Marshall County Zoning Commission Meeting 10/20/2026 Minutes

Meeting type: Regular Meeting
Location: Meeting Room 1, Marshall County Courthouse, Marshalltown (Iowa)
Presiding: Bill Hobson, Chair
Other Zoning Commission Members Present: Pat VonAhnen, William Wears
Staff present: Tyler Kelley, Zoning Administrator; James (staff, IT)
Applicant representative: Bill Delo; appeared online on behalf of Lumen)
Other participants: Nan Benson (online); 10 members of the public

1. Call to Order

The Chair called the meeting to order at 9:00 am on Tuesday, October 20, 2026.

2. Approval of Agenda

- **Motion:** Approve the agenda. Moved and seconded.
- **Vote:** Voice vote, all in favor. **Motion carried.**

3. Approval of Minutes

- **Motion:** Approve the September 29, 2026 meeting minutes as written. Moved and seconded.
- **Vote:** Voice vote, all in favor. **Motion carried.**

4. Conditional Use Permit Request 2026-CUP-6039

Applicant: Bill Delo, on behalf of the legal owners of the property
Parcel: 8318-16-200-004 (approx. 2 acres, zoned A1 Agricultural, accessed from Iowa Avenue)
Request: Conditional use permit in an A1 zone for an unmanned telecommunications facility of six modular fiber huts with backup generators.

Staff Report (Zoning Administrator)

- If approved the review would go to the Board of Adjustment on Friday, October 23rd 2026 at 9:00 a.m.
- The use is allowed in A1 as a special permitted use; no rezoning is needed.
- Staff found no added traffic, parking, signage, lighting, environmental hazard, or fire/flood risk, and no conflict with the intent of the zoning ordinance.
- **Unresolved:** Staff could not establish whether the permit would affect adjoining property values, as no comparable Marshall County data exists.

Applicant Presentation

- Six huts: four in the southeast corner and two in the northwest corner, served by a single driveway off Iowa Avenue.
- Facility is part of Lumen's nationwide fiber network and helps maintain data transmission speeds.

- Each hut is roughly 24 ft x 36 ft and 11 ft tall; combined floor area is under 5,000 sq ft.
- Unmanned; one staff visit about once a month (typically one pickup truck).
- Each hut has a diesel backup generator (fuel contained in the unit, no storage tanks) and an air conditioning unit. No water use.
- Perimeter 8-ft chain link fence with barbed or security wire on top.
- Generator noise spec: 76 dB at 25 ft (the loudest model used). Testing occurs once or twice a year for 10-15 minutes, plus during power outages.
- Power consumption: about 1 to 1.5 megawatts for the whole site.
- Construction takes 3 to 6 months; timing is uncertain, likely within about a year. Building permits are valid for one year from issuance.
- Applicant concurred with the staff recommendation for approval.

Commission Questions and Discussion

- Commissioners asked about the facility's purpose, fuel source, generator run time, noise, and construction timeline.
- **Fencing:** The county has no restrictions on barbed wire. The 8-ft maximum fence height may be waived by the Board of Adjustment for security purposes.
- **Distance to neighbors:** Using the county map, staff and the applicant estimated the closest generator at roughly 75 ft from the neighboring property line and 130-145 ft from the nearest residence. Applicant noted the fence could be adjusted along the northwest property line to preserve trees.

Public Comment

- **Resident (cryptocurrency mining facility neighbor):** Described ongoing noise from a nearby crypto facility with liquid cooling (eight homes within 3,000 ft affected) and asked what regulations will address noise. Zoning Administrator noted that sound studies were submitted for the county's two existing crypto facilities (near St. Anthony and Underwood), one complaint had been received regarding the St. Anthony site and that complaints stopped after one facility switched to liquid cooling. He had no record of recent complaints and requested contact information for those present with complaints.
- **Brenda Shaden (adjacent owner to project):** Asked why the site must be next to homes, and raised concerns about wildlife, noise from all six generators running at once, and property values. Applicant said site selection follows the fiber line and is handled by Lumen; the cumulative decibel level was not known.
- **Adjacent property owner (name not stated):** Expressed displeasure as a taxpayer, stating generator noise and the change in appearance would harm the area.

Commissioner Concerns

Commissioners expressed reservations about the proximity to residences, requested information on alternative locations, and requested noise data.

Action

- **Motion:** Table the recommendation to the Board of Adjustment pending further information. Moved and seconded.
- **Vote:** Voice vote, all in favor. **Motion carried (tabled).**

Information Requested from the Applicant

1. Cumulative decibel reading for the site with all generators running.
2. Day-to-day noise output of the units (non-generator operation).
3. Whether the facility can be sited in a different location or shifted away from adjoining residences.

5. Data Center Ordinance Discussion and Work Session

Background: The Zoning Administrator stated no developer has contacted the county about a data center in the unincorporated area.

