

**JONES COUNTY  
BOARD OF ADJUSTMENT**

**AGENDA**

**TUESDAY, OCTOBER 21 4:00 p.m.  
COMMUNITY ROOM, JONES COUNTY COURTHOUSE**

- 4:00 p.m.**
- Call meeting to order, approve agenda, and September 16, 2025 meeting minutes.
  - Introduction of new member, Sarah Tate
  - Annual appointments and administrative rules
- Public Hearing for property owners Mark, Jason, Deanne, and Jamie Hasler, and applicant AMG Technology Investment Group, dba Nextlink who have applied for a special permitted use permit for property of 9.75 acres
- located in the A-Agricultural Zoning District, described as N 1/4 NE 1/4 SW 1/4 of Section 01 of Lovell Township, generally located at 24491 135th Ave., Monticello, IA. More specifically, the application is to request new communications tower.
- Action for property owners Mark, Jason, Deanne, and Jamie Hasler, and applicant AMG Technology Investment Group, dba Nextlink who have applied for a special permitted use permit for property of
- 9.75 acres located in the A-Agricultural Zoning District, described as N 1/4 NE 1/4 SW 1/4 of Section 01 of Lovell Township, generally located at 24491 135th Ave., Monticello, IA. More specifically, the application is to request new communications tower.
- Next meeting, if needed is November 18, 2025. Application deadline is Wednesday October 29, 2025.

**Meeting Minutes**

Members present:

John Hinz  
Roger Kistler  
Kathy McDonell

Members Absent:

Sarah Tate  
Stan Reiter

Staff present:

Whitney Amos – Land Use Administrator

Visitors present:

Hinz called the meeting to order at 4:00 p.m.

Motion by Kistler was seconded by McDonell to approve the agenda. All Aye. Motion Carried.

Motion by McDonell seconded by Kistler to approve the meeting minutes for the March 18<sup>th</sup> meeting.

Motion by Kistler seconded by McDonell to open the public hearing at 4:03 p.m. for Property Owners Joseph Netolicky and Linda Willard who have applied for a variance for property of 6.30 acres located in the A-Agricultural Zoning District, described as part of the SW ¼ NE ¼ of Section 23 of Rome Township, generally located at 14378 35<sup>th</sup> St., Olin, IA. More specifically the variance is to request the re-establishment of residential use after more than one year has passed.

Amos noted that the Board received the copies of the application, aerial map, and written report. The owner & applicant also received a copy of the written report as required. Amos noted that the adjacent landowners certified letters were received. There was one written comment from a concerned adjacent property owner.

Motion by Kistler seconded by McDonell to close the public hearing at 4:09p.m. All aye. Motion carried.

There was much discussion by the Board questioning if the applicant has proven in the application that the three-part standard has been met. Since the applicants were not in attendance and unable to answer questions by the Board, the Board solely went off the application.

Motion by McDonell seconded by Kistler to deny the variance application for Owners Joseph Netolicky & Linda Willard due to lack of meeting the three part standard.

Roll call vote:

John Hinz-  
Roger Kistler-  
Kathy McDonell-

All aye. Motion carried.

The next regular scheduled meeting is October 21, 2025, with the application deadline being Wednesday October 1, 2025.

Motion by Kistler seconded by McDonell to adjourn at 4:28p.m. All aye. Motion carried.

BOARD OF ADJUSTMENT  
ADMINISTRATIVE RULES  
JONES COUNTY  
Adopted October 2025

In compliance with Iowa Code, Section 335.12 and the Jones County Zoning Ordinance, Title VI - Property & Land Use, the following rules and procedures are hereby adopted by the Jones County Board of Adjustment.

MEMBERSHIP

The Board shall consist of five (5) members appointed by the Board of Supervisors. The members shall reside within Jones County and all the members shall reside outside the corporate limits of any city. Each member shall be appointed for a term of five (5) years, except that with the initial board one (1) member shall be appointed for a term of five (5) years, one (1) member for a term of four (4) years, one (1) member for a term of three (3) years, one (1) member for a term of two (2) years, and one (1) member for a term of one (1) year. Members shall be removable for cause by the Board of Supervisors upon written charges and following public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

OFFICERS

The Board of Adjustment shall select a chairperson at the first regular meeting in July to serve for a period of one (1) year (July 1-June 30). In his or her absence, an acting chairperson will be designated by the other members.

DUTIES

The chairperson, or in his absence, the acting chairperson, will preside at all meetings, appoint committees, administer oaths, compel the attendance of witnesses and perform such other duties as may be ordered by the Board.

OFFICE OF THE BOARD OF ADJUSTMENT

The Jones County Land Use Office is designated as the office of the Board of Adjustment. The Land Use Administrator shall be responsible for the secretary's duties; record and maintain minutes of the meetings, ensure that the minutes are adopted and perform such other duties as the board may determine.

## MEETINGS

The Board shall determine regular meeting dates. The chairperson, secretary or applicant may request special meetings. All meetings of the Board of Adjustment shall be open to the public. The secretary shall keep and file records of the public hearings and other official actions. The secretary will provide the Board notice of the special meeting, purpose and time 48 hours in advance. If the special meeting is at the request of the applicant, costs of the special meeting will be assessed to the applicant.

## QUORUM

A quorum of the board shall consist of 3 members. A quorum may be formed if one member of the three-person quorum is participating by teleconference. Without a quorum, no business will be transacted and no official action on any matter will take place.

## PUBLIC NOTICE

On receipt of the application and filing fee, the Land Use Administrator shall place the application on the next regular Board of Adjustment meeting agenda and publish the public hearing notice including time and place at least five (5) days prior to the hearing, but no longer than twenty (20) days in the officially designated newspapers of the County. In addition, certified mailings shall be sent to all adjoining property owners with the time and place of the hearing.

## ORDER OF BUSINESS

Call to order  
Approval of agenda  
Approval of minutes of previous meeting  
Reports of officers, committees, staff  
Unfinished business  
New Business: Appeals and applications on the agenda  
Time open for citizens wishing to address the Board on matters not on the established agenda  
Any other discussion or announcements  
Notice of next meeting  
Adjourn

## ORDER OF PUBLIC HEARING

Report by the Land Use staff  
Appellants or applicants side of the case  
Observer comments/case  
Comment by Land Use staff  
Appellant's rebuttal  
Action by Board

## CITIZEN PARTICIPATION

Persons other than Board members shall be permitted to address the Board on specific agenda items.

A citizen addressing the Board shall state his name and address.

Citizens shall be limited to three minutes speaking time per item unless additional time is granted by the presiding officer. Total citizen input on any subject under Board consideration shall be limited to a fixed period determined by the presiding officer.

Citizen comments must be directed to the subject under consideration. The presiding officer shall rule on the relevance of citizen comments. Citizens making personal, impertinent or slanderous remarks shall be barred by the presiding officer from further comment before the board.

The Board may, in its discretion, allow citizens who wish to raise a matter not on the agenda to address the Board at the end of the regular agenda

## MOTIONS

Motions may be made by anyone on the Board except the presiding officer. The administrator shall restate the motion before a vote is taken.

## DISCUSSION

A board member shall speak only after being recognized by the presiding officer. A member recognized for a specific purpose shall limit remarks to that purpose. A member, after being recognized, shall not be interrupted except by the presiding officer.

The presiding officer may enter into any discussion.

Each board member will limit his or hers remarks to a reasonable length.

The presiding officer has the right to close debate and speak last on any item.

Discussion may be closed on any item at any time by the presiding officer with concurrence of the majority of the Board.

Voting shall be by roll call and shall be recorded by aye or nay. Every member of the Board, including the presiding officer, is required to vote on each motion. A member shall abstain if he believes there is a conflict of interest, particularly if the conflict is of a financial nature.

Roberts Rules of Order, Revised, shall govern all Board meetings in all cases where these rules do not provide the procedures to be followed.

### POWERS OF THE BOARD OF ADJUSTMENT

The Board will hear:

Appeals from any decision involving an alleged error in any order, requirement, decision or determination made by the Land Use Administrator in the enforcement of the Jones County Zoning Ordinance.

Authorize in special use cases and variances from the terms of this Ordinance, as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provision of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed, and substantial justice is done.

### VOTE REQUIRED

The concurring vote of three members of the Board of Adjustment shall be necessary to reverse any order, requirement, decisions, or determination of the Land Use Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to affect any variance of this Ordinance.

### APPLICATION FEE

The Board of Supervisors will set a filing fee which the Land Use Office will collect when the application is filed. The fees are payable to Jones County, Iowa, and are not refundable. The Land Use Administrator shall not take any action upon the application until the filing fee has been collected in full.

### FEES FOR SPECIAL MEETINGS

The Board of Supervisors will determine the fee to hold any special meetings, when the special meeting was called in order to accommodate the schedule and any deadlines of the applicant.

## ETHICS

Board members are expected to attend all regular and special meetings of the Board. If a member has a valid reason for nonattendance, the member shall notify the Land Use Administrator before the meeting.

Each member of the Board has an affirmative ethical duty to recuse themselves from hearing any matter before the Board in which financial, familial, intimate social interests, or public statements would call into question their ability to be impartial in the minds of a substantial portion of the general public; or in which a vote against the interests of one's family or close associates would likely cause significant tensions in those ongoing relationships.

Each member of the Board has an ethical duty to avoid obtaining, outside of the public hearing, alleged facts about, or opinions about, the merits of an application before the Board. Each case must be decided only on the basis of the evidence placed on the record in a public hearing of a matter before the Board. If a member of the public approaches a Board member, outside of the public hearing process, wanting to talk about a matter scheduled to be heard by the Board, the Board member should politely decline to discuss the matter.

Each member of the Board has an ethical duty to avoid saying anything in public for or against the merits of any matter before the Board, or any party involved in a matter before the Board, prior to the opening of the hearing on the case.

Members of the Board have a duty to scrupulously avoid involvements with parties to applications which might call into question their impartiality. For example, gifts or gratuities from a "grateful" applicant or member of the public after a hearing in which the Board member voted in favor of or against the party should not be accepted.

The Board will not consider a request (informal or not) for advice on theoretical or actual situations which potentially may later come before the Board as an appeal or application.

## REVIEW BY BOARD OF ADJUSTMENT

The Board of Adjustment will review the application and report at the public hearing. If the land use change signs were not visible during site inspection, the request maybe tabled. It is also a recommendation by the Board of Supervisors that members of the Board of Adjustment review the properties on the agenda. At the said public hearing, the Board of Adjustment shall also receive comments from the applicant and the public at large. The Board of Adjustment shall then render its decision to approve the application in full, approve the application subject to modifications, table the application, request a review by the Board of Supervisors, or deny the application.



WRITTEN FINDINGS

The Board of Adjustment shall issue its decision in writing specifying the reasons for its decision. Whenever the Board of Adjustment approves or denies an application in full, or as modified, the decision shall also set out in detail the exact nature of the exception or variance granted or denied including any specific restrictions to be placed on the variance or the reasoning for the denial. The Land Use Administrator shall mail a copy of the decision to the applicant.

PERMIT

The Land Use Administrator shall issue a permit to any applicant who is granted an exception or variance by the Board of Adjustment. The permit shall describe the property subject to the exception or variance and shall also specify the exact nature of the exception or variance granted. No development or construction may be initiated on the property until the variance permit is issued. The permit shall become null and void one (1) year after the date on which it is issued unless the approved use is commenced within that same one (1) year time period.

REVIEW BY BOARD OF SUPERVISORS

The Board of Adjustment may table any variance application in order to request review by the Board of Supervisors. The Board of Supervisors' review shall include a majority vote and shall be sent back to the Board of Adjustment for their consideration in a final decision. The Board of Adjustment will have thirty (30) days from the date of the original public hearing to make a ruling.

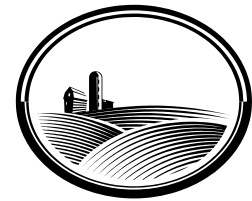
APPEAL TO DISTRICT COURT

Pursuant to 2005 Iowa Code Section 335.18, any landowner, or other person aggrieved by a decision rendered under this Ordinance by the Board of Adjustment may file a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

Adopted by the Jones County Board of Adjustment on \_\_\_\_\_

Chairperson \_\_\_\_\_

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**Jones County Zoning**  
**Special Permitted Use Application**

<b>For Office Use Only</b>		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ <b>Signature of Jones County Land Use Administrator</b>		

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$250.00 (non-refundable) payable to Jones County, with the completed application**

Date Application Filed: \_\_\_\_\_

Owner Information			
Name on property: <b>Mark Hasler, Jason Hasler, Deanne Hasler, and Jamie Hasler</b>			
Address to receive mail:	House Number & Street: <b>23500 Hwy 151</b>	Apartment/Unit	
	City: <b>Monticello</b>	State: <b>IA</b>	Zip Code: <b>52310</b>
Phone:		E-mail Address:	

Applicant Information			
Name: (If different from above.) <b>AMG Technology Investment Group, dba Nextlink - Megan C</b>			
Address to receive mail:	House Number & Street: <b>95 Parker Oaks Ln.</b>	Apartment/Unit	
	City: <b>Hudson Oaks</b>	State: <b>TX</b>	Zip Code: <b>76087</b>
Phone:		E-mail Address:	

Parcel Information					
Township	<b>86</b>	Section	<b>01</b>	Property Address	<b>24491 135th Ave. Monticello, IA 52310</b>
Zoning District:				County Parcel ID(s), if known: <b>0201300003</b>	
<b>A</b>					

Additional information regarding the parcel(s), if any:

01-86-03 N 1/4 NESW.

Acreeage: 9.75 acres.

### Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

**A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.**

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

**R - Residential District Special Permitted Uses Article V – Section 3. D.**

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

**RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.**

- Home-based industries subject to Article VII.

**C1 - Commercial District Special Permitted Uses Article V – Section 5. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

**C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

**I1 - Industry District Special Permitted Uses Article V – Section 7. D.**

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov).

The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or contact Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

*Megan Croop*

09/03/2025

Applicant Signature

Date

Owner Signature (if different than above)

Date

**QUESTIONS**

**WHO TO CONTACT**

Flood Plain Determination	<b>Flood Plain Coordinator 319-462-4386 – Brenda Leonard</b>
Access Permit for Drive	<b>County Engineer 319-462-3785 – Derek Snead</b>
911 Address	<b>911 Coordinator 319-462-2735 – Gary Schwab 9-1 Mon - Wed</b>
Well and Septic	<b>Environmental Services 319-462-4715 – Paula Hart</b>
Electrical Permits/Inspections	<b><a href="https://iowaelectrical.gov/">https://iowaelectrical.gov/</a> – <a href="mailto:ggrant@dps.state.ia.us">ggrant@dps.state.ia.us</a> Greg Grant 319-350-2404</b>

# TOWAIR Determination Results

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

## \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

### DETERMINATION Results

**PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 7865.66 MTRS (7.86570 KM) AWAY**

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	42-13-8.00N	091-09-27.00W	MONTICELLO RGNL	JONES MONTICELLO, IA	251.0	1341.0999999999999

**PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 7231.68 MTRS (7.2317 KM) AWAY**

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	42-13-36.00N	091-10-4.00W	MONTICELLO RGNL	JONES MONTICELLO, IA	251.0	1341.0999999999999

### Your Specifications

#### NAD83 Coordinates

Latitude 42-17-19.0 north  
Longitude 091-08-26.7 west

#### Measurements (Meters)

Overall Structure Height (AGL) 45.7  
Support Structure Height (AGL) 45.7  
Site Elevation (AMSL) 305.4

#### Structure Type

LTOWER - Lattice Tower

### [Tower Construction Notifications](#)

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW



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AMG Technology Investment Group dba Nextlink

**Narrative**

Please see the following Narrative for your consideration of Nextlink's proposal for the installation of a new telecommunication tower.

