



FILE COPY

Wichita-Sedgwick County Metropolitan Area Planning Department

October 28, 2002

Netfund I, Ltd.
717 17th Street North
Suite 200
Denver, CO 80202

Re: CON2002-00051: An administrative adjustment to Condition #4 of CON2002-00018.

Legal Description: BEGINNING at a point on the South line of said Northeast quarter, said point being 320.00 feet West of the southeast corner of said Northeast Quarter, thence along said South line on a NAD 83 Kansas South Zone Grid bearing of S 88 degrees 51'49" W, 633.17 feet to the Northwest corner of Lot 1, Block 1, Woodlawn Place 2nd Addition, an addition to Wichita, Sedgwick County, Kansas; thence N 49 degrees 36'07" W, 256.38 feet to a point 170.00 feet North of said South line; thence parallel with said South line N 88 degrees 51'49"E, 826.31 feet to a point 320.00 feet West of the East line of said Northeast Quarter; thence parallel with said East line S 00 degrees 43'25"E, 170.00 feet to the POINT OF BEGINNING. Said tract containing 124,056 square feet of 2.85 acres of land, more or less. Generally located 270 feet west of Woodlawn approx. 1/10 mile north of Mainsgate Street.

Dear Sir or Madam:

We have reviewed your request for an administrative adjustment to the site plan for CON2002-00018. You state in your application that you desire to adjust Condition #4 to increase the height of light poles and fixtures from a maximum height of 14 feet to a maximum height of 30 feet. The light poles would be placed in the center of the parking lot and be located no closer than 70 feet from the property line of residential zoning.

The Unified Zoning Code allows the Planning Director, with the concurrence of the Zoning Administrator, to approve minor adjustments to a Conditional Use conditions of approval as long as the adjustment does not have any of the negative impacts stated in Sec. V-I.6. We find that adjusting the maximum height of light poles and fixtures meets the four conditions required by Section V-1.6 of the Unified Zoning Code as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The use of taller light poles and fixtures is intended to increase the safety of the parking lot for the patrons.
- 2) Impact on existing uses in surrounding areas: The taller light poles and fixtures would be located in the center of the lot by a distance of at least 70 feet to any residential property line.

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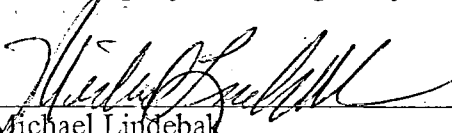
This exceeds the minimum distance from a residential lot line of 60 feet for a 30-foot pole required by the Unified Zoning Code. Additionally, the adjusted landscape plan and concurrent adjustment of Condition #2 of this Conditional Use, provides for a denser landscape buffer along the north, east and west property line, which should further mitigate negative impacts on surrounding residential areas.

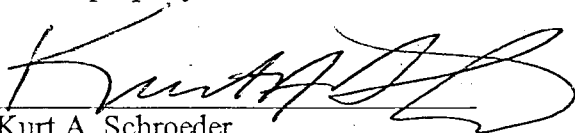
- 3) Compatibility with existing or permitted uses on abutting sites: An ancillary parking lot on the site has been found to be compatible with existing or permitted uses on abutting sites through the approval of CON2002-00018. The compatibility with existing or permitted uses on abutting sites should be maintained by the enhanced landscaping and by placement of the light poles and fixtures at least 70 feet from residential property lines.
- 4) Effect on public health, safety or welfare: There will be no encroachment into public utility easements or right-of-way, and the light study (Attachment #1) documents that light levels would be at acceptable levels for residential uses nearby; therefore, there should not be a negative impact on the public health, safety or welfare nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that an administrative adjustment to CON2002-00018 Condition #4 to increase the height of light poles and fixtures to 30 feet on the aforementioned property is hereby granted subject to the following conditions:

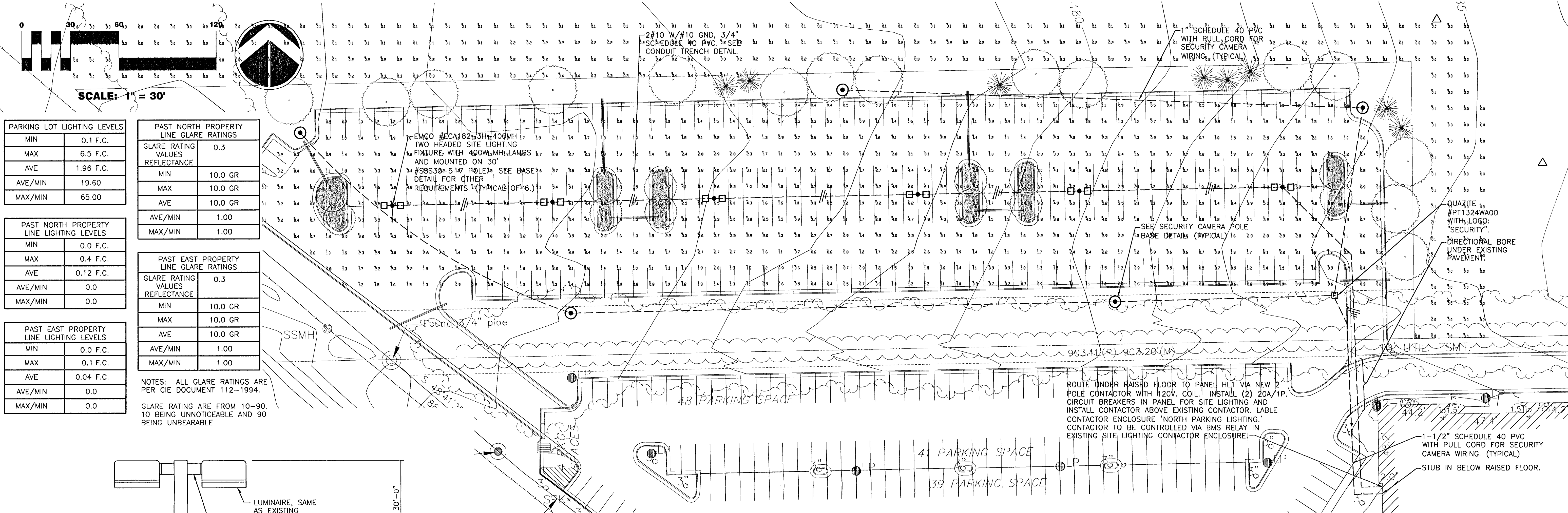
- 1) Any poles and fixtures higher than 14 feet shall be at least 70 feet from any property line zoned for residential use.
- 2) Condition #2 shall be adjusted to require a landscape buffer along the screening wall on the north and east property lines to be increased to one tree every 30 feet, with at least one-half being evergreen, and an additional three evergreen trees shall be added to the northern 80 feet of the drive aisle on the western property line of the parking lot.
- 3) The lighting shall meet all other standards of Unified Zoning Code Article IV, Section IV-B.4.
- 4) The site shall be developed in general conformance with the site plan.
- 5) All conditions of approval, as modified by this adjustment, for CON2002-00018 shall be met.
- 6) Any violation of these conditions shall render the Administrative Adjustment null and void.

The zoning adjustment sign may now be removed from the property.


Michael Lindebak
Planning Director


Kurt A. Schroeder
Superintendent of Central Inspection

cc: MKEC, Attn: Greg Allison, 411 N. Webb, Wichita, KS 67206
Vantage Point Properties, Attn: Helen Cochran, 8301 E. 21st Street North, Wichita, KS 67206
Kurt Schroeder, Office of Central Inspection
Paul Hays, Office of Central Inspection