Staff Recommendations and Information

- Adopt the data center ordinance as a **standalone regulation**, with related ordinances updated as needed, similar to the county's approach to renewable energy. Dubuque County was cited as a model.
- Consider making data centers (all sizes) a **special permitted use in the C2 heavy industrial district**, since current permitted uses there do not adequately cover them.
- Linn County uses a mid- to large-scale zoning classification; Marshalltown has definitions based on energy use, water use, and site size. Commission would need to define size thresholds if a new classification were created.
- **Water:** The county lacks the water infrastructure the city is building. Developers would need rural water hookups or wells, subject to state regulation. Some counties require a regional aquifer study. About 300 known rural household wells exist, plus an estimated 300 unrecorded ones.
- **Wastewater:** A standalone wastewater system would likely be needed; the county has no experience with this. Kelley will reach out to IDNR for guidance.
- **Setbacks:** No standard figure found; consider setbacks to participating landowners, public buildings, and parks, as with renewable energy.
- **Farmland protection:** Some draft ordinances restrict rezoning of high-productivity farmland based on land evaluation (CSR2) scores. Marshall County's lower scores are mostly in floodplain areas.
- **Legal:** Staff is consulting the county attorney (Jordan); some provisions are untested in court.
- **Resources:** Staff is reviewing draft ordinances from other counties and has contacted nonprofit and for-profit groups that help counties draft such ordinances. Iowa State Extension is developing guidance (possibly this winter), and a regional rural counties organization has offered support.

Public Comment

- **Brenda Shaden:** Urged consideration of environmental and health impacts, including water and waste.
- **Nan Benson (online):** Raised fire protection as a key concern, since rural areas rely on volunteer fire departments with limited daytime staffing.

Commission Discussion

- Noise (including low-level hum) and setbacks from residential areas are priorities.
- Alternative cooling methods (e.g., glycol) should be examined, including disposal and environmental concerns.
- Members agreed more information is needed.
- Concern that overly restrictive county rules could push projects into the city (e.g., Linn County's experience with a Google data center); staff noted infrastructure costs will differ between county and city regardless.
- Tyler has not started drafting. He will continue collecting information and asked members to forward points of interest. He aims to find two or three counties with similar language as a baseline.

6. Public Comments and Complaints

- Noise or environmental complaints should be submitted to the Zoning Administrator's office to create a county record. Some matters fall under IDNR environmental office authority.

7. Housekeeping and Scheduling

- The previously planned November 17 renewable energy work session was rescheduled.
- **New date: Monday, November 30, 9:00 a.m.**, continuing the renewable energy ordinance work session.
- Data center discussion returns at the December meeting, currently set for **December 15**, which may move; to be resolved offline.

8. Adjournment

- **Motion:** Adjourn. Moved and seconded.
- **Vote:** Voice vote, all in favor. **Meeting adjourned.**

Action Items

Item	Responsible
Provide cumulative decibel data (generators and daily operation)	Applicant
Evaluate alternate site locations or shifting the facility	Applicant

Item	Responsible
Research next-closest similar facility in the county for site visit	Applicant
Continue reviewing draft data center ordinances; seek two or three counties with similar language	Zoning Administrator
Consult county attorney on legal issues	Zoning Administrator
Forward information and priorities to staff	Commission members
Confirm December meeting date	Zoning Administrator and Commission

Minutes submitted by: Tyler Kelley, 10/27/2026 *Approved:* _____

Marshall County Zoning Commission

Renewable Energy Ordinance Work Session – Meeting Minutes

Date: 10/20/2026 **Location:** Marshall County Courthouse **Prepared from:** Audio transcript of meeting

Attendees

- Bill Hobson, Zoning Commission Chair
- Pat VonAhnen, Zoning Commission
- William Wears, Zoning Commission
- Tyler Kelley, Zoning Administrator
- Roger Lutes, Local Farmer

A Board of Supervisors member (addressed as "Christian") also took part in part of the session and left before the end.

Note on attribution: The transcript does not identify speakers. Statements are attributed by name only where the speaker identified themselves or the role is clear (Mr. Kelley presented the draft ordinance and the comments received on it; Mr. Lutes spoke as a local farmer). All other remarks are recorded as commission discussion.

Purpose

The commission and Zoning Administrator reviewed the draft renewable energy ordinance (wind and solar) section by section, alongside written comments received from outside reviewers, to decide what to revise before the draft goes to the Board of Supervisors. This was a working session without the public comment format of the earlier meeting, so members could discuss freely.

Discussion and Outcomes

1. Definition of "solar energy system"

- A reviewer (David Vollmer, Invenergy) recommended expanding the definition to include related supporting facilities, such as inverters, collection lines, operations and maintenance buildings, substations, switchyards, and similar facilities.
- Mr. Kelley noted the current wording came from Dallas County, and that Linn County's definition is more detailed. The approach mirrors the data center definition, which was made detailed to avoid being too vague.
- **Outcome:** Members saw no issue with the suggestion. The language will be added to the existing definition as an edit ("may include...").

2. Small wind definition and acronyms

- The definition of the small/non-commercial wind system is inconsistent across the document because it was drawn from other county ordinances. It needs to be cleaned up.

