



AGENDA
PLANNING & ZONING COMMISSION
NOVEMBER 25, 2024
COMMISSION ROOM
MANDAN CITY HALL
5:30 PM
WWW.CITYOFMANDAN.COM

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The City of Mandan is encouraging citizens to provide their comments for agenda items via email to info@cityofmandan.com. Please provide your comments before 3:30 p.m. on the day of the meeting. Include the agenda item number your comment references. Comments will be forwarded to the Commissioners and appropriate departments.

A. ROLL CALL

B. CONSIDER APPROVAL OF MINUTES

1. October 28, 2024 Minutes

C. PUBLIC HEARINGS

1. **Consider a request for a preliminary plat for JRs Estates 2nd Add.**
Staff recommendation: To approve the preliminary plat for JRs Estates 2nd Add.
2. **Consider a PUD Amendment for Cove At Lakewood Addition**
Staff Recommendation: To approve the PUD Amendment for Cove At Lakewood Add.

D. OTHER BUSINESS

E. ADJOURN

A. ROLL CALL Commissioners Present: Mayor Froelich, Mudder, Buchmiller, Gardner, Intveld, Smith, Hammond, Huber, Leingang, McLean, Robinson. Commissioners Absent: Horn

B. CONSIDER APPROVAL OF MINUTES

1. *September 23, 2024 Minutes. Commissioner Smith motioned to approve the September 23, 2024 minutes. Commissioner Hammond seconded the motion. Upon vote, the motion passed unanimously.*

C. PUBLIC HEARINGS

1. *Consider a request for a final plat for Biwer Subdivision.
Staff recommendation: To approve the final plat for Biwer Subdivision..*

A. Staff Report

City Principal Planner Stromme presented.

Thomas Biwer, et al., and the City of Mandan, on behalf of the Lower Heart River Water Resource District (LHRWRD), requested consideration of a final plat for the Biwer Subdivision, an 11.14-acre development in southeast Mandan. This request would facilitate the transfer of a 1.5-acre portion from the City of Mandan's parcel (LOT A of NW 1/4 SE 1/4 & LOT A of GOV LOT 7, less 12.32 acres of LOT 7, totaling 44.28 acres, parcel 9001C) to be combined with Thomas Biwer et al.'s parcel (LOT 1 of GOV LOT 8, including the former AUD LOT A of NE 1/4, 9.64 acres) through the platting process.

Property History

The City of Mandan, in partnership with LHRWRD, has been working on transferring land from this parcel to the Biwer parcel as part of a real estate transaction approved by the City Commission. This transfer is intended to support the construction of the Mandan Flood Risk Reduction project. Tom Biwer has offered the City a crucial 1.5 acre piece of land along the levee centerline, near the subject subdivision, in exchange for 1.5 acres of City-owned land adjacent to his property involved in this subdivision. A preliminary plat for this subdivision was introduced at the September Planning and Zoning Commission and was recommended for approval. The City Commission considered and accepted this recommendation, voting to approve the preliminary plat, on October 15, 2024.

Final Plat

The final plat comprises 11.14 acres in size and include open lot in one block. It details the property being located in a special flood hazard area. The portion of land to be acquired from the City and combined with the Biwer lot is roughly 103 feet by 630 feet and is the southwest most portion of the plat.

Adjacent Properties Zoning, Land Use, and Future Land Use

Adjacent properties to the east are zoned R7 - Residential and used for single-unit residential purposes. To the south and west, properties are undeveloped and zoned A - Agriculture. To the north, the City's wastewater treatment plant is located and is zoned A - Agriculture. The future land use plan designates this area as open space.

Additional Information and Public Outreach

- An application was received on September 19, 2024.
- Twenty-seven (27) letters were sent to adjacent property owners on October 8, 2024. No comments or opposition have been received. This item was also advertised as a public hearing in the Mandan News.
- The State of North Dakota Historic Preservation Office has commented that prior to development on this property, a cultural survey should be conducted. No development is proposed in association with this subdivision. It is solely a land transfer, at this point in time.

Staff comments

- The City portion of this plat is presently in the City Limits. Subject to City Commission review, it may be "excluded" from the corporate limits, based on the request from Tom Biwer. The Biwer's desire the property they own in this area to be excluded from the corporate boundaries. The City Commission, at its 10/15/24 meeting, approved the first consideration of the exclusion ordinance No. 1456 and will return to City Commission for a second consideration at the November 5, 2024 meeting.

Findings of Fact

Final Plat

1. All technical requirements for approval of a final plat have been met;
2. The final plat generally conforms to the preliminary plat for the proposed subdivision that was approved by the Planning and Zoning Commission;
3. The proposed subdivision generally demonstrates an ability for the property to align with the Future Land Use Plan and other plans and studies;
4. Portions of the proposed subdivision are located in the Special Flood Hazard Area or an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development, however, no development is proposed on the lands within the subdivision;
5. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
6. The proposed subdivision is generally consistent with the master plan, other adopted plans, policies and accepted planning practice; and
7. The proposed subdivision would not adversely affect the public health, safety, and general welfare.

Planner Stromme recommended approval of the final plat for Biwer Subdivision.

B. Open Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, the public hearing was opened.

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request for a final plat for Biwer Subdivision. A second and third invitation was given to come forward to speak for or against the request.

C. Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed. Chair Robinson inquired if there were any further comments or questions from members of the Planning and Zoning Commission.

D. Commission Action

Commissioner Smith moved to recommend approval of a request for a final plat for Biwer Subdivision. Commissioner Buchmiller seconded the motion. Chair Robinson called for a roll call vote: Leingang: Yes; Huber: Yes; Mudder: Yes; Mayor Froelich: Yes; Intveld: Yes; McLean: Yes; Buchmiller: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes; Robinson: Yes. The motion passed.

2. *Consider a final plat for Mandan Industrial Park 14th Addition.*

Staff Recommendation: Planning Staff recommends approval of the final plat. .

A. Staff Report

City Principal Planner Stromme presented.

Central Bottling Company, Inc. requested a final plat approval for Mandan Industrial Park 14th Addition. The purpose of this request is to increase the size of the bottling facilities property by combining it with the lot to the east of it, which is in a separate subdivision. The property is located at 2517 34th Avenue NW in the Mandan Industrial Park, west of Old Red Trail NW on the south side of 34th Avenue NW. The request includes the platting of the existing properties into a single lot and have them all have the same zoning distinction. The property currently consists of two parcels in two separate subdivisions, a vacated right of way that was not platted over to combine, and a property zoned MA - Industrial and a vacant lot zoned agricultural. The property to be combined would result in a 6.12 acre lot to be MA - Industrial zoned and used for that purpose. The preliminary plat and zone change was approved at the September 2024 Planning and Zoning Commission meeting. The City Commission approved the first consideration of Ordinance 1455 and the preliminary plat at its October 15, 2024 meeting.

Mandan Industrial Park was platted in 1974, and Sunview Heights is believed to have been platted in 1964, based on limited subdivision records. The section line/right-of-way vacation occurred after the platting, in 1981. At the time, it was not standard practice to require a plat to absorb vacated property. Imagery records suggest that the vacant lot in Sunview Heights was never developed with structures. The central bottling facility, built in 1982, has remained largely unchanged over the years. The final plat is 6.12 acres in size and would contain one lot in one block. The plat includes various easements including those for public utilities and a water transmission line.

Adjacent Properties Zoning, Land Use, and Future Land Use

Adjacent properties are zoned and used as follows: to the east, residential homes zoned R7 - Residential. To the south, commercial offices zoned CC - Commercial. To the west and north, industrial facilities zoned MA - Industrial. The future land use distinction for this property is industrial.

Additional Information and Public Outreach

- An application and fee of \$1,000 was received on September 27, 2024.
- Twenty-three (23) letters were sent to adjacent property owners on October 9, 2024. No comments or opposition has been received. This item was also noticed in the Mandan News.

Findings of Fact

Final Plat

1. All technical requirements for approval of a final plat have been met;
2. The final plat generally conforms to the preliminary plat for the proposed subdivision that was approved by the Planning and Zoning Commission;

3. The proposed subdivision generally demonstrates an ability for the property to align with the Future Land Use Plan and other plans and studies;
4. The proposed subdivision is not located in the Special Flood Hazard Area or an area where the proposed development would adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development;
5. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
6. The proposed subdivision is generally consistent with the master plan, other adopted plans, policies and accepted planning practice; and
7. The proposed subdivision would not adversely affect the public health, safety, and general welfare.

Staff Comments

- Mandan Architectural Review Commission considered and approved plans for a small building addition at their October 8, 2024 meeting.
- Non-access lines may be requested along Old Red Trail NW as a preventative measure for access management of the arterial road system.

Planner Stromme recommended approval of the final plat for Mandan Industrial Park 14th Addition.

B. Open Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, the public hearing was opened.

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request approval of the final plat for Mandan Industrial Park 14th Addition. A second and third invitation was given to come forward to speak for or against the request.

C. Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

D. Commission Action

Chair Robinson inquired if there were any further comments or questions from members of the Planning and Zoning Commission.

Commissioner Mudder moved to recommend approval of the final plat for Mandan Industrial Park 14th Addition. Commissioner Intveld seconded the motion. Chair Robinson called for a roll call vote: Leingang: Yes; Huber: Yes; Mudder: Yes; Mayor Froelich: Yes; Intveld: Yes; McLean: Yes; Buchmiller: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes; Robinson: Yes. The motion passed.

3. *Consider a zone change from MA - Industrial to CB - Commercial for Helblings 7th Addition*
Staff Recommendation: To approve the zone change for Helblings 7th Addition..

A. Staff Report

City Principal Planner Stromme presented.

Helbling Land Company requests a zone change for a portion of the property within Helbling 7th

Addition. This request pertains to one of the lots included in the recently approved Helbling 7th Minor Plat, which was authorized by the City Commission. The plat has received conceptual approval for the use of a vacated right-of-way, but at this stage, the zone change requires additional action. While minor plats and right-of-way vacations are only addressed during City Commission meetings, a zone change necessitates separate notice and public hearings by both the Planning and Zoning and City Commissions. The property in question is Lot 8, Block 1, Helbling's 2nd Addition, which, along with Lots 9 and 1, Block 1, is being consolidated from three separate lots and an undeveloped right-of-way into one lot (Lot 1, Block 1, Helbling's 7th Addition). The area has featured two zoning distinctions: CB - Commercial on the east and west sides, and a narrow section of MA - Industrial. According to city records, these zoning classifications were applied in the 1980s. The property was developed in 1980.

City staff supports the proposed zone change as it simplifies the zoning designations for this property. Although the existing land use and proposed CB - Commercial zoning may initially seem in conflict with the current land use plan, which designates this property as future medium-density residential, the change is justified when considered through a more granular planning perspective. The CB - Commercial zoning could accommodate future residential development on this lot, and the existing commercial use has the potential to serve the surrounding residential neighborhood. Staff affirms that there are no changes in land use proposed by this zone change, rather that this is a clean-up effort associated with a plat.

The city's Land Use Plan encouraged the identification and creation of commercial nodes within residential areas, making this property an existing example of such integration. To clarify city records, the vacated right-of-way along 5th Avenue SE, which borders both CB - Commercial and MA - Industrial zones, is included in the zone change ordinance. The portion adjacent to Lot 1 of Helbling's 2nd Addition will be designated as CB - Commercial, while the portion next to Lot 2, currently zoned MA - Industrial, will be designated as MA - Industrial. The properties to the south are zoned MC - Industrial and MA - Industrial, and are used for Retail and Service B. To the west, the properties are zoned R3.2 - Residential and used for low-density housing. To the north, the properties are zoned CC - Commercial, serving as convenience retail. To the east is a Manufactured Home Park, zoned MA - Industrial. The future land use plan calls for medium-density residential.

Findings of Fact

Zone Change

1. The City of Mandan and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by this zone change;
2. The proposed zoning change is consistent with the general intent and purpose of the zoning ordinance;
3. The proposed zoning change is generally consistent with the Future Land Use Plan, other adopted plans and policies, and accepted planning practice;
4. The proposed zoning change would not adversely affect public health, safety and general welfare.

Planner Stromme recommended approval of the zone change from MA - Industrial to CB - Commercial for Helbling's 7th Addition. A draft ordinance has been created and is recommended for approval.

Chair Robinson inquired if there were any comments or questions. Hearing none, the public hearing was opened.

B. Open Public Hearing

Chair Robinson opened the public hearing and invited anyone calling in or present, to come forward to speak for or against the request for a zone change from MA - Industrial to CB - Commercial for Helbling's 7th Addition. A second and third invitation was given to come forward to speak for or against the request.

C. Close Public Hearing

Chair Robinson inquired if there were any comments or questions. Hearing none, this portion of the public hearing was closed.

D. Commission Action

Chair Robinson inquired if there were any further comments or questions from members of the Planning and Zoning Commission.

Commissioner Intveld moved to recommend approval for a zone change from MA - Industrial to CB - Commercial for Helbling's 7th Addition. Commissioner Hammond seconded the motion. Chair Robinson called for a roll call vote: Leingang: Yes; Huber: Yes; Mudder: Yes; Mayor Froelich: Yes; Intveld: Yes; McLean: Yes; Buchmiller: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes; Robinson: Yes. The motion passed.

4. *Consideration of Arrive 2050, the 2025-2050 Metropolitan Transportation Plan.* Kim Riepl, Transportation Planner with the Bis-Man Metropolitan Planning Organization introduced Jason Carbee, Consultant Project Manager HDR (via ZOOM) as the presenter. This presentation is considered a public hearing for comments and input.

The Metropolitan Transportation Plan

The MTP is the MPO's road map for navigating the region's future multi-modal transportation system. The plan reflects local conditions and assesses the performance of the Bismarck-Mandan region's transportation system while meeting the metropolitan transportation planning requirements of the Bipartisan Infrastructure Law. Under these requirements, the MTP must be updated every five (5) years;

- Must be fiscally constrained;
- Utilizes a planning horizon of at least twenty (20) years;
- Consults local agencies, NDDOT, Federal Highway Administration (FHWA), and Federal Transit Administration (FTA);
- Is a performance-based plan that guides progress toward regional performance measures and targets while supporting state performance targets.

Arrive 2050 builds off the 2045 MTP to continue transportation planning in the Bismarck-Mandan region while incorporating the findings and recommendations of plans and studies that have been completed since the publication of the 2045 MTP. The plan was developed in accordance with Bismarck-Mandan MPO's Public Participation Plan to ensure proactive public involvement throughout the MTP development process.

The Metropolitan Transportation Planning Process

Federal regulations related to metropolitan transportation planning require MPOs to develop four key documents (listed below) to ensure transportation planning in the region is performance based, multimodal, continuous, cooperative, and comprehensive.

The Metropolitan Transportation Plan (MTP)

Guides the development of the area's transportation system over the next 20+ years. The MTP is required to be updated every 5 years for the MPO to maintain eligibility for federal transportation dollars. The MTP addresses transportation system needs and provides a set of methods, strategies, and actions for developing an integrated multimodal system that supports the efficient movement of people and goods, including pedestrians, bicyclists, automobile drivers, transit users, and freight shippers.

Transportation Improvement Plan (TIP)

Identifies federally funded transportation improvements in the area over a 4-year time frame. Federal regulations require each MPO to develop a TIP for projects using federal transportation funding sources. The TIP is developed on an annual basis in cooperation with MPO area member jurisdictions, transit provider's and the NDDOT.

Unified Planning Work Program

Describes the multimodal transportation planning projects to be conducted in the Bismarck-Mandan MPO area in any specified 2-year period. This biennial document is the foundation for requesting federal funds and a control tool for scheduling, budgeting, and monitoring the transportation planning process.

Public Participation Plan

Identifies the role of the MPO regarding public participation and provides guidelines to be followed in achieving public involvement through advertising, public meetings, hearings, and other relevant forums.

Executive Summary

The Arrive 2050 Process and The Arrive 2050 Goals include:

Public Engagement and Public Open Houses: November 2023, May 2024, July 2024 and September 2024

Baseline Transportation System Performance – Summary of Issues and Needs

Growth and Performance of the Future Transportation System

Arrive 2050 Funding Plan

Resolution of Adoption of 2025-2050 Bismarck Mandan Metropolitan Transportation Plan

Chair Robinson inquired if there were any questions or comments.

Commissioner Smith commented that the comments of the long term trends of EV's in the 2021-2022 timeframe were increasing in demand. Recently in the last year there has been a decline in trend vs. 3-4 years ago.. What is the foreseeable trend in the future? Mr. Carbee said there has a downward trend or plateau within the last year. The sources indicate that technology will make it cost competitive so that it might be more widely adopted however considering technology can and does change from time to time.

He believes the industry is expecting continued growth in that segment.

Commissioner Intveld inquired if there was a dip in some of the transportation studies around the new school and the middle school due to congestion? And, were there many comments and questions from the study conducted with the public? Mr. Carbee replied that there was good public input, on the on-line activity. Wednesday, October 23, 2024 was the last day for public comment. There were @ 30-40 comments through just this one period. There has been ongoing public engagement process with the public. With regard to the middle school area, part of the plan is to complete that grid in that area such as completing extensions in north Mandan and that will balance the traffic flow.

Commissioner Smith inquired about the McKenzie Drive extension. How difficult is it in obtaining funding in the future? Mr. Carbee replied that this is one of those issues that showed up in the plan that would require a little more study before the project would be implemented.

Commissioner Intveld inquired if there was any developments in the study about the possibility of adding another bridge in the metro area crossing the Missouri? Mr. Carbee stated that a northern bridge crossing was considered and that is still on the list. It will be studied and it will be expensive. There was a more detailed study conducted 10-15 years ago. There is discussion on that in order to preserve the corridor even if that is 20 years from now.

Chair Robinson inquired if there were any questions for Mr. Carbee or Ms. Riepl. Hearing none, Chair Robinson stated that the request before the Commission is to provide a recommendation to the City Commission for the approval of this plan.

Commissioner Smith motioned that the Planning and Zoning Commission submit a recommendation to the Mandan City Commission that they consider approval of the “Arrive 2050, the 2025-2050 Metropolitan Transportation Plan”. Commissioner Buchmiller seconded the motion. Chair Robinson called for a roll call vote: Leingang: Yes; Huber: Yes; Mudder: Yes; Mayor Froelich: Yes; Intveld: Yes; McLean: Yes; Buchmiller: Yes; Smith: Yes; Hammond: Yes; Gardner: Yes; Robinson: Yes. The motion passed.

D. OTHER BUSINESS

E. ADJOURN *There being no further business to discuss or come before the Board, a motion was made by Commissioner Gardner and seconded by Commissioner Hammond to adjourn the meeting. Upon vote, the motion passed unanimously.*

The meeting adjourned at 6:07 p.m.



Planning & Zoning Commission

Agenda Documentation

MEETING DATE: November 25, 2024
PREPARATION DATE: November 15, 2024
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Andrew Stromme
PRESENTER: Andrew Stromme, City Planner
SUBJECT: Consider a request for a preliminary plat for JRs Estates 2nd Addition.

STATEMENT/PURPOSE:

Consider a request for a preliminary plat for JRs Estates 2nd Addition.

BACKGROUND/ALTERNATIVES:

Arlen Ruff and Laureen Bryan and Swanberg Morton, LLP, request consideration for a preliminary plat to be titled JRs Estates 2nd Addition. The purpose of the plat is to facilitate a small ownership transfer between the parties. Said property is located in west Mandan, southwst of Lohstreter Road NW at 2003 Bruley Road NW.

Property History

The subdivision Replat of Lohstreter's First Addition was approved in 1976, with Lot 1, Block 5 being divided into two after the plat's approval. A home was built on the subject property, Lot 1 less the east 75 feet, in 1991. In 2024, a retaining wall on the property was upgraded. To reflect the retaining wall's location, this preliminary plat has been prepared to facilitate the land's ownership transfer. City records indicate that JRs Estates was platted in 2007 with the purpose being to construct a barn.

Preliminary Plat

The preliminary plat covers 51.23 acres of land but primarily focuses on a small, 2,555sf portion of the property where ownership was transferred between Ruff/Bryan and Swanberg Morton LLP, located near Lot 1, Block 1. The requirement for this item to be processed as a preliminary and final plat is due to its size in acres as being associated with the larger property to the west. MDU has an overhead power line on the property and it is shown in an easement on the plat.

Adjacent Properties Zoning, Land Use, and Future Land Use

The property is zoned R7 - Residential (as rezoning to R7 was a previous practice

associated with annexation). Adjacent properties to the east and south are zoned R7 - single family residential. To the north and west Ag - agriculture. The future land use plan designates this area as low density residential.

Additional Information and Public Outreach

- The application was received on October 21, 2024.
- This item was published in the Mandan News as required. Twenty-seven letters were sent to adjacent property owners on November 7, 2024.

Staff comments:

- This plat serves as a reconfiguration and is not intended to facilitate land development. Instead, it enables an ownership transfer between two parties, requiring survey work to define and plat newly described and reconfigured properties.

Findings of Fact

Preliminary Plat

1. All technical requirements for consideration of a preliminary plat have been met;
2. The proposed subdivision would likely not have substantial effects on the safety and circulation of public roadways in the vicinity, and therefore no traffic impact study is required;
3. The proposed plat includes sufficient easements and rights-of-way to provide for orderly development and provision of municipal services beyond the boundaries of the subdivision;
4. The City of Mandan and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by the proposed subdivision at the time of development.
5. Portions of the subdivision are located in the Special Flood Hazard Area and have wetland designations, and while no development is proposed, any such would be required to be developed according to the existing ordinance requirements pertaining to Floodplain Development and therefore, the proposed development should not adversely impact water quality and/or environmentally sensitive lands, or areas that are topographically unsuited for development,
6. The proposed subdivision is consistent with the general intent and purpose of the zoning ordinance;
7. The proposed subdivision is consistent with the Comprehensive Plan, the Future Land Use Plan, and other plans and studies, policies and accepted planning practice;
8. The proposed subdivision would not adversely affect the public health, safety and

general welfare.

ATTACHMENTS:

1. Ruff Application
2. Swanberg Morton Application
3. Jr's Estates 2nd Addition preliminary plat
4. Certificate of Survey
5. JR's Estates Location Map

FISCAL IMPACT:

N/A

STAFF IMPACT:

Considerable staff time has gone into the review of this request.

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

Planning staff recommends approval of the preliminary plat for JRs Estates 2nd Addition.

SUGGESTED MOTION:

I move to recommend approval of the preliminary plat for JRs Estates 2nd Addition.

CITY OF MANDAN		
Development Review Application		
☐	Minor Plat (\$300)	☐ Zone Change (\$600)
☐	Preliminary Plat up to 20 acres (\$400)	☐ Planned Unit Development (\$700)
☒	Preliminary Plat more than 20 acres (\$450)	☐ Land Use and Transportation Plan Amendment (\$1,000)
☒	Final Plat up to 20 lots (\$400)	☐ Vacation (\$500)
☐	Final Plat 21 to 40 lots (\$550)	☐ Variance (\$400)
☐	Final Plat more than 40 lots (\$700)	☐ Special Use Permit (\$450)
☐	Annexation (\$450)	☐ Stormwater submittal (\$300)
☐	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	☐ Stormwater 2 nd & subsequent resubmittal (\$50)
☐	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	
Summary of Request (Add separate sheet(s) as necessary)		
Re-configure common lot line between Jr's Estates and Lohstreter's 1st Addition Replat		

Engineer/Surveyor			Property Owner or Applicant		
Name Mark R. Isaacs, RLS - ILSE, Inc.			Name Arlen Ruff & Laureen Bryan		
Address 4215 Old Red Trail NW			Address 2003 Bruley Road		
City Mandan	State ND	Zip 58554	City Mandan	State ND	Zip 58554
email mark@ilsurveynd.com			email arlenruff@kelschlaw.com		
Phone 701-595-2079		Fax	Phone 701-663-9818		Fax
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
☒ City	☐ ETA	☐ New	☒ Addition	R7	R7	JR'S Estates 2nd Addition	
Property Address				Legal Description			
2003 Bruley Road, Mandan, ND 58554				Lot 2, Block 1 in Jr's Estates & Lot 1, Block 5 in			
Current Use							
Residential & Agriculture				Replat of Lohstreter's First Addition			
Proposed Use							
Residential & Agriculture				Section 18	Township 139	Range 81	
Parcel Size 51.23 Acres	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	

Print Name Arlen M. Ruff		Signature <i>Arlen Ruff</i>		Date 10-21-2024
Laureen Bryan		<i>Laureen Bryan</i>		10/21-24
Office Use Only				
Date Received: 10/21/24	Initials: AS	Fees Paid: \$ 850	Date 10-21-24	
Notice in paper		Mailed to neighbors		P&Z meeting
☐ Approved	Approved with conditions:			
☐ Denied				

CITY OF MANDAN		
Development Review Application		
☐	Minor Plat (\$300)	Zone Change (\$600)
☐	Preliminary Plat up to 20 acres (\$400)	Planned Unit Development (\$700)
☒	Preliminary Plat more than 20 acres (\$450)	Land Use and Transportation Plan Amendment (\$1,000)
☐	Final Plat up to 20 lots (\$400)	Variance (\$500)
☐	Final Plat 21 to 40 lots (\$550)	Variance (\$400)
☐	Final Plat more than 40 lots (\$700)	Special Use Permit (\$450)
☐	Annexation (\$450)	Stormwater submittal (\$300)
☐	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
☐	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	
Summary of Request (Add separate sheet(s) as necessary)		
Re-configure common lot line between Jr's Estates and Lohstreter's 1st Addition Replat		

Engineer/Surveyor			Property Owner or Applicant		
Name Mark R. Isaacs, RLS - ILSE, Inc.			Name Swanberg Morton, LLP		
Address 4215 Old Red Trail NW			Address PO Box 728		
City Mandan	State ND	Zip 58554	City Valley City	State ND	Zip 58072
email mark@ilsurveynd.com			email mark@swanbergconstruction.com		
Phone 701-595-2079		Fax	Phone 701-490-0721		Fax
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
☒ City	☐ ETA	☐ New	☒ Addition	R7	R7	JR'S Estates 2nd Addition	
Property Address				Legal Description			
2003 Bruley Road, Mandan, ND 58554				Lot 2, Block 1 in Jr's Estates & Lot 1, Block 5 in			
Current Use							
Residential & Agriculture				Replat of Lohstreter's First Addition			
Proposed Use							
Residential & Agriculture				Section 18	Township 139	Range 81	
Parcel Size 51.23 Acres	Building Footprint	Stories	Building SF	Required Parking		Provided Parking	

Print Name <i>Mark Isaacs</i>	Signature <i>[Signature]</i>	Date <i>10/18/2024</i>
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Office Use Only			
Date Received:	Initials:	Fees Paid: \$	Date
Notice in paper	Mailed to neighbors	P&Z meeting	
☐ Approved	Approved with conditions:		
☐ Denied			

PRELIMINARY PLAT

JR'S ESTATES 2ND ADDITION

TO THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA
LOT 2, BLOCK 1 IN "JR'S ESTATES" AND PART OF LOT 1, BLOCK 4 IN
REPLAT OF LOHSTRETER'S FIRST ADDITION
ALL IN THE NORTHWEST QUARTER OF SECTION 28, T139N, R81W

PROPERTY DESCRIPTION

ALL OF LOT 2, BLOCK 1 IN "JR'S ESTATES" AND LOT 1, BLOCK 5 LESS THE EAST 75.00 FEET IN "REPLAT OF LOHSTRETER'S FIRST ADDITION ALL TO THE CITY OF MANDAN, SITUATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 81 WEST IN THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA, AND CONTAINING 51.23 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

OWNER'S CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED, BEING SOLE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATERLINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER SUCH STREETS, ALLEYS OR OTHER PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN HEREON 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 OR SERVICES UNDER, ON OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATION AS "UTILITY EASEMENT".

ARLEN RUFF LAUREEN BRYAN

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC _____

AREA TABLE

LOT 1	0.32 ACRES (13,939 SF)
LOT 2	50.91 ACRES
TOTAL	51.23 ACRES

SWANBERG MORTON, LLP

STATE OF _____)
COUNTY OF _____) SS

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC _____

PLANNING COMMISSION APPROVAL

THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MANDAN ON THIS ____ DAY OF _____, 20____, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORINANCES OF THE CITY OF MANDAN, AND REGULATIONS ADOPTED BY THE PLANNING COMMISSION OF SAID CITY, IN WITNESS WHEREOF ARE SET THE HANDS OF THE CHAIRMAN AND THE SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF MANDAN, NORTH DAKOTA.

BILL ROBINSON - CHAIRMAN NANCY MOSER - SECRETARY

APPROVAL OF THE BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF MANDAN, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS, AND PUBLIC WAYS SHOWN HEREON, HAS ACCEPTED THE DEDICATION OF ALL PARKS AND PUBLIC GROUNDS SHOWN HEREON, FURTHERMORE, SAID BOARD OF CITY COMMISSIONERS HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS SHOWN HEREON AS AN AMENDMENT TO THE MASTER STREET PLAN OF THE CITY OF MANDAN, THE FOREGOING ACTION BY THE BOARD OF CITY COMMISSIONERS OF MANDAN, NORTH DAKOTA, HAS TAKEN BY RESOLUTION APPROVED THE ____ DAY OF _____, 20____.

JIM NEUBAUER - CITY ADMINISTRATOR JAMES FROELICH - PRESIDENT OF THE BOARD OF CITY COMMISSIONERS

I, JAREK WIGNESS, CITY ENGINEER FOR THE CITY OF MANDAN, NORTH DAKOTA. HEREBY APPROVES "JR'S ESTATES 2ND ADDITION" LYING WITHIN THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA AS SHOWN ON THE ANNEXED PLAT.

JAREK WIGNESS, PE

JR'S ESTATES
2ND ADDITION

SECTION 28, T-139-N, R-81-W
MANDAN, NORTH DAKOTA

SHEET: 1 OF 1

JOB NUMBER: 24034

SCALE: 1"= 200'

DWG REVISION DATES

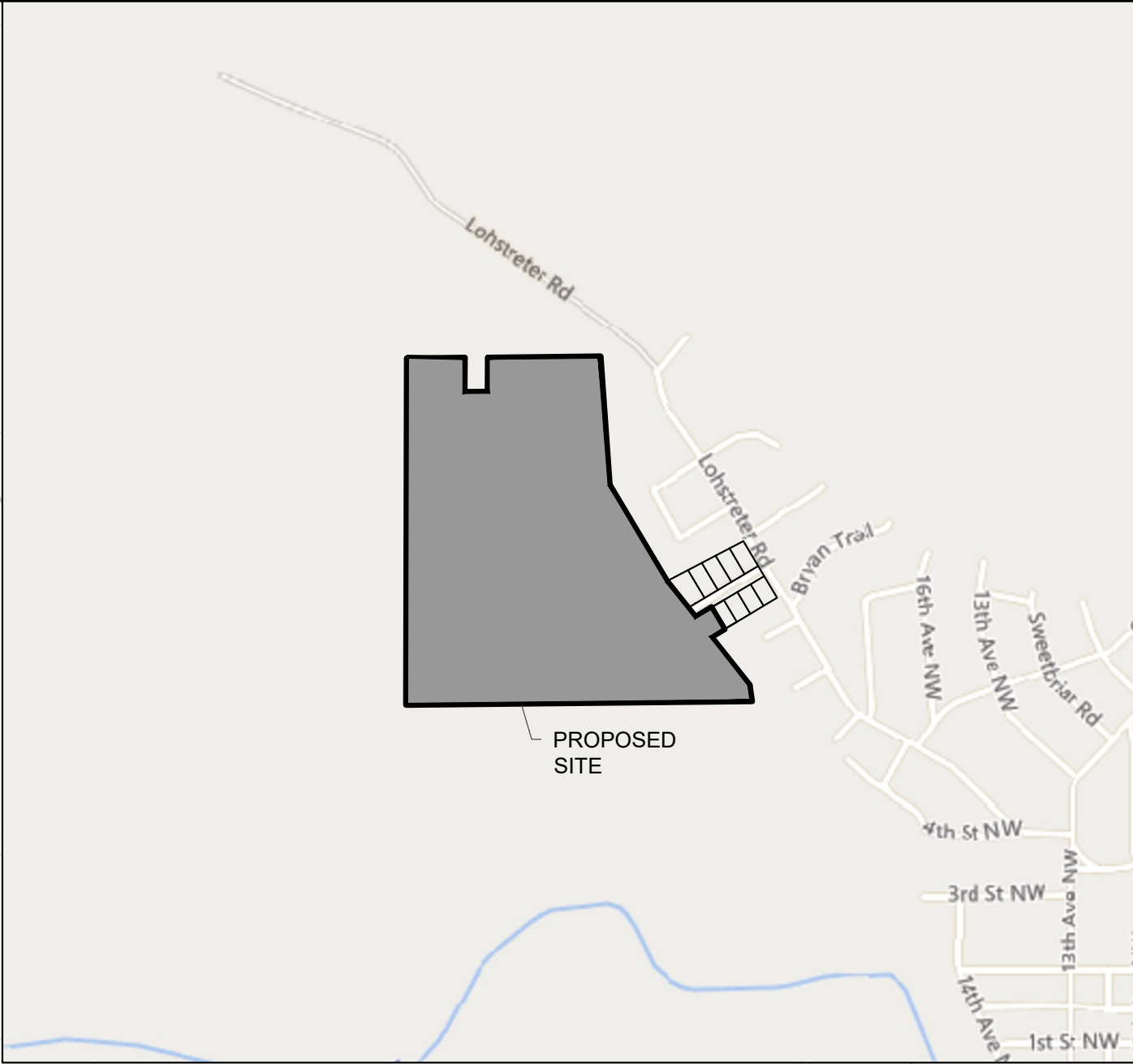
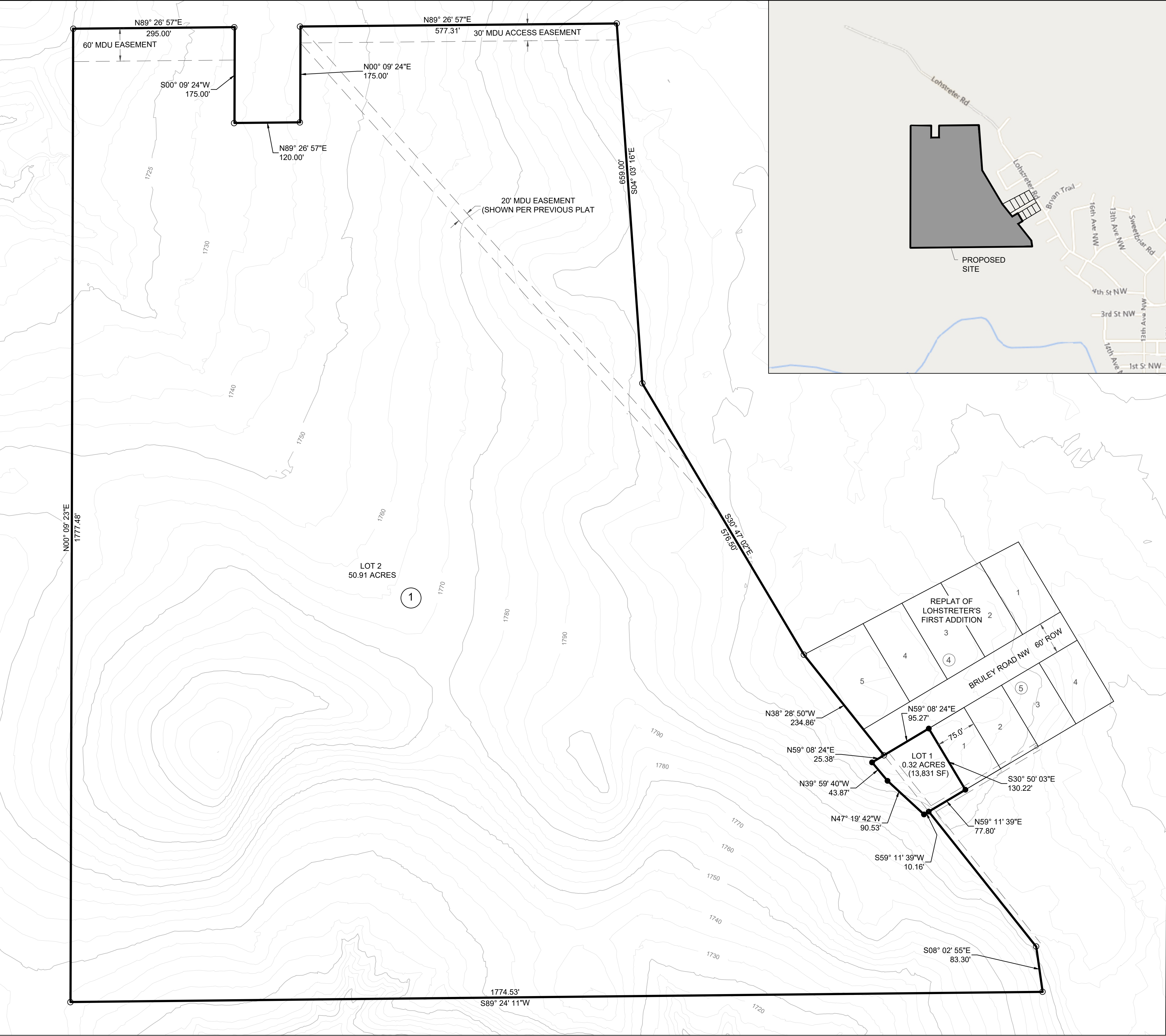
DRAWN BY: MRI

DWG DATE: 9/26/24

DWG NAME: 24034 Preliminary Plat.dwg

Independent
Land
Surveying &
Engineering

4215 Old Red Trail NW
Mandan, ND 58554
Phone: 701-663-5184
Cell: 701-595-2079
mark@ilsurveynd.com



LEGEND

	EXISTING VEGETATION		EXISTING CONTOUR
	EXISTING POWER POLE		EXISTING BUILDING
	EXISTING GATE VALVE		EXISTING ASPHALT
	EXISTING ELECTRIC BOX		EXISTING CONCRETE
	EXISTING TV/TELEPHONE PEDESTAL		NON-ACCESS LINE
	EXISTING LIGHT POLE		
	EXISTING GUY WIRE		
	EXISTING FENCE LINE		
	EXISTING STORM SEWER		
	EXISTING SANITARY SEWER		
	EXISTING WATERMAIN		
	EXISTING FIBER OPTIC		
	EXISTING UNDERGROUND ELECTRIC		
	EXISTING EASEMENT		
	EXISTING OVERHEAD POWER		

OWNER:

ARLEN RUFF & LAUREEN BRYAN
2003 BRULEY ROAD
MANDAN, ND 58554

SWANBERG MORTON, LLP
PO BOX 728
VALLEY CITY, ND 58072

SURVEYOR'S CERTIFICATE

I, MARK R. ISAACS, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 9628, HEREBY CERTIFY THAT I HAVE CAUSED TO BE A SURVEYED BY MY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT; FURTHER, THAT DISTANCE INDICATES HEREON ARE IN FEET AND HUNDREDTHS THEREOF, AND BEARINGS AND INDICATED IN QUADRANTS AND DEGREES, MINUTES, AND SECONDS THEREOF; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK R. ISAACS, RLS 9628

NOTES:

- BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS DOCUMENTS OF RECORD DUE TO DIFFERENT METHODS OF FIELD MEASUREMENTS.
- SUBJECT TO ALL EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN.
- EXISTING ZONING IS R7.
- PROPOSED ZONING IS R7.