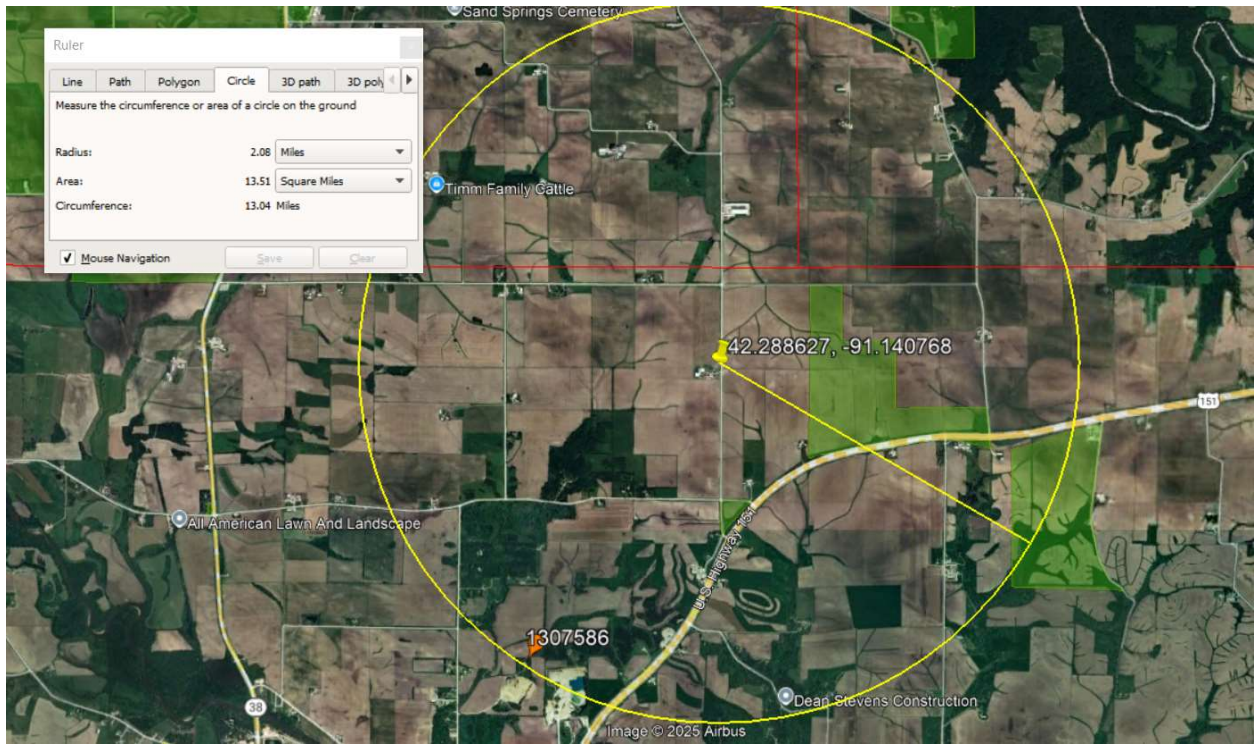
- 1. Expected traffic volumes, including the impact on local roads and access to hard surface roads.**
  - a. For a self support tower, we could expect work to take about 2 weeks, depending on weather. Maybe 4-5 trucks and 4-6 crewmen. For the pad, we would have 8-9 concrete trucks and 1 crane for the tower set up. After construction is completed, our electrical crew would go out there but that would be 1-2 times with a couple of annual check ups for the site.
- 2. Noise impact on surrounding property owners, residents, and livestock.**
  - a. Once construction has been completed, there is very minimal noise impact to surrounding property owners, residents, and livestock.
- 3. Provisions for sanitary services (permanent and/or temporary waste disposal plans).**
  - a. Our crew cleans up everything after a tower is stood. No waste/materials left behind.
- 4. FAA/FCC Requirements:**
  - a. Please see attached document from FAA and FCC stating that registration of this tower falls within their guidelines and does not need to be registered.
- 5. Co-Location:**
  - a. Co-location was not possible due to the closest tower is about 2 miles away from our current location and we were specific with this location to meet RDOF/CAF requirements. (Please see attached aerial view showing the closest tower.)

**Megan Croop**

*Project Coordinator*



**855.NXT.LINK (855.698.5465) | D 682.789.6680**





**SITE ID:** IA-HOPKINTON-SE-1  
**SITE ADDRESS:** 24491 135TH AVE.  
 MONTICELLO, IA 52310  
**SITE TYPE:** SELF-SUPPORT

PLANS PREPARED FOR:

**NEXTLINK**  
 95 PARKER OAKS LN  
 HUDSON OAKS, TEXAS 76087

PLANS PREPARED BY:

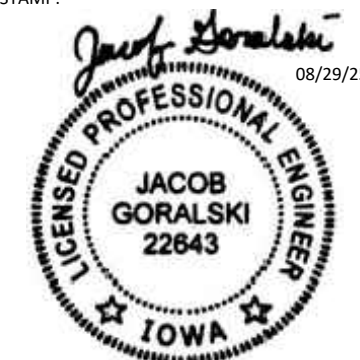
**ODISCOM**  
**ODISCOM, LLC**  
 2600 S. SHORE BLVD.  
 SUITE 300  
 LEAGUE CITY, TX 77573  
 (469) 531-1176  
[www.odiscom.com](http://www.odiscom.com)

SITE ID:  
**IA-HOPKINTON-SE-1**  
 SITE ADDRESS:  
**24491 135TH AVE.**  
**MONTICELLO, IA 52310**  
**JONES COUNTY**

REVISION HISTORY

REV	DATE	DESCRIPTION	BY
A	08/28/25	PRELIMINARY	RS
0	08/29/25	FINAL	RS

STAMP:



JACOB GORALSKI, PE  
 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  
 LICENSE # 22643 - EXPIRATION: 12/31/2026  
 ALL SHEETS COVERED BY THIS SEAL

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

**T-1**

**PROJECT INFORMATION**

**SITE ID:** IA-HOPKINTON-SE-1  
**SITE ADDRESS:** 24491 135TH AVE.  
 MONTICELLO, IA 52310  
**SITE TYPE:** SELF-SUPPORT  
**JURISDICTION:** JONES COUNTY  
**APPLICANT:** NEXTLINK  
**ADDRESS:** 95 PARKER OAKS LN  
 HUDSON OAKS, TEXAS 76087  
**CONTACT:** SHANE MCINTYRE  
**PHONE:** (712) 535-1406  
**EMAIL:** SMCINTYRE@TEAM.NXLINK.COM  
**SITE COORDINATES**  
**LATITUDE:** 42.288627°  
**LONGITUDE:** -91.140768°  
**GROUND ELEV. (AMSL):** 1004'  
**PROPERTY OWNER:** HASLER, MARK ETAL  
**ADDRESS:** 23500 HWY 151  
 MONTICELLO, IA 52310  
**PHONE:** 217-445-2421  
**EMAIL:** CSHAVR@NHM88.COM

NOTE: DRAWING SCALES ARE FOR 11" X 17" SHEETS UNLESS OTHERWISE NOTED

**APPLICABLE BUILDING CODES**

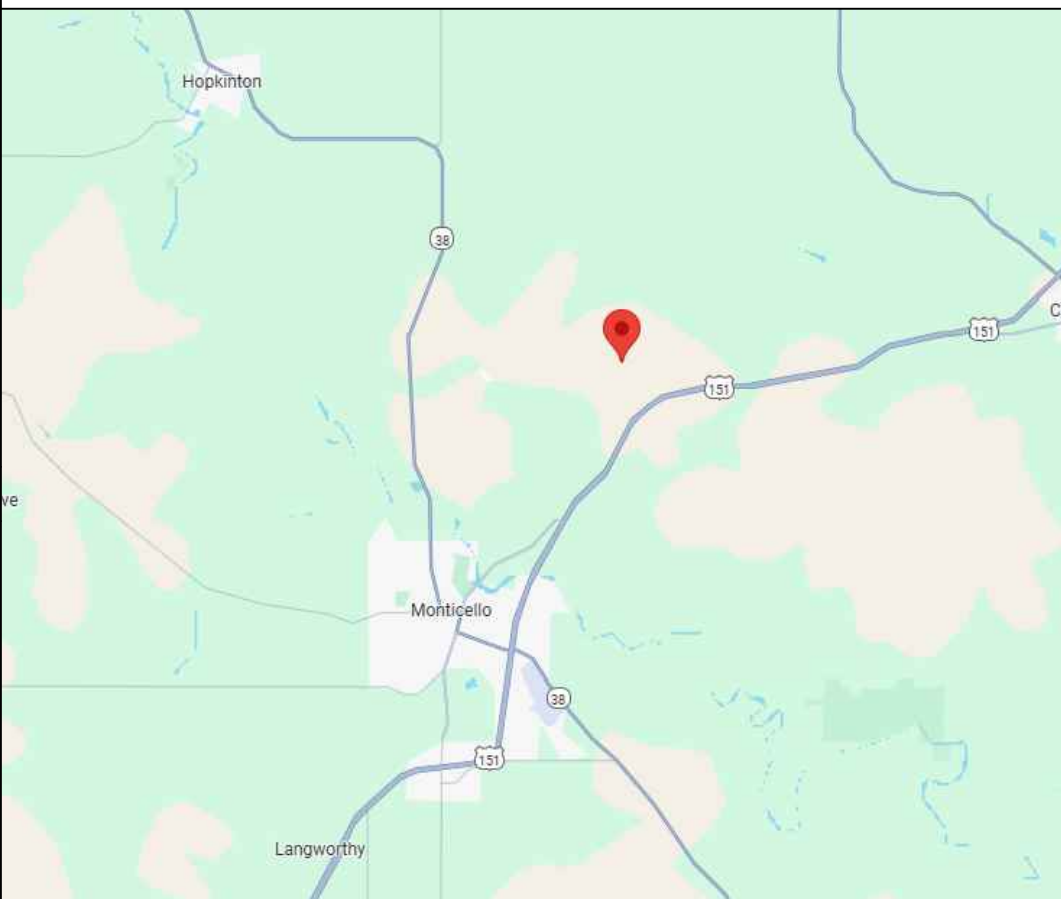
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

**BUILDING CODE:** 2015 INTERNATIONAL BUILDING CODE  
**ELECTRICAL CODE:** 2020 NATIONAL ELECTRICAL CODE

- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
- ADA ACCESS REQUIREMENTS ARE NOT REQUIRED
- THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE.

**MAP AND DIRECTIONS**

DIRECTIONS FROM MONTICELLO AIRPORT  
 (20373 IA-38, MONTICELLO, IA 52310)  
 HEAD NORTHWEST ON IA-38 N TOWARD SHOVER DR, TURN RIGHT TO MERGE ONTO US-151 N, TURN LEFT ONTO 135TH AVE, TURN LEFT, DESTINATION WILL BE ON THE RIGHT AFTER 0.1 MI.



Know what's below.  
 Call before you dig.

**SCOPE OF WORK**

THE SCOPE OF WORK CONSISTS OF:

- NEW EQUIPMENT TO BE INSTALLED**  
 (1) 15'-6" X 15'-6" CONCRETE PAD  
 (1) LTE CABINET  
 (1) CHAIN-LINK FENCE  
 (1) SELF-SUPPORT  
 (6) PANEL ANTENNAS  
 (2) DISH ANTENNAS, (4) ODUS  
 (10) CAT5E CABLES

- CONTRACTOR SHALL FURNISH ALL MATERIAL WITH THE EXCEPTION OF NEXTLINK SUPPLIED MATERIAL.
- ALL MATERIAL SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS STATED OTHERWISE.

**PROJECT TEAM**

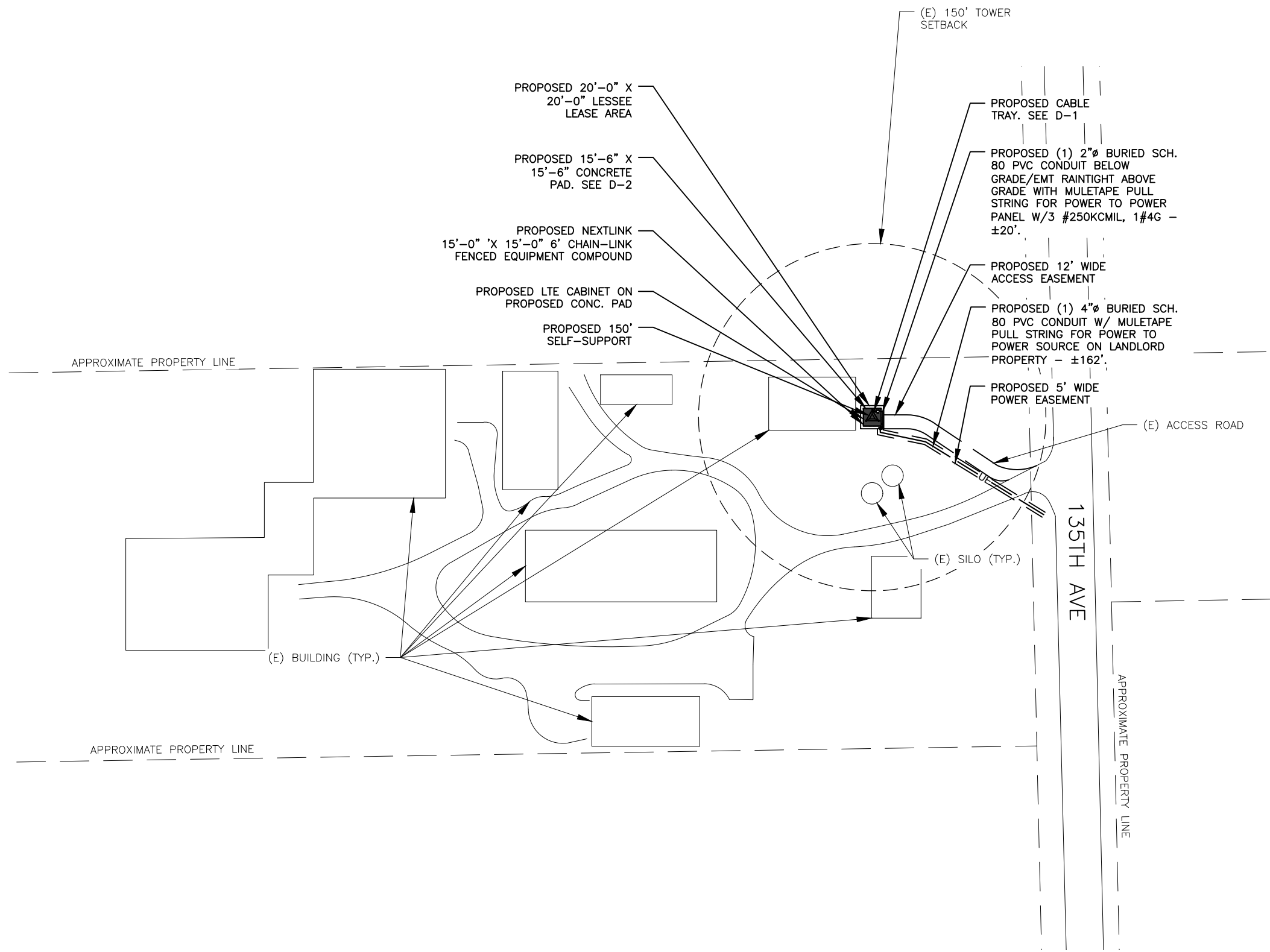
**PROJECT MANAGER**  
 NEXTLINK  
 95 PARKER OAKS LN  
 HUDSON OAKS, TEXAS 76087  
 CONTACT: SHANE MCINTYRE  
 PHONE: (712) 535-1406  
 EMAIL: SMCINTYRE@TEAM.NXLINK.COM

