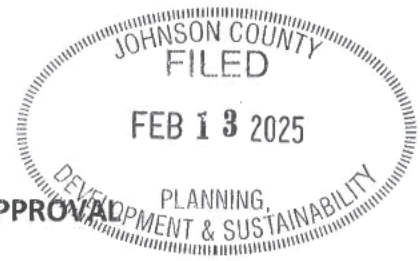


Office Use Only	2/13/25	\$	BDA-25-2865
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SPECIAL EXCEPTION OR VARIANCE APPROVAL

Application is hereby made for approval of a:

- Special Exception (reduction of requirement by 50% or less)**
- Variance (reduction of requirement by more than 50%)**
- Variance from Floodplain Management Regulation**
- Modification of Subdivision Regulations**

on property located at (street address if available or layman's description):

Parcel Number: 1102302002

Current Zoning: R20 Proposed Use of the Structure: Cell Tower

For setback reduction requests (Special Exception or Variance) – complete the following:

	Front	Side	Side	Rear
Required Setback:	<u>277</u>	<u>277</u>	<u>277</u>	<u>277</u>
Requested Setback:	<u>277</u>	<u>139</u>	<u>277</u>	<u>277</u>

Note: On a separate sheet you must explain how or why this request satisfies the practical difficulty, unnecessary hardship, or exception hardship criteria – as applicable. The location of these criteria in the Unified Development Ordinance is outlined on page 2 of this application.

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Steve Branin
Name of Owner

Andy Bobrytzke obo American Tower LLC
Name of Applicant (if different)

10 Presidential Way Woburn, MA 01801
Applicant Street Address (including City, State, Zip)

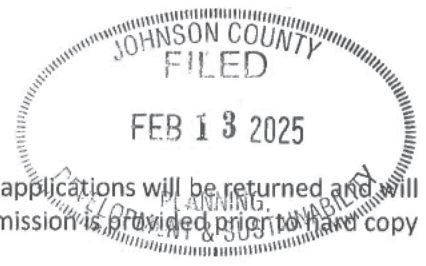
[Redacted]
Applicant Phone

[Redacted]
Applicant Email

Andrew J. Bobrytzke
Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)



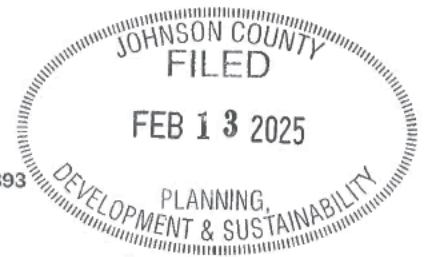
The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

Initial each empty box below to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copy
Application Fee (varies based on application. Fee: \$ 175.00)		
This application form with all information completed		(2)
<p>Brief cover letter explaining the nature of the request, as well as detailing practical difficulty (for special exceptions) or unnecessary hardship (for variances) as outlined in the ordinance sections listed below:</p> <ul style="list-style-type: none"> • <u>For Special Exceptions</u>: the practical difficulty standards are set forth in section 8:1.28.E.2.a-f of the Unified Development Ordinance. You must explain direct answers as to how or why this request satisfies ALL practical difficulty criteria listed in this section of the ordinance. • <u>For Variances</u>: the unnecessary hardship standards are set forth in section 8:1.28.D.2.a-e of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance. • <u>For Variances from Floodplain Management Regulations</u>: the exceptional hardship standards are set forth in section 8:4.11.C and D.2.a.i-xiii of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance. • <u>For Variances from Subdivision Regulations</u>: the unnecessary hardship standards are set forth in section 8:1.27.F.12.a and 8:1.28.G of the Unified Development Ordinance. You must provide direct answers as to how or why this request satisfies ALL hardship criteria listed in this section of the ordinance. 		
<p><u>For setback reduction requests</u>: A complete building permit must be on file with the PDS Department before an application to reduce zoning requirements will be accepted.</p>		



SMJ INTERNATIONAL, LLC. 49030 Pontiac Trail Ste.100, Wixom, MI 48393



February 10, 2025

Planning, Development & Sustainability
Johnson County, Iowa
c/o Maya Simon
913 S Dubuque St.
Iowa City, IA 52240

Re: American Towers LLC- Telecommunication Tower Facility
SITE NAME: STRELO QUARRY IA
SITE NUMBER: 212086
Parcel Number 1102302002
3102 355TH ST SW
OXFORD, IA 52332

Johnson County Planning,

Per the specific requirements set forth in the Conditional Use Permit application and Johnson County's language ordinance for telecommunication facilities, please note the following:

General Site Characteristics

American Tower, LLC, commonly referred to as ATC throughout this document, is proposing the construction of a 251.3 foot-tall, self-support telecommunication tower and associated facilities (hereinafter referred to as "Facility") on property within Johnson County jurisdiction. The ATC designation for this project is STRELO QUARRY IA. This proposed tower is a RELOCATION of an existing tower located .5 miles East at the quarry owned by River Products Company. That lease is expiring in 2025, and the owner needs it removed. There are two (2) existing carriers, AT&T and DISH, at the current tower site, ATC needs to build a new tower and then remove the existing tower. The existing tenants are located at the 238' and 220' elevations on the existing tower and will need these elevations to avoid coverage gaps. This project proposal has been prepared by Andy Bobrytzke, Project Manager for SMJ International, and contractor/ agent of ATC.

This project is being proposed by way of a Conditional Use Permit on property located off 355th Street SW, in Clear Creek Township, leased from property owners Steven C. Branin and Jayne L. McQuillen. The Johnson County parcel number is 1102302002. The property owner's address is 3102 355TH ST SW, OXFORD IA 52322.

The subject property is zoned R-Residential. As such, ATC has developed a site plan and all associated documents in accordance with language found in Johnson County's Code of Ordinances for Commercial Telecommunication Towers and the Residential District.

Setback Standards

ATC is requesting a Special Exception for Setbacks to reduce the requirements to 50% for this project setback to "...parcel lines and occupied structures..." as required by Johnson County 8:1.23 - H.2.a. will be met by way of a 110%

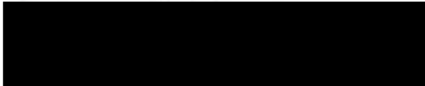
An Engineering Fall Letter, prepared by Thomas T. Wilson, P.E., Design Engineer

No guy anchors are required at this Facility. All accessory structures will comply with district setbacks.



Andy Bobrytzke

Andy Bobrytzke
Project Manager
SMJ International, LLC





July 26, 2024

Aurore Dresser
AMERICAN TOWER CORPORATION
3500 Regency Parkway, Suite 100
Cary, NC 27518

RE: Proposed 251.3' Sabre Self-Supporting Tower for Strela Quarry, IA

Dear Aurore Dresser,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 109 mph and 40mph + 1.5" ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

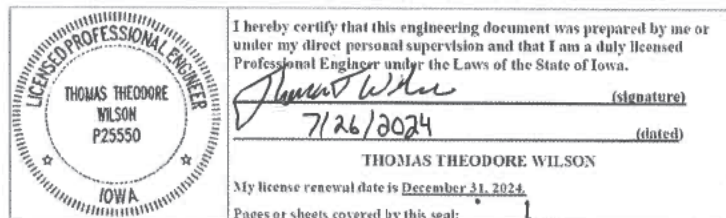
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location.

Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles. In the unlikely event of total separation, this would effectively result in a zero foot fall radius.

Sincerely,

Thomas T. Wilson, P.E.
Design Engineer



JOHNSON COUNTY
FILED
FEB 13 2025
PLANNING & ZONING DEPARTMENT



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 494-4112

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REV. DESCRIPTION BY DATE
FOR CONSTRUCTION ST. 10/01/24

ATC SITE NUMBER: 212086
ATC SITE NAME: STRELO QUARRY IA



I hereby certify that the engineering document was prepared by the Licensed Professional Engineer under the title of the State of Iowa.
Project Name: Scott Wiegau
License Number: 23705
My license expires on December 31, 2025
I agree to make available to the public ALL

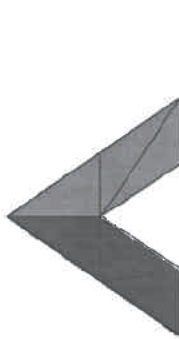
Digitally signed by Scott Wiegau
Date: 2024.10.01 16:47:08 -0400

DATE DRAWN: 10/01/24
ATC JOB NO: 1489952_DR
DPS JOB NO: 1454720
ATC LEGACY #: 303473

TITLE SHEET
SHEET NUMBER: G-001
REVISION: 0

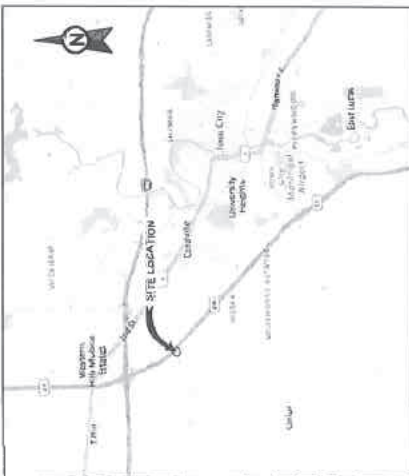


LOCATION MAP



AMERICAN TOWER®
SITE NAME: STRELO QUARRY IA
SITE NUMBER: 212086
SITE ADDRESS: 3102 355TH ST SW
OXFORD, IA 52332

STRATEGIC RELOCATION ZONING DRAWINGS



VICINITY MAP

COMPLIANCE CODE		PROJECT SUMMARY		PROJECT DESCRIPTION		SHEET INDEX																																																																												
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURSUS EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> INTERNATIONAL BUILDING CODE (IBC) NATIONAL ELECTRIC CODE (NEC) LOCAL BUILDING CODE CITY/COUNTY ORDINANCES 		<p>SITE ADDRESS: 3102 355TH ST SW OXFORD, IA 52332 COUNTY: JOHNSON</p> <p>GEOGRAPHIC COORDINATES: LATITUDE: 41° 47' 40.47" N LONGITUDE: 91° 37' 40.36" W GROUND ELEVATION: 735' AMSL</p> <p>ZONING INFORMATION: JURISDICTION: JOHNSON COUNTY PARCEL NUMBER: 1102202002 ZONING: R20 - RESIDENTIAL</p> <p>PROJECT TEAM</p> <p>TOWER OWNER: AMERICAN TOWER CORPORATION 10 PRESIDENTIAL WAY WOBURN, MA 01801</p> <p>PROPERTY OWNER: STEVE C. BRANNIN 3102 355TH ST. SW OXFORD, IA 52332</p> <p>ENGINEER: ATC TOWER SERVICES 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511</p>		<p>THIS PROJECT ENTAILS A NEW 25T TOWER TO BE CONSTRUCTED WITHIN A PROPOSED 75' X 75' COMPOUND AS WELL AS DISH AND ATRF EQUIPMENT INSTALLATIONS.</p> <p>PROJECT NOTES</p> <ol style="list-style-type: none"> THE FACILITY IS UNMANNED. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. HANDICAP ACCESS IS NOT REQUIRED. THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF 50dB AT THE PROPERTY LINES. <p>PROJECT LOCATION DIRECTIONS</p> <p>FROM IOWA CITY: HEAD WEST ON MEL ROSE AVE TURN RIGHT ON CARDONAL BLVD LEFT TURN ON DEER CREEK RD SITE IS LOCATED ON THE LEFT</p>		<table border="1"> <thead> <tr> <th>SHEET NO.</th> <th>DESCRIPTION</th> <th>REV.</th> <th>DATE</th> <th>BY:</th> </tr> </thead> <tbody> <tr> <td>G-001</td> <td>TITLE SHEET</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>G-002</td> <td>GENERAL NOTES</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>V-101</td> <td>SURVEY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>V-102</td> <td>SURVEY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>V-103</td> <td>SURVEY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>C-101</td> <td>OVERALL SITE PLAN & BOM</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>C-201</td> <td>GRADING PLAN & PROFILE</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>C-401</td> <td>COMPOUND PLAN</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>C-402</td> <td>TOWER ELEVATION</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>C-502</td> <td>SIGNAGE</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>E-401</td> <td>GROUNDING LAYOUT</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>E-501</td> <td>ELECTRICAL DETAILS</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>E-601</td> <td>ELECTRICAL ONE LINE DIAGRAM</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> <tr> <td>R-601</td> <td>SPECIAL INSPECTIONS WORKSHEET</td> <td>0</td> <td>10/01/24</td> <td>ST</td> </tr> </tbody> </table>		SHEET NO.	DESCRIPTION	REV.	DATE	BY:	G-001	TITLE SHEET	0	10/01/24	ST	G-002	GENERAL NOTES	0	10/01/24	ST	V-101	SURVEY				V-102	SURVEY				V-103	SURVEY				C-101	OVERALL SITE PLAN & BOM	0	10/01/24	ST	C-201	GRADING PLAN & PROFILE	0	10/01/24	ST	C-401	COMPOUND PLAN	0	10/01/24	ST	C-402	TOWER ELEVATION	0	10/01/24	ST	C-502	SIGNAGE	0	10/01/24	ST	E-401	GROUNDING LAYOUT	0	10/01/24	ST	E-501	ELECTRICAL DETAILS	0	10/01/24	ST	E-601	ELECTRICAL ONE LINE DIAGRAM	0	10/01/24	ST	R-601	SPECIAL INSPECTIONS WORKSHEET	0	10/01/24	ST
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JOHNSON COUNTY
FILED
FEB 13 2025
PLANNING, DEVELOPMENT & SUSTAINABILITY



AMERICAN TOWER
 ATC TOWER SERVICES, INC.
 3550 REGENCY PARKWAY
 SUITE 100
 OMAHA, NE 68128
 PHONE: (416) 464-9412
 FAX: (416) 468-5415