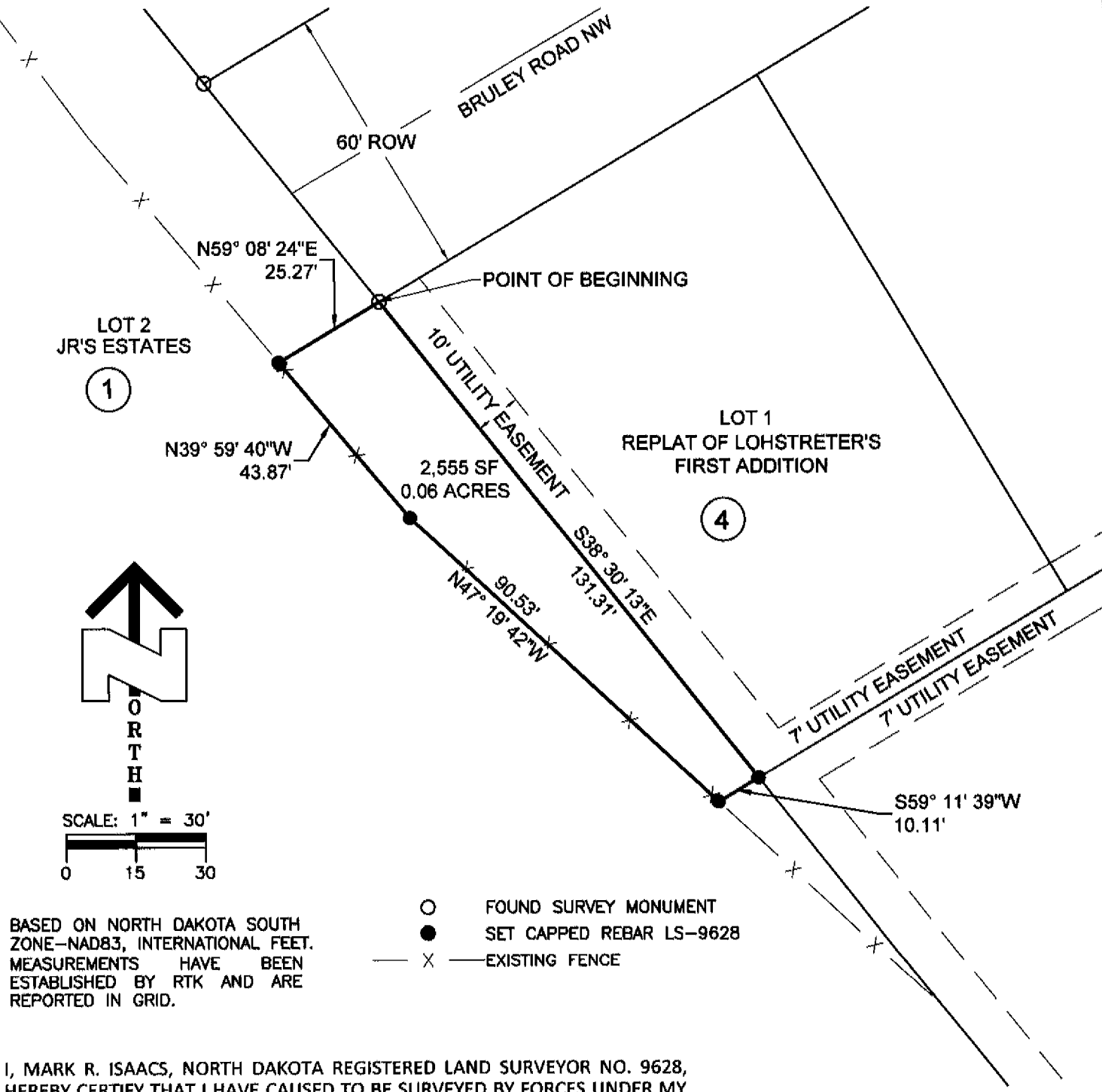
CERTIFICATE OF SURVEY

PART OF LOT 2, BLOCK 1 IN JR'S ESTATES SITUATED IN SECTION 28, T139N, R81W
CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA

DESCRIPTION

PART OF LOT 2, BLOCK 1 IN JR'S ESTATES, SITUATED IN SECTION 28, TOWNSHIP 139 NORTH, RANGE 81 WEST, 5TH PRINCIPAL MERIDIAN IN THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 IN REPLAT OF LOHSTRETER'S FIRST ADDITION; THENCE SOUTH 38° 30' 13" EAST ON THE WEST LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 131.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE SOUTH 59° 11' 39" WEST A DISTANCE OF 10.11 FEET; THENCE NORTH 47° 19' 42" WEST A DISTANCE OF 90.53 FEET; THENCE NORTH 39° 59' 40" WEST A DISTANCE OF 43.87 FEET; THENCE NORTH 59° 08' 24" EAST A DISTANCE OF 25.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES (2,555 SQUARE FEET), MORE OR LESS AND SUBJECT TO ANY LEGAL RIGHTS OF WAY AND EASEMENTS OF RECORD.

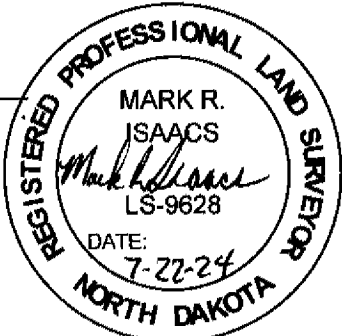


BASED ON NORTH DAKOTA SOUTH ZONE-NAD83, INTERNATIONAL FEET. MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK AND ARE REPORTED IN GRID.

- FOUND SURVEY MONUMENT
- SET CAPPED REBAR LS-9628
- X — EXISTING FENCE

I, MARK R. ISAACS, NORTH DAKOTA REGISTERED LAND SURVEYOR NO. 9628, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED BY FORCES UNDER MY SUPERVISION THE PROPERTY DESCRIBED HEREON AND I HAVE PREPARED THE ACCOMPANYING PLAT; FURTHER, THAT SAID PLAT DOES TRULY SHOW THE SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

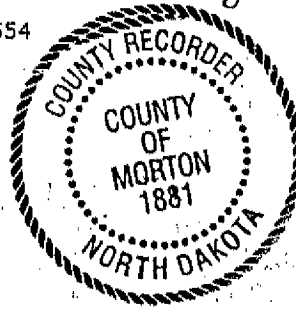
Mark R. Isaacs
MARK R. ISAACS, RLS 9628



Independent Land Surveying & Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 24034

COUNTY RECORDER, MORTON COUNTY, ND **520609**
I certify that this instrument was filed and recorded.
Nancy Seefeldt, County Recorder Fee \$20.00
By Nancy Seefeldt July 22, 2024 2:45 PM

County Recorder *Bk 15 Pg 131* **520609**
Morton County
Mandan ND 58554 Page 2 of 2





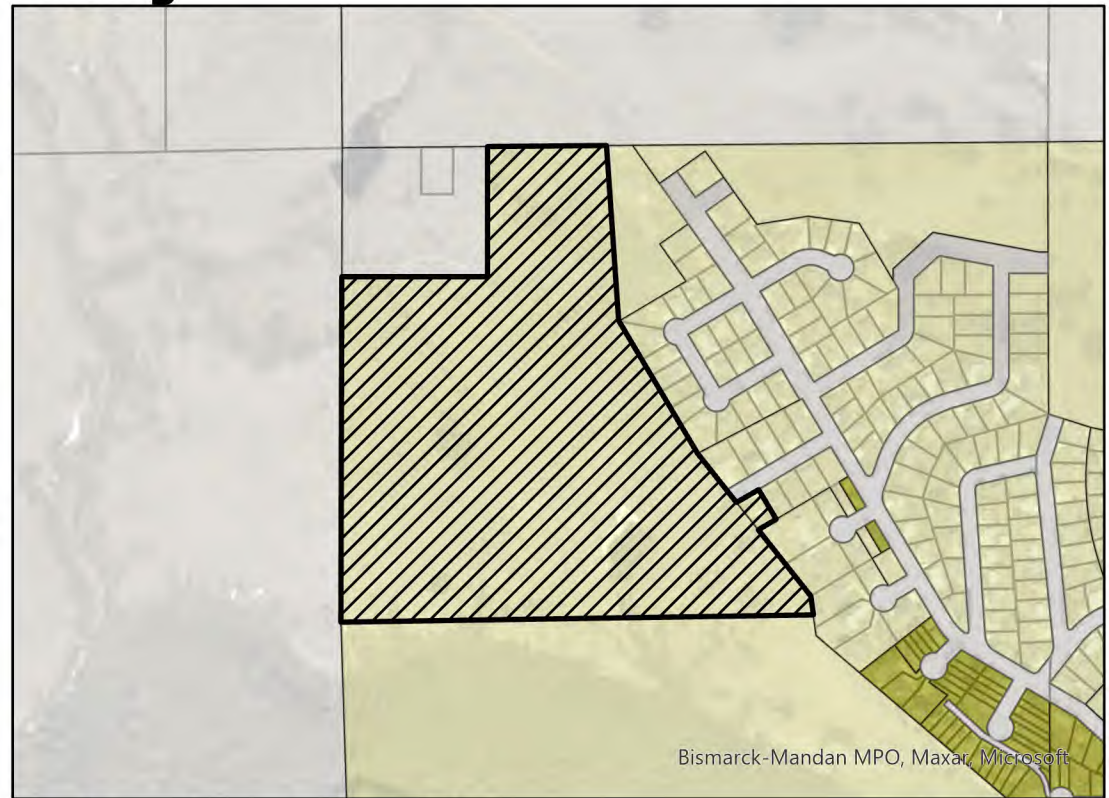
Zoning and Future Land Use Reference Map

Helbling 7th

Zoning

Zoning Map Key

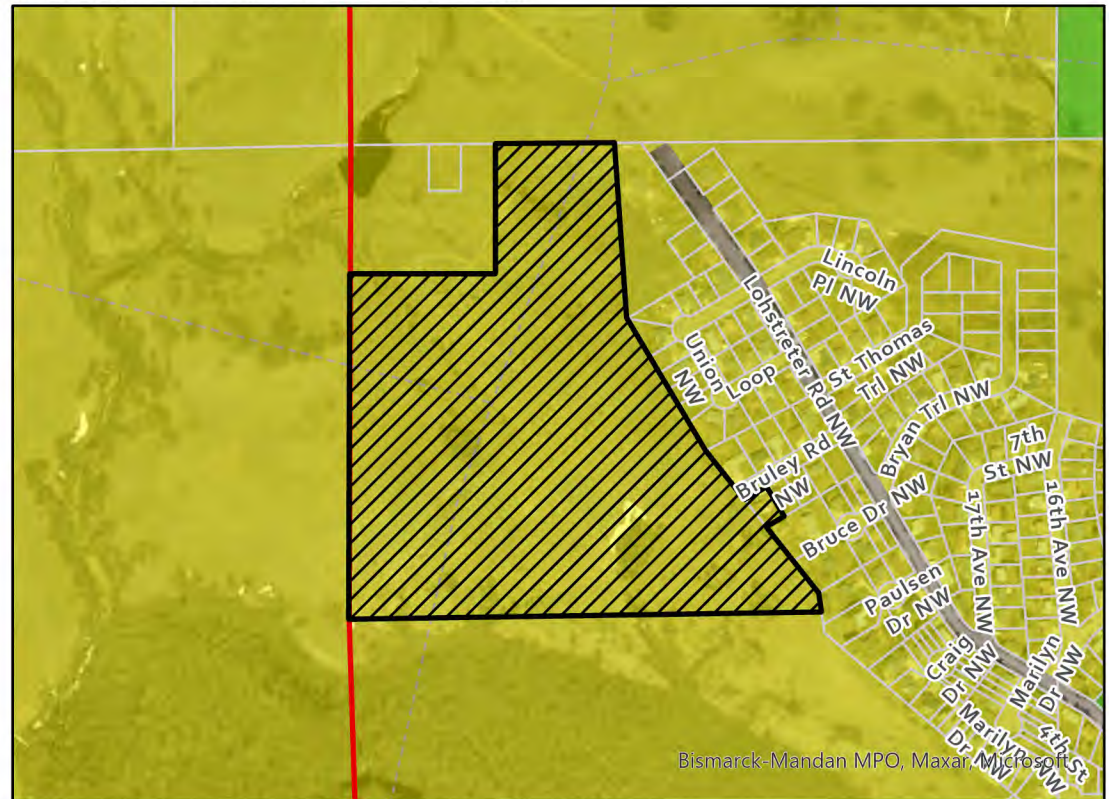
- Agriculture - City of Mandan
- Agriculture - Morton County
- CA - Neighborhood Commercial
- CB - Business Commercial
- CC - Commercial/Light Industrial Transition
- DC - Downtown Core
- DF - Downtown Fringe
- Industrial - Morton County
- LSMHS - Trailer Park Subdivision
- MA - Heavy Commercial/Light Industrial
- MB - Heavy Commercial/Heavy Industrial
- MC - Heavy Commercial/Light Industrial Restricted
- MD - Heavy Commercial/Heavy Industrial Restricted
- MHS - Trailer Park
- PUD - Planned Unit Development
- R3.2 - Residential Single & Two Family
- R7 - Residential Single Family
- RH - Residential Mobile Home Park
- RM - Residential Multi-family Dwellings
- RMH - Residential Mobile Home Subdivision
- Residential - County Residential Zoning
- ROW - Right-of-Way
- November '24 Planning Activities



Future Land Use Plan Key

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Semi-Public
- Public Land
- Park
- Greenways
- Open Space
- Open Water
- Parcels
- City Limits
- ETA Line
- November '24 Planning Activities

Future Land Use Plan





Planning & Zoning Commission

Agenda Documentation

MEETING DATE: November 25, 2024
PREPARATION DATE: November 15, 2024
SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Andrew Stromme
PRESENTER: Andrew Stromme, City Planner
SUBJECT: Consider a PUD Amendment for Cove at Lakewood Addition.

STATEMENT/PURPOSE:

Consider a PUD Amendment for Cove at Lakewood Addition.

BACKGROUND/ALTERNATIVES:

VE Land Company, represented by Arthur Goldammer, requests consideration of a PUD (Planned Unit Development) amendment for the Cove at Lakewood development. The proposed amendment revises the development plan, changing the plan from detached individual commercial structures to attached multi-use shops. The property is situated in southeast Mandan, west of 40th Avenue SE and south of 21st Street SE. Its legal description is Lots 1-3, Block 1, Cove at Lakewood Addition to the City of Mandan, Morton County, North Dakota.

Overview of Request

The developer proposes a new development plan consisting of a mix of attached multi-use shop units, including two single-story buildings and four two-story shop buildings, along with two standalone office/commercial buildings currently planned as a salon and an animal rescue facility.

Property Details and Zoning History

The Cove at Lakewood Plat was approved at the May 16, 2023 City Commission meeting. A previous PUD Amendment, to enable the most recent development plan (for detached business suites), was approved by the City Commission in April. Previously, the properties were included in a similar development proposal, and before that, they were part of oversized stormwater and amenity ponds tied to an earlier development plan.

PUD Amendment

This PUD amendment primarily relates to building form/appearance and development intensity, and there are no uses proposed as part of this development that were not approved in the 2020 Ordinance.

The most recent plan was for 23 detached structures comprising a mix of single and two-story buildings. The revised layout includes 31 attached units, consisting of two single-story buildings with five units each and five two-story shop buildings, ranging between three and five units per building.

Multi-use shops typically require special use permits, which are intended to provide a higher level of review and ensure greater control over project outcomes. The review process for the proposed development aligns closely with the scope and criteria of a special use permit. However, given that the project has been part of a Planned Unit Development (PUD) for an extended period, and that only portions of the project are multi-use shops, staff determined that it would be more appropriate to continue treating the project and its review as an amendment to the existing PUD, rather than introducing special use permitting at this stage. The review criteria for multi-use shops were used in the evaluation of this project.

Specific standards requested by the applicant to be added that were not adopted into the PUD Ordinance in 2020 relate to parking and setbacks. The general intent of the amendment is to update legal descriptions (lot numbers) to match the PUD.

Uses included in the Planned Unit Development Ordinance include:

- Multi-family (*permitted if in an approved residential structure - no residential uses permitted in multi-use shop structures*).
- Retail group A
- Office-bank group
- Service group A
- Service group B
- Health-medical group
- Education group

Elevations and renderings of the proposed structures to be developed on this property, and a draft of the PUD Amendment Ordinance, are available in the attachments to this agenda document.

Multi-use shop review

Multi-use shops are generally permitted when the following conditions have been met.

- (1) Each individual unit within the structure shall have an open space/yard or public way on no more than three sides.
- (2) Each individual unit within the structure shall have its own separate means of egress.
- (3) Such units shall only contain group business, factory, mercantile, or storage occupancy classifications as set forth by Section 3 of the North Dakota State Building Code.
- (4) Uses, whether commercial or accessory to residential, shall be declared at the time of the conditional use permit issuance. No change in use may be conducted unless reevaluated through the special use permitting process and the structure meets all building code requirements for the desired change of use.
- (5) Traditional mixed-use (residential and commercial combined) multi-use shops shall not be permitted. The declaration of either commercial or accessory to residential shall apply to all units within the structure and the structure will be constructed according to the minimum standards of the building code for the declared use.
- (6) Minimum off-street parking requirements shall be planned and provided for based on the declared uses. Any inadequate provision of parking within the development for a combination of uses may result in the revocation of the special use permit.
- (7) Each structure shall be limited to one curb stop accessible by city staff.
- (8) The declaration of commercial or accessory to residential shall in no way affect the way valuation, special assessments, utility rates, and other city fees are determined. These shall remain determined by separate city policy.
- (9) Covenants, conditions, and restrictions (CC&Rs) or another form of recorded agreement approved by the city attorney shall set out, at a minimum, provisions for access and responsibility for costs of inspections related to the fire suppression system, if any.
- (10) For the city's utility billing purposes, a recorded development association or another form of recorded agreement approved by the city attorney is required if any of the individual units within the development are not owned by the same owner of the development. The recorded development association or recorded agreement shall set out, at a minimum, the allocation of costs and statement of understanding of the collective responsibility of owners for payment of city utilities. If a recorded development association or another form of recorded agreement approved by the city attorney is in place, the city will issue one utility bill per month to one owner or representative of the structure for the entire structure's base charges and consumption or usage. The monthly utility bill will not be sent to each individual owner within the structure. If ownership is divided after a special use permit has been obtained, the property owner shall furnish a

copy of said recorded agreement to the city showing it meets this provision.

Staff is directed to review multi-use shop projects with the following criteria in mind.

- a. The proposed use is in harmony with the purpose and intent of this chapter. *The proposed use aligns with the overarching goals and objectives of the zoning ordinance in its adherence to minimum development requirements and comprehensive submittal.*
- b. The proposed use is not in conflict with the adopted comprehensive plan of the city. *The proposal generally adheres to the city's comprehensive plan and is not in conflict with its planning priorities.*
- c. The proposed use will not adversely affect the health, safety, and general welfare of the public and the workers and residents in the area. *Based on accommodations made to provide adequate off-street parking, fire safety, and landscaping, this project is not likely to adversely affect the health, safety, or general welfare of the public, workers, and residents in the vicinity of the project area.*
- d. The proposed use will not be detrimental to the use or development of adjacent properties or of the surrounding neighborhood. *The proposal complements the character and uses of the surrounding area.*
- e. The proposed use meets all appropriate regulations for the district in which it will be located. *The proposed development complies with zoning and district-specific regulations.*
- f. The proposed use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of importance to the community. *This project is not located in an area where natural, scenic or historic features of importance to the community have been identified.*
- g. The proposed use includes adequate screening or buffering to compensate for any departure that the proposed use has from existing adjacent uses. *The project utilizes a mix of land-use transitions and open space, in addition to landscaping, to act as screening or buffering to account for the transition in land use from the subject property to adjoining uses.*
- h. The proposed use includes adequate provisions for those individuals who are mobility impaired. *The design accounts for this in the use of ADA-spaces and sidewalk connections to the property.*

Staff Comments

- Staff recommends that signage and lighting be restricted from being placed on

the rear or side of buildings as a means to mitigate potential negative impacts of commercial development adjacent to lower-density residential.

- Staff recommends that parking intended to fulfill handicap space requirements be positioned away from overhead doors to ensure its availability is not hindered by the need to provide access inside to shop spaces.
- Minimum off-street parking requirements are met by the proposed site plan. It is possible that additional off-street parking will be contained within the individual shop units themselves.
- Staff recommends that any proposed signage allowances for the two-story units be shared with Mandan Architecture Review Commission for their review and approval.

Agency & Other Department Comments

- The City Building Inspections Department advised the applicant on steps necessary to develop in accordance with the City Floodplain Development Ordinance which will involve a LOMR-F.
- The City Assessing Department requests that the condominium agreements filed with Morton County be updated to reflect the new legal descriptions and to include clearer language regarding each condominium's share of undivided interest in Stormwater Lot 3, Block 1.
- 162 letters were sent to adjoining property owners notifying of this request. As of the writing of this report, two statements in objection to the proposed development have been received.
- Development on this property will be subject to a development agreement with the City of Mandan. A previously approved development agreement will be updated for this purpose.
- A sidewalk and boulevard trees will be required along 21st Street SE.
- Lot 3, Block 1 (storm water lot) must be held in undivided interest by the developable lots in this subdivision plat.

Adjacent Properties Zoning, Land Use, and Future Land Use

Adjacent properties are zoned PUD (Ords. 1216, 1250, 1355) and have been developed with low-density residential, high-density residential, and multi-use shops. Although the 2015 Future Land Use Plan recommended industrial uses on this property, staff would not support that due to the character of development in the area of the proposed development.

Additional Information and Public Outreach

- An application was received on October 25, 2024.
- This item was advertised as a public hearing in the Mandan News, and seventy letters were mailed to adjacent property owners on November 7, 2024.

Findings of Fact

PUD Amendment

1. The City of Mandan and other agencies would be able to provide necessary public services, facilities and programs to serve the development allowed by this PUD Amendment;
2. The proposed PUD Amendment is consistent with the general intent and purpose of the zoning ordinance;
3. The proposed PUD Amendment is consistent with the Future Land Use Plan, other adopted plans and policies, and accepted planning practice;
4. The proposed PUD Amendment would not adversely affect public health, safety and general welfare.

ATTACHMENTS:

1. Application
2. PUD Narravive
3. draft Ord. Cove PUD Amendment
4. Site Layout
5. Cove at Lakewood Condos Site Plans
6. Lakewood Shop Condos_ARCH-CD_24-1016
7. Studio Bliss Rendering
8. Furry Friends Rockin Rescue Rendering
9. AERIAL-STREET_24-1101
10. Location Map Cove At Lakewood

FISCAL IMPACT:

N/a

STAFF IMPACT:

N/a

LEGAL REVIEW:

This item has been reviewed as part of the agenda packet.

RECOMMENDATION:

Staff recommends approval of the PUD Amendment for Cove At Lakewood Addition.

Planning & Zoning Commission

Agenda Documentation

November 25, 2024

Subject: Consider a PUD Amendment for Cove At Lakewood Addition

Staff Recommendation: To approve the PUD Amendment for Cove At Lakewood Add.

Page 7 of 7

SUGGESTED MOTION:

I move to recommend approval of the PUD Amendment for Cove At Lakewood Addition.

CITY OF MANDAN	
Development Review Application	
Minor Plat (\$300)	Zone Change (\$600)
Preliminary Plat up to 20 acres (\$450)	x Planned Unit Development (\$700)
Preliminary Plat more than 20 acres (\$500)	Land Use and Transportation Plan Amendment (\$1,000)
Final Plat up to 20 lots (\$450)	Vacation (\$500)
Final Plat 21 to 40 lots (\$600)	Variance (\$400)
Final Plat more than 40 lots (\$750)	Special Use Permit (\$450)
Annexation (\$450)	Stormwater submittal (\$300)
Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	Stormwater 2 nd & subsequent resubmittal (\$50)
Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	Document Recording (\$30)
Summary of Request (Add separate sheet(s) as necessary)	
See PUD Amendment Narrative 10-25-2024	

Engineer/Surveyor			Property Owner or Applicant		
Name Landon Niemiller, AICP - Swenson Hagen & Company PC			Name Arthur Goldammer - VE Land Company, LLC		
Address 909 Basin Avenue			Address 3100 North 14th St		
City Bismarck	State ND	Zip 58504	City Bismarck	State ND	Zip 58503
email lniemiller@swensonhagen.com			email arthur@verityhomes.com		
Phone 701-223-2600		Fax	Phone 701-426-0197		Fax
If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.					

Location		Type		Existing Zone	Proposed Zone	Project Name	
x	City	ETA	New	Addition	PUD	PUD	Cove at Lakewood
Property Address					Legal Description		
3901 21st Street SE, Mandan ND 58554					Lot 2 of Block 1, Cove at Lakewood, Mandan ND 58554		
Current Use					Part of the NE 1/4 of Section 1, Township 138 North, Range 81 West		
PUD Shop/Office Condos					Mandan, Morton County, North Dakota		
Proposed Use							
PUD Shop/Office Condos					Section 1	Township 138N	Range 81W
Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking		
174,700 sq ft	1-5 units	1-2 story	Varies	Per ordinance 1424	Per ordinance 1424		

Print Name Arthur Goldammer	Signature 	Date 10/25/2024
--------------------------------	---	--------------------

Office Use Only			
Date Received:	Initials: nm	Fees Paid: \$ 700	Date 10-25-2024
Notice in paper		Mailed to neighbors	
P&Z meeting			
Approved	Approved with conditions:		
Denied			

Planned Unit Development Amendment Narrative
Request for Lot 2 Block 1 Cove at Lakewood

VE Land Co, LLC, the owner of Lot 2 of Block 1, Cove at Lakewood, 3901 21st St SE, Mandan ND 58554, (Parcel ID # 65-0182940) requests consideration and approval of this proposed amendment to the Cove at Lakewood Addition PUD (Ordinance #1424 & prior Ord #'s 2015-1 & 2015-2, 1216, 1254, & 1355) to include attached type condos and further clearly outline design standards.

The intent is to promote the most appropriate transitional use from the CB (Lot 1 of Block 2, Lakewood Commercial Park 4th Addition) to the east to the multi-family (Lot 2 of Block 4 Lakewood 9th Addition) to the west, preserve the scenic pond area, define the pond and adjacent slope maintenance responsibilities, and ultimately to ensure harmony and balance along 21st Street by defining and narrowing down potential future land uses. Note that no storm water plan, grading plan, or other changes are requested at this time from previous PUD amendments and ordinances. The current plan intends for shop/office/business condos to be built on Lot 2, aligned with prior amendments.

The objectives to be achieved to ensure the functional, transitional, and harmonious interaction for the lots in relation to the adjacent land uses are to define the building types, design standards, use groups and common area maintenance as follows:

- Building Types:
 - Attached and/or Detached condos
 - One- and two-story structures
 - One to Five Unit Buildings
- Design Standards:
 - General Fit and Finish materials and style to adhere to submitted Site & Building Plans
 - Existing other Criteria per Ordinance #1424 to remain unchanged
- Parking:
 - Per site plan provided
 - Including some flex/overflow parking on Lot 1 east side of building
 - Otherwise aligns with Ordinance #1424
- Uses, Groups, & Criteria (Unchanged from Ordinance #1424):
 - Lot 3 to remain as a aesthetic scenic pond, which also serves as a storm water facility.
 - Lot 1 to allow restricted CB use, with the below uses allowed:
 - Multi-family dwelling
 - Retail group A
 - Office-bank group
 - Service group A
 - Health-medical group
 - This remains unchanged from Ord. 1355
 - Lot 2 to allow restricted CB use, with the below uses allowed:
 - Multi-family dwelling
 - Group dwelling

- Retail group A
 - Office-bank group
 - Service group A
 - Service group B
 - Health-medical group
 - Education group
 - Simply combining the previous replat uses for former Lots 2 & 3, with the primary intent of shop/office/business condos, as approved prior in Ord. 1355.
- Common Area Maintenance:
 - A 30' access easement from 21st Street SE has been granted and defined on the final plat for pond/embankment maintenance
 - Lot 3 (pond) shall be maintained by the owners of Lots 1 & 2. A common use and maintenance agreement will be used upon lot transfer/sale to memorialize and uphold the duty to maintain the pond.
 - Lot 3 40' shoreline access easement adjacent to all abutting lands of Lot 2 of Block 4, Lakewood 9th and Lots 2 – 13, & 17 – 26 Lakewood 8th Addition 1st Replat, will remain, as formerly granted for the lot owners to extend and maintain their yards to the water line.
- Setbacks:
 - As CB setbacks are very open in the Municipal Code, further regulation is needed to ensure an attractive and uniform streetscape.
 - Building Setback Minimums:
 - 15 ft – street/front yard along 21st Street SE if access to site is provided via a common access point
 - 25 ft – street/front yard along 21st Street SE if access to site is provided directly in front of building
 - 5 ft – sideyard
 - 5 ft – rear facing pond
 - 20 ft – rear other
- Parking:
 - Temporary parking is provided in front of each shop/office/business condo
 - Spaces must be located behind City boulevards.
 - Parking to be per Mandan City code if not specifically identified herein
 - 1 space per 400 sqft of office/retail
 - Shop and/or garage space contained within a building shall not apply to total sqft building calculations for parking spaces, however may be included in total parking requirements.
- Other criteria: Before applying for a building permit, the site plans, final building plans, building elevations, and finished floor flood plain reference elevations will be submitted to the City of Mandan for architectural review, comment, & approval.

ORDINANCE NO.

AN ORDINANCE TO AMEND AND REENACT SECTION 105-2-2 OF THE MANDAN CODE OF ORDINANCES RELATING TO DISTRICT BOUNDARIES AND ZONING MAP OF THE CITY OF MANDAN, MORTON COUNTY, NORTH DAKOTA.

BE IT ORDAINED By the Board of City Commissioners of the City of Mandan, Morton County, North Dakota, as follows:

WHEREAS, the Planned Unit Development (PUD) District (Ordinance #'s 2015-1, 2015-2, 1216, 1254, 1355 and 1424) of Cove At Lakewood, in Section 1, Township 138N, Range 81W, City of Mandan, Morton County, North Dakota, shall be amended and re-enacted.

