITIONS, DEFECTIVE SUBSTRATES, OR DISCREPANCIES IN CONTRACT DOCUMENTS. STARTING OF WORK SHALL IMPLY ACCEPTANCE OF CONDITIONS. THE CONTRACTOR SHALL FOLLOW CITY OF MANDAN ORDINANCE ON INSPECTION OF SUBGRADE, GRAVEL, CONCRETE AND ASPHALT SURFACES.
- REMOVE ALL CONCRETE AND CURB AND GUTTER TO THE NEAREST JOINT. ALL REMOVED MATERIAL IS TO BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.
- REMOVE AND STOCKPILE TOPSOIL AS NECESSARY TO COMPLETE THE IMPROVEMENTS. UPON COMPLETION OF THE IMPROVEMENTS PLACE 6 INCHES OF ACCEPTABLE TOPSOIL ON ALL DISTURBED AREAS AND PREPARE THE TOPSOIL. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
- ALL EXISTING IMPROVEMENTS THAT ARE TO BE REMOVED SHALL BE DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL OBTAIN A NDPDES PERMIT AND DEVELOP A SWPPP AS REQUIRED. THE CONTRACTOR SHALL FOLLOW ALL OF THE REQUIREMENTS OF THE NDPDES PERMIT AND SWPPP. INSTALLATION, MAINTENANCE AND REMOVAL OF THE EROSION CONTROL MEASURES SHALL BE CONSIDERED INCIDENTAL TO THE ASSOCIATED WORK.



NOT TO SCALE

VERTICAL DATUM: NGVD 88
HORIZONTAL DATUM: NAD 83

REVISION	DATE



COVER SHEET

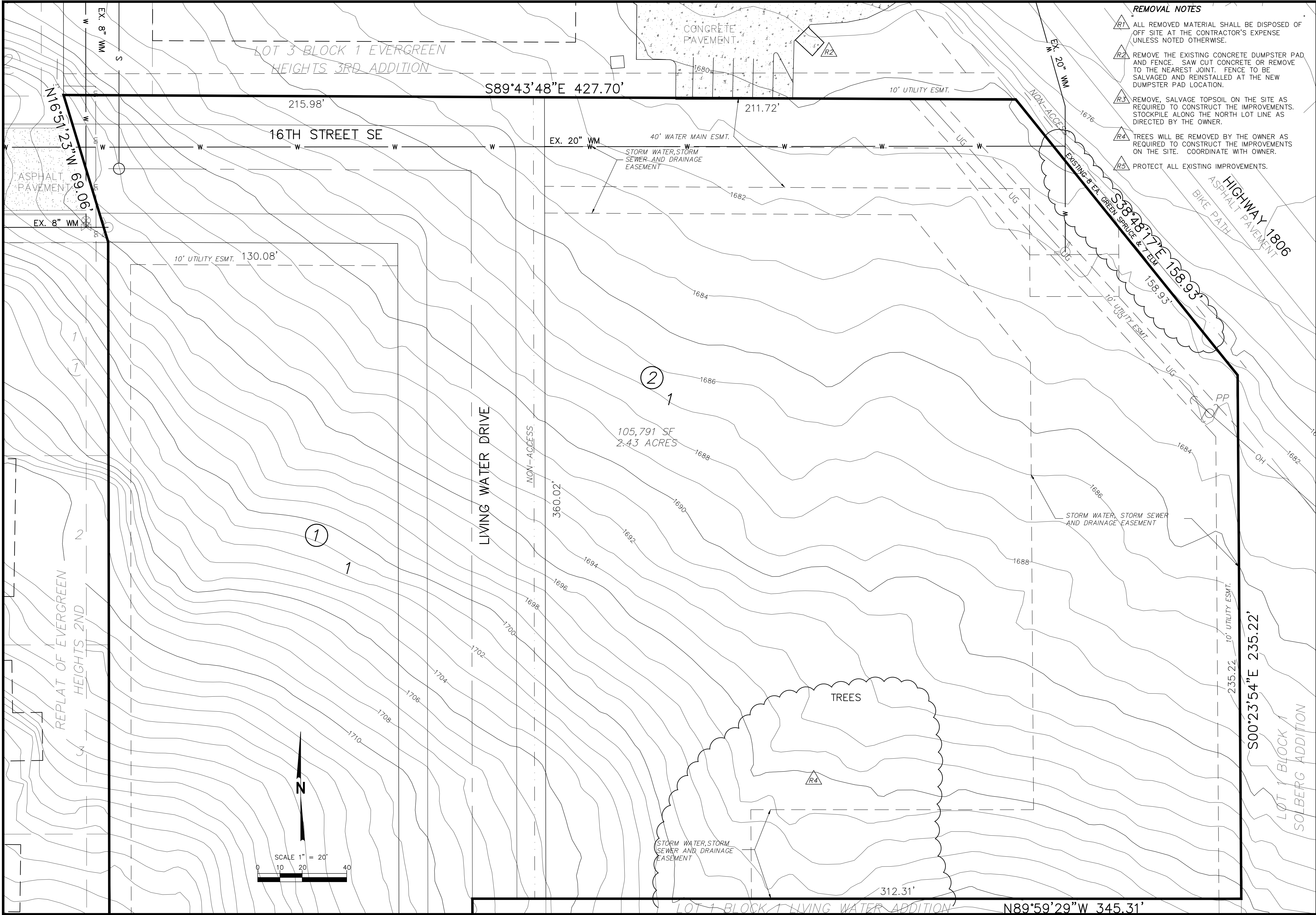
RENNER'S SHOP CONDOS - PHASE 2
EVERGREEN HEIGHTS 4TH ADDITION

MANDAN, NORTH DAKOTA

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED BY: GJF
REVIEWED BY: GJF
PROJ. NO.:
DATE: 5-13-24

