CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

December 16, 2016

Selective Site Consultants
c/o Brit Mitchell
9900 W. 109th St., Ste 300
Overland Park, KS, 66210

REFERENCE: CON2016-00051 – City Conditional Use request to permit a Wireless Communication Facility on property zoned U University generally located south of West Maple Street, east of South Meridian Avenue on the east side of South St Claire Avenue (WCC IV)

Dear Applicant:

At its regular meeting on November 17, 2016, the Wichita - Sedgwick County Metropolitan Area Planning Commission (MAPC) considered the above captioned request. The action of the MAPC was to APPROVE the request subject to the conditions on the attached resolution.

If you have any questions concerning this application, please contact our office at 316-268-4421.

Sincerely,

Bill Longnecker
Senior Planner

BL: mc
Attachment

Copies to: Jeff Blubaugh, District IV, Mail Stop 1-13
Rebecca Fields, CSR IV, Mail Stop 1-135
Friends University, c/o Kelley Williams - Vice President of Administration, 2100 W. University Avenue, Wichita, Kansas 67213
Sunflower NA, c/o Everett Pangle, 3033 W. 2nd St., Wichita KS 67213

Webb Business Park LLC, 4603 S Seneca, Wichita, KS 67217
Willowbend Golf Club Inc., 8001 E Mulberry St, Wichita, KS 67226
Howard & Helmer Architecture, Attn: David White, 3500 N. Rock Rd, Wichita KS 67226
City of Wichita, c/o Johm Phibrick, Property Management, Mail Stop 1-135
Joseph Hickle, Public Works – Storm Water, Mail Stop 1-182
Alan King, Director of Public Works, Mail Stop 1-182

CONDITIONAL USE RESOLUTION NO. CON2015-51

WHEREAS, Friends University, c/o Kelley Williams (owner); pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use for a "wireless communication facility" on approximately 7.14-acres zoned U University ("U"), described as:

COMMENCING at the Northwest Corner of said Section 30 (Found 1/2" Pipe); thence along the North line of said Section, North 88°39'56" East, a distance of 1128.26 feet; thence leaving said Section line, South 01°20'04" East, a distance of 393.34 feet to the POINT OF BEGINNING; thence South 01°46'40" East, a distance of 438.94 feet; thence North 88°42'59" West, a distance of 36.33 feet; thence South 00°44'58" East, a distance of 160.51 feet; thence South 33°15'36" West, a distance of 131.10 feet; thence South 89°26'22" West, a distance of 377.01 feet; thence North 01°13'57" West, a distance of 568.28 feet; thence North 63°25'12" East, a distance of 319.81 feet; thence North 89°51'37" East, a distance of 195.71 feet to the POINT OF BEGINNING. Containing 311,011± square feet (7.14± acres); generally located south of Maple Street, east of Meridian Avenue on the east side of St Claire Avenue.

WHEREAS, proper notice as required by the Unified Zoning Code and by the policy of the Metropolitan Area Planning Commission (hereinafter referred to as MAPC) has been given; and

WHEREAS, the MAPC did, at the meeting of November 17, 2016, consider said application; and

WHEREAS, the MAPC has authority to permit a Conditional Use, subject to any special conditions deemed appropriate in order to assure full compliance with the criteria of the Unified Zoning Code.

NOW, THEREFORE, BE IT RESOLVED by the MAPC that this application be approved to allow a Conditional Use for a "wireless communication facility" on approximately 7.14-acres zoned U University ("U"), described as::

COMMENCING at the Northwest Corner of said Section 30 (Found 1/2" Pipe); thence along the North line of said Section, North 88°39'56" East, a distance of 1128.26 feet; thence leaving said Section line, South 01°20'04" East, a distance of 393.34 feet to the POINT OF BEGINNING; thence South 01°46'40" East, a distance of 438.94 feet; thence North 88°42'59" West, a distance of 36.33 feet; thence South 00°44'58" East, a distance of 160.51 feet; thence South 33°15'36" West, a distance of 131.10 feet; thence South 89°26'22" West, a distance of 377.01 feet; thence North 01°13'57" West, a distance of 568.28 feet; thence North 63°25'12" East, a distance of 319.81 feet; thence North 89°51'37" East, a distance of 195.71 feet to the POINT OF BEGINNING. Containing 311,011± square feet (7.14± acres); generally located south of Maple Street, east of Meridian Avenue on the east side of St Claire Avenue.

Approved subject to the following conditions:

A. Final approval is contingent on the City's final deliberation and action on the State's changes to the local governments' permitting process for wireless communication facilities and the proposed amendment to the Delano Overlay to permit the consideration of wireless communication facilities as Conditional Uses.
B. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met, with the exception that the Compatibility Height standards for wireless communication facilities be waived.
C. The applicant shall obtain all permits necessary to construct the wireless communication facility, and the wireless communication facility shall be erected within one year of approval of the Conditional Use by the MAPC or governing body, as applicable or the Conditional Use shall be declared null and void.
D. The support structure shall be a "monopole" design to resemble and function like the 76-foot tall football stadium light pole it is replacing including stadium lights and speakers mounted on its lower portion and antennas mounted flush to the monopole. The support structure that shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
E. The support structure shall not exceed 105 feet in height and shall be designed and constructed to accommodate communication equipment for at least two (2) wireless service providers.

F. The tower shall conform to FAA regulations in regards to analysis of airspace in the area, which includes conformation that the height of the tower is not a hazard to air navigation (including the need or not for lighting) and that the tower does not interfere with other radio/communication frequencies. The applicant shall submit a current copy of FAA approval to the MAPD and the Code Enforcement Office prior to the issuance of a building permit.

G. The 12-foot by 28-foot lease site shall be located on the Friends University football stadium site and shall be developed in general conformance with the approved site plan. The plan must show the type and size of fencing around the site, parking, all light poles, lights, power poles, cabinets, equipment or buildings within the fenced in site or in the immediate area if it is to be used by the site. All improvements and construction of the facility/tower shall be completed within a year and before the facility becomes operational.

H. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.

I. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Adopted this 17th day of November 2016.

