



**ARCHITECTURAL REVIEW
COMMISSION AGENDA
FEBRUARY 13, 2024
VETERAN'S CONFERENCE ROOM
CITY HALL, 205 SECOND AVENUE NW
1:00 PM
WWW.CITYOFMANDAN.COM**

The public may access the Zoom meeting online at:

<https://us06web.zoom.us/j/85884228177?pwd=8MSZTlrCZ0nYRHotfa6D95DsjiXwMX.1>

Meeting ID: 858 8422 8177

Passcode: 372044

A. ROLL CALL

1. Roll Call for MARC Commission

B. OLD BUSINESS

C. NEW BUSINESS

1. Proposal by Abe Ulmer for Eide Kia building addition
2. Proposal by Abe Ulmer for Solberg self storage facility
3. Proposal by Jordan Kizima for Update and new directional sign for Days Inn & Suites

D. MINUTES

1. Approval of January 23rd meeting minutes

E. OTHER BUSINESS

F. UNFINISHED BUSINESS

G. ADJOURN

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

Alternative Zoom Links:

One tap mobile

+16694449171,,85884228177#,,, *372044# US

+16699006833,,85884228177#,,, *372044# US (San Jose)

MARC MEMBERS



President

☐ *Lee Pierce*
ICON Architects

Vice President

☐ *Victoria Vayda-Hammond*

☐ *Jordan Singer*
Building Official

☐ *Jarek Wigness*
City Engineer

☐ *Mitch Bitz*
Fire Chief

☐ *Shane Weltikol*
Resident

☐ *Jason Angel*
Resident

☐ *Kendra Rennich*
Resident

☐ *Logan Caldwell*
Resident

Support Staff

☐ *Madison Cermak*
Business Development Director
City of Mandan

☐ *Johnathan Wagoner*
Administrative Assistant
City of Mandan



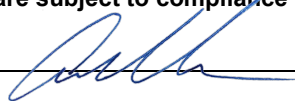
ARCHITECTURAL REVIEW COMMISSION APPLICATION

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

1. Description of Proposed Activity: Eide Kia Proposed Building Additions
Eide Kia Proposed Building Additions
2. Name of Owner: PKMC Mandan LLP
Mailing Address: 112 Missouri Ave, Bismarck, ND 58504
Phone (Cell) _____ (Office) 701-223-1170
3. Name of Architect if applicable: Independent Land Surveying & Engineering Inc.-Abe Ulmer
Mailing Address: 4215 Old Red Trail NW, Mandan, ND 58554
Phone (Cell) 701-220-0968 Office) 701-663-5184
4. Name of Contractor: Consolidated Construction Co. Inc.
Mailing Address: 1355 Airport Road, Bismarck, ND 58504
Phone (Cell) _____ (Office) 701-557-3698
5. Parcel Address: 3334 Memorial Highway SE
6. Legal Description:
Lot 1 Block 1 Addition Midway 13th Addition
Section 36 Township 139N Range 81W
7. Zoning: MC-Heavy Commercial/Light Industrial
8. Special Purpose District: Gateway to Mandan
9. Existing Land Use: Kia Car Dealership
10. Lot Size (Sq Ft) 44,867 sf (Minor Plat in process to combine lots)
Existing Bldg Area (Sq Ft) 9,790 sf
Proposed Bldg Area (Sq Ft) 10,980 sf of building additions Total=20,230 sf
11. Estimated Cost of Project: \$4,300,000
➤ Is this project receiving incentives from the City of Mandan? Yes ___ No X
If you are receiving incentives please indicate which programs have been applied for.

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

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

Applicant:  Date: 2/5/2024

Abe Ulmer - ILSE - Authorized owners representative

Revised (9-20)



ARCHITECTURAL REVIEW COMMISSION APPLICATION INSTRUCTIONS

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

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



CHECK LIST FOR ARCHITECTURAL REVIEW COMMISSION APPLICATION

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

A. Plot Plan - Drawn to Scale

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

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

C. Elevation Architectural Plans to Scale

- X 1. Elevation drawings to include ALL sides.

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

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

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

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

Eide Kia Mandan

Design Intent Documents (DID)

July 2023



EIDE KIA MANDAN
MANDAN, ND

ChangeUp

937.293.7700 changupinc.com

These drawings convey design intent only
to specify size, shape color, feature and
proportion, and not to be used as fabrication
drawings.

© 2022 ChangeUp

DATE
JULY 2023

SCALE N/A	PROJECT NO. KIA263
--------------	-----------------------

DRAWING TITLE
EXTERIOR RENDERING

DWG NO.



EIDE KIA MANDAN
MANDAN, ND

ChangeUp

937.293.7700 changupinc.com

These drawings convey design intent only
to specify size, shape color, feature and
proportion, and not to be used as fabrication
drawings.

© 2022 ChangeUp

DATE
JULY 2023

SCALE N/A	PROJECT NO. KIA263
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DRAWING TITLE
INTERIOR RENDERING

DWG NO.



EXTERIOR

The Kia exterior design brings the philosophy of opposites united to the forefront. The striking black band serves as a backdrop for the brand mark contrasting with the unobstructed views of the showroom and customer area inside. The diagonal design of the sides creates a dynamic expression drawing your eyes to the featured vehicles inside.



SHOWROOM

Upon entry, the customer is greeted with the warmth of the brand wall and customer area. The red loop transitions the warm textures and soft forms in the customer area to the cool tones and clean lines of the showroom in front of the brand wall. This area creates a blank canvas allowing the vehicles to be the focus. By placing them along the diagonal of the loop it provides a panoramic view upon entry with a feature zone in the front corner. The feature vehicle is emphasized with accent lighting above and a flooring transition below.



CONSULTATION

Private, semi-private, and open consultations allow for a variety of options during the sales process. The lower ceilings and warmer textures give an added level of comfort. Customers are also invited to explore options on their own with the real-time configurator located adjacent to one of the open consultation areas.



CUSTOMER LOUNGE

Behind the featured brand wall, the lower ceilings and warmer tones create a relaxed and inviting area for customers waiting for sales or service. This area features a variety of seating options including a bar for customers to plug-in. A hospitality wall with refreshments and a screen anchors the space between service and sales.



SERVICE WRITE-UP

The service write-up welcomes our service customers that have entered our Service Drive. It takes on the same design cues as the showroom, giving our customers a consistent experience no matter their visit. Small, unobstructed desks allow for better customer interaction. Digital menu panels can cycle through monthly specials, show competitive service rates, be a queue board indicating where the customer™s vehicle stands in terms of completion and a host of other opportunities.



NEW VEHICLE DELIVERY

The rising movement of the Kia brand is carried through in the New Vehicle Delivery creating a social media backdrop for customers. This feature creates maximum impact within the space that can also be seen from the exterior with the additional glazing.



	EXISTING GUY WIRE		EXISTING CONTOUR
	EXISTING POWER POLE		EXISTING BUILDING
	EXISTING SANITARY MANHOLE		EXISTING ASPHALT
	EXISTING ELECTRIC BOX		EXISTING GRAVEL
	EXISTING SIGN		EXISTING CONCRETE
	EXISTING TV/TELEPHONE PEDESTAL		EXISTING SIDEWALK
	EXISTING LIGHT POLE		EXISTING LANDSCAPE ROCK
	EXISTING GATE VALVE		EXISTING TREES/SHRUBS
	EXISTING FIRE HYDRANT		
	EXISTING CURB STOP		
	EXISTING CURB & GUTTER		
	EXISTING STORM SEWER		
	EXISTING SANITARY SEWER		
	EXISTING WATERMAIN		
	EXISTING UNDERGROUND GAS		
	EXISTING UNDERGROUND ELECTRIC		
	EXISTING UNDERGROUND CTV		
	EXISTING OVERHEAD POWER		

SPECIFICATIONS: All work shall conform to the Project Manual and Specifications as supplemented by or modified by the following plan notes. All work in the City of Bismarck Right of Way shall conform to the City of Mandan Construction Specifications and Details.

CONTRACTOR PARKING STAGING AREA: The Contractor shall not use private property to park vehicles, store materials, or use as a staging area without written permission from the owner of that property. Any damages to private property shall be repaired to the satisfaction of the owner by and at the Contractor's expense.

SURVEYING: The Contractor shall be responsible for all layout surveying and staking needed for construction activities. Project construction staking shall be provided by the Contractor. Any damaged or destroyed control points will be replaced by the Engineer at the Contractors expense. Electronic files and control point information will be available through the Engineer for use of grading contractors utilizing GPS equipment.

PROPERTY MODIFICATION: A Minor Plat process is being conducted to combine the property parcels into one lot at this time. No work shall be permitted on the east building addition till the Minor Plat process has been completed.

8 CALL OUTS:

1. EXISTING SIGN
2. EXISTING GAS METER
3. EXISTING ELEC. METER
4. EXISTING AC UNIT
5. EXISTING THICKENED EDGE SIDEWALK
6. EXISTING DOWN SPOUTS
7. EXISTING TRANSFORMER
8. EXISTING GAS METER
9. EXISTING CHARGING STATION
10. EXISTING KIA SIGN
11. EXISTING WATER SERVICE LOCATION FROM CURB STOP TO BLDG HAS NOT BEEN VERIFIED
12. EXISTING SANITARY SEWER SERVICE TO BLDG. HAS NOT BEEN VERIFIED
13. EXISTING DUMPTER PAD (NO SCREENING)
14. EXISTING STRIPING FOR CAR SALES

3334 MEMORIAL HWY SE
LOT 1, BLOCK 1,
MIDWAY 13TH ADDITION
Lot Area: 44,976 SF (+/-)

3420 MEMORIAL HWY SE
AUD LOT N OR NE $\frac{1}{4}$ &
AUD LOT N-A OF NE $\frac{1}{4}$
Section 36 - T139N - R81W
Lot Area: 21,417 SF (+/-)

BNSF LEASE PROPERTY:
Approx. 40,544 SF (+/-)
OWNER: _____

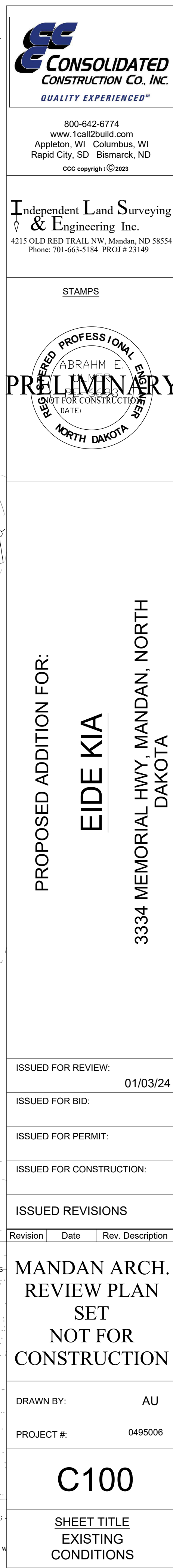
PMKC MANDAN LLC
1112 MISSOURI AVE
BISMARCK, ND, 58504

ZONING: _____

MC - HEAVY COMMERCIAL/ LIGHT INDUSTRIAL

FRONT: 35'
SIDE: 0'
REAR: 10'

SURVEY INFO: VERT. DATUM: NAVD88
HORIZONTAL COORDINATE: NAD83 ND SOUTH , INTERNATIONAL FEET
MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORS
STATION AND ARE REPORTED IN GRID.



	CONSTRUCTION LIMITS
	SIDEWALK REMOVAL
	CONCRETE REMOVAL
	ASPHALT REMOVAL
	CURB REMOVAL
	PROPOSED EROSION CONTROL

CONSTRUCTION LIMITS: The Contractor shall make all effort to minimize the disturbed areas, especially outside the construction limits. The construction limits of the project are limited to the areas shown on the plans to be disturbed. All areas disturbed outside the construction limits shall be restored to the original condition and seeded at the contractors expense.

- Erosion control measures shall be installed prior to any construction activities.
- Projects disturbing one or more acres shall have a NDDPES permit to discharge storm water runoff. If the project is an acre or more the Contractor will also be required to complete and file a Notice of Intent (NOI) with the North Dakota Dept. of Environmental Quality. All erosion control activities shall occur until a NDDPES permit has been issued by the NDDPES. The Contractor shall check with the local officials to be sure all local storm water management considerations are addressed.
- Best management practices shall be utilized for all erosion control. All surface water shall not leave the site without passing through Best Management Practice erosion control measures.
- The BMP's shall be inspected daily by the permittee/contractor and maintained as necessary to ensure their continued functioning.
- The Contractor shall prevent the erosion of exposed soil surfaces and trapping sediments being transported, and erosion and sedimentation into existing storm sewer and adjacent properties will be minimized.
- Dispersing of storm water on site and of trenches due to ground water shall be the Contractors responsibility. There shall be no standing water on site.
- Mud tracking onto adjacent streets shall be kept to a minimum. The Contractor shall be responsible for cleaning any mud or debris tracked from the construction site onto adjacent streets. The Contractor shall remove all soil and sediment tracked or deposited off-site on pavement areas. Soil removal shall be accomplished by shoveling or sweeping on a daily basis. Street washing will not be allowed.
- The BMP's shown on the plans are the minimum requirements for the anticipated site conditions. As construction progresses and unexpected or seasonal conditions dictate, the permittee/contractor shall anticipate that more BMP's may be necessary to ensure erosion and sediment control on site.
- All temporary erosion and sediment control measures shall be properly disposed of within thirty (30) days after final site stabilization is achieved or after the temporary measures are no longer needed.

CLEANUP: All trash on site from construction activities shall be disposed of off site by the Contractor. This shall be considered incidental to the project. Prior to final inspection the Contractor shall sweep and clean the construction site and streets of all debris.

TESTING: Testing shall be conducted according to project specifications. The Contractor shall provide at its expense the necessary testing and inspection services required by the plans and specifications. The Contractor shall employ an accredited independent testing laboratories certified through the American Association of State Highway and Transportation Officials (AASHTO). All site grading and compaction testing shall be to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D698. The Contractor shall be responsible for scheduling tests according to specifications and shall supply test results to the project Engineer/Architect, and to the Owner.

PAVEMENT REMOVAL: Removals of pavements shown are an estimated guideline for minimum removals necessary for the proposed construction. The Contractor shall be responsible for confirming the removal limits to help facilitate construction.

-All pavement designated for removal shall be saw cut full depth prior to removal.

TREE REMOVAL: Tree removal shall consist of cutting the tree down and immediate removal of the stump by routing or excavation to a point 24 inches below ground line. Contractor shall dispose of the tree and stump properly off site.

TRAFFIC CONTROL: Contractor shall be responsible for traffic control during construction. the Contractor shall furnish and install traffic control measures prior to any construction work. Every effort shall be made to minimize the disruption of traffic during construction activities.

1. INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION
- 1.1. INSTALL 9" FIBER ROLLS PRIOR TO REMOVALS
2. INSTALL TRAFFIC CONTROL AROUND CONSTRUCTION LIMITS
3. REMOVE ASPHALT PAVEMENT
4. REMOVE CONCRETE SIDEWALK
5. REMOVE CONCRETE PAVEMENT
6. REMOVE CONCRETE CURB & GUTTER
7. REMOVE EXISTING TREES
8. REMOVE PARKING LOT LIGHT POLES - COORDINATE WITH ELECTRICAL
9. REMOVE ASPHALT APPROACH & CULVERT - RE-GRADE AREA, PLACE TOPSOIL, & SEED
10. COORDINATE UTILITY RELOCATION WITH UTILITY CONTRACTORS

3334 MEMORIAL HWY SE
LOT 1, BLOCK 1,
MIDWAY 13TH ADDITION
Lot Area: 44,976 SF (+/-)

3420 MEMORIAL HWY SE
AUD LOT N OR NE $\frac{1}{4}$ &
AUD LOT N-A OF NE $\frac{1}{4}$
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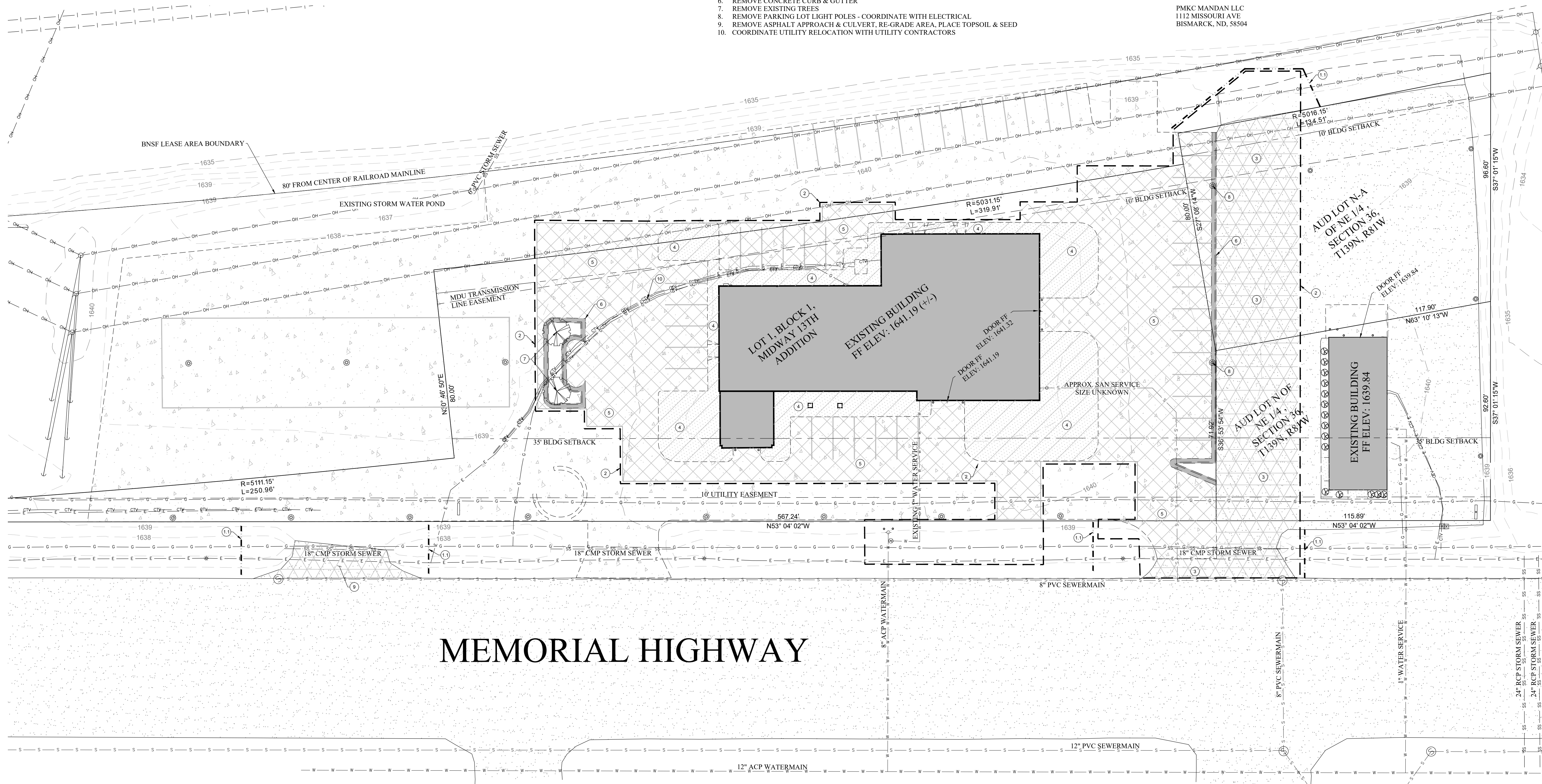
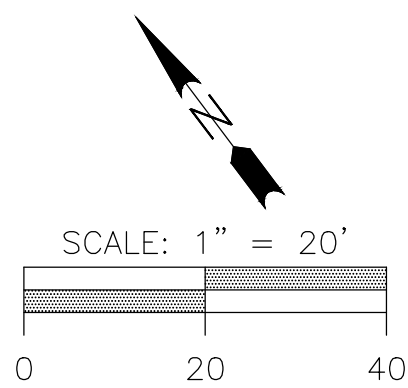
PMKC MANDAN LLC
1112 MISSOURI AVE
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MC - HEAVY COMMERCIAL/ LIGHT INDUSTRIAL

FRONT: 35'
SIDE: 0'
REAR: 10'

SURVEY INFO: VERT. DATUM: NAVD88
HORIZONTAL COORDINATE: NAD83 ND SOUTH , INTERNATIONAL FEET
MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORS
STATION AND ARE REPORTED IN GRID.

