



# ND01 GOLDEN NEW BUILD

## PROJECT INFORMATION

SITE NAME: ND01 GOLDEN  
 SITE ADDRESS: 59TH AVE NW  
 GARRISON, ND 58540  
 COUNTY: McLEAN  
 LATITUDE: N47° 39' 44.87" (NAD83)  
 LONGITUDE: W101° 48' 03.49" (NAD83)  
 DRAWING BASED ON: 04-27-16  
 SITE DATA FORM DATED:  
 BUILDING TYPE: IIB  
 SITE AREA: 100' X 100' = 10,000 S.F.

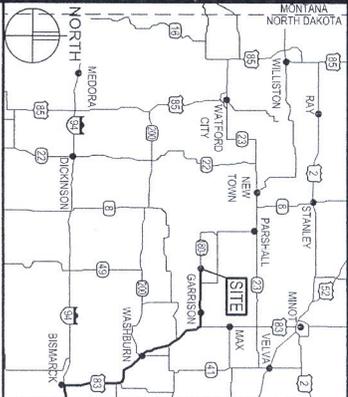
## ISSUE SUMMARY

REV.	DESCRIPTION	SHEET OR DETAIL
A	ISSUED FOR REVIEW 08-10-16	ALL
B	ISSUED FOR ZONING 09/07/16	ALL

## SHEET INDEX

SHEET	SHEET DESCRIPTION
T-1	PROJECT INFORMATION, TOWER ELEVATION, & SHEET INDEX
A-1	SITE PLAN & STANDARD DETAIL INDEX
A-2	ENLARGED SITE PLAN
A-3	ANTENNA AND COAX KEY, CABLE BRIDGE PLAN, & NOTES
A-4	OUTLINE SPECIFICATIONS
G-1	GROUNDING SPECIFICATIONS
G-2	GROUNDING PLAN & GROUNDING DETAIL INDEX
U-1	SITE UTILITY PLAN, HAND HOLE DETAIL, & NOTES
	SURVEY

## AREA MAP



DIRECTIONS FROM FARGO SWITCH:  
 Go North on Bush Lake Rd. 0.8 mi and turn left onto W Old Shakopee Rd. Go 3.9 mi and merge onto US-180 N. Go 3.7 mi and merge onto 1434 W. Go 0.2 mi and turn right onto 57th St. Go 0.2 mi and turn right and go 0.721 miles to ND Hwy 1804. Turn left and go 26.1 miles to 59th Ave NW. Turn left and site is in field on left.

## VICINITY MAP



## DEPARTMENTAL APPROVALS

NAME	DATE
RF ENGINEER: ANTHONY ZIMMERMAN	06-12-16
OPERATIONS MANAGER: AARON STENKE	06-12-16
CONSTRUCTION ENGINEER: BRENT JUDD	06-12-16

## LESSOR / LICENSEE APPROVAL

SIGNATURE	PRINTED NAME	DATE

LESSOR / LICENSEE: PLEASE CHECK THE APPROPRIATE BOX BELOW  
 NO CHANGES  CHANGES NEEDED. SEE COMMENTS.

## CONTACTS

LESSOR / LICENSEE:  
 BRUCE MATHENY  
 5639 14TH ST NW  
 WASHINGTON, ND 58540  
 701-454-3470

LESSEE:  
 VERIZON WIRELESS  
 10801 BUSH LAKE ROAD  
 BLOOMINGTON, MN 55438  
 MON NETHER (612) 726-0692

POWER UTILITY COMPANY CONTACT:  
 McLEAN ELECTRIC COOPERATIVE  
 4031 HWY 37 BYPASS NW  
 GARRISON, ND 58540  
 701-452-2291

TELECOM UTILITY COMPANY CONTACT:  
 T.B.D.