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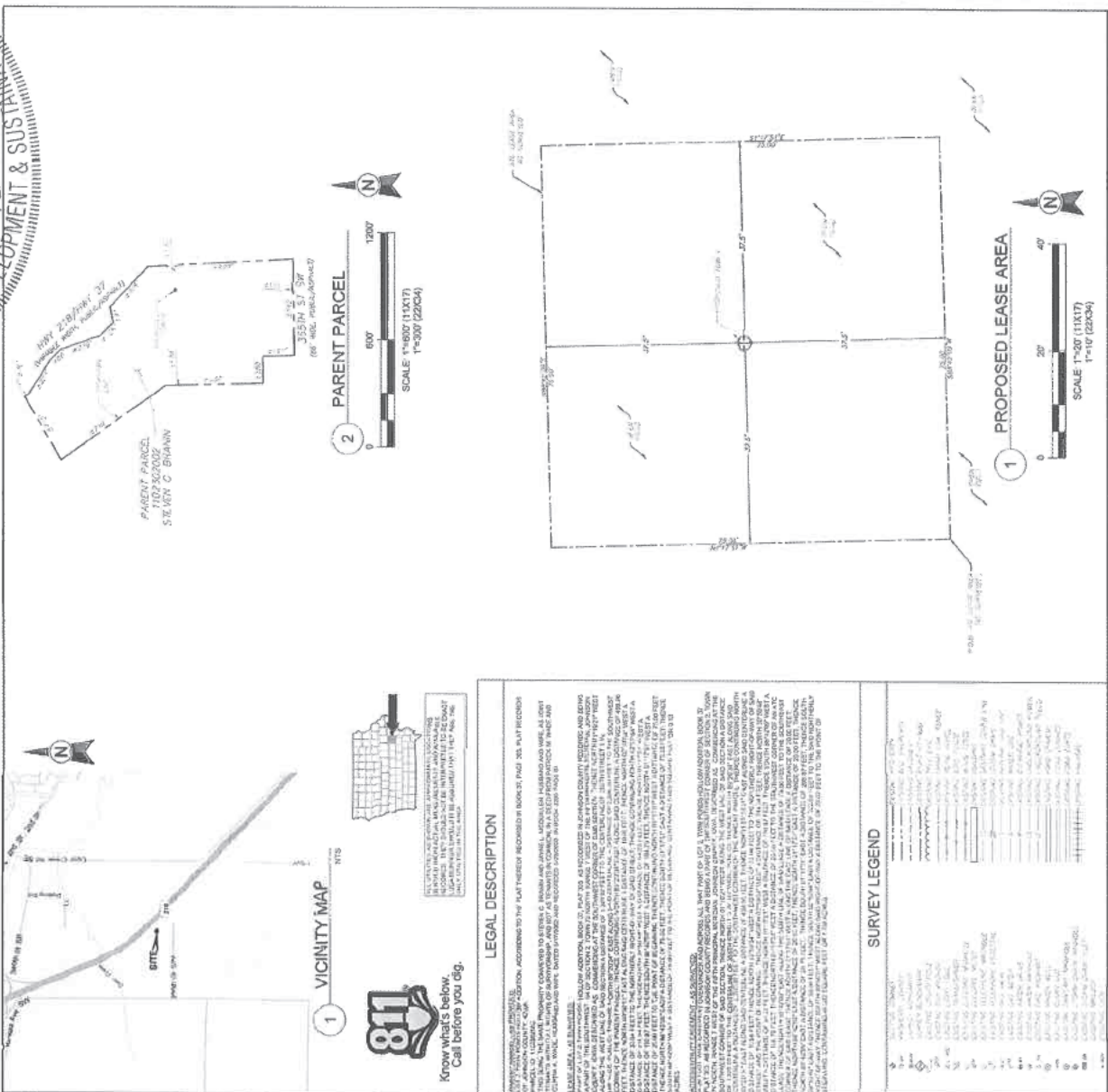
REV.	DESCRIPTION	BY	DATE
0	PRELIM	TLR	03/27/24
1	ADD ACCESS EASEMENT	TLR	04/02/24
6	REVISED PER CLIENT	TLR	08/10/24

ATC SITE NUMBER:
212086

ATC SITE NAME:
STRELO QUARRY IA

SITE ADDRESS:
 3182 28TH ST SW
 OXFORD, IA 52322

LANDTECH
 LAND SURVEYING & ENGINEERING
 1500 WEST 15TH AVENUE
 SUITE 200
 OMAHA, NE 68102
 PHONE: (416) 464-9412
 FAX: (416) 468-5415



SURVEYOR'S NOTES

1. THE SURVEY WAS CONDUCTED ON THE DATE(S) LISTED ABOVE.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IOWA SURVEYING BOARD RULES AND REGULATIONS.
3. THE SURVEY WAS CONDUCTED USING THE FOLLOWING EQUIPMENT: (LIST EQUIPMENT HERE)
4. THE SURVEY WAS CONDUCTED USING THE FOLLOWING PROCEDURE: (LIST PROCEDURE HERE)
5. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHOD: (LIST METHOD HERE)
6. THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENT: (LIST INSTRUMENT HERE)
7. THE SURVEY WAS CONDUCTED USING THE FOLLOWING TECHNIQUE: (LIST TECHNIQUE HERE)
8. THE SURVEY WAS CONDUCTED USING THE FOLLOWING APPROXIMATION: (LIST APPROXIMATION HERE)
9. THE SURVEY WAS CONDUCTED USING THE FOLLOWING CORRECTION: (LIST CORRECTION HERE)
10. THE SURVEY WAS CONDUCTED USING THE FOLLOWING ADJUSTMENT: (LIST ADJUSTMENT HERE)
11. THE SURVEY WAS CONDUCTED USING THE FOLLOWING CHECK: (LIST CHECK HERE)
12. THE SURVEY WAS CONDUCTED USING THE FOLLOWING VERIFICATION: (LIST VERIFICATION HERE)
13. THE SURVEY WAS CONDUCTED USING THE FOLLOWING CONFIRMATION: (LIST CONFIRMATION HERE)
14. THE SURVEY WAS CONDUCTED USING THE FOLLOWING VALIDATION: (LIST VALIDATION HERE)
15. THE SURVEY WAS CONDUCTED USING THE FOLLOWING VERIFICATION: (LIST VERIFICATION HERE)
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NOTES CORRESPONDING TO SCHEDULE B

THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE IOWA SURVEYING BOARD RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED USING THE FOLLOWING EQUIPMENT, PROCEDURE, METHOD, INSTRUMENT, TECHNIQUE, APPROXIMATION, CORRECTION, ADJUSTMENT, CHECK, VERIFICATION, CONFIRMATION, AND VALIDATION. THE SURVEY WAS CONDUCTED USING THE FOLLOWING APPROXIMATION, CORRECTION, ADJUSTMENT, CHECK, VERIFICATION, CONFIRMATION, AND VALIDATION. THE SURVEY WAS CONDUCTED USING THE FOLLOWING APPROXIMATION, CORRECTION, ADJUSTMENT, CHECK, VERIFICATION, CONFIRMATION, AND VALIDATION.