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



800-642-6774
www.1call2build.com
Appleton, WI Columbus, WI
Rapid City, SD Bismarck, ND
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Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58555
Phone: 701-663-5184 PROJ # 23149

PROPOSED ADDITION FOR:

EIDE KIA

3334 MEMORIAL HWY, MANDAN, NORTH
DAKOTA

ISSUED FOR REVIEW: 01/03/24

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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MANDAN ARCH.
REVIEW PLAN
SET
NOT FOR
CONSTRUCTION

DRAWN BY: AU

PROJECT #: 0495006

C200

SHEET TITLE
REMOVALS

INITIAL SHEET DESIGNED AS 24x36 LAYOUT, ANY OTHER REPRODUCED SIZE IS NOT TO SCALE

LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SANITARY CLEANOUT
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED CURB STOP
- PROPOSED CONTOUR
- CONSTRUCTION LIMITS
- PROPOSED PARKING STALL COUNT
- PROPOSED LANDSCAPE

GENERAL NOTES:

SPECIFICATIONS: All work shall conform to the Project Manual and Specifications as supplemented by or modified by the following plan notes. All work in the City of Mandan Right of Way shall conform to the City of Mandan Construction Specifications and Details.

PROPOSED CONTOURS: The final contours shown on the plans represent the finished surface to the topsoil, pavement, surfacing, storm sewers, etc. The Contractor is to make allowances as required to account for topsoil and pavement surfacing when completing the site grading.

SUBGRADE PREPARATION & TRENCHING DENSITY REQUIREMENTS: Areas to receive Fill, Gravel Base, Pavement, and the bottom of cut areas shall be scarified to a minimum depth of 6 inches specified and compacted. Contractor shall be required to manipulate substandard areas by working the soil until the specified density and uniform moisture content are achieved. Fill material shall be placed in lifts not exceeding eight inches loose thickness. All Trenches, Fill, and Gravel base shall be compacted to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D698.

PAVEMENT MARKING/STRIPING: Contractor to stripe entire parking lot after pavement operations are complete as per layout on plan sheets. All paint shall meet the NDDOT specifications. Stripes shall be 4" wide yellow paint. Blue Striping and symbols shall be installed at handicap stalls, along with access aisle diagonal painted with blue lines spaced at 2' on center. All paint shall be applied at 110 SF/GAL.

AGGREGATE BASE: Aggregate base shall be Class 5 Gravel per NDDOT specifications or approved equal. Gravel shall be installed to the thickness as shown on plan details (see sheet C700), and compacted per specifications.

GENERAL NOTES CONTINUED:

CONCRETE: All Concrete in the city Right of Way shall be in accordance with he City of Mandan Construction Specifications.

-All Concrete shall have 28 day strength of 4,000 psi, with a maximum allowable slump of 4 inches, and air entrainment content between 5% to 7%. The Contractor shall provide a mix design to be approved by the Engineer.

-All Concrete placed next to the building and/or structures shall have 2" expansion material installed and sealed.

-Thickened edge sidewalk shall have continuous reinforcement of #4 deformed bars tied together at 24" on center. All other sidewalk shall be the same reinforcement.

-Parking Lot concrete shall be 6" reinforced concrete. See detail on plan sheet C700.

-Reinforcement shall be #4 grade 60 deformed bars placed at 24" center-to-center, to be tied together and placed at the vertical center of the concrete slab.

-Concrete joints shall be a maximum of 10'x10', and a concrete jointing plan shall be required by the Contractor and approved prior to implementation.

-All Construction joints shall be formed with a keyway or tied together with 18" tie bars drilled 1/2 length into existing concrete every 24".

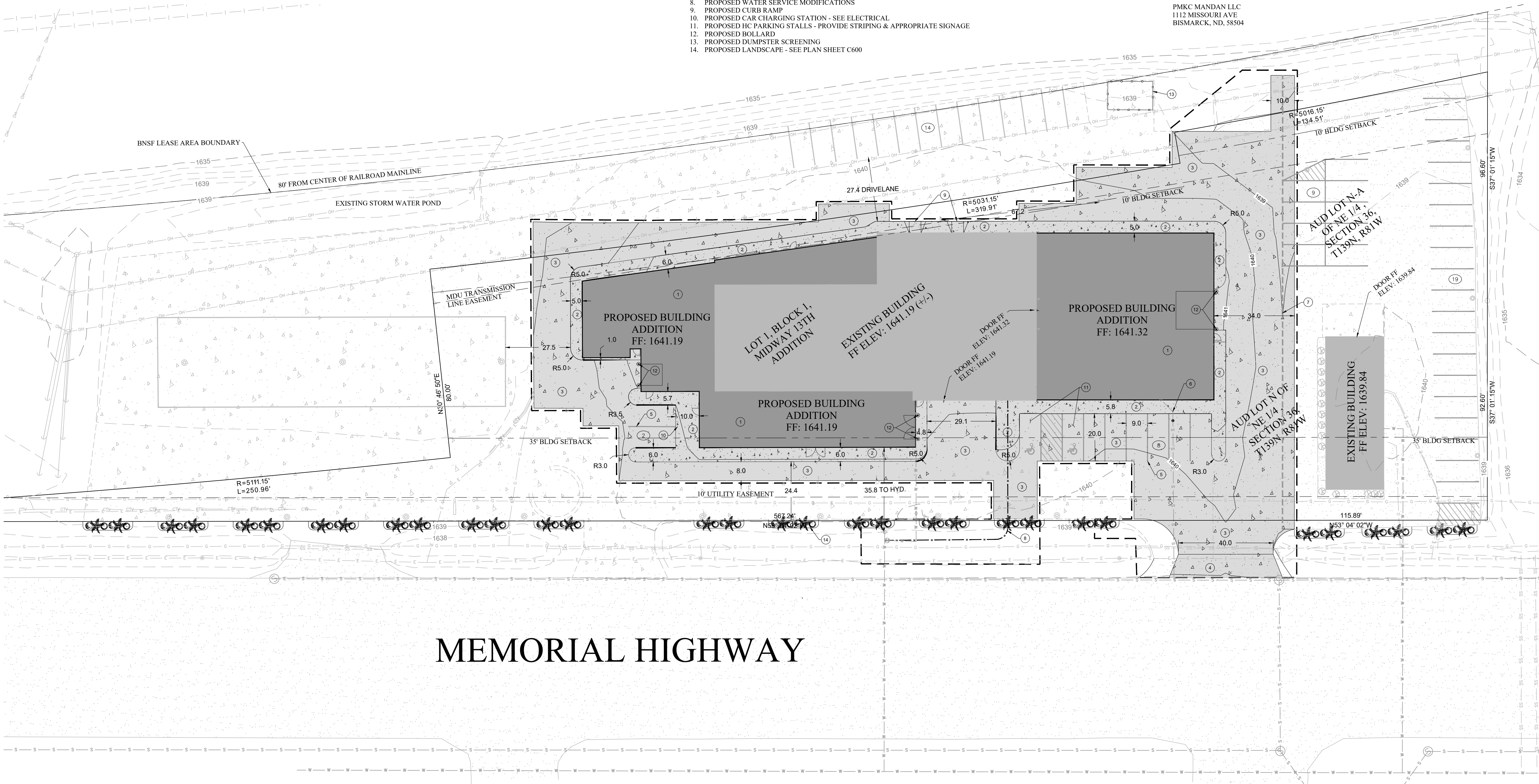
-Concrete joints shall be saw cut 1/3 the concrete depth, 1/4" wide, cleaned, and sealed with caulking and backer rod. Backer rod shall meet the requirements of ASTM D 5249 type 1. Joint Sealant shall be a cold applied joint sealant specifically manufactured for exterior pavements. Sealant shall be a one part silicone, or electromagnetic sealant complying with ASTM C920. Sealant shall be white or gray to match concrete color, with a low modulus and be capable of withstanding repeated joint movement without losing adhesion to the concrete without cohesion failure. Joints shall be clean and free of debris per manufactures instructions.

-Curing Compounds shall conform to ASTM C309- Type 2 white pigmented. Curing Compound coverage shall be per manufactures recommendations.

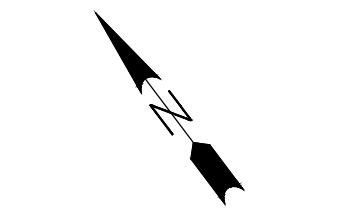
-Concrete tests shall be done per the following:

-One test per 50 Cubic Yards of concrete poured for parking lot pavement or sidewalks.

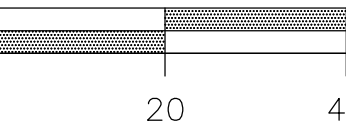
- CALL OUTS:
- PROPOSED BUILDING ADDITION
 - PROPOSED THICKENED EDGE SIDEWALK
 - PROPOSED 6" THICK REINFORCED CONCRETE PAVEMENT
 - PROPOSED 8" THICK CONCRETE - CITY APPROACH PER CITY SPECIFICATIONS
 - PROPOSED PARKING STRIPING
 - PROPOSED SANITARY SEWER MODIFICATIONS - SEE PLAN SHEET C400
 - PROPOSED VALLEY GUTTER - SEE DETAIL ON PLAN SHEET C700
 - PROPOSED WATER SERVICE MODIFICATIONS
 - PROPOSED CURB RAMP
 - PROPOSED CAR CHARGING STATION - SEE ELECTRICAL
 - PROPOSED HC PARKING STALLS - PROVIDE STRIPING & APPROPRIATE SIGNAGE
 - PROPOSED BOLLARD
 - PROPOSED DUMPSTER SCREENING
 - PROPOSED LANDSCAPE - SEE PLAN SHEET C600



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



SCALE: 1" = 20'



SURVEY INFO: VERT. DATUM: NAVD88
HORIZONTAL COORDINATE: NAD83 ND SOUTH, INTERNATIONAL FEET
MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORN
STATION AND ARE REPORTED IN GRID.

LEGAL:

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Approx. 40,544 SF (+/-)

OWNER:

PMKC MANDAN LLC
1112 MISSOURI AVE
BISMARCK, ND, 58504

ZONING:

MC - HEAVY COMMERCIAL/ LIGHT INDUSTRIAL

SETBACKS:

FRONT: 35'
SIDE: 0'
REAR: 10'



800-642-6774
www.1call2build.com
Appleton, WI Columbus, WI
Rapid City, SD Bismarck, ND
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Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 23149

STAMPS



PROPOSED ADDITION FOR:

EIDE KIA

3334 MEMORIAL HWY, MANDAN, NORTH
DAKOTA

ISSUED FOR REVIEW: 01/03/24

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ISSUED REVISIONS

Revision	Date	Rev. Description
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MANDAN ARCH.
REVIEW PLAN
SET
NOT FOR
CONSTRUCTION

DRAWN BY: AU

PROJECT #: 0495006

C300

SHEET TITLE
PROPOSED
CONDITIONS

INITIAL SHEET DESIGNED AS 24X36 LAYOUT. ANY OTHER REPRODUCED SIZE IS NOT TO SCALE

— 1810 —

PROPOSED CONTOUR

- - 1810 - -

EXISTING CONTOUR

1.00%

DRAINAGE SLOPE

x 55.00

SPOT ELEVATION (FLOW LINE ELEV.)

CONSTRUCTION LIMITS

* ALL ELEVATIONS ARE FLOW LINE
UNLESS OTHERWISE NOTED.

GENERAL NOTES:

PROPOSED CONTOURS: The final contours and control point elevations shown on the drawings represent the finished surface to the topsoil, pavement, surfacing, storm sewers, etc. The Contractor is to make allowances as required to account for topsoil and pavement surfacing when completing the site grading. See plan sheet C700 for typical sections.

CONSTRUCTION LIMITS: The contractor shall make all effort to minimize the disturbed areas. The Construction limits of the project are limited to the areas shown on the plans to be disturbed. All areas disturbed outside of the construction limits shall be restored to the original condition and seeded at the Contractors expense.

WATER: The Contractor is to make all arrangements and pay for water usage, rental, and/or hookup for water meter from the contractors water supply source. All costs to load, haul, and apply the water required for compaction will be considered incidental to the project. An estimated amount of water has been added to the plan quantity to be used for compaction and for use as a dust palliative during construction.

TESTING: The Contractor shall provide at its expense the necessary testing and inspection services required by the plans and specifications. The Contractor shall employ an accredited independent testing laboratories certified through the American Association of State Highway and Transportation Officials (AASHTO). The Contractor shall be responsible for scheduling tests according to specifications and shall supply test results to the Owner, Architect, and Project Engineer.
-Density testing shall be to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D698.

SUBGRADE PREPARATION & TRENCHING DENSITY REQUIREMENTS: Areas to receive Fill, Gravel Base, Pavement, and the bottom of fill areas shall be scarified to a minimum depth of 6 inches specified and compacted. Contractor shall be required to manipulate substandard areas by working the soil until the specified density and uniform moisture content are achieved. Fill material shall be placed in lifts not exceeding eight inches loose thickness. All fill material shall be compacted to 95% density with a moisture content between +3% to -3% optimum moisture as per ASTM D698. Testing frequency shall be one passing test for every 5000 SF of area for every lift of fill material. Trench backfill shall have a testing frequency of one test per every 100 lineal foot of compacted utility trench for every 2 vertical foot of backfill.

EXCESS MATERIAL: Any surplus topsoil and dirt material shall become the contractors property and removed offsite by the contractor.

GENERAL NOTES CONTINUED:

GRADING TOLERANCE: Subgrade embankment shall have the surface built to true lines, grades, and cross section shown on the plans, or as directed by the Engineer.

-In those areas upon which aggregate base or pavement base is to be placed, the top of the subgrade be of such smoothness that it will not vary more than 0.05' from true grade as established by grade hubs.

-In landscape areas outside of pavement limits, the surface shall be of such smoothness that it will not vary more than 0.10' from true grade established by grade hubs.

-Any deviation in excess of these amounts shall be corrected by loosening, adding, or removing materials, and reshaping and recompacting to required density.

HAUL ROAD RESTRICTIONS: The Contractor shall contact the appropriate State, County, Township, or City officials to determine if there are any "No Haul Routes" prior to preparing a bid for this project.

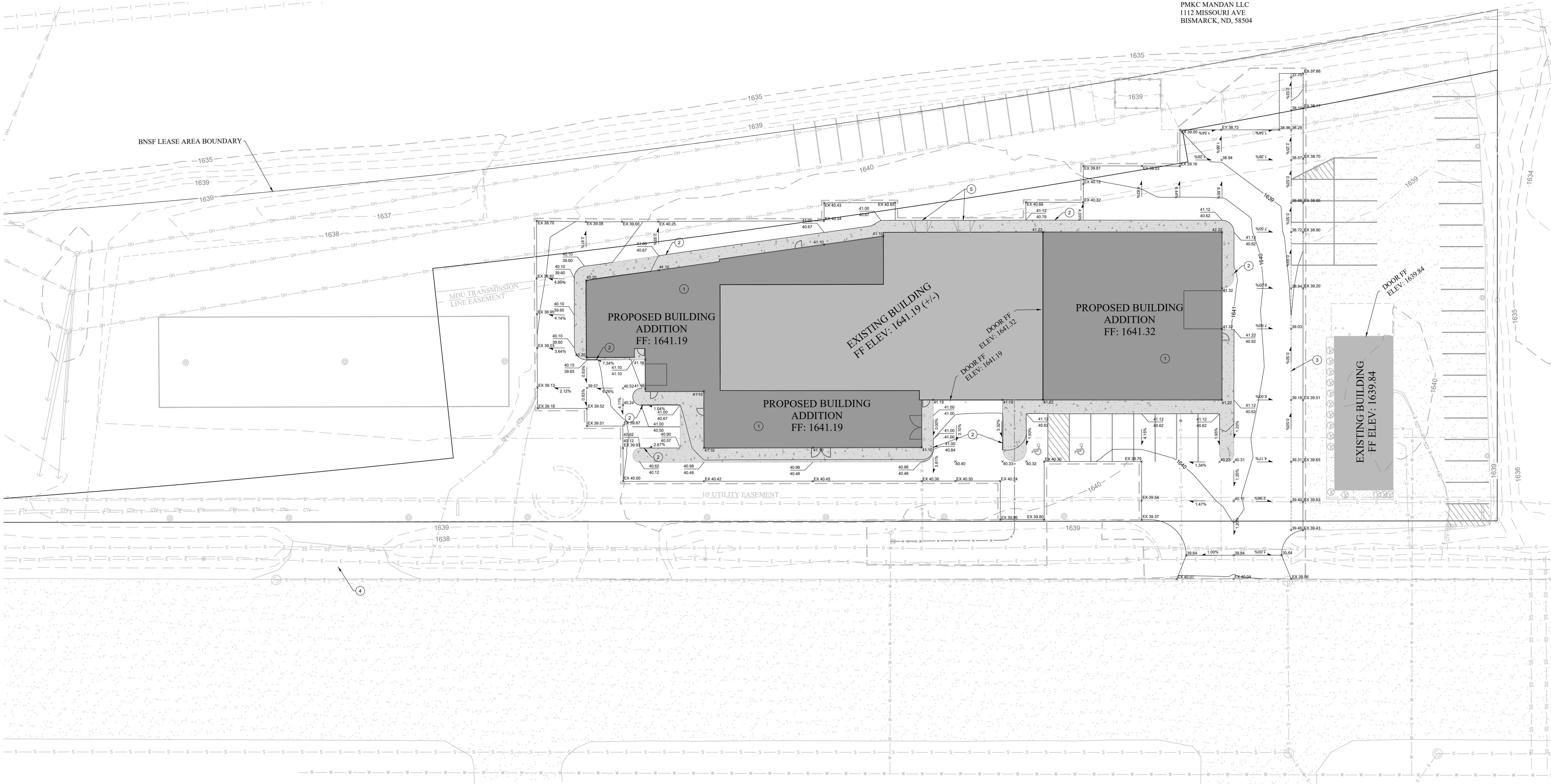
BORROW MATERIAL: Borrow Material shall be satisfactory soil imported from off-site for use as fill or backfill.