- A reviewer asked that the term also be defined in Article 4. Members agreed an acronym should be defined only once in the document, and it is already in the definitions section.
- **Outcome:** Clean up the definition; do not repeat it in Article 4.

3. Abandonment language

- Mr. Kelley explained the abandonment language was intentionally kept similar across utility-scale and non-utility (residential) wind and solar.
- No changes were requested.

4. Residential (non-commercial) wind: setbacks, lot size, and permitting

- Mr. Kelley estimated there may be about ten residential wind towers in the county.
- **Setbacks:** Utility-scale wind and telecommunications towers require a setback of 1.1 times total height. No equivalent exists for backyard wind, and the draft only addressed guy wire anchors (10 feet). The draft is missing a setback for the tower itself from adjoining parcels and from the owner's own residence.
- **Noise:** Residential wind will adhere to the same 55-decibel limit as utility-scale wind.
- **Location and lot size:** Residential wind is allowed only in A-1 zoned areas. A landowner with a house on a large farm parcel would need to split off the residence to qualify. Members discussed adding a minimum lot area and tying it to the 1.1 setback, which is the practical limiting factor. Current minimums are 35 acres for a farm parcel and 25 acres for a residence, with exemptions (homestead exemption, land unsuitable for agriculture) and the variance process through the Board of Adjustment.
- **Permitting:** These systems require a building permit with an engineering analysis, a document showing compliance with the Iowa building code, and submission by a certified engineer. They are currently reviewed only by the Zoning Administrator as part of the building permit. Members saw no need to add another review body for small residential systems, but agreed that large utility-scale projects need public comment.
- **Outcome:** Add a setback requirement of 1.1 times height from the property line and from the home; add or confirm a minimum lot size.

5. Guy wire and anchor setback

- Members found the setback wording unclear. Part A (guy wire anchors) and Part B (main structure) should be switched so the most important requirement comes first. "Including" should be changed to "such as," and each item should state exactly what it covers.
- Setback discussions concerning distance were held regarding 10 or 15 feet, members felt 10 feet was not enough and favored 15 feet, to match the setback for a building such as a garage.
- **Outcome:** Mr. Kelley will revise the section and look for examples from other counties. The consensus leaned toward 15 feet.

6. Community outreach and notification of neighbors

- A reviewer asked whether the county should require a "community outreach plan." Mr. Kelley clarified that the draft only asks applicants to inform adjacent property owners and stakeholders, and that his intent was timely notification of neighbors, not a county-run outreach plan.

- Members agreed the burden belongs on the developer and that the county should not prepare or be responsible for the plan.
- **Timing:** Mr. Kelley said developers typically begin knocking on doors about 18 months before putting up meteorological (MET) towers. Members suggested notification should come either when developers begin seeking landowner participation or before MET tower installation. A member noted that people near a project sometimes learn about it only from neighbors.
- **Who is notified:** Mr. Lutes said that, in his experience, only owners of adjacent land need to be notified, and that no notice was required for a MET tower. Notice was required when applying for the wind farm permit. Others suggested including county officials as stakeholders and possibly people within a set radius.
- Mr. Lutes also described his permitted 15 MW wind project south of Ferguson near Greencastle Park, which did not proceed because he could not fund a roughly $3 million interconnection.
- **Outcome:** The notification point in the project timeline and the meaning of "interested stakeholders" still need to be defined. Mr. Kelley will ask developers when they currently notify neighbors and whom else they notify.

7. Road use agreement and conditional use permit submittal list

- A reviewer asked why road use conditions are listed in the conditional use permit (CUP) submittal requirements when a road use agreement is already required.
- Mr. Kelley explained that the county has no standard road use agreement. Agreements have varied between developers, and problems have arisen with culvert damage and drainage tile damage in neighboring fields that were not covered by the agreement or the landowner agreements.
- On the advice of the county attorney, anything affecting the county must be spelled out in the ordinance, not left to development plans, because developers have changed commitments after review by their lawyers, and the county has less standing without defined requirements.
- **Outcome:** Keep the requirements in the submittal list so applicants see everything required in one place.

8. Grading plan and agricultural impact mitigation plan

- Mr. Kelley said these items were added from other counties, mainly to protect landowners and to provide baseline information for emergencies and decommissioning. Landowner agreements provide little of this information.
- **Outcome:** Mr. Kelley will contact David (SES), Scout Energy, NextEra, and others to learn what a grading plan should contain and what is already in their development plans.

9. Viewshed analysis

- The analysis is intended to address shadow flicker at non-participating residences during planning. Dallas County Conservation Board uses near campgrounds and parks.
- Mr. Kelley found a prior county form assigning the analysis to the conservation director, the zoning administrator, and the county road engineer, but found no completed example in prior approvals.
- **Outcome:** Keep it in the draft for now, since the document is still in progress. Mr. Kelley will define it more clearly.