**ENGINEER**  
 JACOB GORALSKI, PE  
 ODISCOM LLC  
 (817)456-2621

**DRAWING INDEX**

T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	SITE ELEVATION
A-4	ANTENNA & EQUIPMENT SUMMARY
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E-1	ELECTRICAL PLAN
E-2	ELECTRICAL NOTES AND DETAILS
E-3	PANEL SCHEDULE & ONELINE
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS





PLANS PREPARED FOR:



95 PARKER OAKS LN  
HUDSON OAKS, TEXAS 76087

PLANS PREPARED BY:



**ODISCOM, LLC**  
2600 S. SHORE BLVD.  
SUITE 300  
LEAGUE CITY, TX 77573  
(469) 531-1176  
[www.odiscom.com](http://www.odiscom.com)

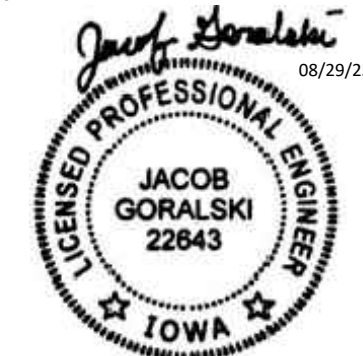
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**IA-HOPKINTON-SE-1**

SITE ADDRESS:  
**24491 135TH AVE.  
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JONES COUNTY**

REVISION HISTORY

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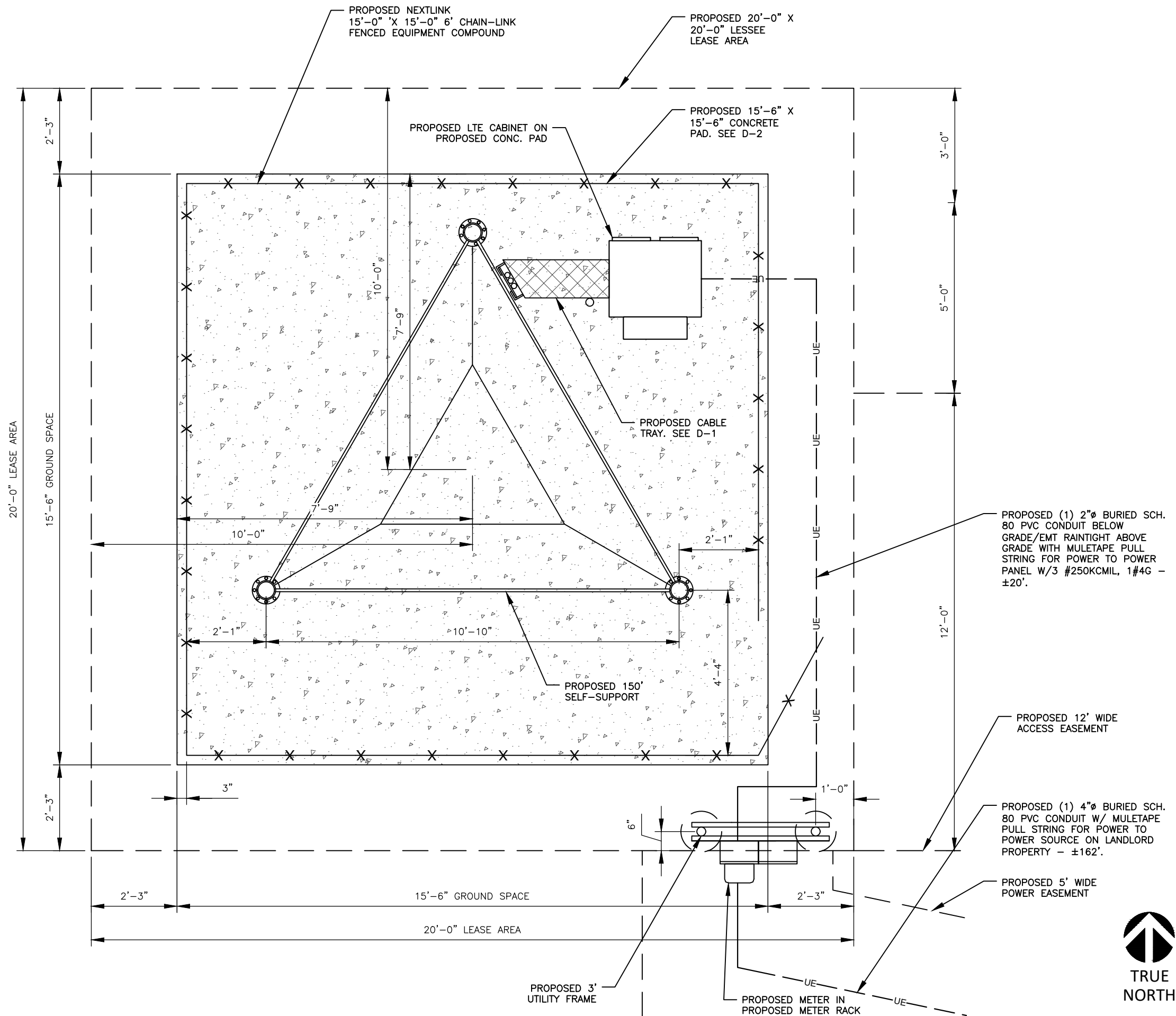
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LICENSE # 22643 - EXPIRATION: 12/31/2026  
ALL SHEETS COVERED BY THIS SEAL



TRUE  
NORTH



PLANS PREPARED FOR:

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SHEET TITLE:  
**ENLARGED SITE PLAN**

SHEET NUMBER:  
**A-2**



**NOTES:**

1. CALCULATIONS FOR THE STRUCTURE AND ANTENNA MOUNTS WERE PREPARED BE OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT
2. CABLES NOT SHOWN FOR CLARITY

T/5' LIGHTNING ROD  
 ELEV. = 155'-0" A.G.L.  
 T/PROPOSED SELF-SUPPORT  
 ELEV. = 150'-0" A.G.L.  
 C OF PROPOSED NEXTLINK ANTENNAS  
 ELEV. = 150'-0" A.G.L.

C OF PROPOSED NEXTLINK MW DISH ANTENNAS  
 ELEV. = 110'-0" A.G.L.

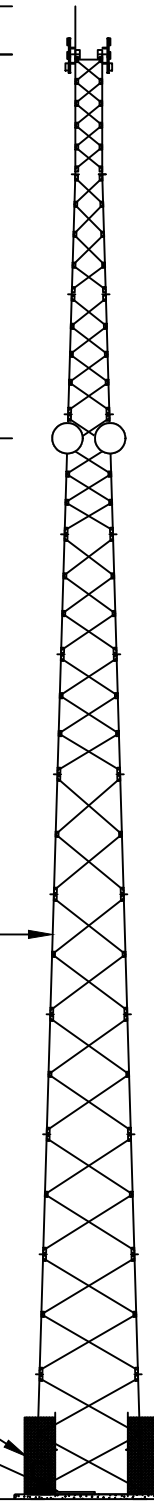
PROPOSED 150' SELF-SUPPORT

PROPOSED LTE CABINET ON PROPOSED CONC. PAD

PROPOSED NEXTLINK 12" WIDE CABLE TRAY

PROPOSED NEXTLINK 15'-0" 'X 15'-0" 6' CHAIN-LINK FENCED EQUIPMENT COMPOUND

T/GRADE  
 ELEV. = 0'-0" A.G.L.



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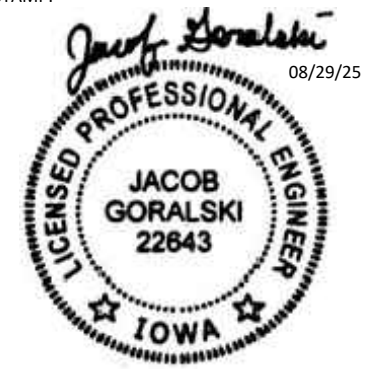
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SHEET TITLE:

**SITE ELEVATION**

SHEET NUMBER:

**A-3**

PLANS PREPARED FOR:



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HUDSON OAKS, TEXAS 76087

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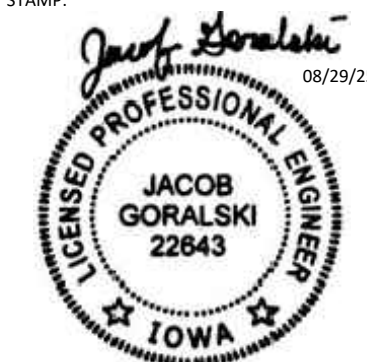
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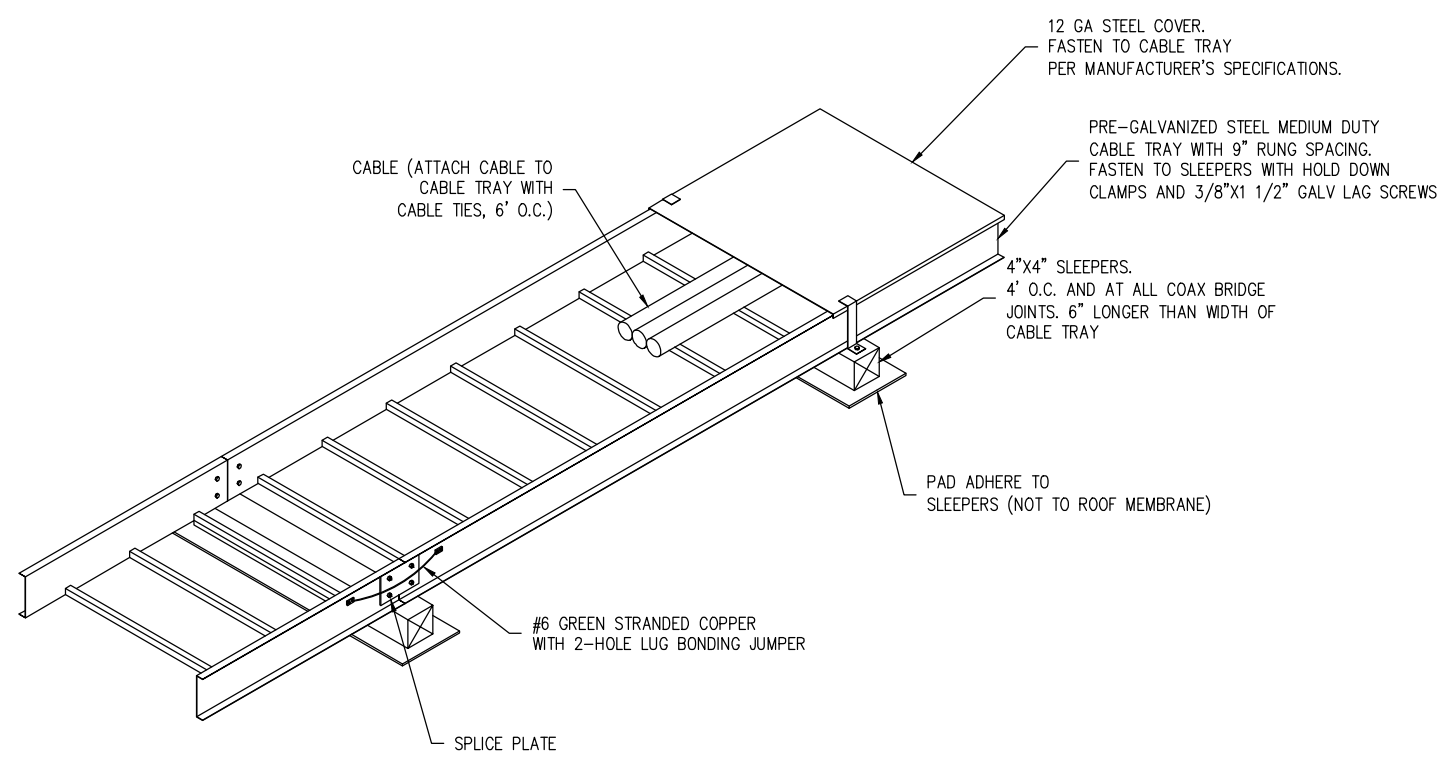
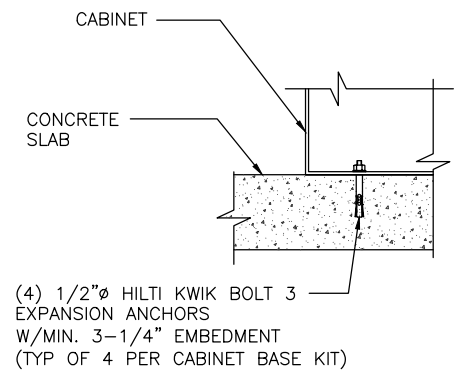


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SHEET TITLE:  
**ANTENNA &  
EQUIPMENT SUMMARY**

SHEET NUMBER:  
**A-4**

ELEVATION (AGL, FT)	CARRIER	MOUNT	EQUIPMENT	FEEDLINES	LOCATION
150	NEXTLINK (PROPOSED)	TOWER LEG	(6) CAMBIUM PMP-3000	(6) 0.26" CAT5E	OUTSIDE
110		TOWER LEG	(2) RADIOWAVE HP2-11 (2) CAMBIUM PTP820S	(4) 0.26" CAT5E	



CABINET CONNECTION DETAIL SCALE: N.T.S. 1

CABLE TRAY DETAIL SCALE: N.T.S. 2

NOT USED SCALE: N.T.S. 3

NOT USED SCALE: N.T.S. 4

PLANS PREPARED FOR:

**NEXTLINK**  
 95 PARKER OAKS LN  
 HUDSON OAKS, TEXAS 76087

PLANS PREPARED BY:  
**ODISCOM**

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SHEET TITLE:  
**GENERAL DETAILS**

SHEET NUMBER:  
**D-1**



ePMP™ 3000 Sector Antenna SPECIFICATION SHEET

# ePMP™ 3000 Sector Antenna



Cambium Networks has deployed more than five million radios around the world achieving unparalleled degrees of scalability. Continuing the tradition of designing and manufacturing industry leading antenna solutions, the ePMP 3000 4X4 sector antenna encompasses all the key differentiations of the Cambium Antenna line and adds 4X4 Multi User MIMO Capability. Designed to work in 5 GHz spectrum and 90 degree coverage, the antenna is an integral part of the ePMP 3000 Access Point and allows for Multi User MIMO Operation.

### KEY DEPLOYMENT ADVANTAGES

- **Frequency Re-use:** Designed for ABAB channel re-use (two channels covering four sectors), the sector antenna has a minimum 30 dB front to back ratio over a wide rear facing aperture.
- **Channel Flexibility:** Consistent gain from 4.9 to 6.0 GHz allows the operator to select a channel anywhere in the band and achieve the expected performance.
- **Consistent Coverage:** Excellent null fill capabilities of the antenna allow for broad geographical coverage within a sector even near the base of the tower and the edges of the sector.
- **Designed for the Installer:** Small, compact design, integrated ePMP radio mount and GPS antenna integration.
- **Predictable Performance:** The sector antenna is integrated into Cambium Networks LINKPlanner. The 3D model shows coverage at all elevations and across the azimuth.