-Satisfactory soils shall be soil classification groups GW, GP, GM, GC, SW, SP, SM, SC, and CL according to ASTM D 2487, or a combination of these groups; free of rock or gravel larger than 3 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.

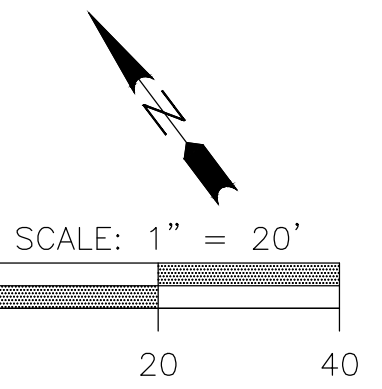
-Unsatisfactory soils from group ML, OL, CH, MH, OH, and PT according to ASTM D 2487, or a combination of these.

CALL OUTS:

- PROPOSED BUILDING ADDITION
- PROPOSED THICKENED EDGE SIDEWALK - CURB HEIGHT VARIES
- PROPOSED VALLEY GUTTER - SEE DETAIL
- REMOVE ASPHALT APPROACH, CULVERT, RE-GRADE AREA, PLACE TOPSOIL, & SEED
- PROPOSED CURB RAMPS



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



SURVEY INFO: VERT. DATUM: NAVD88
HORIZONTAL COORDINATE: NAD83 ND SOUTH, INTERNATIONAL FEET
MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORNS
STATION AND ARE REPORTED IN GRID.

LEGAL:

3334 MEMORIAL HWY SE
LOT 1, BLOCK 1,
MIDWAY 13TH ADDITION
Lot Area: 44,976 SF (+/-)

3420 MEMORIAL HWY SE
AUD LOT N OR NE 1/4 &
AUD LOT N-A OF NE 1/4
Section 36 - T139N - R81W
Lot Area: 21,417 SF (+/-)

BNSF LEASE PROPERTY:
Approx. 40,544 SF (+/-)

OWNER:

PMKC MANDAN LLC
1112 MISSOURI AVE
BISMARCK, ND, 58504

ZONING:

MC - HEAVY COMMERCIAL/ LIGHT INDUSTRIAL

SETBACKS:

FRONT: 35'
SIDE: 0'
REAR: 10'



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Rapid City, SD Bismarck, ND
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Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 PROJ # 23149

STAMPS



PROPOSED ADDITION FOR:

EIDE KIA

3334 MEMORIAL HWY, MANDAN, NORTH
DAKOTA

ISSUED FOR REVIEW: 01/03/24

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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MANDAN ARCH.
REVIEW PLAN
SET
NOT FOR
CONSTRUCTION

DRAWN BY: AU

PROJECT #: 0495006

C500

SHEET TITLE
PROPOSED
GRADING

	SHRUBS / TREES:
	LITTLE GIANT GLOBE H=3', S=3' THUJA OCCIDENTALIS SIZE= 2 GALLON QUANTITY=32
	MINT JULEP JUNIPER H=4', S=6'-7' JUNIPERUS CHINENSIS SIZE= 3.5 GALLON QUANTITY=16
	MOPS MUGO PINE H=3'-4', S=3' PINUS MUGO MOPS SIZE= 2 GALLON QUANTITY=32
	EXISTING SHRUBS

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

- 6 Inch thick topsoil shall be installed in all disturbed areas that do not receive concrete or asphalt.
- Topsoil shall be clean, free of stones, weeds, and other undesirable debris.
- After spreading, any large still clods and hard lumps shall be broken with a pulverizer or by other effective means.
- Topsoil in all areas shall be shaped for positive drainage, and have a smooth uniform appearance.
- Fertilizer shall be a 10-10-10 mixture applied at a rate of 4 lbs per 1000 square feet. Fertilize soil during the seeding process using an appropriate application process.
- Seeding shall be performed only during the seasons when satisfactory results can be expected.
- Seed shall be drill seeded to a depth of $\frac{1}{4}$ " to $\frac{1}{2}$ " depth, at a rate of 200 lbs per acre.
- Seed mix shall be 50% Fairway Crested, 30% Sheep Fescue, and 20% Perennial Ryegrass or approved equal. When dormant seeding is required, the seed mix shall be added to the mixture as a nurse crop. All seed shall be free of all prohibited noxious weeds. Seed which has become wet, moldy, or otherwise damaged shall not be acceptable.
- Hydro-mulch shall be utilized in all areas seeded. Hydro-mulch shall be a wood cellulose fiber mulch that has not been treated with any germination or growth inhibitive substances. The mulch shall be treated with a tack and fiber to enhance seed and mulch placement and adherence to the soil. Hydro Mulch shall be applied at a rate of 2,000 lbs per acre.
- The seeding Contractor shall water the newly seeded areas on the same day that seeding occurs.

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

LANDSCAPE ROCK: Landscape rock shall be placed in all planting areas. Landscape Rock shall be 2"-4" Landscape Rock or approved equal and placed at a 3" minimum depth. Weed barrier fabric shall be installed under all landscape rock beds.

GATEWAY TO MANDAN REQUIREMENTS: 2.5 UNITS PER 1000 SF OF INDUSTRIAL LOT SPACE NORTH WASHINGTON STREET: 106,937 SF @ $\frac{2.5 \text{ UNITS}}{1000 \text{ SF}}$ = 268 UNITS EXISTING: 15 SHRUBS @ 2.5 UNITS EACH = 37.5 EXISTING UNITS NEW: 96 SHRUBS @ 2.5 UNITS EACH = 240 NEW UNITS TOTAL: 277.5 UNITS

PROPOSED SHRUB BED PLANTING - TYPICAL

CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

SCALE: 1" = 20'

SURVEY INFO: VERT. DATUM: NAVD88
HORIZONTAL COORDINATE: NAD83 ND SOUTH. INTERNATIONAL FEET
MEASUREMENTS HAVE BEEN ESTABLISHED BY RTK FROM THE "BSMK" CORS
STATION AND ARE REPORTED IN GRID.

3334 MEMORIAL HWY SE
LOT 1, BLOCK 1,
MIDWAY 13TH ADDITION
Lot Area: 44,976 SF (+/-)

3420 MEMORIAL HWY SE
AUD LOT N OR NE $\frac{1}{4}$ &
AUD LOT N-A OF NE $\frac{1}{4}$
Section 36 - T139N - R81W
Lot Area: 21,417 SF (+/-)

BNSF LEASE PROPERTY:
Approx. 40,544 SF (+/-)

PMKC MANDAN LLC
1112 MISSOURI AVE
BISMARCK, ND, 58504

MC - HEAVY COMMERCIAL/ LIGHT INDUSTRIAL

FRONT: 35'
SIDE: 0'
REAR: 10'



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Phone: 701-663-5184 PROJ # 23149

EIDE KIA

3334 MEMORIAL HWY, MANDAN, NORTH
DAKOTA

ISSUED FOR REVIEW:	01/03/24
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ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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MANDAN ARCH.
REVIEW PLAN
SET
NOT FOR
CONSTRUCTION

DRAWN BY: AU

PROJECT #:	0495006
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C600

SHEET TITLE
PROPOSED
LANDSCAPING

NOTES: 1. SILT FENCE FABRIC SHALL BE ONE OF THE FOLLOWING: A. BURLAP- AASHTO M182 B. POLYPROPYLENE FABRIC- ASTM D4397 C. NYLON NETTING REINFORCED FABRIC D. PREMANUFACTURED SILT FENCE MEETING EQUAL PROPERTIES OF ABOVE. 2. SILT FENCE FABRIC SHALL HAVE A MINIMUM BURSTING STRENGTH 150 PSI 3. SILT FENCE FABRIC SHALL HAVE EDGES TREATED TO PREVENT UNRAVELING 4. MINIMUM HEIGHT OF THE SILT FENCE TO BE 2'-6" WITH A MINIMUM OF 6" CLEARANCE BETWEEN THE TOP OF THE SILT FENCE AND THE TOP OF THE POSTS. 5. INSTALL THE POSTS ON SLIGHT ANGLE TOWARDS THE ANTICIPATED RUNOFF SURFACE. SILT FENCE DETAIL		NOTES: 1. FIBER ROLL SPACING VARIES DEPENDING UPON SLOPE INCLINATION. <table><tr><th>SLOPE</th><th>SPACING</th></tr><tr><td>2:1</td><td>10 FEET</td></tr><tr><td>3:1</td><td>15 FEET</td></tr><tr><td>4:1</td><td>20 FEET</td></tr></table> 2. INSTALLATION SHOWN ARE FOR SLOPE INCLINATION OF 1:10 & STEEPER. FIBER ROLL		SLOPE	SPACING	2:1	10 FEET	3:1	15 FEET	4:1	20 FEET	NOTES: NOTE: SHAPE EXISTING GROUND FOR POSITIVE DRAINAGE PRIOR TO FABRIC PLACEMENT 35' MIN LENGTH 20' RADIUS 16' MIN WIDTH 2'-3" COARSE AGGREGATE ROCK 6" THK (MIN) WITH FILTER FABRIC TAPER WITH 6" THK (MIN) SURFACE GRAVEL APPROVED BY ENGINEER TEMPORARY ROCK CONSTRUCTION ENTRANCE		3/8"Ø BOLT W/ WASHER & LOCKWASHER (LENGTH VARIES) NOTE: SEE UNIFORM TRAFFIC CONTROL DEVICES MANUAL FOR ACCURATE DIMENSIONS 2" SQ. PERFORATED STEEL TUBE CONCRETE ANCHOR PLATE MAY BE USED IN SIDEWALK AREAS 2.5' ANCHOR PLATE 2 1/4" SQ. PERFORATED STEEL TUBE HEIGHT VARIES TYPICAL SIGN POST DETAIL		*CAUTION* CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. NORTH DAKOTA REQUIRES SPECIFIC SIGN COLOR DESIGNS FOR ACCESSIBLE PARKING SIGNS. THE "RESERVED PARKING" SIGN FOR HANDICAP SPACES HAS GREEN CHARACTERS AND BORDER. A BLUE SQUARE WITH AN OUTLINED HANDICAP SYMBOL. ALL ON A WHITE BACKGROUND NORTH DAKOTA REQUIRES USERS TO BE INFORMED WITH A SEPARATE SIGN WHICH STATES "UNAUTHORIZED PARKING MANDATES \$100 FEE" "VAN ACCESSIBLE" SIGN MAY BE EITHER GREEN OR BLACK ON A WHITE BACKGROUND FOR PARKING SIGNAGE	
SLOPE	SPACING																
2:1	10 FEET																
3:1	15 FEET																
4:1	20 FEET																
1	SILT FENCE	2	FIBER ROLL	3	CONSTRUCTION ENTRANCE	4	TYPICAL SIGN POST DETAIL	5	HANDICAP PARKING SIGNAGE								
	SCALE - NTS		SCALE - NTS		SCALE - NTS		SCALE - NTS		SCALE - NTS								

CLEANOUT DETAIL	CLEANOUT ADJUSTMENT	SEWERMAIN BEDDING & INSULATION DETAIL WATERMAIN BEDDING DETAIL SAND CUSHION BEDDING-SUPPORT ENTIRE LENGTH OF PIPE SPECIAL COMPACTION REQUIRED TO PIPE SPRING LINE	FACE OF BLDG WALL RAMP UP MAX. SLOPE RATE = 12:1 BACK OF CURB THICKENED EDGE SIDEWALK HANDICAP RAMP TYPE 1	SHRUB PLANTING DETAIL
6 SANITARY CLEANOUT DETAIL SCALE - NTS	7 CLEANOUT CASTING ADJUSTMENT SCALE - NTS	8 WATER & SEWER BEDDING SCALE - NTS	9 CURB RAMP TYPE 1 SCALE - NTS	10 SHRUB PLANTING DETAIL SCALE - NTS

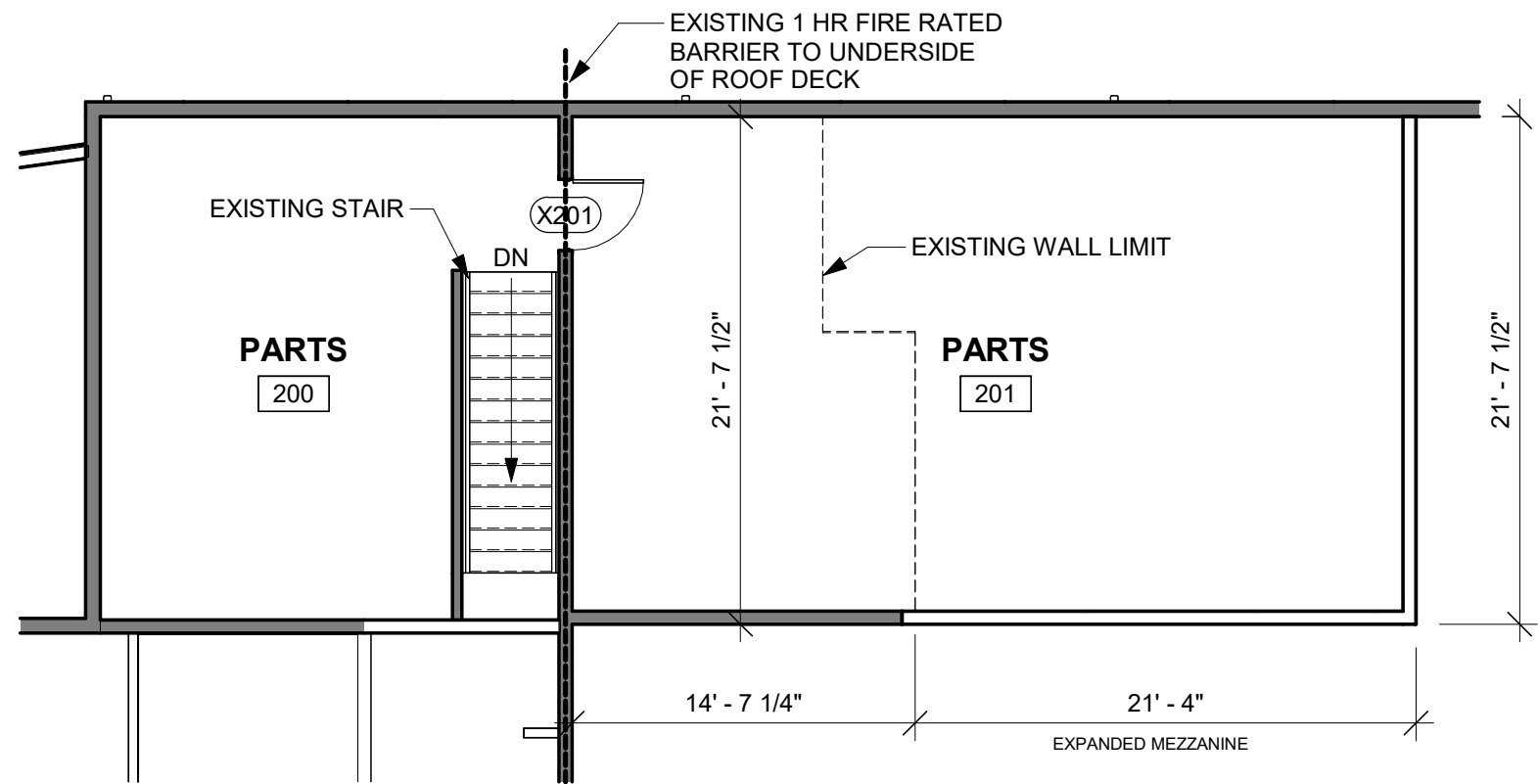
	TOP POST WITH 1.5" THICK CONCRETE @ CENTER & COVER EXPOSED EDGE OF STEEL POST 6" STEEL DIAMETER CONC. FILLED POST PAINTED YELLOW (2) #4 REBARS @ 18" LENGTH FINISHED GRADE 24" DIAMETER CONC. FOOTING 3.5' 0.17' 0.5' 0.5' 3.5' 0.5' 2.0' BOLLARD DETAIL								
11	BOLLARD DETAIL	12	CONCRETE PAVEMENT CROSS SECTION	13	TOPSOIL PLACEMENT CROSS SECTION	14	CONCRETE APPROACH CITY REQUIREMENTS	15	THICKENED EDGE CONCRETE SIDEWALK
	SCALE - NTS		SCALE - NTS		SCALE - NTS		SCALE - NTS		SCALE - NTS

GENERAL PLAN NOTES

- WORK FROM GIVEN DIMENSIONS. IN GENERAL, LARGE-SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE PLANS, ELEVATIONS AND BUILDING SECTIONS. NOTIFY THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES PRIOR TO COMMENCING THE WORK. AND DO NOT BEGIN WORK UNTIL SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS INDICATED AS "CLEAR" SHALL BE MAINTAINED IN CASES OF DISCREPANCY.
- REFER TO LIFE SAFETY PLAN FOR FIRE EXTINGUISHERS, LIGHTS & WALL RATINGS
- DIMENSIONAL CONTROL:**
EXTERIOR DIMENSIONS ARE FROM:
 - CENTERLINE OF COLUMN TO OUTSIDE FACE OF MASONRY
 - CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN
 - FACE OF MASONRY TO FACE OF MASONRY
 - FACE OF CONCRETE TO FACE OF CONCRETE
 - FACE OF STUD TO FACE OF STUD**INTERIOR DIMENSIONS ARE FROM:**
 - FACE OF STUD TO FACE OF STUD
 - FACE OF STUD TO FACE OF MASONRY
 - FACE OF MASONRY TO FACE OF MASONRY
 - CENTERLINE OF COLUMN TO FACE OF STUD OR MASONRY
 - CENTERLINE OF COLUMN TO CENTERLINE OF COLUMN
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE INDICATED & SHALL EXTEND A MIN. 12" ABOVE CEILINGS, UNLESS NOTED OTHERWISE
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED
- ANY PENETRATION IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTOR TO PROVIDE SLEEVES, FIRE RETARDANT INSULATION & FIRE CAULKING AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION AND USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT ADA STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED, REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- CONTRACTOR SHALL LAYOUT AND MARK ALL WALLS AND OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND DATA OUTLETS, ETC. W/ FINAL FURNITURE LAYOUT DRAWINGS
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE
- ALL GYP. BOARD SHALL RETURN TO ALL WINDOW AND DOOR FRAMES AT JAMBS AND HEAD, TYPICAL, UNLESS NOTED OTHERWISE
- FLOORING AND FLOOR FINISHES SHALL BE INSTALLED TO A MAXIMUM DIFFERENTIAL OF 1/16" BETWEEN DISSIMILAR MATERIALS. PROVIDE TRANSITION STRIPS OR THRESHOLDS (1/2" MAXIMUM) OF SAME MATERIAL AS FLOORING AND/OR AS NOTED ON THE DRAWINGS.