10. Wildlife monitoring and mitigation plan and project boundary

- The Iowa DNR formerly provided wildlife studies for major projects but no longer does. Studies are now submitted to the U.S. Fish and Wildlife Service. The draft defines what must be submitted to the county as part of the CUP, which developers largely already do.
- The draft requires a baseline avian and bat study within the project boundary and within a two-mile perimeter outside it. The two-mile figure came from Linn and Jcounties.
- A member asked why the county should require more than the federal and state requirements. Mr. Kelley said the ordinance should recognize federal and state regulatory bodies, and that the larger question was the definition of "project boundary."
- Developers could not give Mr. Kelley a firm answer on how they define the project boundary. Project footprints have shifted significantly, as much as ten miles in a year for one project (about five miles in each direction). Without a renewable energy zoning district, the commission cannot require projects to stay in a general area, but it can ask applicants to identify the maximum area they might move into.
- **Outcome:** "Project boundary" needs to be defined in the ordinance. Mr. Kelley will seek clarification from developers.

11. Setbacks from conservation areas and the scoring matrix

- The county attorney and the county conservation director (Emily) concluded the county needs a defining characteristic or scientific data to justify any reduction in setbacks near county conservation areas. The attorney suggested a matrix assigning a numeric score to each park, wildlife area, and trail.
- Mr. Kelley was also asked to develop a similar matrix for the Board of Adjustment so that decisions on approvals and waivers can be justified consistently and fairly to developers and landowners. He has not started that matrix.
- The Conservation Board is developing its matrix. No timeline has been given. Both matrices should be required as part of the CUP submittal materials.
- Factors discussed: size alone is not an adequate measure (a small timber stand may hold several endangered bat species); the amount of county money invested in the area; and the importance of the habitat to threatened or endangered species.
- Mr. Kelley noted that a comparable comprehensive inventory took two years in Story County, so completing one in six months is a concern.
- A member stated the ordinance cannot move forward without the matrix.
- **Outcome:** The commission wants to see the matrix before the next meeting and needs to decide where it fits in the planning process.

12. Floodplain

- Mr. Kelley expects floodplain to be the largest constraint. The floodplain extends at least a mile and a half from the Iowa River and about a mile or less along tributaries.
- He does not see how wind and solar structures can avoid being classified as "maximum damage structures" in the floodplain.
- Mr. Kelley anticipates public outcry, but noted that many parcels near rivers would already be excluded by floodplain rules, separately from avian and bat concerns.

13. Timing of submittals during project development

- CUP applications are usually submitted about two years before groundbreaking, and avian and bat studies are done on the same timeline as MET studies, roughly one and a half to two years after the first conversations with landowners. The county needs this information much earlier.
- Mr. Kelley proposed requiring a small set of preliminary submittals (for example, five documents) within a set period after a developer starts work in the county, with early meetings with his office and Conservation. Members agreed that studies should be completed before a project is considered.
- Mr. Kelley said developers were told at first contact that regulations were being developed and could differ from current rules, and that developers have participated at all stages of the development of the draft, it has been reviewed by the three developers three times. He does not want to write regulations around specific current projects, since the ordinance is for the whole county. Not just this current moment in time.

14. Public comment from Mr. Lutes: conservation buffer

- Mr. Lutes objected to a two- or three-mile radius around parks. Using Greencastle Park as an example, he said farmers near the park were required to build terraces after the county acquired it (around 1975–76), partly with NRCS funding, lost cropland, suffered crop damage from geese, and were never compensated. He said terraces near the park were required to remain permanently, even if the land changes, unlike typical terraces. He argued that a large buffer would also remove a possible source of turbine income.
- Mr. Kelley responded that the radius has not been set and that these concerns have been under discussion. He asked about the year and any language in the terrace agreement; Mr. Lutes said much of it went through the NRCS.
- Mr. Lutes stated that a two-mile radius around the conservation areas would mean no wind towers in the county, which he estimated at hundreds of millions of dollars to the county over 25 years. Another participant asked what that figure was based on. No answer was recorded.

Decisions and Consensus

- Add supporting facilities language to the solar energy system definition.
- Define acronyms once, in the definitions section.
- Add 1.1-times-height setbacks from property lines and the residence for residential wind, with a minimum lot area.
- Reorder the setback paragraphs and revise guy wire anchor setback; consensus leaned toward 15 feet.
- Responsibility for community outreach and neighbor notification rests with the developer, not the county.
- Keep road use, grading, agricultural impact, and viewshed items in the draft for now.
- Residential wind and solar permits remain with the Zoning Administrator; large projects require public comment.