ARCHITECT:  
 DESIGN 1 OF EDEY PRAIRIE, LLC.  
 9001 1ST AVE S  
 EDEY PRAIRIE, MN 55344  
 (952) 903-9299

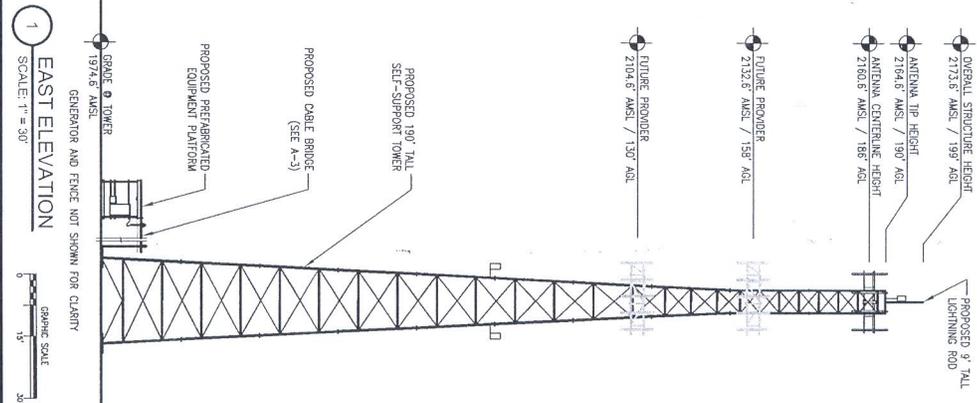
SURVEYOR:  
 WIDBERT SMITH HOLDINGS  
 5111 WINDY HOLLOW RD  
 ALEXANDRIA, MN 56206-1028  
 320-762-9149

STRUCTURAL ENGINEER:  
 N/A

GEOTECHNICAL ENGINEER:  
 T.B.D.

## TOWER ELEVATION

- NOTE:  
 1.) TOWER TO BE ERRECT AND INSTALLED IN ACCORDANCE WITH TOWER MANUFACTURER'S DRAWINGS NOT INCLUDED WITH THIS PACKAGE. DISCREPANCIES BETWEEN TOWER DRAWINGS AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO VERIZON WIRELESS AND THE ARCHITECT IMMEDIATELY.  
 2.) TOWER FOUNDATION, PLATFORM FOUNDATION, GENERATOR FOUNDATION, AND THE ACCESS DRIVE TO BE EXCAVATED AND CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS AND SPECIFICATIONS OF THE GEOTECHNICAL REPORT WHICH IS NOT INCLUDED IN THIS PACKAGE. DISCREPANCIES BETWEEN THE REPORT AND THE OTHER DOCUMENTS TO BE IMMEDIATELY REPORTED TO VERIZON WIRELESS AND THE ARCHITECT.  
 3.) CONTRACTOR TO ENSURE TIP OF ANTENNAS DO NOT EXCEED TOWER HEIGHT.



1 EAST ELEVATION  
 SCALE: 1" = 30'

NOT FOR CONSTRUCTION



9973 WALLEY RD. N.W.  
 EDEY PRAIRIE, MN 55344  
 (952) 903-9299  
 WWW.DESIGN1P.COM



PROJECT: 20161549387  
 LOC. CODE: 408901

ND01  
 GOLDEN

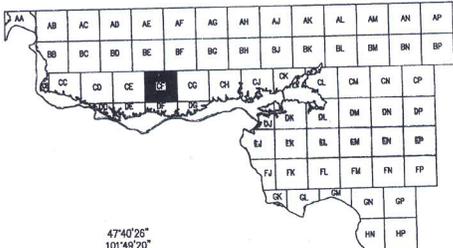
59TH AVE NW  
 GARRISON, ND 58540

SHEET CONTENTS:  
 CONTRACTS  
 ISSUE SUMMARY  
 SHEET INDEX  
 DEPARTMENTAL APPROVALS  
 LESSOR APPROVAL  
 PROJECT INFORMATION  
 AREA & VICINITY MAPS  
 GENERAL NOTES