ROBINSON COUNTY
FILED
FEB 13 2025
PLANNING, DEVELOPMENT & SUSTAINABILITY



AMERICAN TOWER®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 496-5412
FAX: (919) 496-5415

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REV.	DESCRIPTION	BY	DATE
0	PRELIM	TLR	02/27/24
1	ADD ACCESS EASEMENT	TLR	04/02/24
6	REVISED PER CLIENT	TLR	05/10/24

ATC SITE NUMBER:
212086

ATC SITE NAME:
STRELO QUARRY IA

SITE ADDRESS:
3102 350TH ST SW
OXFORD, IA 52322



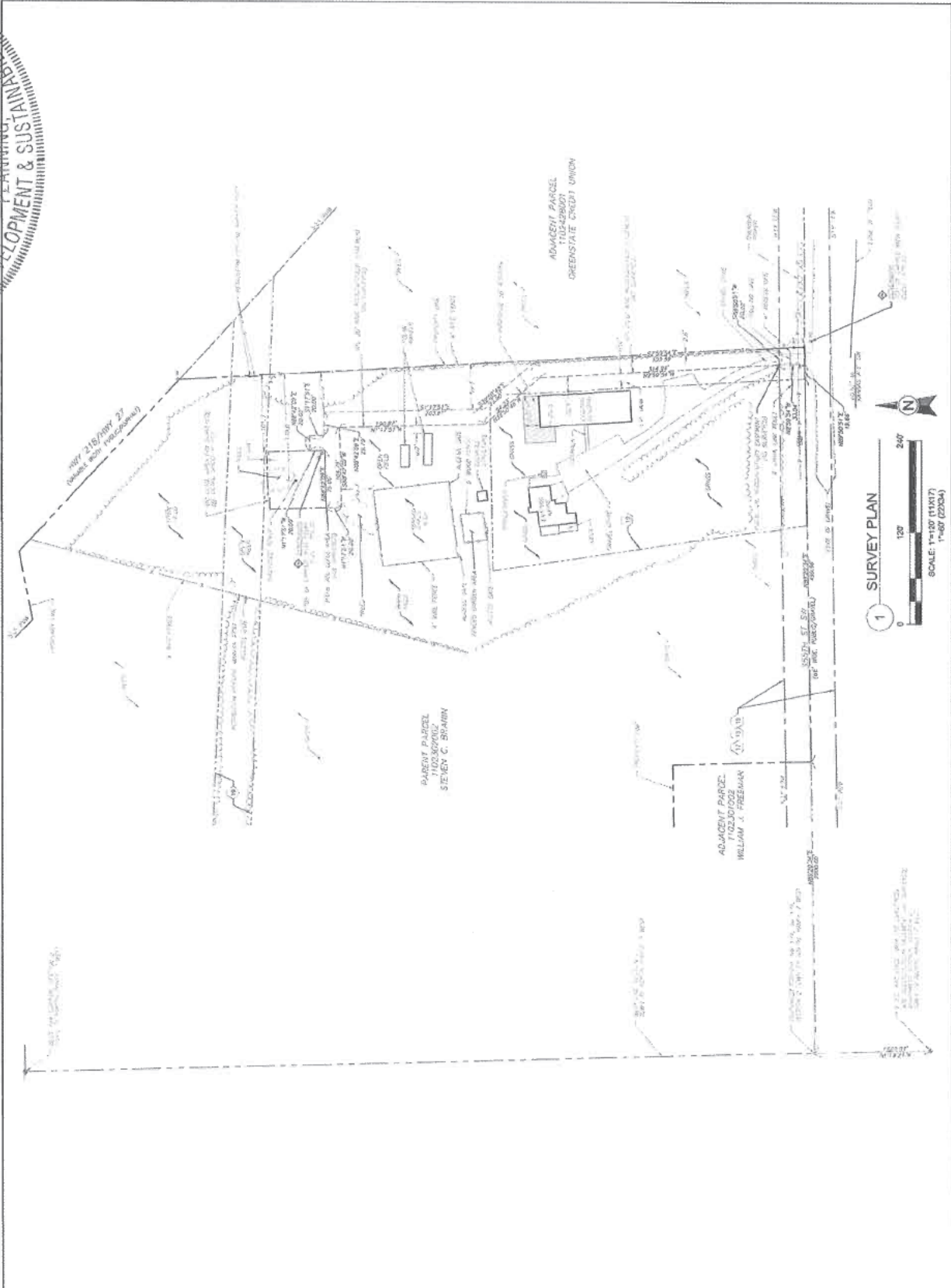
LANDTECH
LAND SURVEYING & ENGINEERING
P.O. BOX 100
MADISON, WI 53701

DATE OF PLAT OR MAP: 05/26/24
(SIGNED) Matthew T. Adams, P.S., P.L.
Name P.S. No. 18012