SECTION 1. AMENDMENT. In conformance with the requirements of Sec. 105-4-3, subsection e. of PUD District is amended to read as follows:

1. Lot 1 to zoned CB – Commercial with restrictions. The below uses are allowed:
 - Multi-family dwelling
 - Multi-family dwellings are permitted only as principal structures or where residential use is deemed appropriate; and residential uses are prohibited in shop units.
 - Retail group A
 - Office-bank group
 - Service group A
 - Health-medical group
2. Lot 2 to zoned CB – Commercial with restrictions. The below uses are allowed:
 - Multi-family dwelling
 - Multi-family dwellingss are permitted only as principal structures or where residential use is deemed appropriate; and residential uses are prohibited in shop units.
 - Group dwelling
 - Retail group A
 - Office-bank group
 - Service group A
 - Service group B
 - Health-medical group
 - Education group

3. Lot 3 to remain as an aesthetic scenic pond, which also serves as a storm water facility.
4. Common Area Ownership and Maintenance:
 - A 30-foot access easement from 21st Street SE to lot 3 for pond and embankment maintenance is established and recorded on the final plat.
 - Ownership and Maintenance of Lot 3 (pond) is the responsibility of the owners of Lots 1 and 2. A common use and maintenance agreement shall be executed upon the transfer or sale of any lot to formalize and enforce this maintenance obligation.
 - Lot 3 includes a 40-foot shoreline access easement along all lands abutting Lot 2, Block 4, Lakewood 9th Addition, and Lots 2-13 and 17-26, Lakewood 8th Addition, 1st Replat. This easement permits lot owners to extend and maintain their yards to the waterline, consistent with previously granted rights.
5. Building Placement and Setbacks:
 - As CB setbacks are very open in the Municipal Code, further regulation is needed to ensure an attractive and uniform streetscape.
 - Buildings shall be generally constructed and placed in alignment with this amended PUD and associated site renderings. This includes a mix of single and two-story, attached multi-use shop buildings, and commercial/office buildings primarily accessed off of an interior parking lot.
 - Building Setback Minimums:
 - 15 ft – street/front yard along 21st Street SE if access to site is provided via a common access point
 - 25 ft - street/front yard along 21st Street SE if access to site is provided directly in front of building
 - 5 ft - sideyard
 - 5 ft - rear facing pond
 - 20 ft – rear other
6. Parking:
 - Temporary parking is provided in front of each shop/office/business condo.
 - Spaces must be located behind City boulevards.
 - Parking to be per Mandan City code if not specifically identified herein.
 - 1 space per 400 sqft of office/retail.
 - Shop and/or garage space contained within a building shall not apply to total sqft building calculations for parking spaces, however, may be included in total parking requirements.
7. Other criteria: Before applying for a building permit, the site plans, final building plans, building elevations, and finished floor flood plain reference elevations will be submitted to the City of Mandan for architectural review, comment, & approval.

SECTION 2. RE-ENACTMENT. PUD District is hereby re-enacted as amended. The city planner is authorized and directed to make the necessary changes upon the official zoning map of the city in accordance with this section.

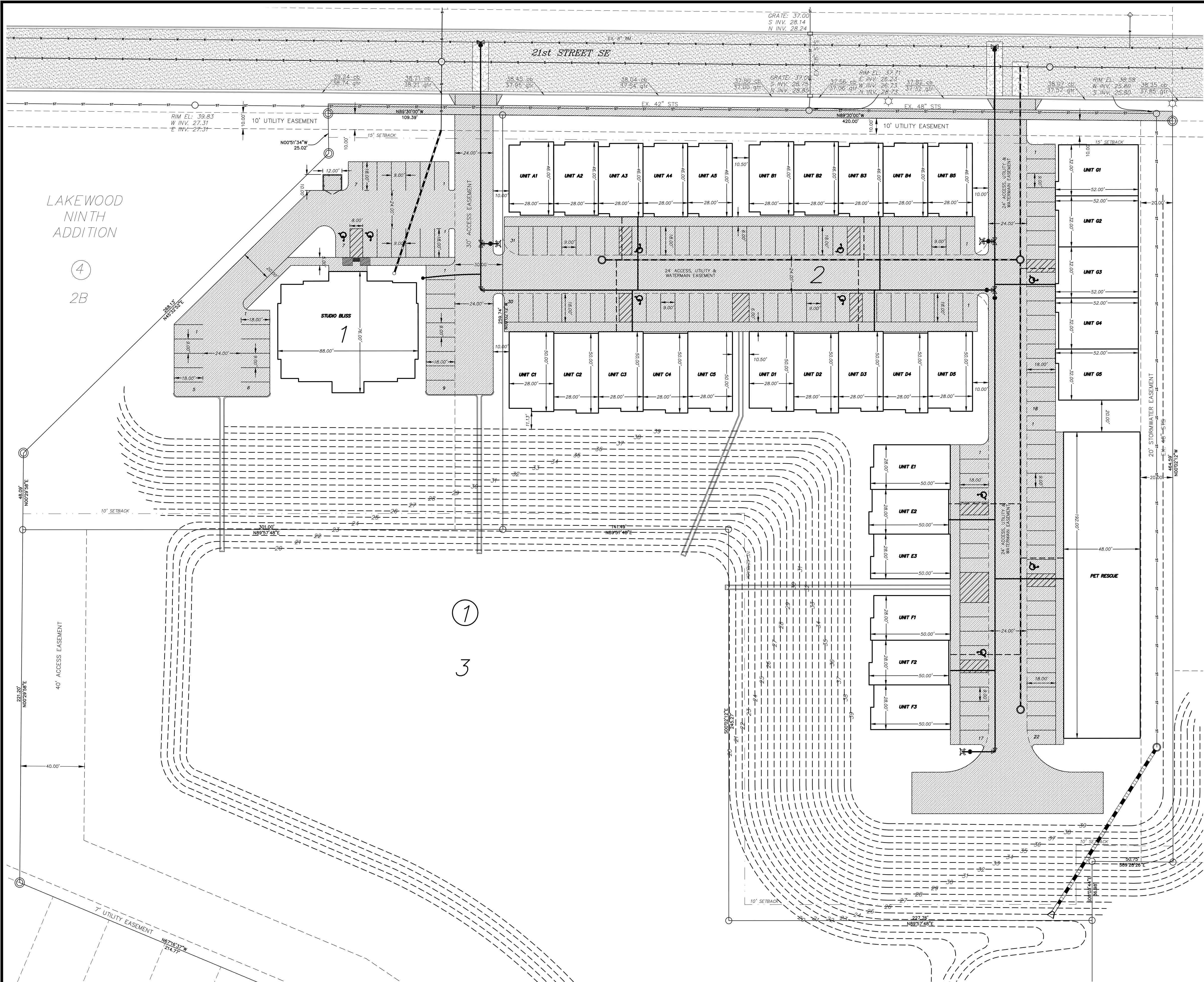
James Froelich, President
Board of City Commissioners

Attest:

Jim Neubauer
City Administrator

Planning and Zoning Commission:
First Consideration:
Second Consideration and Final Passage:

November 25, 2024
December 17, 2024
January 7, 2025



BUILDINGS

BUILDING FOOTPRINT: BUILDING "A" (SHOP CONDO - 5,988 SF)
BUILDING "B" (SHOP CONDO - 5,988 SF)
BUILDING "C" (SHOP CONDO - 6,550 SF)
BUILDING "D" (SHOP CONDO - 6,550 SF)
BUILDING "E" (SHOP CONDO - 3,899 SF)
BUILDING "F" (SHOP CONDO - 3,899 SF)
BUILDING "G" (SHOP CONDO - 7,630 SF)
BUILDING "PR" (SHOP CONDO - 9,216 SF)
BUILDING "SB" (SHOP CONDO - 5,643 SF)

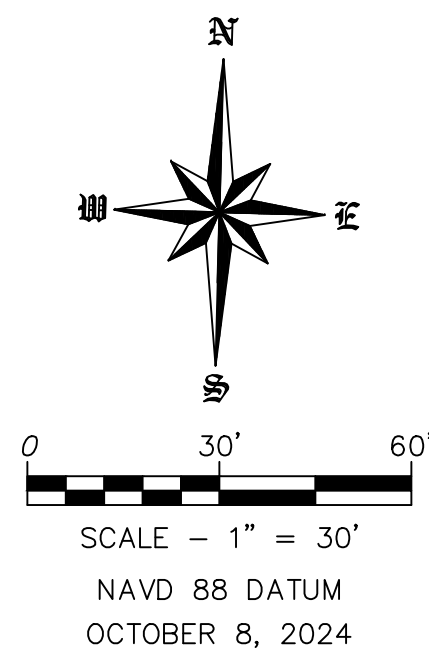
FIRE PROTECTION: N/A

PARKING

REQUIRED PARKING:
1 SPACE / 400 S.F. = 140 SPACES
PROVIDED PARKING:
152 SPACES

LEGEND

- S S EXISTING SANITARY SEWER
- W W EXISTING WATERMAIN
- ST ST EXISTING STORM SEWER
- E E EXISTING UNDERGROUND ELECTRIC
- EXISTING MANHOLE
- △ EXISTING UTILITY RISER-VAULT
- ⊙ EXISTING LIGHT-POWER POLE
- ⊕ EXISTING SIGN
- ⊗ EXISTING VALVE
- ⊙ EXISTING FIRE HYDRANT
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONTOUR



**PRELIMINARY-NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION**

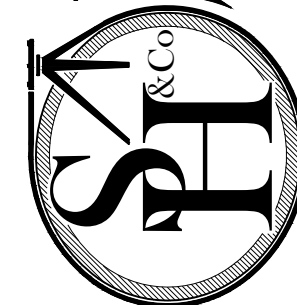
CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555

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Swenson Hagen & Co.

REVISIONS	DATE

**SITE PLAN BUILDING
CHANGES**
LOTS 1-3 BLOCK 1 LAKEWOOD 9TH ADDITION
MANDAN, NORTH DAKOTA

SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58504
shceng@swensonhagen.com
Phone (701) 223-2600
Fax (701) 223-2606
Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management



DRAWN BY: SR
CHECK BY: JP
DATE: 10/08/2024
PROJ.#:
COMPUTER FILE:
P:\MANDAN\LAKEWOOD\LAKEWOOD 9TH\THE COVE AT LAKEWOOD SITE PLAN.dwg

**SHEET
C4.0**

A



B



C

File Location: W:\PROJECTS\24-11740-1-Verity-Lakewood Shop Condos\REV\T\Lakewood Shop Condos (24-11740-1).rvt
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D

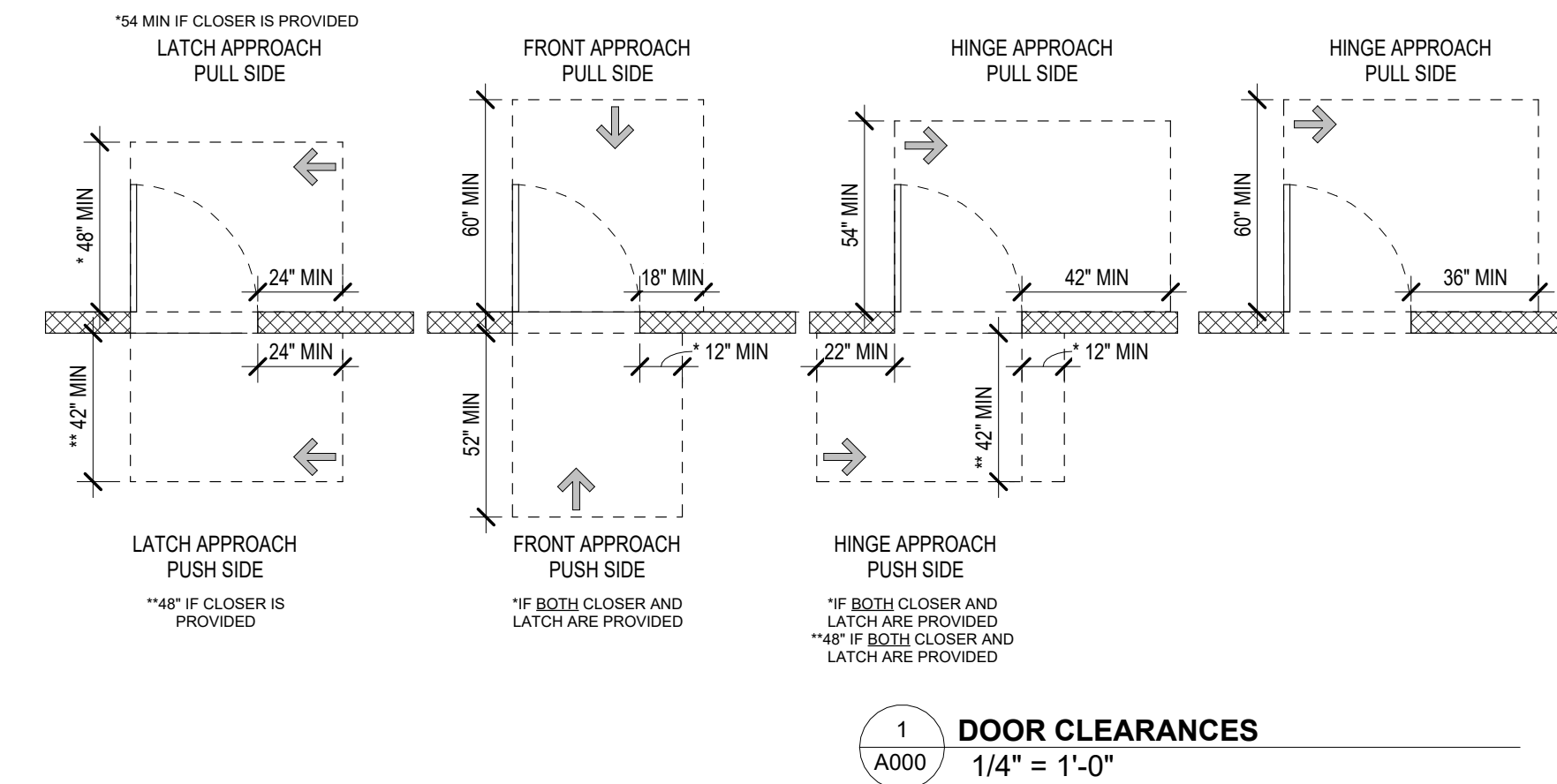
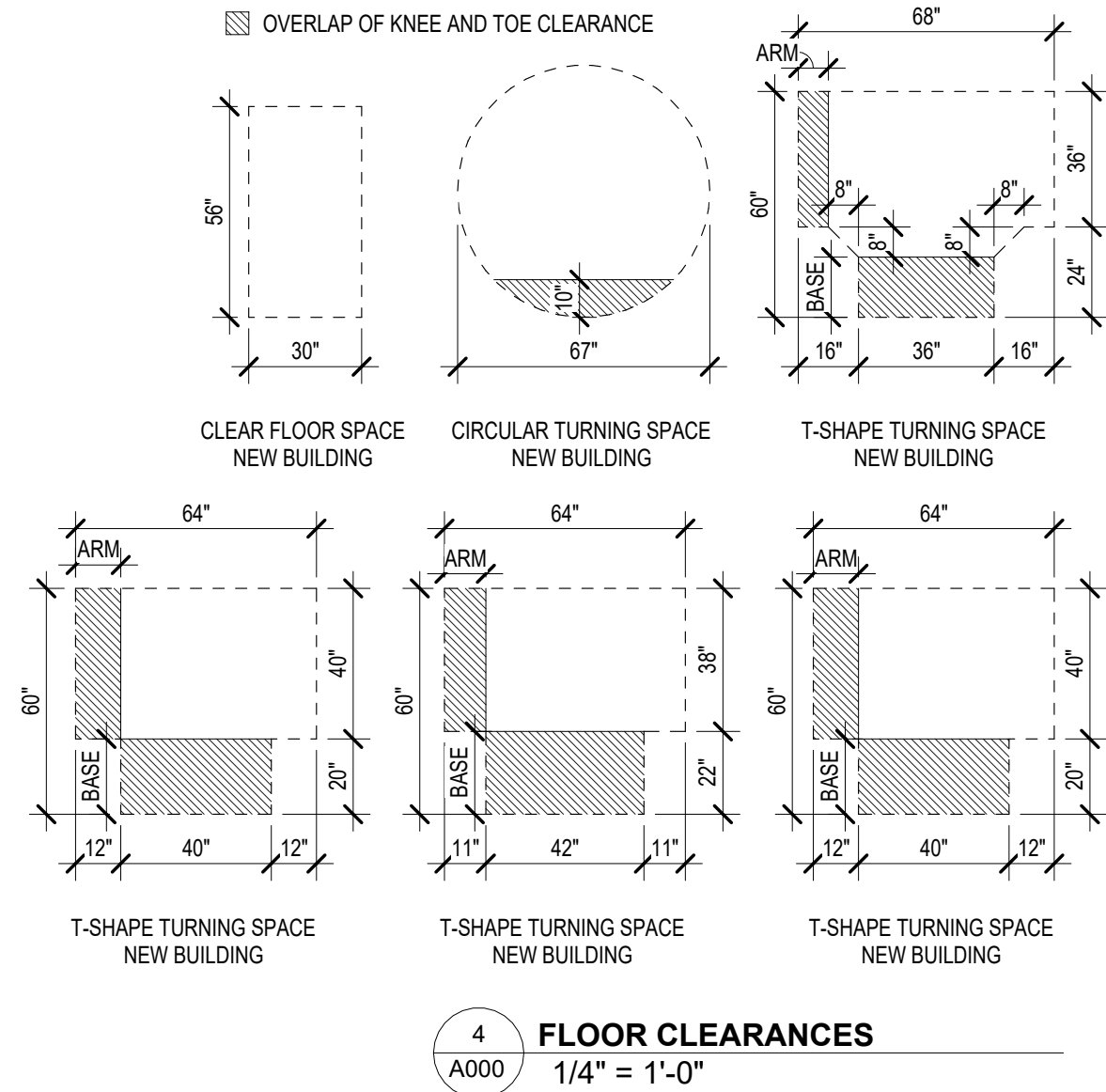
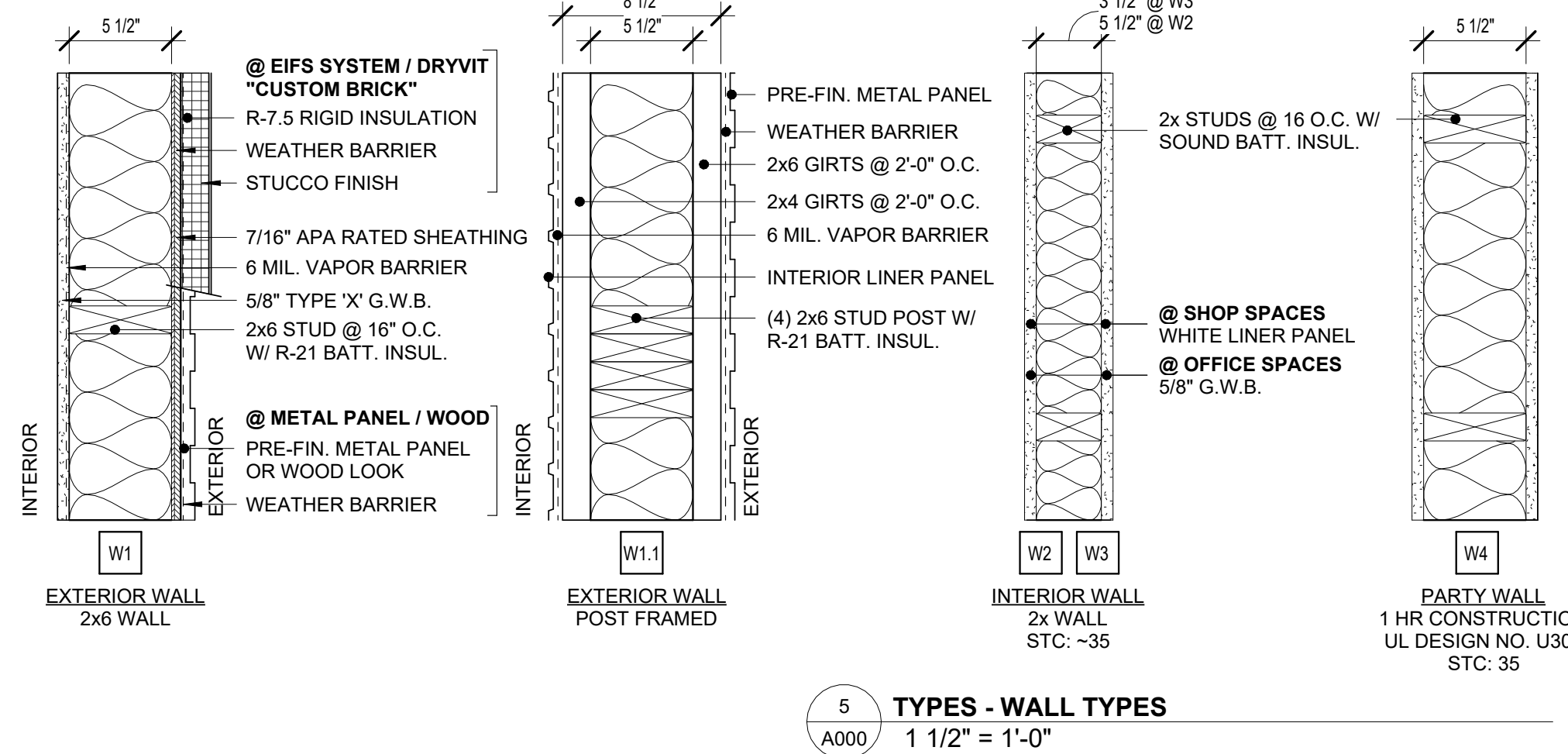
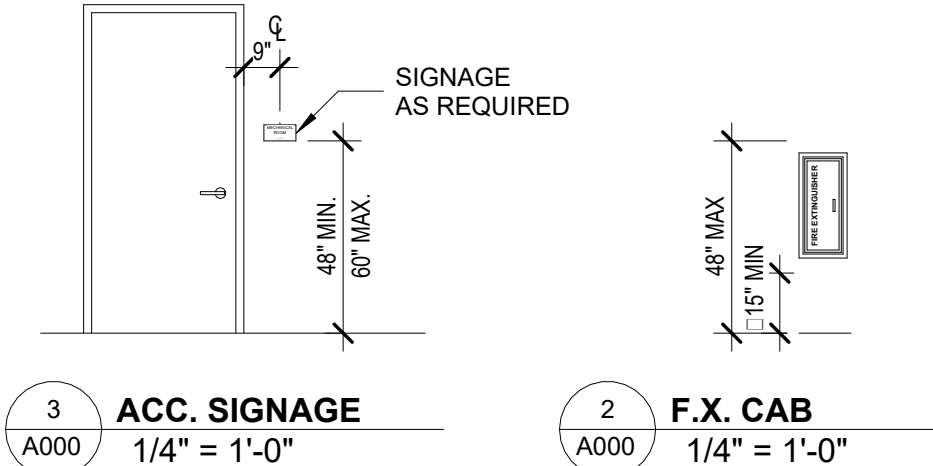
LAKEWOOD SHOP CONDO

MANDAN NORTH DAKOTA

BUILDING CODE DATA:		PROJECT	
BUILDING CODE: IBC 2021		REQ'D / ALLOWED	PROVIDED
CH. 3 308.5	SECTION ITEM OCCUPANCY CLASSIFICATION AND USE	B BUSINESS S-1 STORAGE	B BUSINESS S-1 STORAGE
CH. 5 TABLE 506.2 506.2.2 506.3.3 504.3 504.4 508.4	GENERAL HEIGHT & AREAS ALLOWABLE AREA (A _a) MIXED OCC. BLDGS A _a = [A _i + (NS x I _i)] AREA INCREASE FACTOR (I _i) HEIGHT ABOVE GRADE PLANE STORIES SEPARATION OF OCCUPANCY	9,000 (S1) [9,000 + (9,000 x .75)] = 15,750 SF I _i = 100% (.75 AREA INCREASE) 40' (S-1) 1 STORY 0 HR (S-1/S-1), 0 HR (S-1/B), 0 HR (B/B)	4,092 SF (SMALLEST) 10,795 SF (LARGEST - INCLUDES MEZZANINE) <40' 1 STORY 0 HR
CH. 6 TABLE 601	TYPE OF CONSTRUCTION FIRE RATING OF BLDG ELEMENTS STRUCTURAL FRAME BEARING WALLS EXTERIOR INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION	VB 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR	VB 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR
CH. 7 05 706 707 708 718.4	FIRE RESISTIVE RATED CONSTRUCTION EXTERIOR WALLS FIRE WALLS FIRE BARRIERS FIRE PARTITIONS DRAFT STOPPING IN ATTIC	0 HR N/A 1 HR 1 HR YES 3,000 SF MAX	0 HR N/A 1 HR 1 HR YES > 3,000 SF
CH. 9 903.2.9 903.2.9.4 903.3.1.1 908.7	FIRE PROTECTION SYSTEMS FIRE AREA - SPRINKLER COMMERCIAL VEHICLE STORAGE AUTOMATIC SPRINKLER SYSTEM CARBON MONOXIDE ALARMS	YES, IF > 12,000 SF FIRE AREA / BLDG. YES, IF > 5,000 SF FIRE AREA / BLDG. NONE YES	< 12,000 SF FIRE AREA < 5,000 SF FIRE AREA (SEE FIRE BARRIER) NONE YES
CH. 10 1004	MEANS OF EGRESS OCCUPANT LOAD BUSINESS (1 OCC. / 150 GSF) MECH./STOR. (1 OCC. / 300 GSF) EGRESS WIDTH (SEE ALSO 1005.6) COMMON PATH DIRECTION OF SWING TRAVEL DISTANCE NUMBER OF EXITS	10,795 SF (UNIT C / D - INCLUDING MEZ.) 1,050 SF x 1/150 SF 9,745 SF x 1/300 SF 34 x 2 = 6.8" 75" MAX (S OR B) <50 OCCUPANTS 200'-0" MAX (S-1 OR B) 1	34 OCCUPANTS = 7 OCC. = 27 OCC. >6.8" <75'-0" IN EITHER DIRECTION <200'-0" (SEE PLAN)
ENERGY CODE: IECC 2021 PRESCRIPTIVE METHOD - R-VALUE / U-FACTOR		REQ'D / ALLOWED	PROVIDED
CH. 3 TABLE 301.1	SECTION ITEM CLIMATE ZONE	6A	6A
CH. 5 502.2(1)	SECTION ITEM BUILDING ENVELOPE REQUIREMENTS	PRESCRIPTIVE METHOD	< .051 WALL ASSEMBLY R-15 FOUNDATION R-35 ROOF (R-49 @ COLD ROOF)
GENERAL CONTRACTOR: VERITY HOMES ATTN: ARTHUR GOLDAMMER PHONE: (701) 426-0197 EMAIL: arthur@verityhomes.com		CIVIL ENGINEER: SWENSON HAGEN ATTN: LONDON NIEMILLER ADDRESS: 909 BASIN AVE. BISMARCK ND, 58504 PHONE: (701) 223-2600 EMAIL: lnienmiller@swensonhagen.com	ARCHITECT: RHET ARCHITECTURE ATTN: RHET FISKNESS, AIA ADDRESS: 27 11th ST. N. FARGO, ND 58102 PHONE: (701) 715-8232 EMAIL: rhet@rhet-arch.com WEB: WWW.RHET-ARCH.COM

ALTERNATE BID ITEMS:	
PROVIDE ESTIMATED ADDITIONAL ITEMIZED COST FOR EACH OF THE FOLLOWING ITEMS	
ALT. PACKAGE 'A' BLDG. A,B,C,D,E,F ONLY	
A1	POURED CONCRETE FLOOR
A2	INTERIOR FLOOR DRAIN
A3	INTERIOR 12"x36" TRENCH DRAIN
A4	1/2 BATH (W/ SMALL WATER HEATER) - FRAMING/ WIRING/ PLUMBING ROUGH IN/ G.W.B. HANGING (NO TAPING), NO FFE U.O.N. MECH ROOM - FRAMING/ WIRING/ FLOOR DRAIN, G.W.B. HANGING (NO TAPING)
A5	DUCTED OVHD. GAS FORCED AIR UNIT HEATER
A6	AIR CONDITIONING
A7	FULLY FIT UP
A8	- ALL INSULATION (CEILING/WALLS) - WALL FINISH (G.W.B. / LINER PANEL) - 8 OUTLETS - 4 LED CEILING LIGHTS - CEILING FAN PRE-WIRE
ALT. PACKAGE 'B' BLDG. C,D,E ONLY	
B1	OFFICE/MEZZANINE - INCLUDE 3" LIGHTWEIGHT CONCRETE PATIO & WELDED STEEL RAILING (PAINTED) - FINISH OFFICE/BATH TO G.W.B. HANG ONLY
ALT. PACKAGE 'C' BLDG. G ONLY	
C1	12x12 FLUSH PANEL, NO WINDOW, INSULATED REAR OVERHEAD DOOR & OPENER W/ 12'x24' CONCRETE PAD (PRE-SALE ONLY)
C2	YARD STORAGE IN REAR (WITH REAR O.H.D. OPTION ONLY)
ALT. PACKAGE 'D' SITE	
D1	ASPHALT PAVING IN LUE OF CONCRETE (APRON TO CITY STREET TO REMAIN CONCRETE)

DRAWING INDEX	
ARCHITECTURE	
A000	COVER SHEET
A001	SITE PLAN
A002	RENDERINGS
A201	UNITS A & B - FLOOR PLAN, ELEVATIONS
A202	UNITS C & D - FLOOR PLAN, ELEVATIONS
A203	UNITS E & F - FLOOR PLAN, ELEVATIONS
A204	UNITS G - FLOOR PLAN, ELEVATIONS
A401	WINDOW & DOOR TYPES, TYPICAL WALL SECTIONS, TYPICAL DETAILS



RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

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

Signature: *Rhet Fiskness*

Date: 10/16/2024 REG. NO. : 1811

PROJECT NAME:
COVE @ LAKEWOOD CONDOS
3903 21ST STREET SE
MANDAN, NORTH DAKOTA

OWNER:
VE LAND CO, LLC

3100 N 14TH STREET
BISMARCK, ND 58503
PHONE: 701-663-4117
EMAIL: arthur@verityhomes.com

MARK	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	10/16/2024
REVISION SCHEDULE		

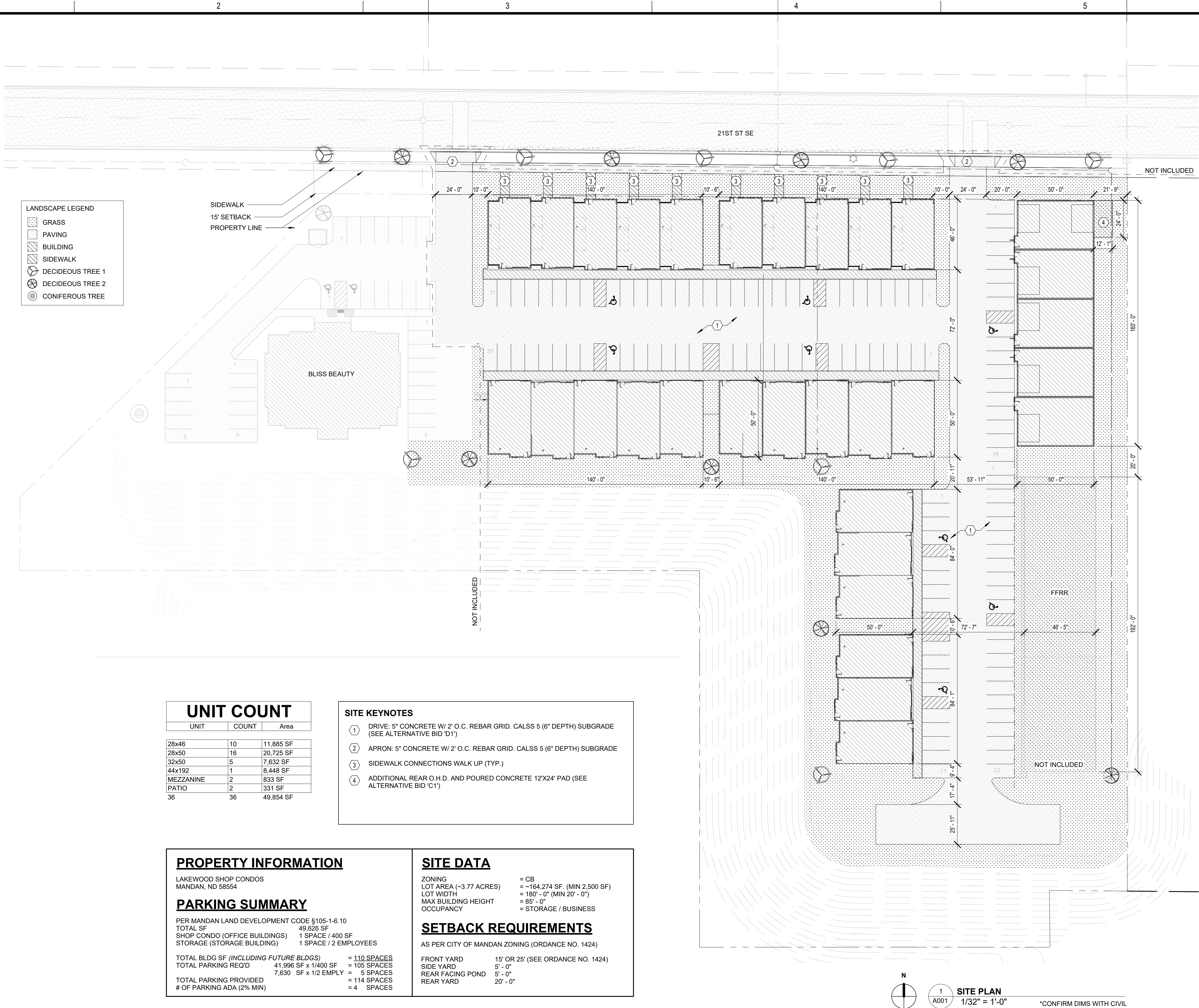
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DRAWN BY: DN
CHECKED BY: RF
DRAWING TITLE:
COVER SHEET

A000

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Pld Date: 10/16/2024 10:37:05 AM

A
B
C
D



LANDSCAPE LEGEND	
	GRASS
	PAVING
	BUILDING
	SIDEWALK
	DECIDUOUS TREE 1
	DECIDUOUS TREE 2
	CONIFEROUS TREE

UNIT COUNT		
UNIT	COUNT	Area
28x46	10	11,885 SF
28x50	16	20,725 SF
32x50	5	7,632 SF
44x192	1	8,448 SF
MEZZANINE	2	833 SF
PATIO	2	331 SF
36	36	49,854 SF

- SITE KEYNOTES**
- DRIVE: 5" CONCRETE W/ 2' O.C. REBAR GRID. CALSS 5 (6" DEPTH) SUBGRADE (SEE ALTERNATIVE BID 'D1')
 - APRON: 5" CONCRETE W/ 2' O.C. REBAR GRID. CALSS 5 (6" DEPTH) SUBGRADE
 - SIDEWALK CONNECTIONS WALK UP (TYP.)
 - ADDITIONAL REAR O.H.D. AND POURED CONCRETE 12'X24' PAD (SEE ALTERNATIVE BID 'C1')

PROPERTY INFORMATION

LAKEWOOD SHOP CONDOS
MANDAN, ND 58554

PARKING SUMMARY

PER MANDAN LAND DEVELOPMENT CODE §105-1-6.10
TOTAL SF 49,826 SF
SHOP CONDO (OFFICE BUILDINGS) 1 SPACE / 400 SF
STORAGE (STORAGE BUILDING) 1 SPACE / 2 EMPLOYEES

TOTAL BLDG SF (INCLUDING FUTURE BLDGS) = 110 SPACES
TOTAL PARKING REQ'D 41,996 SF x 1/400 SF = 105 SPACES
TOTAL PARKING PROVIDED 7,630 SF x 1/2 EMPLOY = 5 SPACES
OF PARKING ADA (2% MIN) = 114 SPACES
= 4 SPACES

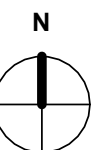
SITE DATA

ZONING = CB
LOT AREA (~3.77 ACRES) = ~164,274 SF. (MIN 2,500 SF)
LOT WIDTH = 180' - 0" (MIN 20' - 0")
MAX BUILDING HEIGHT = 85' - 0"
OCCUPANCY = STORAGE / BUSINESS

SETBACK REQUIREMENTS

AS PER CITY OF MANDAN ZONING (ORDANCE NO. 1424)

FRONT YARD 15' OR 25' (SEE ORDANCE NO. 1424)
SIDE YARD 5' - 0"
REAR FACING POND 5' - 0"
REAR YARD 20' - 0"



1
A001 SITE PLAN
1/32" = 1'-0"

*CONFIRM DIMS WITH CIVIL

RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

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

Signature: *Rhet Fiskness*

Date: 10/16/2024 REG. NO. : 1811

PROJECT NAME:
COVE @ LAKEWOOD CONDOS
3903 21ST STREET SE
MANDAN, NORTH DAKOTA

OWNER:
VE LAND CO, LLC

3100 N 14TH STEET
BISMARCK, ND 58503
PHONE: 701-663-4117
EMAIL: arthur@verityhomes.com

CONSTRUCTION DOCUMENTS		10/16/2024
MARK	DESCRIPTION	DATE
REVISION SCHEDULE		

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DRAWING TITLE:	SITE PLAN

A001

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BUILDINGS A & B - FOR ARTISTIC PURPOSES ONLY



BUILDINGS C & D - FOR ARTISTIC PURPOSES ONLY



BUILDINGS E & F - FOR ARTISTIC PURPOSES ONLY



BUILDINGS G - FOR ARTISTIC PURPOSES ONLY



RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
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WWW.RHET-ARCH.COM

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Signature: *Rhet Fitness*

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3903 21ST STREET SE
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DRAWING TITLE:	RENDERINGS

A002

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Pld Date: 10/16/2024 10:37:13 AM

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALL TYPE 'W3' UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
- REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
- CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
- PROVIDE SOUND BATT INSULATION @ PARTY WALLS BETWEEN UNITS, @ BATHROOM AND @ OFFICE WALLS.
- ALL DOORS TO MEET MIN. FLOOR CLEARANCE, SEE A001
- ALL O.H.D.'S TO FEATURE WIRED DOOR OPENER
- PLUMBING CONTRACTOR TO PROVIDE FLOOR DRAIN TO FUTURE MECHANICAL ROOM. SEE FLOOR PLANS
- EXTERIOR RAILINGS TO BE WELDED METAL W/ POWDER COAT FINISH
- EXTERIOR CLOSED CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, CLOSED TOP CANOPY.
- EXTERIOR OPEN SHAD CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, SUNSHADE.