### KEY SPECIFICATIONS:

- 17 dBi gain
- 4.9 to 5.97 GHz spectrum
- 30 dBi front to back ratio
- IP 65 ruggedization

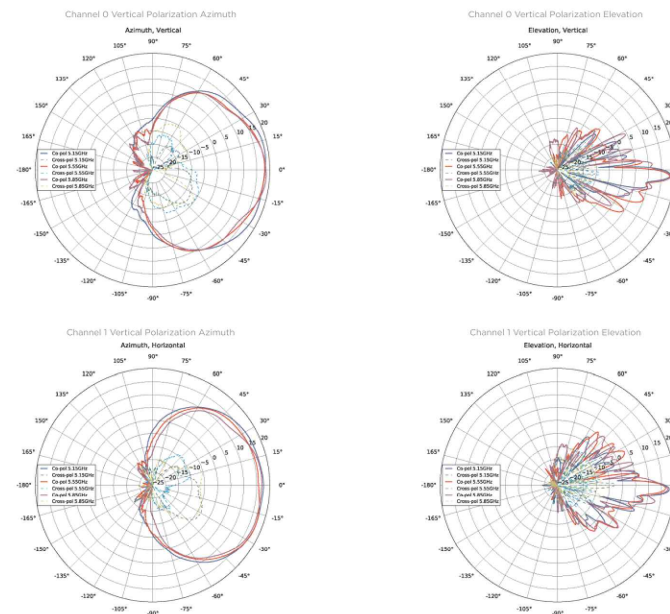
### SPECIFICATIONS

ePMP 3000 SECTOR ANTENNA	
Model Number	C0509100301A
Frequency Range	4.9 GHz to 5.97 GHz
Gain	17 dBi
3 dB Beamwidth - Azimuth	70 degrees
3 dB Beamwidth - Elevation	6 degrees
Electrical Downtilt	-2 degrees
Polarization	2X Horizontal, 2X Vertical

### SPECIFICATIONS

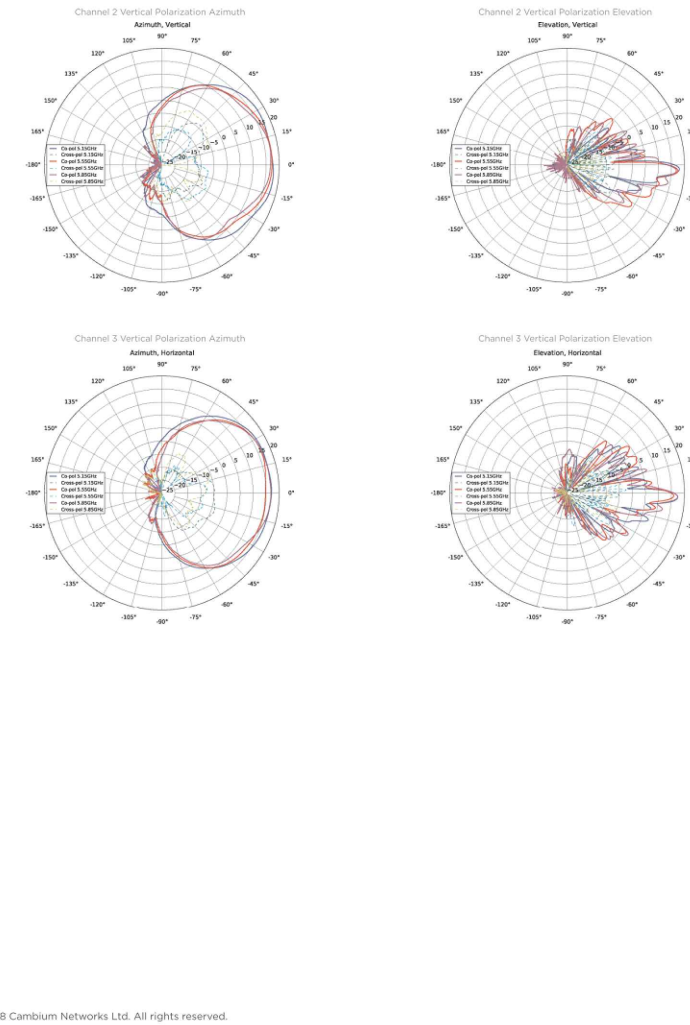
ePMP 3000 SECTOR ANTENNA	
Model Number	C0509100301A
Port-to-Port Isolation	> 20 dB
Front-to-Back Ratio	30 dB
Maximum Input Power	5 W
Input Impedance	50 ohms
Mounting Connectors	4 x RP SMA
Mounting Hardware	Included for mounting to mast diameters 2" to 4" (5 cm to 10 cm) -10 to +5 degree tilt Hardware included to connect ePMP access point to back of antenna body
Physical Dimensions	Antenna Body: 23.4" (H) x 9.6" (W) x 3.25" (D) (594 mm x 157 mm x 110 mm)
Weight	Antenna Body: 8.0 lbs, 3.7 kg w/ ePMP 3000 Access Point and Mounting Brackets: 13.8 lbs, 6.3 kg
Environmental	IP65
Radome Material	UV Protected ABS
Operating Temp	-40°C to 60°C (-40°F to 140°F)

### ANTENNA PATTERNS



ePMP™ 3000 Sector Antenna SPECIFICATION SHEET

### ANTENNA PATTERNS



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55 ePMP™ 3000 Sector Antenna 10012018

PLANS PREPARED FOR:

**NEXTLINK**  
95 PARKER OAKS LN  
HUDSON OAKS, TEXAS 76087

PLANS PREPARED BY:

**DISCOM**  
**ODISCOM, LLC**  
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LEAGUE CITY, TX 77573  
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[www.odiscom.com](http://www.odiscom.com)

SITE ID:  
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### REVISION HISTORY

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A	08/28/25	PRELIMINARY	RS
0	08/29/25	FINAL	RS

SHEET TITLE:  
**ANTENNA SPECIFICATIONS**  
SHEET NUMBER:  
**D-2**

## HP2-11

### 0.6 M | 2 FT HIGH PERFORMANCE PARABOLIC REFLECTOR ANTENNA, SINGLE-POLARIZED, 10.7-11.7GHZ

The HP High Performance Series by RadioWaves offers a full line of high performance parabolic antennas engineered to provide ETSI class 2/3 radiation pattern performance as well as excellent gain. RadioWaves field-proven pre-assembled antennas and robust pole-mounts ensure "set and forget" installation with minimal post-installation maintenance. The included radome ensures robust and reliable performance under the most challenging conditions. If it's rugged, it must be RadioWaves!



#### FEATURES AND BENEFITS

- High Performance ETSI Class 2/3\* Parabolic Antennas – Excellent performance for a wide range of applications
- Fully Preassembled at the Factory – Simplifies installation on site and guarantees "factory-tested" quality
- Warranty – Industry leading 7-year warranty

\*ETSI Class depends on frequency band

#### SPECIFICATIONS

##### General

Antenna Type	High Performance Parabolic Reflector Antenna	Standard RF Connector Type	CPR90G
Size, nominal	2 ft   0.6 m	Standard RF Connector Suffix	RS (append suffix to model number)
Polarization	Single		

##### Electrical

Operating Frequency Band	10.7 - 11.7 GHz	Gain, Low Frequency	34.2 dBi
Half Power Beamwidth, Horizontal	3.4 degrees	Gain, Mid Frequency	34.5 dBi
Half Power Beamwidth, Vertical	3.4 degrees	Gain, High Frequency	34.8 dBi
Cross-Polarization Discrimination	30 dB	VSWR	1.37:1
Front to Back Ratio (F/B)	60 dB	Return Loss	-16.1 dB



#### Mechanical

Fine Azimuth Adjustment	+/- 10 degrees	Mechanical Configuration	HP2
Fine Elevation Adjustment	+/- 30 degrees	Axial Force (FA)	202 lbs   899 N
Mounting Pipe Diameter, Min	2 inch   5.08 cm	Side Force (FS)	100 lbs   445 N
Mounting Pipe Diameter, Max	4.5 inch   11.4 cm	Twisting Moment (MT)	194 ft-lbs   263 Nm
Net Weight	27 lbs   12.3 kg	Operating Temperature Range	-40 to +60 C
Wind Velocity Operational	90 mph   145 km/h	Max Pressure, PSIG, (if waveguide interface)	5
Wind Velocity Survival Rating	125 mph   201 km/h		

#### Regulatory Compliance

FCC	Part 101 Cat. B	ETSI	302217 R1 C2
Industry Canada Compliance	undeclared	RoHS-compliant	Yes

#### Shipping Information

Package Type	Cardboard	Dimensions, L x W x H	31 x 31 x 25in   79 x 79 x 64 cm
Gross Weight	48 lbs   28.7 kg	Shipping Volume	13.9 cu ft   0.39 cu m

\*Additional OEM interfaces and adapters may be available. Contact RadioWaves for a complete and current list of available adapters.



PLANS PREPARED FOR:



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SHEET TITLE:

**ANTENNA  
SPECIFICATIONS**

SHEET NUMBER:

**D-3**

# PTP 820C Licensed Microwave Radio

QUICK LOOK:

**PTP 820C, an all Outdoor dual-core radio capable of 1024 QAM with ACM**

- Support 6-38 GHz
- Support 1+0 to 4+0, 1+1/2+2, 2 x 1+0 East-West configuration
- Support Multi Band(With PTP 850E or PTP 820E)



**Radio**

6-38 GHz
1+0 to 4+0, 1+1/2+2, 2 x 1+0 East-West
Multi Band(With PTP 850E or PTP 820E)
<b>Radio Features</b>
Multi-Carrier Adaptive Bandwidth Control (up to 2+0)
Protection: 1+1/2+2 HSB, 1+1 HSB-SD
QPSK to 2048 QAM w/ACM
XPIC
2x2 / 4x4 MIMO
Advanced Space Diversity (ASD)
Advanced Frequency Reuse (AFR)

**Ethernet**

<b>Ethernet Interfaces</b>
Traffic Interfaces – 1 x 10/100/1000Base-T (RJ-45) and 1x1000base-X (SFP) or 10/100/1000 Base-T (electrical SFP)
Management Interface - 1 x 10/100 Base-T (RJ-45)
Optical SFP Types - Optical 1000Base-LX (1310 nm) or SX (850nm)
Note: SFP devices must be of industrial grade (-40°C to +85°C)
<b>Ethernet Features</b>
MTU – 9600 Bytes
Quality of Service
Multiple Classification criteria (VLAN ID, p-bits, IPv4, DSCP, IPv6 TC, MPLS EXP)
8 priority queues
Deep buffering (configurable up to 64 Mbit per queue)
WRED
P-bit marking/remarking
4K VLANs
VLAN add/remove/translate
Frame Cut Through – controlled latency and PDV for delay sensitive applications
Header De-Duplication – Capacity boosting by eliminating inefficiency in all layers (L2, MPLS, L3, L4, Tunneling – GTP for LTE, GRE)
Y.1731 Ethernet OAM.Y.1731 Ethernet Bandwidth Notification (ETH-BN)
Adaptive Bandwidth Notification (ABN)

## PTP 820C Licensed Microwave Radio

**Management Protocols**

SNMP
REST
SDN Support: NETCONF/YANG

**Synchronization**

Synchronization Distribution
Sync Distribution over any traffic interface (GE/FE)
Sync-E (ITU-T G.8261, G.8262)

SSM/ESMC Support for ring/mesh applications (ITU-T G.8264)

Sync-E Regenerator mode, providing PRC grade (ITU-T G.811) performance for smart pipe applications.

IEEE-1588

Optimized Transport for reduced PDV

IEEE-1588 TC

**Security**

AES 256-bit Encryption
Secured protocols (HTTPS, SNMPV3, SSH, SFTP)
Radius authentication and authorization
TACACS+ authentication and authorization (session-based)

**Standard**

<b>MEF</b>
Carrier Ethernet 2.0 (CE 2.0)
Supported Ethernet Standards
10/100/1000base-T/X (IEEE 802.3)
Ethernet VLANs (IEEE 802.3ac)
Virtual LAN (VLAN, IEEE 802.1Q)
Class of service (IEEE 802.1p)
Provider bridges (Q-in-Q – IEEE 802.1ad)
Link aggregation (IEEE 802.3ad)
Auto MDI/MDIX for 1000baseT
RFC 1349: IPv4 TOS
RFC 2474: IPv4 DSCP
RFC 2460: IPv6 Traffic Classes

**Standards Compliance**

EMC: EN 301 489-1, EN 301 489-4, Class B (Europe), FCC 47 CFR, part 15, class B (US), ICES-003, Class B (Canada), TEC/EMI/TEL-001/01, Class B (India)

Surge: EN61000-4-5, Class 4 (for PWR and ETH/PoE ports)

Safety: EN 60950-1, IEC 60950-1, UL 60950-1, CSA-C22.2

No.60950-1, EN 60950-22, UL 60950-22, CSAC22.2.60950-22

Ingress Protection: IP66-compliant

Storage: ETSI EN 300 019-1-1 Class 1.2

Transportation: ETSI EN 300 019-1-2 Class 2.3

**Technical**

**Mechanical Specifications**

Dimensions: 230mm(H), 233mm(W), 98mm(D), 6kg;

9.05"(H), 9.07"(W), 3.86"(D), 12lbs.

**Pole Diameter Range (for Remote Mount Installation):**

8.89 cm – 11.43 cm; 3.5" – 4.5"

**Environmental Specifications**

-33°C to +55°C (-45°C to +60°C extended); -27°F to +131°F (-49°F to +140°F extended)

**Power Input Specifications**

Standard Input: -48 VDC

IDU DC Input range: -40 to -60 VDC

**Power Consumption Specifications**

Maximum Power Consumption (2+0 Operation) 6 GHz: 65W; 7/8

GHz: 75W; 11 GHz: 65W; 13-15 GHz: 55W; 18-24 GHz: 48W; 26-38

GHz: 55W

Maximum Power Consumption (1+0 Operation) -5.7-6 GHz: 40W;

7-8 GHz: 50W; 11 GHz: 53W; 13-15 GHz: 41W; 18-24 GHz: 39W;

26-38 GHz: 41W

**PoE Injector Mechanical Specifications**

Dimensions – 134mm(H), 190mm(W), 62mm(D), 1 kg; 5.28"(H),

7.48"(W), 2.44"(D), 2.2 lbs.