DRAWN BY:	TLR
REVIEWED BY:	MTH
DATE DRAWN:	02/26/24
JOB NO.:	24357020

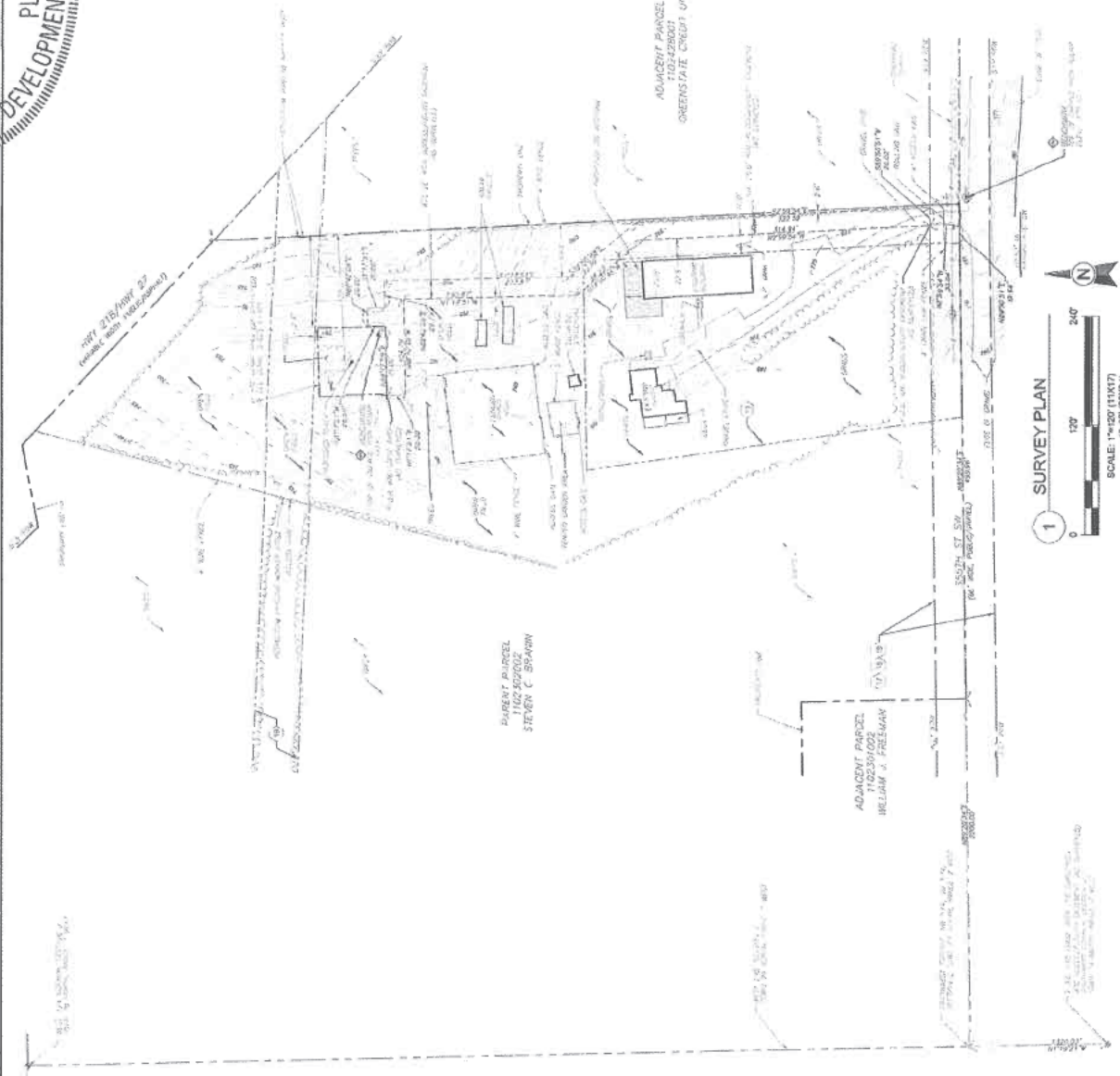
ALTANSPS
LAND TITLE SURVEY

SHEET NUMBER: **V-102** REVISION: **6**



JOHNSON COUNTY
FILED
FEB 13 2025

PLANNING,
DEVELOPMENT & SUSTAINABILITY



AMERICAN TOWER®
ATC TOWER SERVICES, INC.
 3500 REGENCY PARKWAY
 SUITE 100
 CARY, NC 27518
 PHONE: (919) 469-1112
 FAX: (919) 469-9416

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0	PRELIM	TLR	03/27/24
1	ADDD ACCESS EASEMENT	TLR	04/02/24
6	REVISED PER CLIENT	TLR	09/10/24

ATC SITE NUMBER:
212086
 ATC SITE NAME:
STRELO QUARRY IA
 SITE ADDRESS:
 3102 355TH ST SW
 OXFORD, IA 52222

SURVEY CERTIFICATE:
 TO AMERICAN TOWER CORPORATION AND WESTLOR LAND TITLE INSURANCE COMPANY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE INFORMATION CONTAINED HEREON WAS PREPARED IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES THE FOLLOWING: (1) A COMPLETE AND ACCURATE DEPICT ON SURVEY DRAWING THE ZONING TABLE THEREOF; (2) A COMPLETE AND ACCURATE DEPICT ON SURVEY DRAWING THE ZONING TABLE THEREOF; (3) A COMPLETE AND ACCURATE DEPICT ON SURVEY DRAWING THE ZONING TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON 09/10/2024.