METROPOLITAN AREA PLANNING COMMISSION

David Foster, Chair MAPC

ATTEST:

Dale Miller, Secretary

WICHITA–SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

STAFF REPORT

MAPC November 17, 2016
DAB IV November 7, 2016

CASE NUMBER: CON2016-00051

APPLICANT/AGENT: Friends University, c/o Kelley Williams (owner) Verizon Wireless c/o Marion S Crable (applicant) Selective Site Consultants, c/o Brit Mitchell (agent)

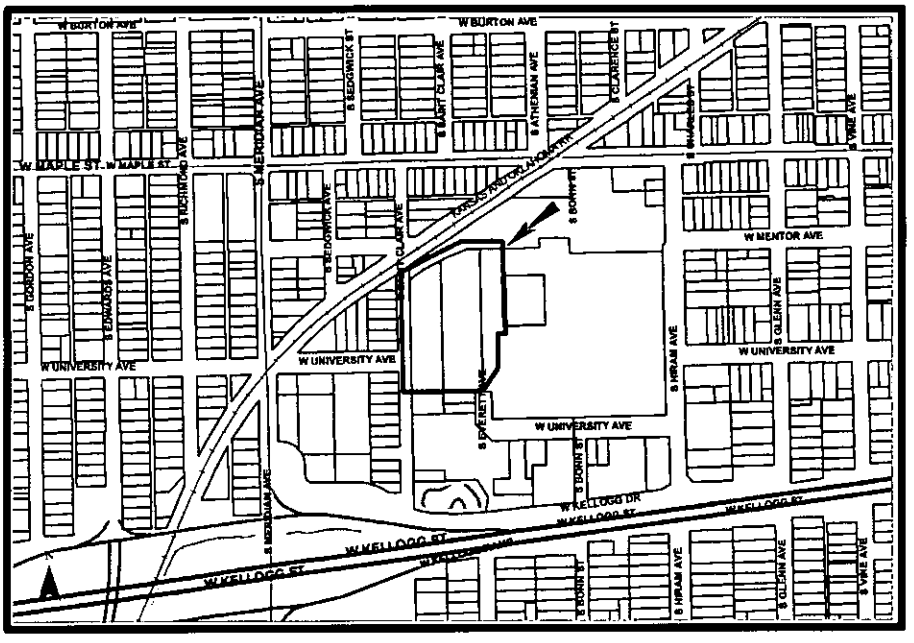
REQUEST: Conditional Use to allow a wireless communication facility on the Friends University Football Stadium site

CURRENT ZONING: U University with the Delano Protective Overlay

SITE SIZE: Approximately 2-acres

LOCATION: Generally located south of Maple Street, east of Meridian Avenue on the east side of St Claire Avenue (WCC IV)

PROPOSED USE: Replace a 75-foot tall football stadium light with 105-foot tall monopole



BACKGROUND: The applicant, Verizon Wireless, is requesting a Conditional Use to permit the construction of a wireless communication facility with a 105-foot tall, galvanized steel, monopole cell phone tower on the U University (U) zoned Friends University site. The proposed monopole will replace a 76-foot tall football stadium light pole and will be designed to look and function like the existing stadium light pole, including have lights and speakers placed on its lower portion. Wireless communication providers are particularly encouraged to modify or rebuild stadium light poles that are substantially similar in appearance to the removed stadium light pole. The site is also located within the Delano Overlay District which prohibits wireless communication facilities and their towers (see "Case History").

The Unified Zoning Code (UZC) allows the consideration of wireless communication facilities as Conditional Uses on a site by site consideration; UZC Sec.III-C.8.cc.(1). The U zoning district permits undisguised towers up to 65 feet tall or disguised towers that are not significantly more visible or intrusive, including cumulative height extensions of up to 25 percent above the original structure height; Wireless Communication Facility Ordinance (Wireless Ordinance) Sec.VI.A. The proposed 105-foot tall monopole exceeds the allowed 25 percent extension. The site is also located within Airport Hazard Zone Area D, which allows a 300-foot maximum height. However, the site's U zoning takes precedence over the Airport Hazard Zone Area D's 300-foot maximum height. The lease site does not meet the UZC's Compatibility Height standards for wireless communication facilities, as there is SF-5 Single-Family Residential zoned properties located west of the site, across St Claire Avenue, which trigger the UZC's Compatibility Height standards Sec.IV-C.5.b.

The applicant has stated that the proposed facility is needed to increase capacity for more devices and larger amounts of data, a scenario exemplified by the proliferation of such devices as smart phones. The facility will also increase the chances that the applicant can maintain reliable services to the area, by helping to off-load existing capacity of the neighboring facilities. The applicant has listed the closest four existing Verizon sites. The applicant has provided current coverage and projected coverage maps showing the impact of the site in providing service to the area.

The applicant has also listed other communication facilities, including towers located closest to the Friends University football stadium site and two towers that are located within the DO that were considered for co-location. Both of these towers were existing prior to the DO being in effect. The applicant's RF Engineer has stated that a 147-foot monopole located northeast of Douglas and Millwood Avenues will not work because of its proximity to Verizon's existing small cells along North West Street. The Douglas and Millwood Avenues' location will degrade the signal quality of these small cells while not significantly improving the overall quality in the target area. It will also leave some areas with no service due to poor signal quality. The self-supporting lattice tower located off of Athenian Avenue and 2nd Street is built for two-way radios and will not support cellular loading, and the site does not provide the desired coverage.

The proposed tower and associated communication frequencies and wattages must meet standards determined by the Federal Aviation Administration (FAA) to insure it poses no hazard to air navigation or interferes with other radio/communication frequencies; this must be provided

to staff prior to building permits being issued. Tower lighting must meet the FAA requirements for aircraft warning. The proposed galvanized surface of the tower will blend into the sky more readily than a red or white paint, which meets the intent of the "Design Guidelines" of the "Wireless Communication Master Plan." The proposed 105-foot tower will be designed for co-location for at least two (2) other providers. Photo simulations of the proposed tower show the antennas mounted flush to the monopole.

As noted the site is located in the Delano neighborhood, which is one of the oldest (1862 Homestead Act) and most well established neighborhoods in the City of Wichita, and is located to the immediate west of the downtown area of Wichita. The Delano neighborhood boundaries are: the Arkansas River on the north and east, Meridian and US 54 Highway on the west and south respectively. In 1872 Delano was annexed into the City of Wichita.

The 12-foot by 28-foot lease site is located south of Maple Avenue, two blocks east of Meridian Avenue, on the northeast, St. Claire Avenue side of the stadium. Access to the site is provided by St Claire Avenue. The two-acre Friends' football stadium complex is located on the west side of the 54.5-acre U zoned Friends University campus (founded 1898), which is the dominant development in the Delano area. An SF-5 zoned active railroad track runs southwest – northeast through the area and abuts the U zoned parking lot located north of the site. SF-5 and U zoned small, one-story single-family residences (built mostly 1930-1950s) are located west and north of the site, across St. Claire Avenue and the railroad tracks. The rest of the U zoned Friends University campus is located south and east of the site.

CASE HISTORY: The site is located on parts of Lots 45, 47 and 49, University Place Addition. The University Place Addition was recorded with the Register of Deeds July 24, 1886. The site is located within Friends University, which was established in 1898. The site is also located in the Delano Overlay (DO), which was established in 2000. The Delano Overlay District prohibits wireless communication facilities and their towers

There is a proposed amendment to the UZC to allow a wireless communication facilities to be considered as a Conditional Use in the Delano Overlay. However, the State has recently changed the law in regards to the local governments' permitting process for wireless communication facilities. The impact on the City is still being studied. This in turn has slowed and at times stalled the consideration of this case, which Staff has recommended contingent on the City's final deliberation on the State's changes to the local governments' permitting process for wireless communication facilities.