MATERIAL LEGEND

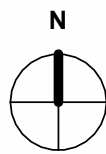
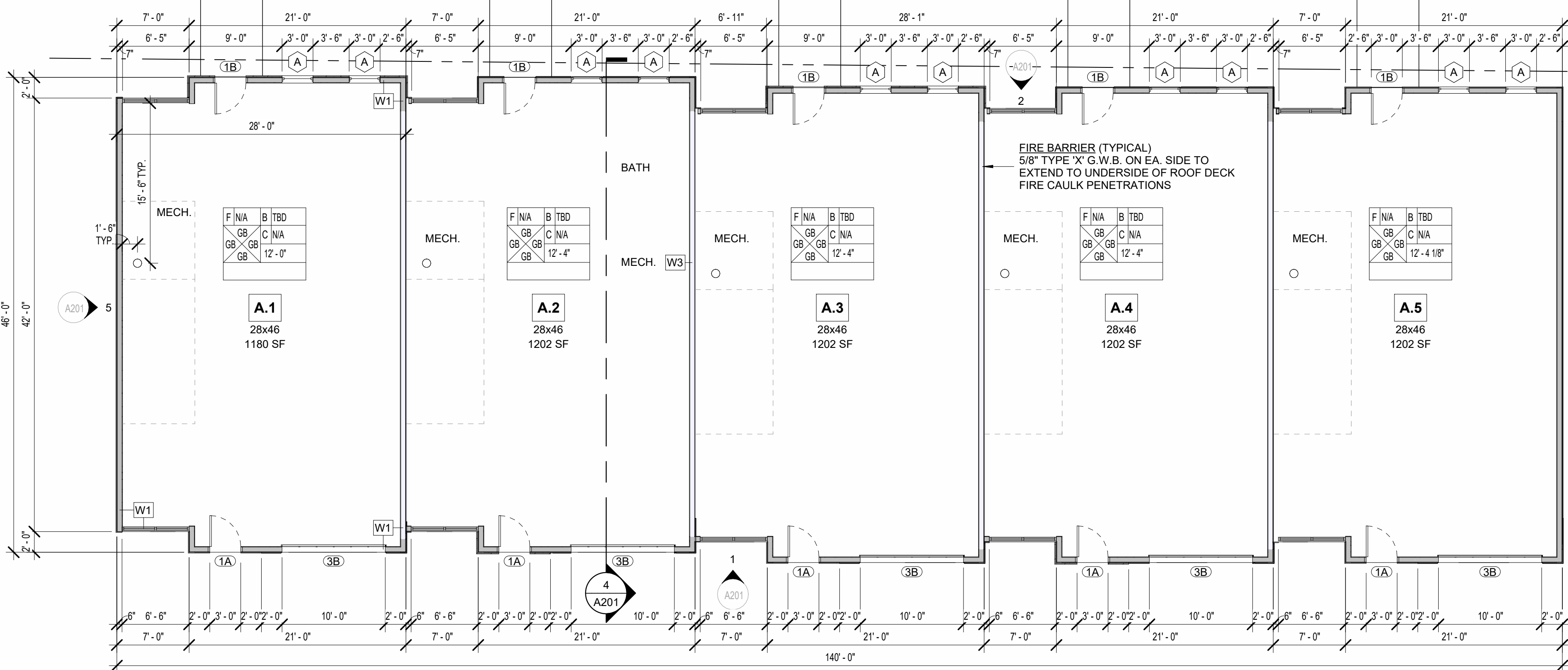
- 1 EIFS-1, EIFS-2, EIFS-3
BFD: DRYVIT
SPEC: STANDARD + (PANZER 20 TO 8'-0" A.F.F.)
CLR: [1] RUST, [2] COTTON, [3] DARK CHOCOLATE
- 4 STN-1 STONE VENEER
BFD: EDWARDS STONE
INSTL: DRY STACK
CLR: SOUTHWEST CREAM
- 5 BRK-1 BRICK (ALT: EIFS)
BFD: HEBRON BRICK (ALT: DRYVIT)
INSTL: RUNNING (ALT: CUSTOM BRICK)
CLR: SEA GRAY 6
- 6 MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)
- 7 MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)
- 8 WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

TYPICAL MATERIALS

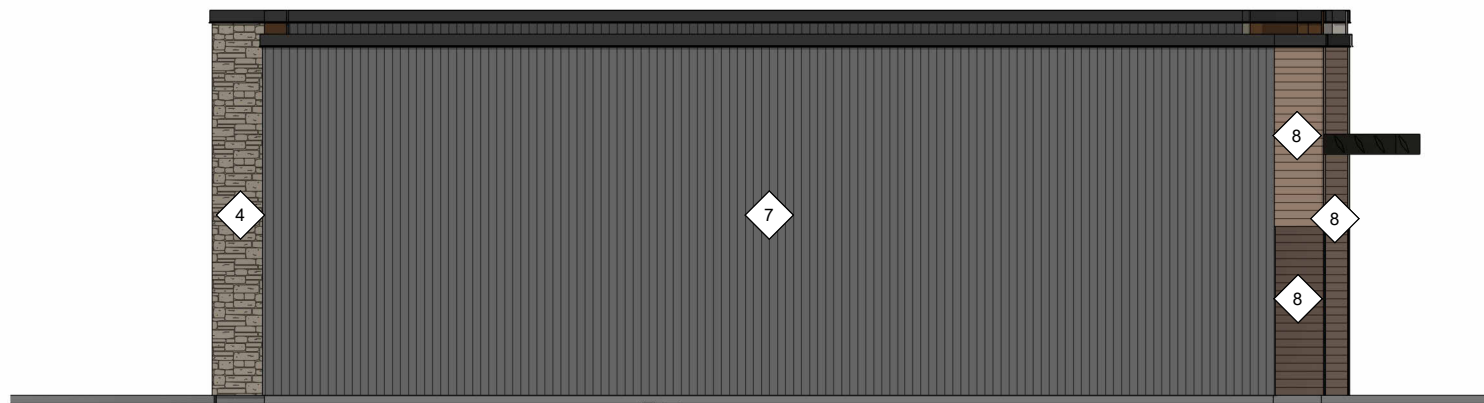
USE	MATERIAL	COLOR:
FLAT ROOF	EPDM/TPO	BLACK/WHITE
SLOPED ROOF	PREFIN. MTL.	BRONZE
FASCIA	PREFIN. MTL.	BRONZE
SOFFIT	PREFIN. MTL.	BRONZE
FRIEZE	PREFIN. MTL.	BRONZE
PARAPET CAP	PREFIN. MTL.	BRONZE
GUTTER	PREFIN. MTL.	MATCH ADJ.
DOWNSPOUT	PREFIN. MTL.	BRONZE
O.H.D.	PREFIN. MTL.	BRONZE
GLASS O.H.D.	ALUM.	BRONZE
WINDOW	FIBERGLASS	BRONZE
CANOPY	PREFIN. MTL.	BRONZE
BRACKETS	FIBERGLASS	SMOKED BIRCH
H.M. DOOR	PRE-FIN. MTL.	BRONZE
STAND. SEAM	PRE-FIN. MTL.	BRONZE

MECHANICAL / ELECTRICAL

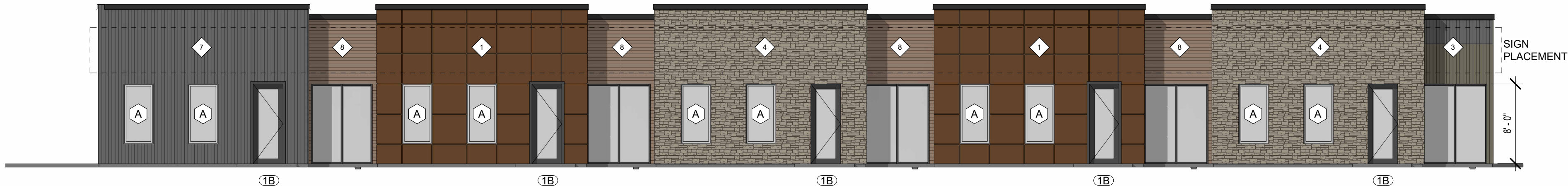
- BUILDINGS A,B,C,D,E,F
- 200 AMP ELECTRICAL PANEL
- FORCED AIR HEATER
- AIR CONDITIONING
- 8 OUTLETS
- 4 LED CEILING LIGHTS
- CEILING FAN (PRE-WIRE)
- BUILDING 'G'
- GAS BOILER IN FLOOR HEAT (SET TO 60°)
- 1 OUTLET / UNIT



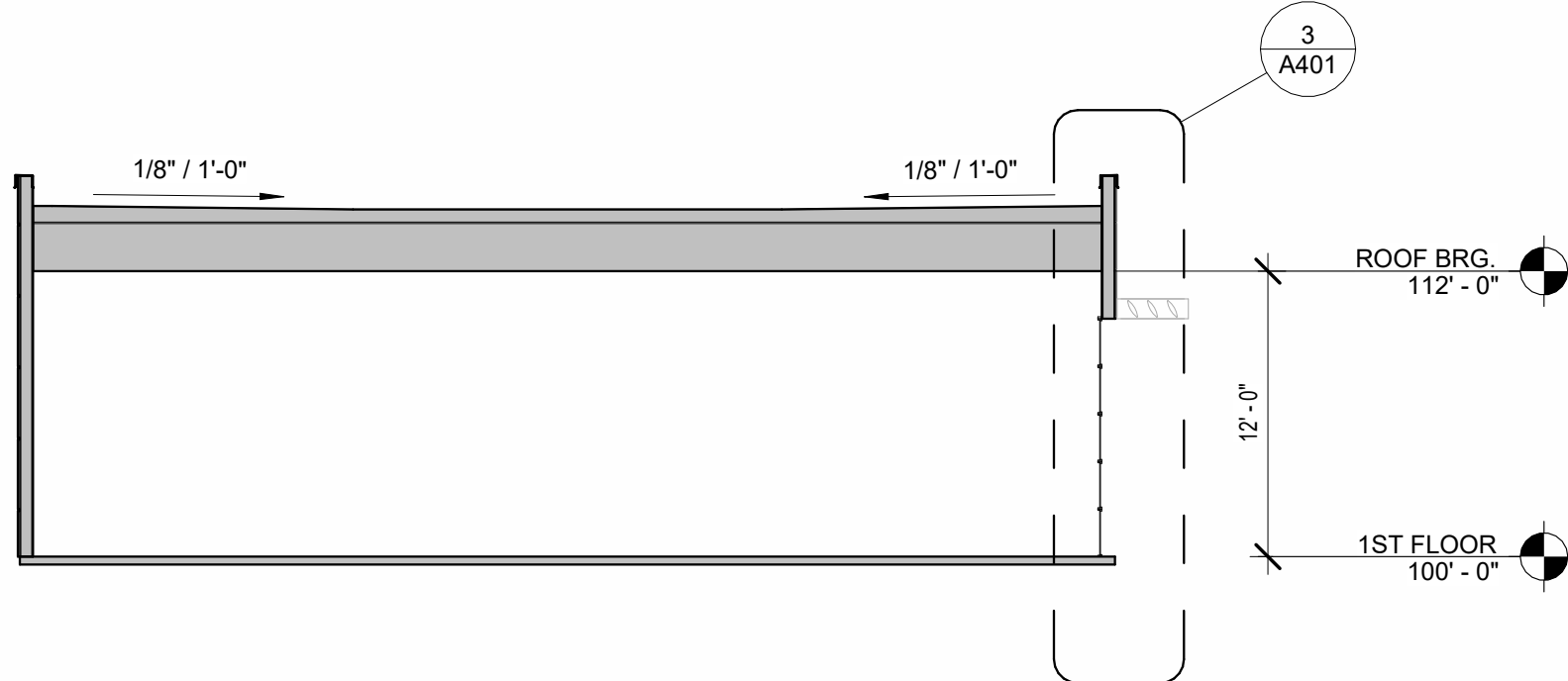
3 A UNITS - 1ST FLOOR
1/8" = 1'-0"



5 A & B UNITS - SIDE ELEVATION
1/8" = 1'-0"



2 A & B UNITS - REAR ELEVATION
1/8" = 1'-0"



4 A & B UNITS - BUILDING SECTION
1/8" = 1'-0"



1 A & B UNITS - FRONT ELEVATION
1/8" = 1'-0"

RHET
ARCHITECTURE

RHET ARCHITECTURE
27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

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

Signature: *Rhet Fitness*

Date: 10/16/2024 REG. NO. : 1811

PROJECT NAME:

COVE @ LAKEWOOD
CONDOS

3903 21ST STREET SE
MANDAN, NORTH DAKOTA

OWNER:

VE LAND CO, LLC

3100 N 14TH STEET
BISMARCK, ND 58503

PHONE: 701-663-4117
EMAIL: arthur@verityhomes.com

MARK	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	10/16/2024
	REVISION SCHEDULE	

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS A & B - FLOOR
PLAN, ELEVATIONS

A201

File Location: W:\PROJECTS\24-117401-Verify-Lakewood Shop Condos\REV\T\Lakewood Shop Condos (24-117401).rvt
Pld Date: 10/16/2024 10:37:20 AM

- GENERAL PLAN NOTES:**
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALL TYPE 'W3' UNLESS OTHERWISE NOTED.
 - EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
 - CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
 - PROVIDE SOUND BATT INSULATION @ PARTY WALLS BETWEEN UNITS, @ BATHROOM AND @ OFFICE WALLS.
 - ALL DOORS TO MEET MIN. FLOOR CLEARANCE, SEE A001
 - ALL O.H.D.'S TO FEATURE WIRED DOOR OPENER
 - PLUMBING CONTRACTOR TO PROVIDE FLOOR DRAIN TO FUTURE MECHANICAL ROOM. SEE FLOOR PLANS
 - EXTERIOR RAILINGS TO BE WELDED METAL W/ POWDER COAT FINISH
 - EXTERIOR CLOSED CANOPY TO BE METAL W/ POWDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, CLOSED TOP CANOPY.
 - EXTERIOR OPEN SHAD CANOPY TO BE METAL W/ POWDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, SUNSHADE.

MATERIAL LEGEND

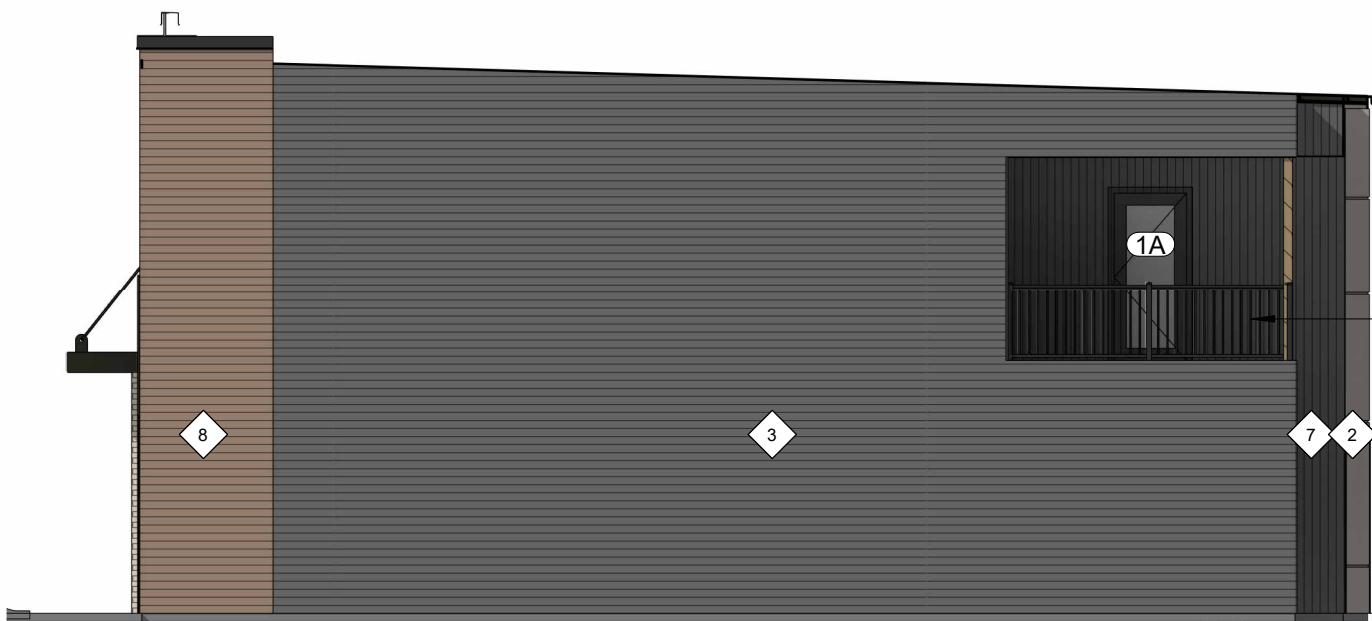
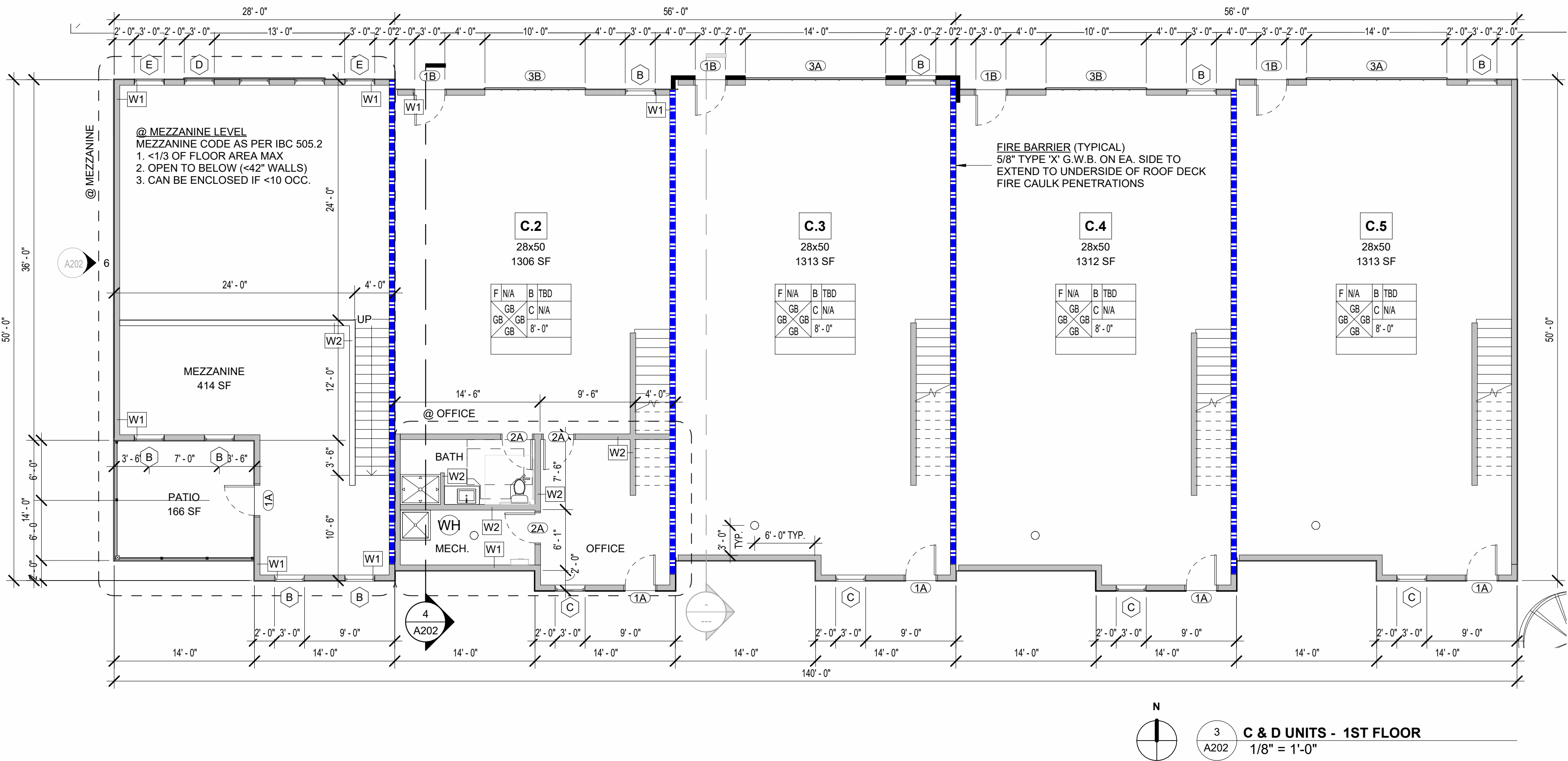
- 1 EIFS-1, EIFS-2, EIFS-3
BFD: DRYVIT
SPEC: STANDARD + (PANZER 20 TO 8'-0" A.F.F.)
CLR: [1] RUST, [2] COTTON, [3] DARK CHOCOLATE
- 4 STN-1 STONE VENEER
BFD: EDWARDS STONE
INSTL: DRY STACK
CLR: SOUTHWEST CREAM
- 5 BRK-1 BRICK (ALT: EIFS)
BFD: HEBRON BRICK (ALT: DRYVIT)
INSTL: RUNNING (ALT: CUSTOM BRICK)
CLR: SEA GRAY 6
- 6 MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)
- 7 MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)
- 8 WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

TYPICAL MATERIALS

- USE** **MATERIAL** **COLOR:**
FLAT ROOF EPDM/TPO BLACK/WHITE
SLOPED ROOF PREFIN. MTL. BRONZE
FASCIA PREFIN. MTL. BRONZE
SOFFIT PREFIN. MTL. BRONZE
FRIEZE PREFIN. MTL. BRONZE
PARAPET CAP PREFIN. MTL. MATCH ADJ.
GUTTER PREFIN. MTL. BRONZE
DOWNSPOUT PREFIN. MTL. BRONZE
O.H.D. PREFIN. MTL. BRONZE
GLASS O.H.D. ALUM. BRONZE
WINDOW FIBERGLASS BRONZE
CANOPY PREFIN. MTL. BRONZE
BRACKET FIBERGLASS SMOKED BIRCH
H.M. DOOR PRE-FIN. MTL. BRONZE
STAND. SEAM PRE-FIN. MTL. BRONZE

MECHANICAL / ELECTRICAL

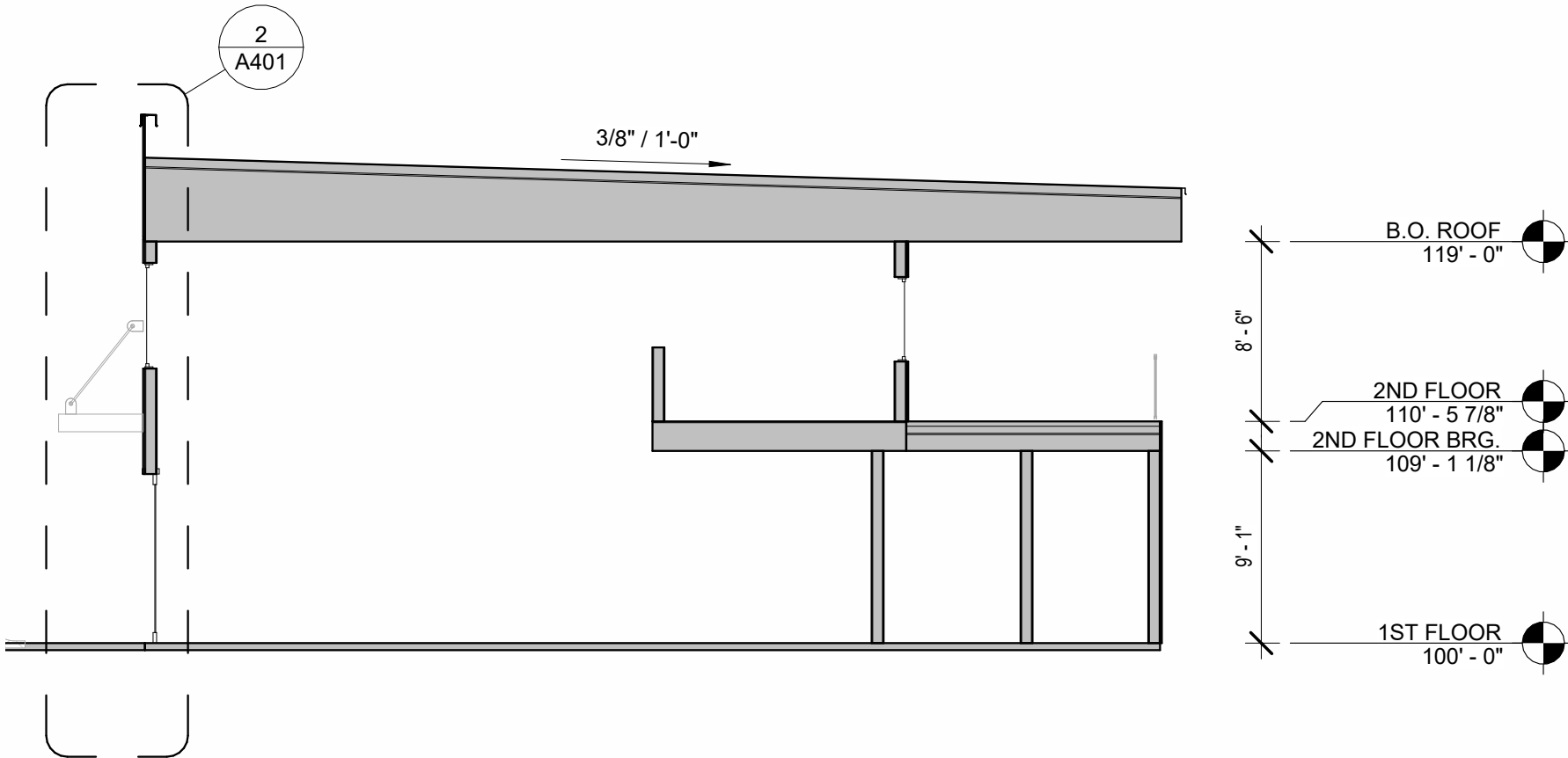
- BUILDINGS A,B,C,D,E,F
- 200 AMP ELECTRICAL PANEL
- FORCED AIR HEATER
- AIR CONDITIONING
- 8 OUTLETS
- 4 LED CEILING LIGHTS
- CEILING FAN (PRE-WIRE)
- BUILDING 'G'
- GAS BOILER IN FLOOR HEAT (SET TO 60°)
- 1 OUTLET / UNIT



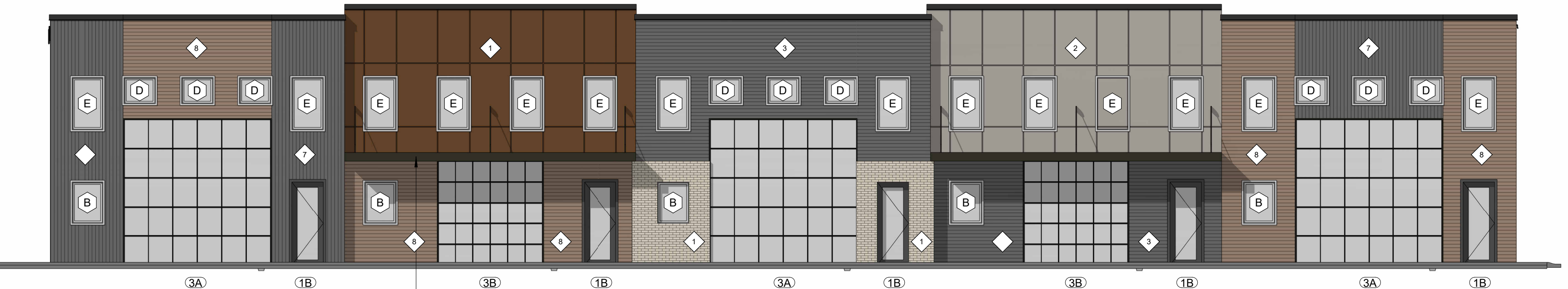
6 C & D UNITS - BUILDING SECTION
1/8" = 1'-0"



2 C & D UNITS - REAR ELEVATION
1/8" = 1'-0"



4 C & D UNITS - BUILDING SECTION
1/8" = 1'-0"



1 C & D UNITS - FRONT ELEVATIONS
1/8" = 1'-0"

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Date: 10/16/2024 REG. NO. : 1811

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MANDAN, NORTH DAKOTA

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PHONE: 701-663-4117
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	CONSTRUCTION DOCUMENTS	10/16/2024
REVISION SCHEDULE		

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS C & D - FLOOR PLAN, ELEVATIONS

A202

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALL TYPE 'W3' UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
- REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
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- ALL DOORS TO MEET MIN. FLOOR CLEARANCE, SEE A001
- ALL O.H.D.'S TO FEATURE WIRED DOOR OPENER
- PLUMBING CONTRACTOR TO PROVIDE FLOOR DRAIN TO FUTURE MECHANICAL ROOM. SEE FLOOR PLANS
- EXTERIOR RAILINGS TO BE WELDED METAL W/ POWDER COAT FINISH
- EXTERIOR CLOSED CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, CLOSED TOP CANOPY.
- EXTERIOR OPEN SHAD CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, SUNSHADE.