Action Items

Owner	Action
Tyler Kelley	Revise the solar definition and the small wind definition; revise residential wind setbacks, guy wire anchor setback, and paragraph order
Tyler Kelley	Research setback examples from other counties
Tyler Kelley	Ask developers when they notify neighbors and whom else they notify; define "interested stakeholders" and the notification timing
Tyler Kelley	Contact SES, Scout Energy, NextEra, and others on what a grading plan contains
Tyler Kelley	Better define the viewshed analysis and "project boundary"
Tyler Kelley	Email Emily (Conservation) for the matrix timeline and forward it to the commission once confirmed
Tyler Kelley	Begin the Board of Adjustment matrix
Tyler Kelley	Post notice of the next work session
Commission	Review the Conservation matrix before the next meeting

Open Questions

- Where the scoring matrices and early submittals fit into the planning timeline.
- How "project boundary" and "interested stakeholders" will be defined.
- Whether the two-mile (or larger) buffer around conservation areas will be adopted and how the economic impact claim is supported.

Next Meeting

A follow-up work session was scheduled for **Friday, October 30, 10:00 a.m. to 9:00 am** (members discussed one and a half hours, then agreed on two). Agenda: review the matrix if available, and continue reviewing reviewer comments against the draft. Some members will be unavailable November 5–12, and election office duties limit availability as the election approaches.

Minutes Submitted by Tyler Kelley 11/3/2026

MARSHALL COUNTY ZONING ADMINISTRATOR

PHONE: (641)844-2707 FAX: (641)844-2708 EMAIL: tkelley@marshallcountyia.gov
1 East Main Street, Marshalltown, IA

APPLICATION FOR ZONING CERTIFICATE – MARSHALL COUNTY, IOWA

DATE: 07/14/2026 NEW 911 ADDRESS: _____ APPLICATION #: ac72c91c-1136-4ec6-

NAME: L3 Communications, LLC PHONE #: 503-718-4523 EMAIL: justin.reynolds@lumen.com

MAILING ADDRESS: 100 CenturyLink Dr, Monroe, LA 71203

Application is hereby made to the Marshall County Zoning Administrator for a Zoning Certificate in conformity with the requirements of the Zoning Ordinance of Marshall County, Iowa and any Amendments, for the following:

PARCEL #: 8318-16-200-004 LEGAL DESCRIPTION: BEG 40 RODS E OF N 1/4 COR SEC 16

CURRENT ZONING: A1

PROPERTY SIZE (DIMENSIONS OR ACRES): 2.65

OWNER OF PROPERTY & ADDRESS: RUTHERFORD, BRADLEY J 1/2 (OWNER) || RUTHERFORD, PAULA J 1/2 (OWNER)

,

THE UNDERSIGNED APPLICANT HEREBY APPLIES FOR A CERTIFICATE PERMITTING HIM/HER TO: (CHECK ACTIVITY)

( ) VARIANCE (X) CONDITIONAL USE ( ) ZONING CHANGE

DESCRIBE REQUEST: PURCHASE 2.12 ACRES TO ADD NEW SHELTER FOUNDATIONS, PREFABRICATED SHELTERS, ~~FENCING, GENERATORS, AND UTILITIES AS NEEDED FOR TELECOMMUNICATIONS EXPANSION~~.

DESCRIBE REASON FOR PROPOSED REQUEST: Per zoning ordinance, utility structures (shelters/huts) in the A-1 District require a ~~conditional use permit approved by the Board of Adjustment.~~

DESCRIPTION: PURCHASE 2.12 ACRES TO ADD NEW SHELTER FOUNDATIONS, PREFABRICATED SHELTERS, FENCING, ~~GENERATORS, AND UTILITIES AS NEEDED FOR TELECOMMUNICATIONS EXPANSION.~~

PROPOSED USE: Unmanned telecommunications facility consisting of six modular fiber huts and associated generators to provide back-up power source.

PRESENT USE OF PROPERTY: vacant

Attach a "top-view" drawing or sketch, including dimensions, of the proposed construction and/or changes to an existing structure. Also attach aerial view which shows the lot dimensions or area and dimensions/acres. If applicable show "footprint" for proposed construction and the distances to adjoining property, wells, septic system and buildings.



SHOW A SKETCH OF TRACT OR LOT WITH DIMENSIONS OF PROPOSED BUILDING OR IMPROVEMENTS WITH SETBACK DISTANCES.

The undersigned owner agrees that the improvements and use of the property will be in accordance with the Marshall County Zoning Ordinances, the laws of the State of Iowa, and any local building codes, which apply to the improvements and its use. The undersigned applicant certifies under oath and under penalties of perjury that the information provided on this form is true and correct.

OWNER OR APPLICANT SIGNATURE: Signature of _____

William Pelo

APPROVED **DENIED**

ZONING ADMINISTRATOR: _____ DATE: _____

Tyler H Kelley

PROJECT INFORMATION	
SITE ADDRESS	2202 IOWA AVE W. MARSHALLTOWN, IA 50158
LAT/LONG	42.0069, -92.946485
GROUND ELEVATION	999'-0"
ZONING	AGRICULTURAL
PARCEL ID	8513-16-200-004
PROPERTY OWNER	BRADLEY & PALLA RUTHERFORD
APPLICANT	LUMEN 1025 ELDORADO BLVD. BROOMFIELD, CO 80021
PLANNING ENGINEER	JUSTIN REYNOLDS Justin.Reynolds@lumen.com

SCOPE OF WORK

PURCHASE 2.12 ACRES TO ADD NEW SHELTER FOUNDATIONS, PREFABRICATED SHELTERS, FENCING, GENERATORS, AND UTILITIES AS NEEDED FOR TELECOMMUNICATIONS EXPANSION.