District Advisory Board VI (DAB VI) considered request at their November 7, 2016, meeting and voted (unanimously) to approve the request with the conditions listed in the "Recommendation" section of this report. There were no protests to the request.

ADJACENT ZONING AND LAND USE:

NORTH:	U, SF-5	Friends University parking lot, railroad right-of-way, single-family residences,
SOUTH:	U	Friends University campus

EAST:	U	Friends University campus
WEST:	U, SF-5, B	Single-family residences, small apartment

PUBLIC SERVICES: Public water is located in St Claire Avenue and sewer is located in the easements on the Football Stadium site. All utilities are available to the site. The site has direct access onto St Claire Avenue, a curbed and paved two-lane residential street.

CONFORMANCE TO PLANS/POLICIES: The"2035 Wichita Future Growth Concept Map" of the Comprehensive Plan identifies the site as appropriate for "new employment." The new employment category encompasses areas likely to be developed or re-developed by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. The 54.5-acre Friends University campus is a catalyst for research and technology as offered by its classes.

The "2035 Urban Growth Areas Map" identifies the site as being in the "Established Central Area." The Established Central Area is comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius. Friends University was established in 1898 and the Delano neighborhood, which Friends University is located in, was established in 1862, prior to it being annex into the Wichita in 1872, thus making this area one oldest in Sedgwick County. Commercial development in the Established Central Area should have site design features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context. The proposed communication facility with its 105-foot tall monopole is designed to resemble and function like the 76-foot tall football stadium light pole it is replacing, including antennas mounted flush to the monopole. Traffic will be minimal and the facility will provide increased capacity for more devices and larger amounts of data for both the area.

The U zoning district is intended to accommodate the development of universities, colleges, seminaries, or other institutions of higher learning. The U zoning is appropriate for the Friends University campus.

The DO is intended to preserve, enhance, and promote the character of the Delano neighborhood as prescribed in the Delano Neighborhood Revitalization Plan. The DO is an Overlay District and as such property development within the DO shall comply with the Delano Neighborhood Design Guidelines, the standards of the DO and the underlying U zoning district. The DO prohibits wireless communication facilities. There is a proposed amendment to the UZC to allow a wireless communication facility as a Conditional Use in the Delano Overlay. However, the State has recently changed the law in regards to the local governments' permitting process for wireless communication facilities. The impact on the City is still being studied.

The Wireless Master Plan encourages the modification or the rebuilding of stadium light poles that are substantially similar in appearance to the removed stadium light pole. This proposed monopole at this site appears to be possibly one of the least intrusive proposals for the area.

RECOMMENDATION: Based upon information available prior to the public hearing, planning staff recommends that the proposed removal of the described site from the DO be APPROVED, subject to the following provisions:

A. Final approval is contingent on the City's final deliberation and action on the State's changes to the local governments' permitting process for wireless communication facilities and the proposed amendment to the Delano Overlay to permit the consideration of wireless communication facilities as Conditional Uses.
B. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met, with the exception that the Compatibility Height standards for wireless communication facilities be waived.
C. The applicant shall obtain all permits necessary to construct the wireless communication facility, and the wireless communication facility shall be erected within one year of approval of the Conditional Use by the MAPC or governing body, as applicable or the Conditional Use shall be declared null and void.
D. The support structure shall be a "monopole" design to resemble and function like the 76-foot tall football stadium light pole it is replacing including stadium lights and speakers mounted on its lower portion and antennas mounted flush to the monopole. The support structure that shall be silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
E. The support structure shall not exceed 105 feet in height and shall be designed and constructed to accommodate communication equipment for at least two (2) wireless service providers.
F. The tower shall conform to FAA regulations in regards to analysis of airspace in the area, which includes conformation that the height of the tower is not a hazard to air navigation (including the need or not for lighting) and that the tower does not interfere with other radio/communication frequencies. The applicant shall submit a current copy of FAA approval to the MAPD and the Code Enforcement Office prior to the issuance of a building permit.
G. The 12-foot by 28-foot lease site shall be located on the Friends University football stadium site and shall be developed in general conformance with the approved site plan. The plan must show the type and size of fencing around the site, parking, all light poles, lights, power poles, cabinets, equipment or buildings within the fenced in site or in the immediate area if it is to be used by the site. All improvements and construction of the facility/tower shall be completed within a year and before the facility becomes operational.
H. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
I. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

This recommendation is based on the following findings:

(1) **The zoning, uses and character of the surrounding area:** The 54.5-acre U zoned Friends University campus (founded 1898) is the dominant development in the Delano area, which also includes other large institutional developments such as Lawrence Dumont Stadium, the Exploration Place science museum, the Masonic Home and is the future home of the Wichita Central Library. The two-acre Friends' football stadium

complex is located on the west side of the 54.5-acre U zoned Friends University campus. A SF-5 zoned active railroad track runs southwest – northeast through the area and abuts the U zoned parking lot located north of the site. SF-5 and U zoned small, one-story single-family residences (built mostly 1930-1950s) are located west and north of the site, across St. Claire Avenue and the railroad tracks. The rest of the U zoned Friends University campus is located south and east of the site.

(2) **The suitability of the subject property for the uses to which it has been restricted:** The U zoning for the Friends University campus, including its football stadium, is appropriate. The DO, which Friends University is part of, is appropriate in that it is intended to preserve the Delano neighborhood's historical integrity.

(3) **Extent to which removal of the restrictions will detrimentally affect nearby property:** The Conditional Use request to allow a wireless communication facility that would replace a 76-foot tall football stadium light pole with a 105-foot tall monopole that will be designed to look and function like the existing stadium light pole, including have lights and speakers placed on its lower portion, will have minimal effect on the nearby properties. The Wireless Master Plan encourages the modification or the rebuilding of stadium light poles that are substantially similar in appearance to the removed stadium light pole. This proposed monopole at this site appears to be possibly one of the least intrusive proposals for the area.

The applicant has stated that the proposed facility is needed to increase capacity for more devices and larger amounts of data, a scenario exemplified by the proliferation of such devices as smart phones. The facility will also increase the chances that the applicant can maintain reliable services to the area, by helping to off-load existing capacity of the neighboring facilities.

(4) **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The"2035 Wichita Future Growth Concept Map" of the Comprehensive Plan identifies the site as appropriate for "new employment." The new employment category encompasses areas likely to be developed or re-developed by 2035 with uses that constitute centers or concentrations of employment primarily in manufacturing, warehousing, distribution, construction, research, technology, business services, or corporate offices. The 54.5-acre Friends University campus is a catalyst for research and technology as offered by its classes.

The "2035 Urban Growth Areas Map" identifies the site as being in the "Established Central Area." The Established Central Area is comprised of the downtown core and the mature neighborhoods surrounding it in a roughly three mile radius. Friends University was established in 1898 and the Delano neighborhood, which Friends is located in, was established in 1862, prior to it being annex into the Wichita in 1872, thus making this area one oldest in Sedgwick County.