MATERIAL LEGEND

- EIFS-1, EIFS-2, EIFS-3
BFD: DRYVIT
SPEC: STANDARD + (PANZER 20 TO 8'-0" A.F.F.)
CLR: [1] RUST, [2] COTTON, [3] DARK CHOCOLATE

- STN-1 STONE VENEER
BFD: EDWARDS STONE
INSTL: DRY STACK
CLR: SOUTHWEST CREAM

- BRK-1 BRICK (ALT: EIFS)
BFD: HEBRON BRICK (ALT: DRYVIT)
INSTL: RUNNING (ALT: CUSTOM BRICK)
CLR: SEA GRAY 6

- MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)

- MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)

- WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

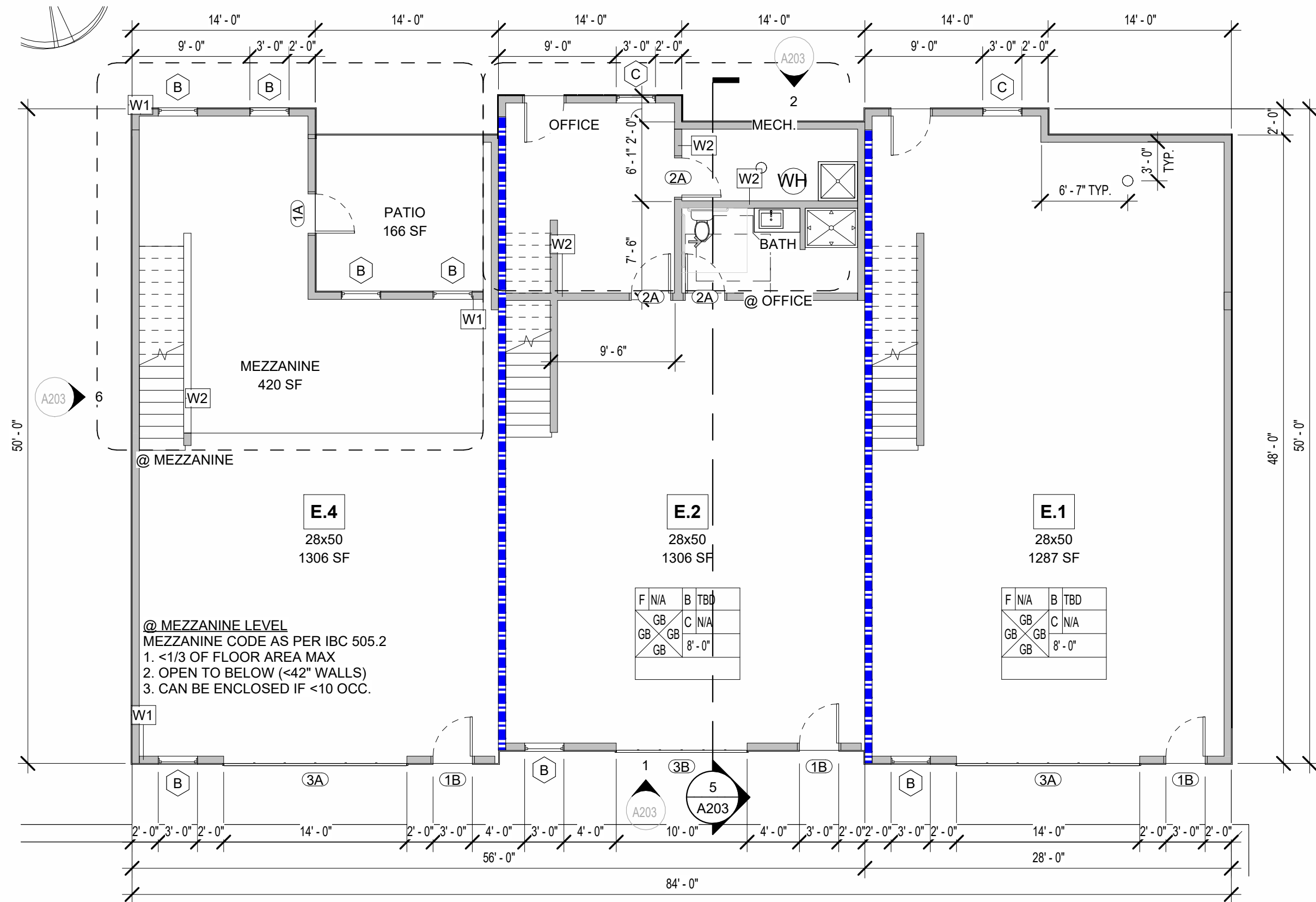
TYPICAL MATERIALS

- | USE | MATERIAL | COLOR: |
|--------------|---------------|--------------|
| FLAT ROOF | EPDM/TPO | BLACK/WHITE |
| SLOPED ROOF | PREFIN. MTL. | BRONZE |
| FASCIA | PREFIN. MTL. | BRONZE |
| SOFFIT | PREFIN. MTL. | BRONZE |
| FRIEZE | PREFIN. MTL. | BRONZE |
| PARAPET CAP | PREFIN. MTL. | BRONZE |
| GUTTER | PREFIN. MTL. | MATCH ADJ. |
| DOWNSPOUT | PREFIN. MTL. | BRONZE |
| O.H.D. | PREFIN. MTL. | BRONZE |
| GLASS O.H.D. | ALUM. | BRONZE |
| WINDOW | FIBERGLASS | BRONZE |
| CANOPY | PREFIN. MTL. | BRONZE |
| BRACKETS | FIBERGLASS | SMOKED BIRCH |
| H.M. DOOR | PRE-FIN. MTL. | BRONZE |
| STAND. SEAM | PRE-FIN. MTL. | BRONZE |

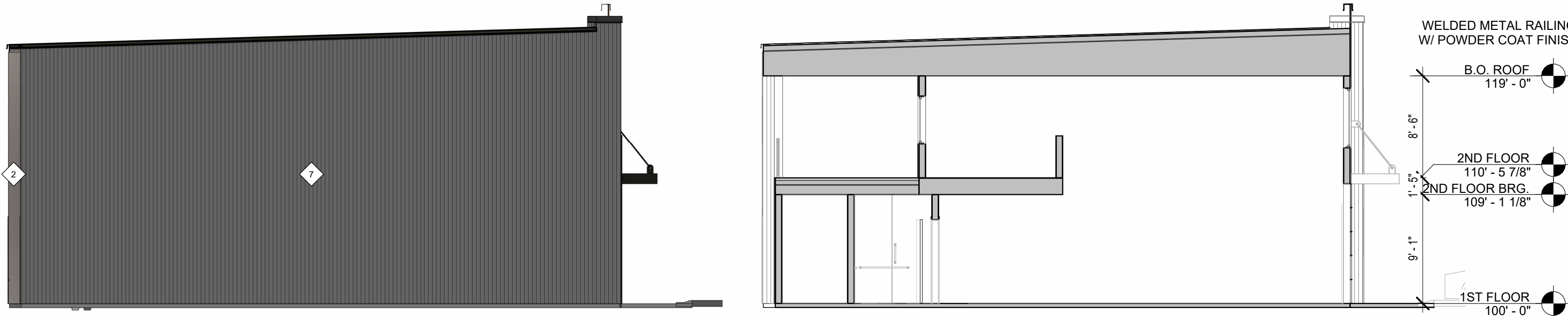
MECHANICAL / ELECTRICAL

- BUILDINGS A,B,C,D,E,F
- 200 AMP ELECTRICAL PANEL
- FORCED AIR HEATER
- AIR CONDITIONING
- 8 OUTLETS
- 4 LED CEILING LIGHTS
- CEILING FAN (PRE-WIRE)

- BUILDING 'G'
- GAS BOILER IN FLOOR HEAT (SET TO 60°)
- 1 OUTLET / UNIT



3 E & F UNITS - 1ST FLOOR
1/8" = 1'-0"



6 E & F UNITS - SIDE ELEVATION
1/8" = 1'-0"

5 E & F UNITS - BUILDING SECTION
1/8" = 1'-0"



2 E & F UNITS - REAR ELEVATION
1/8" = 1'-0"



SEE GENERAL NOTE 10 (TYP.)

4 F UNITS - FRONT ELEVATION
1/8" = 1'-0"



SEE GENERAL NOTE 10 (TYP.)

1 E UNITS - FRONT ELEVATION
1/8" = 1'-0"

RHET
ARCHITECTURE

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Signature: *Rhet Fitness*

Date: 10/16/2024 REG. NO. : 1811

PROJECT NAME:
COVE @ LAKEWOOD CONDOS
3903 21ST STREET SE
MANDAN, NORTH DAKOTA

OWNER:
VE LAND CO, LLC

3100 N 14TH STEET
BISMARCK, ND 58503
PHONE: 701-663-4117
EMAIL: arthur@verityhomes.com

MARK	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	10/16/2024
REVISION SCHEDULE		

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS E & F - FLOOR PLAN, ELEVATIONS

A203

File Location: W:\PROJECTS\24-117401-Verify-Lakewood Shop Condos\REV\T1\Lakewood Shop Condos (24-117401).rvt
Pld Date: 10/16/2024 10:37:32 AM

- GENERAL PLAN NOTES:**
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MATERIAL LEGEND

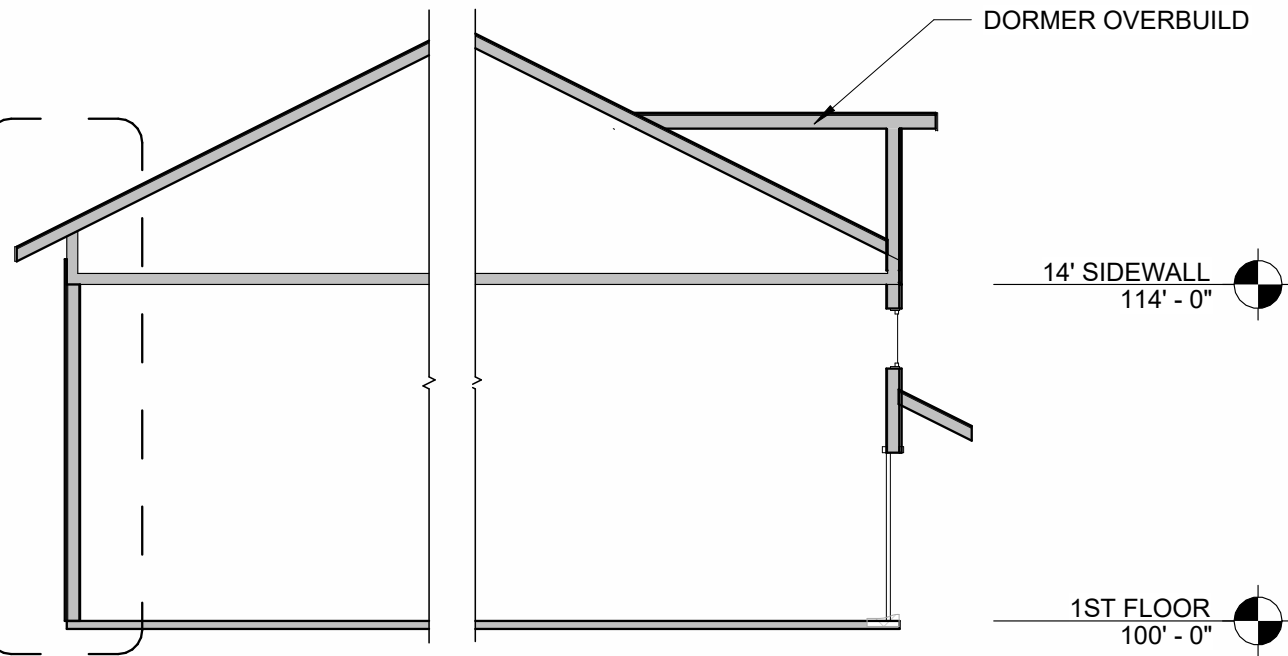
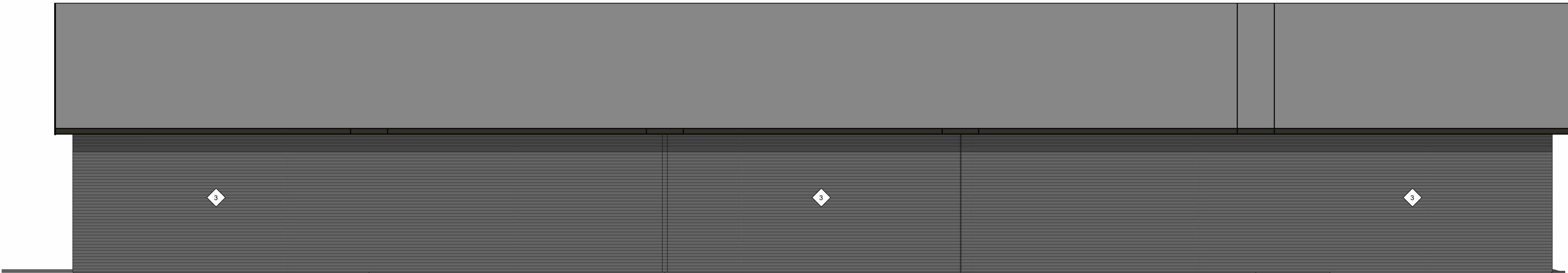
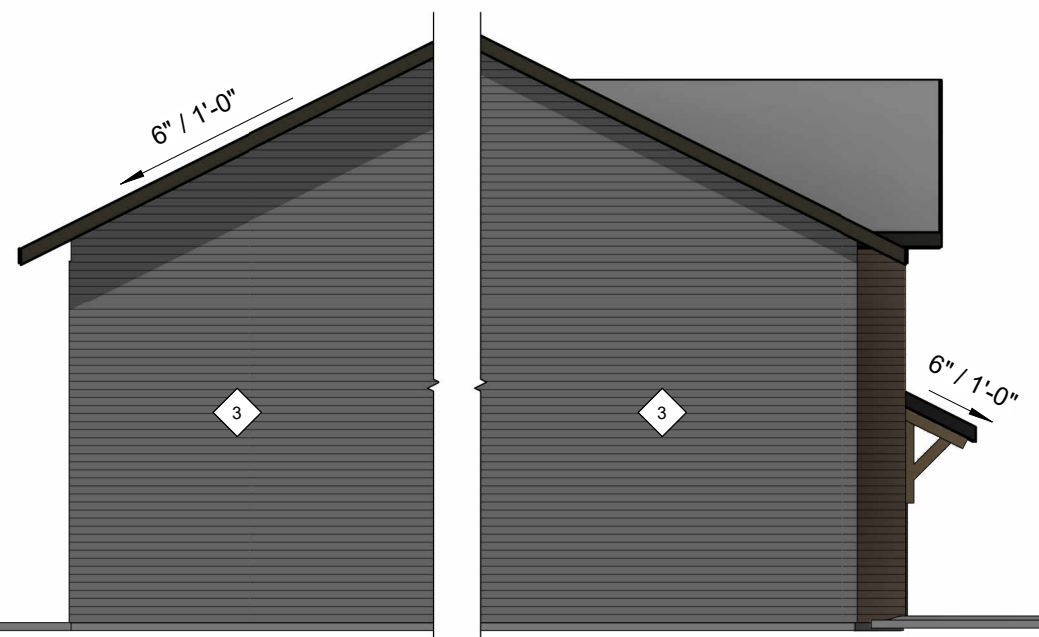
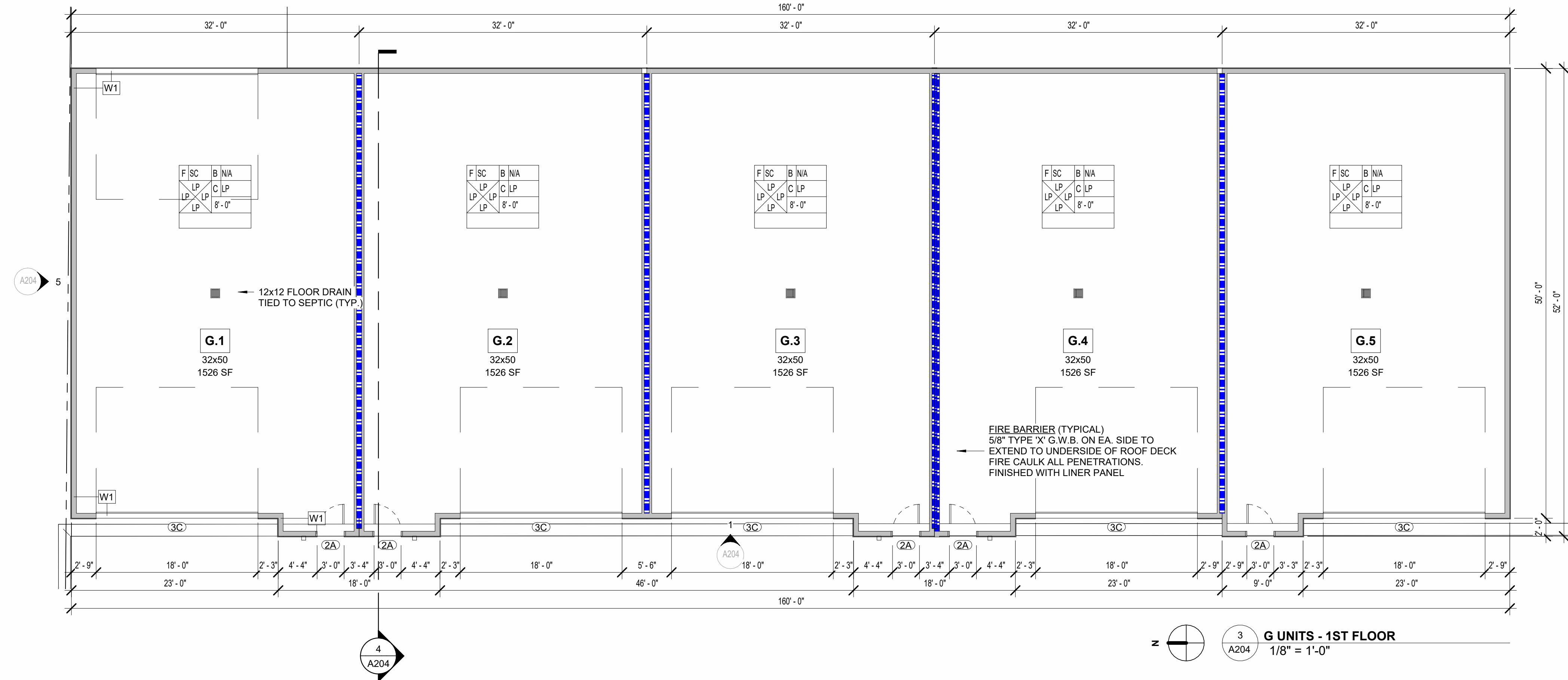
- 1 EIFS-1, EIFS-2, EIFS-3
BFD: DRYVIT
SPEC: STANDARD + (PANZER 20 TO 8'-0" A.F.F.)
CLR: [1] RUST, [2] COTTON, [3] DARK CHOCOLATE
- 4 STN-1 STONE VENEER
BFD: EDWARDS STONE
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INSTL: RUNNING (ALT: CUSTOM BRICK)
CLR: SEA GRAY 6
- 6 MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)
- 7 MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)
- 8 WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

TYPICAL MATERIALS

- USE MATERIAL COLOR:**
- FLAT ROOF EPDM/TPO BLACK/WHITE
SLOPED ROOF PREFIN. MTL. BRONZE
FASCIA PREFIN. MTL. BRONZE
SOFFIT PREFIN. MTL. BRONZE
FRIEZE PREFIN. MTL. BRONZE
PARAPET CAP PREFIN. MTL. BRONZE
GUTTER PREFIN. MTL. MATCH ADJ.
DOWNSPOUT PREFIN. MTL. BRONZE
O.H.D. PREFIN. MTL. BRONZE
GLASS O.H.D. ALUM. BRONZE
WINDOW FIBERGLASS BRONZE
CANOPY PREFIN. MTL. BRONZE
BRACKETS FIBERGLASS SMOKED BIRCH
H.M. DOOR PRE-FIN. MTL. BRONZE
STAND. SEAM PRE-FIN. MTL. BRONZE

MECHANICAL / ELECTRICAL

- BUILDINGS A,B,C,D,E,F
- 200 AMP ELECTRICAL PANEL
- FORCED AIR HEATER
- AIR CONDITIONING
- 8 OUTLETS
- 4 LED CEILING LIGHTS
- CEILING FAN (PRE-WIRE)
- BUILDING 'G'
- GAS BOILER IN FLOOR HEAT (SET TO 60°)
- 1 OUTLET / UNIT



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Date: 10/16/2024 REG. NO. : 1811

PROJECT NAME:
COVE @ LAKEWOOD CONDOS
3903 21ST STREET SE
MANDAN, NORTH DAKOTA

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3100 N 14TH STEET
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MARK	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	10/16/2024
REVISION SCHEDULE		

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS G - FLOOR PLAN, ELEVATIONS

A204

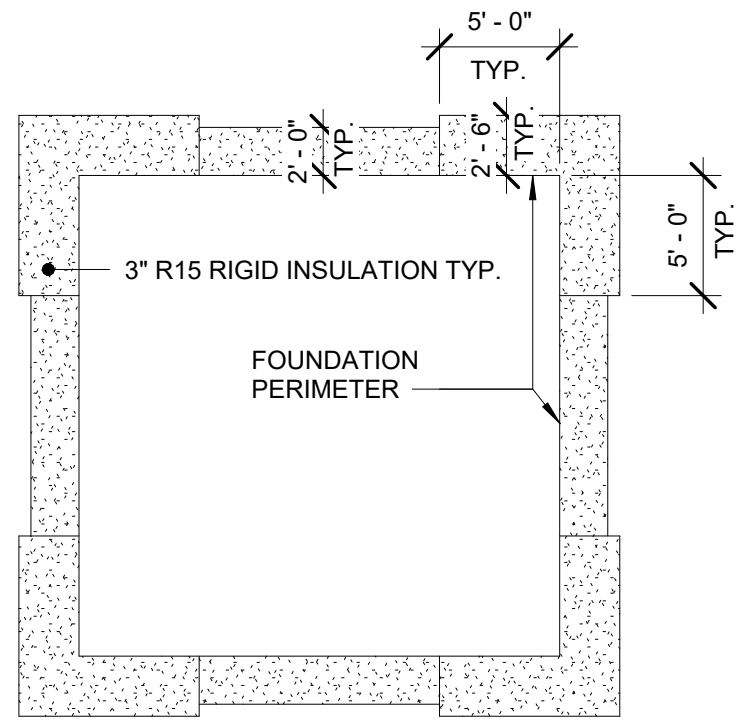
A

B

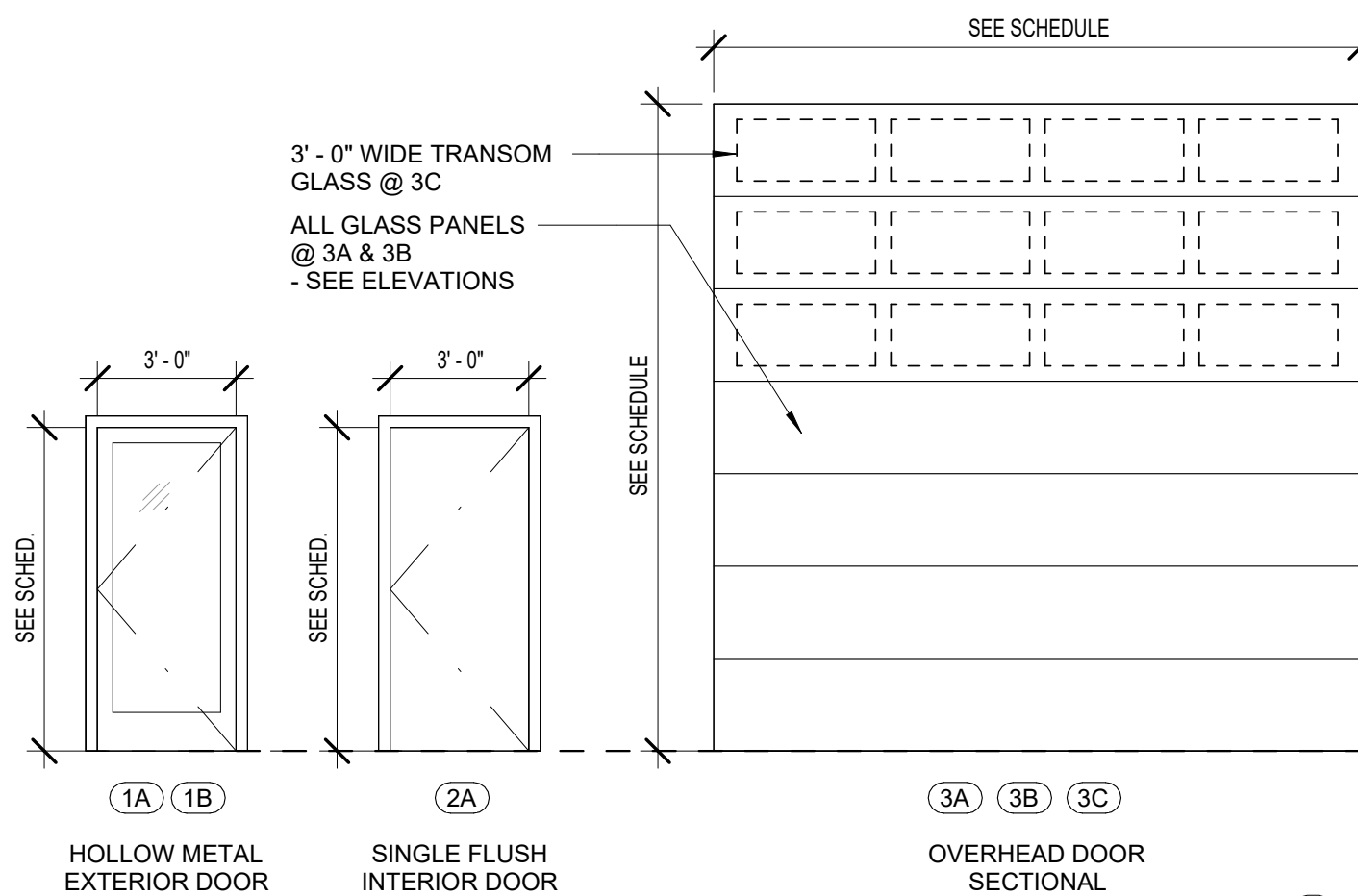
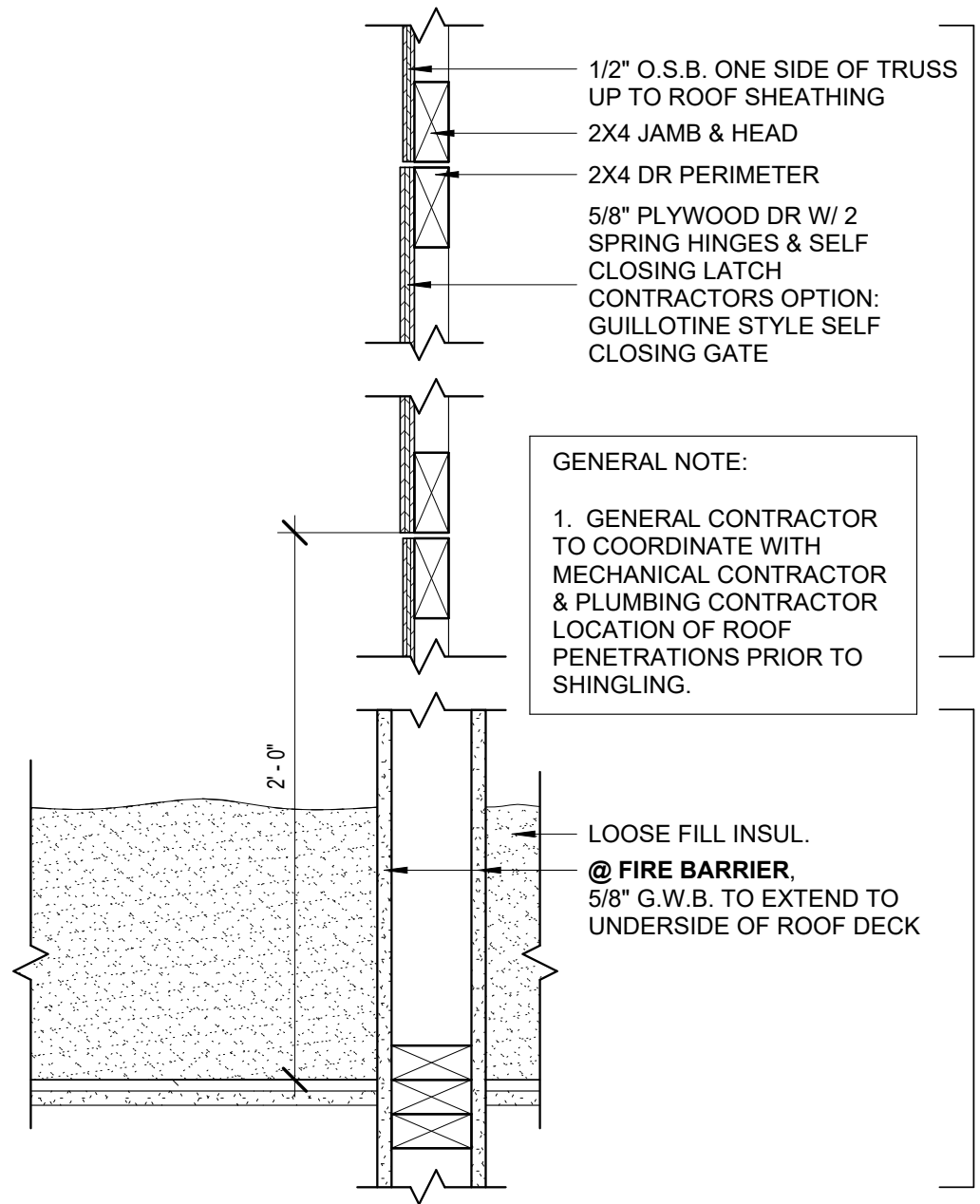
C

D

7 TYPICAL FOUNDATION INSULATION DIAGRAM
1/8" = 1'-0"

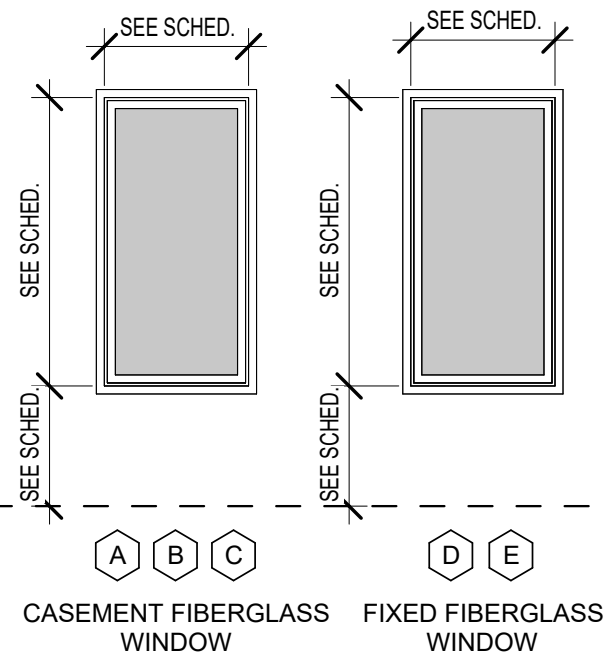


5 SECTION @ DRAFT STOP DOOR & FIRE BARRIER
1 1/2" = 1'-0"

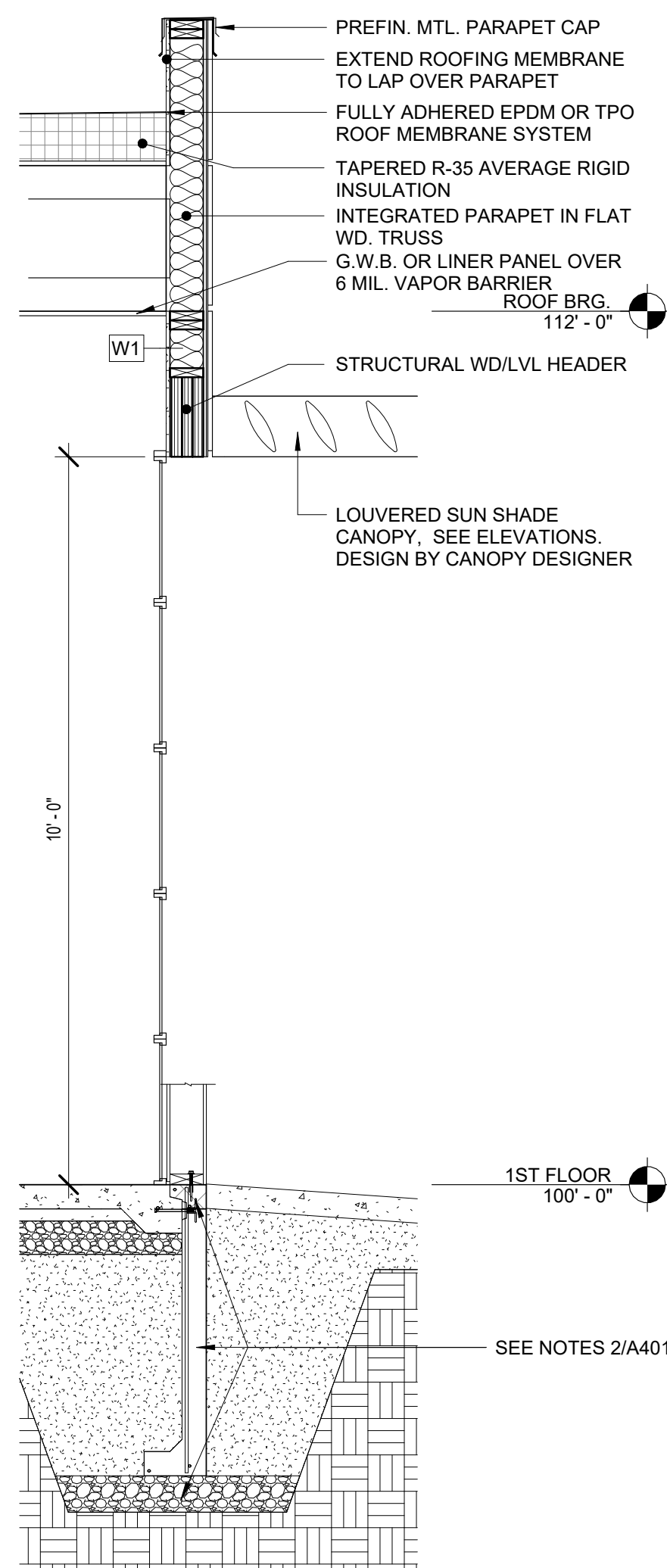


1 WINDOW & DOOR TYPES
1/4" = 1'-0"

4 G UNITS - WALL SECTION
1/2" = 1'-0"



3 A/B UNITS - WALL SECTION
1/2" = 1'-0"



WINDOW SCHEDULE						
COUNT	TYPE MARK	OPERATION	HEIGHT	WIDTH	SILL HEIGHT	COMMENTS
1ST FLOOR						
20	A	CASEMENT	6'-0"	3'-0"	2'-0"	
16	B	CASEMENT	4'-0"	3'-0"	4'-0"	
16	C	CASEMENT	6'-0"	3'-0"	2'-0"	
4	D	FIXED	2'-6"	3'-0"	10'-6"	
2ND FLOOR						
64	B	CASEMENT	4'-0"	3'-0"	2'-10"	
1	D	FIXED	2'-6"	3'-0"	0"	
30	D	FIXED	2'-6"	3'-0"	5'-0"	
44	E	FIXED	5'-0"	3'-0"	2'-6"	

2 C/D & E/F UNITS - WALL SECTION
1/2" = 1'-0"

DOOR SCHEDULE					
TYPE MARK	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	FX RATING	COMMENTS
1A	SINGLE FLUSH FULL LITE	3'-0"	7'-0"		
1B	SINGLE FLUSH FULL LITE	3'-0"	8'-0"		
2A	SINGLE FLUSH	3'-0"	7'-0"		
3A	O.H.D. W/ GLASS PANELS	14'-0"	14'-0"		INSULATED
3B	O.H.D. W/ GLASS PANELS	10'-0"	10'-0"		INSULATED
3C	O.H.D. SECTIONAL	18'-0"	14'-0"		<varies>

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
WINDOW & DOOR TYPES, TYPICAL WALL SECTIONS, TYPICAL DETAILS

A401

A



B



C

File Location: W:\PROJECTS\24-11740-1-Verity-Lakewood Shop Condos\REV\T\Lakewood Shop Condos (24-11740-1).rvt
Pld Date: 10/16/2024 10:37:02 AM

