1. Agenda

    Documents:

        AGENDA.PDF

2. Supporting Meeting Documents

    Documents:

        HOGELAND 1.PDF
        HOGELAND 2.PDF
        MEMO.PDF
        MINUTES.PDF
        VERIZON 1.PDF
        VERIZON 2.PDF

Notice of Public Meeting
Plan & Zoning Commission – AGENDA
Agenda for Thursday, August 13, 2015– 5:00 PM
City Hall, Council Chambers
10 West State Street, Marshalltown

Call to Order:

Committee Members:

Jon Boston, Chair	Angela Lins-Eich
Sharon Greer, Vice-Chair	Fauna Nord
Tammy Lawson,	Steve Valbracht
Keith Bloomquist	

Roll Call.

Business:

1. Review and approval of the minutes from 006/11/15
2. Special Use Permit – Verizon Wireless – 1308 E. Olive Street (Fair Grounds)
3. Special Use Permit – Hogeland Auto Plaza – 1406 E. Main Street

Date posted: 08/04/15

http://ci.marshalltown.ia.us/meetings/view/MeetingID/1220

DATE SUBMITTED & FEE PAID: 7/28/15
HEARING DATE: 8/18/15

the City of Marshalltown

BOARD OF ADJUSTMENT

Special Use & Home Occupation Special Use Permit Application

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

☑ **A site plan, drawn in ink to scale.** This site plan shall not be larger than 11" X 17."

☑ **Any other applicable drawings or diagrams.** Home Occupation Special use permits must submit a floor plan diagram.

☑ **Application fee.** A $300 fee is required for a special use request ($50 for a Home Occupation Special Use request). Make check payable to "City of Marshalltown." The fee must be paid when the application is submitted to the Housing Department.

☑ **Legal description of the property.** The property owner should have a copy of the legal description of the property. *Please note that the tax description on the Marshall County assessor's webpage is NOT the legal description.* The legal description is listed on the property's abstract or owners may obtain a copy of the recorded deed from the Marshall County Recorder's Office for a fee.

It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.
Property Address: 1406 E Main ST marshalltown IA 50158
Owner: Lonnie Hogeland SR
Mailing Address: 204 Plaza Heights Rd Marshalltown IA 50158
Phone: 641 750-8854
Email: lonnieSR@Hogelandautoplaza.com
Owner's Agent (if applicable):
Agent Address: Kendra@hogelandautoplaza.com
Agent Phone:
Agent Email:

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.
Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature: LYLE HOGELAND BY: LONNIE HOGELAND SR EX. LHSR
Date: 7-27-15

HOGELAND AUTO PLAZA
& SALVAGE

--24 HOUR TOWING--

1408 E. Main Street
Marshalltown, IA 50158

Office 641-752-0027
Fax 641-752-0002

Lonnie Hogeland, Sr.
Cell: 641-750-8854

www.hogelandautoplaza.com

July 27, 2015

I, Lonnie Hogeland SR, would like to remove Lyle Hogeland's 1406 E Main St dwelling and in its place put a small, efficiency house. Due to the poor condition of the home, it would not be cost effective to make the necessary repairs to fix the problems the home has. I would like to live in the new home with my 2 young children, Luke age 8 and Levi age 6. We all enjoy our job and we would like to continue Lyle's legacy and live on the premises in a separate house on the business property.

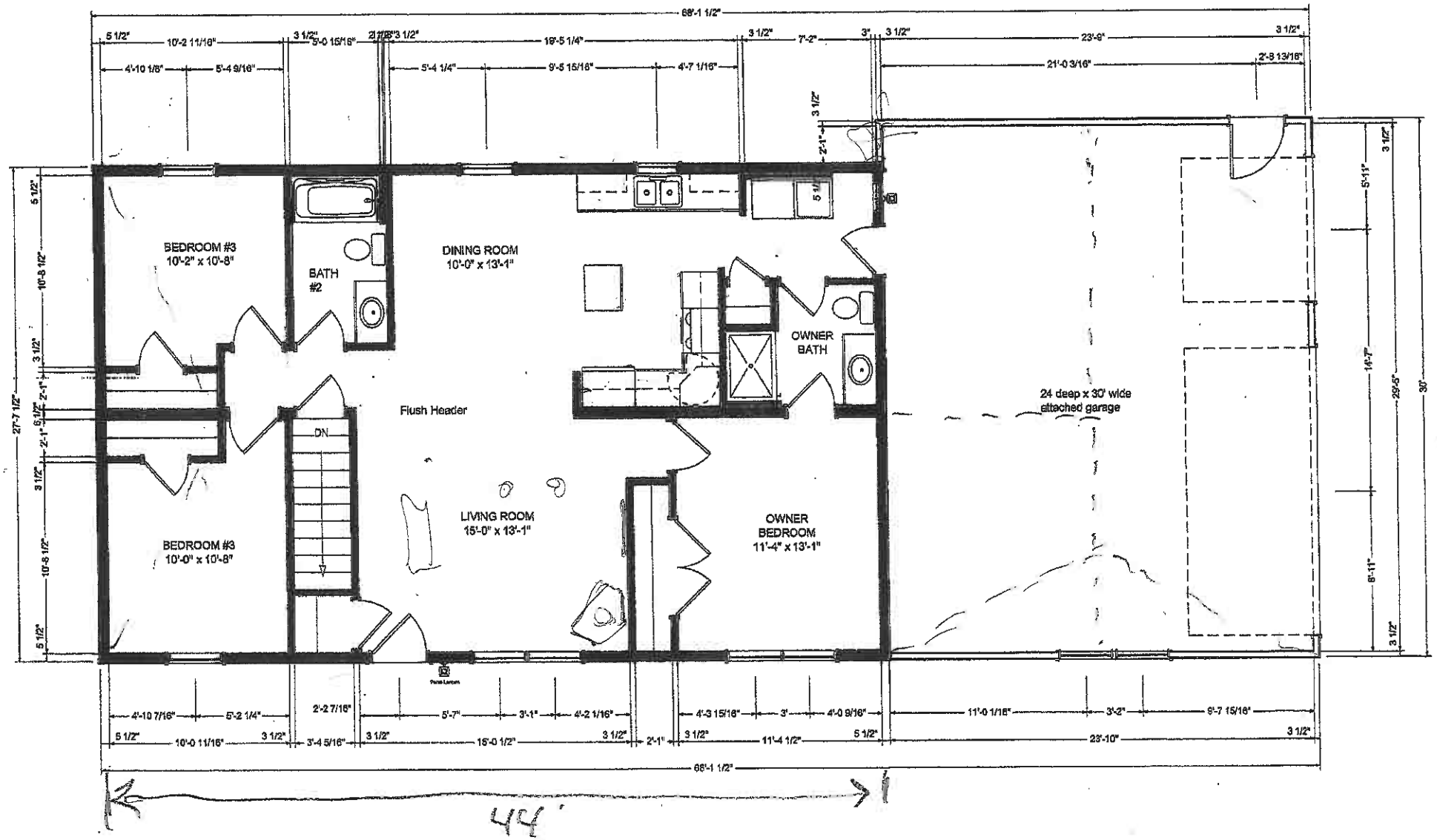
In the building process I would use Griffith Home Builders to build the new home and local contractors for the other work that needs to be done. I would use Con-Struct, Inc. for the demolition of the current home, Bjelland Plumbing for the plumbing of the new home, and Kapaun and Brown for the heating and cooling for the new home.