Commercial development in the Established Central Area should have site design

features that limit traffic, noise, lighting, and adverse impacts on surrounding residential are provided and the scale of the development is appropriate for its context. The proposed communication facility with its 105-foot tall monopole is designed to resemble and function like the 76-foot tall football stadium light pole it is replacing, including antennas mounted flush to the monopole. Traffic will be minimal and the facility will provide increased capacity for more devices and larger amounts of data for both the area.

The U zoning district is intended to accommodate the development of universities, colleges, seminaries, or other institutions of higher learning. The U zoning is appropriate for the Friends University campus.

The DO is intended to preserve, enhance, and promote the character of the Delano neighborhood as prescribed in the Delano Neighborhood Revitalization Plan. The DO is an Overlay District and as such property development within the DO shall comply with the Delano Neighborhood Design Guidelines, the standards of the DO and the underlying U zoning district. The DO prohibits wireless communication facilities. There is a proposed amendment to the UZC to allow a wireless communication facility as a Conditional Use in the Delano Overlay. However, the State has recently changed the law in regards to the local governments' permitting process for wireless communication facilities. The impact on the City is still being studied.

The Wireless Master Plan encourages the modification or the rebuilding of stadium light poles that are substantially similar in appearance to the removed stadium light pole. This proposed monopole at this site appears to be possibly one of the least intrusive proposals for the area.

(5) **Impact of the proposed development on community facilities:** The site will generate less traffic onto St Claire Avenue than the adjacent single-family residences or the classes, sporting events or other activities on the Friends University campus. Drainage will not change.

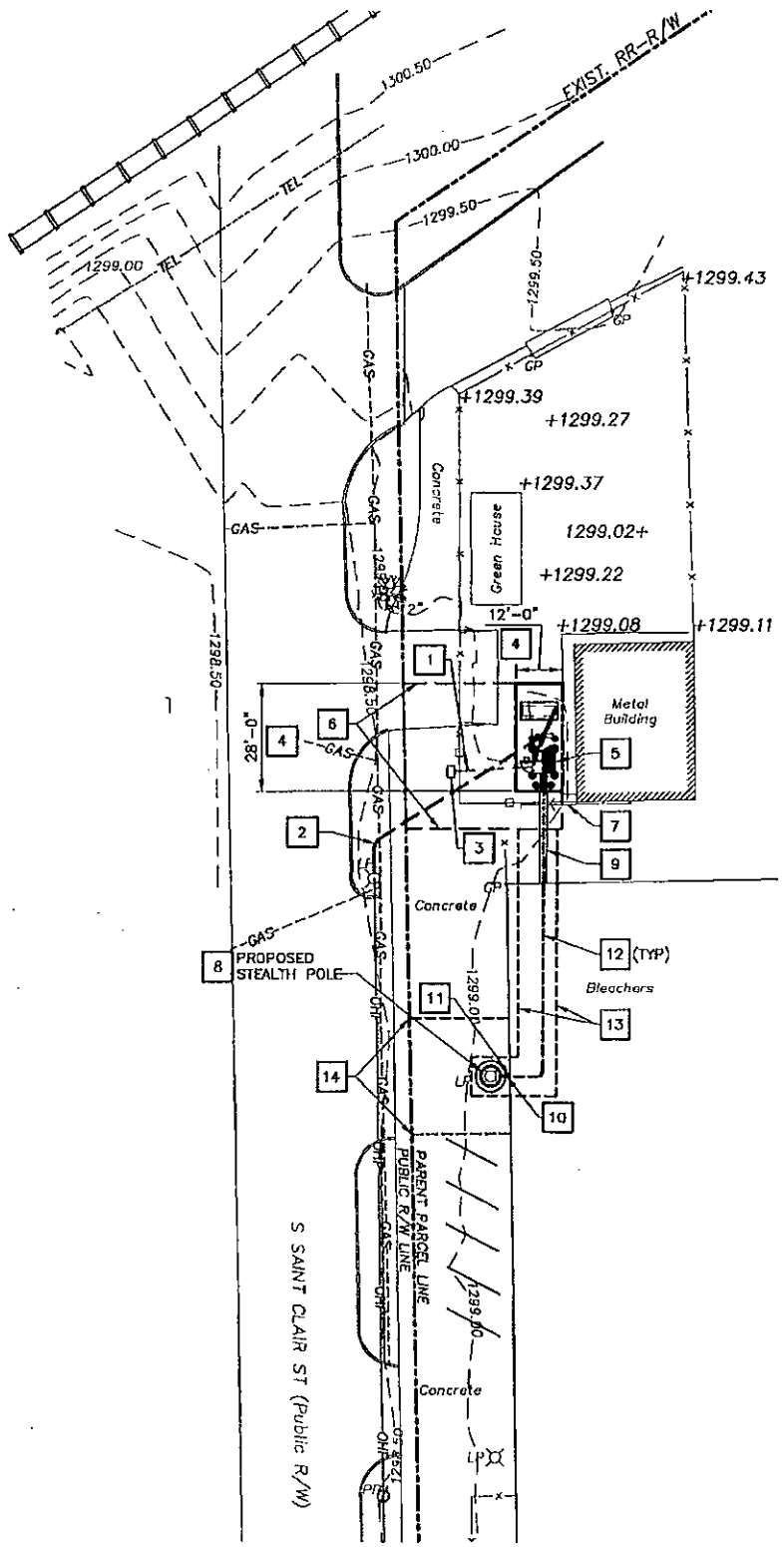
811 Know what's below. Call before you dig. www.ok811.com

