



Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2008

Board of Park Commissioners
455 N Main
Wichita, KS 67202

City of Wichita
Property Management
Mail Stop #1-134

RE: CON2008-00025 - City Conditional Use permit for a 150-foot wireless communication tower in TF-3 Two-family Residential zoning, generally located in Linwood Park, west of I-35 and Kansas Avenue and 1400 feet south of Harry.

Dear Ladies and Gentlemen:

At its regular meeting on **June 5, 2008**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to **APPROVE** the request, subject to the following conditions:

- A. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met.
- B. 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.
- C. The support structure shall be a "monopole" design that generally conforms to the approved site elevation and that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall not exceed 150 feet in height and shall be designed and constructed to accommodate communication equipment for at least three (3) wireless service providers.
- E. 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.

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichita.gov

RE: CON2008-00025 - City Conditional Use permit for a 150-foot wireless communication tower in TF-3 Two-family Residential zoning, generally located in Linwood Park, west of I-35 and Kansas Avenue and 1400 feet south of Harry.

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- F. The 0.07-acre tower site located within the owner's (+) 44-acres shall be developed in general conformance with the approved revised site and landscape plan. These plans 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. The plan must identify existing and/or proposed trees and shrubs, give their total numbers and their general size to determine if it meets screening requirements of the Unified Zoning Code (UZC) Art. IV, Sec. IV-B.3.b.1. The site plan must identify the utility access easement as being current or proposed. If it is proposed it must be recorded. If a surface is needed for the drive/access easement, it must be approved by the Zoning Administrator. All improvements and construction of the facility/tower shall be completed within a year and before the facility becomes operational.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations. Provide the Storm Water Engineer with any required plans for review and approval of the site.
- H. 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.

NOTICE: The public hearing on planning items is conducted by the MAPC under provisions of State Law. Adopted policy is that the City Council will not take additional testimony on zoning related applications and other issues for which the MAPC has held a public hearing. However, interested parties may file a written statement with the City Clerk by 5:00 p.m. on the Wednesday preceding this meeting, providing new facts on the issue or alleging an unfair hearing. The Council will determine from such statements whether to return the issue to the MAPC for reconsideration or to reverse their recommendation.

Property owners may also file written protest petitions on zoning related items heard by the MAPC. In order to be considered a "valid" petition, the signatures must reflect the correct and entire ownership of the property, the property must be at least partially within 200 feet of the property for which the application was filed, and must be submitted to the City Clerk within 14 days of the conclusion of the MAPC hearing, by **June 19, 2008, at 5 p.m.** Such petitions may cause the application to be disapproved, if the land area encompassed by the protesting owners exceeds 20% of the land area within 200 feet of the perimeter of the application area, unless the Council overrides such a protest and approves the application by a vote of 6 of its members.

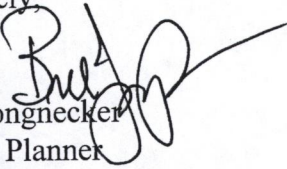
If there are no valid appeals or protest petitions filed opposing this action by **June 19, 2008**, the action of the MAPC will be considered final. If appeals or protest petitions are filed, you will be advised of the date your application will be forwarded to the Governing Body for review and final action.

RE: CON2008-00025 - City Conditional Use permit for a 150-foot wireless communication tower in TF-3 Two-family Residential zoning, generally located in Linwood Park, west of I-35 and Kansas Avenue and 1400 feet south of Harry.

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This is a reminder that the zoning notification signs should now be removed from the property. If you have any questions concerning this application, please contact our office at 268-4421.