**PoE Injector Environmental Specifications**

33°C to +55°C (-45°C to +60°C extended); -27°F to +131°F (-49°F to +140°F extended)

**PoE Injector Power Input Specifications**

Standard Input: -48 or +24 VDC (Optional)

DC Input range: ±(18/40.5 to 60) VDC (+18VDC extended range is supported as part of the nominal +24VDC support)

**PoE Injector Interfaces**

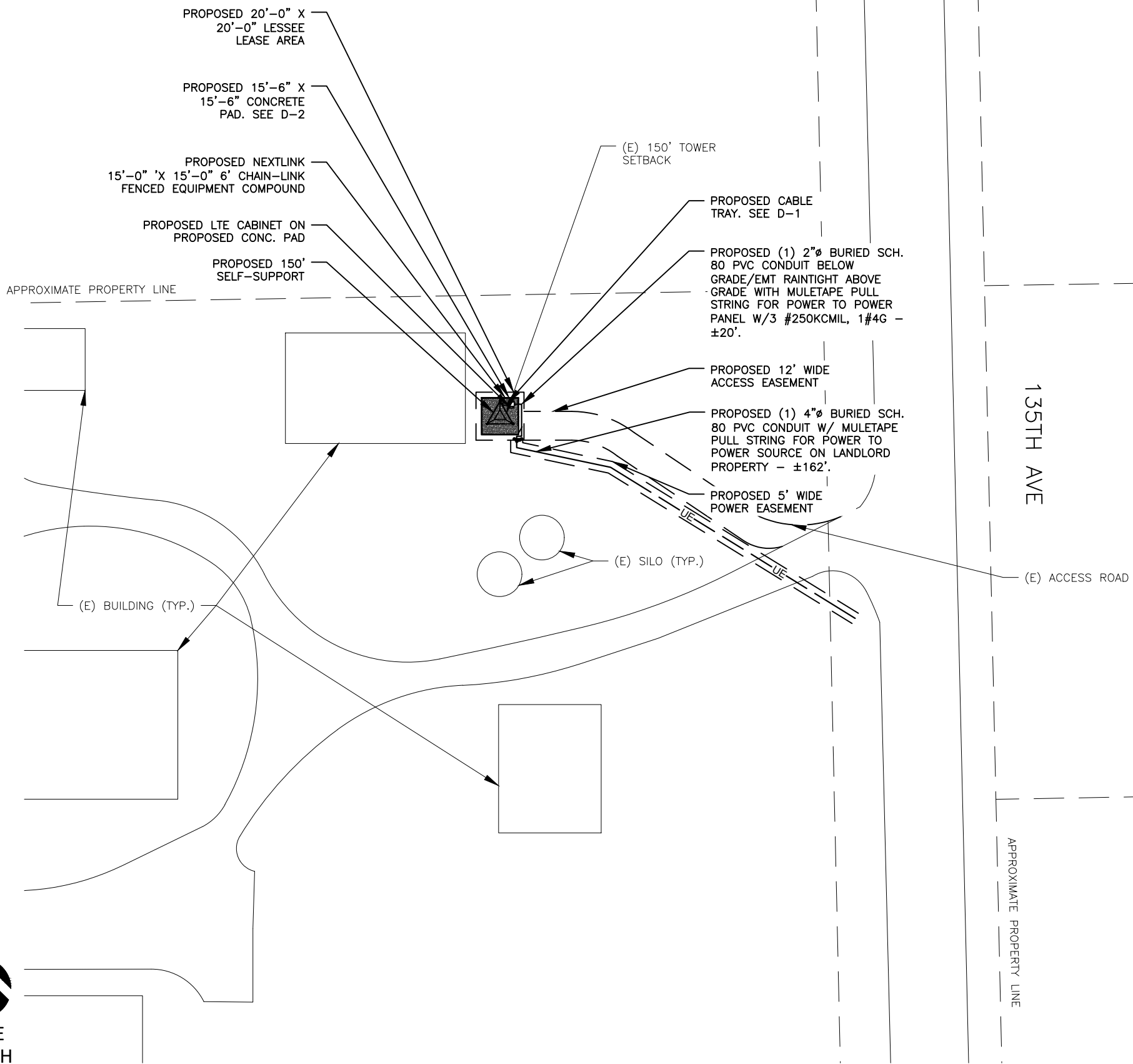
GbE Data Port supporting 10/100/1000Base-T

Power-Over-Ethernet (PoE) Port

DC Power Port -40V to -60V (a PoE supporting two redundant DC feeds each supporting ±(18-60)V is available)

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**ELECTRICAL NOTES**

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AS WELL AS APPLICABLE STATE AND LOCAL CODES.
2. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER SPECIFICATION REQUIREMENTS.
3. THE ELECTRICAL WORK INCLUDES ALL LABOR AND MATERIAL DESCRIBED BY DRAWINGS AND SPECIFICATION INCLUDING INCIDENTAL WORK TO PROVIDE COMPLETE OPERATING AND APPROVED ELECTRICAL SYSTEM.
4. GENERAL CONTRACTOR SHOULD PAY FEES FOR PERMITS, AND IS RESPONSIBLE FOR OBTAINING SAID PERMITS AND COORDINATION OF INSPECTIONS.
5. ELECTRICAL AND TELCO WIRING AT EXPOSED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING OR RIGID NONMETALLIC TUBING (RIGID SCHEDULE 40 PVC OR RIGID SCHEDULE 80 PVC FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) (AS PERMITTED BY CODE).
6. ELECTRICAL AND TELCO WIRING AT CONCEALED INDOOR LOCATIONS SHALL BE IN ELECTRICAL METALLIC TUBING, ELECTRICAL NONMETALLIC TUBING OR RIGID MONOMETALLIC TUBING (RIGID SCHEDULE 40 PVC (AS PERMITTED BY CODE).
7. ELECTRICAL AND TELCO WIRING OUTSIDE A BUILDING, ABOVE GRADE AND EXPOSED TO WEATHER SHALL BE IN WATER TIGHT GALVANIZED RIGID STEEL CONDUCTS (RGS) AND WHERE REQUIRED IN LIQUID TIGHT FLEXIBLE METAL OR NONMETALLIC CONDUCTS.
8. BURIED CONDUIT SHALL BE RIGID NONMETALLIC CONDUIT (RIGID SCHEDULE 40 PVC); DIRECT BURIED IN AREAS OF OCCASIONAL LIGHT TRAFFIC, ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY TRAFFIC.
9. LIGHT -LIQUID FLEXILE METALLIC CONDUIT SHALL BE USED INDOORS AND OUTDOORS IN AREAS WHERE VIBRATION OCCURS AND FLEXIBILITY IS NEEDED.
10. ELECTRICAL WIRING SHALL BE COOPER WITH TYPE THHN, THWN-2, OR THIN INSULATION.
11. RUN ELECTRICAL CONDUIT OR CABLE BETWEEN ELECTRICAL UTILITY DEMARCATION POINT AND PROJECT OWNER CELL SITE PPC AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE. COORDINATE INSTALLATION WITH UTILITY COMPANY.
12. RUN TELCO CONDUIT OR CABLE BETWEEN TELEPHONE UTILITY DEMARCATION POINT (AT UTILITY POLE) AND CELL SITE TELCO CABINET AND BTS CABINET AS INDICATED ON THIS DRAWING. PROVIDE FULL LENGTH PULL ROPE INSTALLED TELCO CONDUIT. PROVIDE GREENLEE CONDUIT MEASURING TAPE AT EACH END.
13. ALL EQUIPMENT LOCATED OUTSIDE SHALL HAVE NEMA 3R ENCLOSURE.
14. PPC SUPPLIED BY PROJECT OWNER.
15. GROUNDING SHALL COMPLY WITH NEC ART. 250. ADDITIONALLY, GROUNDING, BONDING, AND LIGHTING PROTECTION SHALL BE DONE IN ACCORDANCE WITH METRO MOD CELL SITE GROUNDING STANDARDS.
16. GROUND CABLE SHIELD MINIMUM AT BOTH ENDS USING MANUFACTURES CABLE GROUNDING KITS SUPPLIED BY NEXTLINK.
17. USE #6 COOPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COOPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING..
18. ALL POWER AND GROUND CONNECTIONS TO BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY HARGER (OR APPROVED EQUAL) RATED FOR OPERATION AT NO LESS THAN 75°C OR CADWELD EXOTHERMIC WELD. DO NOT ALLOW BARE COOPER WIRE TO BE IN CONTACT WITH GALVANIZED STEEL.
19. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLE. ALWAYS MAKE AT LEAST 12\*RADIUS BENDS. #6 WIRE CAN BE BENT AT 6\*RADIUS WHEN NECESSARY. BOND ANY METAL OBJECTS WITHIN 6 FEET OF PROJECT OWNER EQUIPMENT OR CABINET TO MASTER GROUND BAR OR GROUNDING RING.
20. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS. APPLY OXIDE INHABITING COMPOUND TO ALL LOCATIONS.
21. APPLY OXIDE INHABITING COMPOUND TO ALL MECHANICAL GROUND CONNECTIONS.
22. CONTRACTOR SHALL TEST COMPLETED GROUND SYSTEM AND RECORD RESULTS FOR PROJECT CLOSE-OUT DOCUMENTATION. 5 OHMS MINIMUM RESISTANCE REQUIRED.
23. CONTRACTOR SHALL CONDUCT ANTENNA, CABLE, AND LNA RETURN-LOSS AND DISTANCE-TO-FAULT MEASUREMENTS (SWEEP TESTS) AND RECORD RESULTS FOR PROJECT CLOSE-OUT.
24. THE NEXTLINK ELECTRICAL EQUIPMENT INCLUDING PANEL, SWITCH GEAR AND DISCONNECT ARE TO BE LABELLED WITH ENGRAVED BAKELITE LABELS.

PLANS PREPARED FOR:

95 PARKER OAKS LN  
HUDSON OAKS, TEXAS 76087

PLANS PREPARED BY:

**ODISCOM, LLC**  
2600 S. SHORE BLVD.  
SUITE 300  
LEAGUE CITY, TX 77573  
(469) 531-1176  
[www.odiscom.com](http://www.odiscom.com)

SITE ID:  
**IA-HOPKINTON-SE-1**

SITE ADDRESS:  
**24491 135TH AVE.  
MONTICELLO, IA 52310  
JONES COUNTY**

REVISION HISTORY

REV	DATE	DESCRIPTION	BY
A	08/28/25	PRELIMINARY	RS
0	08/29/25	FINAL	RS

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LICENSE # 22643 - EXPIRATION: 12/31/2026  
ALL SHEETS COVERED BY THIS SEAL

SHEET TITLE:  
**ELECTRICAL PLAN**

SHEET NUMBER:  
**E-1**



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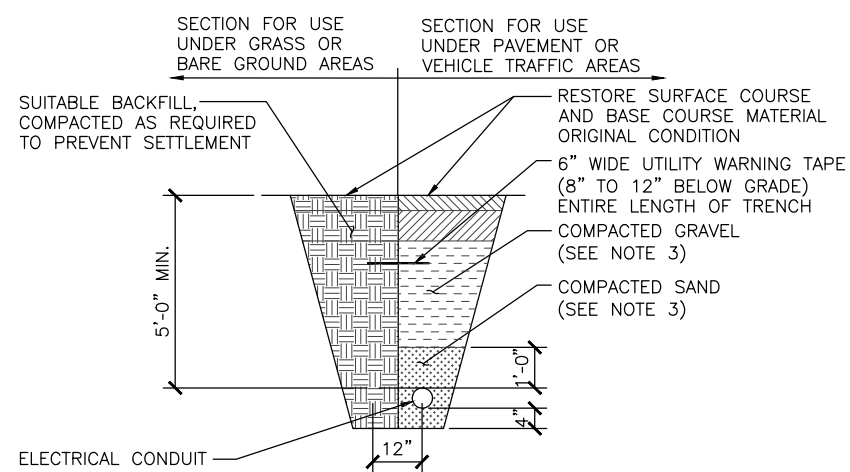


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STATE OF IOWA  
LICENSE # 22843 - EXPIRATION: 12/31/2026  
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SHEET TITLE:  
**ELECTRICAL NOTES  
AND DETAILS**

SHEET NUMBER:

**E-2**



NOTES:

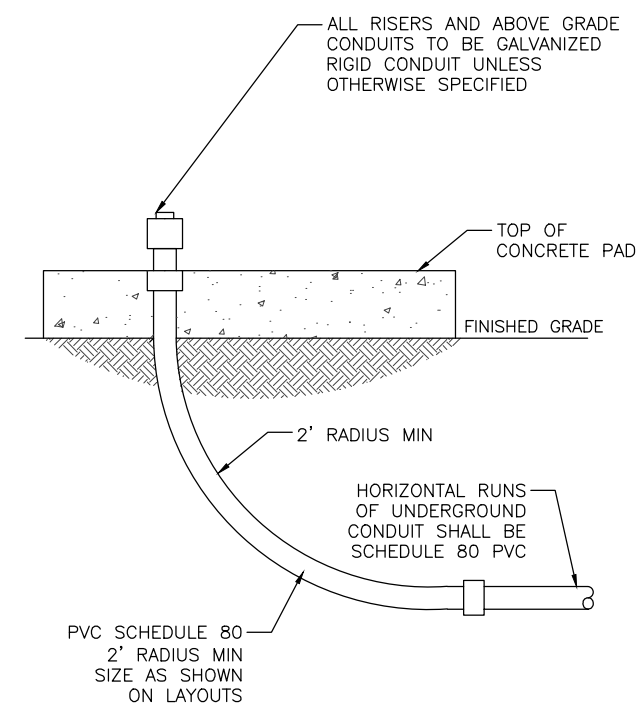
- CONTRACTOR TO VERIFY LOCAL UTILITY REQUIREMENTS FOR DEPTH, SIZE & SEPARATION OF CONDUITS PRIOR TO INSTALLATION. NOTIFY CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR TO CALL 811, 48 HRS PRIOR TO EXCAVATING FOR UNDERGROUND UTILITY LOCATIONS. LOCATION SURROUNDING EXCAVATED AREA MUST BE PRIVATELY LOCATED FOR NON-PUBLIC UTILITIES.
- ALL SUITABLE FILL MATERIAL SHALL BE INSTALLED IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 9 INCHES AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST, ASTM D1557.