D

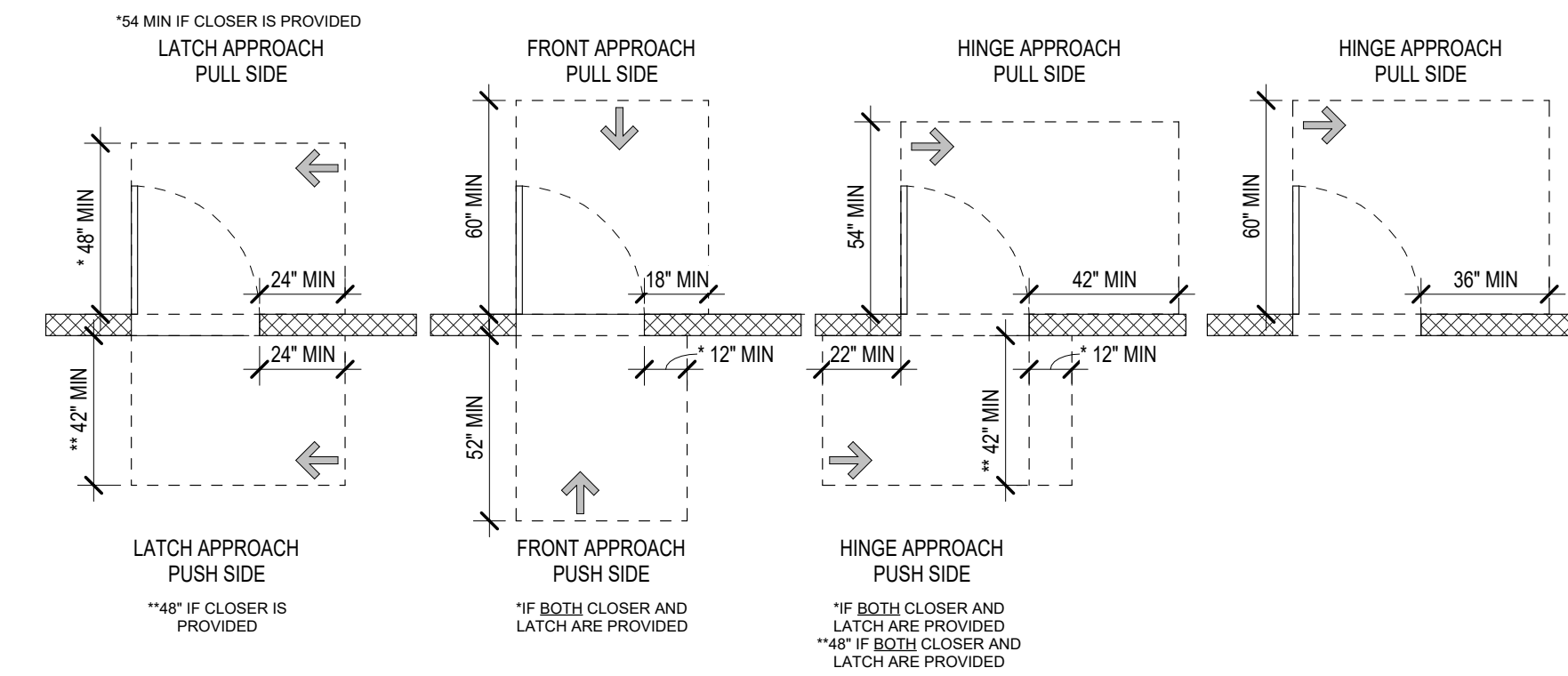
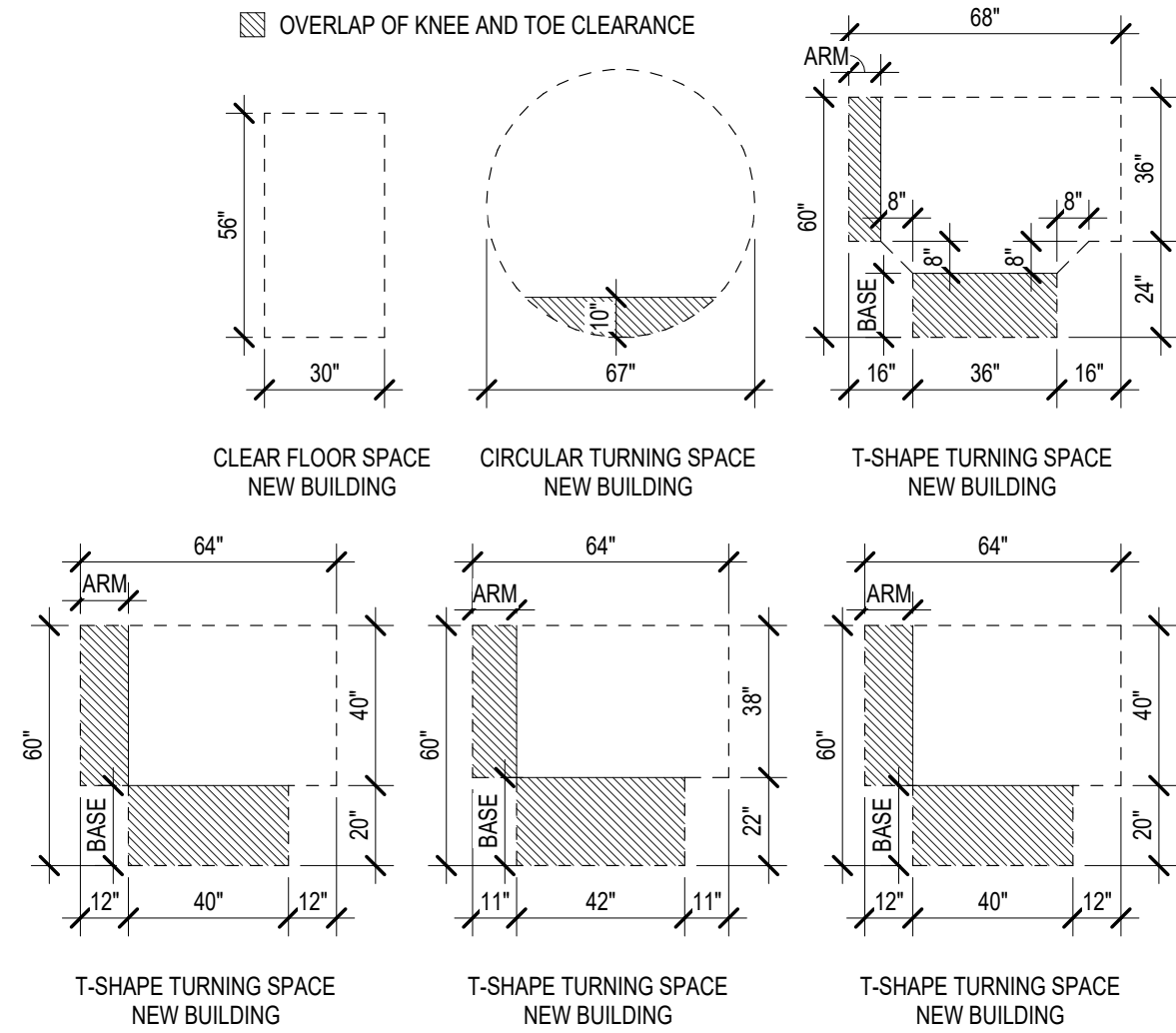
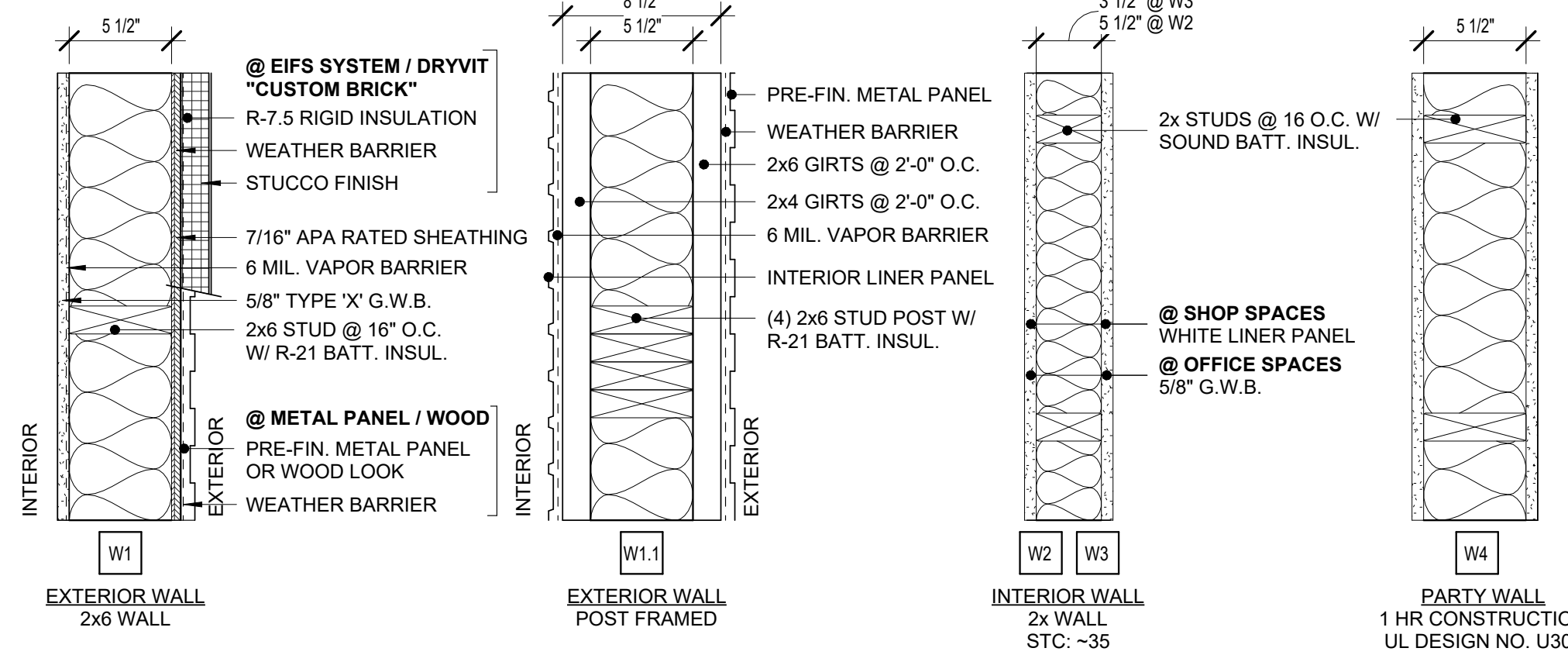
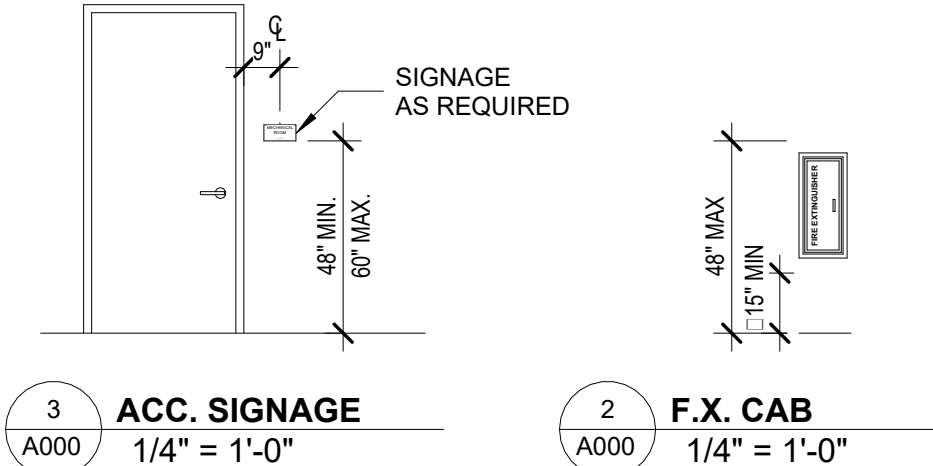
LAKEWOOD SHOP CONDO

MANDAN NORTH DAKOTA

BUILDING CODE DATA:		PROJECT	
BUILDING CODE: IBC 2021		REQ'D / ALLOWED	
CH. 3 308.5	SECTION ITEM OCCUPANCY CLASSIFICATION AND USE	B BUSINESS S-1 STORAGE	PROVIDED B BUSINESS S-1 STORAGE
CH. 5 TABLE 506.2 506.2.2 506.3.3 504.3 504.4 508.4	GENERAL HEIGHT & AREAS ALLOWABLE AREA (A _a) MIXED OCC. BLDGS A _a = [A _i + (NS x I _i)] AREA INCREASE FACTOR (I _i) HEIGHT ABOVE GRADE PLANE STORIES SEPARATION OF OCCUPANCY	9,000 (S1) [9,000 + (9,000 x .75)] = 15,750 SF I _i = 100% (.75 AREA INCREASE) 40' (S-1) 1 STORY 0 HR (S-1/S-1), 0 HR (S-1/B), 0 HR (B/B)	4,092 SF (SMALLEST) 10,795 SF (LARGEST - INCLUDES MEZZANINE) <40' 1 STORY 0 HR
CH. 6 TABLE 601	TYPE OF CONSTRUCTION FIRE RATING OF BLDG ELEMENTS STRUCTURAL FRAME BEARING WALLS EXTERIOR INTERIOR NON-BEARING WALLS FLOOR CONSTRUCTION ROOF CONSTRUCTION	VB 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR	VB 0 HR 0 HR 0 HR 0 HR 0 HR 0 HR
CH. 7 05 706 707 708 718.4	FIRE RESISTIVE RATED CONSTRUCTION EXTERIOR WALLS FIRE WALLS FIRE BARRIERS FIRE PARTITIONS DRAFT STOPPING IN ATTIC	0 HR N/A 1 HR 1 HR YES 3,000 SF MAX	0 HR N/A 1 HR 1 HR YES > 3,000 SF
CH. 9 903.2.9 903.2.9.4 903.3.1.1 908.7	FIRE PROTECTION SYSTEMS FIRE AREA - SPRINKLER COMMERCIAL VEHICLE STORAGE AUTOMATIC SPRINKLER SYSTEM CARBON MONOXIDE ALARMS	YES, IF > 12,000 SF FIRE AREA / BLDG. YES, IF > 5,000 SF FIRE AREA / BLDG. NONE YES	< 12,000 SF FIRE AREA < 5,000 SF FIRE AREA (SEE FIRE BARRIER) NONE YES
CH. 10 1004	MEANS OF EGRESS OCCUPANT LOAD BUSINESS (1 OCC. / 150 GSF) MECH./STOR. (1 OCC. / 300 GSF) EGRESS WIDTH (SEE ALSO 1005.6) COMMON PATH DIRECTION OF SWING TRAVEL DISTANCE NUMBER OF EXITS	10,795 SF (UNIT C / D - INCLUDING MEZ.) 1,050 SF x 1/150 SF 9,745 SF x 1/300 SF 34 x 2 = 6.8" 75' MAX (S OR B) <50 OCCUPANTS 200'-0" MAX (S-1 OR B) 1	34 OCCUPANTS = 7 OCC. = 27 OCC. >6.8" <75'-0" IN EITHER DIRECTION <200'-0" (SEE PLAN)
ENERGY CODE: IECC 2021 PRESCRIPTIVE METHOD - R-VALUE / U-FACTOR		REQ'D / ALLOWED	
CH. 3 TABLE 301.1	SECTION ITEM CLIMATE ZONE	6A	6A
CH. 5 502.2(1)	SECTION ITEM BUILDING ENVELOPE REQUIREMENTS	PRESCRIPTIVE METHOD	< .051 WALL ASSEMBLY R-15 FOUNDATION R-35 ROOF (R-49 @ COLD ROOF)
GENERAL CONTRACTOR: VERITY HOMES ATTN: ARTHUR GOLDAMMER PHONE: (701) 426-0197 EMAIL: arthur@verityhomes.com		CIVIL ENGINEER: SWENSON HAGEN ATTN: LONDON NIEMILLER ADDRESS: 909 BASIN AVE. BISMARCK ND, 58504 PHONE: (701) 223-2600 EMAIL: lnienmiller@swensonhagen.com	
		ARCHITECT: RHET ARCHITECTURE ATTN: RHET FISKNESS, AIA ADDRESS: 27 11th ST. N. FARGO, ND 58102 PHONE: (701) 715-8232 EMAIL: rhet@rhet-arch.com WEB: WWW.RHET-ARCH.COM	

ALTERNATE BID ITEMS:	
PROVIDE ESTIMATED ADDITIONAL ITEMIZED COST FOR EACH OF THE FOLLOWING ITEMS	
ALT. PACKAGE 'A' BLDG. A,B,C,D,E,F ONLY	
A1	POURED CONCRETE FLOOR
A2	INTERIOR FLOOR DRAIN
A3	INTERIOR 12"x36" TRENCH DRAIN
A4	1/2 BATH (W/ SMALL WATER HEATER) - FRAMING/ WIRING/ PLUMBING ROUGH IN/ G.W.B. HANGING (NO TAPING), NO FFE U.O.N. MECH ROOM - FRAMING/ WIRING/ FLOOR DRAIN, G.W.B. HANGING (NO TAPING) DUCTED OVHD. GAS FORCED AIR UNIT HEATER
A5	AIR CONDITIONING
A6	FULLY FIT UP
A7	- ALL INSULATION (CEILING/WALLS)
A8	- WALL FINISH (G.W.B. / LINER PANEL)
	- 8 OUTLETS
	- 4 LED CEILING LIGHTS
	- CEILING FAN PRE-WIRE
ALT. PACKAGE 'B' BLDG. C,D,E ONLY	
B1	OFFICE/MEZZANINE
	- INCLUDE 3" LIGHTWEIGHT CONCRETE PATIO & WELDED STEEL RAILING (PAINTED)
	- FINISH OFFICE/BATH TO G.W.B. HANG ONLY
ALT. PACKAGE 'C' BLDG. G ONLY	
C1	12x12 FLUSH PANEL, NO WINDOW, INSULATED REAR OVERHEAD DOOR & OPENER W/ 12'x24' CONCRETE PAD (PRE-SALE ONLY)
C2	YARD STORAGE IN REAR (WITH REAR O.H.D. OPTION ONLY)
ALT. PACKAGE 'D' SITE	
D1	ASPHALT PAVING IN LUE OF CONCRETE (APRON TO CITY STREET TO REMAIN CONCRETE)

DRAWING INDEX	
ARCHITECTURE	
A000	COVER SHEET
A001	SITE PLAN
A002	RENDERINGS
A201	UNITS A & B - FLOOR PLAN, ELEVATIONS
A202	UNITS C & D - FLOOR PLAN, ELEVATIONS
A203	UNITS E & F - FLOOR PLAN, ELEVATIONS
A204	UNITS G - FLOOR PLAN, ELEVATIONS
A401	WINDOW & DOOR TYPES, TYPICAL WALL SECTIONS, TYPICAL DETAILS



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ARCHITECTURE

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27 11th ST. N. FARGO, ND 58102
701.715.8232
WWW.RHET-ARCH.COM

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

Signature: *Rhet Fiskness*

Date: 10/16/2024 REG. NO.: 1811

PROJECT NAME:
COVE @ LAKEWOOD CONDOS
3903 21ST STREET SE
MANDAN, NORTH DAKOTA

OWNER:
VE LAND CO, LLC

3100 N 14TH STREET
BISMARCK, ND 58503
PHONE: 701-663-4117
EMAIL: arthur@verityhomes.com

MARK	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	10/16/2024
REVISION SCHEDULE		

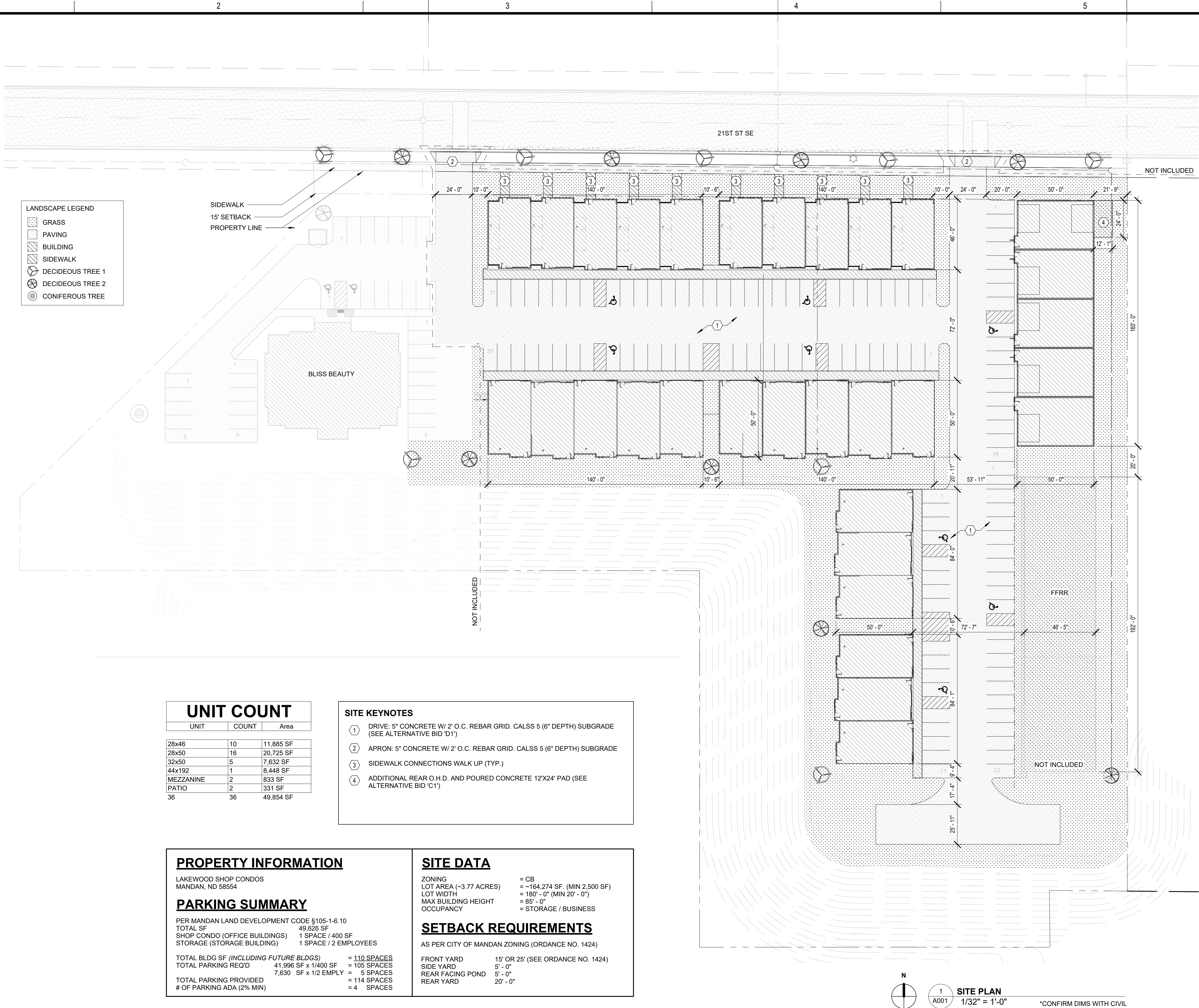
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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF
DRAWING TITLE:
COVER SHEET

A000

File Location: W:\PROJECTS\24-117401-Verify-Lakewood Shop Condos\REV\TTL\Lakewood Shop Condos (24-117401).rvt
Pld Date: 10/16/2024 10:37:05 AM

A
B
C
D



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ARCHITECTURE

RHET ARCHITECTURE
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PROJECT NO:	24-117401
DRAWN BY:	DN
CHECKED BY:	RF
DRAWING TITLE:	SITE PLAN

A001

A



BUILDINGS A & B - FOR ARTISTIC PURPOSES ONLY

B



BUILDINGS C & D - FOR ARTISTIC PURPOSES ONLY

C



BUILDINGS E & F - FOR ARTISTIC PURPOSES ONLY

D



BUILDINGS G - FOR ARTISTIC PURPOSES ONLY



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CONSTRUCTION DOCUMENTS		10/16/2024
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REVISION SCHEDULE		

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PROJECT NO:	24-117401
DRAWN BY:	DN
CHECKED BY:	RF
DRAWING TITLE:	RENDERINGS

A002

GENERAL PLAN NOTES:

- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALL TYPE 'W3' UNLESS OTHERWISE NOTED.
- EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
- REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
- CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
- PROVIDE SOUND BATT INSULATION @ PARTY WALLS BETWEEN UNITS, @ BATHROOM AND @ OFFICE WALLS.
- ALL DOORS TO MEET MIN. FLOOR CLEARANCE, SEE A001
- ALL O.H.D.'S TO FEATURE WIRED DOOR OPENER
- PLUMBING CONTRACTOR TO PROVIDE FLOOR DRAIN TO FUTURE MECHANICAL ROOM. SEE FLOOR PLANS
- EXTERIOR RAILINGS TO BE WELDED METAL W/ POWDER COAT FINISH
- EXTERIOR CLOSED CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, CLOSED TOP CANOPY.
- EXTERIOR OPEN SHAD CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, SUNSHADE.

MATERIAL LEGEND

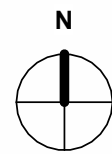
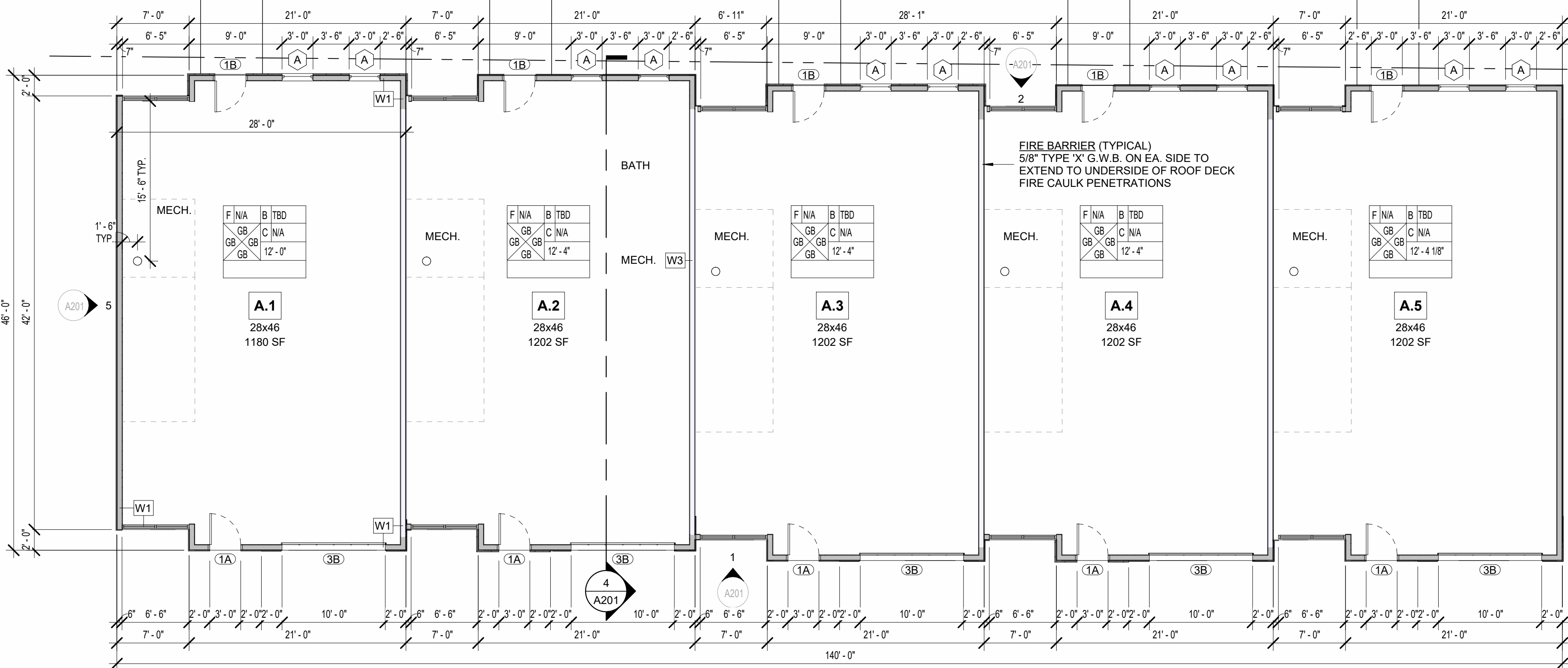
- 1 EIFS-1, EIFS-2, EIFS-3
BFD: DRYVIT
SPEC: STANDARD + (PANZER 20 TO 8'-0" A.F.F.)
CLR: [1] RUST, [2] COTTON, [3] DARK CHOCOLATE
- 4 STN-1 STONE VENEER
BFD: EDWARDS STONE
INSTL: DRY STACK
CLR: SOUTHWEST CREAM
- 5 BRK-1 BRICK (ALT: EIFS)
BFD: HEBRON BRICK (ALT: DRYVIT)
INSTL: RUNNING (ALT: CUSTOM BRICK)
CLR: SEA GRAY 6
- 6 MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)
- 7 MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)
- 8 WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

TYPICAL MATERIALS

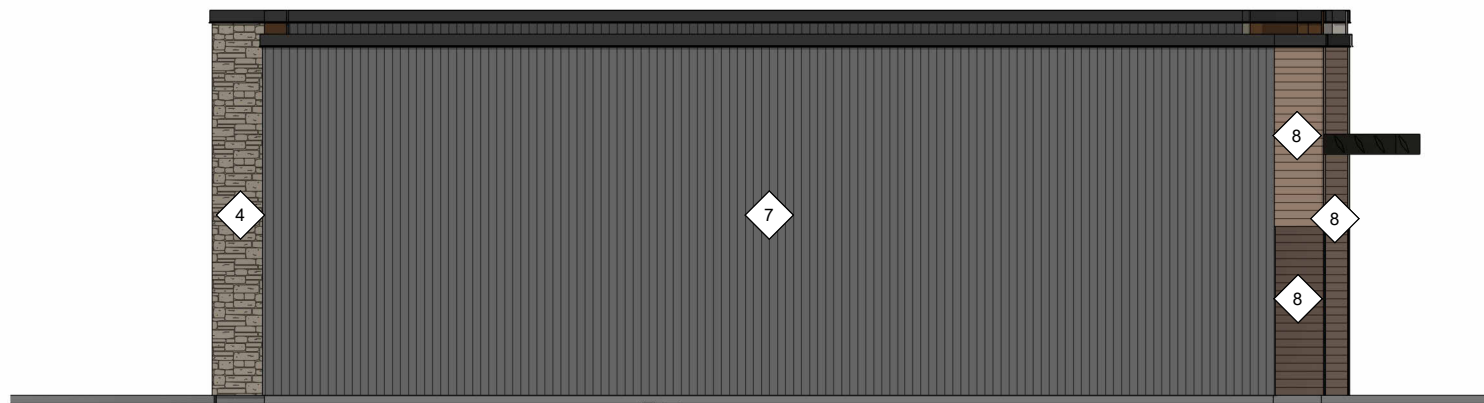
USE	MATERIAL	COLOR:
FLAT ROOF	EPDM/TPO	BLACK/WHITE
SLOPED ROOF	PREFIN. MTL.	BRONZE
FASCIA	PREFIN. MTL.	BRONZE
SOFFIT	PREFIN. MTL.	BRONZE
FRIEZE	PREFIN. MTL.	BRONZE
PARAPET CAP	PREFIN. MTL.	BRONZE
GUTTER	PREFIN. MTL.	MATCH ADJ.
DOWNSPOUT	PREFIN. MTL.	BRONZE
O.H.D.	PREFIN. MTL.	BRONZE
GLASS O.H.D.	ALUM.	BRONZE
WINDOW	FIBERGLASS	BRONZE
CANOPY	PREFIN. MTL.	BRONZE
BRACKETS	FIBERGLASS	SMOKED BIRCH
H.M. DOOR	PRE-FIN. MTL.	BRONZE
STAND. SEAM	PRE-FIN. MTL.	BRONZE

MECHANICAL / ELECTRICAL

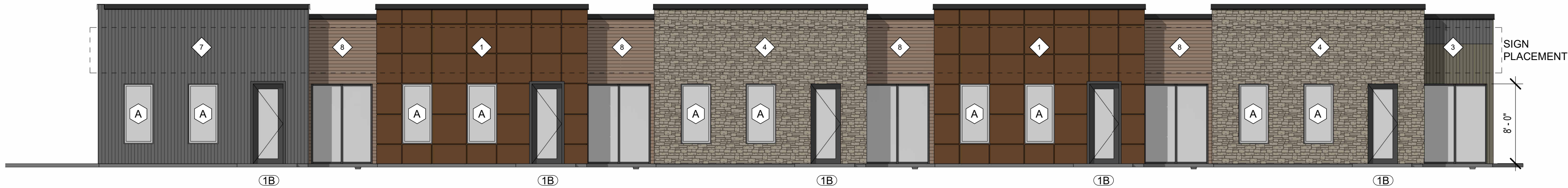
- BUILDINGS A,B,C,D,E,F
- 200 AMP ELECTRICAL PANEL
- FORCED AIR HEATER
- AIR CONDITIONING
- 8 OUTLETS
- 4 LED CEILING LIGHTS
- CEILING FAN (PRE-WIRE)
- BUILDING 'G'
- GAS BOILER IN FLOOR HEAT (SET TO 60°)
- 1 OUTLET / UNIT



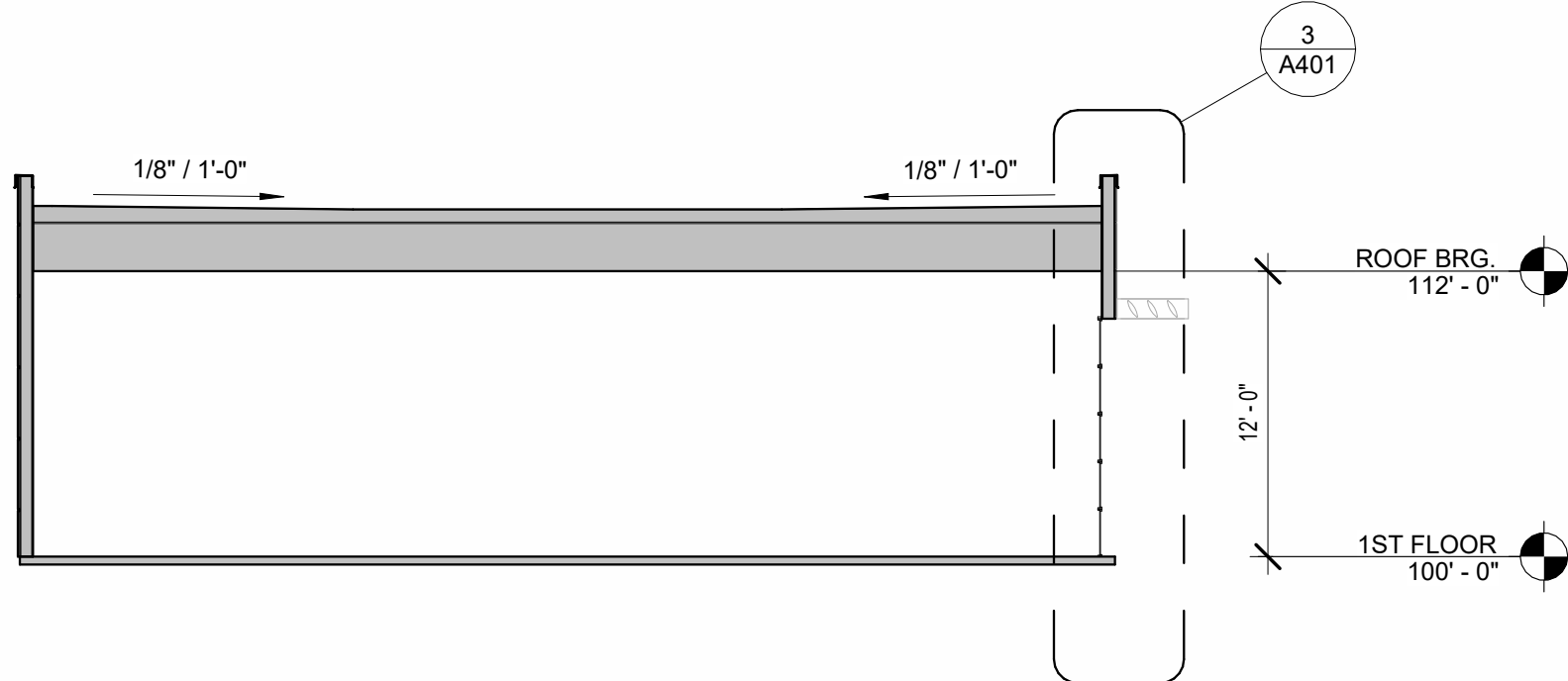
3 A UNITS - 1ST FLOOR
1/8" = 1'-0"



5 A & B UNITS - SIDE ELEVATION
1/8" = 1'-0"



2 A & B UNITS - REAR ELEVATION
1/8" = 1'-0"



4 A & B UNITS - BUILDING SECTION
1/8" = 1'-0"



1 A & B UNITS - FRONT ELEVATION
1/8" = 1'-0"

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ARCHITECTURE

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Signature: *Rhet Fitness*

Date: 10/16/2024 REG. NO. : 1811

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OWNER:
VE LAND CO, LLC

3100 N 14TH STEET
BISMARCK, ND 58503
PHONE: 701-663-4117
EMAIL: arthur@verityhomes.com

MARK	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	10/16/2024
REVISION SCHEDULE		

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS A & B - FLOOR PLAN, ELEVATIONS

A201

File Location: W:\PROJECTS\24-117401-Verify-Lakewood Shop Condos\REV\T\Lakewood Shop Condos (24-117401).rvt
Pld Date: 10/16/2024 10:37:20 AM

- GENERAL PLAN NOTES:**
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALL TYPE 'W3' UNLESS OTHERWISE NOTED.
 - EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
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 - ALL O.H.D.'S TO FEATURE WIRED DOOR OPENER
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 - EXTERIOR RAILINGS TO BE WELDED METAL W/ POWDER COAT FINISH
 - EXTERIOR CLOSED CANOPY TO BE METAL W/ POWDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, CLOSED TOP CANOPY.
 - EXTERIOR OPEN SHAD CANOPY TO BE METAL W/ POWDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, SUNSHADE.