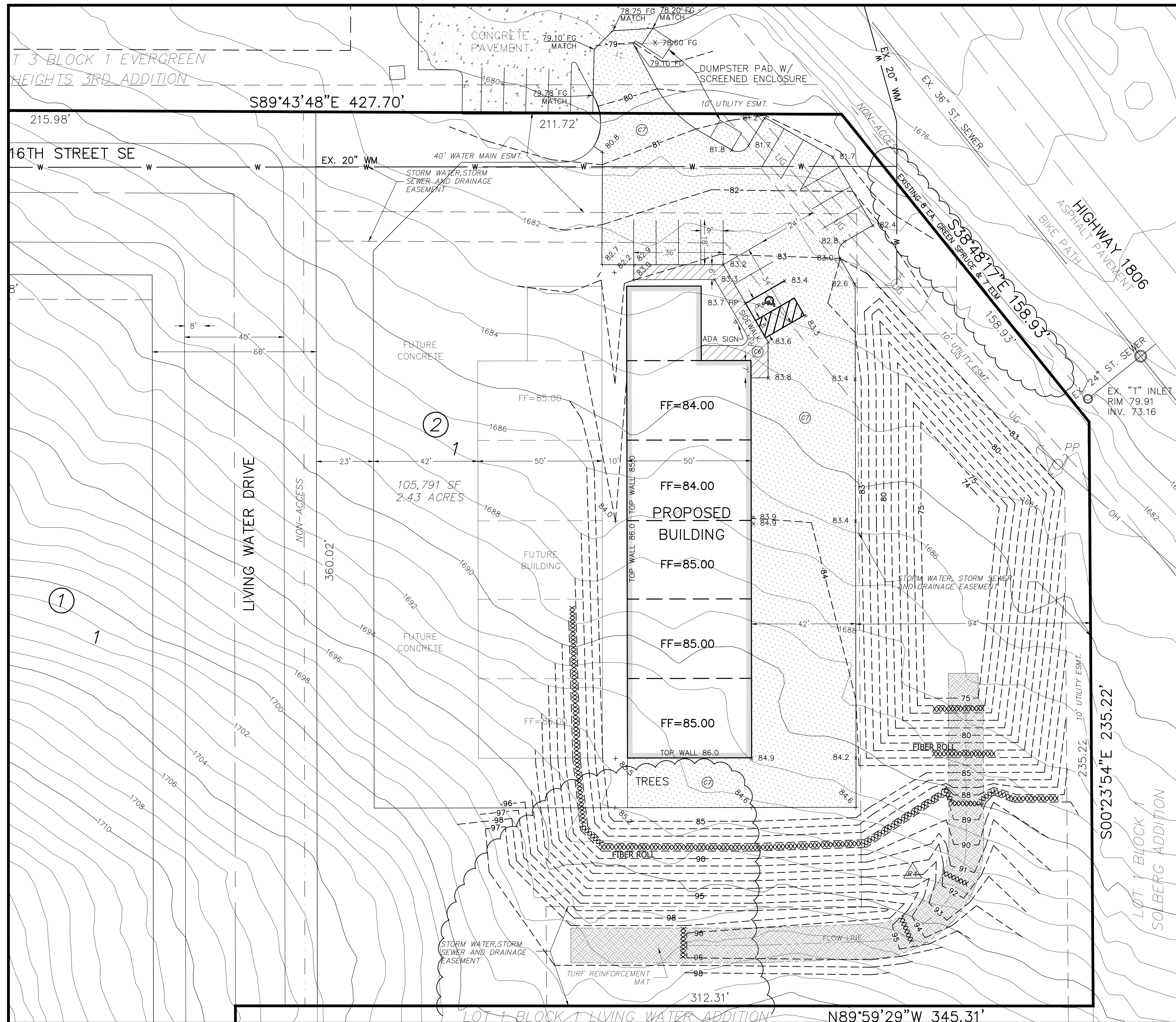
SHEET
1 of 5



REMOVAL NOTES

- R1 ALL REMOVED MATERIAL SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE UNLESS NOTED OTHERWISE.
- R2 REMOVE THE EXISTING CONCRETE DUMPSTER PAD AND FENCE. SAW CUT CONCRETE OR REMOVE TO THE NEAREST JOINT. FENCE TO BE SALVAGED AND REINSTALLED AT THE NEW DUMPSTER PAD LOCATION.
- R3 REMOVE, SALVAGE TOPSOIL ON THE SITE AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS. STOCKPILE ALONG THE NORTH LOT LINE AS DIRECTED BY THE OWNER.
- R4 TREES WILL BE REMOVED BY THE OWNER AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS ON THE SITE. COORDINATE WITH OWNER.
- R5 PROTECT ALL EXISTING IMPROVEMENTS.

REVISION	
DATE	
FESER ENGINEERING, PC	
1217 N 1ST STREET, BISMARCK ND 58501 PHONE 701-400-2801 EMAIL greg@fesereng.com	
SITE SURVEY AND REMOVALS RENNER'S SHOP CONDOS - PHASE 2 EVERGREEN HEIGHTS 4TH ADDITION	
MANDAN, NORTH DAKOTA	
PRELIMINARY NOT FOR CONSTRUCTION	
DESIGNED BY:	GJF
REVIEWED BY:	GJF
PROJ. NO.:	
DATE:	5-13-24
SHEET 2 of 5	