DATE OF PLAT OR MAP: 02/26/25

(SIGNED)
 NAME: Matthew S. Maloney, P.S., P.E.
 REG. NO. 5, NO. 14879



DRAWN BY: TLR
 REVIEWED BY: MTN
 DATE DRAWING: 02/26/24
 JOB NO.: 24337000

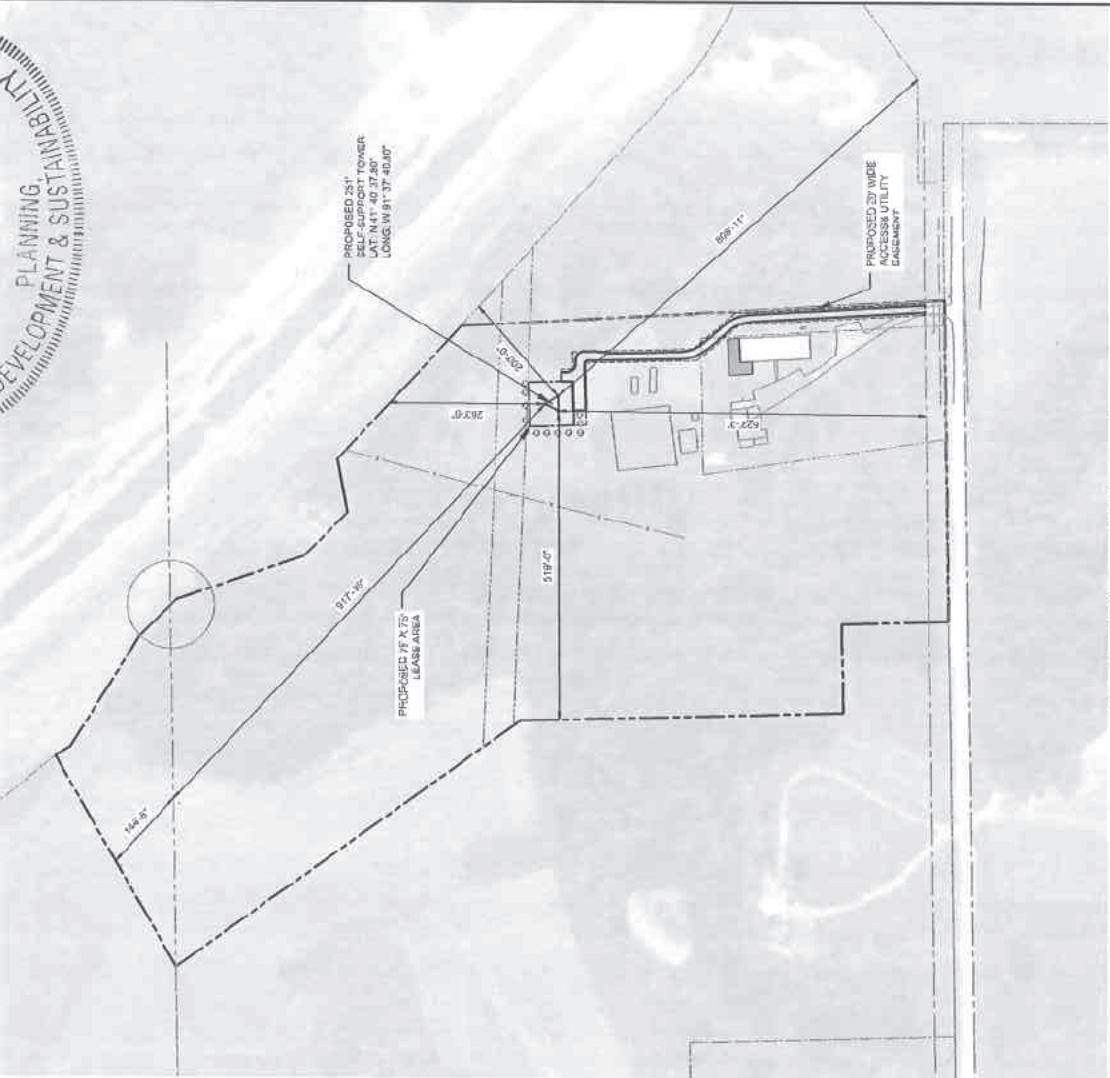
ALTA/NSPS
LAND TITLE SURVEY

SHEET NUMBER:
V-103

REVISION:
6

JOHNSON COUNTY
FILED
FEB 13 2025

PLANNING,
DEVELOPMENT & SUSTAINABILITY



- LEGEND
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - EXISTING TREELINE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - EXISTING STORM DRAIN
 - EXISTING ROAD (DIRT)
 - EXISTING ROAD (PAVED)
 - EXISTING ROAD (STONE)
 - EXISTING ROAD (PAVED)
 - EXISTING CONCRETE
 - EXISTING LEASE AREA
 - EXISTING OVERHEAD WIRE
 - EXISTING UTILITY POLE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FELTON PARK STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-9112

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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION SET	JR/BJL	

ATC SITE NUMBER:
212086

ATC SITE NAME:
STRELO QUARRY IA

SEAL

PROFESSIONAL ENGINEER
SCOTT A. WIRGAU
2309
LICENSED

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am a duly Licensed Professional Engineer under the laws of the State of North Carolina.
 Project: **Strelo Quarry IA**
 License Number: **23705**
 My license renewal date is **December 31, 2025**
 My expiration date is **ALL**
 1949


Digitally Signed: 2024-10-01

DATE DRAWN:	10/01/24
ATC JOB NO.:	1488933_06
OPRS JOB NO.:	14481720
ATC LEGACY #:	303473

OVERALL SITE PLAN & BOM	
SHEET NUMBER:	C-101
REVISION:	0

JOHNSON COUNTY
FILED
FEB 13 2025

PLANNING,
DEVELOPMENT & SUSTAINABILITY




AMERICAN TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 466-9112

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REV. _____ BY _____ DATE _____
FOR CONSTRUCTION ST. 1003124

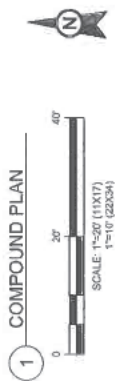
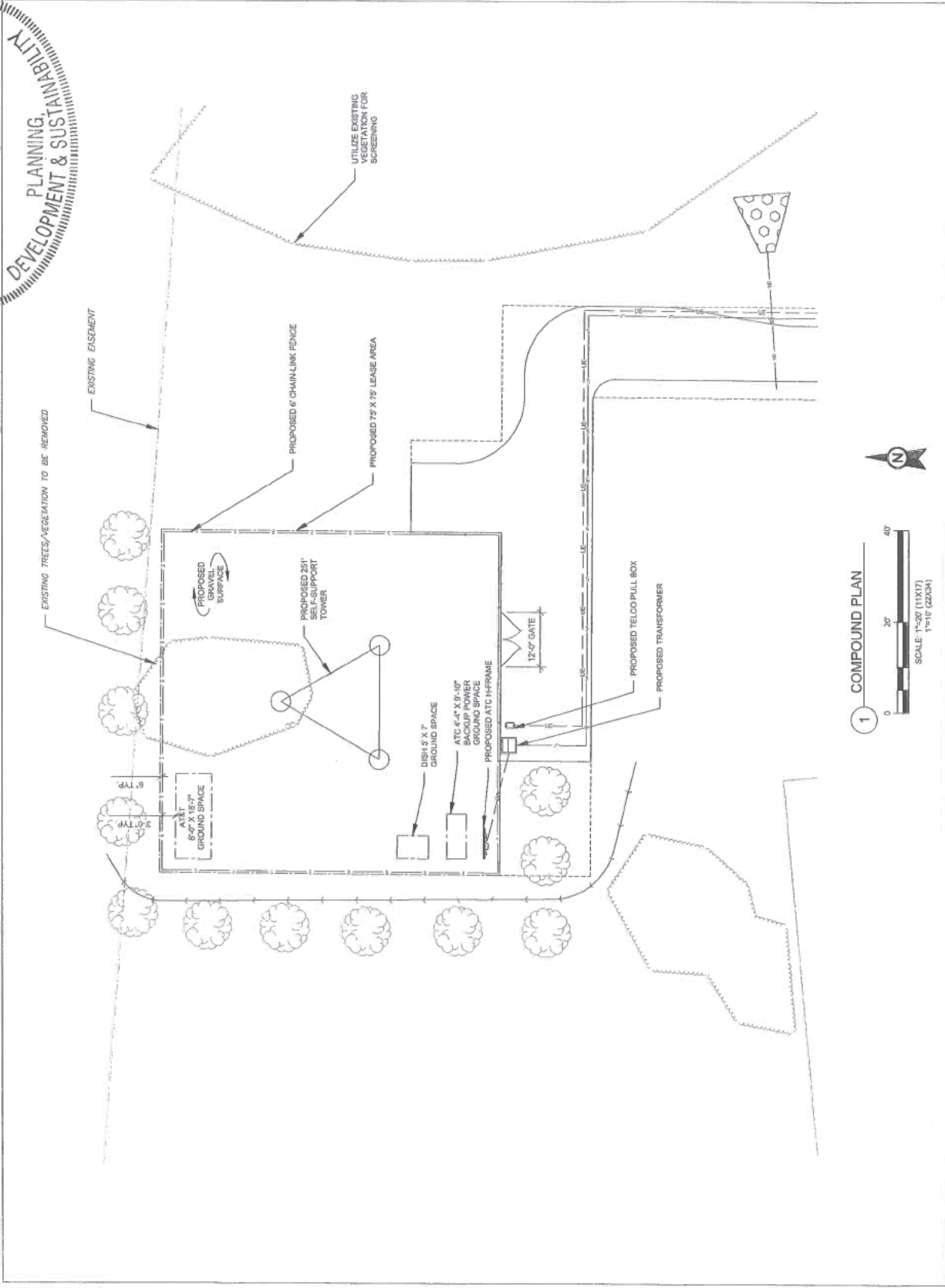
ATC SITE NUMBER:
212086
ATC SITE NAME:
STRELO QUARRY IA



Digitally Signed: 2024-10-01

DATE DRAWN: 10/01/24
ATC JOB NO: 1486953_D6
QPS JOB NO: 1454720
ATC LEGACY #: 309473

COMPOUND PLAN
SHEET NUMBER: **C-401**
REVISION: **0**



JOHNSON COUNTY
 FILED
 FEB 13 2025
 PLANNING,
 DEVELOPMENT & SUSTAINABILITY

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
 1 FEINTON MAIN STREET
 SUITE 300
 CHARTER, NC 27514
 PHONE (919) 466-4112