I have put a lot of thought into what would best fit my housing needs and I feel this would be the best for my job, housing, and personal needs and the needs of my children.

LHogeland Auto Plaza LLC
1408 E. Main St.
Marshalltown, IA 50158
www.HogelandAutoplaza.com
641-752-0027

1216 SQFt.

Received from Griffith 7-24-15
1406 E. Main



Griffith HOMEBUILDERS

CHUCK GRIFFITH

1402 Hwy 224 S.
Post Office Box 66
Kellogg, Iowa 50135 POST:

641/526.8579
641/990.9555 CELL:

641/526.3088 FAX:

chuck@griffithhomebuilders.com

RANCH COLLECTION

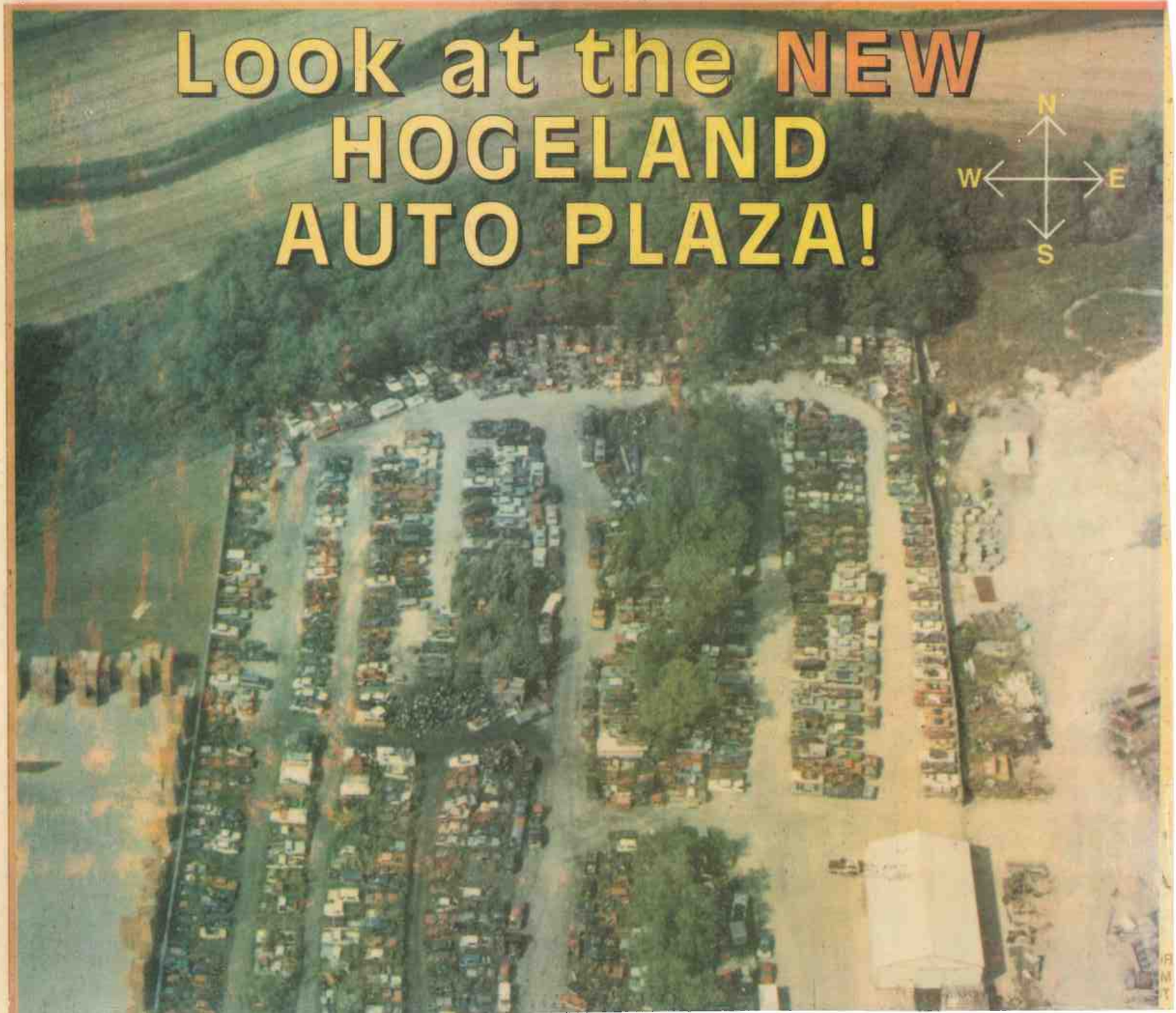
A SMARTER WAY TO BUILD®

American

Addendum 1

a. 1

b. Beginning at a point 36 rods West of the Southeast Corner of Section 25, Township 84 North, Range 18 West of the 5th P. M., Marshall County, Iowa and running thence North 80 rods, thence West 14 rods, thence South 80 rods, thence East 14 rods to place of beginning, EXCEPT Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of 25-84-18, thence East along the North line of said Southeast Quarter of the Southeast Quarter 495 feet; thence continuing East along said Line 231 feet; thence South 350 feet; thence West 85 feet along a line parallel to the North line of the Southeast Quarter of the Southeast Quarter of said Section 25 and 350 feet distant therefrom, thence South 58°41' West 170.9 feet; thence North 438.8 feet to the point of beginning, containing 2.0 acres, more or less, and EXCEPT the South 50 feet thereof; AND The West 131 feet of the West 8 acres of the East 18 acres of The Southeast Quarter of the Southeast Quarter of Section 25, Township 84 North, Range 18 West of the 5th P. M., Marshall County, Iowa EXCEPT The North 350 feet thereof and EXCEPT The South 50 feet thereof. Locally known as 1406-1408 East Main Street, Marshalltown, Iowa. Appraised Value $224,000.00 (Includes Office/Shop Building, Storage Building and Dwelling House)