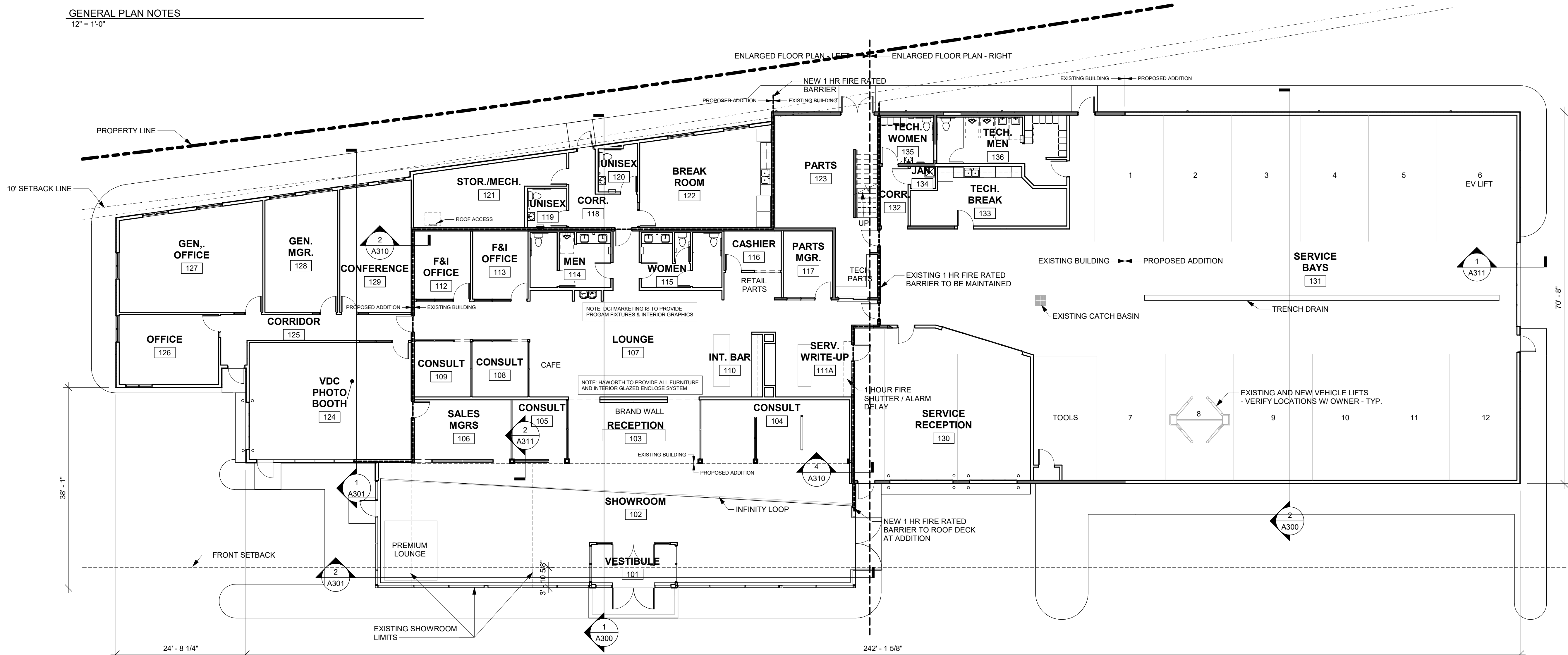
GENERAL PLAN NOTES

12" = 1'-0"



PARTS MEZZANINE

1/8" = 1'-0"



OVERALL FLOOR PLAN

3/32" = 1'-0"

7,700 SQ. FT. - RENOVATION (PARTS MEZZANINE - 1,100 SQ. FT.)

11,000 SQ. FT. - ADDITIONS



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STAMPS

PROPOSED ADDITION FOR:

EIDE KIA

3334 MEMORIAL HWY, MANDAN, NORTH DAKOTA

ISSUED FOR REVIEW: 2-1-24

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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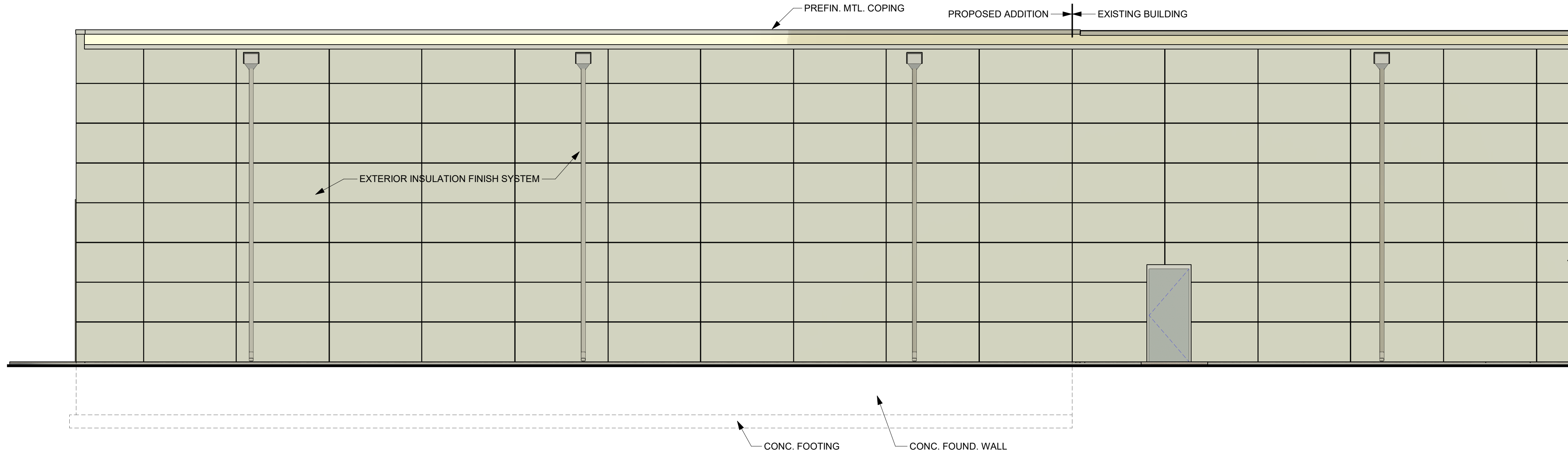
DRAWN BY: WAA

PROJECT #: 0495006

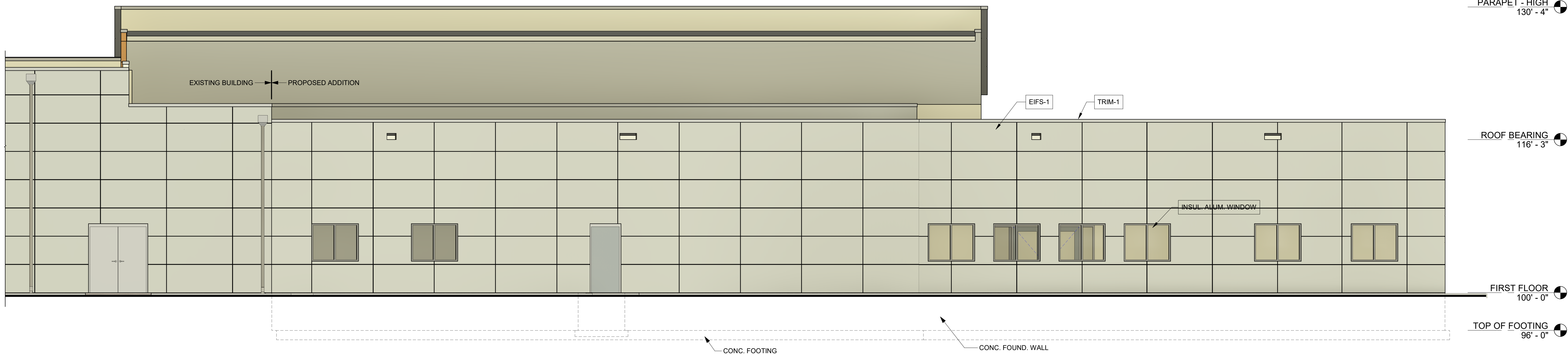
A101

SHEET TITLE

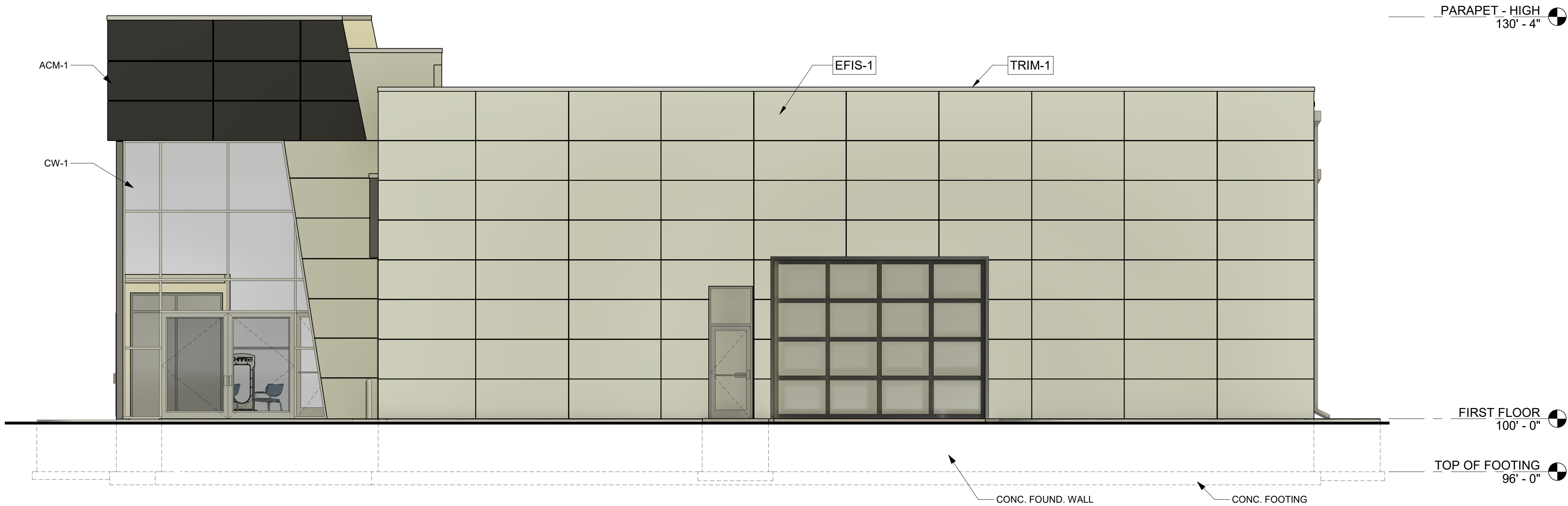
OVERALL FLOOR PLAN



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



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



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

STAMPS

PROPOSED ADDITION FOR:
EIDE KIA
3334 MEMORIAL HWY, MANDAN, NORTH
DAKOTA

ISSUED FOR REVIEW: 2-2-24

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description
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DRAWN BY: WAA

PROJECT #: 0495006

A201

SHEET TITLE
EXTERIOR ELEVATIONS

2/2/2024 9:55:45 AM

February 5, 2024

Mr. Jarek Wigness
Mandan City Engineer
City of Mandan
205 2nd Avenue NW
Mandan, N.D. 58554

RE: Request for a SWMP Waiver for Eide Kia Proposed 2024 Building Additions
Located at 3334 Memorial Highway SE, Mandan

Dear Mr. Wigness:

Please consider this letter as a request for a Storm Water Report Waiver for the Proposed construction for 3334 Memorial Highway, Mandan. This request is being submitted in accordance with the City of Mandan's Storm Water Management Ordinance. This request covers land disturbing activities associated with the reconstruction of the site consisting of approximately 66,343 sf, plus additional BNSF lease property of approximately 40,544 sf, totaling 2.46 Acres +/- . Reconstruction of the site is to include removal of existing pavement to place 3 building additions with associated additional paved parking and driving lane reconstruction.

Applicant

Owner:

PMKC Mandan, LLC
1112 Missouri Avenue
Bismarck, ND 58504

Contact Person:

Abe Ulmer, PE-6693
Independent Land Surveying & Engineering Inc.
4215 Old Red Trail NW
Mandan, ND 58554

Location

- Address: 3334 Memorial Highway SE
- Legal Description: Lot 1, Block 1, Midway 13th Addition, Aud. Lot N & N-A of NE ¼ Sec. 36 T139N, R81W, & Leased Land from BNSF
- Lot Area: 66,393 SF & BNSF Lease Property of 40,544 SF, Total Site = 2.46 Acres +/-

Existing Site Conditions

- Existing Site Stormwater Management Plan:
 - A previous Stormwater management plan was done by Toman Engineering Co. for Midway 13th Addition in July, of 2007.
 - This property also includes the neighboring developed property to the east of Lot N & Lot N-A (formally Schmidt Auto).
 - Both sites are covered with buildings and pavement currently.
- Existing Topography & Drainage:

- The project site generally drains north to the existing drainage ditch within the BNSF railroad property, then drains east within the said drainage ditch toward the Missouri River along said drainage ditch.
- An existing stormwater detention pond is in the northwest portion of the property. This detention pond was constructed under the previous stormwater management plan done by Toman Engineering Co. for Midway 13th Addition in July, of 2007. This detention pond is located within the BNSF lease property and discharges to the drainage ditch within BNSF railroad property.
- A small portion of the property drains south toward the north ditch of Memorial Highway, where it flows east to a drainage ditch along the eastern portion of the property. This drainage ditch flows north to the drainage ditch withing BNSF railroad property.
- Stream Delineation, Wetlands, and Public Waters:
 - No public waters are located within or adjacent to the project area. The National Wetlands Inventory does not identify any wetlands on this property. The Missouri River is located east of the project site.
- Soils and Soil Characteristics:
 - The soils and their characteristics were obtained from the NRCS web soil survey and were found to be a Havrelon Loam with a "C" soil classification.
- Current Ground Cover Conditions:
 - The current site is a developed industrial site with existing buildings and existing paved parking lot areas.
- Current Land Use and Zoning:
 - The current use of the lot is Industrial, and it is used for Auto Sales Dealership.
- Floodplain/Floodway/100-year Floodplain
 - The project site is not located within the 100-year floodplain.

Construction Plan

- General Description of work to occur:
 - Development will consist of removal of existing asphalt and concrete, and constructing 3 building additions totaling 10,980 sf of additional building space with associated paved parking and drive aisles. No additional impervious ground will be added to the project than the existing conditions prior to improvements.
- Construction Schedule:
 - Construction will begin in the spring of 2024 and will be completed as soon as possible.
- Preliminary Erosion and Sediment Control:
 - Prior to construction, implementation of erosion and sediment control measures will be discussed with the contractor. Inspection and maintenance measures will also be

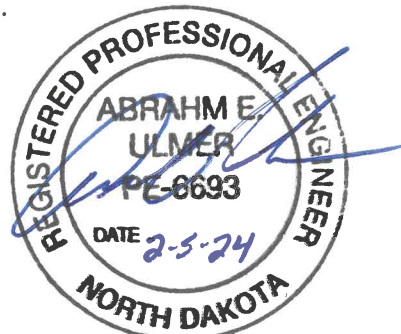
- discussed. Control measures will be implemented prior to construction and adjusted as needed once construction is underway.
- During construction, control measures will be monitored and adjusted or added to as necessary to prevent and contain erosion on site. It is intended that the best management practice will be used to accomplish this task. Once in place, control facilities will be inspected regularly and documented. Sediment will be removed, and maintenance performed as required to control erosion and sediment on the site during construction.
 - Erosion control measures will be kept in place as long as the potential for erosion exists. It will be the contractor's responsibility to obtain all necessary State and City permits. Removal of protection measures by the owner or the contractor will be done only after all development has been completed.
- Proposed Topography & Drainage:
 - The proposed site will follow the original site drainage patterns.
 - The project site generally drains north to the existing drainage ditch within the BNSF railroad property, then drains east within the said drainage ditch toward the Missouri River along said drainage ditch.
 - An existing stormwater detention pond is in the northwest portion of the property. This detention pond was constructed under the previous stormwater management plan done by Toman Engineering Co. for Midway 13th Addition in July, of 2007. This detention pond is located within the BNSF lease property and discharges to the drainage ditch within BNSF railroad property.
 - A small portion of the property drains south toward the north ditch of Memorial Highway, where it flows east to a drainage ditch along the eastern portion of the property. This drainage ditch flows north to the drainage ditch withing BNSF railroad property.

Waiver Request

A waiver is being respectfully requested for the submittal of a stormwater management plan as the existing site and proposed site follow the same drainage patterns with the same amount of impervious surface. The site drainage will remain the same and the pre and post peak development runoff amounts will have no change, therefore the proposed site at this time meets the City of Mandan's Storm Water Management Ordinances.

Should you need any additional information please let me know.
Respectfully Submitted,

Abe Ulmer, PE# 6693
Independent Land Surveying & Eng. Inc.





ARCHITECTURAL REVIEW COMMISSION APPLICATION

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

1. Description of Proposed Activity: Proposed Self Storage Facility
Proposed Self Storage Facility
2. Name of Owner: Kenneth & Luann Solberg
Mailing Address: 208 3rd Ave. SE, Belfield, ND
Phone (Cell) 701-260-1701 (Office) _____
3. Name of Architect if applicable: Independent Land Surveying & Engineering Inc.
Mailing Address: 4215 Old Red Trail NW, Mandan, ND 58554
Phone (Cell) 701-220-0968 Office) 701-663-5184
4. Name of Contractor: _____
Mailing Address: _____
Phone (Cell) _____ (Office) _____
5. Parcel Address: 1620 19th Street SE
6. Legal Description:
Lot 1 Block 1 Addition Solberg Addition
Section 35 Township 139N Range 81W
7. Zoning: CB
8. Special Purpose District: Gateway to Mandan
9. Existing Land Use: Vacant
10. Lot Size (Sq Ft) 139,827 sf
Existing Bldg Area (Sq Ft) 0
Proposed Bldg Area (Sq Ft) 31,600 sf storage & 2400 sf Office/shop
11. Estimated Cost of Project: \$ 1,500,000
➤ Is this project receiving incentives from the City of Mandan? Yes ___ No X
If you are receiving incentives please indicate which programs have been applied for.

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

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

Applicant:  Date: 2/6/2024

Abe Ulmer - ILSE - Authorized Representative

Revised (9-20)



ARCHITECTURAL REVIEW COMMISSION APPLICATION INSTRUCTIONS

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

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



CHECK LIST FOR ARCHITECTURAL REVIEW COMMISSION APPLICATION

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

A. Plot Plan - Drawn to Scale

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

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

C. Elevation Architectural Plans to Scale

- X 1. Elevation drawings to include ALL sides.