DRAWN BY: SLD  
 DATE: 06-08-16  
 CHECKED BY: CDB  
 REV. A: 06-10-16  
 REV. B: 09/07/16

T-1





**MAP OF  
BLACKWATER**

TOWNSHIP: 148 N  
McLEAN COUNTY

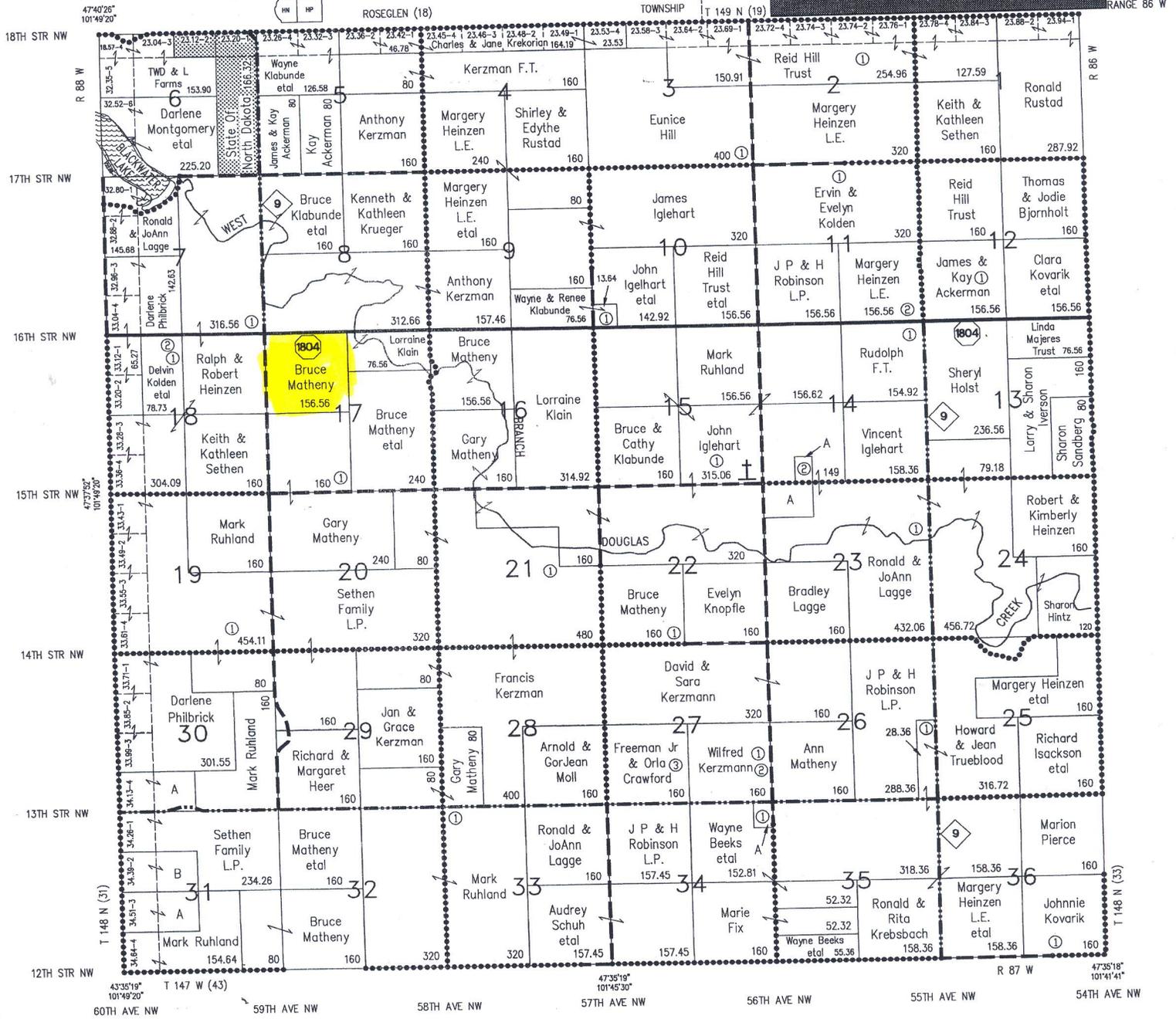
RANGE: 87 W  
NORTH DAKOTA

CODE: CF

**Farmers Security Bank**  
**F S B**

PO Box 310  
Washburn, ND 58577  
www.fsbwashburn.com

Phone (701) 462-3232  
Toll Free 888 280-6202



SEE LETTERED SMALL DAKOTA TRACTS DIRECTORY FOLLOWING TOWNSHIP MAPS

**ACKERMAN SURVEYING & ASSOCIATES, INC.**

*Rotty B. Ackerman & Robby L. Berard*  
Registered Land Surveyors

Lot Surveys \* Subdivisions  
Land Boundaries \* Land Planning \* GPS Services  
Topographic & Construction Surveys

email: landsurvey@srt.com

(701) 838-0786  
Fax: (701) 837-1990

6008 Hwy 2 East  
Minot, ND

**GREAT RIVER ENERGY**

Touchstone Energy Cooperative

Underwood, North Dakota  
www.greatriverenergy.com

Great River Energy and its 320 employees contribute to the economic health of our state and local communities by generating electricity in an environmentally responsible manner at Coal Creek Station and Stanton Station

**COTTINGHAM AGENCY Insurance** DOG INC.

ALL FORMS OF INSURANCE

Specializing in all forms of insurance, with three locations to serve you better.

810 EAST DIVIDE AVENUE  
BISMARCK, ND 58501  
(701) 323-9419

210 7th St  
Washburn, ND 58577  
(701) 462-3406

201 Lincoln Ave  
Underwood, ND 58576  
(701) 442-3473

Cottinghamins@westriv.com

## RESERVATIONS AND RESTRICTIVE COVENANTS

### GOVEN LAKEVIEW ESTATES

TO THE PUBLIC:

This is a Declaration of Reservations and Restrictive Covenants of GOVEN LAKEVIEW ESTATES, a subdivision being a platted portion of the West Half of Section 27 and the Northeast Quarter of the Northeast Quarter of Section 28, Township 147 North, Range 79 West of the 5<sup>TH</sup> P.M., McLean County, North Dakota.

If the owners of such lots or any of them, or their heirs or assigns shall violate any of the covenants hereinafter set out, it shall be lawful for any other person owning real property situated in such subdivision to prosecute any proceedings at law or in equity against the person or persons violating any such covenants, and either to prevent his from doing so or to recover damages for such violation, or both.