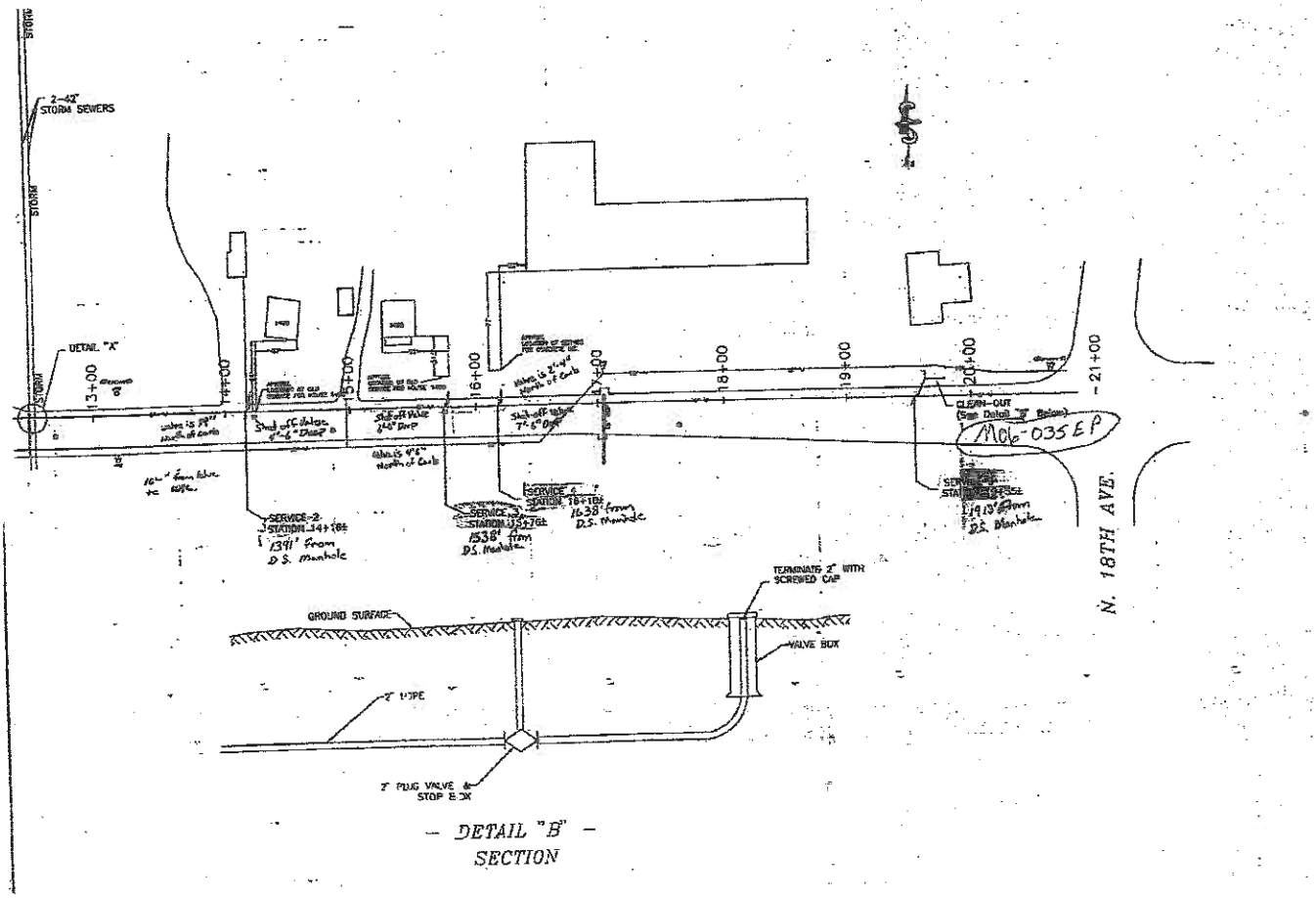

Look at the NEW
HOGELAND
AUTO PLAZA!
N
W
E
S

Service Lateral Inventory Image* Report

7/10/2015
3:35 PM

Address: 1406 E MAIN ST
Gen Location:
Type: Wye
Material: HDPE
US Structure: M06-035EP
DS Structure:
Distance From DS Structure: 1,391.0

Lateral No.: 1
Diameter: 2.0
Length:
US Address:
DS Address: 1212 E MAIN ST
Depth at Main:



— DETAIL "B" —
SECTION

As Built Force Main Drawing

* Images are limited to bmp, tiff, pcx, tga, jpg, pict, png

James L. Lowrance, Mayor
Randy A Wetmore, City Administrator
36 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5742

Housing & Community Development

TO: Plan & Zoning Commission

FROM: Michelle Spohnheimer, Housing & Community Development Director

DATE: August 4, 2015

Special Use Permit – Verizon Wireless – 1308 E. Olive Street (Fair Grounds)

Verizon Wireless is requesting a special use permit to allow the installation of a new wireless communication tower at 1308 E. Olive Street (Central Iowa Fair Grounds). The tower would stand at a total height of 138' which includes the 8' lightning rod. The lease area is 50' x 50' just off of Governor Road in the current grass area as shown on the attached plans. The property is zoned M-1 Light Industry. The Plan Zoning commission is being asked to make a recommendation to the Board of Adjustment for consideration at their meeting on August 18, 2015.

Special Use Permit – Hogeland Auto Plaza – 1406 E. Main Street

Hogeland Auto Plaza is requesting a special use permit to allow the construction of a new single family dwelling in an M-2 Heavy Industry zone. Currently a single family dwelling is located at 1406 E. Main Street and was occupied by family. Lonnie Hogeland would like to demolish the existing home and construct a new dwelling unit for continued family use. The M-2 district specifically states, *"Building in the M2 district existing as of January 1, 2009, built and designed for residential use shall be allowed to continue in operation and/or redeveloped by obtaining a Special Use Permit."* The new dwelling must comply with the R3 Medium Density Residential district regulations related to setbacks. The Plan Zoning commission is being asked to make a recommendation to the Board of Adjustment for consideration at their meeting on August 18, 2015.