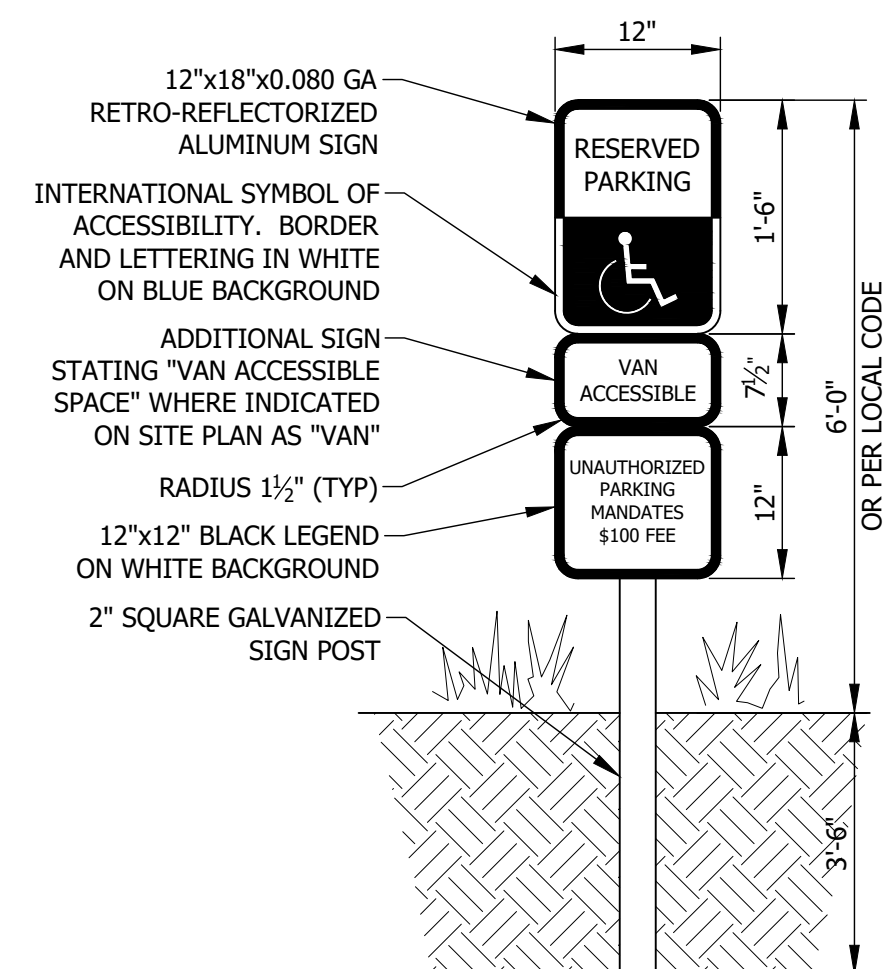


GRADING

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AN EROSION MANAGEMENT PLAN AND FOR THE IMPLEMENTATION AND MAINTENANCE OF THE PLAN. THE GENERAL CONTRACTOR SHALL CONTROL ON SITE EROSION SO AS NOT TO DISCHARGE ERODED MATERIAL ON ADJACENT PROPERTIES OR DOWN STREAM WITHOUT APPROVAL FROM THE OWNER AND THE CIVIL ENGINEER. IF ANY EXCAVATION OR EMBANKMENT MATERIAL DOES FLOW ONTO EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL IMMEDIATELY RECTIFY THE PROBLEM AND REPAIR DAMAGES.
2. THE OWNER WILL SUBMIT A STORM WATER MANAGEMENT PLAN TO THE CITY OF MANDAN TO RECEIVE PLAN APPROVAL. A COPY OF THE PLAN IS AVAILABLE AT THE CIVIL ENGINEERS OFFICE. THE PLAN MAY IDENTIFY THE MINIMAL EFFORT THAT THE CONTRACTOR MUST IMPLEMENT.
3. THE OWNER AND THE GENERAL CONTRACTOR SHALL JOINTLY SUBMIT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) TO THE NORTH DAKOTA DEPARTMENT OF ENVIRONMENTAL QUALITY. THE CONTRACTOR SHALL PREPARE THE SWPPP'S. THE CONTRACTOR WILL ULTIMATELY BE RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION.
4. PROTECT ADJACENT UTILITIES THAT ARE TO REMAIN.
5. CLEAR AND GRUB THE SITE AS NEEDED. DISPOSE OF ALL UNSUITABLE MATERIAL OFFSITE. PROVIDE ALL NECESSARY EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL GRADE THE SUBGRADE TO 6 INCHES BELOW THE PROPOSED GRADE. PLACE AND COMPACT 6 INCHES OF TOPSOIL TO BRING THE SITE UP TO THE PROPOSED GRADES.

CONCRETE

- (C1) EXTERIOR CONCRETE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF MANDAN SPECIFICATIONS EXCEPT AS MODIFIED HEREIN. AIR CONTENT SHALL BE 5 PERCENT TO 7 PERCENT. COMPRESSIVE STRENGTH SHALL 4,000 PSI AT 28 DAYS. SLUMP SHALL BE A MAXIMUM OF 4".
- (C2) CONTRACTION JOINT SPACING SHALL NOT EXCEED TWICE THE DEPTH OF THE CONCRETE IN FEET (I.E. 4" CONCRETE = 8' MAX. JOINT SPACING).
- (C3) CONTRACTION JOINT DEPTH SHALL BE NO LESS THAN 1/4 THE CONCRETE DEPTH.
- (C4) JOINTS MAY BE SAWS. MINIMUM DEPTH OF SAWS JOINTS TO BE 3/4", WIDTH SHALL BE 1/8".
- (C5) CONSTRUCTION JOINTS WILL BE SPACED TO COINCIDE WITH CONTRACTION JOINT SPACING. CONSTRUCTION JOINTS SHALL HAVE A MINIMUM 1-1/2" DIA. HALF ROUND KEYS FOR LOAD TRANSFER.
- (C6) 4" UNREINFORCED CONCRETE SIDEWALK.
- (C7) 6" REINFORCED CONCRETE WITH NO. 4 REBAR SPACED 18" O/C IN BOTH DIRECTIONS. 6" BLENDED BASE OR CLASS V BASE.