NOT USED

SCALE: N.T.S. 1

NOT USED

SCALE: N.T.S. 3

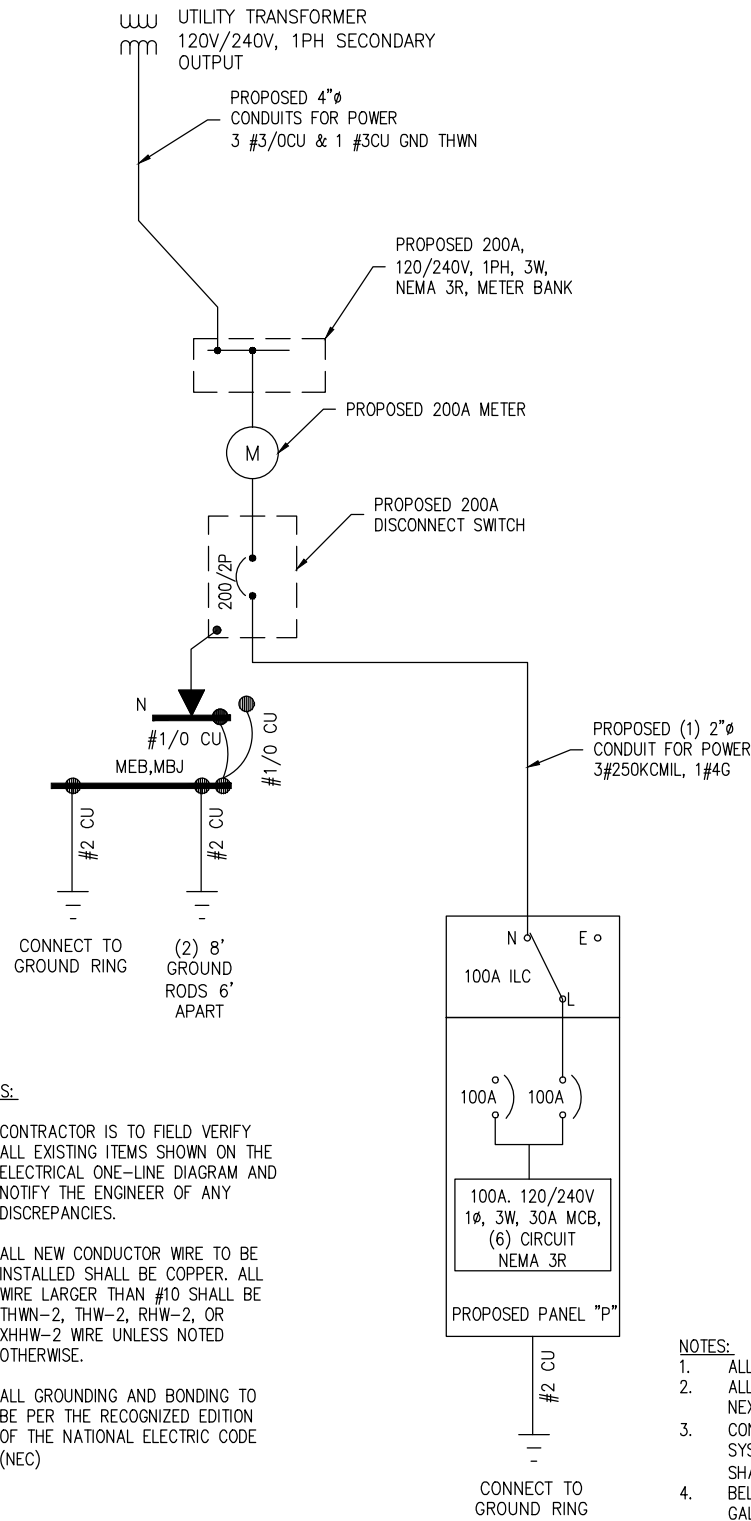


UTILITY TRENCH DETAIL

SCALE: N.T.S. 2

TYPICAL UNDERGROUND CONDUIT STUB-UP

SCALE: N.T.S. 4



**ONE-LINE DIAGRAM**

ELECTRICAL MATERIAL AND EQUIPMENT NO ELECTRICAL MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES, OR EQUIPMENT SHALL BE SOLD OR INSTALLED IN THE CITY UNLESS THEY ARE IN CONFORMANCE WITH THE PROVISIONS OF THIS CODE, THE LAWS OF THE STATE OF IOWA AND ANY APPLICABLE RULES AND REGULATIONS ISSUED UNDER THE AUTHORITY OF THE STATE STATUTES. THE MAKER'S NAME, TRADEMARK, OR OTHER IDENTIFICATION SYMBOL SHALL BE PLACED ON ALL ELECTRICAL MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES, AND EQUIPMENT USED OR INSTALLED UNDER THE PROVISIONS OF THIS CODE. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED AND LABELED FOR THE INTENDED USE AND SHALL BE INCLUDED IN A LIST PUBLISHED BY AN APPROVED AGENCY.

- NOTES:**
1. ALL EQUIPMENT SHALL BE NEMA 3R RATED.
  2. ALL EQUIPMENT SHALL BE LIGHTNING PROTECTED IN ACCORDANCE WITH TIA-222-G AND NEXTLINK STANDARDS.
  3. CONDUCTOR SIZES AND DISTANCES HAVE BEEN SIZED FOR 3% MAX VOLTAGE DROP (TOTAL SYSTEM VOLTAGE DROP ON BOTH FEEDERS AND BRANCH CIRCUITS TO THE FARTHEST DEMAND SHALL NOT EXCEED 5%).
  4. BELOW GRADE CONDUIT SHALL BE SCHEDULE 80 PVC. ABOVE GRADE CONDUIT SHALL BE GALVANIZED RIGID CONDUIT. BELOW GRADE PVC CONDUIT SHALL TRANSITION TO GRC PRIOR TO RISING ABOVE GRADE. ALL BENDS SHALL HAVE A MINIMUM 24" RADIUS. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. VERIFY CONDUIT TYPE WITH LOCAL CONSTRUCTION MANAGER AND ADJUST IF NECESSARY. ALL CONDUIT SHALL MEET NEC, STATE, AND LOCAL CODE REQUIREMENTS AS REQUIRED.

PANEL: "P" EQUIPMENT GROUND SURFACE NEMA 3R  
 VOLTAGE: 120/240V 1P 3W 30A MCB 10KAIC

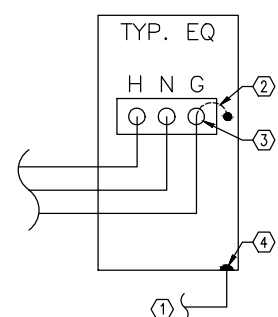
CKT#	DESCRIPTION	BKR/P	VA	A	B	BKR/P	DESCRIPTION	CKT#
1	RADIO	20/1	1650	-	-	20/1	SPARE	2
3	SPARE	20/1	-	-	-	20/1	SPARE	4
5	SPARE	20/1	-	-	-	20/1	SPARE	6
7	SPARE	20/1	-	-	-	20/1	SPARE	8
9	SPARE	20/1	-	-	-	20/1	SPARE	10
11	SPARE	20/1	-	-	-	20/1	SPARE	12
TOTAL VOLT-AMPS:			1650	-	0	-		
TOTAL VOLT-AMPS PER PHASE:			1650		0			
TOTAL PER PHASE:			1650		0			
PLUS 25% PER NEC:			413		0			
TOTAL VA CAPACITY:			2063		0			
TOTAL AMPACITY:			17.2		0			

**PANEL P SCHEDULE**

LOAD ANALYSIS  
120/240V 1P 3W

	QTY	VA/SF OR VA/UNIT	TOTAL VA	NEC DEMAND	TOTAL NEC VA	AMPERES/PHASE A	B
NEW LOAD:							
RADIO	1	1650	1650	125%	2063	17.2	-
TOTAL NEW LOAD:			1650		2063	17.2	-

**LOAD ANALYSIS**



**EQUIPMENT GROUNDING DETAIL**

- KEYED NOTES:**
- 1 BOND ENCLOSURE TO GROUND RING PER NATIONAL ELECTRICAL CODE. REFER TO GROUNDING PLANS.
  - 2 BONDING JUMPER TO ENCLOSURE SHALL NOT BE PROVIDED.
  - 3 ELECTRICAL SYSTEM GROUND SHALL BE ISOLATED AND NOT BE BONDED TO ENCLOSURE.
  - 4 EQUIPMENT/ENCLOSURE BOND.
- NOTE: THIS DETAIL PERTAINS TO ALL METALLIC EQUIPMENT AND IS SYMBOLIC OF ACTUAL INSTALLATION AND TO BE USED FOR GFNFRAL GROUNDING RFFFRFNCF ONLY

PLANS PREPARED FOR:

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LICENSE # 22843 - EXPIRATION: 12/31/2026  
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SHEET TITLE:  
**PANEL SCHEDULE & ONELINE**

SHEET NUMBER:  
**E-3**

5/8" X 10' LONG COPPER CLAD GROUND ROD -SPACED EVERY 8' O.C.

PROPOSED GROUND ROD INSPECTION WELL (TYP. OF 2)

PROPOSED UPPER & LOWER GROUND BARS

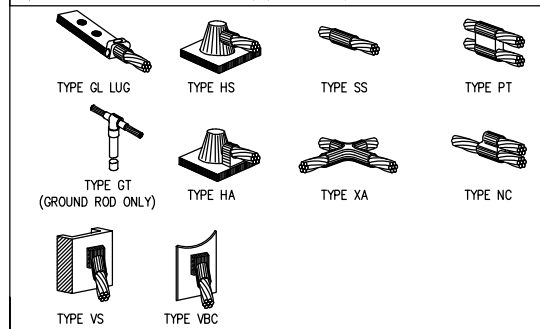
PROPOSED #2 AWG SOLID BARE TINNED COPPER WIRE GROUND RING 24" BELOW GRADE MIN.

LEGEND	
	10' x 5/8" COPPER CLAD GROUND ROD
	TEST WELL & GROUND ROD
	#2 AWG TINNED SOLID BARE CU (GROUND RINGS SHALL BE 30" BELOW GRADE MIN.)
	EXOTHERMIC WELD
	MECHANICAL CONNECTION
	COMPRESSION FITTING
	GROUND BAR

**GROUNDING NOTES**

- GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
- ALL GROUNDING DEVICES SHALL BE U.L. APPROVED OR LISTED FOR THEIR INTENDED USE.
- ALL WIRES SHALL BE AWG THHN/THWN COPPER UNLESS NOTED OTHERWISE.
- GROUNDING CONNECTIONS TO GROUND RODS, GROUNDING RING WIRE, AND TOWER BASE SHALL BE EXOTHERMIC ("CADWELDS") UNLESS NOTED OTHERWISE. CLEAN SURFACES TO SHINY METAL, WHEN GROUND ARE CADWELDED TO GALVANIZED SURFACES, SPRAY CADWELD WITH GALVANIZING PAINT.
- GROUNDING CONNECTIONS TO GROUND BARS ARE TO BE TWO-HOLE BRASS MECHANICAL CONNECTORS WITH STAINLESS STEEL HARDWARE (INCLUDING SCREW SET) CLEAN GROUND BAR TO SHINY METAL, AFTER MECHANICAL CONNECTION, TREAT WITH PROTECTIVE ANTIOXIDANT COATING.
- GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH MANUFACTURES GROUNDING KITS.
- ROUTE GROUNDING CONDUCTORS THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. BEND GROUNDING LEADS WITH A MINIMUM 12" RADIUS.
- INSTALL #2 AND GREEN-INSULATED STRANDED WIRE FOR ABOVE GRADE GROUNDING AND #2 TINNED SOLID COPPER WIRE FOR BELOW GRADE GROUNDING UNLESS OTHERWISE NOTED.
- REFER TO GROUNDING PLAN FOR GROUND BAR LOCATIONS. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC ("CADWELDS") TO ANTENNA MOUNTS AND GROUND RING. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO-HOLE LUGS.
- THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS POSITIONS ACCORDING TO GROUNDING PLAN. THE GROUND RODS SHALL BE 8"x10'-0" COPPER CLAD STEEL INTERCONNECTED WITH #2 TINNED SOLID COPPER WIRE BURIED 36" BELOW GRADE. BURY GROUND RODS A MAXIMUM OF 15' APART, AND A MINIMUM OF 8' APART.
- IF ROCK IS ENCOUNTERED GROUND RODS SHALL BE PLACED AT AN OBLIQUE ANGLE NOT TO EXCEED 45°.
- EXOTHERMIC WELDS SHALL BE MADE IN ACCORDANCE WITH ERICO PRODUCTS BULLETIN A-AT.
- CONSTRUCTION OF GROUND RING AND CONNECTIONS TO EXISTING GROUND RING SYSTEM SHALL BE DOCUMENTED WITH PHOTOGRAPHS PRIOR TO BACKFILLING SITE. PROVIDE PHOTOS TO THE NEXTLINK CONSTRUCTION MANAGER.
- ALL GROUND LEADS EXCEPT THOSE TO THE EQUIPMENT ARE TO BE #2 TINNED SOLID COPPER WIRE. ALL EXTERIOR GROUND BARS TINNED COPPER.
- PRIOR TO INSTALLING LUGS ON GROUND WIRES, APPLY THOMAS & BETTS KOPR-SHEILD (TM OF JET LUBE INC.) PRIOR TO BOLTING GROUND WIRE LUGS TO GROUND BARS, APPLY KOPR-SHEILD OR EQUAL.
- ENGAGE AN INDEPENDENT ELECTRICAL TESTING FIRM TO TEST AND VERIFY THAT IMPEDANCE DOES NOT EXCEED FIVE OHMS TO GROUND BY MEANS OF "FALL OF POTENTIAL TEST". TEST SHALL BE WITNESSED BY A NEXTLINK REPRESENTATIVE, AND RECORDED ON THE GROUND RESISTANCE TEST FORM.
- WHERE BARE COPPER GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO GROUND RING, INSTALL WIRE IN PVC SLEEVE, FROM 1' BELOW GRADE AND SEAL TOP WITH SILICONE MATERIAL.
- PREPARE ALL BONDING SURFACES FOR GROUNDING CONNECTIONS BY REMOVING ALL PAINT AND CORROSION DOWN TO SHINY METAL. FOLLOWING CONNECTION, APPLY APPROPRIATE ANTI-OXIDIZATION PAINT

**TYPICAL CADWELD CONNECTIONS**



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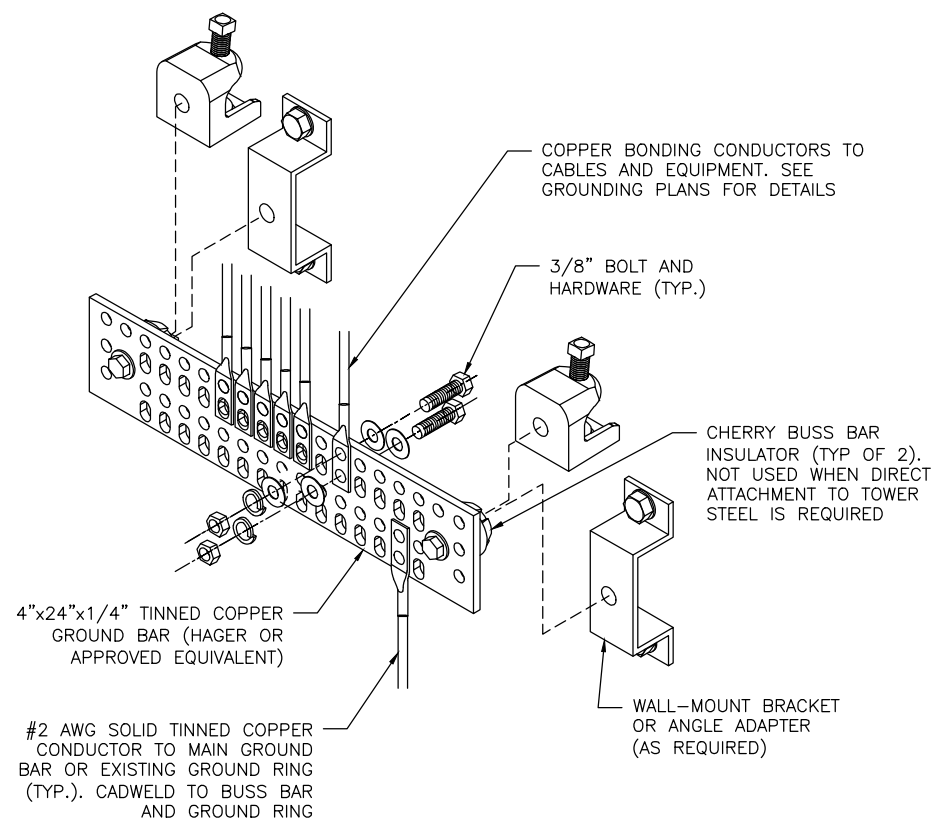
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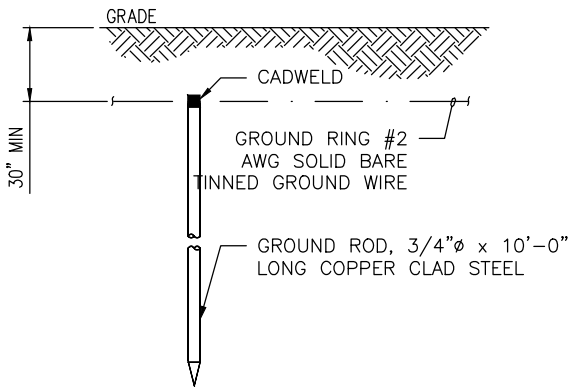
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SHEET TITLE:  
**GROUNDING PLAN**