City Council
Leon Lamer, Mike Gowdy, Al Hoop, Joel Greer
Robert Schubert, Bill Martin, Bethany Wirin

MINUTES
MARSHALLTOWN PLAN & ZONING COMMISSION
JUNE 11, 2015

Call to order: 5:30 PM
Adjournment 6:00 PM

Members Present: Keith Bloomquist, Sharon Greer, Vice-Chair, Tammy Lawson, Jon Boston, Chair, Angela Lins-Eich, Fauna Nord, Stephen Valbracht

Members Absent: None

1. Review and approval of minutes from 03/26/15

Approved as distributed.

2. Menard Inc. – 2001 S. 18th Avenue - Sidewalk Deferment

Scott Nuttelman, Menards, was present to request a sidewalk deferment for frontage along 18th Avenue and 12th Avenue/Governor Road. Neither street has curb and gutter currently and Menards has indicated a willingness to install sidewalks if determined necessary by the City in the future as development occurs or streets are improved.

Spohnheimer indicated recommendation will be made to the Board of Adjustment and public hearing and meeting is scheduled for June 16, 2015.

Motion to recommend approval of the sidewalk deferment request as presented to the Board of Adjustment by Valbracht. Second by Lins-Eich. All Aye. Motion Carried.

3. Theisen Development Co. LLC – 602 Iowa Avenue West - Sidewalk Deferment

Steve Troskey, CGA, was present on behalf of Theisens to request a sidewalk deferment for frontage along Iowa Avenue and the southern portion of the property fronting on S. 6th Street as identified on the map. This request is similar to that granted to Menards when it was built with one difference. Theisens currently has a frontage road. Theisens is in the process of discussing acquisition of the frontage road from the City. There is not curb and gutter along Iowa Avenue at this point.

Spohnheimer indicated recommendation will be made to the Board of Adjustment and public hearing and meeting is scheduled for June 16, 2015.

Motion to recommend approval of the sidewalk deferment request pending frontage road acquisition to the Board of Adjustment by Nord. Second by Valbrecht. All Aye. Motion Carried.

4. Plan & Zoning Commission future meeting schedule.

Spohnheimer explained the change in staffing with Stephen Troskey's departure from the City that the position is not planned to be refilled. In light of increased responsibilities staff is proposing a change to the meeting schedule reducing to once per month. Meetings would be the Thursday following the fist Council meeting of the month (2nd Monday). The time of the meetings was also discussed and recommendation was to change it to 5:00 PM. The Commission did discuss the willingness if needed to hold a special meeting if a development was time sensitive.

With no further business the Commission adjourned.
Respectfully submitted,
Michelle Spohnheimer, Housing & Community Development Director

VIA FED EX DELIVERY

July 22, 2015

City of Marshalltown
36 N. Center Street
Marshalltown, IA 50158
Attn: Housing & Community Development Director

RE: Proposed Verizon Wireless Communications Facility (IA11 Optimist) and ground related shelter and equipment at 1308 E. Olive Street, property owned by Central Iowa Fair.

To Whom It May Concern:

SSC, Inc. is submitting this Special Use Permit application on behalf of Verizon Wireless ("Verizon") to install a 130' (138' w/ lightning rod) wireless communications facility related ground-mounted radio equipment at 1308 E. Olive Street.

The project will consist of a 130' monopole that is enclosed in a 50' x 50' lease area. The Verizon equipment shelter will be 11'6" x 10'1/2". All equipment will be contained within the fenced lease area.

Security to the site will be a 6' chain-link fence with 3 strands of barbed wire and a combination lock on the gate.

This site will help offload capacity issues from surrounding sites, thus enabling those existing sites to be more efficient in their service delivery. This site will also help assure the coverage and capacity that is expected in this area.

The proposed site was based off of an exhaustive search for a raw land candidate. Many feasible options were not interested in leasing space for a wireless tower. Central Iowa Fair, the LL for the proposed site was one of the only raw land candidates to call back with interest. His property is located outside of the floodplain, and does meet the zoning requirements for a special use permit within the City of Marshalltown.

Collocation
There are no tall structures within a one-quarter mile radius of the site proposed. The closest tall structure was the 180' stealth monopole located at the Marshalltown High School, however this structure only supports one wireless carrier and the High School was not open to constructing another wireless tower on the property.

9900 WEST 109TH STREET, SUITE 300
OVERLAND PARK, KANSAS 66210
p 913.438.7700
f 913.438.7777
ssc-us.com

Setbacks from Residences

The nearest residential structures / homes are no less than 400' to the west and south. There are multiple mature trees between those homes and the proposed location. The tower location has been placed out of the general line of site of these residential homes.

Attachments:

1.) Agent signed Special Use Permit Application.
2.) $300 Special Use Application fee.
3.) Cover letter / narrative
4.) Legal description
5.) Engineered site plan and elevations.

Please contact me if you have questions or require further information regarding this project.

Respectfully submitted,

Brit Mitchell
SSC, Inc.

DATE SUBMITTED & FEE PAID: _____
HEARING DATE: _____

the City of Marshalltown

BOARD OF ADJUSTMENT

Special Use & Home Occupation Special Use Permit Application

36 N. Center Street, Marshalltown, IA 50158 Ph: 641-754-5756 Fax: 641-754-5742

All items listed must be submitted with this application:

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It is the burden of the applicant to provide sufficient facts with this application and at the Board of Adjustment meeting to support a finding that all the standards for approval have been met. For all special use requests, with the exception of a Home Occupation Special Use request, the Plan & Zoning Commission shall first review the proposal and make a recommendation to the Board of Adjustment.

Attendance at all meetings is required.

Please type or print legibly in ink.
Property Address: 1308 E. Olive Street
Owner: Central Iowa Fair
Mailing Address: Same
Phone: 515.371.2301
Email: N/A
Owner's Agent (if applicable): SSC, Brit Mitchell
Agent Address: 9900 W. 109th St., Ste. 300, Overland Park, KS 66210
Agent Phone: 913.438.7700
Agent Email: bmitchell@ssc.us.com

The board will use this information to review your request. Please attach any additional supporting information. If you have any questions, please contact the Zoning Department at 754-5756.
Please describe the request and what justification there is for the proposal. Attach additional pages if necessary. If applicable, please provide a description of the business or use, discuss any signage to be used, and parking issues.