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

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

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

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



Building



Single Story
Low Pitch



Single Story
High Pitch

Wall Colors



Door Colors



Trim Colors



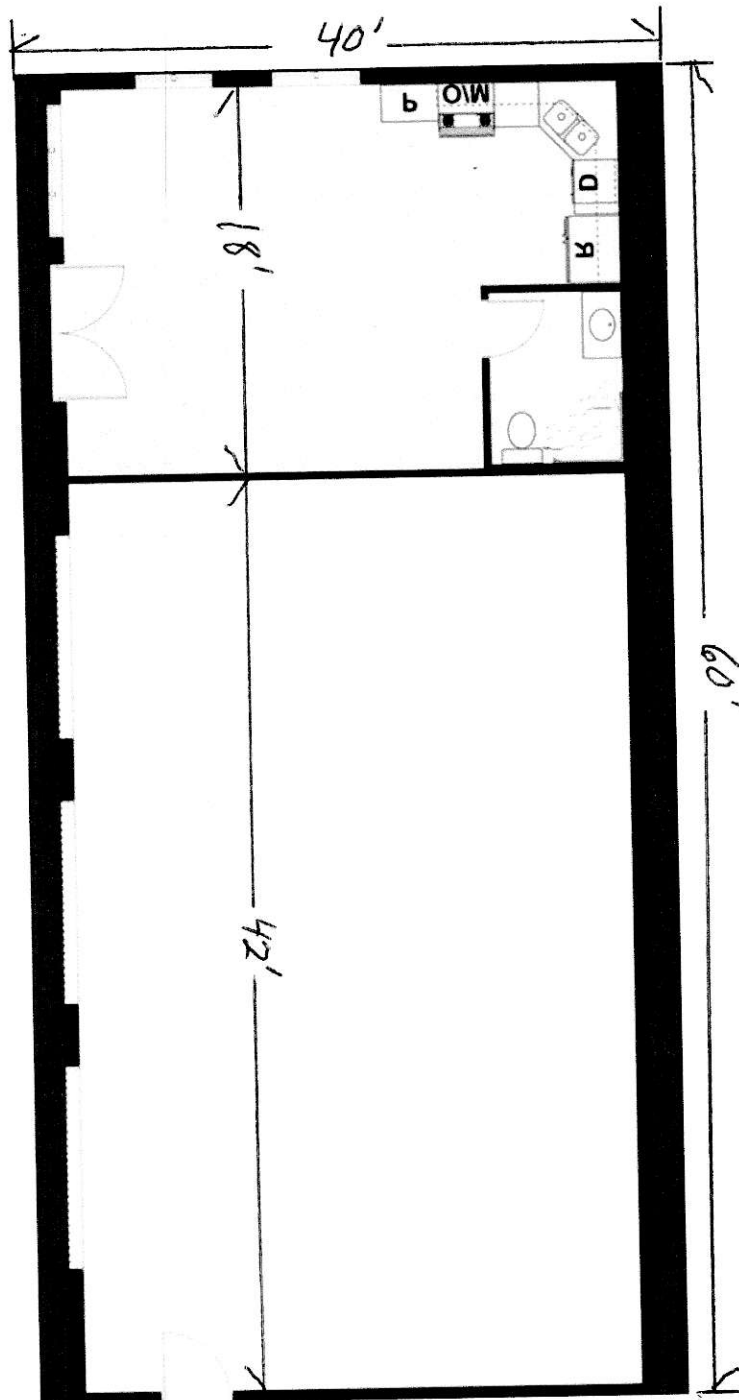
Roof Colors

Low pitched buildings are most commonly purchased with a galvalume



Proposed Shop/Office

Not Drawn to Scale



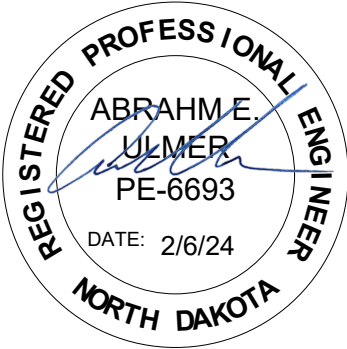
SOLBERG SELF STORAGE COMPLEX
1620 19TH STREET SE
MANDAN, NORTH DAKOTA

INDEX OF DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	PROPOSED UTILITIES
5	PROPOSED GRADING
6	PROPOSED LANDSCAPING
7-8	CONSTRUCTION NOTES
9-10	DETAILS



DESIGN ENGINEER'S CERTIFICATE
I, ABRAHM E. ULMER A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THAT THE PLANS FOR LOT 1, BLOCK 1, SOLBERG ADDITION, BISMARCK, NORTH DAKOTA WERE PREPARED UNDER MY SUPERVISION AND ARE COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

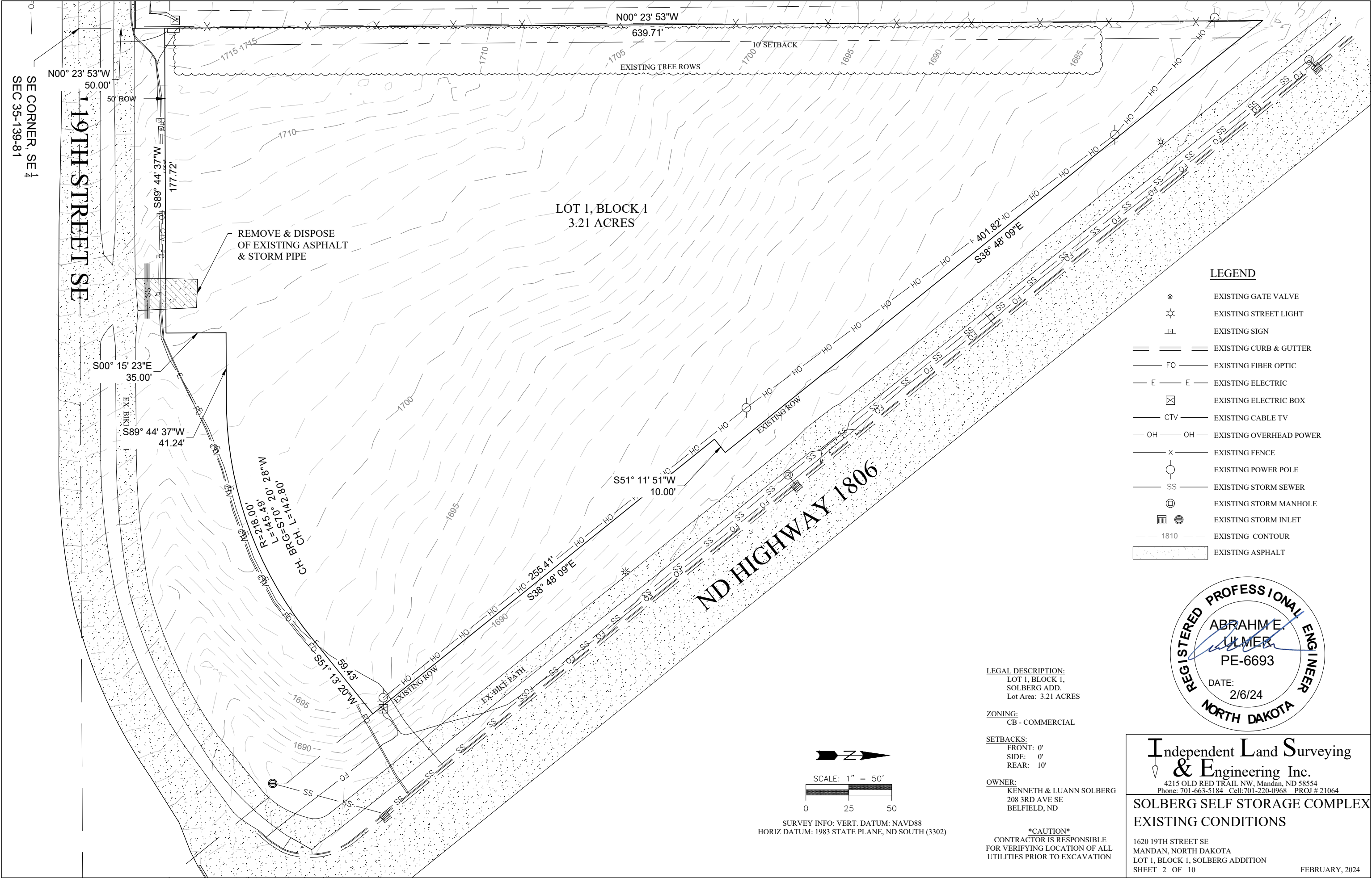


ABRAHM E. ULMER
REGISTERED PROFESSIONAL ENGINEER
NORTH DAKOTA REGISTRATION NO. 6693

Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

SOLBERG SELF STORAGE COMPLEX
TITLE SHEET
1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 1 OF 10

FEBRUARY, 2024



LEGEND

- ⊗ EXISTING GATE VALVE
- ⊛ EXISTING STREET LIGHT
- ⊠ EXISTING SIGN
- === EXISTING CURB & GUTTER
- FO — EXISTING FIBER OPTIC
- E — EXISTING ELECTRIC
- ⊠ EXISTING ELECTRIC BOX
- CTV — EXISTING CABLE TV
- OH — EXISTING OVERHEAD POWER
- x — EXISTING FENCE
- ⊙ EXISTING POWER POLE
- SS — EXISTING STORM SEWER
- ⊕ EXISTING STORM MANHOLE
- ⊞ EXISTING STORM INLET
- 1810 — EXISTING CONTOUR
- EXISTING ASPHALT

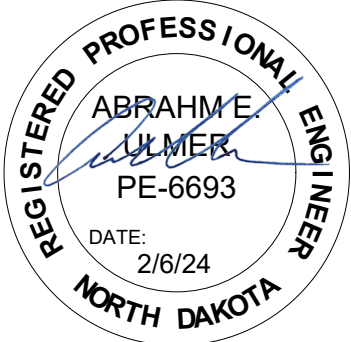
LEGAL DESCRIPTION:
LOT 1, BLOCK 1,
SOLBERG ADD.
Lot Area: 3.21 ACRES

ZONING:
CB - COMMERCIAL

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 10'

OWNER:
KENNETH & LUANN SOLBERG
208 3RD AVE SE
BELFIELD, ND

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

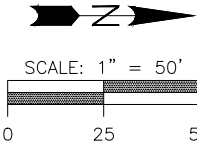


**Independent Land Surveying
& Engineering Inc.**
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

**SOLBERG SELF STORAGE COMPLEX
EXISTING CONDITIONS**

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 2 OF 10

FEBRUARY, 2024



SURVEY INFO: VERT. DATUM: NAVD88
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)

19TH STREET SE

PROPOSED WATERMAIN
UNDER SEPERATE CONTRACT

PROPOSED
BUILDING
2,400 SF
SHOP/OFFICE
FF:1707.00
60'
FF=1707.00

EXISTING TREE ROWS

10' SETBACK

5,600 SF
(28) 10x20 UNITS
FF: VARIES

10,800 SF
(54) 10x20 UNITS
FF: VARIES

9,200 SF
(46) 10x20 UNITS
FF: VARIES

6,000 SF
(30) 10x20 UNITS
FF: VARIES

2,800 SF
(14) 10x20 UNITS
FF: VARIES

LEGEND

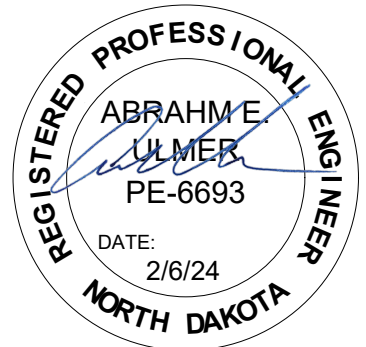
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED CURB STOP
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED STORM SEWER
- PROPOSED STORM DRAIN BASIN
- PROPOSED SANITARY SEWER
- PROPOSED SAN HOLDING TANK
- PROPOSED 6" DECORATIVE FENCE
- PROPOSED PARKING STALL COUNT
- PROPOSED TREES/SHRUBS

LEGAL DESCRIPTION:
LOT 1, BLOCK 1,
SOLBERG ADD.
Lot Area: 3.21 ACRES

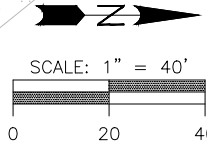
ZONING:
CB - COMMERCIAL

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 10'

OWNER:
KENNETH & LUANN SOLBERG
208 3RD AVE SE
BELFIELD, ND



ND HIGHWAY 1806



SURVEY INFO: VERT. DATUM: NAVD88
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)

APPROXIMATE QUANTITIES		
Spec No.	Misc. Items & Pavement Items	Quantity
1	Stripping & Stockpiling Topsoil	2.75 Acre
2	Unclassified Excavation	6,158 CY
3	Borrow Material	3,592 CY
4	Subgrade Preparation	5,120 SY
5	Straw Wattles, 6 Inch	2,000 LF
5	Straw Wattles, 9 Inch	1,000 LF
6	Silt Fence	1,000 LF
7	Aggregate Base 6"	1,650 Ton
8	6" Concrete	46,015 SF
9	Standard Curb & Gutter	330 LF
10	Place Topsoil, Seeding, & Mulch	0.85 Acre

CAUTION
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FOR VERIFYING LOCATION OF ALL
UTILITIES PRIOR TO EXCAVATION

Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064
**SOLBERG SELF STORAGE COMPLEX
PROPOSED CONDITIONS**

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 3 OF 10

FEBRUARY, 2024

19TH STREET SE

EX. BIKE PATH

PROPOSED WATERMAIN
UNDER SEPERATE CONTRACT

EXISTING TREE ROWS

10' SETBACK

FF=1707.00

INV:
1685.62

INV:
1682.50

DB#1

DB#2

DB#3

HWY
1806

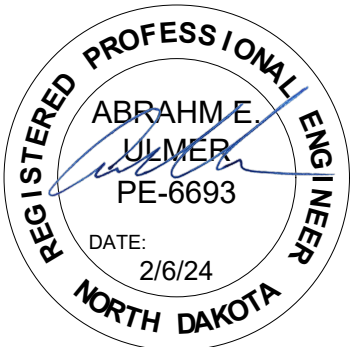
- WATER IMPROVEMENTS: (W)
1. REMOVE 6" PLUG, CONNECT TO EXISTING 6" PVC WATERMAIN
 2. INSTALL 70 LF 6" C900 WATERMAIN
 3. INSTALL 6" 90° BEND
 4. INSTALL 12 LF 6" C900 WATERMAIN. 6" GATE VALVE & BOX, & 6" HYDRANT
 5. CONNECT TO 1" WATER SERVICE STUB & INSTALL 82 LF 1" WATER SERVICE PIPE
- STORM SEWER: (S)
6. INSTALL 12" FLARED END SECTION & RIPRAP
 7. INSTALL 35 LF 12" HDPE STS @ 4.00%
 8. INSTALL 86 LF 12" HDPE STS @ 2.00%
 9. INSTALL 107 LF 12" HDPE STS @ 0.50%
 10. INSTALL POND OUTLET STRUCTURE- 30" CONCRETE MANHOLE WITH HAALA CG30TM GRATE
 11. INSTALL 30 LF 12" HDPE STS @ 2.00%, 12" FLARED END SECTION, & RIPRAP
- SANITARY SEWER: (S)
12. INSTALL 10 LF 4" PVC SEWER SERVICE PIPE @ 1.00% MIN.
 13. INSTALL 1000 GALLON SANITARY HOLDING TANK

LEGAL DESCRIPTION:
LOT 2, BLOCK 1,
WASHINGTON SQUARE ADD.
Lot Area: 87,872 SF

ZONING:
CG - COMMERCIAL
ORD - 6366

SETBACKS:
FRONT: 15' PER 6366
SIDE: 0'
REAR: 10'

OWNER:
SWM PROPERTIES, LLC
417 E. MAIN ST.
MANDAN, ND



**Independent Land Surveying
& Engineering Inc.**
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

**SOLBERG SELF STORAGE COMPLEX
PROPOSED UTILITIES**

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 4 OF 10

FEBRUARY, 2024

LEGEND

- PROPOSED WATER
- PROPOSED CURB STOP
- PROPOSED GATE VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY HOLDING TANK
- PROPOSED STORM SEWER
- PROPOSED DRAIN BASIN INLET

APPROXIMATE QUANTITIES			
Spec No.	Water & Sewer Items	Quantity	
1	6" Watermain	114	LF
2	6" Gate Valve & Box	1	EA
3	1" Water Service Pipe	84	LF
4	4" Sanitary Service Pipe	10	LF
5	1000 Gallon San. Holding Tank	1	ea

Spec No.	Storm Sewer Items	Quantity	
1	12" HDPE Storm Sewer	258	LF
2	12" CMP Flared End Section	2	EA
3	24" Nyloplast Drain Basins	3	EA
4	Pond Outlet Structure	1	EA
5	Riprap Type L	15	TON

STORM SEWER SCHEDULE				
STYLE	DRAIN BASIN #1	DRAIN BASIN #2	DRAIN BASIN #3	POND OUTLET
RIM / GUTTER ELEV.	FL 1695.25	FL 1695.74	FL 1695.40	FL 1687.00
CASTING SIZE	2'x3'	2'x3'	2'x3'	48" Ø
CASTING TYPE	CURB INLET	CURB INLET	CURB INLET	SPECIAL
INVERT N	NW 1691.25	NW 1690.61	NW 1687.02	NE 1683.10
INVERT E				
INVERT S		SE 1690.71	SE 1688.89	
INVERT W				
DEPTH	4.00'	5.13'	8.38'	4.75'
	NYLOPLAST 24" Ø DRAIN BASIN	NYLOPLAST 24" Ø DRAIN BASIN	NYLOPLAST 24" Ø DRAIN BASIN	30" Ø CONCRETE MH

*SPECIAL CASTING:
30" HAALA CG30TM GRATE

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

SCALE: 1" = 40'

SURVEY INFO: VERT. DATUM: NAVD88
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)

19TH STREET SE

EX BIKE PATH

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL

EXISTING TREE ROWS

10' SETBACK

3:1 SLOPES

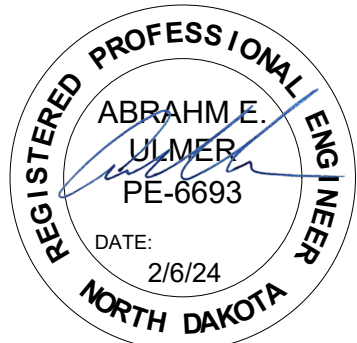
10' WIDE EMERGENCY
SPILLWAY @ 1687.50

LEGAL DESCRIPTION:
LOT 1, BLOCK 1,
SOLBERG ADD.
Lot Area: 3.21 ACRES

ZONING:
CB - COMMERCIAL

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 10'

OWNER:
KENNETH & LUANN SOLBERG
208 3RD AVE SE
BELFIELD, ND



Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

SOLBERG SELF STORAGE COMPLEX
PROPOSED GRADING

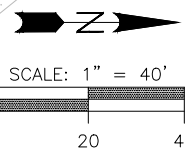
1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 5 OF 10