MATERIAL LEGEND

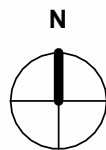
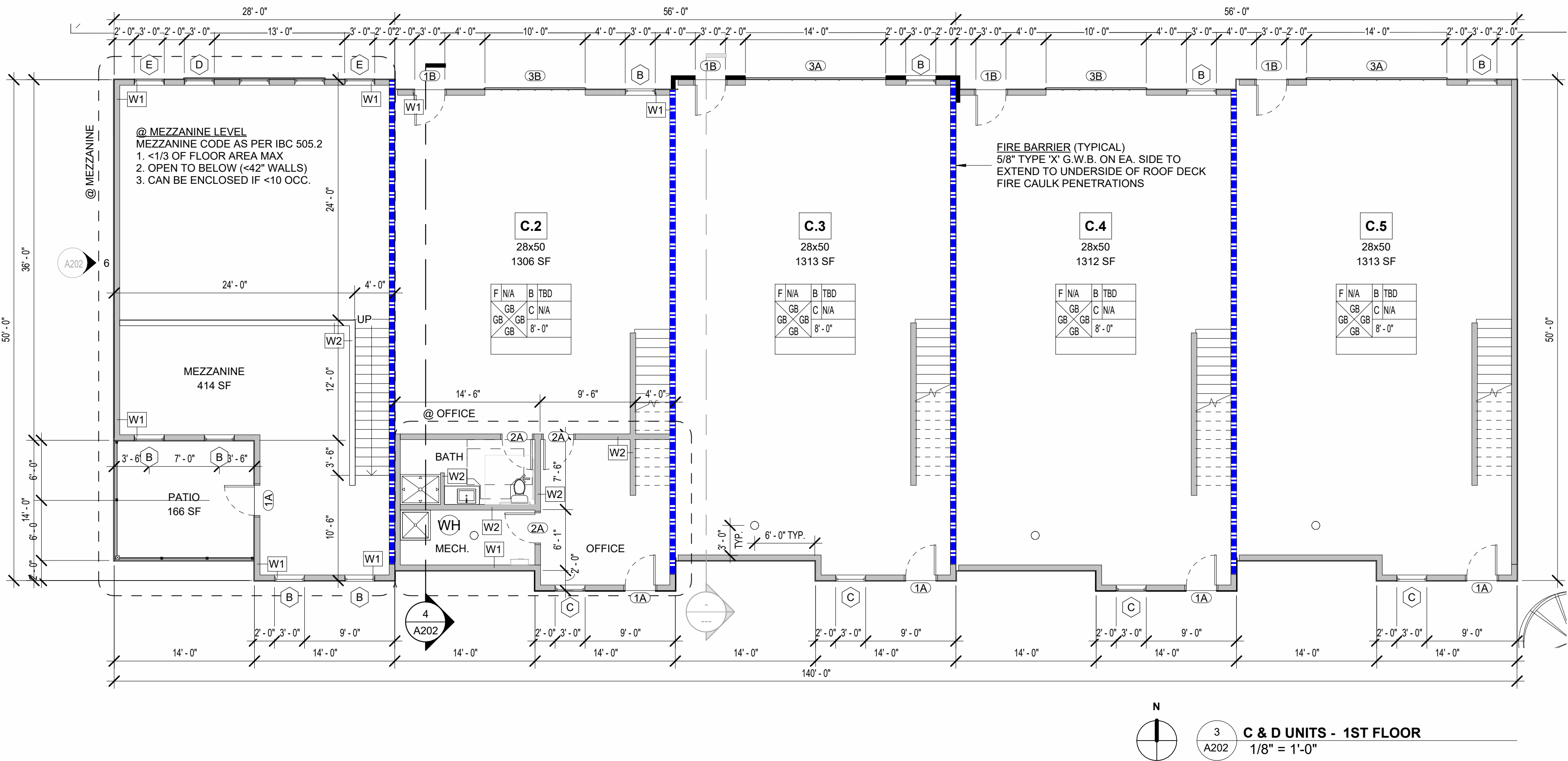
- 1 EIFS-1, EIFS-2, EIFS-3
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INSTL: DRY STACK
CLR: SOUTHWEST CREAM
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CLR: SEA GRAY 6
- 6 MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)
- 7 MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)
- 8 WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

TYPICAL MATERIALS

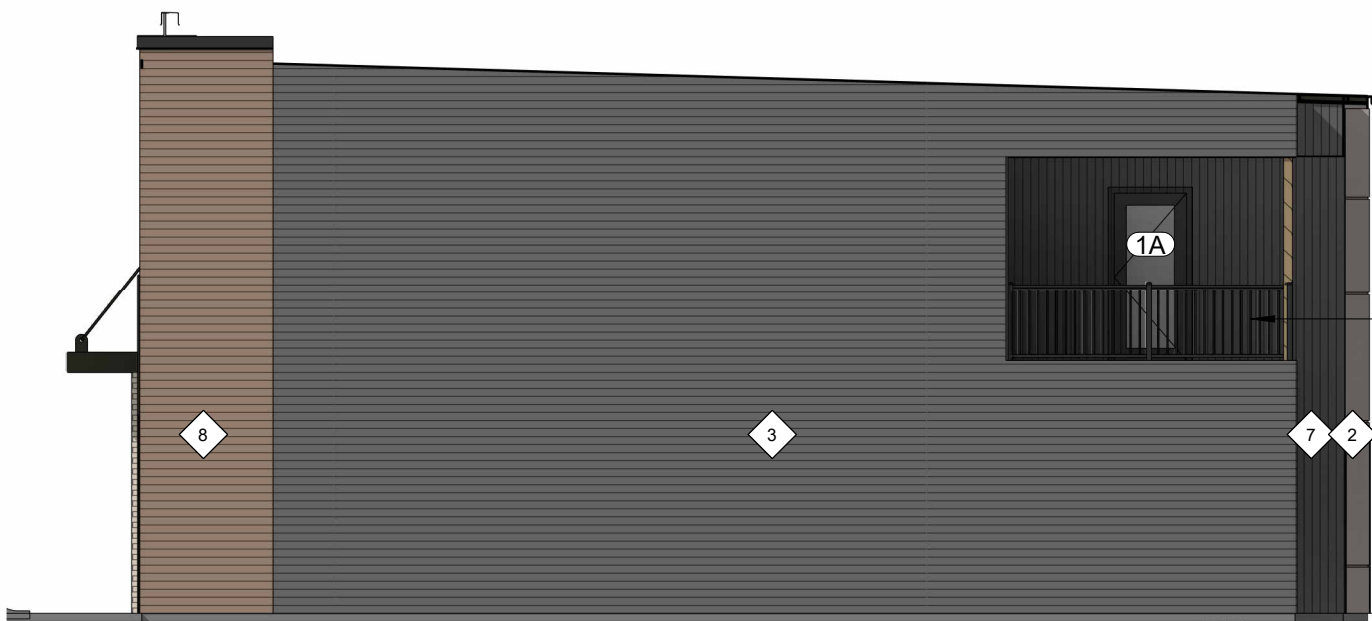
- USE** **MATERIAL** **COLOR:**
FLAT ROOF EPDM/TPO BLACK/WHITE
SLOPED ROOF PREFIN. MTL. BRONZE
FASCIA PREFIN. MTL. BRONZE
SOFFIT PREFIN. MTL. BRONZE
FRIEZE PREFIN. MTL. BRONZE
PARAPET CAP PREFIN. MTL. MATCH ADJ.
GUTTER PREFIN. MTL. BRONZE
DOWNSPOUT PREFIN. MTL. BRONZE
O.H.D. PREFIN. MTL. BRONZE
GLASS O.H.D. ALUM. BRONZE
WINDOW FIBERGLASS BRONZE
CANOPY PREFIN. MTL. BRONZE
BRACKET FIBERGLASS SMOKED BIRCH
H.M. DOOR PRE-FIN. MTL. BRONZE
STAND. SEAM PRE-FIN. MTL. BRONZE

MECHANICAL / ELECTRICAL

- BUILDINGS A,B,C,D,E,F
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- FORCED AIR HEATER
- AIR CONDITIONING
- 8 OUTLETS
- 4 LED CEILING LIGHTS
- CEILING FAN (PRE-WIRE)
- BUILDING 'G'
- GAS BOILER IN FLOOR HEAT (SET TO 60°)
- 1 OUTLET / UNIT



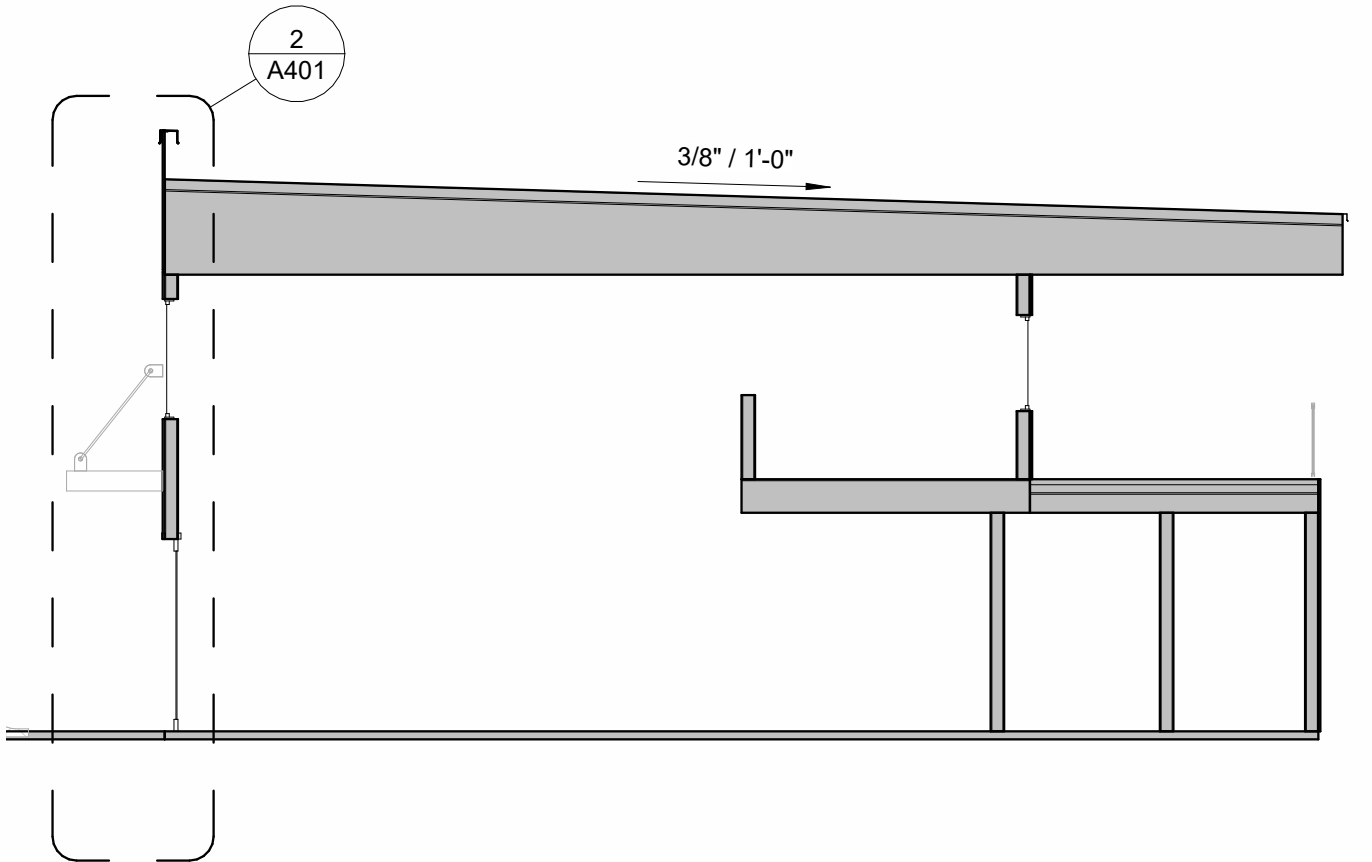
3 C & D UNITS - 1ST FLOOR
A202 1/8" = 1'-0"



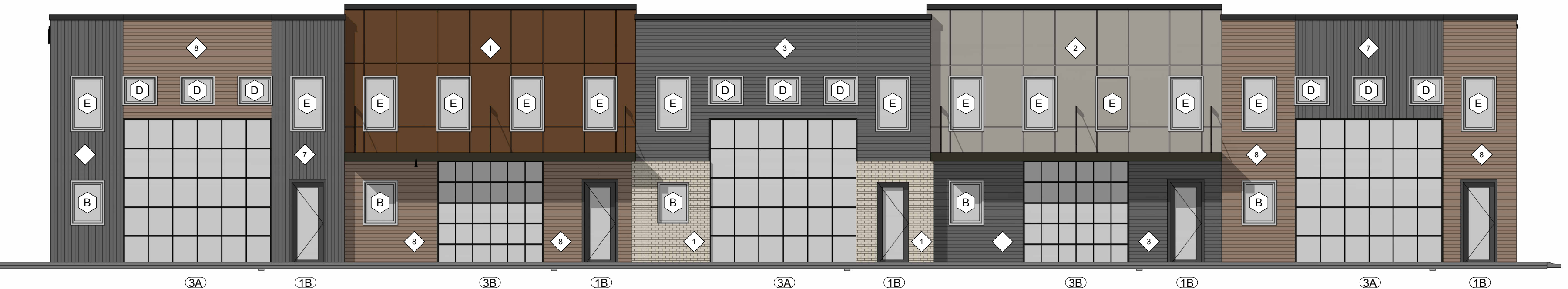
6 C & D UNITS - BUILDING SECTION
A202 1/8" = 1'-0"



2 C & D UNITS - REAR ELEVATION
A202 1/8" = 1'-0"



4 C & D UNITS - BUILDING SECTION
A202 1/8" = 1'-0"



1 C & D UNITS - FRONT ELEVATIONS
A202 1/8" = 1'-0"

RHET
ARCHITECTURE

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Signature: *Rhet Fitness*

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	CONSTRUCTION DOCUMENTS	10/16/2024
REVISION SCHEDULE		

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS C & D - FLOOR PLAN, ELEVATIONS

A202

GENERAL PLAN NOTES:

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MATERIAL LEGEND

- EIFS-1, EIFS-2, EIFS-3
BFD: DRYVIT
SPEC: STANDARD + (PANZER 20 TO 8'-0" A.F.F.)
CLR: [1] RUST, [2] COTTON, [3] DARK CHOCOLATE

- STN-1 STONE VENEER
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INSTL: DRY STACK
CLR: SOUTHWEST CREAM

- BRK-1 BRICK (ALT: EIFS)
BFD: HEBRON BRICK (ALT: DRYVIT)
INSTL: RUNNING (ALT: CUSTOM BRICK)
CLR: SEA GRAY 6

- MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)

- MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)

- WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

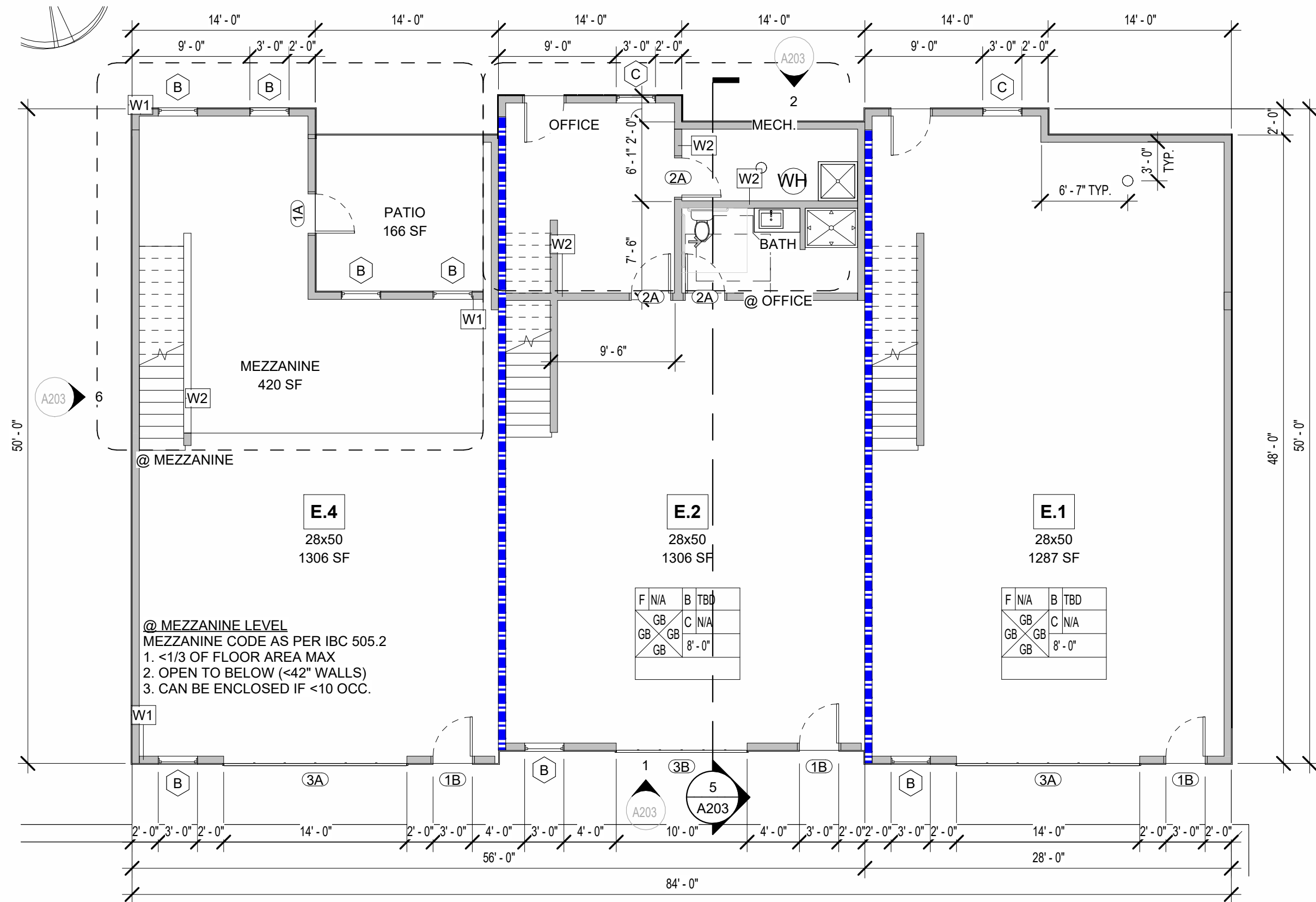
TYPICAL MATERIALS

- USE** **MATERIAL** **COLOR:**
FLAT ROOF EPDM/TPO BLACK/WHITE
SLOPED ROOF PREFIN. MTL. BRONZE
FASCIA PREFIN. MTL. BRONZE
SOFFIT PREFIN. MTL. BRONZE
FRIEZE PREFIN. MTL. BRONZE
PARAPET CAP PREFIN. MTL. BRONZE
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DOWNSPOUT PREFIN. MTL. BRONZE
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WINDOW FIBERGLASS BRONZE
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BRACKETS FIBERGLASS SMOKED BIRCH
H.M. DOOR PRE-FIN. MTL. BRONZE
STAND. SEAM PRE-FIN. MTL. BRONZE

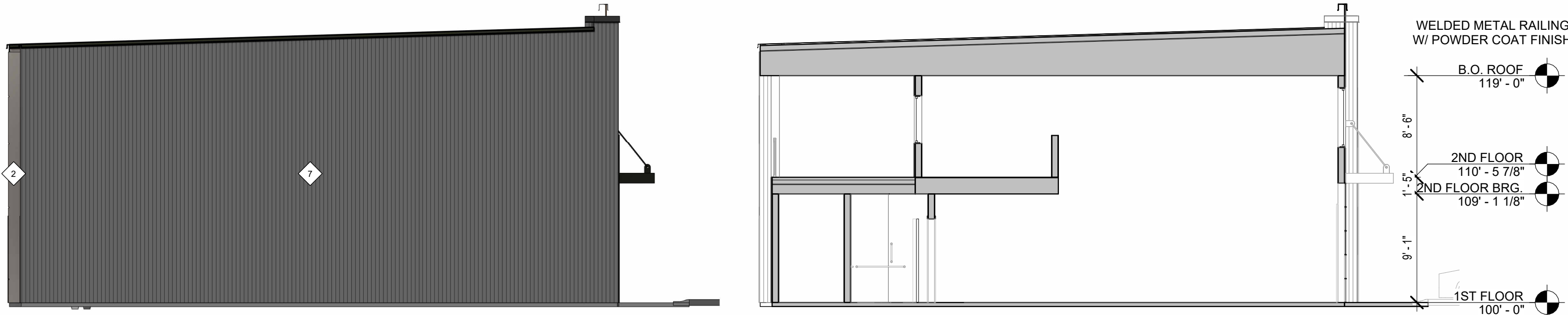
MECHANICAL / ELECTRICAL

- BUILDINGS A,B,C,D,E,F
- 200 AMP ELECTRICAL PANEL
- FORCED AIR HEATER
- AIR CONDITIONING
- 8 OUTLETS
- 4 LED CEILING LIGHTS
- CEILING FAN (PRE-WIRE)

- BUILDING 'G'
- GAS BOILER IN FLOOR HEAT (SET TO 60°)
- 1 OUTLET / UNIT



3 E & F UNITS - 1ST FLOOR
1/8" = 1'-0"

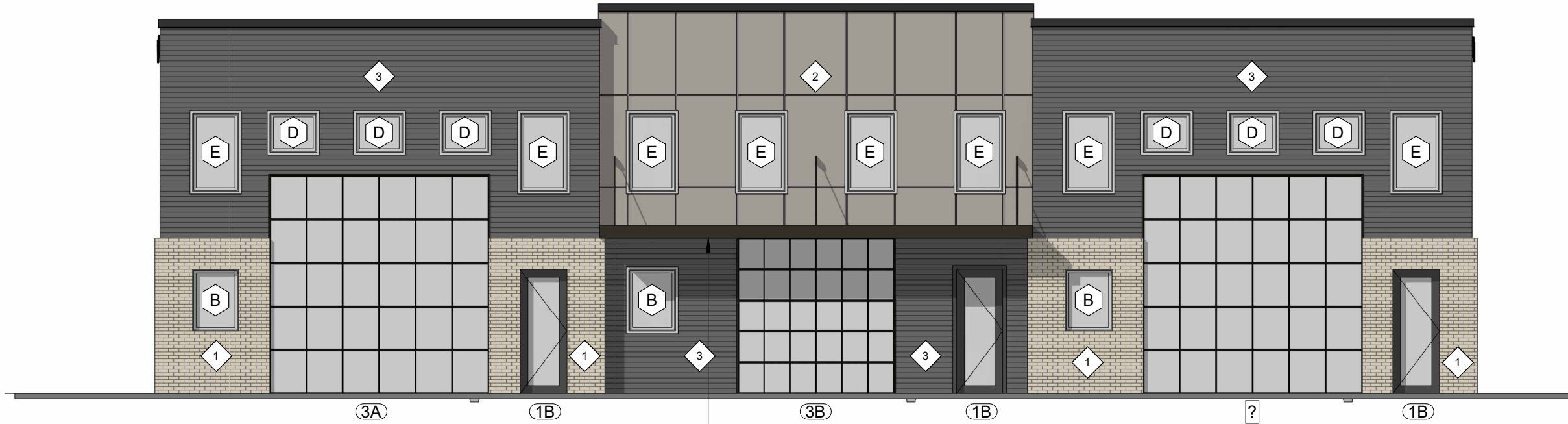


6 E & F UNITS - SIDE ELEVATION
1/8" = 1'-0"

5 E & F UNITS - BUILDING SECTION
1/8" = 1'-0"



2 E & F UNITS - REAR ELEVATION
1/8" = 1'-0"



SEE GENERAL NOTE 10 (TYP.)

4 F UNITS - FRONT ELEVATION
1/8" = 1'-0"



SEE GENERAL NOTE 10 (TYP.)

1 E UNITS - FRONT ELEVATION
1/8" = 1'-0"

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ARCHITECTURE

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WWW.RHET-ARCH.COM

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Signature: *Rhet Fitness*

Date: 10/16/2024 REG. NO. : 1811

PROJECT NAME:
COVE @ LAKEWOOD CONDOS
3903 21ST STREET SE
MANDAN, NORTH DAKOTA

OWNER:
VE LAND CO, LLC

3100 N 14TH STEET
BISMARCK, ND 58503
PHONE: 701-663-4117
EMAIL: arthur@verityhomes.com

MARK	DESCRIPTION	DATE
	CONSTRUCTION DOCUMENTS	10/16/2024

REVISION SCHEDULE

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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS E & F - FLOOR PLAN, ELEVATIONS

A203

File Location: W:\PROJECTS\24-117401-Verify-Lakewood Shop Condos\REV\T1\Lakewood Shop Condos (24-117401).rvt
Pld Date: 10/16/2024 10:37:32 AM

- GENERAL PLAN NOTES:**
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALL TYPE 'W3' UNLESS OTHERWISE NOTED.
 - EXTERIOR WALLS ARE DIMENSIONED TO FACE OF EXTERIOR SHEATHING.
 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS.
 - CENTERLINE OF WATER CLOSETS SHALL BE 18" FROM THE SIDEWALL FACE OF G.W.B. AND/OR ADJACENT CABINET.
 - PROVIDE SOUND BATT INSULATION @ PARTY WALLS BETWEEN UNITS, @ BATHROOM AND @ OFFICE WALLS.
 - ALL DOORS TO MEET MIN. FLOOR CLEARANCE, SEE A001
 - ALL O.H.D.'S TO FEATURE WIRED DOOR OPENER
 - PLUMBING CONTRACTOR TO PROVIDE FLOOR DRAIN TO FUTURE MECHANICAL ROOM. SEE FLOOR PLANS
 - EXTERIOR RAILINGS TO BE WELDED METAL W/ POWDER COAT FINISH
 - EXTERIOR CLOSED CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, CLOSED TOP CANOPY.
 - EXTERIOR OPEN SHAD CANOPY TO BE METAL W/ POWERDER COAT FINISH. BASIS FOR DESIGN, ALL FAB, SUNSHADE.