Sincerely,


Bill Longnecker
Senior Planner
Current Plans Division

WL:mc

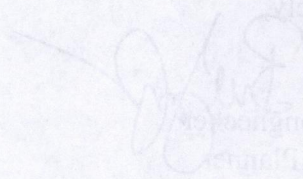
Copies to: Ferris Consulting, C/O Greg Ferris, Po Box 573, Wichita, KS 67201
Linwood, Vicki Lortz, 1520 S Ellis, Wichita, KS 67211
Mead, Connie Rosenkrans, 1636 S. Green St., Wichita, KS 67211
South Central Improvement Alliance, Vickie Adamson, 817 S. Oliver, Wichita, KS 67218
WCC I, Lavonta Williams, Mail Stop 1-13
N.A. I, LaShonda Porter, Mail Stop #1-135
Julianne Kallman, Engineering, Mail Stop 1-71

RE: CONYERS-00015 - City Conditional Use permit for a 150-foot vertical sign on building
located at 11-17 West Family Residential zoning, generally located in the west
1500 East Kansas Avenue and 1400 East South of 14th

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This is a reminder that the zoning notification signs should now be removed from the property.
If you have any questions concerning the application, please contact our office at 308-442-1111.

Sincerely,



Bill Conyers
Senior Planner
Urban Plans Division

William

Copies to:
Tara Consulting, 1000 East 14th, P.O. Box 272, Wichita, KS 67201
Timwood, 1411 East 14th, Wichita, KS 67211
Mead Community Resources, 1036 S. Green St., Wichita, KS 67211
South Central Investment Alliance, Vickie Johnson, 417 S. Oliver, Wichita, KS
67218
W.O.T. Law and Writing, Main Street 13
N.A.L. Records Point, Mail Stop 41-130
Julianne Kallman, Emergency Mail Stop 1-71

AFFIDAVIT

STATE OF KANSAS \
- SS.
County of Sedgwick /

Nicole Mandina, of lawful age, being first duly sworn, depose and saith: That she is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle for 1 issues - ~~weeks~~, that the first publication of said notice was

made as aforesaid on the 15th of

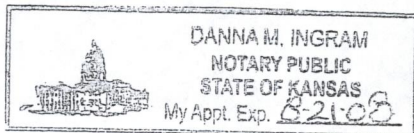
May A.D. 2008 , with

subsequent publications being made on the following dates:

And affiant further says that she has personal knowledge of the statements above set forth and that they are true.

Subscribed and sworn to before me this

15th day of May, 2008

Notary Public Sedgwick County, Kansas

Printers Fee: \$51.00

LEGAL PUBLICATION

Published in The Wichita Eagle
on May 15, 2008 (8232220)
MAPC June 5, 2008

OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday June 5, 2008, no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following applications in the Planning Department Conference Room, 10th Floor, Wichita City Hall, 455 N. Main St., Wichita, Kansas. If you have any question regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268.4421.

- VAC2008-00015 - City request to vacate a portion of a platted easement generally located west of Maize Road, midway between Central Avenue and Maple Street, west of North Parkdale Street, on the southwest portion of North Parkdale Court.
- ZON2008-00010 - City zone change from "B" Multi-family and "MF-29" Multi-family to "LC" Limited Commercial, generally located on 454 North Blackley and 446 North Blackley.
- ZON2008-00025 - County zone change from SF-20 Single-family Residential to LC Limited Commercial, generally located on the south side of 21st Street North, 1/5 mile west of 159th Street East (15621 East 21st Street North).
- ZON2008-00026 - City zone change from SF-5 Single-family Residential and LC Limited Commercial to GC General Commercial, generally located on the south side of Lewis, 1/2 block west of Zeita and one block north of Kellogg.
- ZON2008-00027 - County zone change from SF-20 Single-family Residential to RR Rural Residential (associated with CON2008-00024), generally located west of Ridge Road and north of 55th Street South.
- ZON2008-00028 - City zone request on a parcel with no zoning to MH Manufactured Housing, generally located 1/2 mile east of Hydraulic Avenue at 55th Street South and abutting the the Arkansas River.
- CON2008-00024 - County Conditional Use permit for a construction and demolition landfill in RR Rural Residential zoning (associated with ZON2008-00027), generally located west of Ridge Road and north of 55th Street South.
- CON2008-00025 - City Conditional Use permit for a 150-foot wireless communication tower in TF-3 Two-family Residential zoning, generally located in Linwood Park, west of I-35 and Kansas Avenue and 1400 feet south of Harry.
- CON2008-00026 - City Conditional Use permit for a school, elementary (Montessori School) on property zoned LI Limited Industrial, generally located 1/2 block east of Rock Road and 1/2 block south of 35th Street North (3500 North Rock Road).