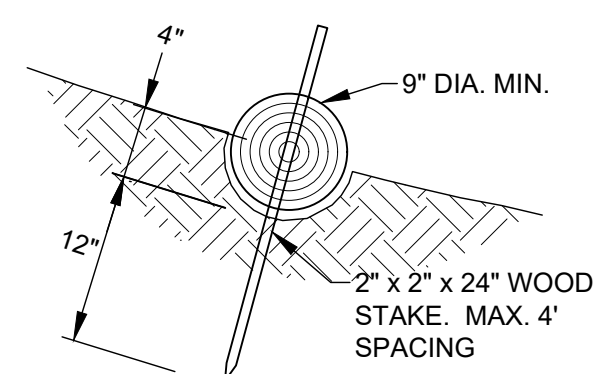


NOTES:

1. PROVIDE (1) SIGN PER HANDICAP SPACE. SEE SITE PLAN FOR EXACT LOCATION.
2. SIGN PANELS MAY BE MOUNTED TO THE BUILDING UPON OWNER'S PERMISSION.

ACCESSIBLE PARKING SIGN

NOT TO SCALE

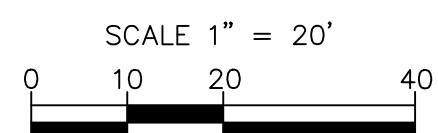


NOTES:

1. FIBER ROLLS SHALL BE INSTALLED IN A TRENCH ON THE PARALLEL WITH THE GROUND CONTOUR.

FIBER ROLL

NOT TO SCALE



REVISION

DATE _____



FESER
ENGINEERING PC

1217 N 1ST STREET, BISMARCK ND 58501
PHONE 701-400-2801 EMAIL greg@fesereng.com

SITE AND GRADING PLAN

RENNER'S SHOP CONDOS - PHASE 2
EVERGREEN HEIGHTS 4TH ADDITION

MANDAN, NORTH DAKOTA

PRELIMINARY
NOT FOR CONSTRUCTION

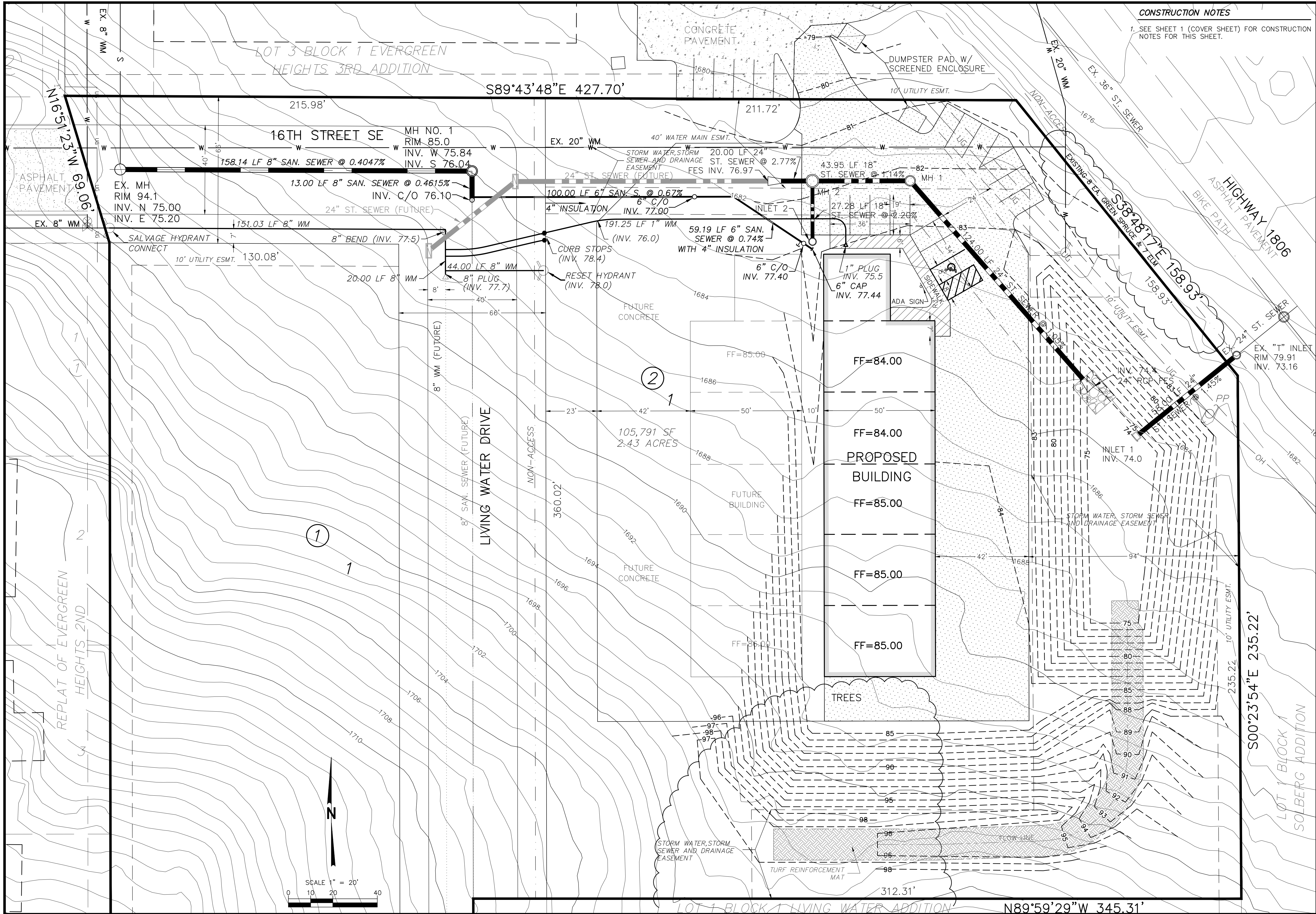
DESIGNED BY: GJF

REVIEWED BY: GJF

PROJ. NO.:

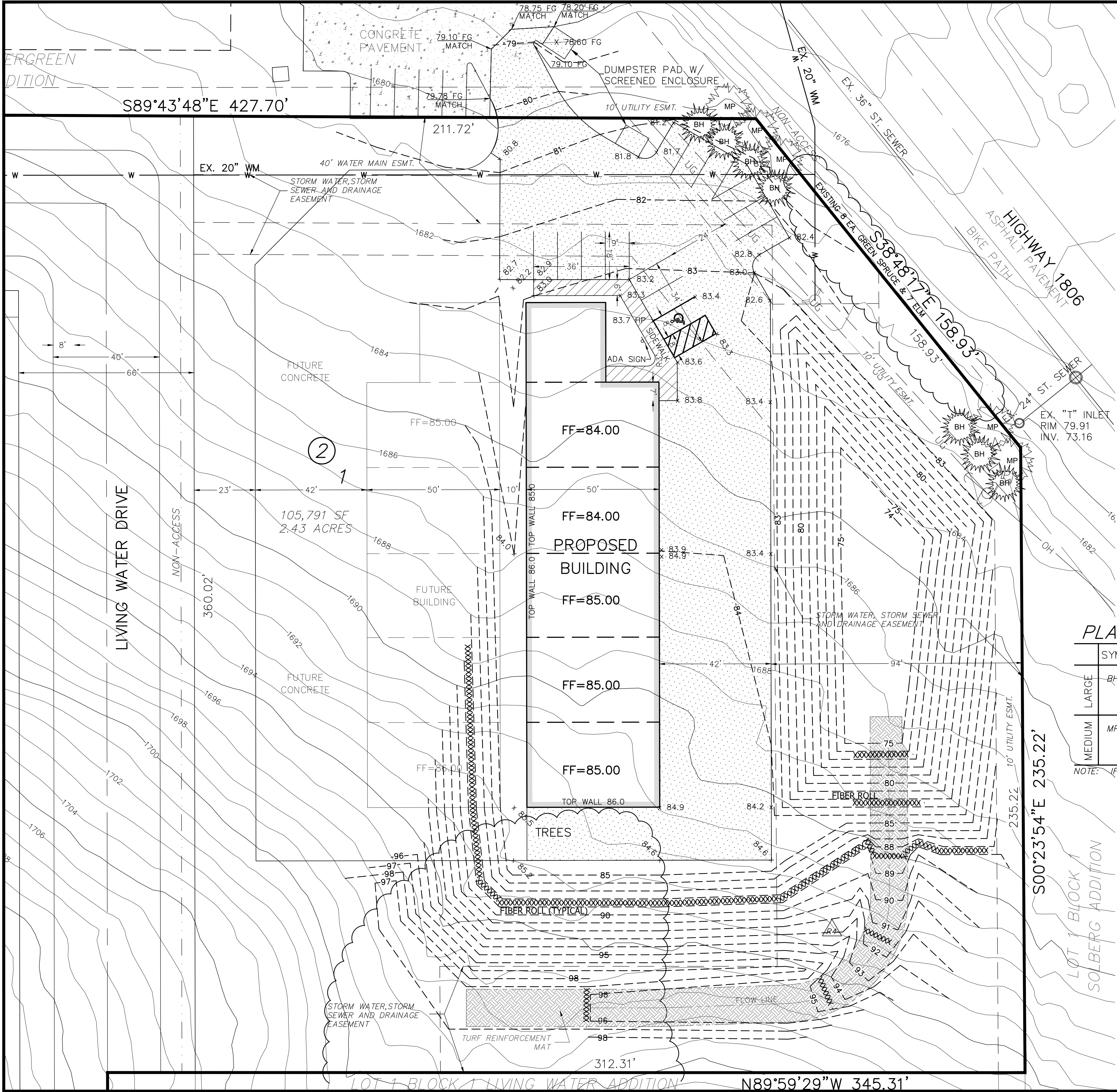
DATE: 5-13-24

SHEET
3 of 5



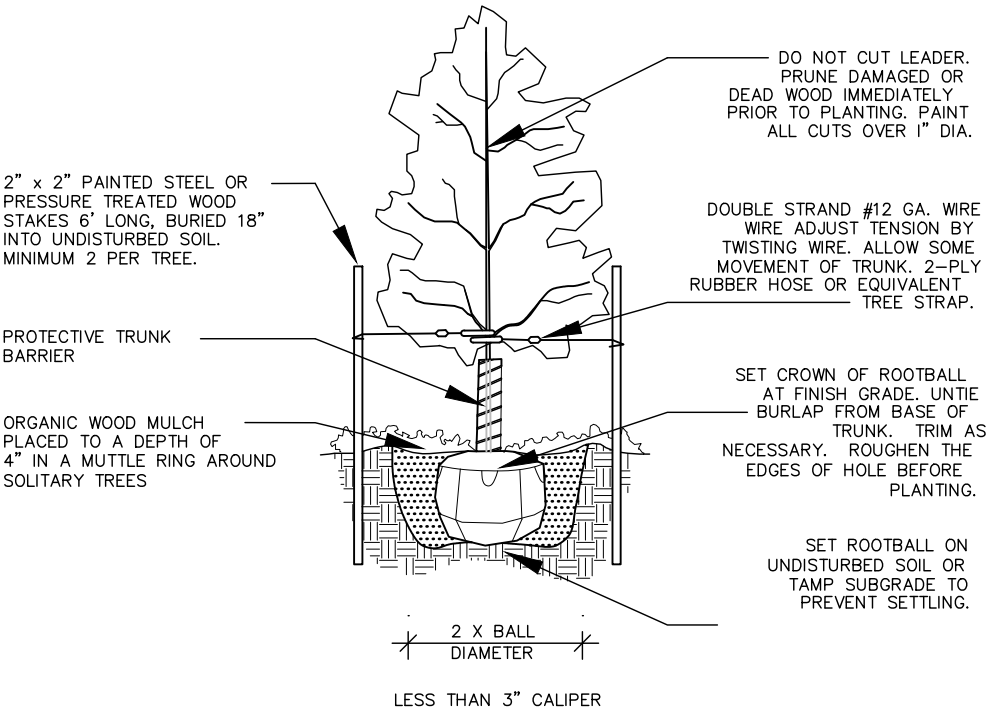
CONSTRUCTION NOTES
1. SEE SHEET 1 (COVER SHEET) FOR CONSTRUCTION NOTES FOR THIS SHEET.