SHEET INDEX

SHEET	SHEET TITLE
1	COVER
2	WITH BACKGROUND PHOTO
3	WITHOUT BACKGROUND PHOTO
4	STRUCTURE PROFILE
5	GENERATOR PROFILE
6	FENCE PROFILE

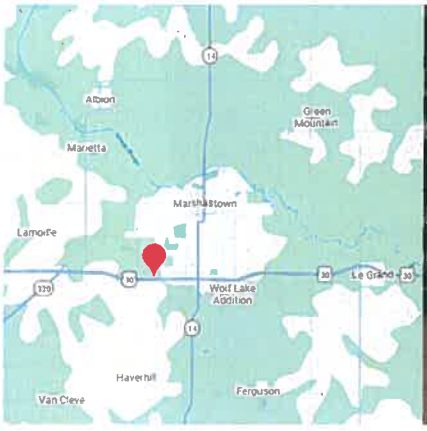
PREPARED BY:

LUMEN®

CANDIDATE NAME
MARSHALLTOWN
MRTWIA00

ADDRESS
2202 IOWA AVE W.
MARSHALLTOWN, IA 50158

VICINITY MAP



SITE MAP



SITE PHOTO



LUMEN®

LOCATION

REVISION

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

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LOCATION
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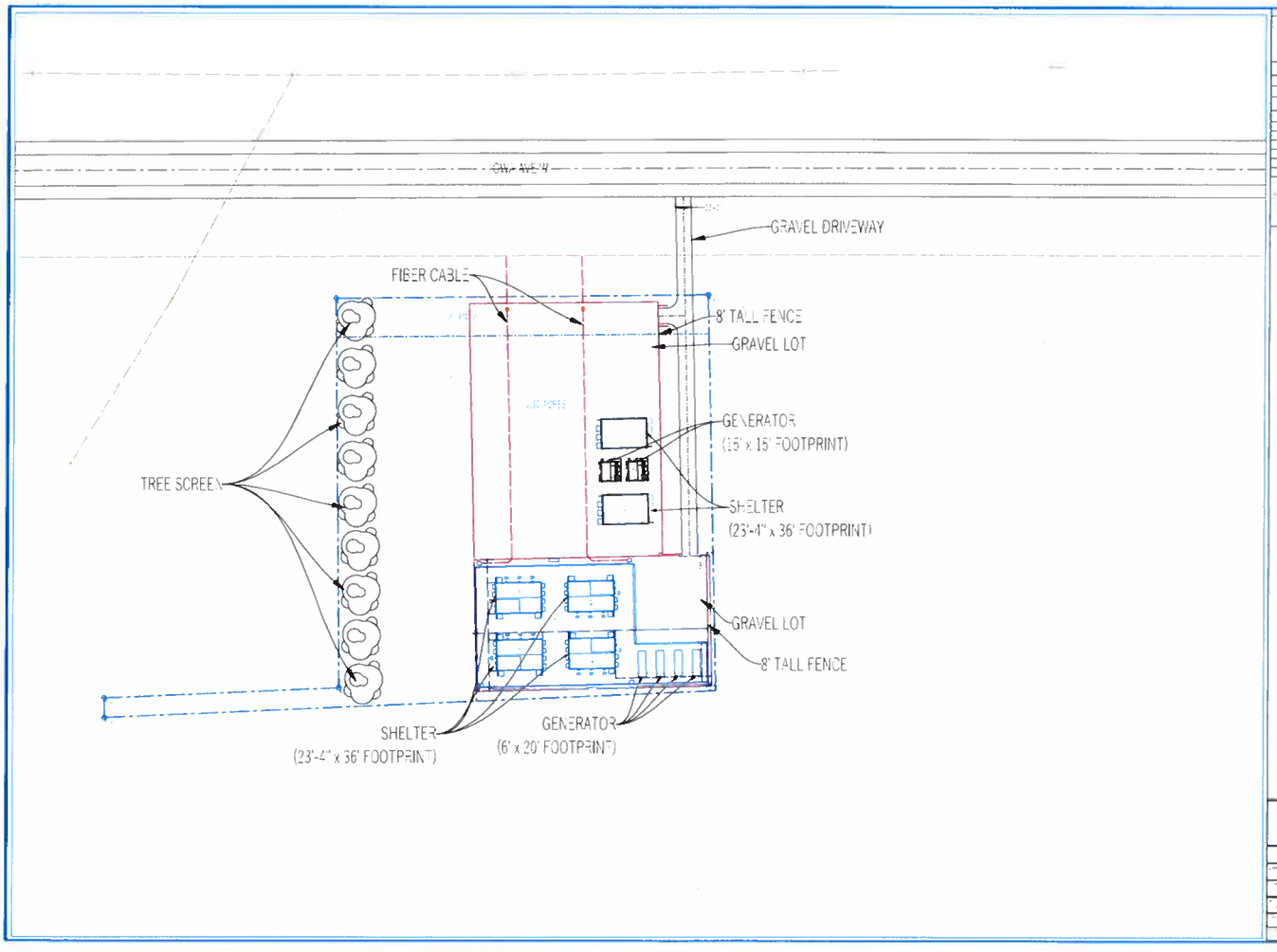