PARKING LOT LIGHTING LEVELS	
MIN	0.1 F.C.
MAX	6.5 F.C.
AVE	1.96 F.C.
AVE/MIN	19.60
MAX/MIN	65.00

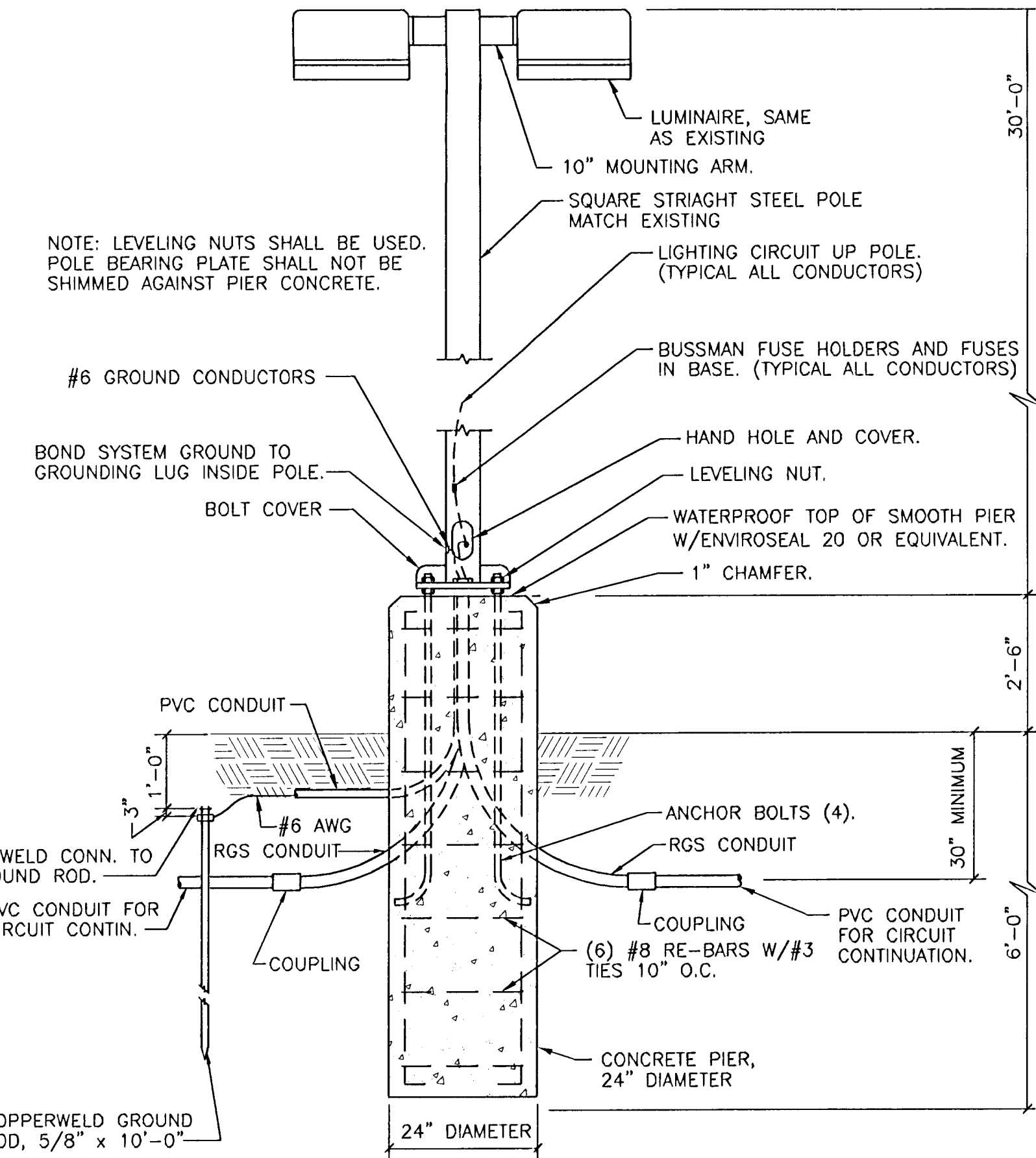
PAST NORTH PROPERTY LINE GLARE RATINGS	
GLARE RATING VALUES REFLECTANCE	0.3
MIN	10.0 GR
MAX	10.0 GR
AVE	10.0 GR
AVE/MIN	1.00
MAX/MIN	1.00