FEBRUARY, 2024

LEGEND

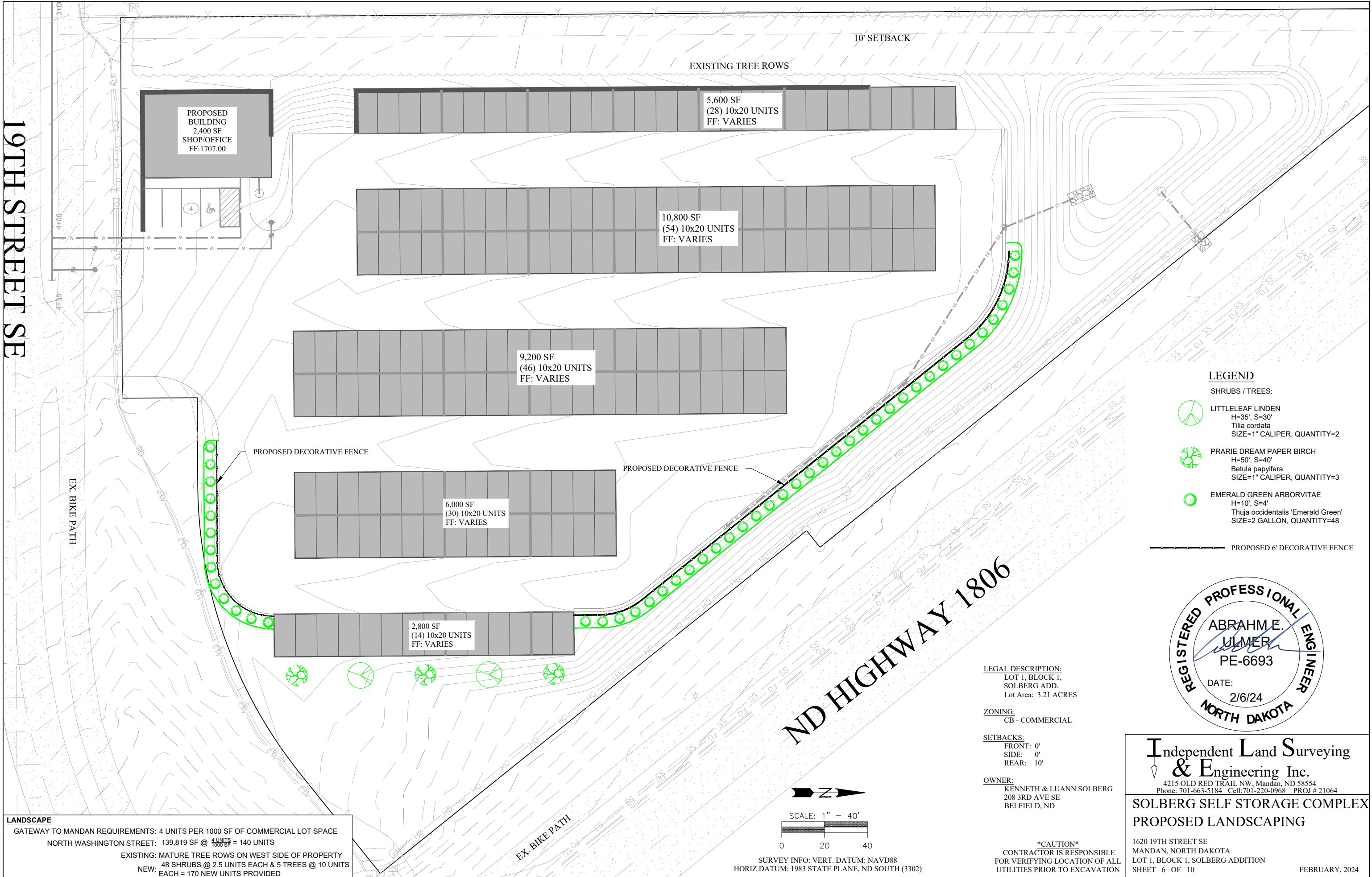
- PROPOSED 12" BUILDING STEP
- PROPOSED 6" BUILDING STEP
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- TOP OF CURB ELEVATION
- FLOW LINE ELEVATION
- SPOT ELEVATION
(FLOWLINE ELEVATION UNLESS
OTHERWISE NOTED).
- SLOPE ARROW

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



SURVEY INFO: VERT. DATUM: NAVD88
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)

19TH STREET SE



GENERAL NOTES:

SPECIFICATIONS: All work shall conform to the Project Manual and Specifications as supplemented by or modified by the following plan notes. All work in the City of Mandan Right of Way shall conform to the City of Mandan Construction Specifications and Details.

PERMITS: The Contractor is required to obtain all permits that may be required prior to construction. The Contractor will also be required to complete and file a Notice of Intent (NOI) with the North Dakota Dept. of Environmental Quality. The Contractor shall also notify the City of Mandan prior to working within the City ROW.

CONTRACTOR PARKING STAGING AREA: The Contractor shall not use private property to park vehicles, store materials, or use as a staging area without written permission from the owner of that property. Any damages to private property shall be repaired to the satisfaction of the owner by and at the Contractor's expense.

BENCHMARK: Benchmarks and survey Control points for this project are shown on the plans or will be set by the Engineer. Care shall be taken as to not cover, remove, damage, obscure, move or destroy set benchmarks, lath, hubs, property pins, or other survey monuments. Any damaged or destroyed control points shall be replaced at the Contractor's expense.

SURVEYING: The Contractor shall be responsible for scheduling construction staking needed for construction activities. Project construction staking shall be provided by the Owner. Stakes will be set one time only at the Owners expense. Any damaged or destroyed survey points will be replaced by the Engineer at the Contractors expense. Electronic files and control point information will be available through the Engineer for use of grading contractors utilizing GPS equipment.

PROTECTION OF EXISTING UTILITIES: The Contractor is advised that existing utilities are shown in their approximate location and have been taken from information supplied by North Dakota One Call and documents of record. The contractor shall exercise care in construction operations to ensure that existing utilities, pavement, trees, shrubs, grasses, seeded areas, fences, signs, conduits, private irrigation systems, and other site improvements located on or around the construction limits are not disturbed. The Contractor is responsible for locating and protecting all existing utilities. The Contractor shall be responsible for repairing any damage to existing utilities caused by the construction process. Any discrepancies shall immediately be brought to the attention of the Architect/Engineer.

WASTE: All material removed which is not designated to be salvaged shall become the property of the Contractor. Cost to transport and dispose of this material shall be considered incidental to material removed.

HAUL ROAD RESTRICTIONS: The Contractor shall contact the appropriate State, County, Township, or City officials to determine if there are any "No Haul Routes" prior to preparing a bid for this project.

CONSTRUCTION LIMITS: The contractor shall make all effort to minimize the disturbed areas. The Construction limits of the project are limited to the areas shown on the plans to be disturbed. All areas disturbed outside of the construction limits shall be restored to the original condition and seeded at the Contractors expense.

PROPOSED CONTOURS: The final contours shown on the plans represent the finished surface to the topsoil, pavement, surfacing, storm sewers, etc. The Contractor is to make allowances as required to account for topsoil and pavement surfacing when completing the site grading.

TESTING: Testing shall be conducted according to project specifications as supplemented or modified by plan notes. The contractor shall provide at its expense the necessary testing and inspection services required by the plans and specifications. Density testing shall be to 90% Modified density with a moisture content between +3% to -3% optimum moisture as per ASTM D1557. The Contractor shall be responsible for scheduling tests according to specifications and shall supply test results to the project Engineer/Architect, and to the Owner.

-Compaction Testing Frequency shall be as follows:		
Trenching & Backfill	1	passing test per 300 feet of trench per 24 inches of backfill
Subgrade Preparation	1	passing test per 750 Square Yards area prior to placing Agg.
Gravel Base	1	passing test per 750 Square Yards area

SUBGRADE PREPARATION & TRENCHING DENSITY REQUIREMENTS: Areas to receive Fill, Gravel Base, Pavement, and the bottom of cut areas shall be scarified to a minimum depth of 6 inches specified and compacted. Contractor shall be required to manipulate substandard areas by working the soil until the specified density and uniform moisture content are achieved. Fill material shall be placed in lifts not exceeding eight inches loose thickness. All Trenches, Fill, and Gravel base shall be compacted to 90% Modified density with a moisture content between +3% to -3% optimum moisture as per ASTM D1557.

WATER: The Contractor is to make all arrangements and pay for water usage, rental, and/or hookup for water meter from the contractors water supply source. All costs to load, haul, and apply the water required for compaction will be considered incidental to the project. An estimated amount of water has been added to the plan quantity to be used for compaction and for use as a dust palliative during construction.

EROSION CONTROL:

- Projects disturbing one or more acres shall have a NDPDES permit to discharge storm water runoff. If the project is an acre or more the Contractor will also be required to complete and file a Notice of Intent (NOI) with the North Dakota Dept. of Health division of water quality. No land disturbing activities shall occur until a NDPDES permit has been issued by the NDDOH. The Contractor shall check with the local officials to be sure all local storm water management considerations are addressed.
- Best management practices shall be utilized for all erosion control. All surface water shall not leave the site without passing through Best Management Practice erosion control measures.
- Sediment ponds must be provided where practical, when 10 acres of disturbed area drain to a common location. Contractor shall be responsible to design, install, maintain, and remove sediment ponds for construction.
- The BMP's shall be inspected daily by the permittee/contractor and maintained as necessary to ensure their continued functioning.
- The Contractor shall prevent the erosion of exposed soil surfaces and trapping sediments being transported, and erosion and sedimentation into existing storm sewer and adjacent properties will be minimized.
- De-watering of storm water on site and of trenches due to ground water shall be the Contractors responsibility. There shall be no standing water on site.
- Mud tracking onto adjacent streets shall be kept to a minimum. The Contractor shall be responsible for cleaning any mud or debris tracked from the construction site onto adjacent streets. The Contractor shall remove all soil and sediment tracked or deposited off-site on gravel roadways, or pavement areas. Soil removal shall be accomplished by shoveling or sweeping on a daily basis. Street washing will not be allowed.
- All necessary measures must be taken to minimize fugitive dust emissions created during construction activities. An estimated amount of water has been added to the quantity for use as a dust palliative.
- An estimated amount of 9" Fiber Rolls has been added to the quantity to be used during and after construction. As construction progresses and unexpected or seasonal conditions dictate, the permittee/contractor shall anticipate that more BMP's may be necessary to ensure erosion and sediment control on site.
- All temporary erosion and sediment control measures shall be properly disposed of once 70% of permanent vegetation is established. The costs for removal of erosion control measures shall be incidental to the corresponding erosion control device installed. Removal includes silt fence and fiber rolls. The erosion control blankets shall be permanent, and left in place.
- After installation and backfill of each culvert the Contractor shall install 9" fiber rolls around the perimeter of the culvert entrance to minimize the erosion of soils into the installed storm sewer. If erosion of soils enters into the installed or existing storm sewer, it shall be cleaned and material disposed of, at the cost of the Contractor.

GRADING TOLERANCE: Subgrade embankment shall have the surface built to true lines, grades, and cross section shown on the plans, or as directed by the Engineer.

- In those areas upon which aggregate base or pavement base is to be placed, the top of the subgrade be of such smoothness that it will not vary more than 0.05' from true grade as established by grade hubs.
- In landscape areas outside of pavement limits, the surface shall be of such smoothness that it will not vary more than 0.10' from true grade established by grade hubs.
- Any deviation in excess of these amounts shall be corrected by loosening, adding, or removing materials, and reshaping and recompacting to required density.

BORROW MATERIAL: Borrow Material shall be satisfactory soil imported from off-site for use as fill or backfill.

- Satisfactory soils shall be soil classification groups GW, GP, GM, GC, SW, SP, SM, SC, and CL according to ASTM D 2487, or a combination of these groups; free of rock or gravel larger than 3 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
- Unsatisfactory soils from group ML, OL, CH, MH, OH, and PT according to ASTM D 2487, or a combination of these.
- An assumed 6" topsoil was used in dirtwork calculations. Calculated Borrow quantity of 3,600 CY of borrow material is needed to build this site as designed. 25% shrinkage of material was factored in these calculations.

AGGREGATE BASE: Aggregate base shall be Class 5 Gravel per NDDOT specifications or approved equal. Gravel shall be installed to a thickness of 6" as shown on plan details (see sheet 9), and compacted. All Trenches, Fill, and Gravel base shall be compacted to a minimum of 90% modified proctor at a moisture content of no more than 3% above or 3% below optimum moisture as determined by ASTM D1557.

PAVEMENT MARKING/STRIPING: Contractor to stripe entire parking lot after pavement operations are complete as per layout on plan sheets. -All paint shall meet the NDDOT specifications.

- Stripes shall be 4" wide yellow paint.
- All paint shall be applied at 110 SF/GAL.

SANITARY SEWER SERVICE:

- Materials, Construction Method, and Testing shall comply with City of Mandan Construction Specifications, unless noted otherwise.
- All plan footages are approximate, exact lengths to be determined by the Contractor in the field.

WATER SERVICE:

- Materials, Construction Method, Pressure Testing, and Bacterial Testing shall comply with City of Mandan Construction Specifications, unless noted otherwise.
- Contractor shall connect to existing water main at locations shown on the plan.
- The Contractor shall furnish all labor, equipment, tools, and material necessary to install 6-inch watermain pipe and 1" water service pipe at locations shown on the plan. 6" Watermain pipe shall be C900 pipe. 1" Water Service Pipe shall be Poly per City of Mandan Specifications.
- A pressure test shall be performed by the contractor under the supervision of the City and/or Engineer to meet City requirements.
- Disinfection of water piping shall conform to applicable ND State Dept. of Health requirements and City of Mandan Standards for disinfecting water lines to carry safe, treated water.
- All plan footages are approximate, exact lengths to be determined by the Contractor in the field.

STORM SEWER:

- Drain Basin Inlets called out to be Nyloplast shall be Nyloplast Drain Basins made by ADS/Hancor or approved equal.
- Nyloplast manholes and Inlets shall be installed in accordance with manufacturers recommendations.
- 12" storm sewer pipe shall be Corrugated Polyethylene HDPE N-12 WT pipe unless called out as otherwise. The pipe shall have a smooth interior and annular exterior corrugations manufactured by ADS/Hancor or approved equal. Backfilling shall be per manufacturers specifications.
- 12" Flared End Sections shall be Corrugated Metal Flared End Sections.
- All plan footages are approximate, exact lengths to be determined by the Contractor in the field.

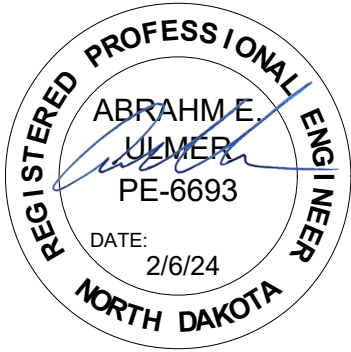
CONCRETE: All Concrete in the city Right of Way shall be in accordance with the City of Mandan Construction Specifications.

- All Concrete shall be continually reinforced with 28 day strength of 4,000 psi, with a maximum allowable slump of 4 inches, and air entrainment content between 5% to 7%. The Contractor shall provide a mix design to be approved by the Engineer.
- Reinforcement shall be #4 grade 60 deformed bars placed at 24" center-to-center, to be tied together and placed at the vertical center of the concrete slab.
- All Concrete placed next to the building and/or structures shall have ¾" expansion material installed and sealed.
- Concrete joints shall be a maximum of 10'x10', and a concrete jointing plan shall be required by the Contractor and approved prior to implementation.
- All Construction joints shall be formed with a keyway.
- All Construction Joints shall be saw cut 1/3 the concrete depth, 3/8" wide, and sealed. All other sawed joints shall be saw cut 1/3 concrete depth at 1/8" wide, and no sealant.
- Curing Compounds shall conform to ASTM C309- Type 2 white pigmented. Curing Compound coverage shall be per manufactures recommendations.
- Joint Sealant shall be a cold applied joint sealant specifically manufactured for exterior pavements. Sealant shall be a one part silicone, or electromeric sealant complying with ASTM C920. Sealant shall be white or gray to match concrete color, with a low modulus and be capable of withstanding repeated joint movement without losing adhesion to the concrete without cohesion failure. Joints shall be clean and free of debris per manufactures instructions. Backer rod shall meet the requirements of ASTM D 5249 type 1.
- Concrete tests shall be done per the following: One test per 75 Cubic Yards of concrete poured for parking lot pavement or sidewalks.

RIP RAP: Riprap shall be hard, durable, angular in shape, and free from cracks, overburden, shale, and organic material. Rock from Rock excavation onsite may be utilized if approved by the Engineer. -Riprap shall be Type L Riprap per City of Mandan Specifications, measured by the Ton and paid for at the unit price bid for "Riprap". Riprap shall not be buried with topsoil. -Filter fabric shall be used under the riprap as bedding. The fabric shall have the same properties as, and be equal to, the nonwoven geotextile fabric NDDOT Type RR, and be installed per manufacturer's recommendations. Cost of fabric and installation shall be incidental to the project.

UTILITY ADJUSTMENTS:

- Contractor shall adjust all sanitary clean out castings, valve boxes, manhole castings, and inlet castings to final grade prior to pavement or landscape placement.



Independent Land Surveying
& Engineering Inc.

4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell:701-220-0968 PROJ # 21064

SOLBERG SELF STORAGE COMPLEX

CONSTRUCTION NOTES

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 7 OF 10

FEBRUARY, 2024

GENERAL NOTES CONTINUED:

TOPSOIL & SEEDING:

-6 Inch thick topsoil shall be installed in all disturbed areas that do not receive concrete or asphalt. Topsoil shall be clean, free of stones, weeds, and other undesirable debris.

-After spreading, any large still clods and hard lumps shall be broken with a pulverizer or by other effective means. Topsoil in all areas shall be shaped for positive drainage, and have a smooth uniform appearance.

-Fertilizer shall be a 10-10-10 mixture applied at a rate of 4 lbs per 1000 square feet. Fertilize soil during the seeding process using an appropriate application process.

-Seeding shall be performed only during the seasons when satisfactory results can be expected.

-Seed shall be drill seeded to a depth of $\frac{1}{4}$ " to $\frac{1}{2}$ " depth, at a rate of 100 lbs per acre. Seed mix shall be 50% Fairway Crested, 30% Sheep Fescue, and 20% Perennial Ryegrass or approved equal.

When dormant seeding in late fall, 20 pounds of oats or rye seed per acre shall be added to the mixture as a nurse crop. All seed shall be free of all prohibited noxious weeds. Seed which has become wet, moldy, or otherwise damaged shall not be acceptable.

Hydro-mulch shall be utilized in areas specified on the plans. Hydro-mulch shall be a wood cellulose fiber mulch that has not been treated with any germination or growth inhibitive substances. The mulch shall be treated with a tack and fiber to enhance seed and mulch placement and adherence to the soil. Hydro Mulch shall be applied at a rate of 2,000 lbs per acre.

TREE PLANTING:

-All Planted Trees shall have 4" thick organic wood mulch placed around the tree in a muttule ring that conforms to the detail provided.

-Organic Wood Mulch shall be a shredded hardwood bark mulch. No filter fabric or edging around trees located outside shrub beds.

-All Planted Trees shall have 20 gallon Tree Watering Bags furnished and installed. Tree water bags shall be Treegator original watering bags or approved equal.

SHRUB PLANTING:

-Shrubs shall be installed in planting beds to include 3" Landscape Rock Mulch as specified with weed barrier fabric.

-Planting areas shall have "Valley View-Black Diamond" edging around all planting beds adjacent to lawn areas.

IRRIGATION:

-Landscape Contractor shall be responsible for design-build irrigation system. Design shall be approved by the Owner prior to installation. Design should encompass all landscape areas including within the city ROW. Care shall be taken in vicinity of all walkways and driveways to minimize over spray.

-Soaker Hose shall be installed on all shrubs and trees.

-Irrigation shall be installed per City's irrigation policy.

- Care shall be taken in vicinity of all walkways and driveways to minimize over spray.

-Contractor shall coordinate installation of all conduits needed under drive areas with General Contractor.

-Contractor shall install controller along with rain sensors and all associated electrical wiring in accordance with irrigation industries standard practices.

-Contractor shall warranty any manufacturer or installation defects for 1 year from project acceptance.

-Contractor shall provide 2 fall blow outs, and 2 spring start ups.

LANDSCAPE ROCK: Landscape rock shall be placed in all planting areas. Landscape Rock shall be 2"-4" Landscape Rock or approved equal and placed at a 3" minimum depth. Weed barrier fabric shall be installed under all landscape rock beds.

PROJECT COMPLETION DATES: It shall be the Contractors responsibility to organize the startup and schedule of the project construction in accordance with the project specifications.