1. PURPOSE: The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the subdivision and thereby to secure to each site owner the full benefits and enjoyment of his home or cottage, with no greater restriction on the free and undisturbed use of the site than is necessary to insure the same advantages to the other site owners.

2. DURATION: All and each of these restrictions, conditions, and covenants herein are to run with the land and shall be binding on all parties and all persons claiming under them until such time as they may be changed by the owner of the property in the subdivision by a correct legal procedure.

3. COVENANTS FOR IMPROVEMENTS: All lots conveyed are conveyed as unimproved property without any obligation on the part of the grantor to improve the same.

4. RESIDENTIAL RESTRICTION: No structure shall be erected, altered, or placed on any lot or tract other than one detached, single family dwelling not to exceed two (2) stories in height, except that this shall not preclude the erection, location or maintenance of other customary or necessary structures accessory to the dwelling and as recreational use. No building shall be erected closer than twenty-five feet (25') from the front line, fifteen feet (15') from the side or thirty feet (30') from the rear lot line. One detached storage building, not larger than 3,600 sq. ft., one story in height; with sidewalls not to exceed 18' may be constructed. This building must have straight walls and the exterior of such building shall be a neutral color consistent with residential construction, no silver metal. Manufactured homes shall be placed on a permanent foundation or on a permanent piers so as to meet conventional financing requirements. No trailer, tents, shack, or other outbuildings or temporary structures may be used on any lot at any time as a residence, either temporary or permanent. The use of any lot for commercial purposes is prohibited.

5. SUBDIVISION OF LOTS: In accordance with the foregoing restriction limiting the number of dwellings on each lot, no subdivision of any lot shall be permitted.