PAST EAST PROPERTY LINE GLARE RATINGS	
GLARE RATING VALUES REFLECTANCE	0.3
MIN	10.0 GR
MAX	10.0 GR
AVE	10.0 GR
AVE/MIN	1.00
MAX/MIN	1.00

PAST NORTH PROPERTY LINE LIGHTING LEVELS	
MIN	0.0 F.C.
MAX	0.4 F.C.
AVE	0.12 F.C.
AVE/MIN	0.0
MAX/MIN	0.0

PAST EAST PROPERTY LINE LIGHTING LEVELS	
MIN	0.0 F.C.
MAX	0.1 F.C.
AVE	0.04 F.C.
AVE/MIN	0.0
MAX/MIN	0.0

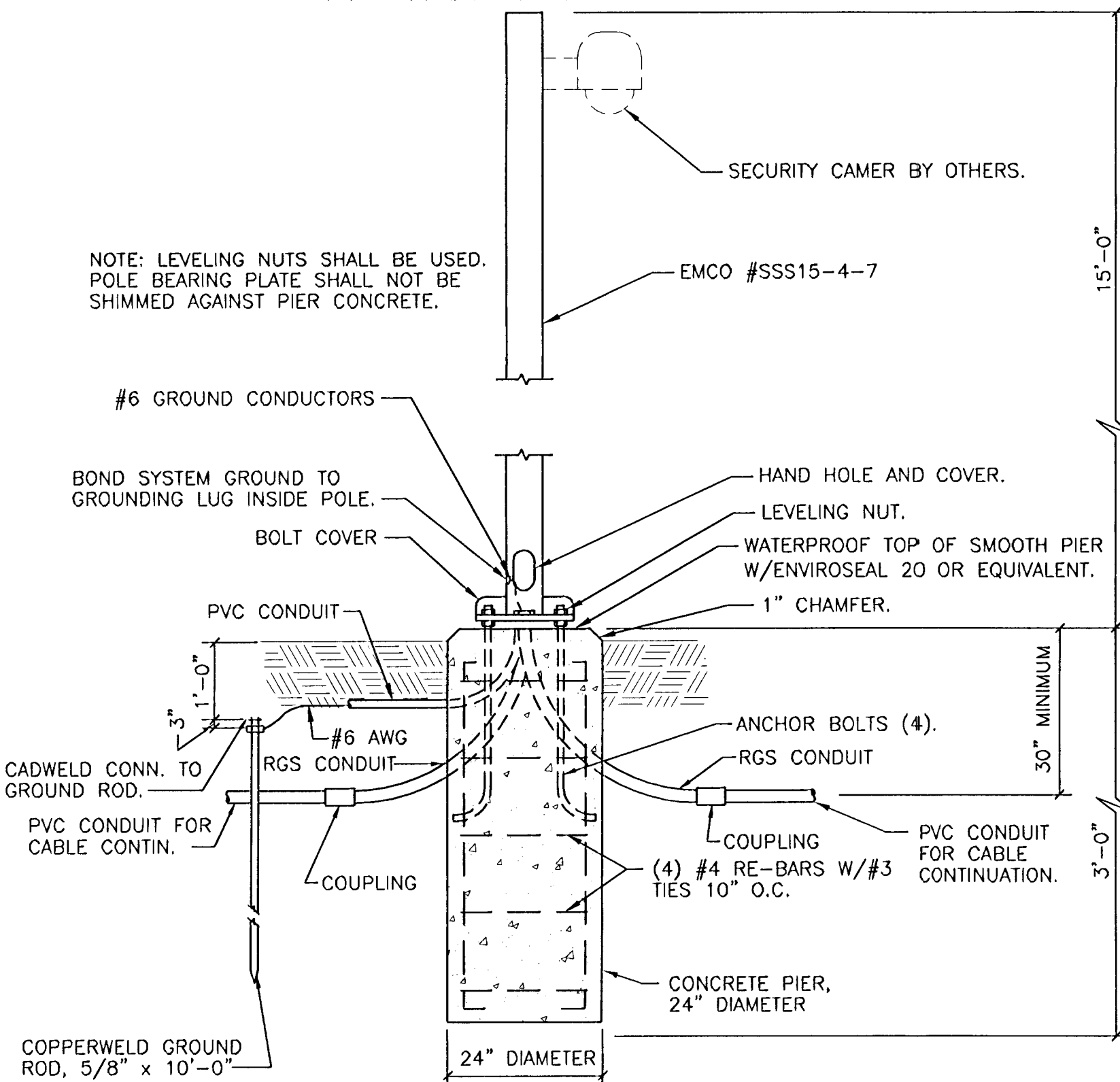
NOTES: ALL GLARE RATINGS ARE PER CIE DOCUMENT 112-1994.
GLARE RATING ARE FROM 10-90. 10 BEING UNNOTICEABLE AND 90 BEING UNBEARABLE