SITE GRADING & UTILITY IMPROVEMENTS

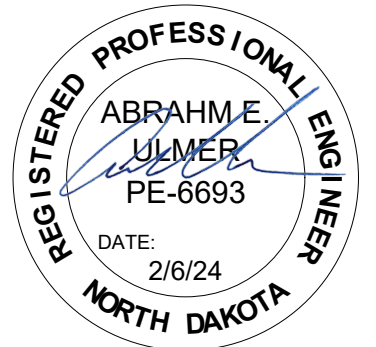
Begin Construction - May 1, 2024

Final Completion - June 30, 2024

PAVEMENT IMPROVEMENTS

Begin Construction - July 1, 2024 - Earlier start date possible if Owner permitted.

Final Completion - October 31, 2024



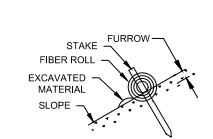
Independent **L**and **S**urveying
& **E**ngineering Inc.

4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

SOLBERG SELF STORAGE COMPLEX
CONSTRUCTION NOTES

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 8 OF 10

FEBRUARY, 2024

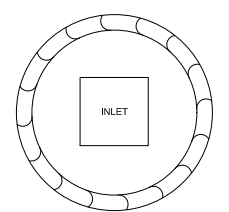
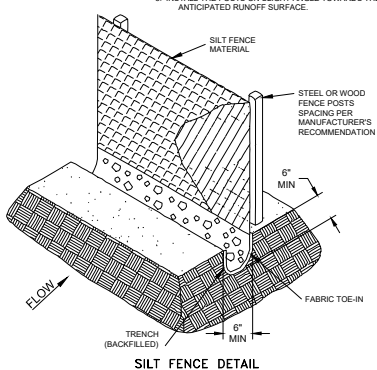
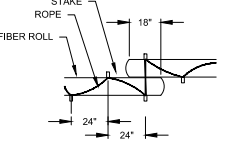
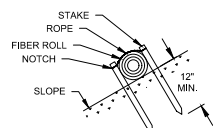


NOTES:

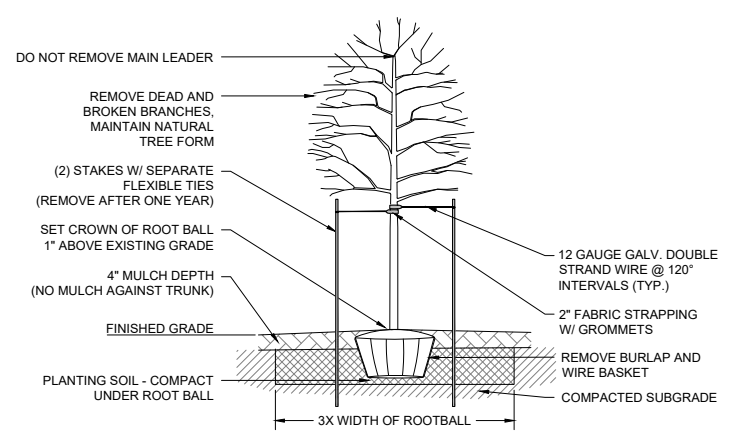
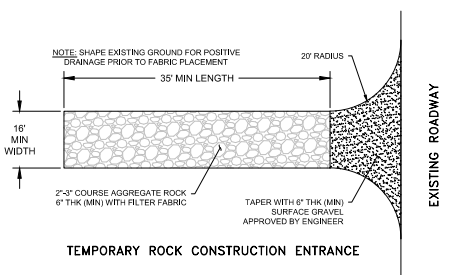
1. FIBER ROLL SPACING VARIES DEPENDING UPON SLOPE INCLINATION.

SLOPE	SPACING
2:1	10 FEET
3:1	15 FEET
4:1	20 FEET

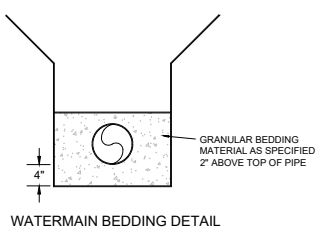
2. INSTALLATION SHOWN ARE FOR SLOPE INCLINATION OF 1:10 & STEEPER.



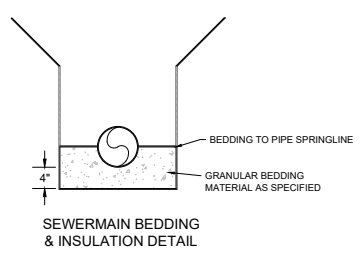
- FIBER ROLL INSTALLATION**
- NOTES:
1. FIBER ROLLS SHALL BE STAKED EVERY 2 FEET USING 1" X 2" X 18" STAKES.
 2. FIBER ROLLS SHALL BE INSTALLED AND MAINTAINED UNTIL PAVING OPERATIONS ARE COMPLETE.
 3. INLETS SHALL BE COVERED WITH PLASTIC AND DUCT TAPE UNTIL CONCRETE AND PAVING OPERATIONS ARE COMPLETE.



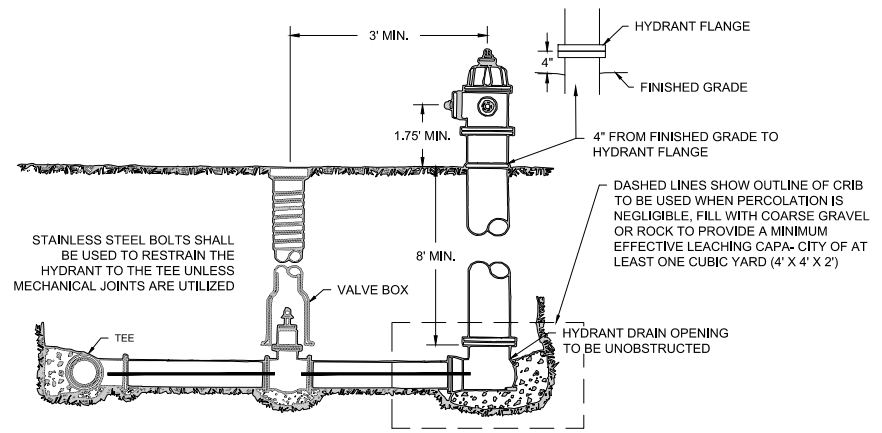
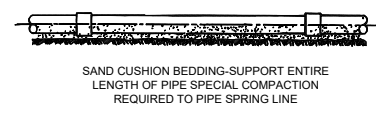
DECIDUOUS PLANTING DETAIL



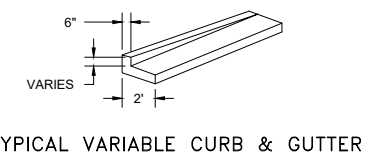
WATERMAIN BEDDING DETAIL



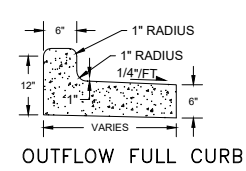
SEWERMAIN BEDDING & INSULATION DETAIL



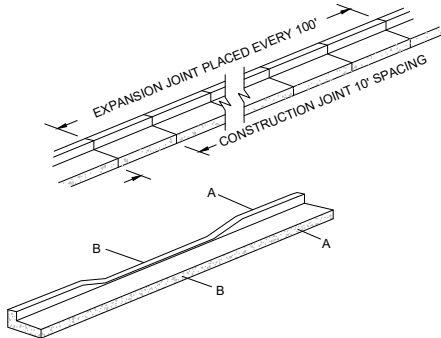
LAYOUT OF FIRE HYDRANT & VALVE



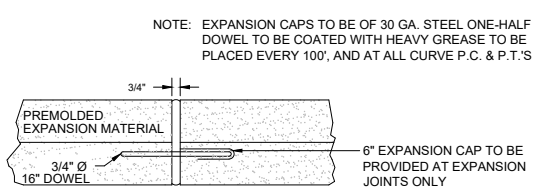
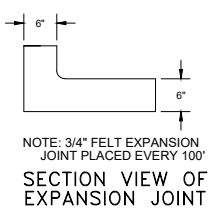
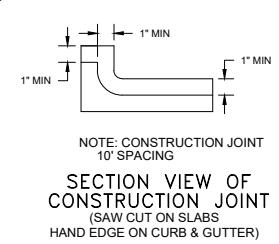
TYPICAL VARIABLE CURB & GUTTER



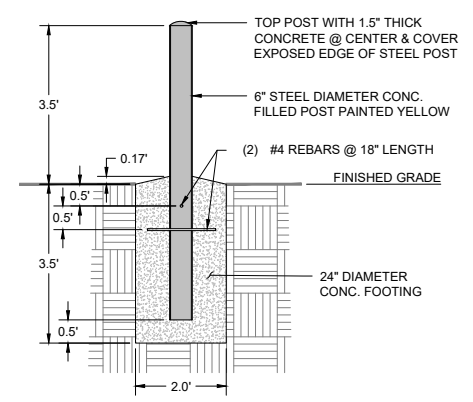
OUTFLOW FULL CURB



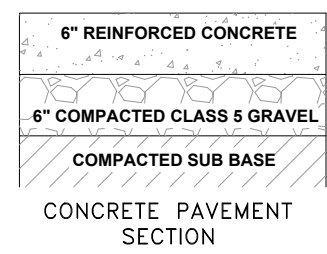
TYPICAL CURB & GUTTER



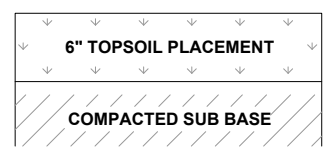
ELEVATION OF EXPANSION JOINT



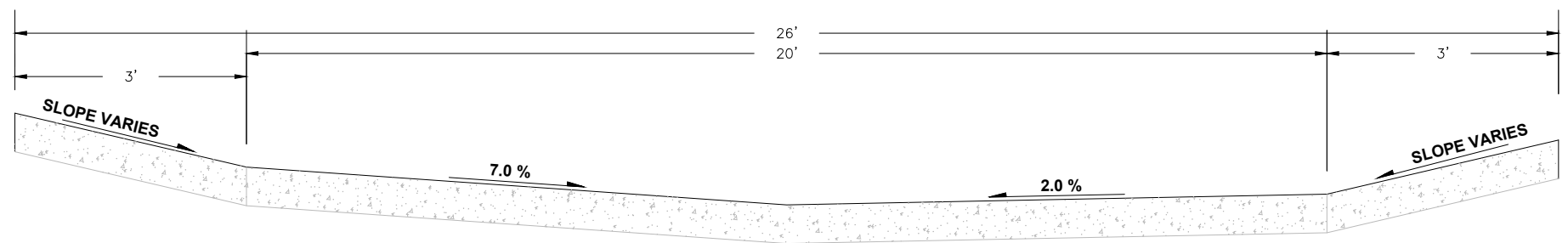
BOLLARD DETAIL



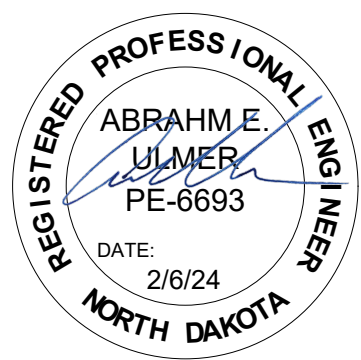
CONCRETE PAVEMENT SECTION



TYPICAL LANDSCAPE SECTION



DRIVING LANES
TYPICAL CROSS SECTION



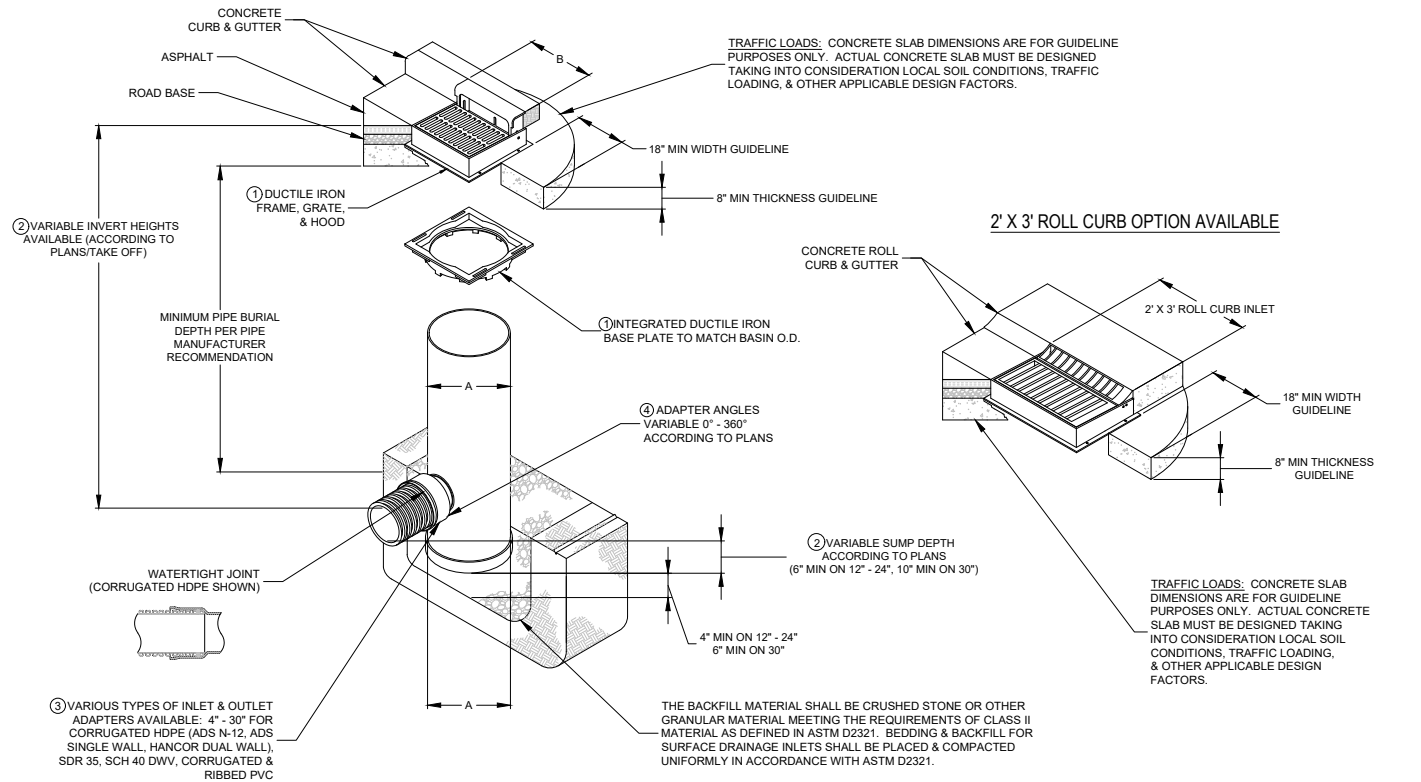
Independent Land Surveying & Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

SOLBERG SELF STORAGE COMPLEX DETAILS

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 9 OF 10

FEBRUARY, 2024

NYLOPLAST TYPICAL CURB INLET STRUCTURE



- ① - 12" - 30" GRATES, FRAMES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
- ② - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
- ③ - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
- ④ - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012, 7001-110-013, & 7001-110-014
- 5 - ALL CURB INLET GRATE OPTIONS SHALL MEET H-20 LOAD RATING

A	B	PART #	GRATE OPTIONS	
12"	2' X 2'	3012AGS	STANDARD	DIAGONAL
15"	2' X 2'	3015AGS	STANDARD	DIAGONAL
18"	2' X 2'	3018AGS	STANDARD	DIAGONAL
24"	2' X 2'	3024AGS	STANDARD	DIAGONAL
30"	2' X 2'	3030AGS	STANDARD	DIAGONAL

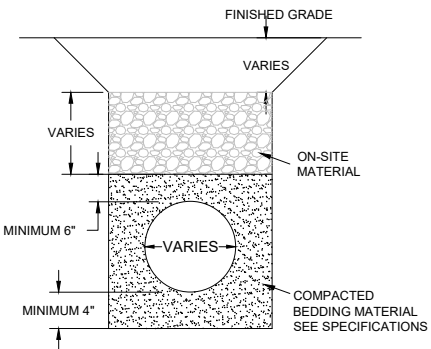
A	B	PART #	GRATE OPTIONS	
18"	2' X 3'	3018AGR	DIAGONAL	HIGH FLOW
24"	2' X 3'	3024AGR	DIAGONAL	HIGH FLOW
30"	2' X 3'	3030AGR	DIAGONAL	HIGH FLOW

DRAWN BY	EBC	MATERIAL	
DATE	1-23-06		
APPD BY	CJA	PROJECT NO./NAME	
DATE	1-23-06		
DWG SIZE	A	SCALE	1:50 SHEET 1 OF 1
DWG NO.	7002-110-032	REV	C

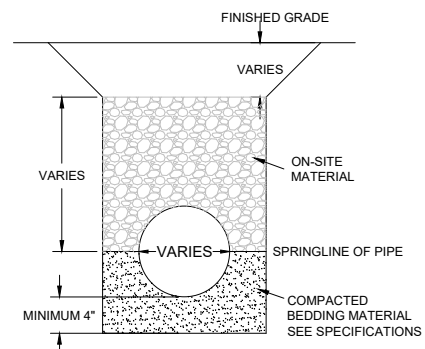


3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
DRAIN BASIN WITH CURB INLET GRATE
QUICK SPEC INSTALLATION DETAIL



BEDDING DETAIL UNDER PAVEMENT AREAS

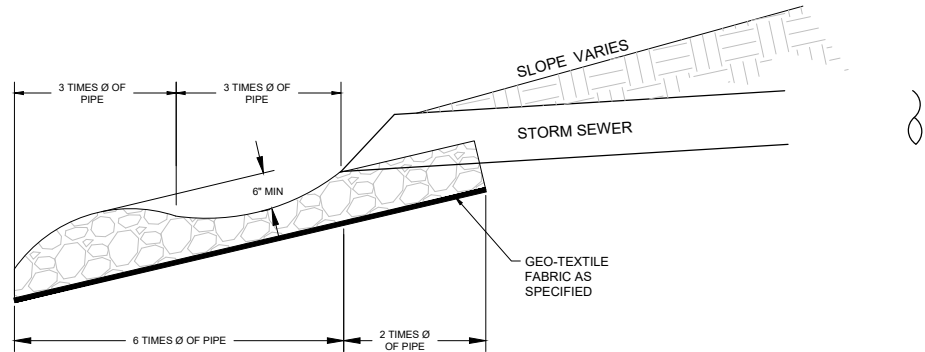


BEDDING DETAIL UNDER LANDSCAPE AREAS

TYPE L % SMALLER THAN GIVEN SIZE BY WEIGHT	RIPRAP INTERMEDIATE ROCK DIMENSION D50 = 9 (INCHES)
70-100	15
50-70	12
35-50	9
2-10	3

TYPE M % SMALLER THAN GIVEN SIZE BY WEIGHT	RIPRAP INTERMEDIATE ROCK DIMENSION D50 = 12 (INCHES)
70-100	21
50-70	18
35-50	12
2-10	4