MATERIAL LEGEND

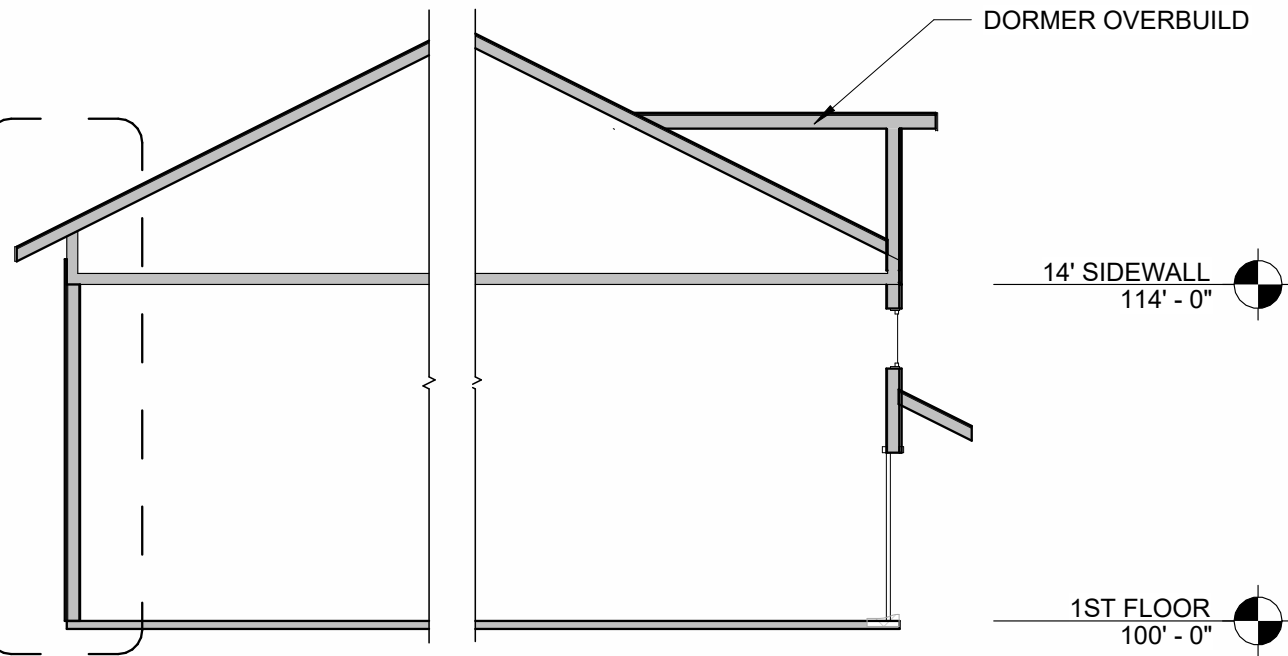
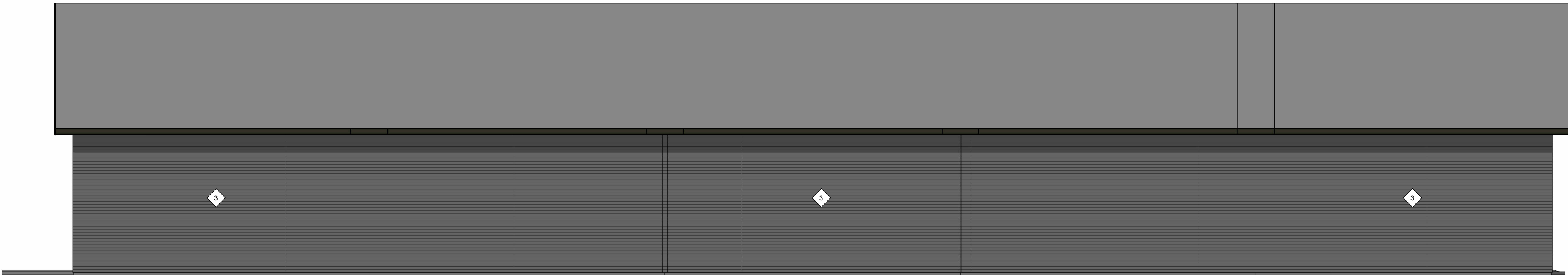
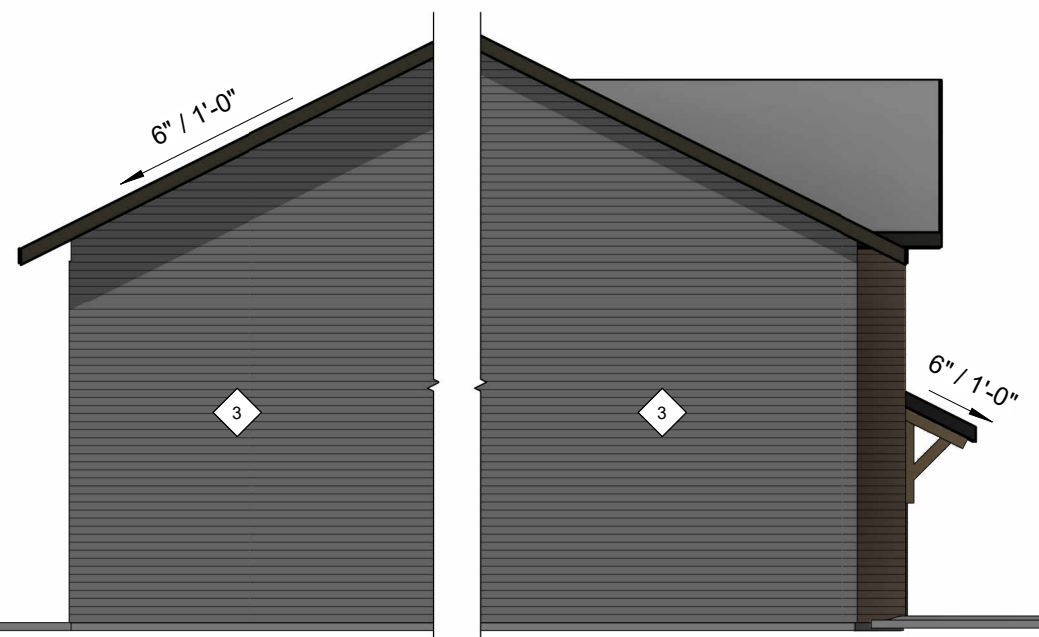
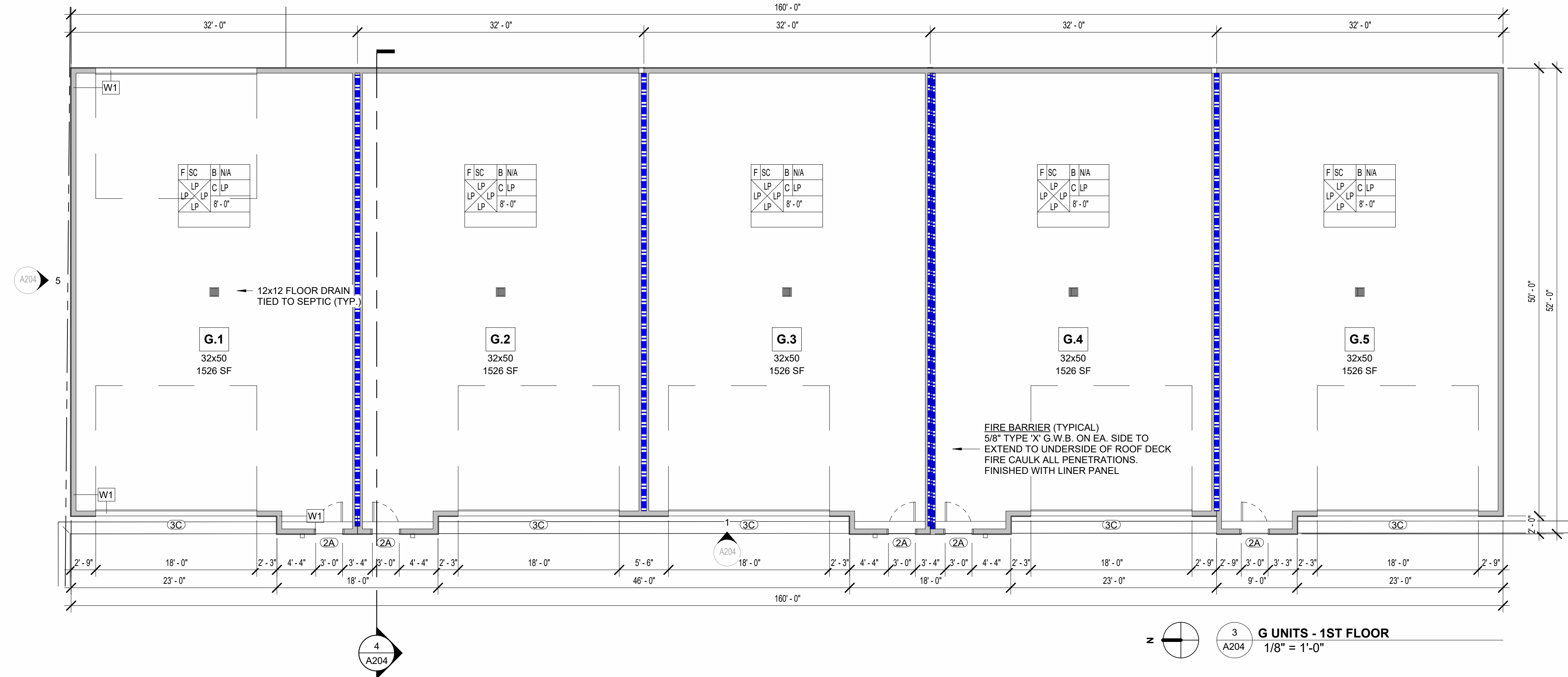
- 1 EIFS-1, EIFS-2, EIFS-3
BFD: DRYVIT
SPEC: STANDARD + (PANZER 20 TO 8'-0" A.F.F.)
CLR: [1] RUST, [2] COTTON, [3] DARK CHOCOLATE
- 4 STN-1 STONE VENEER
BFD: EDWARDS STONE
INSTL: DRY STACK
CLR: SOUTHWEST CREAM
- 5 BRK-1 BRICK (ALT: EIFS)
BFD: HEBRON BRICK (ALT: DRYVIT)
INSTL: RUNNING (ALT: CUSTOM BRICK)
CLR: SEA GRAY 6
- 6 MTL-1 METAL SALES
BFD: V-LINE 32 (HORIZONTAL)
CLR: OLD ZINC GREY (W29)
- 7 MTL-1 METAL SALES
BFD: V-LINE 32 (VERTICAL)
CLR: MATTE BLACK (106)
- 8 WD-1 MAC METAL ARCHITECTURAL
BFD: V-LINE 32
COLOR: SMOKED BIRCH

TYPICAL MATERIALS

- USE MATERIAL COLOR:**
- FLAT ROOF EPDM/TPO BLACK/WHITE
SLOPED ROOF PREFIN. MTL. BRONZE
FASCIA PREFIN. MTL. BRONZE
SOFFIT PREFIN. MTL. BRONZE
FRIEZE PREFIN. MTL. BRONZE
PARAPET CAP PREFIN. MTL. BRONZE
GUTTER PREFIN. MTL. MATCH ADJ.
DOWNSPOUT PREFIN. MTL. BRONZE
O.H.D. PREFIN. MTL. BRONZE
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PROJECT NO: 24-117401
DRAWN BY: DN
CHECKED BY: RF

DRAWING TITLE:
UNITS G - FLOOR PLAN, ELEVATIONS

A204

File Location: W:\PROJECTS\24-117401-Verify-Lakewood Shop Condos\REV\TTLakewood Shop Condos (24-117401).rvt
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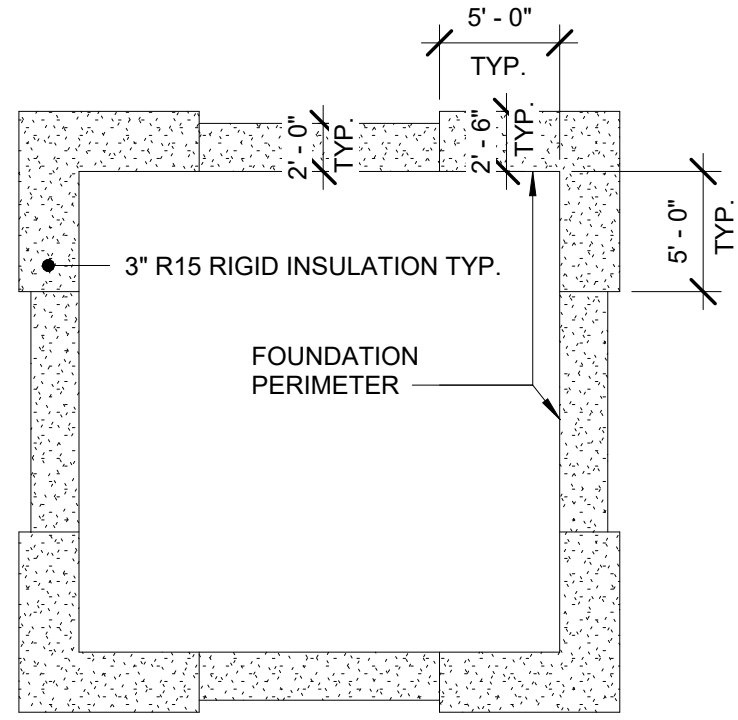
A

B

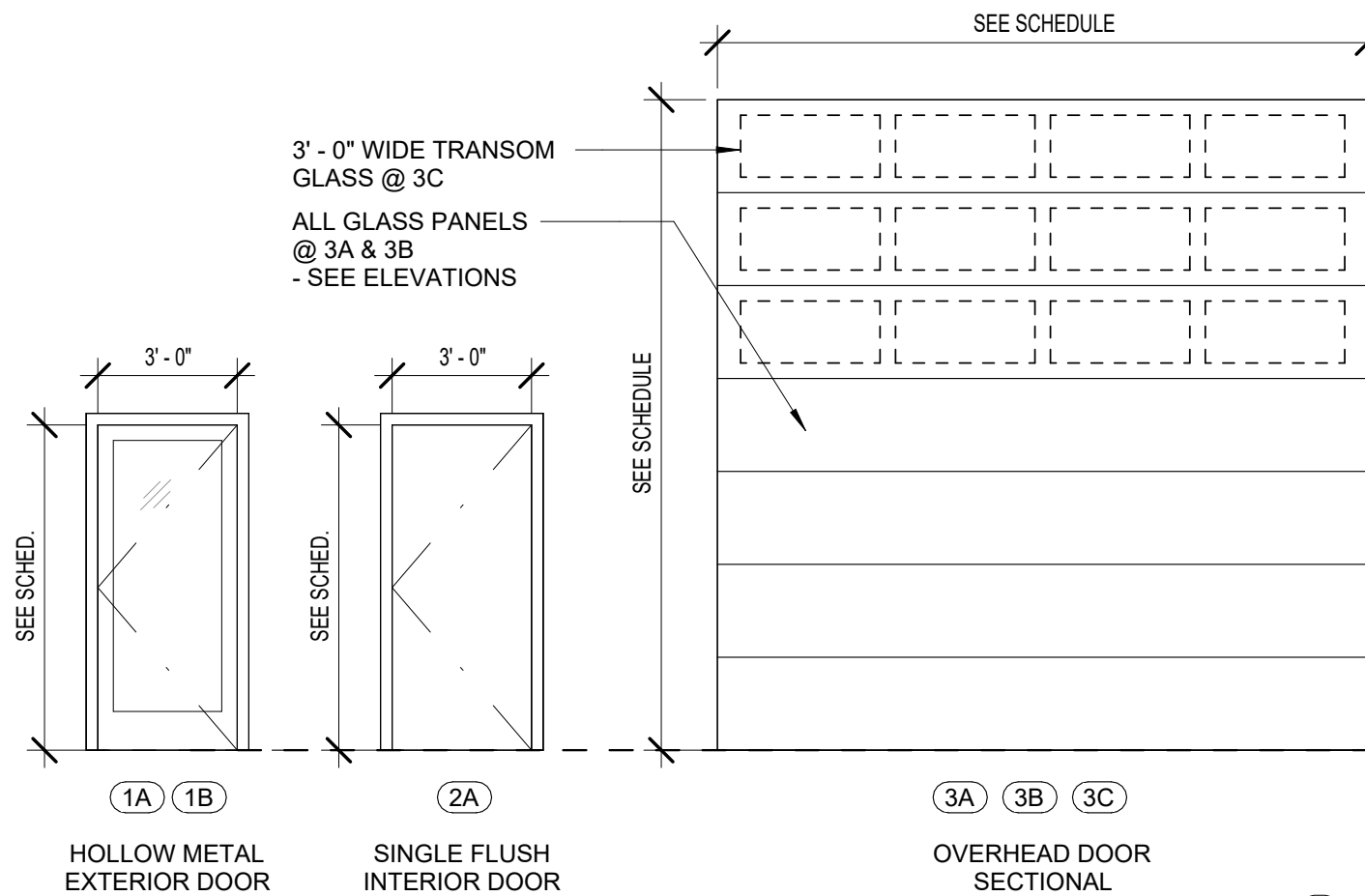
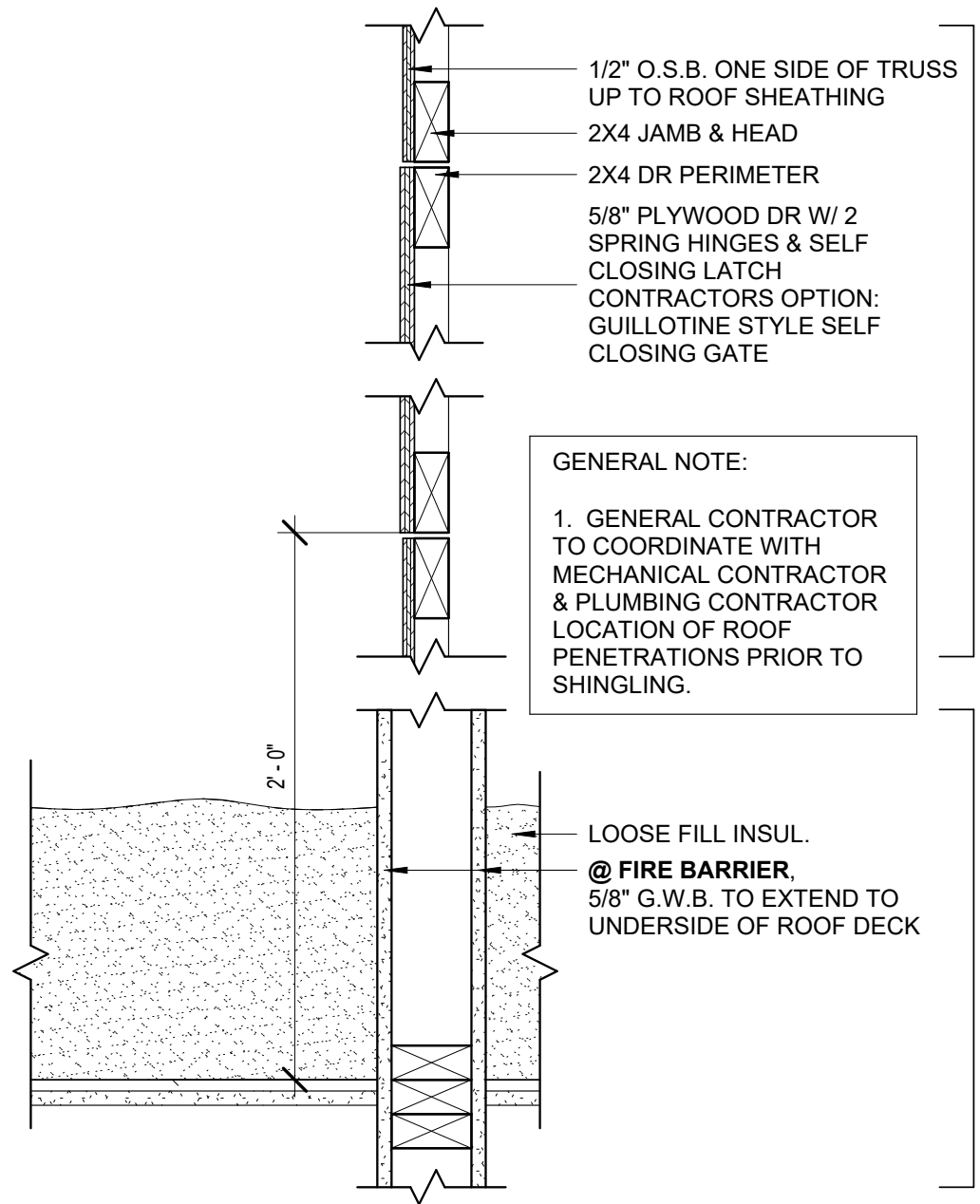
C

D

7 TYPICAL FOUNDATION INSULATION DIAGRAM
1/8" = 1'-0"

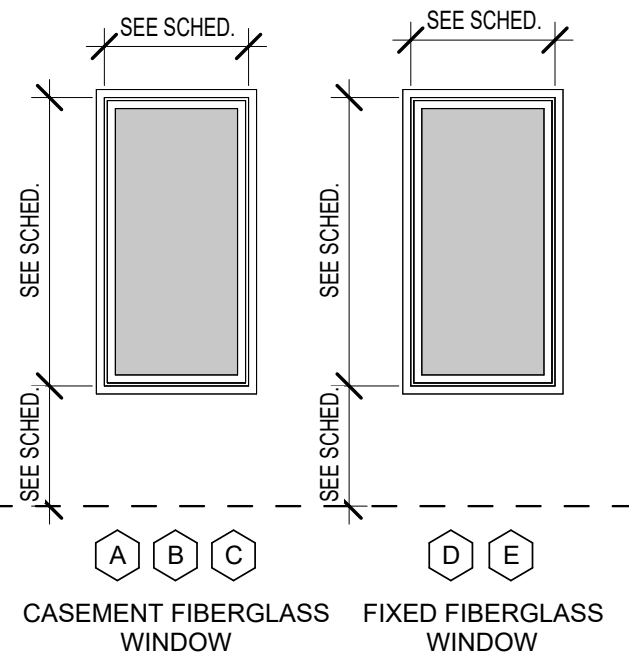


5 SECTION @ DRAFT STOP DOOR & FIRE BARRIER
1 1/2" = 1'-0"

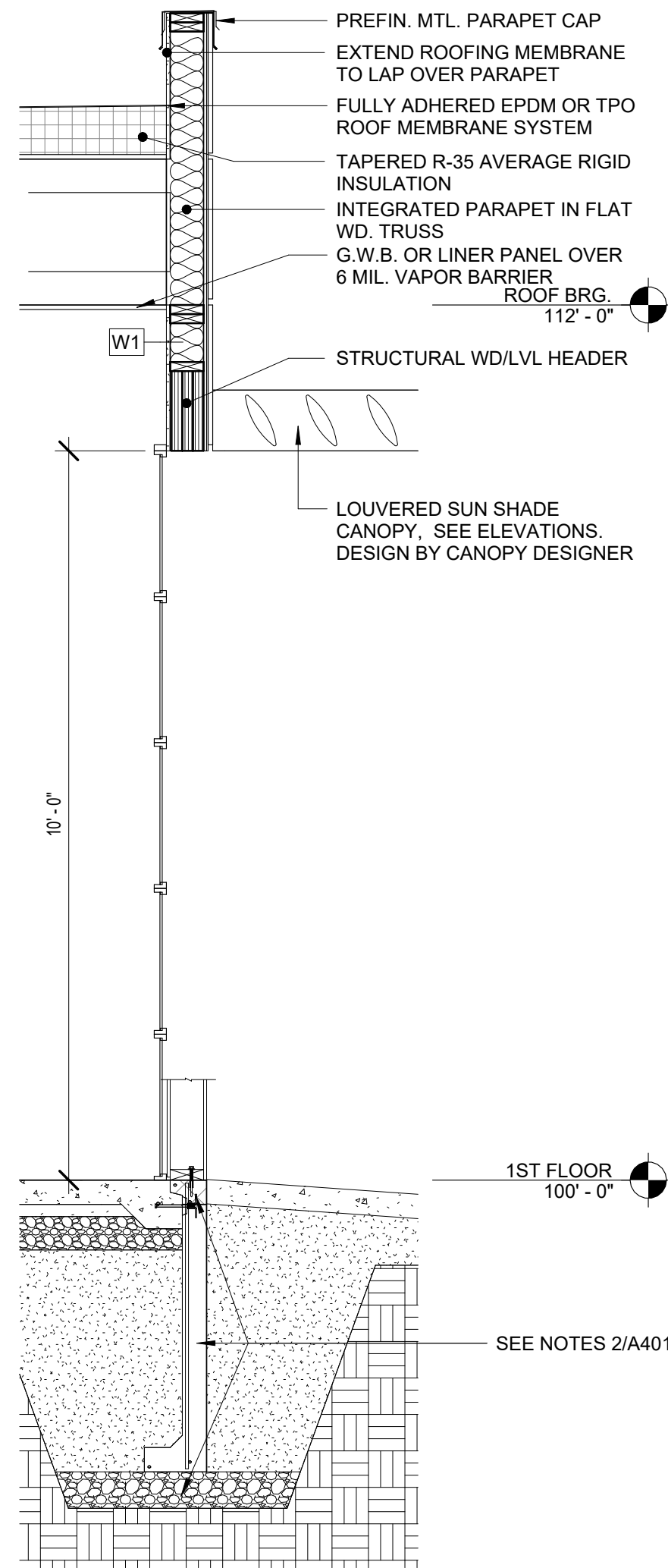


1 WINDOW & DOOR TYPES
1/4" = 1'-0"

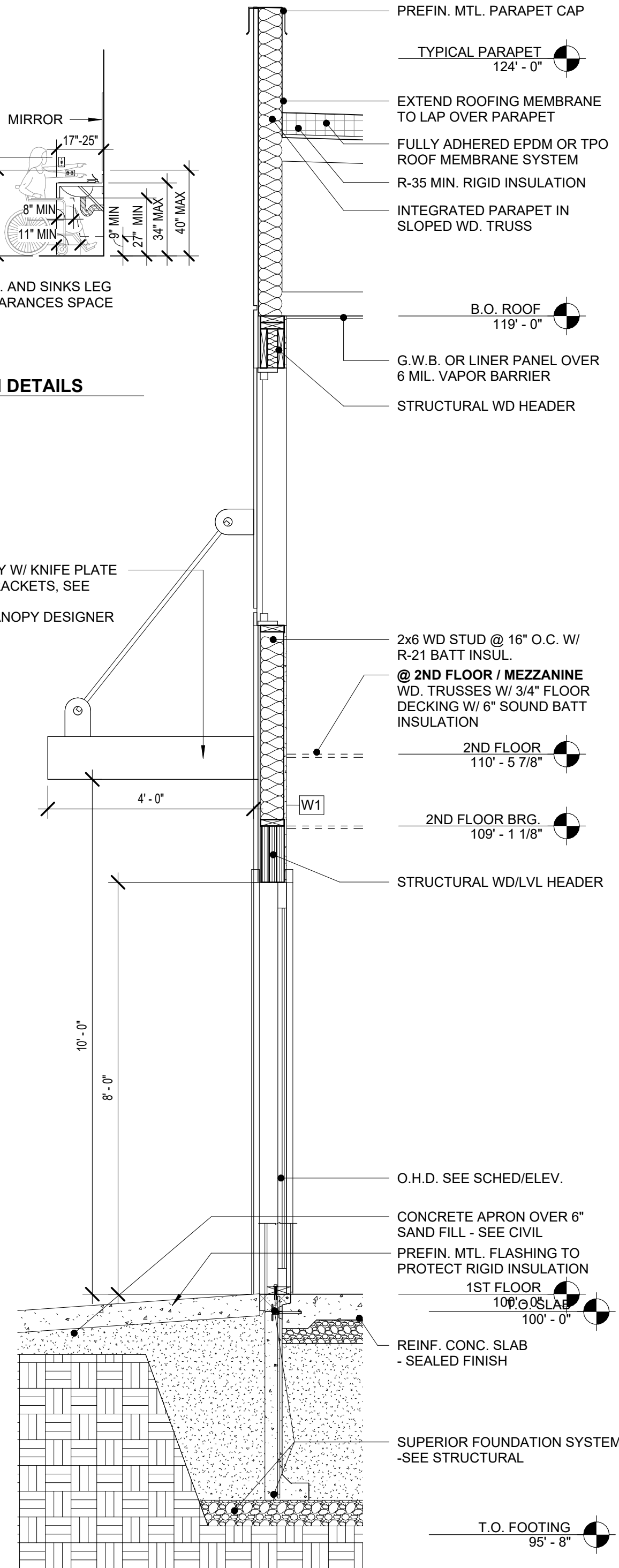
4 G UNITS - WALL SECTION
1/2" = 1'-0"



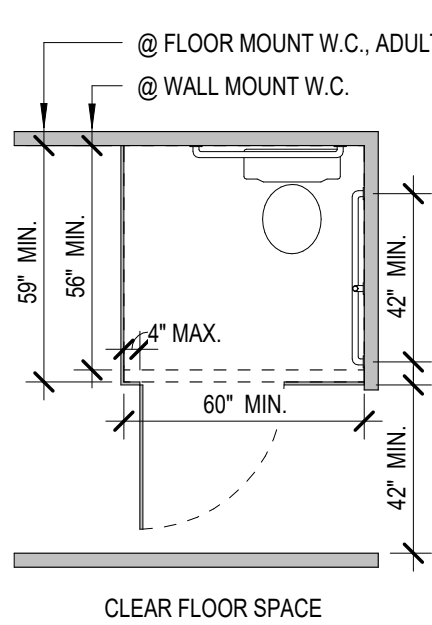
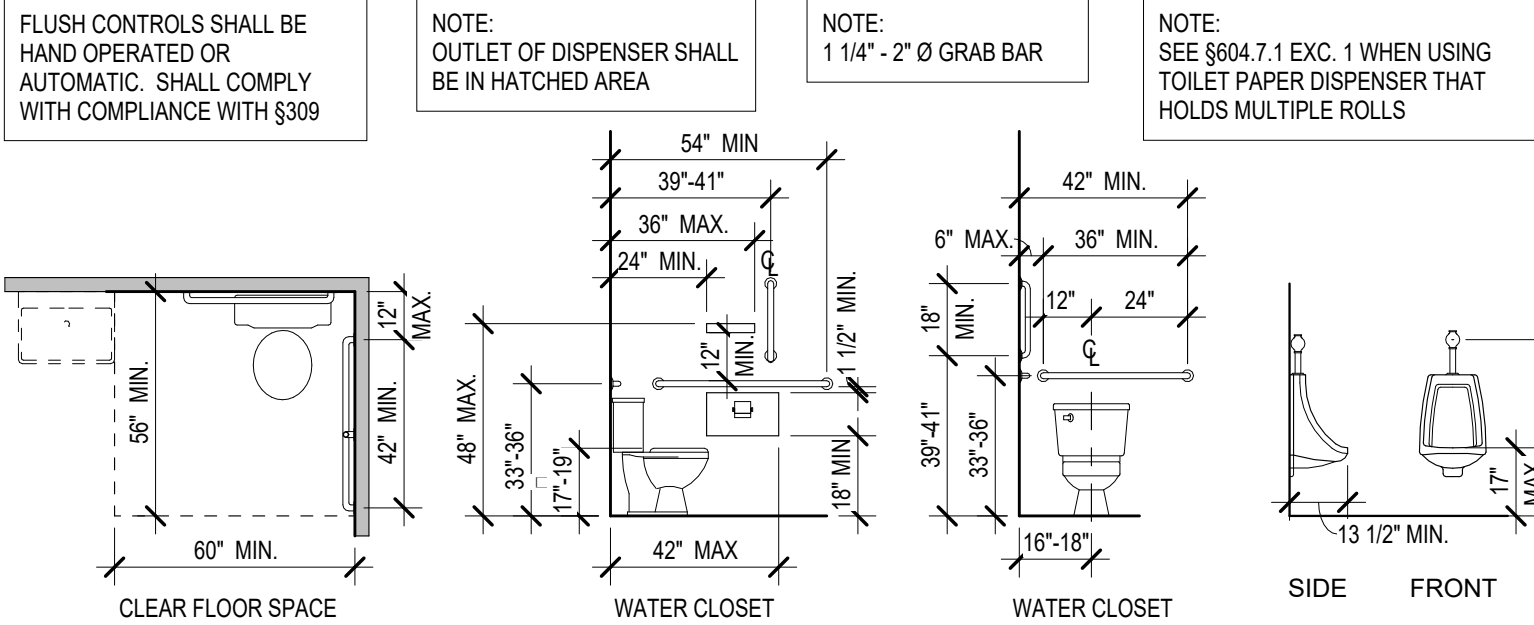
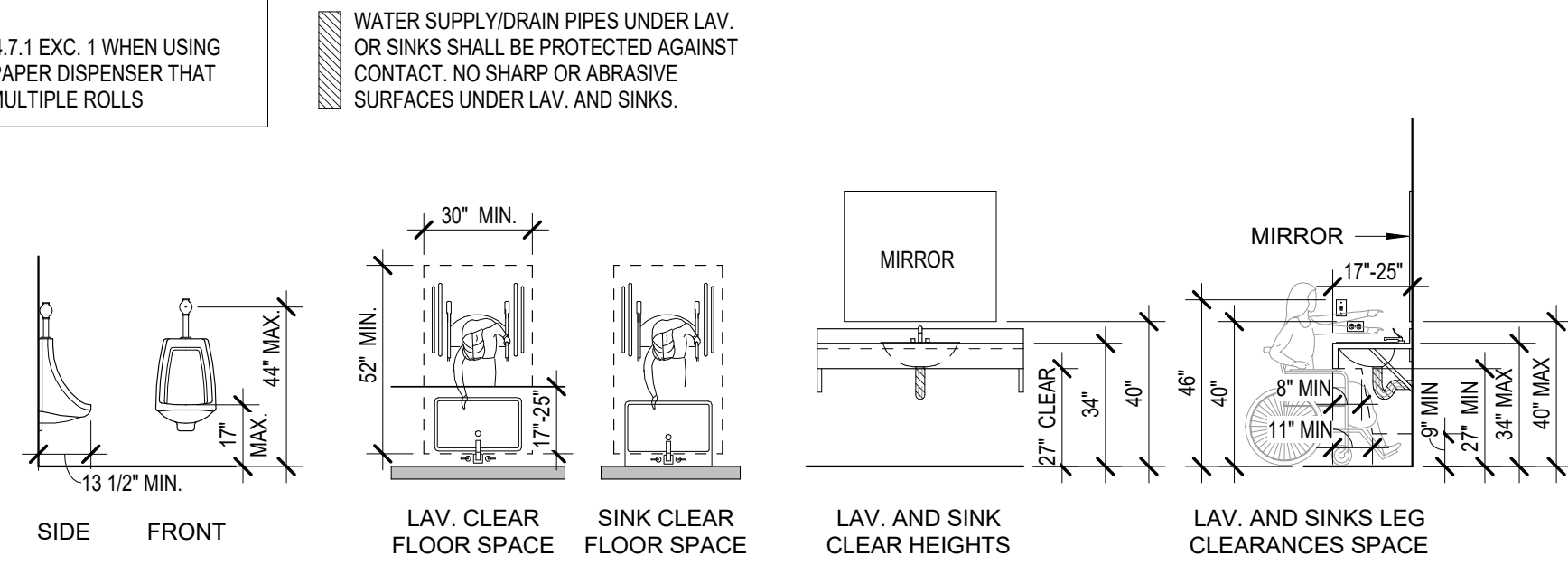
3 A/B UNITS - WALL SECTION
1/2" = 1'-0"



2 C/D & E/F UNITS - WALL SECTION
1/2" = 1'-0"



6 ADA BATHROOM DETAILS
1/4" = 1'-0"



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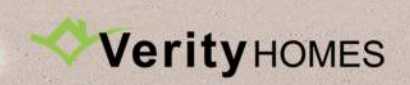
DRAWING TITLE:
WINDOW & DOOR TYPES, TYPICAL WALL SECTIONS, TYPICAL DETAILS

A401























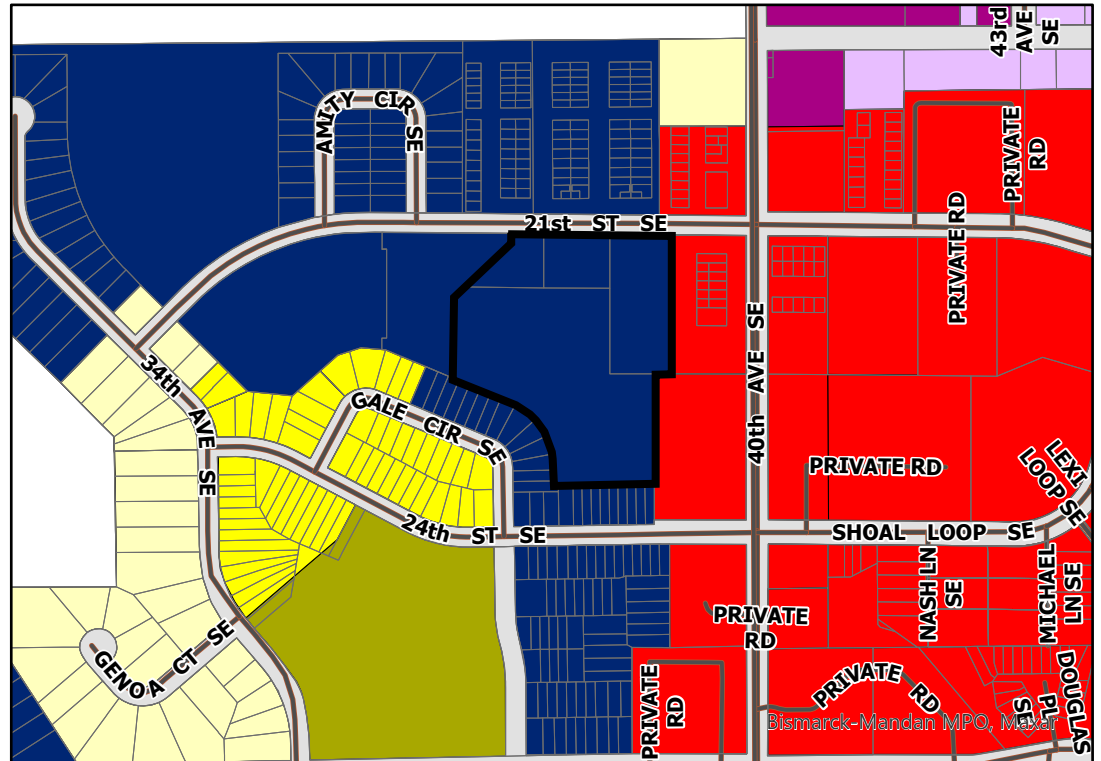
Zoning and Future Land Use Reference Map

Lakewood 9th Addition Second Replat Of Lot 1 Block 4

Zoning

Zoning

- Agriculture - City of Mandan
- Agriculture - Morton County
- CA - Neighborhood Commercial
- CB - Business Commercial
- CC - Commercial/Light Industrial Transition
- DC - Downtown Core
- DF - Downtown Fringe
- Industrial - Morton County
- LSMHS - Trailer Park Subdivision
- MA - Heavy Commercial/Light Industrial
- MB - Heavy Commercial/Heavy Industrial
- MC - Heavy Commercial/Light Industrial Restricted
- MD - Heavy Commercial/Heavy Industrial Restricted
- MHS - Trailer Park
- PUD - Planned Unit Development
- R3.2 - Residential Single & Two Family
- R7 - Residential Single Family
- RH - Residential Mobile Home Park
- RM - Residential Multi-family Dwellings
- RMH - Residential Mobile Home Subdivision
- Residential - County Residential Zoning
- ROW - Right-of-Way
- Roads
- City Limits
- Parcels



Future Land Use Plan

Future Land Use

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Public/Semi-Public
- Public Land
- Park
- Greenways
- Open Space
- Open Water
- Interstate
- Roads
- Parcels