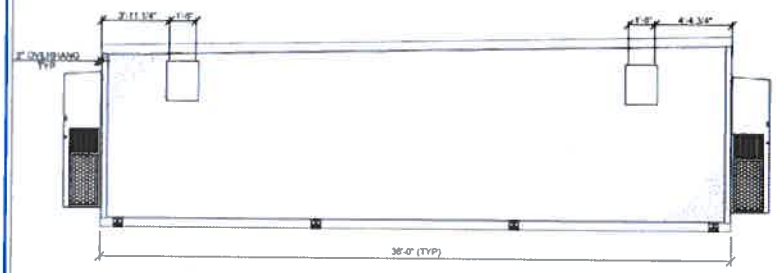
LUMEN

LOCATION

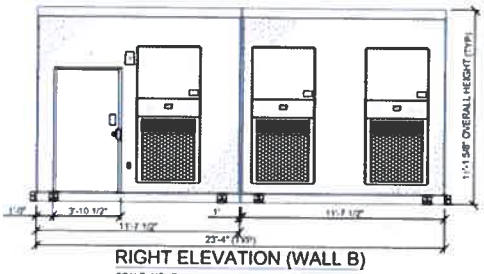
REVISION

	DATE	DESCRIPTION
1	9.23.24	PROPERTY MAP

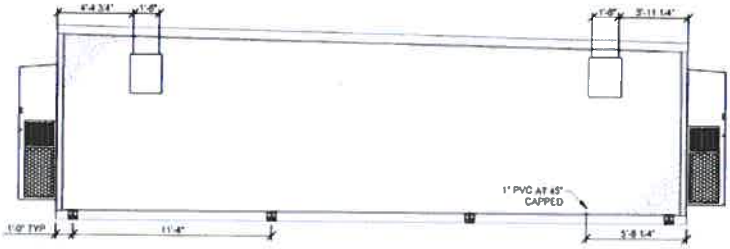
LUMEN



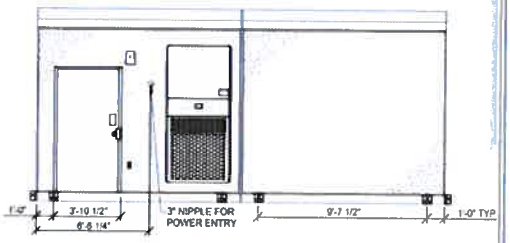
FRONT ELEVATION (WALL A)
SCALE: NONE



RIGHT ELEVATION (WALL B)
SCALE: NONE



REAR ELEVATION (WALL C)



LEFT ELEVATION (WALL D)

LUMEN

LOCATION

REVISION

LUMEN

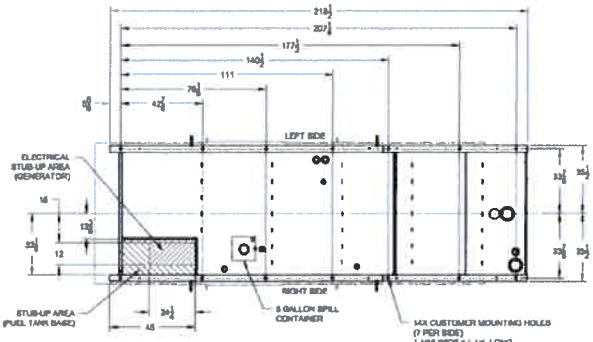
LUMEN

LOCATION

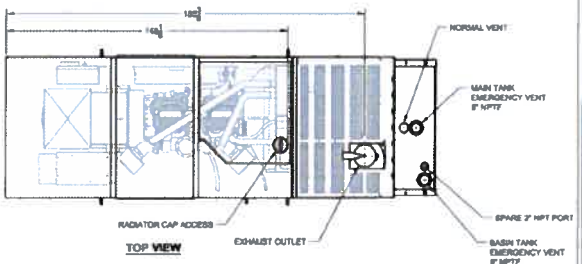
REVISION

NOTES UNLESS OTHERWISE SPECIFIED:

1. ALL DIMENSIONS AND TOLERANCES ARE IN INCHES.
2. TOTAL ESTIMATED DRY WEIGHT = 17,107 LBS.



FOOTPRINT
(TOP VIEW)