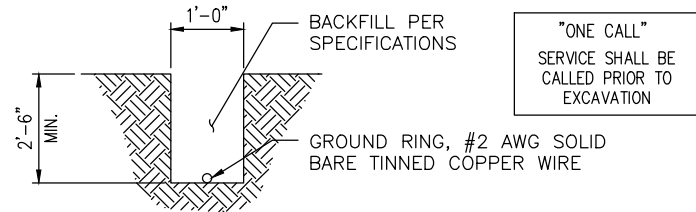
SHEET NUMBER:  
**G-1**



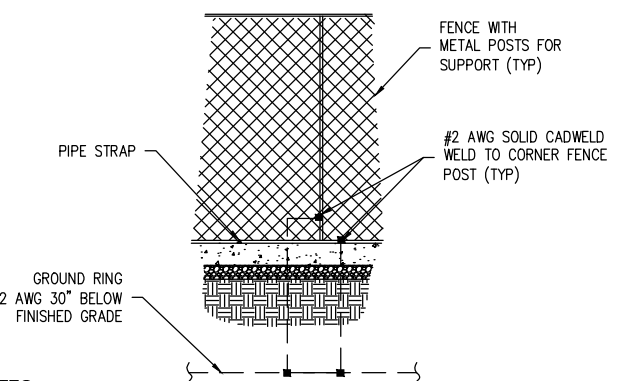
**GROUND BAR DETAIL** SCALE: N.T.S. 6



**GROUND ROD DETAIL** SCALE: N.T.S. 3



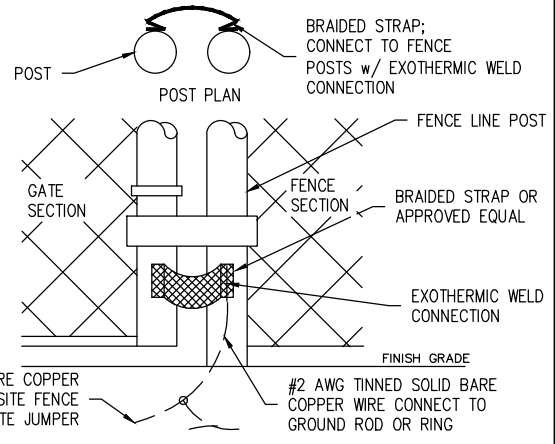
**GROUND RING TRENCH DETAIL** SCALE: N.T.S. 4



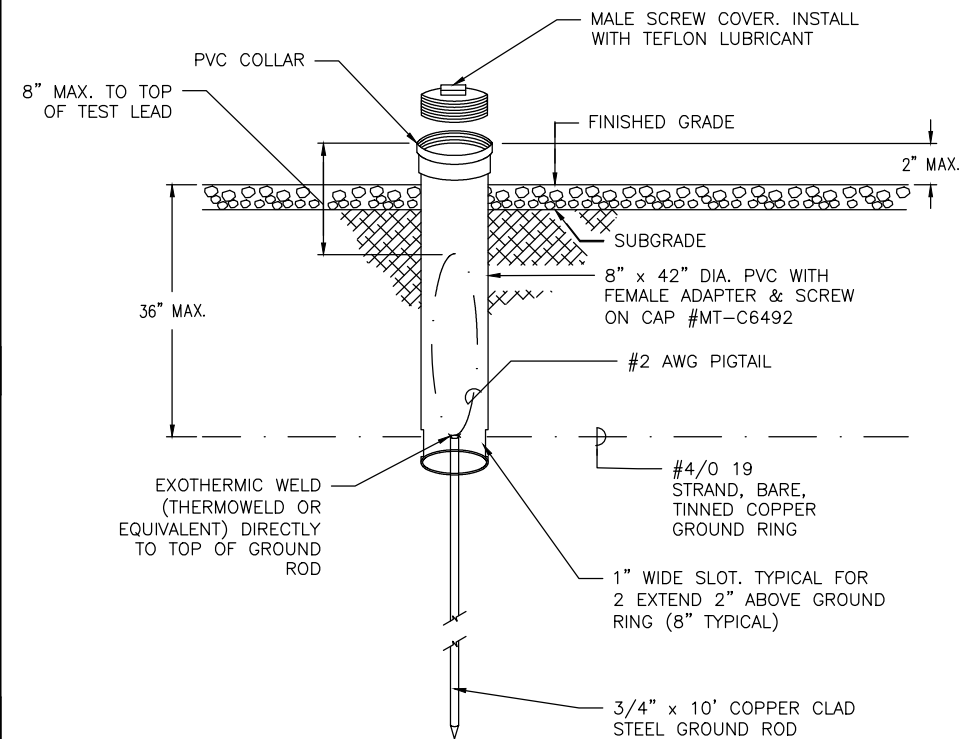
**NOTES:**

1. THE #2 AWG, FROM THE RING GROUND SHALL BE EXOTHERMIC WELDED TO THE POST, ABOVE GRADE.
2. FOR ABOVE GRADE GROUND WIRE TO GROUND PENETRATION
3. VERTICAL POST SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM, ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FOOT.

**FENCE POST GROUNDING** SCALE: N.T.S. 5



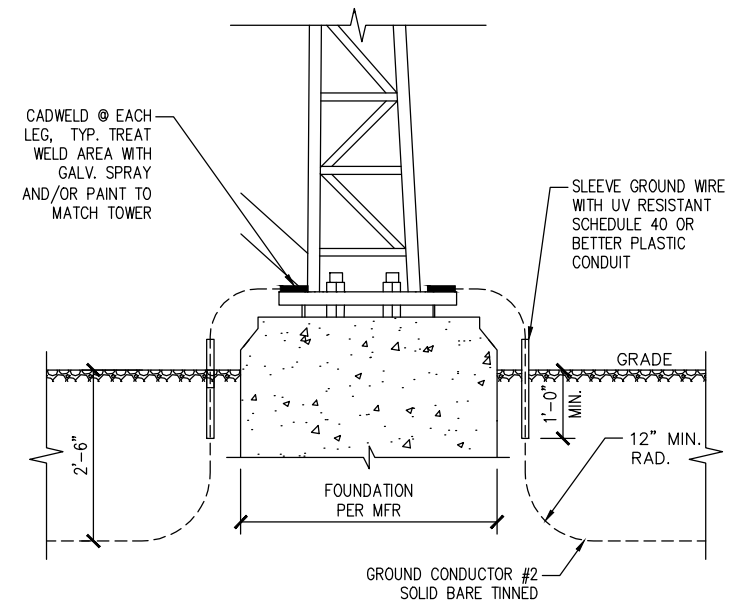
**CHAIN LINK GATE SWING GROUNDING** SCALE: N.T.S. 8



**INSPECTION WELL DETAIL** SCALE: N.T.S. 1

**NOTE:**

EACH GROUND LEAD IS TO HAVE AN INDEPENDENT SWEEP CONNECTION FROM THE TOWER LEG TO THE GROUND RING.



**TOWER BASE GROUNDING** SCALE: N.T.S. 2

BURNDY CONNECTIONS OR APPROVED EQUAL	CADWELD CONNECTIONS OR APPROVED EQUAL	
BOND JUMPER FIELD FABRICATED GREEN STRANDED INSULATED TYPE 2-YA-2	VERTICAL STEEL SURFACE TYPE VS	HYTAP CONNECTOR TYPE YGHC
COPPER LUGS TWO HOLE TYPE YA-2	THROUGH CABLE TO GROUND ROD TYPE GT	PARALLEL HORIZONTAL CONDUCTORS TYPE PT

**CADWELD CONNECTION TYPES** SCALE: N.T.S. 2

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**ODISCOM**

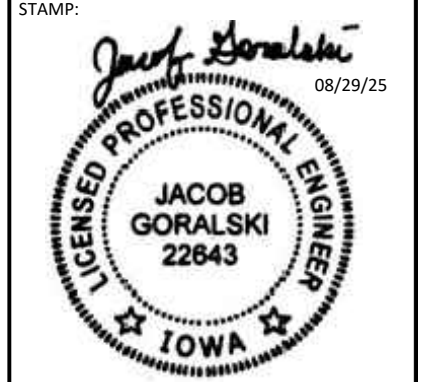
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SHEET TITLE:  
**GROUNDING DETAILS**

SHEET NUMBER:  
**G-2**



## **TOWER SITE LEASE AGREEMENT AND ACCESS EASEMENT**

This Tower Site Lease Agreement and Access Easement (“Agreement”) is made to be effective July 30, 2025 (“Effective Date”), by the Mark, Jason, Deanne, Jamie Hasler (“Landlord”), AMG Iowa ISP, LLC, a Iowa limited liability company. d/b/a Nextlink Internet (“Nextlink”).

For good and valuable consideration, the parties hereto agree as follows:

1. **Leased Premises and Access Easement.** Named landlord is the owner of certain property located in the County of Jones Iowa at 24491 135<sup>th</sup> Ave Monticello, Iowa 52310 at (42.288627, -91.140768) (approximate tower location). The legal description of certain property is set forth in Exhibit “A” attached hereto. Landlord has not previously leased the property to another person or entity. Subject to the terms and conditions of this agreement, Landlord hereby leases to Nextlink a portion of the Landlord’s property of 20’ x 20’ “tower area”. Nextlink leases from Landlord the rights to non-exclusively utilize the Landlord’s property (“Leased Premises”) more particularly described as described in Exhibit “B” attached hereto and is subject to any and all existing easements and other matters of record. Nextlink intends to construct a tower structure along with directional antennas, connecting cables, and appurtenances (“Antenna Facilities”) on the leased premises. In addition, Landlord hereby grants Nextlink a non-exclusive access easement approximately twelve (12) feet in width over and across Landlord’s property more particularly described in Exhibit “B” from the nearest public road to the “Antenna Facilities” for reasonable ingress and egress, maintenance, repairs, and utilities including electrical service and access. The site location, access easement and the utility services are collectively referred to as the leased premises.
2. **Rent.** As consideration for this Agreement, Nextlink shall provide Landlord with (3) Three free internet connections (100 Mbps residential plan or highest advertised wireless residential plan, where and when available.) an annual payment of (\$1000.00) One Thousand Dollars. Installation and required equipment will be provided by Nextlink at no charge. Such services shall commence upon completion and activation of the Antenna Facilities. Service must be within range and have a clear line of site to the Antenna Facilities.
3. **Governmental Approval Contingency.** Nextlink’s right to use the leased Premises is expressly contingent upon it obtaining all the certificates, permits, licenses, zoning and other approvals that may be required by any federal, state, or local authority. In the event that any certificate, permit, license or other approval is finally rejected, is cancelled, expires, lapses, or is otherwise withdrawn or terminated by any applicable governmental authority so that Nextlink, in its sole discretion, determines that it will be unable to use the Leased Premises for the Intended Use (defined below), Nextlink shall have the right to terminate this Agreement.
4. **Term and Renewals.**

**Initial Term.** The “Initial Term” of this Agreement shall commence on the Effective Date and expire sixty (60) months after the Effective Date; provided, however, Nextlink’s Rent obligations shall commence as set forth in Section 2 above.

**Renewal.** Subject to the terms and conditions of this Agreement, Nextlink shall have the right to extend this Agreement for three (3) sixty (60) month renewal periods (each, a “Renewal Term”) commencing on the first day of the month following the expiration date of the Initial Term or prior Renewal Term. This Agreement shall be automatically renewed for each Renewal Term of sixty (60) months unless Nextlink sends written notice of non-renewal to Landlord no later than thirty days (30) prior to the expiration of the Initial Term or prior Renewal Term. Any additional Renewal Terms beyond the second Renewal Term shall require a mutual agreement in writing signed by Landlord and Nextlink.

5. **Nextlink's Use of Leased Premises.** Nextlink shall use the Leased Premises only for the purpose of installing, maintaining, and operating the Antenna Facilities, and related equipment, cabinets and uses incidental thereto for providing radio and wireless telecommunication services which Nextlink is legally authorized to provide to the public (the "Intended Use"). Nextlink shall have the right, at its sole cost and expense, to operate and maintain the Antenna Facilities on the Leased Premises in accordance with good engineering practices and all applicable FCC rules and regulations. Nextlink's installation of all Antenna Facilities shall be done according to plans approved by Landlord, which approval shall not be unreasonably withheld, conditioned or delayed. Any damage to the Leased Premises or Landlord's adjoining property caused by Nextlink or its contractors during installation or operations of the Antenna Facilities shall be repaired by and at Nextlink's expense within thirty (30) days after notification of such damage by Landlord. The Antenna Facilities shall remain the exclusive property of Nextlink throughout the term of this Agreement. Nextlink shall, at its own expense, maintain any equipment on or attached to the Leased Premises in a safe condition, in good repair and in a manner suitable to Landlord so as not to conflict with the use of Landlord's adjoining property. Nextlink, at all times during this Agreement, shall have access to the Leased Premises in order to install, operate, and maintain its Antenna Facilities.
  
6. **Insurance and General Liability.** Nextlink must maintain "occurrence" form comprehensive general liability coverage during the Initial Term and any Renewal Terms of this Agreement. Such coverage shall include, but not be limited to, bodily injury, property damage-broad form, and personal injury, for the hazards of Premises/Operation, broad form contractual, independent contractors, and products/completed operations. Said coverage must have limits of liability of not less than \$1,000,000 per occurrence, \$2,000,000 aggregate; and property damage of not less than \$1,000,000. These limits may be satisfied by Nextlink's comprehensive general liability coverage or in combination with an umbrella or excess liability policy. Nextlink must keep in force during the Initial Term and any Renewal Terms of this Agreement a policy covering damages to its property at the Leased Premises. The amount of the property insurance shall be sufficient to replace the damaged property, including loss of use, and shall contain ordinance and law coverage.
  
7. **Agreement Termination.** Except as Set forth in Section 3 hereof (for which no notice is required), this Agreement may be terminated by Nextlink upon sixty (60) days written notice to Landlord. In the event that this Agreement is terminated or not renewed, Nextlink shall have one hundred eighty (180) days from the termination or expiration date to remove its Antenna Facilities and related equipment from the Leased Premises and to repair and restore the surface of the Site Location to its prior condition.
  
8. **Disputes and Notices.** Any claim, controversy or dispute arising out of this Agreement that is not resolved within ten (10) days following notice of the dispute, shall be submitted first and promptly to mediation. Each party shall bear its own costs of mediation. If mediation does not result in settlement within forty-five (45) days after the matter was submitted to mediation, venue for any litigation thereafter shall lie in the district courts of the State of IOWA. All notices hereunder must be in writing and shall be deemed validly given if delivered personally or if sent by certified mail, return receipt requested, addressed as follows (or any other address that the party to be notified may have designated to the sender by like notice):

If to Landlord, to: Attn: Mark Hasler 23500 Hwy 151 Monticello, IA 52310	If to Nextlink, to: Nextlink Internet 95 Parker Oaks Ln. Hudson Oaks, Texas 76087 ATTN: David Law
--	--
  
9. **Complete Agreement; Amendments.** This Agreement constitutes the entire agreement and understanding of the parties and supersedes all offers, negotiations, and other agreements of any kind. There are no representations or understandings of any kind except as set forth herein. Any modification of or amendment to this Agreement must be in writing and executed by both parties. This Agreement shall be construed in accordance with the laws of the State of IOWA.
  