NOTE: SEE ELECTRICAL SITE PLAN DRAWINGS FOR LOCATIONS OF EXISTING POLE BASES AND CONDUIT.

POLE BASE DETAIL

NOT TO SCALE

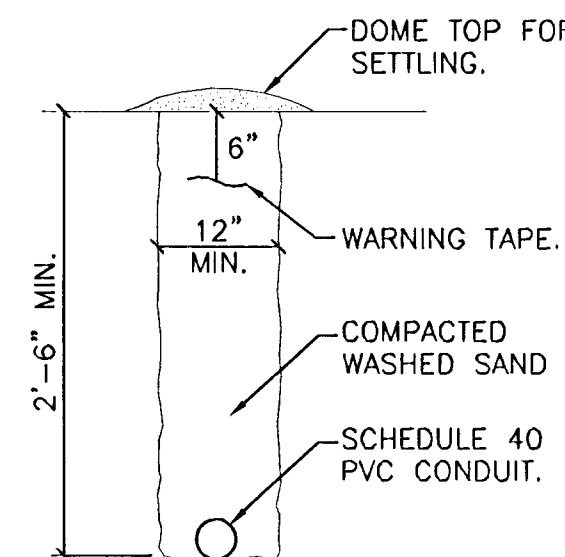


SECURITY CAMERA POLE BASE DETAIL

NOT TO SCALE

GENERAL NOTES

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS PROJECT.
2. DO NOT SCALE DRAWINGS, USE FIELD MEASUREMENTS.
3. NOTES ON DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER THEY ARE REPEATED OR NOT.
4. THE COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE A.D.A.G. (AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES).
5. THE CONTRACTOR MUST VISIT THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING SITE CONDITIONS WHICH WILL BE AFFECTED DURING CONSTRUCTION PRIOR TO SUBMITTING HIS BID PROPOSAL.
6. ELECTRICAL CONTRACTOR SHALL VERIFY TOTAL CONNECTED LOAD PRIOR TO WIRING OF ALL HVAC EQUIPMENT. MAKE ANY CHANGES TO OVERCURRENT DEVICES OR FEEDER SIZE PER "99" NATIONAL ELECTRICAL CODE.
7. ALL WIRING OF ALL SYSTEMS SHALL BE COPPER IN STEEL CONDUIT & STEEL BOXES, UNLESS SPECIFICALLY NOTED OTHERWISE. THIN WALL CONDUIT SHALL NOT BE INSTALLED FOR EXTERIOR USE. ALL EXPOSED CONDUITS SHALL BE INSTALLED PARALLEL AND PERPENDICULAR. ALL CONDUIT PENETRATIONS OF FIRE RATED WALLS SHALL BE SEALED WITH A APPROPRIATELY RATED FIRE STOP MATERIAL.
8. ALL CONDUITS STUBBED OUT, SHALL BE CAPPED AND MARKED.
9. ALL CONDUIT(S) IN THE SLAB OR UNDER GROUND SHALL BE A MINIMUM OF 3/4" THIS APPLIES FOR BOTH LINE VOLTAGE AND DATA/COMMUNICATIONS. ALL ELLIS, HORIZONTAL OR VERTICAL, UNDERGROUND OR IN THE SLAB SHALL BE RIGID STEEL. ALL RISERS EXISTING SLAB OR EARTH SHALL BE RIGID STEEL. NO EXCEPTION.