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, Wichita City Hall - 10th Floor. As provided in Section V of the Wichita-Sedgwick County Unified Zoning Code, the same will then and there be discussed and considered by the said MAPC, and all persons interested in said matters will be heard at this time concerning their views and wishes in the premises, and any protest against any of the provisions of the proposed changes to the zoning regulations will be considered by the MAPC as by law provided.

WITNESS MY HAND this 12th day of May, 2008
John L. Schlegel, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning
Commission

RECEIVED

MAY 15 2008

METROPOLITAN PLANNING
COMMISSION

BACKGROUND: The applicant, T-Mobile Central, LLC, is seeking a Conditional Use to permit the construction of a 150-foot high, galvanized steel, monopole cell phone tower. The proposed tower will also have lights placed on its lower portion, which will be used to light the left field of an existing baseball field. The irregular (see site plan) tower site is located in the TF-3 Two-family Residential ("TF-3") zoned (+) 44-acre Linwood Park. The public park is located between Harry Street (north), I-35 (east), Mount Vernon Road (south) and Hydraulic Avenue (west). Per the amended Wireless Communication Facility Ordinance (adopted by the WCC 4-08-08 & BoCC 4-9-08), new wireless communication facilities over 65-feet in height in the TF-3 zoning district may be permitted with a Conditional Use. The site is not in an area where an Administrative Permit (per the above sited amended ordinance) would allow a tower, if it did not exceed the allowed height.

The applicant's RF Engineer has provided (see attached letter #1) a letter that states that the proposed facility is needed to both provide, extend and improve phone service in this section of Wichita. The RF Engineer has also stated that the proposed tower will provide capacity relief for existing T-Mobile Towers in the area. The RF Engineer states that there are no towers or structures in the immediate 1-mile area that would allow co-location opportunities to meet their communication needs and has stated that the high volume of use has caused the area to experience frequent failed access. The wireless facilities map provided by the applicant shows the existing facilities in the area, from Broadway Avenue (west) – north of Kellogg Street – Oliver Street (east) – 31st Street South. This map is in general agreement with the case map generated by City IT. T-Mobile is shown to have six facilities on the map, which the RF Engineer has stated are at full capacity. The applicant has provided current and desired coverage maps.

The site is located in the TF-3 zoned (+) 44-acre Linwood Park, which is located between Harry Street (north), I-35 (east), Mount Vernon Road (south) and Hydraulic Avenue (west). If approved the proposed 150-foot monopole will replace an existing light pole located along the fence in left field of a baseball field. The baseball field is located immediately to the west and north of the site. There is approximately 375 feet of open park land located north of the site between the site and a parking lot and two other baseball fields. A public school is located north of the baseball fields. A public library/rec center/senior center, a basketball court and a playground are located over 200-280 feet south of the site. Kansas Avenue (public street right-of-way) is located approximately 140 feet east of the site. I-35 and the drainage channel that runs under it are located approximately 300 feet further east of the site. The site is located within a large area that is "protected by a levee." Existing single-family residences or other residential uses are located (+) 1,000 feet from the site. Zoning outside of the park is mostly TF-3, B Multi-family Residential ("B," developed as single-family, duplex and multi-family residential development), some LC Limited Commercial ("LC," developed as small local retail) and a GO General Office ("GO") site.

The site plan shows the irregular shaped tower site located within the park, showing a portion of the baseball field (one of three baseball fields in the area), some existing trees, Kansas Avenue and a proposed 20-foot access and utility easement to Kansas. It does not indicate if the easement has any type of all weather surface on it. The site plan does not show the public library/rec center/senior center, a basketball court and a playground all of which are located

within 200-280 feet south of the site; this portion of the park has been developed for multiple indoor and outdoor uses for citizens of all ages. The site plan shows no fencing around the site. The site plan shows no light poles, power poles, cabinets, equipment or buildings located within the fenced-in area. The use of the park's existing trees must be determined if it meets screening requirements of the Unified Zoning Code (UZC) Art. IV, Sec. IV-B.3.b.1. Art. IV Sec. IV-C.5.b. of the UZC requires a setback equal to the height of the communication tower from the abutting properties.