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 REPRODUCTION OF THESE DRAWINGS AND/OR INFORMATION FOR
 OTHER THAN THAT SPECIFICALLY AUTHORIZED BY AMERICAN TOWER OR
 OTHER PARTY THAT PARTICIPATED IN THE DESIGN OF THIS PROJECT IS
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 AMERICAN TOWER AND SHALL BE KEPT IN CONFIDENTIALITY. AMERICAN
 TOWER AND/OR ITS CONTRACTORS SHALL NOT BE RESPONSIBLE FOR ANY
 PROJECT CONTRACTORS MUST VERIFY ALL DIMENSIONS AND
 ADVISE AMERICAN TOWER OF ANY DISCREPANCIES AND/OR
 CONFLICTS WITH ANY OTHER DRAWINGS OR INFORMATION OF THE OWNER
 PRIOR TO THE START OF CONSTRUCTION.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	ST	10/01/24

ATC SITE NUMBER:
212086
 ATC SITE NAME:
STRELO QUARRY IA

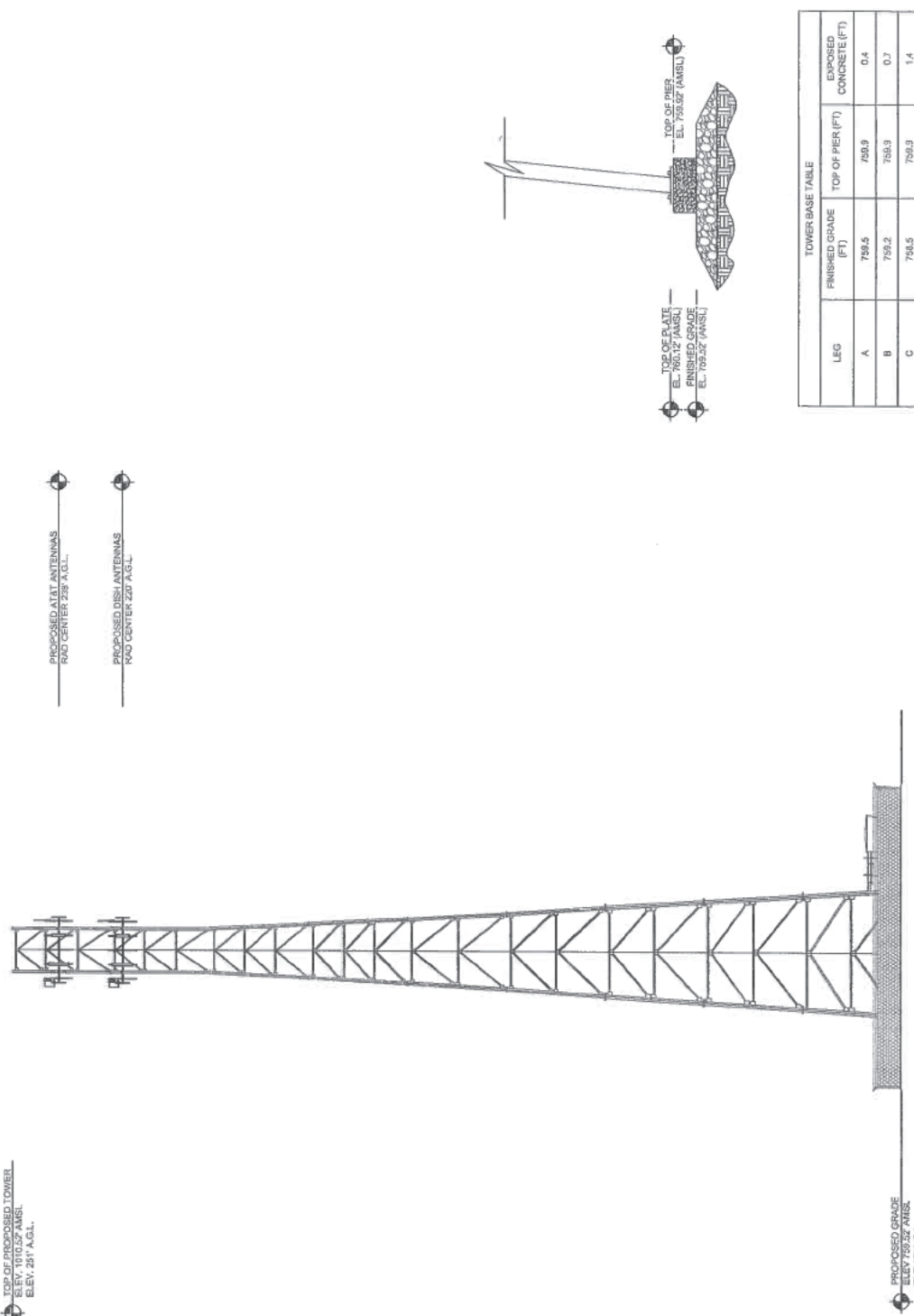


I hereby certify that this engineering document was prepared by
 me or under my direct supervision and that I am a duly Licensed
 Professional Engineer under the laws of the State of Iowa.
 Signature: **Scott Wiegau**
 License Number: **23705**
 My license expires on: **December 31, 2025**
 I certify that I am not providing this work to any other party
 without the written consent of the client. **ALL**

Digitally Signed: 2024-10-01

DATE DRAWN:	10/01/24
ATC JOB NO.:	14689RSL_06
OPS JOB NO.:	14454720
ATC LEGACY #:	303473

TOWER ELEVATION
 SHEET NUMBER: **C-402**
 REVISION: **0**



TOP OF PROPOSED TOWER
 ELEV. 1010.57' AMSL
 ELEV. 251' A.G.L.

PROPOSED AT&T ANTENNAS
 RAD CENTER 238' A.G.L.

PROPOSED DISH ANTENNAS
 RAD CENTER 220' A.G.L.

TOP OF PLATE
 ELEV. 796.12' (AMSL)
 FINISHED GRADE
 ELEV. 795.26' (AMSL)

TOP OF PIER
 ELEV. 759.57' (AMSL)

LEG	FINISHED GRADE (FT)	TOP OF PIER (FT)	EXPOSED CONCRETE (FT)
A	796.5	759.9	0.4
B	759.2	759.9	0.7
C	796.5	759.9	1.4

2 TOWER BASE ELEVATION
 SCALE: NOT TO SCALE

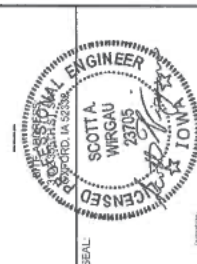
PROPOSED GRADE
 ELEV. 795.26' AMSL
 ELEV. 0' A.G.L.