Owner/Agent Signature: [signature]
Date: 7-22-2015

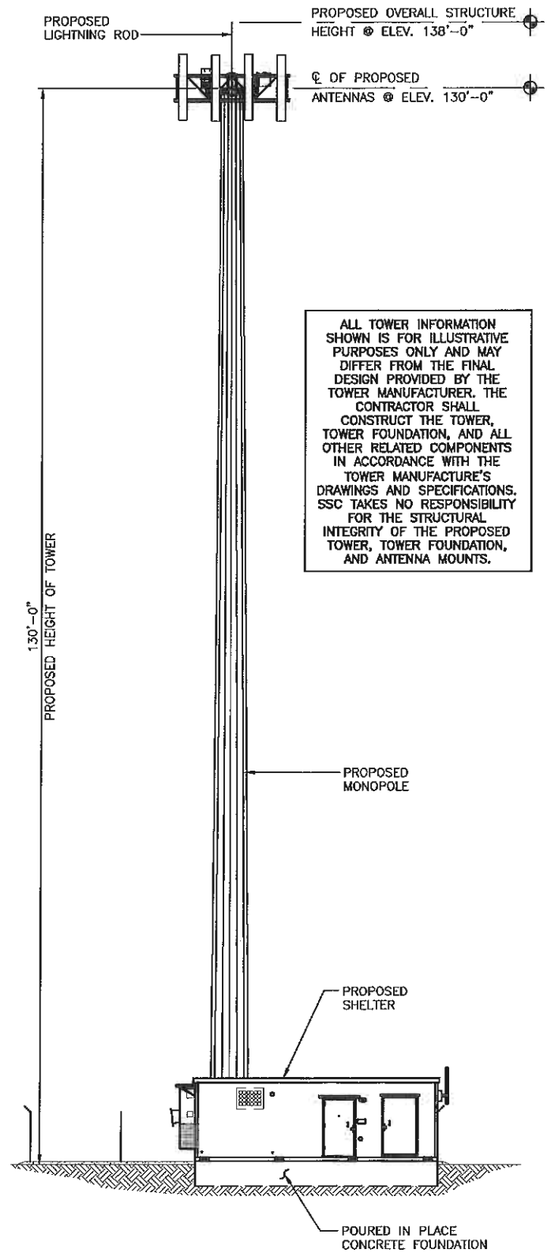
Legal Description

Lots 2, 3 and 4 Fair Park Addition to Marshall, Marshall County, Iowa, and Lot 1 of the Southeast Quarter of the Northeast Quarter, Lot 1 of Northeast Quarter of the Northeast Quarter, Lot 2 of the Southwest Quarter of the Northeast Quarter except parcel A in said Lot 2 of the Southwest Quarter of the Northeast Quarter as described in the recorded Plat of Survey filed October 4, 1999 on Instrument No. 9906954, and Lot 3 of the Northwest Quarter of the Northeast Quarter, all in Section 1, Township 83 North, Range 18 West of the 5th P.M., Marshall County, Iowa, together with easement for road purposes over the North 50 feet of the South 1444.15 feet of the West 1563 feet of the Northeast Quarter of said Section 1, and also together with a permanent easement for utilities over the North 20 feet of the South 600 feet of the West 393 feet of the Northeast Quarter of said Section 1, subject to present established highways, and subject to a reversionary right in Marshall County, Iowa if said property ceases to be used for fairground purposes.

811 Know what's below. Call before you dig. www.col811.com

THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

TOWER ELEVATION

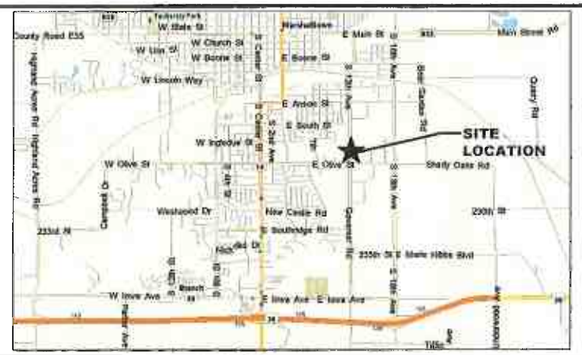


ALL TOWER INFORMATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE TOWER MANUFACTURER. THE CONTRACTOR SHALL CONSTRUCT THE TOWER, TOWER FOUNDATION, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE TOWER MANUFACTURE'S DRAWINGS AND SPECIFICATIONS. SSC TAKES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE PROPOSED TOWER, TOWER FOUNDATION, AND ANTENNA MOUNTS.

verizon wireless

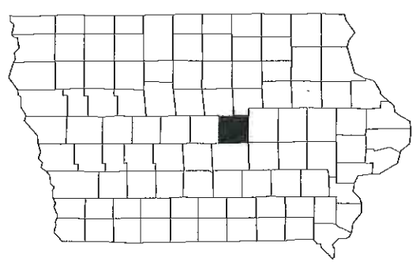
IA11 OPTIMIST
NEW SITE BUILD

VICINITY MAP



AERIAL VIEW

GENERAL LOCATION MAP



COUNTY: MARSHALL

PROJECT INFORMATION

SITE NAME:
IA11 OPTIMIST

SITE NUMBER:
276605

ADDRESS:
1308 E. OLIVE STREET
MARSHALLTOWN, IOWA 50158

LATITUDE:
42° 01' 49.09" N (NAD 83)

LONGITUDE:
92° 53' 34.80" W (NAD 83)

GROUND ELEVATION:
935.4' AMSL (NAVD88)

PROJECT DESCRIPTION:
PROPOSED 130'-0" MONOPOLE WITH RELATED UNMANNED COMMUNICATION EQUIPMENT

GENERATOR FUEL TYPE:
DIESEL

FIBER PROVIDER:
CENTURY LINK
(877) 597-3330

POWER PROVIDER:
ALLIANT POWER COMPANY
PH. (800) 255-4268
FX. (641) 437-5367

OWNER/LESSOR:
CENTRAL IOWA FAIR
1308 E. OLIVE STREET
MARSHALLTOWN, IOWA 50158
CONTACT: TYLER WOLLAM, PRESIDENT
PHONE: (515) 371-2301

LESSEE:
VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MINNESOTA 55438
CONTACT: MIKE COGAR
PHONE: 952-946-4700
FAX: 952-946-2118