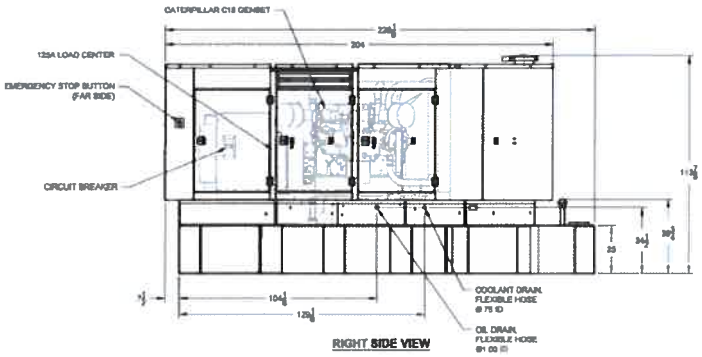


TOP VIEW

OR EQUIVALENT

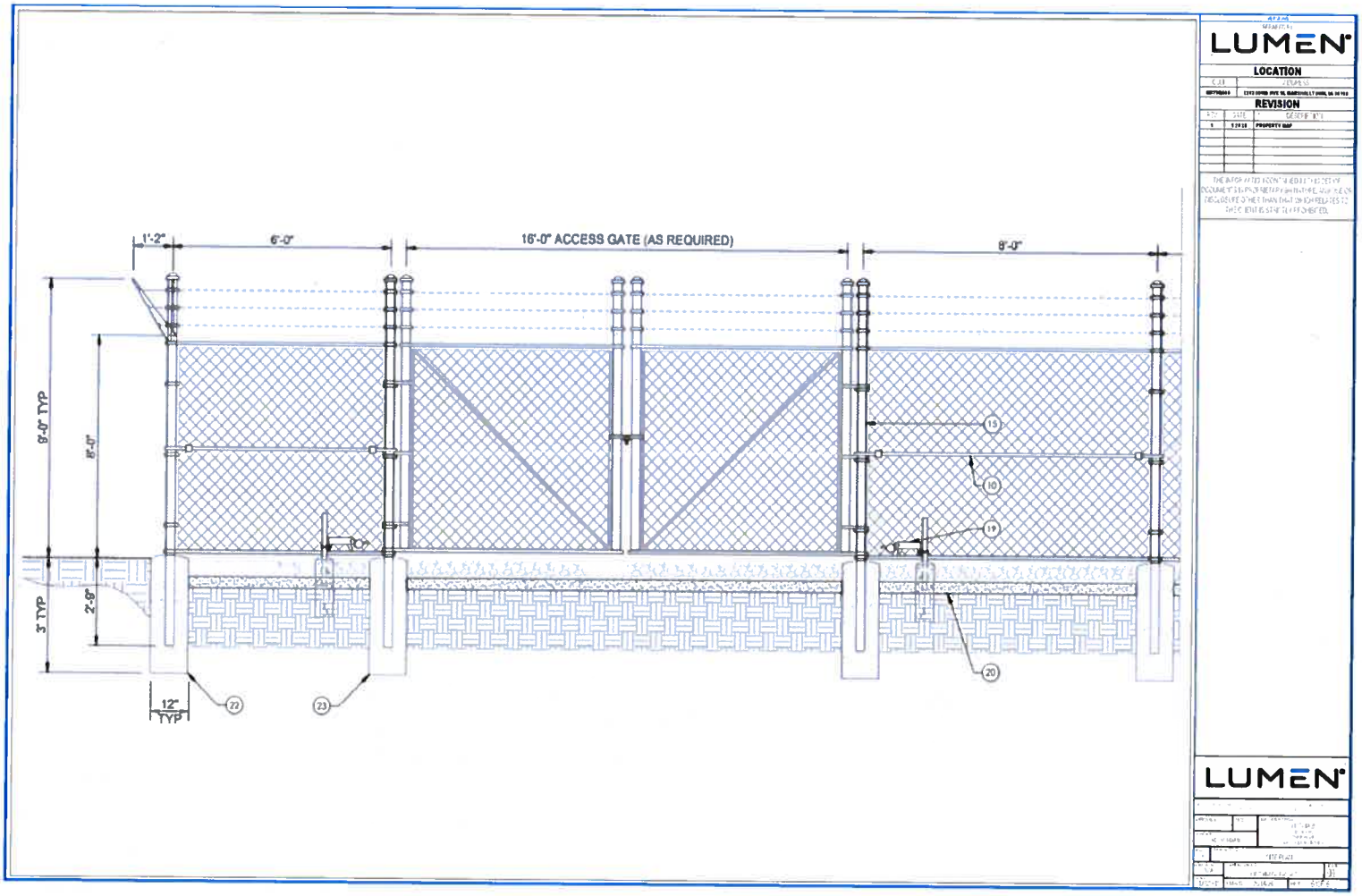


REAR VIEW



RIGHT SIDE VIEW

LUMEN



1'-2"
6'-0"
16'-0" ACCESS GATE (AS REQUIRED)
8'-0"
8'-0" TYP
8'-0"
2'-9"
3' TYP
12" TYP
15
10
19
20
22
23
LUMEN
LOCATION
REVISION
LUMEN