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REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	ST	10/10/24

ATC SITE NUMBER:
212086
ATC SITE NAME:
STRELO QUARRY IA



I hereby certify that the accompanying document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Virginia.
 Registration Number: Scott Wircgau
 License Number: 23705
 My license expires on December 31, 2025.
 (Page or pages covered by this seal: ALL)

Digitally Signed: 2024-10-01

DATE DRAWN: 10/10/24
 ATC JOB NO: 1486953_D6
 OPS JOB NO: 14454720
 ATC LEGACY #: 303473

GROUNDING LAYOUT	
SHEET NUMBER	REVISION
E-401	0

GROUNDING PLAN NOTES:

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION SHALL BE AS SHOWN IN THE FIELD. ALL CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRING SHALL BE COPPER.
- CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE CONNECTIONS. TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
- REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
- CONTRACTOR TO VERIFY AND APPROVE ALL DESIGN BY OWNER REPRESENTATIVE PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING SYSTEM. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES TO AVOID TOWER FOUNDATION. GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

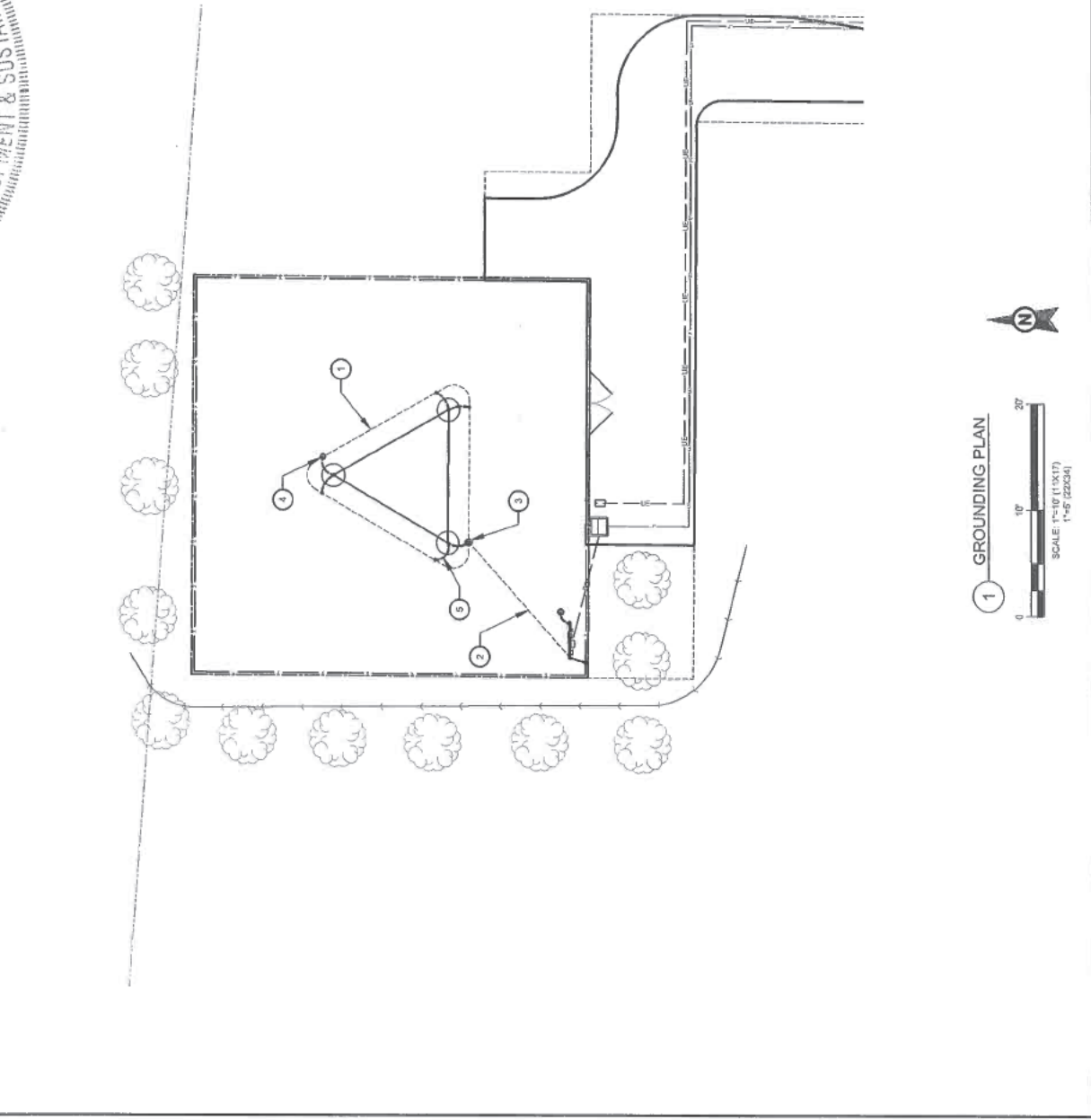
- 42 AWG SBTC TOWER GROUND RING, MIN 2 FT FROM FOUNDATION
- 48 AWG SBTC TOWER GROUND RING, MIN 2 FT FROM FOUNDATION (TYP) SEE TRENCH DETAIL 4 ON SHEET E-401. MAINTAIN DEPTH AND MINIMUM 15 FT SEPARATION FROM OTHER RADIALS AT ENDS AND MINIMUM 5 FT SEPARATION AT GROUNDING SYSTEMS AND BUILDING FOUNDATIONS.
- 3/4" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
- 3/4" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
- BOND TO ELECTRICAL SERVICE AT MAIN BONDING JUNCTION WITH COPPER BONDING WIRE. SEE DETAIL 1 ON SHEET E-501.
- SERVICE GROUND ROD SIZE MINIMUM PER NEC OR AS OTHERWISE INDICATED. PLACE MINIMUM OF 10' FROM ALL OTHER GROUND RODS.
- TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.

INSTALLATION NOTES:

- INSTALL STANDARD LEVEL 1 DESIGN (BASE BID) WHICH INCLUDES:
 - TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, RADIALS TO H-FRAME, ADDITIONAL WORK AS NOTED.
- MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOLITION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
- PHOTO DOCUMENT ALL CONNECTIONS PRIOR TO BACKFILL/DEMOLITION. COORDINATE WITH ATC ENGINEER OF RECORD.

GROUNDING PLAN LEGEND:

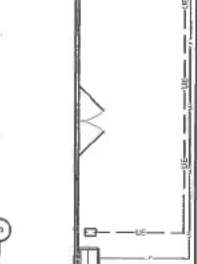
—	GROUND WIRE	⊗	COPPER GROUND ROD
■	EXOTHERMIC WELD	⊗	TEST WELL
●	MECHANICAL WELD		



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1	FOR CONSTRUCTION	ST	10/10/24

ATC SITE NUMBER:
212086
ATC SITE NAME:
STRELO QUARRY IA



I hereby certify that the accompanying document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Virginia.
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 ATC JOB NO: 1486953_D6
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GROUNDING LAYOUT	
SHEET NUMBER	REVISION
E-401	0