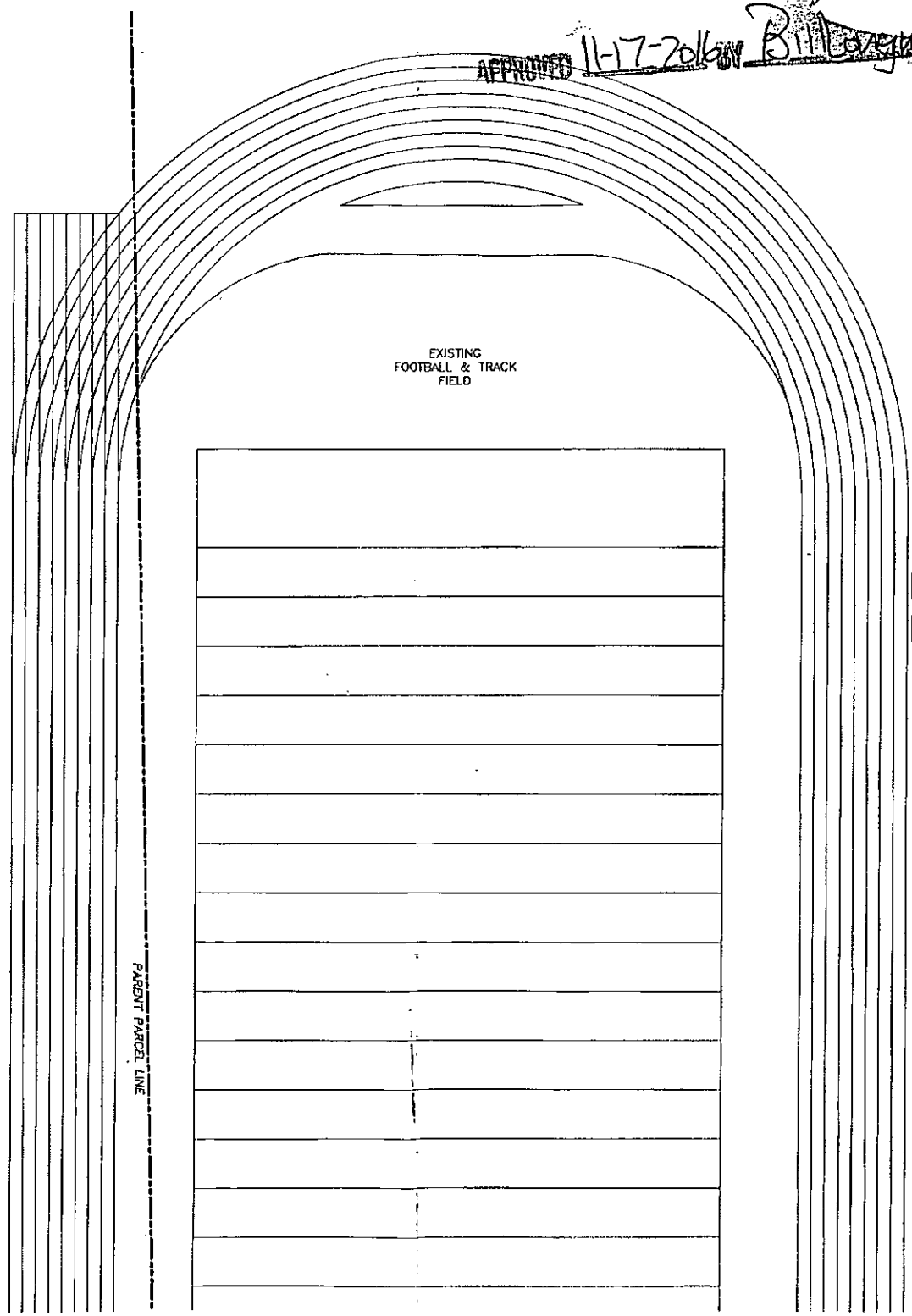
THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT)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

Con2016-51

SITE PLAN

APPROVED 11-7-2016 BY





OVERALL SITE PLAN

1

NOTES:

1. PROPOSED 4" CONDUIT W/ (3) 1" INNERDUCTS W/PULL ROPE IN EACH INNERDUCT FOR FIBER FROM PROPOSED TRAFFIC RATED FIBER HANDHOLE TO EQUIPMENT PLATFORM (APPROX LENGTH = 25') (CONTRACTOR SHALL FIELD VERIFY & COORDINATE CONNECTION POINT WITH LOCAL UTILITY)
2. PROPOSED 3" CONDUIT FOR UNDERGROUND POWER FROM TRANSFORMER AT UTILITY POLE TO PROPOSED EQUIPMENT PLATFORM W/ UTILITY METER. (APPROX LENGTH = 60') (CONTRACTOR SHALL FIELD VERIFY & COORDINATE CONNECTION POINT WITH LOCAL UTILITY)
3. PROPOSED TRAFFIC RATED FIBER HANDHOLE.
4. PROPOSED 12' x 28' LEASE SPACE
5. PROPOSED VERIZON WIRELESS EQUIPMENT ON PLATFORM
6. PROPOSED NON-EXCLUSIVE ACCESS & UTILITY RIGHT-OF-WAY. (IRREGULAR SHAPE)
7. EXISTING GATE
8. REPLACE EXISTING FIELD LIGHT POLE WITH PROPOSED STEALTH POLE AT SAME LOCATION. EXISTING LIGHTS & SPEAKERS TO BE RELOCATED TO NEW POLE AT SAME ELEVATIONS.
9. PROPOSED CABLE TRAY OVERHEAD TO BLEACHERS ENCLOSURE A MINIMUM OF 12' ABOVE GRADE AT ENTRANCE DRIVE
10. PROPOSED CABLE ROUTE THROUGH BLEACHERS ENCLOSURE TO PROPOSED STEALTH POLE
11. PROPOSED SABRE ENTRY PANEL PART # C20-131-004 OR APPROVED EQUAL. (ORDER 4" BOOT ASSEMBLIES PER CABLE SIZE) (SEE 1/C-5)
12. PROPOSED SITE PRO 1 COAX CABLE SUPPORT BRACKET. BOLT TO BUILDING BEAM. (ORDER SNAP-IN HANGERS PER CABLE SIZE) (SEE 2/C-5)
13. PROPOSED 10' WIDE NON-EXCLUSIVE CABLE RIGHT-OF-WAY
14. PROPOSED 30' WIDE NON-EXCLUSIVE ACCESS RIGHT-OF-WAY (APPROX LENGTH = 26')

N

0' 10' 20' 40' 60'

KEVIN VANNAELE LICENSED 22105 KANSAS PROFESSIONAL ENGINEER 3/29/16

SHELTON D. KEISLING LICENSED 13654 KANSAS PROFESSIONAL ENGINEER 3-29-16

PLANS PREPARED FOR:

verizon ✓

PLANS PREPARED BY:

9300 West 109th Street, Suite 300
Overland Park, Kansas 66210
Phone: 913-438-7700
Fax: 913-438-7777
SSC

ENGINEERING LICENSE:

STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION #E-571

ENGINEER:		PE #:	DISCIPLINE:	
MLO	MICHAEL L. OWENS	16917	STRUCTURAL/CIVIL	SC
KV	KEVIN VANNAELE	22105	STRUCTURAL/CIVIL	SC
REJ	ROBERT E. JENSEN	16098	STRUCTURAL/CIVIL	SC
TMS	TERRANCE M. SUPER	9220	ELECTRICAL	E
SDK	SHELTON D. KEISLING	13654	ELECTRICAL	E

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	02/11/15	RKT	A
ISSUED FOR LESSOR REVIEW	03/20/15	JMB	B
PER CLIENT COMMENTS	06/25/15	RKT	C
ISSUED FOR CONSTRUCTION	11/02/15	RKT	0
PER CLIENT COMMENTS	02/16/16	RKT	1
PER CLIENT COMMENTS	03/14/16	RKT	2

SITE NAME:

WICC METRO MERIDIAN

LOCATION NUMBER:

290269

SITE ADDRESS:

420 SOUTH ST. CLAIRE STREET
WICHITA, KANSAS
67213

SHEET DESCRIPTION:

OVERALL
SITE PLAN

SSC #:

SHEET NUMBER:

C-1

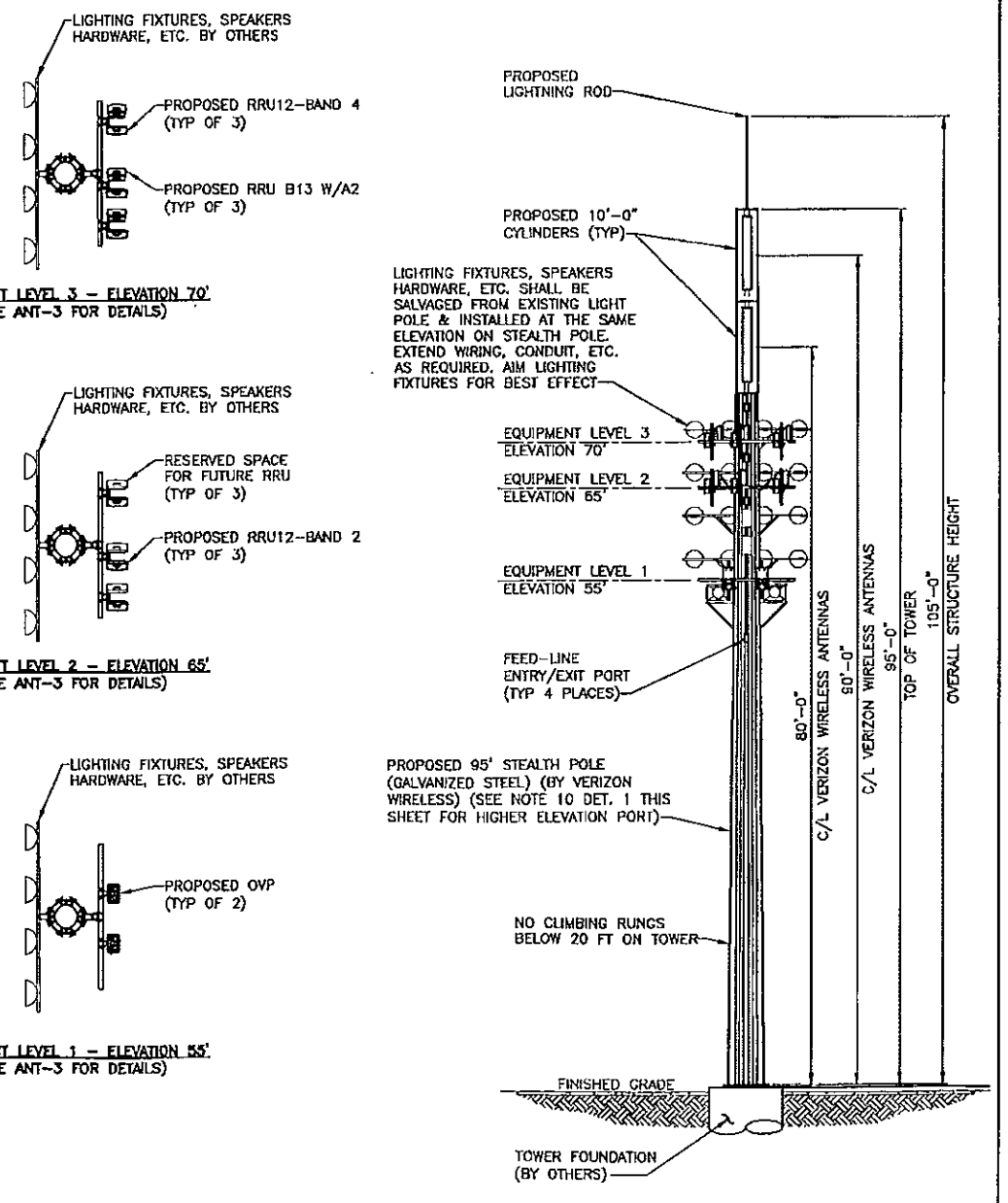
DON 2016-51

PROPOSED ANTENNA KEY

	Position	Status	Antenna Centerline (ft AGL)	Antenna Make / Model	Antenna Count	Height (in)	Width (in)	Depth (in)	Weight (lbs)	Azimuth True/Mag. North	Mech Downtilt	Electrical Downtilt	TMA Make/Model	TMA Count	Diplexer Make/Model	Diplexer Count	Coax Make/Model	Coax Count	Coax Size	Coax Length
Mainline Cable & Distribution																				
Alpha Sector	A - 700/AWS	Proposed	90	Kathrein/80010697V01	1	103	11.8	6	68.3	30°/29°	0°	LTE 1°/AWS 2°								
	B - 700/PCS	Proposed	80	Kathrein/800100?2V01	1	103	11.8	6	68.3	30°/29°	0°	PCS 3°								
	C	Empty																		
	D	Empty																		
Beta Sector	E - 700/AWS	Proposed	90	Kathrein/800100?2V01	1	103	11.8	6	68.3	150°/149°	0°	LTE 1°/AWS 2°								
	F - 700/PCS	Proposed	80	Kathrein/800100?2V01	1	103	11.8	6	68.3	150°/149°	0°	PCS 4°								
	G	Empty			1															
	H	Empty			1															
Gamma Sector	I - 700/AWS	Proposed	90	Kathrein/800100?2V01	1	103	11.8	6	68.3	270°/269°	0°	LTE 1°/AWS 2°								
	J - 700/PCS	Proposed	80	Kathrein/800100?2V01	1	103	11.8	6	68.3	270°/269°	0°	PCS 2°								
	K	Empty																		
	L	Empty																		
				Antenna Total	8								TMA Total	0	Diplexer Total	0	Coax Total	0		

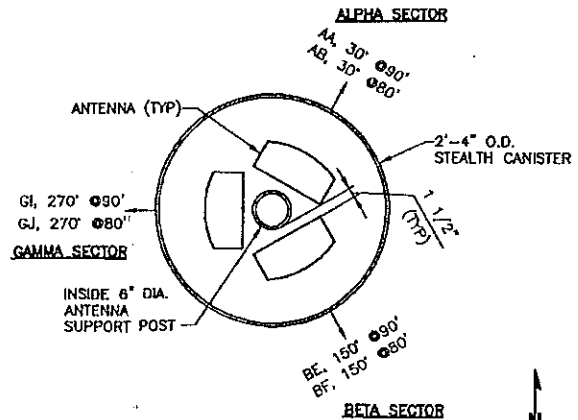
RRU Make/Model	RRU Count	OVP Make/Model	OVP Count	Hybrid Cable Make/Model	Hybrid Cable Count	Hybrid Cable Size	Hybrid Cable Length	Hybrid Jumper Count	* RF Jumper Count
Ericsson/RRUS B13 WITH A2	3	RFS/DB B1-6C-2AB-0Z	2	RFS/HBF114-13UGS12-150E	2	1 1/4"	150'		
Ericsson/RRUS12 (Band 7)	3			RFS/HBF5B-13UGS12-30E		5/8"	30'	9	
Ericsson/RRUS13 (Band 4)	3								
									6
									2
									6
									2
									6
									2
RRU Total	9	OVP Total	2	Hybrid Cable Total	2	Jumper Total	9	24	