The proposed tower and associated communication frequencies and wattages must meet standards determined by the Federal Aviation Administration (FAA) to pose no hazard to air navigation or interferes with other radio/communication frequencies. The applicant has not provided an analysis of airspace in the area, which must be provided to staff prior to building permits being issued. The applicant has not provided any proposed lighting of the tower, except to say it will not have strobes. 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 tower must allow co-location for three (3) other providers. The applicant has indicated that the tower will have a triangular "top hat" antenna array, the UZC recommends antennas mounted flush to the support structure over triangular "top hat" antenna arrays, however it also recognizes that the triangular "top hat" antenna's signal travels further than the flush mounted antennas, therefore reducing the number of needed towers.

CASE HISTORY: The TF-3 zoned site is part of an unplatted portion of the (+) 44-acre Linwood Park. The Wichita Board of Park Commissioners and City Council have approved (4-15-2008) leasing this site to the applicant.

ADJACENT ZONING AND LAND USE:

NORTH:	TF-3	Park, parking lot, baseball fields, public school
SOUTH:	TF-3	Park with public library/rec center/senior center, playground, and basketball court,
EAST:	TF-3	Park, Kansas Avenue, park with bike path, I-35
WEST:	TF-3	Park with baseball field

PUBLIC SERVICES: No municipally supplied public services are required. The applicant will extend electrical and phone service to the site. The site has access to Kansas Avenue, a paved two-lane residential street. The 2030 Transportation Plan shows no change to the current status of this road.

CONFORMANCE TO PLANS/POLICIES: Per the amended Wireless Communication Facility Ordinance (adopted by the WCC 4-08-08 & BoCC 4-9-08), new wireless communication facilities over 65 feet in height in the TF-3 zoning district may be permitted with a Conditional Use.

The Wireless Communication Master Plan is an element of the Comprehensive Plan that outlines the guidelines for locating wireless communication facilities. The Location Guidelines of the Wireless Communication Master Plan requires a Conditional Use for new undisguised ground mounted facilities over 65-feet in height in the TF-3 zoning district and that they comply with the compatibility setback standards; the site meets those setback standards. The Design Guidelines of the Wireless Communication Master Plan indicate that new facilities should: 1) preserve the pre-existing character of the area as much as possible. The tower will replace an existing light tower for a public park baseball field, providing light for the ball field while providing extended and improved phone service in this section of Wichita. The park/site is adjacent to I-35 and has no residential uses within 1,000 feet of it; 2) Minimize the height, mass, or proportion. The tower is similar in height, mass and proportion to other T-Mobile towers in the area; 3) Minimize the silhouette; monopoles are favored over lattice type structures for up to 150-feet and antennas mounted flush to the support structure over triangular "top hat" antenna arrays. The 150-foot tower is a monopole, but uses triangular "top hat" antenna arrays. The triangular "top hat" antenna's signal travels further than the flush mounted antennas, therefore reducing the number of needed towers; 4) Use colors, textures, and materials that blend in with the existing environment. The monopole tower will have a galvanized surface, which will blend into the sky more readily than red or white paint; 5) Be concealed or disguised as a flagpole, clock tower, or church steeple. The tower will replace an existing light tower for a public park baseball field, providing light for the ball field while providing extended and improved phone service in this section of Wichita; 6) Be placed in areas where trees and/or buildings obscure some or all of the facility. There are existing mature trees all around the site, plus ball fields and a public library/rec center/senior center all which will help to "hide" the site; 7) Be placed on walls or roofs of buildings. The application doesn't do this; 8) Be screened through landscaping, walls, and/or fencing. Existing trees provide landscaping, there are no walls proposed, a fence will probably be put up for security; and 9) Painting towers red and white instead of using strobe lighting. The applicant has stated that there will be no strobes and that it will be a galvanized steel finish. NOTE: Since the time the Wireless Communication Master Plan was first adopted, the FAA changed their regulations to require daytime strobe lighting; whereas, when the plan was adopted, the FAA allowed painted towers red and white instead of using strobe lighting.