 1217 N 1ST STREET, BISMARCK ND 58501 PHONE 701-400-2801 EMAIL greg@fesereng.com	REVISION
	DATE
	UTILITY PLAN
	RENNER'S SHOP CONDOS - PHASE 2 EVERGREEN HEIGHTS 4TH ADDITION
MANDAN, NORTH DAKOTA	PRELIMINARY NOT FOR CONSTRUCTION
	DESIGNED BY: GJF
	REVIEWED BY: GJF
	PROJ. NO.:
SHEET 4 of 5	DATE: 5-13-24



CONSTRUCTION NOTES

1. THE CONTRACTOR IS RESPONSIBLE AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.
2. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL INSPECTION.
3. ALL PLANT MATERIAL SHALL MEET THE CITY OF MANDAN REQUIREMENTS.
4. ALL PLANT MATERIAL SHALL HAVE A NURSERY TAG LISTING THE COMMON AND BOTANICAL NAMES. NO PLANT MATERIAL OR PLANTING LOCATION SHALL BE CHANGED WITHOUT THE APPROVAL OF THE OWNER AND THE CITY FORESTER.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO PLANTING.
6. SEED AND HYDROMULCH ALL DISTURBED AREAS. SEEDING SHALL BE CLASS II (TURFGRASS FOR SUNNY AREAS) MIX.

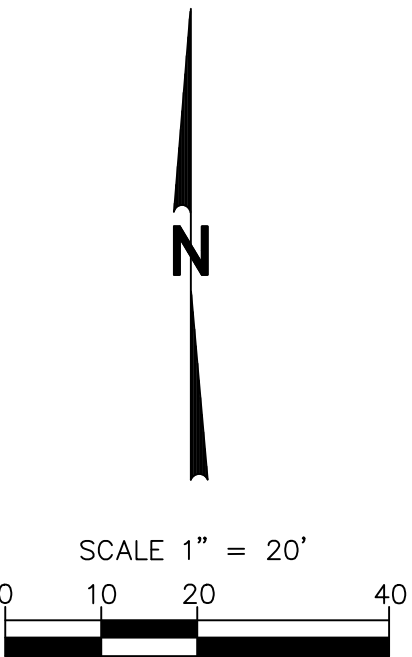


TREE PLANTING DETAIL
TYPICAL FOR ALL DECIDUOUS, EVERGREEN, SINGLE-TRUNK TREES

PLANT PALETTE

	SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
LARGE	BH	BLACK HILLS SPRUCE	<i>Picea glauca 'Densata'</i>	6'	7
MEDIUM	MP	HOT WINGS TARTARIAN MAPLE	<i>Acer Tartaricum 'CarAnn'</i>	6'	5

NOTE: IF PLAN QUANTITIES DIFFER FROM PLANT PALETTE QUANTITIES, PLAN QUANTITIES SHALL BE USED.