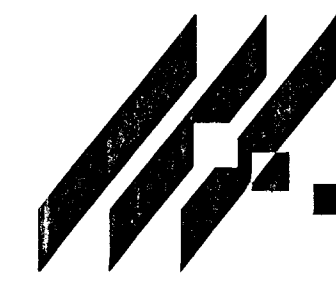
CONDUIT TRENCH CROSS SECTION

NOT TO SCALE

LIGHTING FIXTURE SCHEDULE NOTES

1. ALL LIGHTING FIXTURES SHALL BE RATED FOR BUILDING SYSTEM VOLTAGE. CONTRACTOR MUST VERIFY ALL LOCATIONS.
2. ELECTRICAL CONTRACTOR SHALL CHECK AND COORDINATE ALL LIGHTING FIXTURE CATALOG NUMBERS WITH THE INTENT OF FIXTURE DESCRIPTIONS, LISTED ACCESSORIES AND TYPE OF INSTALLATION.
3. ALL FIXTURES SHALL BE "U.L." LABELED. ALL LIGHTING FIXTURES EXPOSED TO WEATHER OR MOISTURE SHALL BEAR U.L. "WET LOCATION" LABEL, AND LIGHTING FIXTURES EXPOSED TO DAMPNES SHALL BEAR U.L. "DAMP LOCATION" LABEL.
4. VERIFY ALL LIGHTING FIXTURE LOCATIONS, FINISHES, VOLTAGE AND CEILING TYPES WITH ARCHITECT PRIOR TO INSTALLING.
5. FIXTURE SUBSTITUTIONS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL, 7 DAYS PRIOR TO BID. SUBMIT CUT SHEETS OF SPECIFIED ITEM ALONG WITH A CUT SHEET OF THE DESIRED SUBSTITUTION, WITH ALL DIFFERENCES NOTED. MAIL OR DELIVER CUT SHEETS INCLUDING PHOTOMETRIC INFORMATION TO: MKEC ENGINEERING CONSULTANTS, INC., 411 N. WEBB ROAD, WICHITA, KS. 67206, FAX TRANSMISSIONS ARE NOT ACCEPTABLE. SUBSTITUTIONS NOT SUBMITTED AS PER THIS PROCEDURE, WILL NOT BE CONSIDERED.
6. DIFFERENCES SHALL ALSO BE SPECIFICALLY NOTED ON THE "SHOP DRAWINGS." THIS INCLUDES BUT IS NOT LIMITED TO: FIXTURE SUBSTITUTIONS, LAMPS, VOLTAGE, MOUNTING, PHYSICAL DIMENSIONS AND FINISHES. FAILURE TO COMPLY DOES NOT RELIEVE THE CONTRACTOR OF DESIGN DOCUMENT INTENTION AND WILL NOT BE REASON FOR ADDITIONAL REIMBURSEMENT.
7. ALL HID FIXTURES SHALL BE "BURNED-IN" AS PER LAMP MANUFACTURER'S RECOMMENDATIONS TO INSURE PROPER LAMP LIFE.
8. SUBMIT LIST OF LAMPS FOR ENGINEER'S APPROVAL WITH TYPE OF LAMP AND MANUFACTURER TO BE USED FOR EACH FIXTURE LISTED PRIOR TO ORDERING. LAMP TO BE MATCHED WITH FIXTURE.

REVISED: AUGUST 30, 2002



MKEC
ENGINEERING
CONSULTANTS
411 N. WEBB ROAD
WICHITA, KS. 67206
316-684-9600

VOICE STREAM
PARKING LOT EXPANSION
PROJECT NAME

ELECTRICAL SITE PLAN
SHEET TITLE

JAF DESIGN BY:	JAF DRAWN BY:	DLP CHECKED BY:
MARCH 2002 DATE	02006 JOB NO.	4 / 4 SHEET/OF