The 2030 Functional Land Use Guide classifies the site, Linwood Park, as "park and open space." It defines "park and open space" as land meant to accommodate parks, golf courses, public open space, private development reserves and recreational facilities/corridors (including natural drainage channels, easements, abandoned railway corridors, etc.). A wireless communication facility is a commercial use. Entry into residential areas is typically the final part of the business plan of most personal wireless providers. The facilities' maps generated by the applicant and City IT/GIS services show the existing facilities in the area, some of which are in residential areas, thus the proposed site is not introducing a new use to the large area. The Locational Guidelines of the Wireless Communication Master Plan recommends large park areas as possible/preferred sites for towers. The proposed location of the site within a public park, which will affect the fewest number of people with its presences while providing an opportunity to improve communication services to this portion of the community.

RECOMMENDATION: Based upon these factors and the information available prior to the public hearings, planning staff recommends that the request be APPROVED subject to the following conditions:

- A. All requirements of Art. III Sec. III.D.6.g. of the Unified Zoning Code shall be met.
- B. 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.
- C. The support structure shall be a "monopole" design that generally conforms to the approved site elevation and that is silver or gray or a similar unobtrusive color with a matte finish to minimize glare.
- D. The support structure shall not exceed 150 feet in height and shall be designed and constructed to accommodate communication equipment for at least three (3) wireless service providers.
- E. 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.
- F. The 0.07-acre tower site located within the owner's (+) 44-acres shall be developed in general conformance with the approved revised site and landscape plan. These plans 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. The plan must identify existing and/or proposed trees and shrubs, give their total numbers and their general size to determine if it meets screening requirements of the Unified Zoning Code (UZC) Art. IV, Sec. IV-B.3.b.1. The site plan must identify the utility access easement as being current or proposed. If it is proposed it must be recorded. If a surface is needed for the drive/access easement, it must be approved by the Zoning Administrator. All improvements and construction of the facility/tower shall be completed within a year and before the facility becomes operational.
- G. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations. Provide the Storm Water Engineer with any required plans for review and approval of the site.
- H. 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 neighborhood: The character of the surrounding area is a public park, Linwood, developed with baseball fields, playgrounds, outdoor basketball courts, a public library/rec center/senior center and a public school. Established single-family residential neighborhoods are located more than 1,000 feet away from the site within the park and are separated from the park by public streets