FESER
ENGINEERING, PC

1217 N 1ST STREET, BISMARCK ND 58501
PHONE 701-400-2801 EMAIL greg@fesereng.com

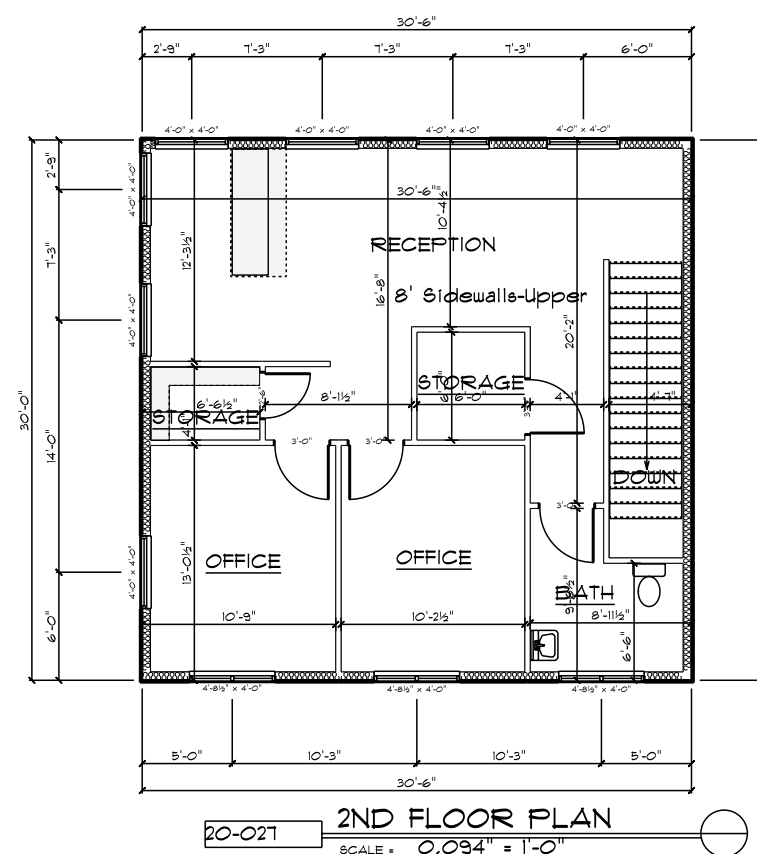
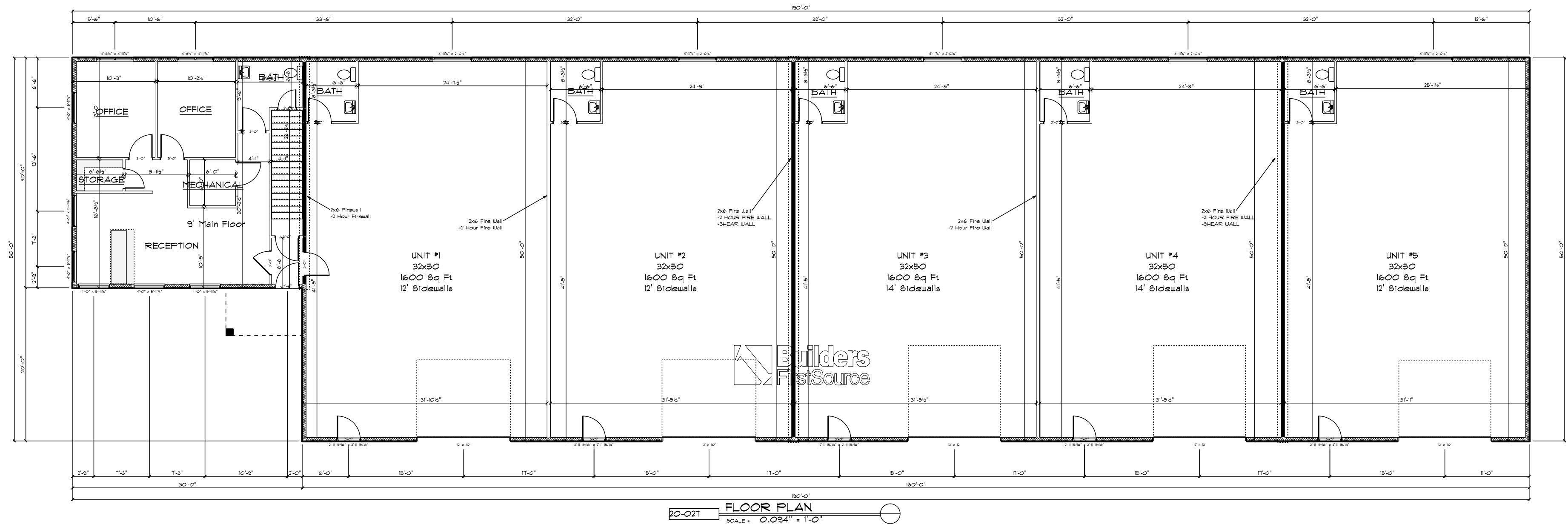
SITE AND GRADING PLAN
RENNER'S SHOP CONDOS - PHASE 2
EVERGREEN HEIGHTS 4TH ADDITION

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DESIGNED BY: GJF
REVIEWED BY: GJF
PROJ. NO.:
DATE: 5-13-24

SHEET
5 of 5

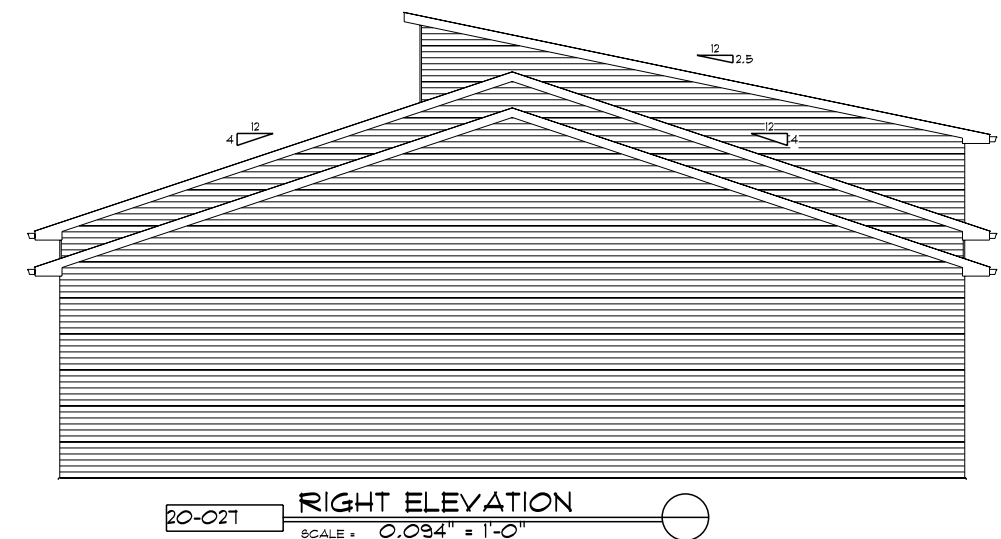
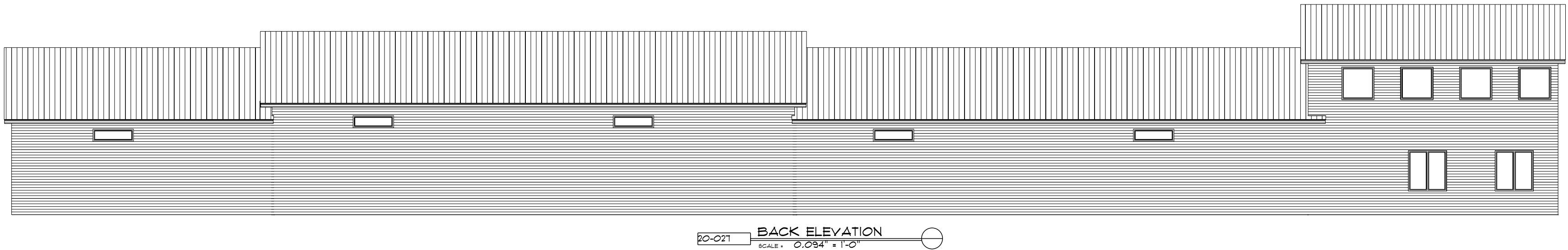
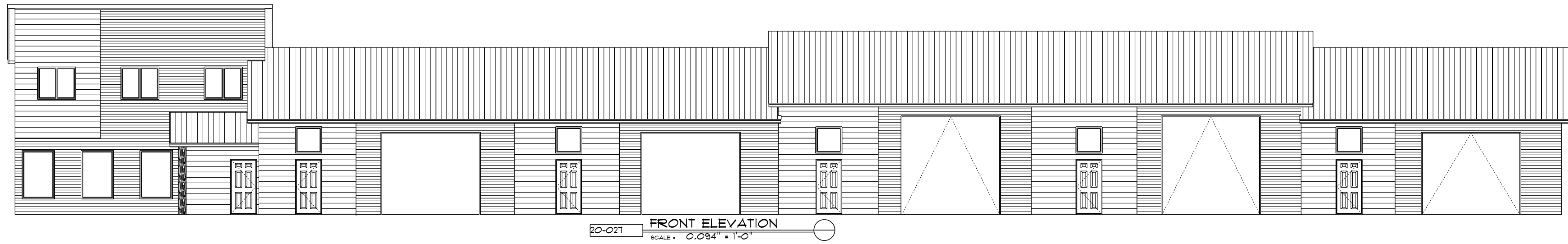