* (4 AISG DAISY CHAIN JUMPER CABLES PER SECTOR (TOTAL 12)



TOWER ELEVATION | 2

1. ANTENNAS SHALL BE DESIGNATED FROM RIGHT TO LEFT, FACING THE ASSEMBLY FROM THE GROUND. LEFT TO RIGHT FACING THE BACK OF THE ANTENNA.
2. THE OUTER MOST ANTENNAS ON EACH FACE SHALL BE DESIGNATED AS THE RECEIVE ANTENNAS. THE INNER ANTENNAS SHALL BE DESIGNATED AS THE TRANSMIT ANTENNAS.
3. EACH TRANSMISSION LINE SHALL BE LABELED WITH BRASS "TOE TAGS", GRAINGER PART NUMBER 1FD35–8, STAMPED WITH 1/4" LETTERS/NUMBERS STAMPS, GRAINGER PART NUMBER 3W639. THE LABELS SHALL BE ATTACHED WITH A SEMIPERMANENT METHOD (I.E. BLACK UV RESISTANT CABLE TIES). THE TAGS SHALL BE PLACED SO AS NOT TO COME IN CONTACT WITH THE CONNECTOR ON THE LINE AND THE METAL OF THE TOWER. LINES SHALL BE LABELED AT THE TOP, BOTTOM AT ENTRY PORT.
4. EACH LINE SHALL ALSO BE LABELED AT THE LIGHTNING/SURGE PROTECTOR MOUNTING PLATE WITH A PRINTABLE LABEL MAKER TO INDICATE LINE NUMBER AND FUNCTION, THE SAME AS THE TOE TAG.
5. THE TAG LABELING SHALL BE AS DESIGNATED IN THE ANTENNA KEY. FOR LUCENT USE A–ALPHA, B–BETA, G–GAMMA, FOR MOTOROLA REPLACE A WITH X, B WITH Y AND G WITH Z.
6. IN TWO–ANTENNA CONFIGURATION WHERE ONE ANTENNA WILL BE DUPLEXED, THE DUPLEXED ANTENNA SHALL BE LABELED AS RECEIVE.
7. CONTRACTOR SHALL FIELD VERIFY THE EXACT TMA'S (IF THEY ARE REQUIRED) PER THE OPERATIONS MANAGER.
8. CABLE FEEDER LENGTHS INDICATED ABOVE ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LENGTH BEFORE ORDERING.
9. CONTRACTOR SHALL INSTALL PLATFORM OR MOUNTING BRACKETS AND HARDWARE FOR ALL ANTENNAS AND SHALL BE PER THE TOWER MANUFACTURERS STANDARD DETAILS OR APPROVED EQUAL.
10. CONTRACTOR TO FURNISH AND INSTALL AN EXIT PORT (IF ONE IS NOT EXISTING) IN ACCORDANCE WITH THE TOWER MANUFACTURER'S SPECIFICATIONS AND UPON THE TOWER OWNER'S APPROVAL. (TYP. AT PLATFORM AND AT BOTTOM).
11. ALL ANTENNAS AND CABLES TO BE TAGGED WITH CARRIER ID.



ANTENNA CENTERLINES:
UPPER ANTENNA CENTERLINE @ 90'–0"
LOWER ANTENNA CENTERLINE @ 80'–0"

ANTENNA LAYOUT
NOT TO SCALE

NOTE:
THE ANTENNA LAYOUT IS FOR ANTENNA ORIENTATION ONLY. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC., SHALL BE PER TOWER MANUFACTURER'S STANDARD DETAILS.

N
0° = TRUE NORTH

ANTENNA KEY AND GENERAL NOTES | 1

EQUIPMENT FURNISHED AND/OR INSTALLED BY:

DESCRIPTION	FURNISHED	INSTALLED
ANCHOR BOLTS FOR TOWER	TOWER VENDOR	CONTRACTOR
ANCHOR BOLTS FOR PLATFORM	CONTRACTOR	CONTRACTOR
ANTENNA MOUNTS	TOWER VENDOR	CONTRACTOR
ANTENNAS	VERIZON WIRELESS	CONTRACTOR
COAX/CABLE SUPPORT	CONTRACTOR	CONTRACTOR
COAX/CABLE	VERIZON WIRELESS	CONTRACTOR
CONNECTORS	CONTRACTOR	CONTRACTOR
ENTRY PORT BOOTS	CONTRACTOR	CONTRACTOR
GPS ANTENNA	VERIZON WIRELESS	CONTRACTOR
GROUND KITS	CONTRACTOR	CONTRACTOR
HANGER KITS	CONTRACTOR	CONTRACTOR
ICE BRIDGE MATERIAL	CONTRACTOR	CONTRACTOR
RF JUMPERS (TOP)	CONTRACTOR	CONTRACTOR
EQUIPMENT	VERIZON WIRELESS	CONTRACTOR
EQUIPMENT PLATFORM/ CANOPY	VERIZON WIRELESS	CONTRACTOR
TOWER	VERIZON WIRELESS	CONTRACTOR
TOWER BUS BARS	TOWER VENDOR	CONTRACTOR
OVPs	VERIZON WIRELESS	CONTRACTOR
RRUS	VERIZON WIRELESS	CONTRACTOR

LOCATIONS OF ANTENNAS AS SHOWN HAVE BEEN APPROVED BY CLIENT AND/OR CLIENT'S RADIO FREQUENCY ENGINEERS. SSC ASSUMES NO RESPONSIBILITY FOR, NOR HAS SSC PERFORMED ANY INVESTIGATIONS OR STUDIES CONCERNING, THE COMPLIANCE OR NONCOMPLIANCE OF SAID ANTENNA LOCATIONS WITH ANY FCC RADIO FREQUENCY EXPOSURE REGULATIONS.

CONTRACTOR SHALL OBTAIN A COPY OF VERIZON WIRELESS ENGINEERING SITE DATA FORM FOR ANTENNA INFORMATION.

ALL STRUCTURE INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY, AND MAY DIFFER FROM THE FINAL DESIGN PROVIDED BY THE STRUCTURE MANUFACTURER. THE CONTRACTOR SHALL CONSTRUCT THE STRUCTURE, FOUNDATION, AND ALL OTHER RELATED COMPONENTS IN ACCORDANCE WITH THE STRUCTURE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.