CONSTRUCTION ENGINEER:
VERIZON WIRELESS
10801 BUSH LAKE ROAD
BLOOMINGTON, MINNESOTA 55438
CONTACT: GREG LINDER
PHONE: (651) 253-6003

CONSULTING ENGINEER:
SELECTIVE SITE CONSULTANTS, INC
7803 GLENROY ROAD, SUITE 102
BLOOMINGTON, MINNESOTA 55439
CONTACT: JERRY PROFFITT
PHONE: (952) 831-0131
FAX: (913) 438-7777

CODE COMPLIANCE:
UNINHABITED SHELTER
2009 INTERNATIONAL BUILDING CODE
2008 NATIONAL ELECTRICAL CODE
TIA/EIA-222-G OR LATEST EDITION
STRUCTURE CLASS II
TOPOGRAPHIC CATEGORY 1
EXPOSURE CATEGORY B

VERIZON WIRELESS DEPT. APPROVALS

TITLE	NAME	DATE
RF ENGINEER		
OPERATIONS MANAGER		
CONSTRUCTION ENGINEER		

LESSOR/LICENSOR APPROVAL

SIGNATURE	PRINTED NAME	DATE

☐ NO CHANGES ☐ CHANGES NEEDED. SEE COMMENTS ON PLANS.

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION	RESPONSIBLE DISCIPLINE
T-1	TITLE SHEET	SC/E
	TOPOGRAPHIC SURVEY (BY OTHERS)	
A-1.1	OVERALL SITE PLAN	SC
A-1.2	ENLARGED SITE PLAN	SC

PLANS PREPARED FOR:
verizon wireless
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777
SSC

ENGINEERING LICENSE:
PRELIMINARY ISSUE
MICHAEL L. OWENS, P.E.
DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: Per Responsible Discipline: STRUCTURAL/CIVIL SC

PRELIMINARY ISSUE
SHELTON D. KEISLING, P.E.
DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: Per Responsible Discipline: ELECTRICAL E

ENGINEERING LICENSE NOTICE:
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:
THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF SSC, INC. AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT WILL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR ZONING	11/20/14	JMB	A

SITE NAME:
IA11 OPTIMIST

SITE NUMBER:
276605

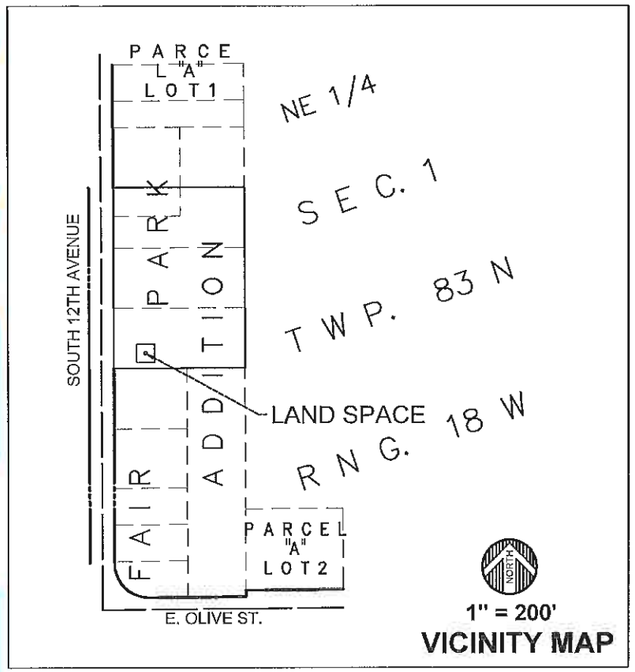
SITE ADDRESS:
1308 E. OLIVE STREET
MARSHALLTOWN, IOWA
50158