NOTE: VERIFY ALL DIMENSIONS
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL COVERING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES, HOWEVER, STATE AND LOCAL CODES VARY WIDELY. THE DESIGNER AND 'BEST' SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. DO NOT SCALE DRAWINGS. PRINTED DIMENSIONS OVERSIDE SCALING. VERIFY WITH THE WINDOW MANUFACTURER ON ALL WINDOW SIZES AND APPLICABLE EGRESS REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCE. CONTRACTOR SHALL VERIFY ALL FLOOR AND ROOF BEARING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE.

1513 39TH AVE.
P.O. BOX 39
MANDAN, ND 58554
PHONE: 663-9861
FAX: 663-1346



PLAN # 20-021		PRINT DATE: Monday, April 20, 2020 PRINT TIME: 11:14 AM	
CONTRACTOR: AJ Renner		SCALE: 3/32"=1'-0"	
CUSTOMER: Evergreen Heights 3rd		DRAWN BY: Jeremy Benson	

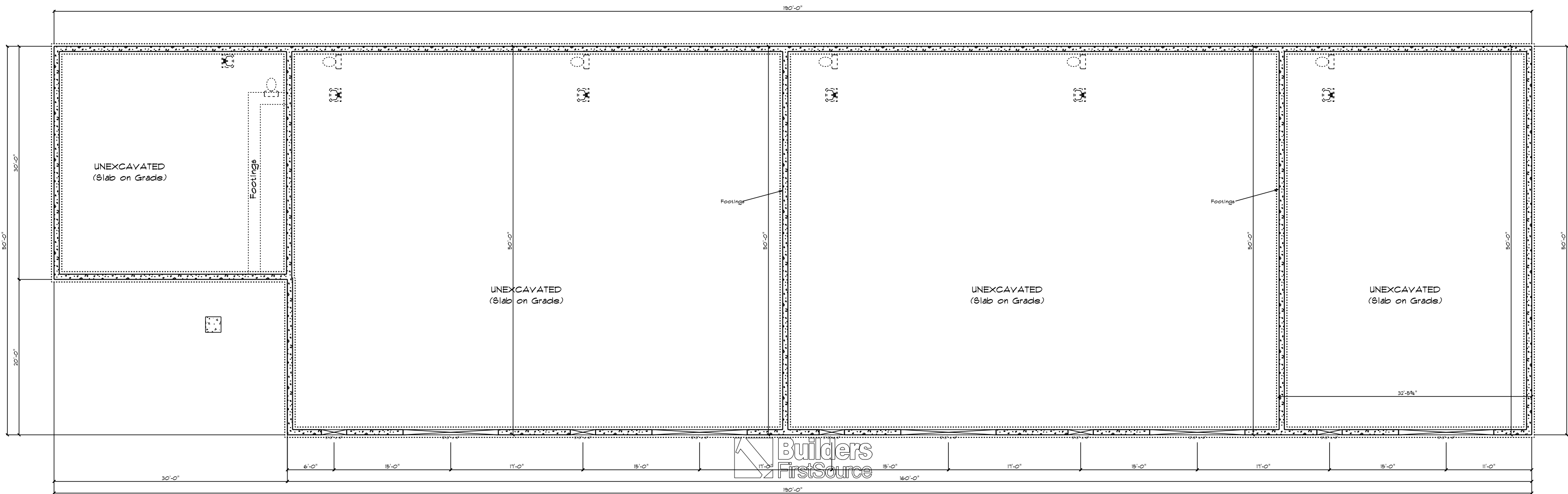


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20-021 FOUNDATION PLAN
SCALE: 0.034" = 1'-0"



ROOF PLAN

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