SITE PLAN

APPROVED 11-17-2016 BY Britt Longnecker

KEVIN VANMAELE LICENSED 22105 KANSAS PROFESSIONAL ENGINEER 3/29/16

PLANS PREPARED FOR:
verizon

PLANS PREPARED BY:

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

ENGINEERING LICENSE:
STATE OF KANSAS
PE CERTIFICATE OF AUTHORIZATION #E–571

ENGINEER:		PE #:	DISCIPLINE:	
MLO	MICHAEL L. OWENS	16917	STRUCTURAL/CIVIL	SC
KV	KEVIN VANMAELE	22105	STRUCTURAL/CIVIL	SC
REJ	ROBERT E. JENSEN	16098	STRUCTURAL/CIVIL	SC
TMS	TERRANCE M. SUPER	9250	ELECTRICAL	E
SDK	SHELTON D. KESLING	3654	ELECTRICAL	E

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SUBMITTALS

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	02/11/15	RKT	A
ISSUED FOR LESSOR REVIEW	03/20/15	JAB	B
PER CLIENT COMMENTS	05/25/15	RKT	C
ISSUED FOR CONSTRUCTION	11/02/15	RKT	0
PER CLIENT COMMENTS	02/16/16	RKT	1
PER CLIENT COMMENTS	03/14/16	RKT	2

SITE NAME:
WICC METRO MERIDIAN

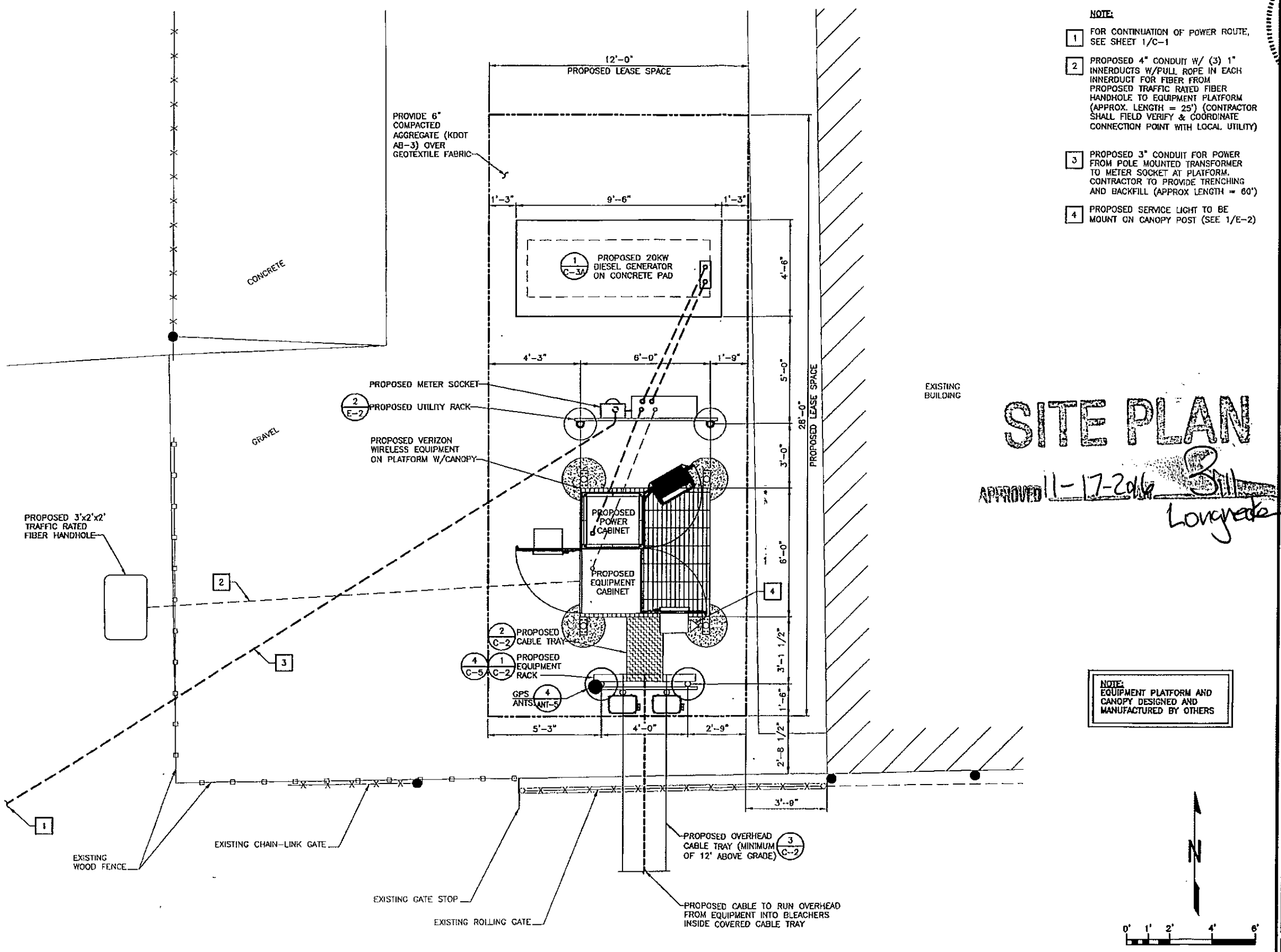
LOCATION NUMBER:
290269

SITE ADDRESS:
420 SOUTH ST. CLAIRE STREET
WICHITA, KANSAS
67213

SHEET DESCRIPTION:
TOWER ELEVATION & ANTENNA INFORMATION

SSC #: -

SHEET NUMBER: ANT-1



ENLARGED SITE PLAN 1

NOTE:

1. FOR CONTINUATION OF POWER ROUTE, SEE SHEET 1/C-1
2. PROPOSED 4" CONDUIT W/ (3) 1" INNERDUCTS W/PULL ROPE IN EACH INNERDUCT FOR FIBER FROM PROPOSED TRAFFIC RATED FIBER HANDHOLE TO EQUIPMENT PLATFORM (APPROX. LENGTH = 25') (CONTRACTOR SHALL FIELD VERIFY & COORDINATE CONNECTION POINT WITH LOCAL UTILITY)
3. PROPOSED 3" CONDUIT FOR POWER FROM POLE MOUNTED TRANSFORMER TO METER SOCKET AT PLATFORM. CONTRACTOR TO PROVIDE TRENCHING AND BACKFILL (APPROX LENGTH = 60')
4. PROPOSED SERVICE LIGHT TO BE MOUNT ON CANOPY POST (SEE 1/E-2)

NOTE:
EQUIPMENT PLATFORM AND CANOPY DESIGNED AND MANUFACTURED BY OTHERS

SITE PLAN

APPROVED 11-17-2016

0' 1' 2' 4' 6'

KEVIN VANMAELE LICENSED 22105 KANSAS PROFESSIONAL ENGINEER

SHELTON D. KESSLING LICENSED 13654 KANSAS PROFESSIONAL ENGINEER

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verizon

PLANS PREPARED BY:
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REJ	ROBERT E. JENSEN	16098	STRUCTURAL/CIVIL	SC
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PER CLIENT COMMENTS	06/25/15	RKT	C
ISSUED FOR CONSTRUCTION	11/02/15	RKT	0
PER CLIENT COMMENTS	02/16/16	RKT	1
PER CLIENT COMMENTS	03/14/16	RKT	2

SITE NAME:
WICC METRO MERIDIAN

LOCATION NUMBER:
290269

SITE ADDRESS:
420 SOUTH ST. CLAIRE STREET
WICHITA, KANSAS
67213

SHEET DESCRIPTION:
ENLARGED SITE PLAN

SSC #:

SHEET NUMBER:
C-1A