FRONT VIEW

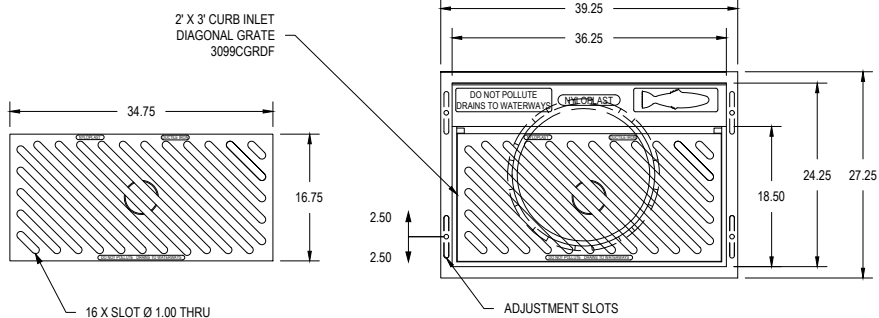


SIDE VIEW

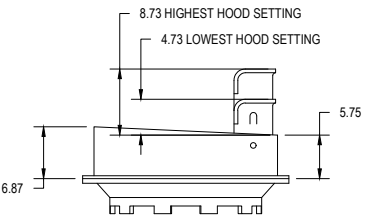
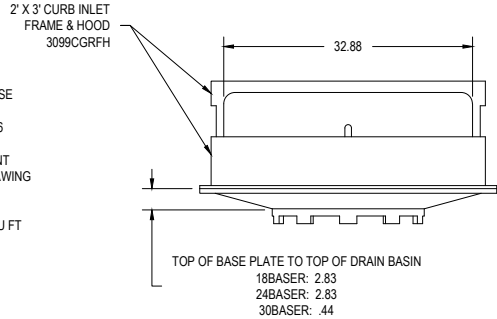
STORM SEWER FLARED END SECTION WITH RIP RAP

3099CGRDF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 232.87 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 344.00 LBS



ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536
GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING
NO. 7002-110-057
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 369.54 SQ IN
LOWEST + 1" SETTING = 402.41 SQ IN
LOWEST + 2" SETTING = 435.29 SQ IN
LOWEST + 3" SETTING = 468.16 SQ IN
HIGHEST SETTING = 501.044 SQ IN



*WEIGHT DOES NOT INCLUDE
DUCTILE IRON BASE PLATE
18BASER: APPROX. 133.50 LBS
24BASER: APPROX. 122.00 LBS
30BASER: APPROX. 92.50 LBS

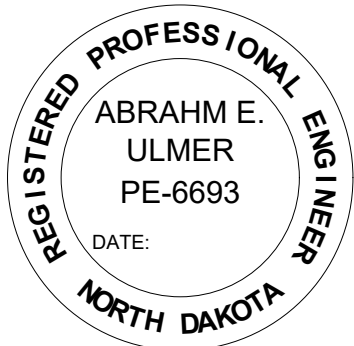
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DRAWN BY	EBC	MATERIAL	
DATE	4-10-06	DUCTILE IRON	
APPD BY	CJA	PROJECT NO./NAME	
DATE	4-10-06		
DWG SIZE	A	SCALE	1:16 SHEET 1 OF 1
DWG NO.	7002-110-046	REV	B



3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
2 FT X 3 FT CURB INLET DIAGONAL GRATE ASSEMBLY



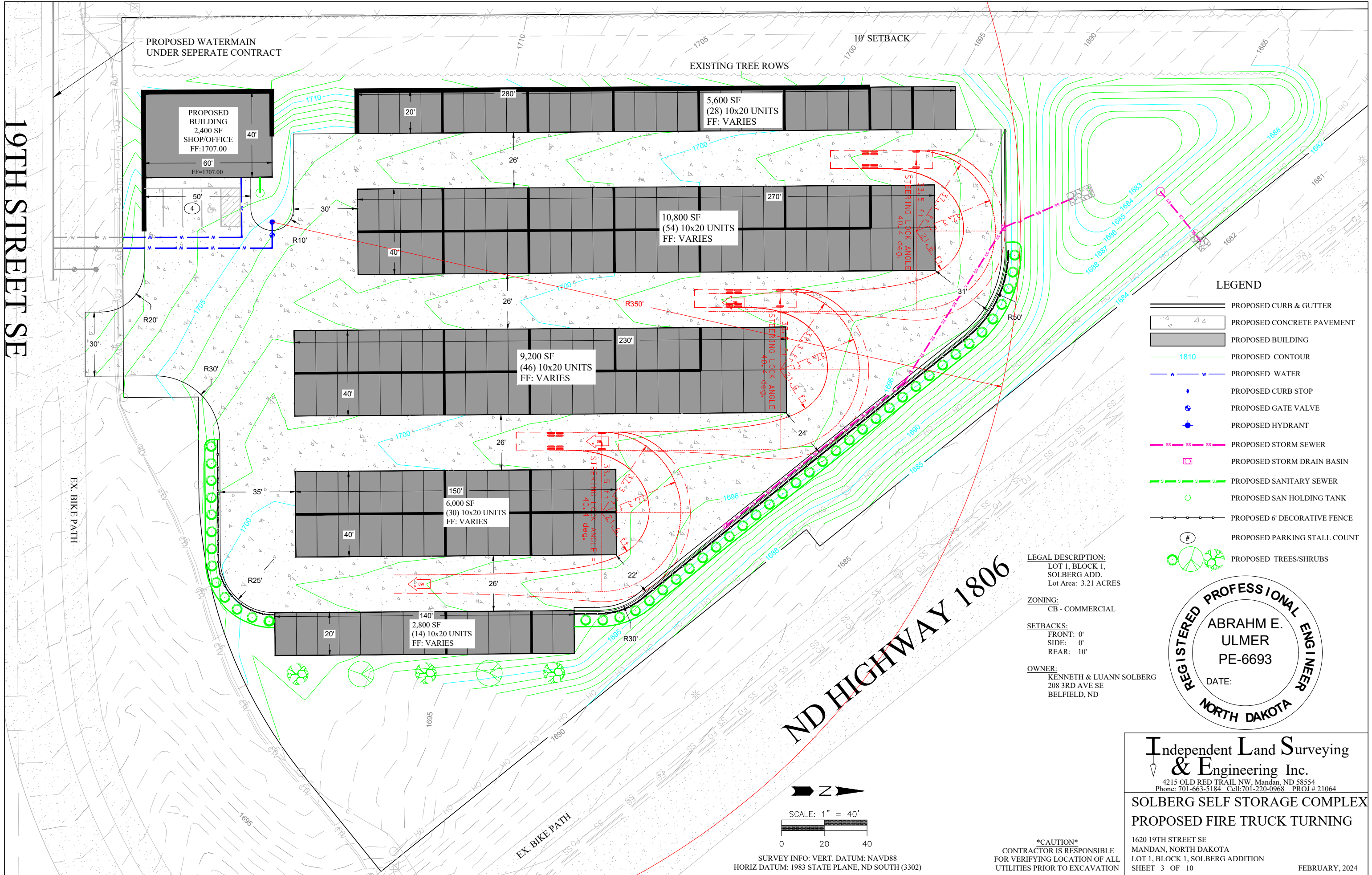
Independent Land Surveying
& Engineering Inc.

4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

SOLBERG SELF STORAGE COMPLEX
DETAILS

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 10 OF 10

FEBRUARY, 2024



LEGEND

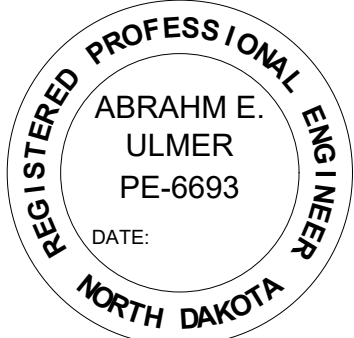
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED CURB STOP
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED STORM SEWER
- PROPOSED STORM DRAIN BASIN
- PROPOSED SANITARY SEWER
- PROPOSED SAN HOLDING TANK
- PROPOSED 6" DECORATIVE FENCE
- PROPOSED PARKING STALL COUNT
- PROPOSED TREES/SHRUBS

LEGAL DESCRIPTION:
LOT 1, BLOCK 1,
SOLBERG ADD.
Lot Area: 3.21 ACRES

ZONING:
CB - COMMERCIAL

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 10'

OWNER:
KENNETH & LUANN SOLBERG
208 3RD AVE SE
BELFIELD, ND



Independent Land Surveying
& Engineering Inc.
4215 OLD RED TRAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 PROJ # 21064

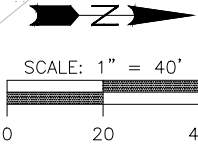
SOLBERG SELF STORAGE COMPLEX
PROPOSED FIRE TRUCK TURNING

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 3 OF 10

FEBRUARY, 2024

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

SURVEY INFO: VERT. DATUM: NAVD88
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)



PROPOSED WATERMAIN
UNDER SEPERATE CONTRACT

EXISTING TREE ROWS

10' SETBACK

PROPOSED
BUILDING
2,400 SF
SHOP/OFFICE
FF: 1707.00

5,600 SF
(28) 10x20 UNITS
FF: VARIES

10,800 SF
(54) 10x20 UNITS
FF: VARIES

9,200 SF
(46) 10x20 UNITS
FF: VARIES

6,000 SF
(30) 10x20 UNITS
FF: VARIES

2,800 SF
(14) 10x20 UNITS
FF: VARIES

CEMENT BOARD SIDING

ND HIGHWAY 1806

LEGAL DESCRIPTION:
LOT 1, BLOCK 1,
SOLBERG ADD.
Lot Area: 3.21 ACRES

ZONING:
CB - COMMERCIAL

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 10'

OWNER:
KENNETH & LUANN SOLBERG
208 3RD AVE SE
BELFIELD, ND

APPROXIMATE QUANTITIES

Spec No.	Quantity
1	2.75 Acre
2	6,158 CY
3	3,592 CY
4	5,120 SY
5	2,000 LF
6	1,000 LF
7	1,000 LF
8	1,650 Ton
9	46,015 SF
10	330 LF
	0.85 Acre



SCALE: 1" = 40'

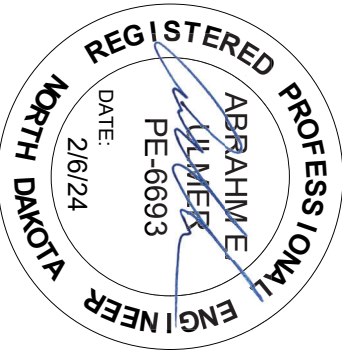
0 20 40

SURVEY INFO: VERT. DATUM: NAVD88
HORIZ. DATUM: 1983 STATE PLANE, ND SOUTH (3302)

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

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONTOUR
- PROPOSED WATER
- PROPOSED CURB STOP
- PROPOSED GATE VALVE
- PROPOSED HYDRANT
- PROPOSED STORM SEWER
- PROPOSED STORM DRAIN BASIN
- PROPOSED SANITARY SEWER
- PROPOSED SAN HOLDING TANK
- PROPOSED 6 DECORATIVE FENCE
- PROPOSED PARKING STALL COUNT
- PROPOSED TREES/SHRUBS

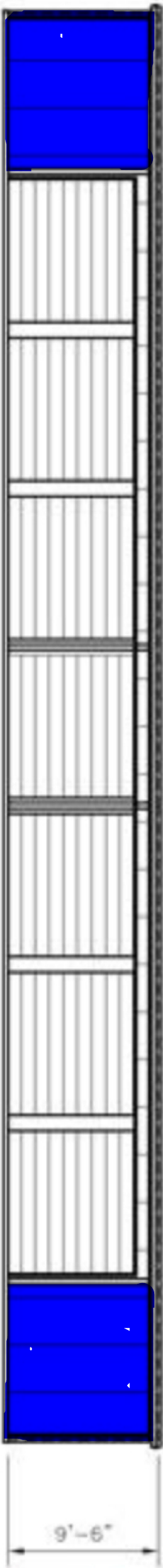


Independent Land Surveying
& Engineering Inc.
4215 OLD RED TAIL NW, Mandan, ND 58554
Phone: 701-663-5184 Cell: 701-220-0968 TROJ # 21064

SOLBERG SELF STORAGE COMPLEX
PROPOSED CONDITIONS

1620 19TH STREET SE
MANDAN, NORTH DAKOTA
LOT 1, BLOCK 1, SOLBERG ADDITION
SHEET 3 OF 10

FEBRUARY, 2024



CEMENT BOARD SIDING



ARCHITECTURAL REVIEW COMMISSION APPLICATION

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

1. Description of Proposed Activity: Update Sign Cabinet
New Directional Sign
2. Name of Owner: Bob Patel
Mailing Address: 2630 Old Red Trail
Phone (Cell) _____ (Office) _____
3. Name of Architect if applicable: _____
Mailing Address: _____
Phone (Cell) _____ (Office) _____
4. Name of Contractor: Knockout Design
Mailing Address: 6751 4th St SW Minot, ND
Phone (Cell) _____ (Office) _____
5. Parcel Address: 2630 Old Red Trail
6. Legal Description:
Lot 4 Block 8388 Addition _____
Section _____ Township _____ Range _____
7. Zoning: CB
8. Special Purpose District: _____
9. Existing Land Use: _____
10. Lot Size (Sq Ft) _____
Existing Bldg Area (Sq Ft) _____
Proposed Bldg Area (Sq Ft) _____
11. Estimated Cost of Project: \$8,000
Is this project receiving incentives from the City of Mandan? Yes ___ No ☒
If you are receiving incentives please indicate which programs have been applied for.

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

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

Applicant: [Signature] Date: 2-8-24

Revised (9-20)

City Of Mandan Application For Signage

Phone 667-3230 Fax 667-3481

Application Information:

1. Property Address: 2630 Old Red Trail
2. Name of Property/Business Owner: Bob Patel
D/B/A: Days Inn & Suites
Mailing Address: _____
Phone (Cell) _____ (Office) _____
3. Name of Sign Company (if applicable): Knockout Design
Mailing Address: 6751 4th St. SW Minot, ND 58701
Phone (Cell) 701-833-6257 (Office) 701-852-6805

Sign Information:

1. Description of Proposed Activity:
 - A. New Signage **** Remove & Replace **** Repair _____
 - B. Wall Mount _____ Pylon _____ Monument _____
Other _____
2. Estimated Cost of Project: 8,000

Applicants must present copies of the following requested information to the Building Inspections Department

- Pictures of the project and also surrounding areas.
- Site dimensions with locations.
- Materials, colors and background colors.
- Information regarding lighting and electronic message centers.
- Scaled drawings including sign dimensions and dimensions of supporting structures.

Cost of permit is \$50.00.

By signing this application, I acknowledge it is the responsibility of the owner and/or sign contractor to conform to ALL Federal, State and Local regulations and the Sign Policy guidelines.

Applicant:  Jordan Kizina

Date: 2-8-24

1



EXISTING
50'-0" OAH



PROPOSED



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

TECHNICAL SURVEY REQUIRED PRIOR TO
PRODUCTION TO CONFIRM MEASUREMENTS

persona
SIGNS | LIGHTING | IMAGE

Persona Signs, LLC
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1.800.843.9888 • www.personasigns.com

Customer:
DAYS INN & SUITES
Location:
MANDAN, ND
File Name:
421883 - MANDAN, ND

Project No.:
421883
Request No.:
47747
Prepared By:
AHD
Date:
09/07/23
Revision:
0



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disposed or otherwise used without written permission from Persona Signs, LLC.

Customer Approval (Please Initial):

Approval Date:



EXISTING
6" CURB



PHOTO MAY NOT BE TO SCALE- MEASUREMENTS REQUIRED

PROPOSED



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

TECHNICAL SURVEY REQUIRED PRIOR TO
PRODUCTION TO CONFIRM MEASUREMENTS

persona
SIGNS | LIGHTING | IMAGE

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Customer Approval (Please Initial):

Approval Date:



MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

The Mandan Architectural Review Commission (MARC) of Mandan met in session in the Veteran's Conference Room of Mandan City Hall on January 24 2024, at 1:00 p.m. CST.

Pierce called the meeting to order.

ROLL CALL:

Present: Lee Pierce, Victoria Vayda Hammond, Jordan Singer, Jarek Wigness, Mitch Bitz, Shane Weltikol, and Logan Caldwell

Also in attendance: Andrew Stromme, Johnathan Wagoner, Madison Cermak, Jason Herman, Chris Loken, Keith Craig, and Jason Craig

Absent: Kendra Rennich, and Jason Angel

OLD BUSINESS:

NEW BUSINESS:

(1) Proposal by Loken with Dollar Signs for Adding an Illuminated Sign for Same Day Mattress, located at 216 E Main St.

Applicant explained that he is trying to get the sign approved for the front of the building facing Main St. He explained that the sign will be illuminated at about 6500 K using LEDs. It is 3 little aluminum boxes with acrylic faces, and vinyl graphics. They will be anchored to the building with masonry anchors. 110 Volts of power will be coming from the inside of the building. The receptacle that is outside the building is what they will be pulling the power from.

Stromme inquired if he had installed similar signs before with the same specs.

Loken explained that he has installed similar spec signs, but they are all 6500 K. He installed Taco John's in Bismarck, Farmers Insurance, Valvoline on Airport Road, Fruit Boutique, and Elite Therapeutics. He states that the specs used for these signs are pretty standard for a Channel Letter Sign.

Pierce inquired if there were any questions or concerns at this time.

Caldwell moved to approve the request for an Illuminated Sign project located at 216 East Main St as presented. Contingent on the Faceplate for drawing the power on the front of the building being painted the same color of the building, so it does not stand out.

Vayda-Hammond seconded the motion. Upon roll call vote, the motion passed unanimously.

(2) Proposal by Craig with Beaver Creek Builders for Wheelchair Lift Addition, located at 1100 Collins Ave.

Craig explained that the church wants to put in a wheelchair lift so the congregants can use it to be lifted up and go to the service upstairs. He explained the dimensions of the project should be

(4' x 6'), and that the inside of the project would be finished with sheetrock. The project will have no outside access, only accessible from the downstairs on the inside of the building. He explained that the project would match the building with the same brick that was used to construct the church.

Stromme inquired if the roof would hang over.

Craig explained that it should hang over roughly about 2 feet. Along with this they plan on having the roof re-Shingled this summer, so along with this project they will work on getting the overhang set up so it ties together properly.

Bitz inquired if the doors for this project would have fire doors on the inside.

Jason explained that they planned on using just fire rated wood doors. He said he would not mind changing the doors to fire doors, or Steel Doors if need be.

It was asked of Singer, what this project would need.

Singer explained the project would need a full set of plans.

Pierce inquired if there were any questions or concerns at this time.

Weltikol moved to approve the request for the wheelchair lift project located at 1100 Collins Ave as presented, contingent on approval from the Fire Chief and the Building Official.

Vayda-Hammond seconded the motion. Upon roll call vote, the motion passed unanimously,

(3) Election of New Officers.

Bitz Nominated Pierce to be President for the Committee.

Wigness seconded. Motion passed unanimously.

Bitz Nominated Vayda-Hammond to be Vice-President.

Wigness seconded. Motion passed unanimously.

OTHER BUSINESS:

Singer Inquired about a future project that might come to MARC involving WBI at 2025 38th St.

Unfinished Business:

MINUTES:

Upon roll call vote, minutes were approved for December 12 2023.

Motion passed unanimously

ADJOURNMENT

There being no further business the meeting was adjourned at 1:27 p.m.

Approved by: _____

Date: _____