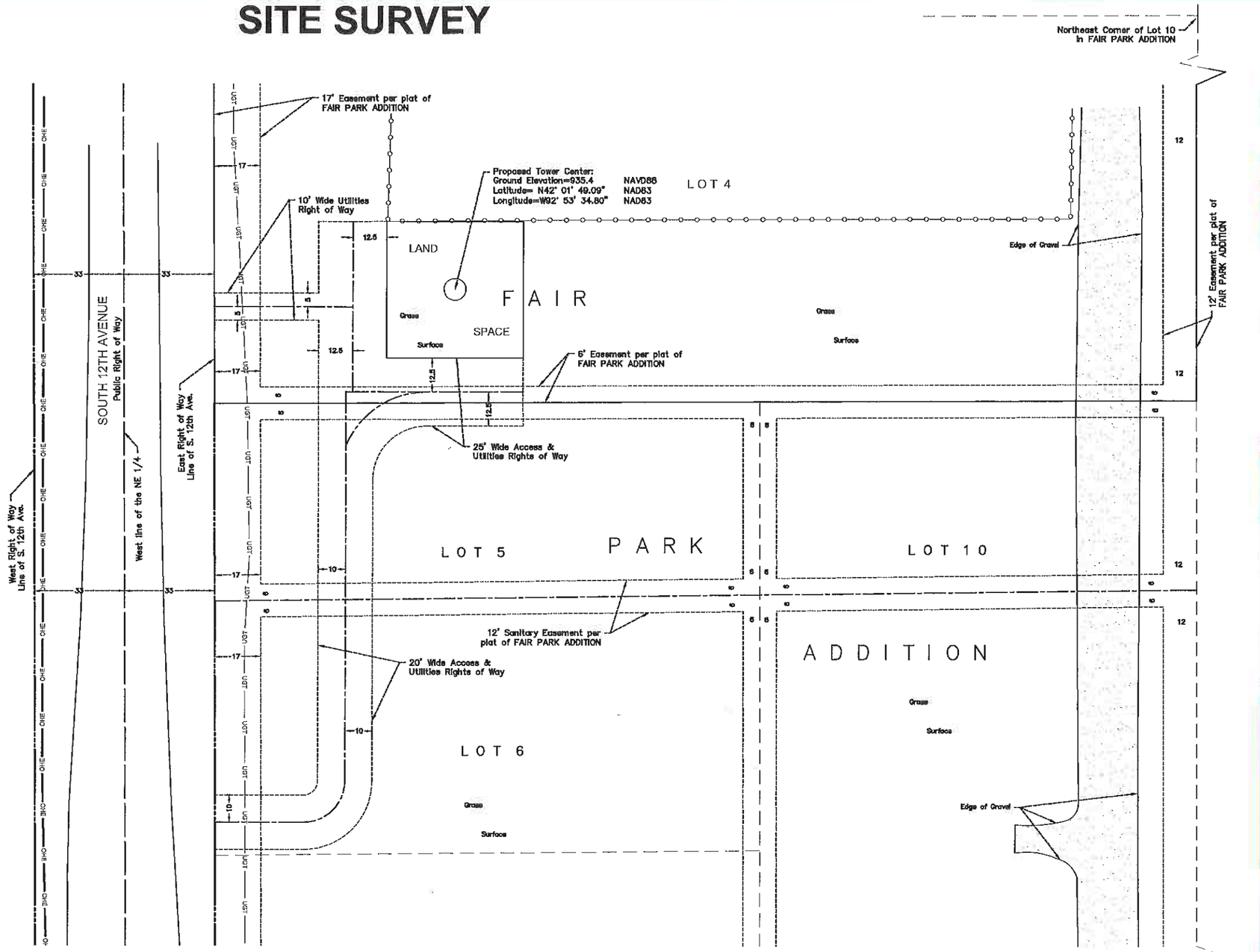
SHEET DESCRIPTION:
TITLE SHEET

SSC #:

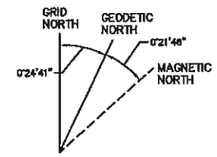
SHEET NUMBER:
T-1

SITE SURVEY





LEGEND



0 20 40
SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD 83(2011)

● = DENOTES FOUND SECTION MONUMENT
● = DENOTES A FOUND IRON MONUMENT

- GAS VALVE
- STEEL POST
- SANITARY MANHOLE
- ELEC POLE
- UGT — UNDERGROUND TELE
- OHE — OVERHEAD ELECTRIC
- FENCE CHAIN LINK
- BOUNDARY LINE
- LAND SPACE LINE
- EASEMENT CENTER LINE
- EASEMENT LINE
- RIGHT OF WAY EXISTING
- QUARTER LINE
- PARCEL LINE
- GRAVEL SURFACE

SURVEYOR NOTES:

1.) This drawing has been scaled from Iowa State Plane Coordinate System North Zone grid distance to ground distance by a scale factor of 1.0000329021.

2.) Utilities are per IOWA ONE CALL Design Information locate request Ticket Nos. 551402992 and 551403062 dated September 2, 2014

J:\0494A Terra Consulting Group\0494A1600\Layout\SSD-logo.gif

SITE NAME: IA11 OPTIMIST FAIRGROUNDS

Marshall County, IA

No.	Date	REVISIONS	By	CHK	APP'D

FIELD WORK: 9/18/14 | CHECKED BY: SMK | DRAWN BY: KBF/MNK

PRELIMINARY

DATE: 10/14/14

FULL SCALE ON 22"x34"
HALF SCALE ON 11"x17"

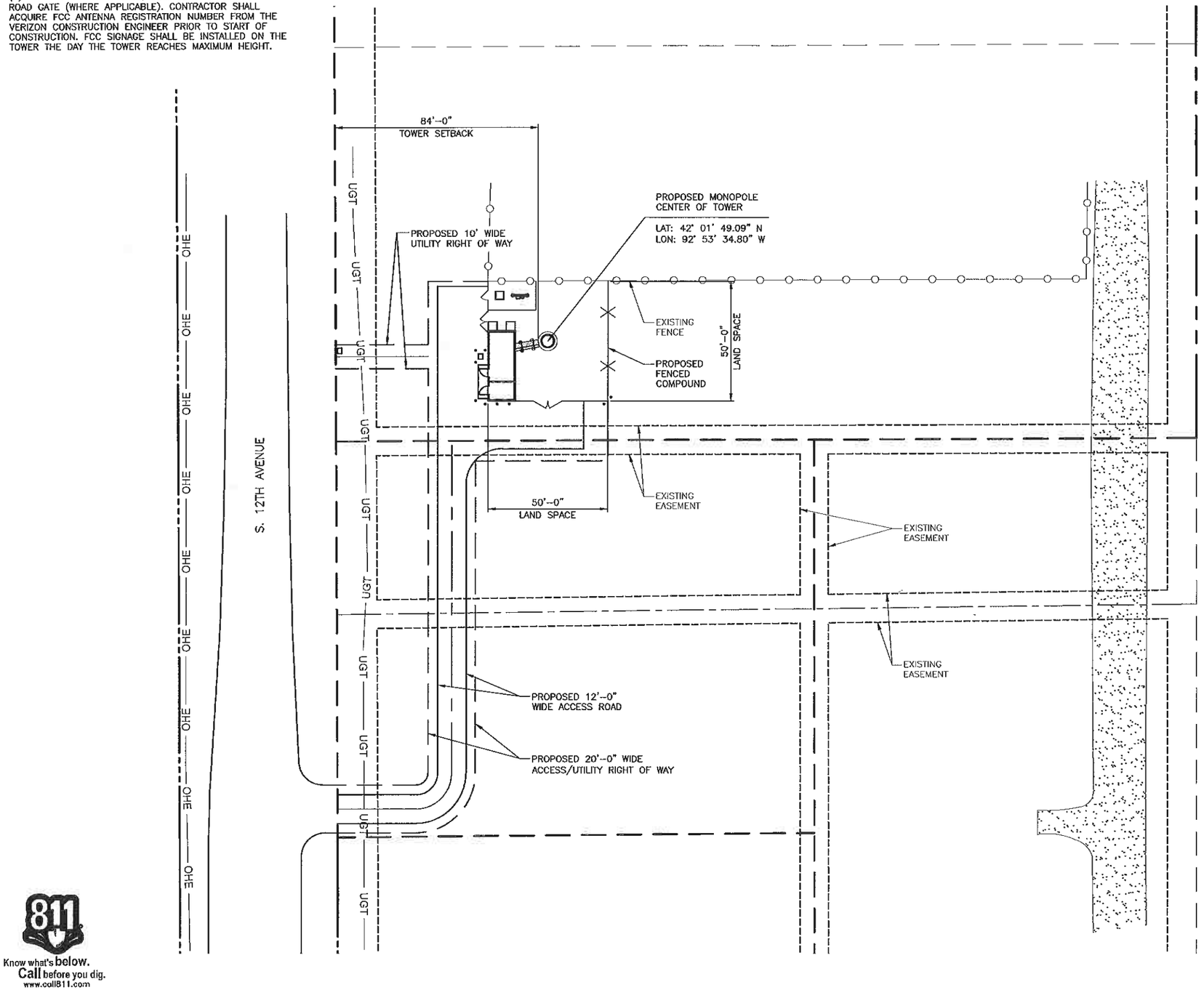
0494A1416.000

WIDSETH SMITH NOLTING

Engineering
Architecture
Surveying
Environmental

NOTE:

CONTRACTOR SHALL PROVIDE AND INSTALL FCC SIGNAGE AT (3) LOCATIONS: TOWER BASE, COMPOUND GATE, AND AT ROAD GATE (WHERE APPLICABLE). CONTRACTOR SHALL ACQUIRE FCC ANTENNA REGISTRATION NUMBER FROM THE VERIZON CONSTRUCTION ENGINEER PRIOR TO START OF CONSTRUCTION. FCC SIGNAGE SHALL BE INSTALLED ON THE TOWER THE DAY THE TOWER REACHES MAXIMUM HEIGHT.