6. LIVESTOCK AND ANIMALS: No form of livestock other than dogs and cats may be kept by an owner on any tract within the subdivision, and all dogs shall, if requested by the owners of the other lots on the property, be restricted to the owners premises and maintained on a leash so as not to run at large at any time. No livestock or poultry shall be kept or maintained on any of the lots. The commercial breeding and sales of any animal, including dogs, is forbidden upon any lot or tract.

7. RESTRICTIONS AGAINST POLLUTION: No building shall be constructed unless a permit shall have been received as may be required by the Zoning Regulations of McLean County, North Dakota. No septic tank or other means of sanitary disposal shall be constructed, used or maintained unless the same meets with the requirements of all state and local health laws, rules and regulations and in no event shall any person undertake or permit any use of the property which would be dangerous to the health of any other person residing in the area. All leach and drain fields and septic tanks shall be designed according to the State Health Department requirements.

8. GRADING: Neither grantee nor any person or persons claiming under him shall or will at any time raise the grade of any lot or lots which would affect adjoining lots.

9. NUISANCES: No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eyes, or shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors or that will cause any noise that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property. Unsightly storage of old cars, junk, trash, and unlicensed vehicles is prohibited.

10. SIGNS: No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. ROAD MAINTENANCE: The roads within this development are dedicated for public use. Post installation maintenance is the responsibility of the owners of this development. Costs of such maintenance shall be equally shared between the lots benefitting from such maintenance. Maintenance shall be approved by a simple majority of the affected owners. Established approaches shall be shared by lots that are adjacent to said approaches.

12. ENFORCEMENT: These restrictions shall operate as covenants running with the land for the benefit of any and all persons who now may own, or who may hereafter own, property in GOVEN LAKEVIEW ESTATES, and such persons are specifically given the right to enforce these restrictions through any proceedings, at law or in equity, against any person or persons violating or threatening to violate such restrictions, and to recover any damages suffered by them for any violation thereof.

13. PARTIAL INVALIDITY: If any covenants or condition or restriction herein above contained, or any portion thereof, is invalid or void, such invalidity or voidness shall in no way affect any other covenant, condition, or restriction.

14. RECREATIONAL USE:

A) TEMPORARY USE OF RECREATIONAL VEHICLE AND TENT REQUIREMENTS FOR CAMPING ON RESIDENTIAL PROPERTY.

The use of one (1) recreational vehicle or tent as temporary accommodation for guests may be allowed on "developed residential property" with an established residential use. The unit shall not be parked on nor in any way obstruct any public right-of-way, and shall be located a minimum of five (5) feet from any other structure. The unit may not be skirted, provided a deck or patio above ground level, and the discharge of any gray water or sewage is prohibited. Use of the unit shall not exceed seven (7) days at any one time or twenty-one (21) days in any calendar year.

15. OWNERSHIP OF MINERAL RIGHTS: The developers, Brian Goven and Tina Goven, husband and wife, shall reserve all oil, gas and other minerals, including coal, located in and under and that may be produced on the above described real estate.

16. MODIFICATION OF RESTRICTIONS: The covenants, agreements, conditions, reservations, and changes created and established herein for the benefit of GOVEN LAKEVIEW ESTATES and each lot therein, may be waived, terminated, or modified as to the whole of GOVEN LAKEVIEW ESTATES or any portion thereof with the written consent of the owners of seventy-five percent (75%) of the lots in GOVEN LAKEVIEW ESTATES. No such waiver, termination, or modification shall be effective until the property instrument, in writing, shall be executed and recorded in the office of the County Recorder, McLean County, State of North Dakota; provided, however, that no such modification shall be effective or recorded prior to the time that the same has been submitted in writing to the McLean County Zoning Board and the same has been approved by that governmental agency or its successor.

IN WITNESS WHEREOF, the owners have caused these presents to be signed this \_\_\_\_\_ day of July, 2016.

\_\_\_\_\_  
Brian Goven

\_\_\_\_\_  
Tina Goven