10. **Severability.** If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.
  
11. **Binding Effect.** This Agreement shall run with the Leased Premises. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto. Nextlink may file a Memorandum of Lease in the county where the Leased Premises are located.

**Binding Effect.** This Agreement shall run with the Leased Premises. This Agreement shall extend to and bind the heirs, personal representatives, successors and assigns of the parties hereto. Nextlink may file a Memorandum of Lease in the county where the Leased Premises are located.

12. **Payment of Utilities.** Nextlink shall provide connections for the consumption of electrical and other utilities associated with its use of the leased Premises and shall promptly pay all costs associated therewith.
13. **Priority Customer Service.** For immediate service regarding your internet service/connection call [817-752-5558](tel:817-752-5558). For contract questions please call [\(682\) 204-5050](tel:682-204-5050) or email [towerhost@team.nextlink.com](mailto:towerhost@team.nextlink.com) messages and Emails will be reviewed Monday Friday 8am-5pm, responses will be returned within 2 business days.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

NEXTLINK;  
AMG Iowa ISP, LLC, a Iowa limited liability company, d/b/a  
Nextlink Internet

LANDOWNER: Mark, Jason, Deanne, Jamie Hasler

By Mark Hasler

Mark Hasler

By David Law  
David Law - VP of Field Operations

By Jason Hasler

Jason Hasler

By Deanne Hasler

Deanne Hasler

By Jamie Hasler

Jamie Hasler



**Exhibit "A"**

**Legal Description of Landlord's Property**

Parcel ID - 0201300003  
Alt Id - 058400  
Address - 24491 135TH AVE  
Owner - HASLER, MARK ETAL  
(Deed)  
HASLER, JASON (Deed)  
HASLER, DEANNE (Deed)  
HASLER, MARK J (Deed)  
HASLER, JAMIE (Deed)  
Acres - 9.75  
View: [Parcel Report](#) | [Soil Report](#)

Parcel ID	0201300003	Alternate ID	058400	Owner Address	HASLER, MARK ETAL
Sec/Twp/Rng	01-86-03	Class	A		23500 HWY 151
Property Address	24491 135TH AVE	Acres	9.75		MONTICELLO, IA 52310
	MONTICELLO				
District	LOVMO				
Brief Tax Description	01 86 03 N 1/4 NE SW				

## Exhibit "B"

### Site Location Description

The Site consists of the telecommunications tower and equipment cabinet to be located in the county of Jones Iowa at 24491 135<sup>th</sup> Ave Monticello, Iowa 52310 at (42.288627, -91.140768) (approximate tower location). The approximate tower location is indicated by a green square.

### Nextlink

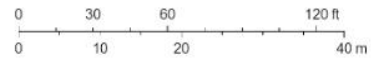


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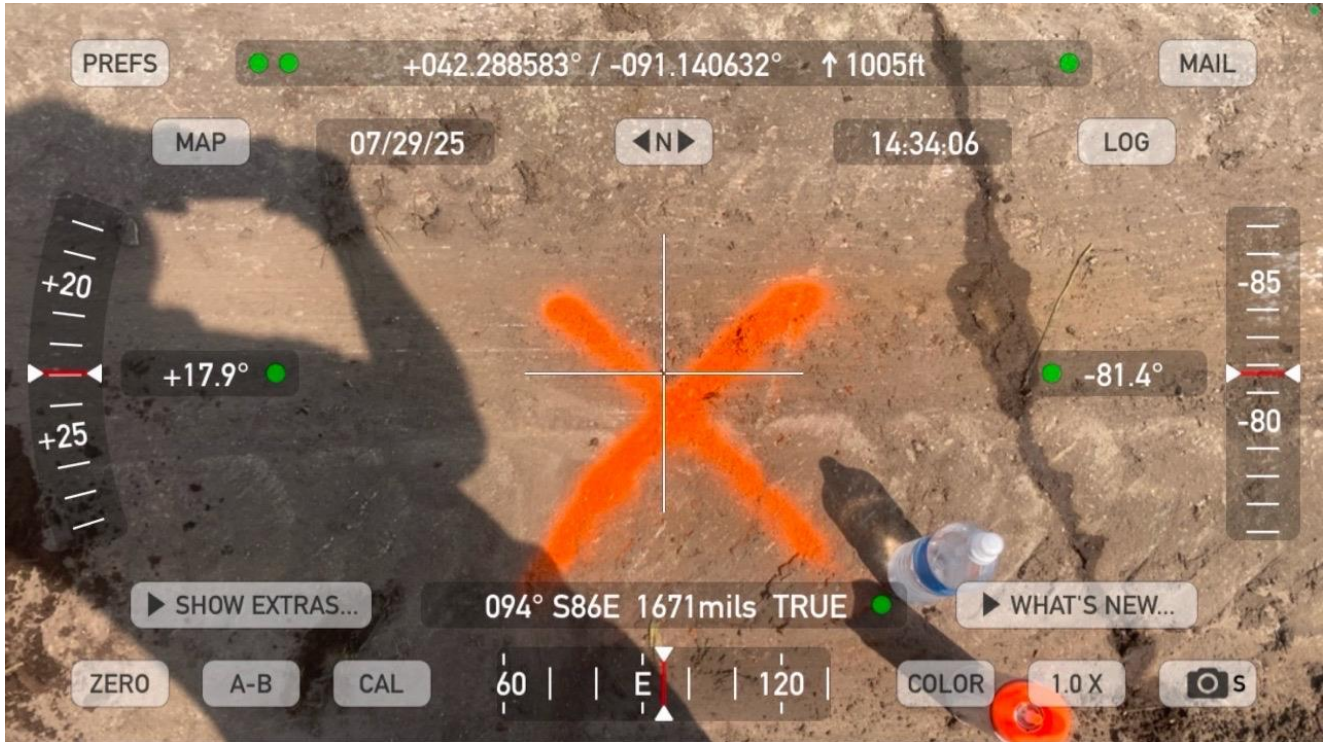
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- Power Pole
- 📶 Tower
- Site Sketch - Lines
- Electric Run
- Truck Route
- Site Sketch - Polygons
- 📍 Tower Area
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

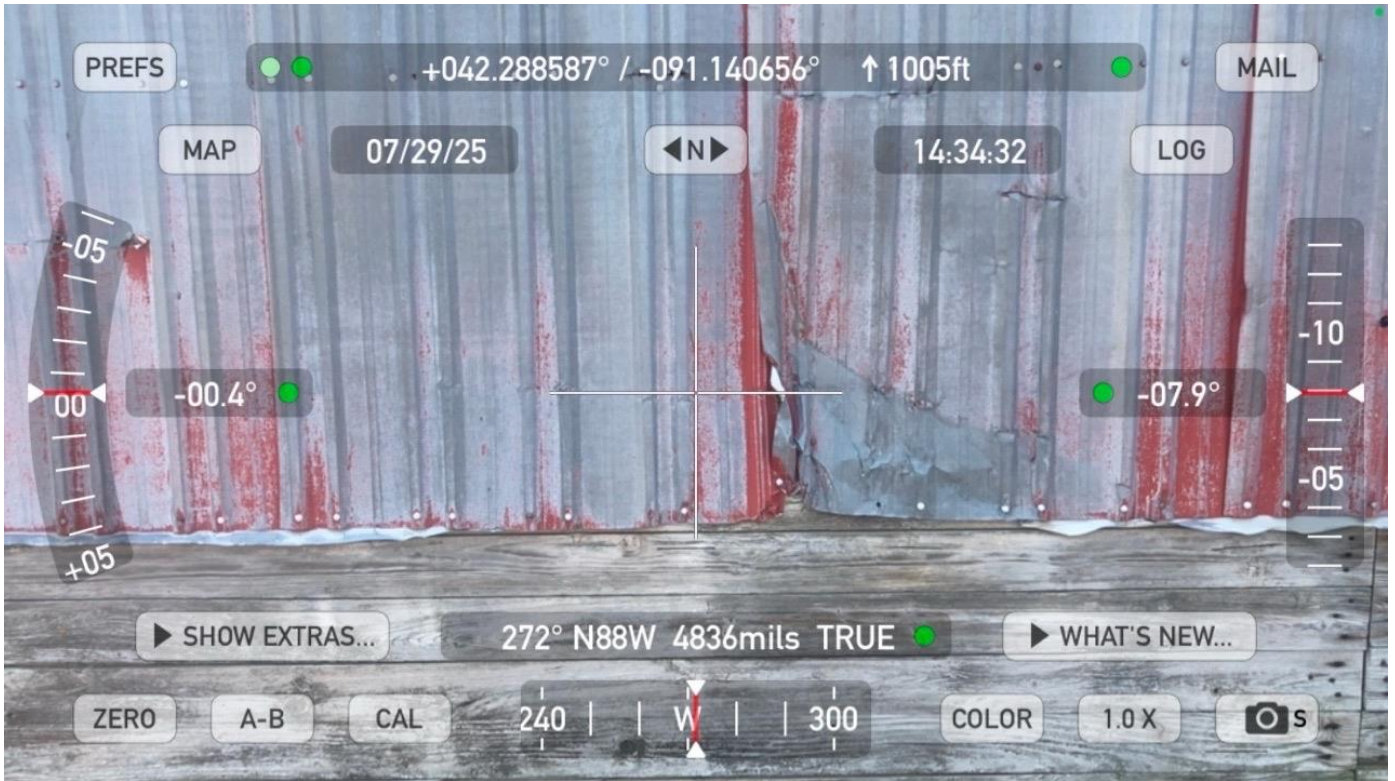
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Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community







WJ

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 VIEWED	<b>08 / 13 / 2025</b> 13:05:55 UTC-5	Viewed by Collin Harris (charris@team.nxlink.com) IP: 107.178.5.97
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SIGNED

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11:25:29 UTC-5

Signed by David Law (dlaw@team.nxlink.com)  
IP: 107.178.5.97



COMPLETED

**08 / 14 / 2025**  
11:25:29 UTC-5

The document has been completed.

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**JONES COUNTY LAND USE**

**Written Report of the Jones County Land Use Administrator  
 Special Permitted Use**

Application from:	Mark, Jason, Deanne, and Jamie Hasler
	AMG Technology Investment Group, dba Nextlink applicant
For property located at:	24491 135 <sup>th</sup> Ave., Monitcello
Brief legal descriptions:	N ¼ NE ¼ SW ¼
Parcel number:	02-01-300-003
Parcel size:	9.75 acres
<b>Current Zoning District:</b>	<b>A-Agricultural</b>
Purpose:	A proposed 155' Nextlink Communications tower
Date application received:	September 19, 2025
Applicable fee:	\$250 paid on September 19, 2025
Notice published: (Article XXV-Section 5)	Week of October 13, 2025 (11-13 days notice provided; 5-20 days required)
Adjacent property owners notified by certified mail: (Article XXV-Section 5)	October 2025
Report mailed to Planning and Zoning Commission:(Article XXV-Section 7)	October 15, 2025
Report mailed to Applicant: (Article XXV-Section 7)	October 15, 2025

*Copy of application, statement of intent and parcel map attached.*

*See pages 2 and 3 for report.*



**Report of the Jones County Land Use Administrator**  
(Article XXV-Section 7)

Written Report Provided	Consultation by the following, if necessary (Article XXV-Section 7):
	<b>Jones County Engineer- Derek Snead</b>
Comments:	<p><i>I have reviewed the Special Permitted Use Application submitted by the Haslers in Section 1 of Lovell Township. My comments are as follows:</i></p> <ul style="list-style-type: none"> <li>• <i>Jones County has established rules for control of access to secondary roads. This policy was developed to formalize Jones County’s requirements for the location and establishment of driveways, field accesses and farm entrances requested by county property owners. If a new access will be constructed or if there are any proposed changes to an existing property access, the property owner must file an ‘Application for Access’ with the Jones County Secondary Road Department prior to commencing any access construction.</i></li> <li>• <i>Jones County has established an ordinance to ensure uniform building and structural alterations along County public secondary road rights-of-way that will protect and preserve the highway corridor. If a property owner desires to build a structure or alter an existing structure that is within thirty feet of the secondary road right-of-way, then a variance request must be filed with the County Engineer’s Office before any construction may commence.</i></li> <li>• <i>Any work that may necessitate work (ditching, driveway resurfacing, etc.) within the County road right-of-way must first obtain an Application for Alteration of Public Right-of-Way before commencing with construction.</i></li> </ul> <p><i>If the applicant has any questions on any of the above conditions, please contact myself for more information and guidance.</i></p>
	<b>Jones County District Soil Conservationist – Addie Manternach</b>
Comments:	<i>No comments received.</i>
	<b>Jones County Environmental Health – Lisa Bogan</b>
Comments:	<i>We saw nothing in the plans for any need for environmental permits through our office.</i>
	<b>Executive Director of the Jones County Conservation Board – Brad Mormann</b>
Comments:	<i>No comments received.</i>
	<b>Flood Plain Coordinator – Brenda Leonard</b>
Comments:	<i>This location is not in a flood plain.</i>
	<b>E-911 Coordinator – Gary Schwab</b>
Comments:	<p><i>In review of the above stated application, the Jones County 911 office finds that there are no conflicts, pursuant to Chapter 3, Uniform Rural Address System to Title IV Streets, Roads, Public Ways and Transportation, as part of the Jones County Code of Ordinances.</i></p> <p><i>I do recommend a 911 address off of 135th Ave as the electric service company will require a physical address before providing services.</i></p>

<b>Communication Tower Checklist</b>	
No	Is co-location on another tower a possibility? Section 4.A. <i>According to the application, a co-location was not possible due to the closest tower is about 2 miles away from our current location and we were specific with this location to meet RDOF/CAF requirements.</i>
Yes	Is the proposed tower located in A, C1, C2, I1 or I2? Section 4.C.
Yes	If the tower is free-standing, is the lot size at least 20,000 sq. feet? Section 5.A. <i>This is a self-support tower and is located on a parcel that is 9.75 acres.</i>
Yes	Is the tower less than 350 feet? Section 5. B.
Yes	Does the proposed tower meet the setbacks within the ordinance? Section 5. C. <b>All other towers – 100 ft. from property line or a distance equal to the height of the tower, whichever is greater. According to the application, the tower has a 150’ radius set back. With this set back it does appear to go into the roadway, and across property lines. The property owners do own the adjacent parcel.</b>
No	Is the tower within 200 feet of an existing or proposed residence? Section 6.A.
Review	Will the tower be painted aviation orange and white and equipped with red night time beacon lighting <u>only</u> ? Section 6. B. <b>After speaking with Nextlink representative Megan Croop, she advised they do not paint their towers, or use any lighting on the towers unless required by the FAA.</b>
No	Will the tower have any signage or other advertising? Section 6. C.
No	Will the proposed interfere with existing or proposed public safety communications? Section 6. D.
Yes	Is the tower outside of a flood plain? Section 6. E.
Review	Has the application been reviewed by the Jones County Historic Preservation Commission? Section 6. F <b>The Land Use Administrator has sent the application for review by the Jones County Historical Society.</b>
Yes	Has all tower site plan requirements been met as listed in Section 7.?
Yes	Has the applicant provided written data regarding ownership of the tower, including FCC Antenna Structure Registration Number, management of the tower (which includes three contacts) and the name of the leasor(s) and lease (s). <b>According to the application documents the FAA and FCC state that registration of this tower falls within their guidelines and does not need to be registered.</b>

\_\_\_\_\_  
Whitney Amos  
Land Use Administrator

\_\_\_\_\_  
Date