811 Know what's below. Call before you dig. www.call811.com

OVERALL SITE PLAN

1

PLANS PREPARED FOR:

verizon wireless
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

SSC
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

ENGINEERING LICENSE:

PRELIMINARY ISSUE
MICHAEL L. OWENS, P.E.
DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline:
STRUCTURAL/CIVIL SC

PRELIMINARY ISSUE
SHELTON D. KEISLING, P.E.
DATE
My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
Per Responsible Discipline:
ELECTRICAL E

ENGINEERING LICENSE NOTICE:

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DRAWING NOTICE:

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR ZONING	11/20/14	JMB	A

SITE NAME:

IA11 OPTIMIST

SITE NUMBER:

276605

SITE ADDRESS:

1308 E. OLIVE STREET
MARSHALLTOWN, IOWA
50158

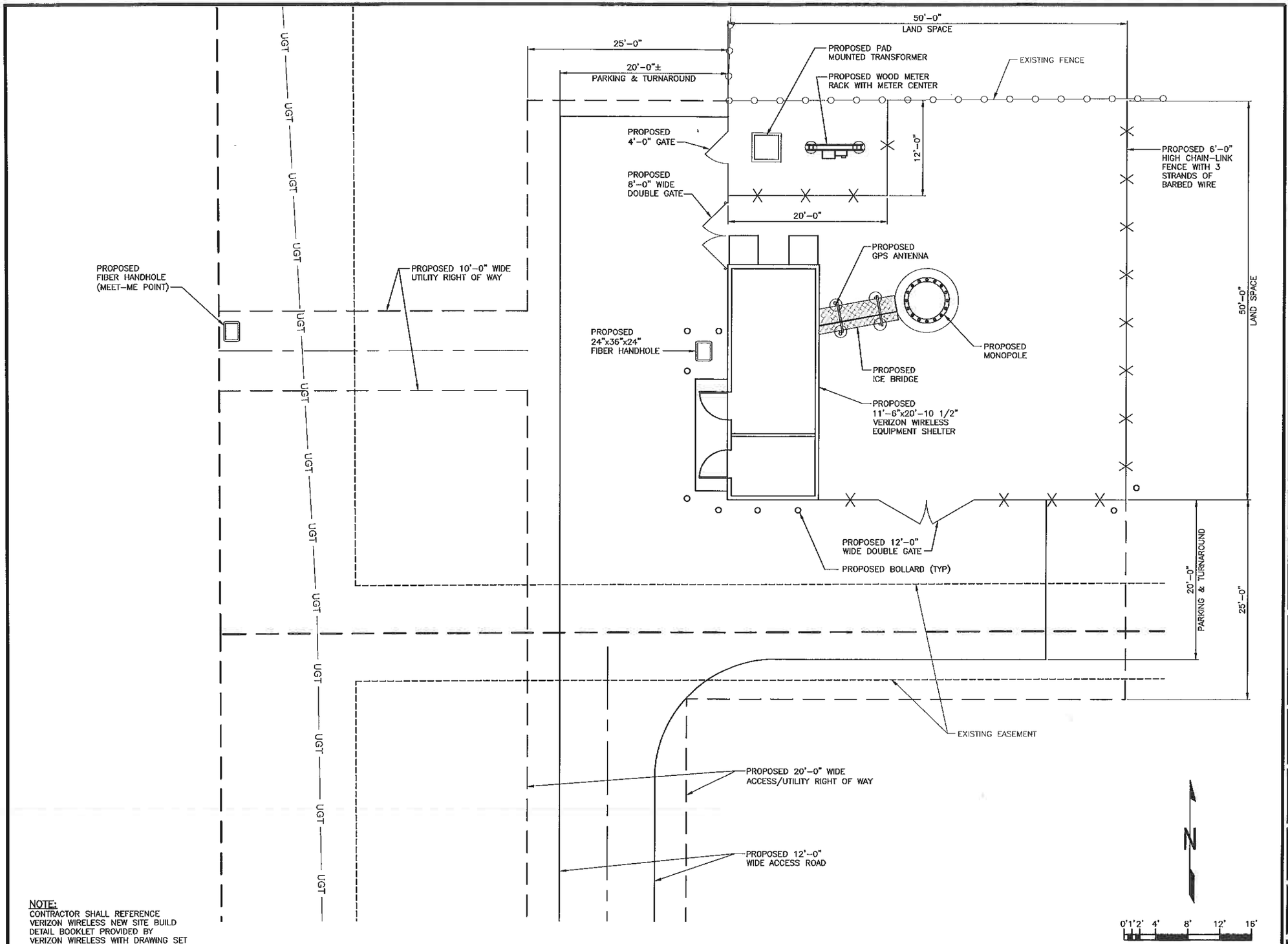
SHEET DESCRIPTION:

OVERALL SITE PLAN

SSC #:

SHEET NUMBER:

A-1.1



NOTE:
CONTRACTOR SHALL REFERENCE VERIZON WIRELESS NEW SITE BUILD DETAIL BOOKLET PROVIDED BY VERIZON WIRELESS WITH DRAWING SET

ENLARGED SITE PLAN 1

PLANS PREPARED FOR:

verizon wireless
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
PHONE: (952) 946-4700

PLANS PREPARED BY:

SSC
9900 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR ZONING	11/20/14	JMB	A

SITE NAME:
IA11 OPTIMIST

SITE NUMBER:
276605

SITE ADDRESS:
1308 E. OLIVE STREET
MARSHALLTOWN, IOWA
50158

SHEET DESCRIPTION:
ENLARGED SITE PLAN

SSC #:

SHEET NUMBER:
A-1.2