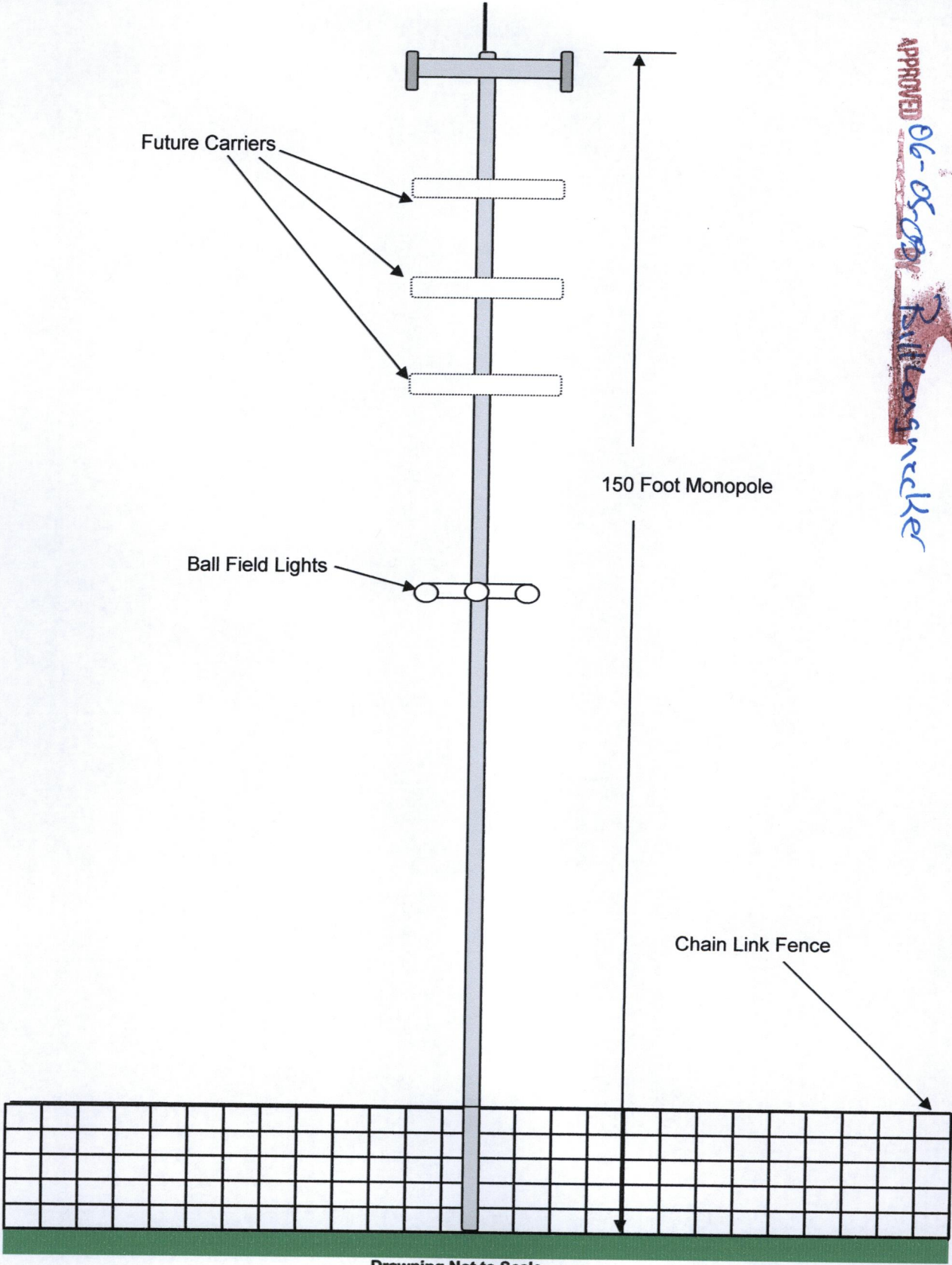
(north, west and south of the park) and an interstate highway (I-35, west of the park) with a major drainage channel running underneath it. The entire park is zoned TF-3. Zoning outside of the park is mostly TF-3, B (single-family, duplex and multi-family residential development), some LC (small local retail) and a GO site.

2. The suitability of the subject property for the uses to which it has been restricted: The site is zoned TF-3 and is currently used as a public park. The park public has three baseball fields, a library/rec center/senior center, a basketball court, parking lots and a playground; this portion of the park has been developed for multiple indoor and outdoor uses for citizens of all ages. The site is suitable for its continued use as a public park. A Conditional Use may be granted to permit a wireless communication facility in the TF-3 zoning district, however, the facility should conform to the guidelines of the Wireless Communication Plan as much as possible. The Locational Guidelines of the Wireless Communication Master Plan recommends large park areas as possible/preferred sites for towers. The proposed facility conforms to most of the plan's guidelines.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Detrimental affects on the single-family neighborhoods and businesses in the area should be minimized to a degree by the Conditional Use standards of the Unified Zoning Code, which should limit noise, lighting, and other activity from adversely impacting these properties, all which are more than 1,000 feet from the site. The location of the site on parkland ensures future development around the site will occur outside the 44-acre Linwood Park, thus continuing the minimization of detrimental effects on the existing development and any future development outside of the park.
4. Conformance of the requested change to the adopted or recognized Comprehensive Plan: The proposed wireless communication facility appears to conform to the Location Guidelines of the Wireless Communication Master Plan since there appears to be no other towers or tall structures in the vicinity of the site which can accommodate the communication needs of the applicant. It is always possible that other facilities may be presented as alternative/co-location sites during the public hearing, in which case the applicant will need to address those claims/opportunities for possible co-location. The proposed wireless communication facility mostly conforms to the Design Guidelines of the Wireless Communication Master Plan by minimizing the height, mass, proportion, and silhouette of the facility through its monopole design; by utilizing an unobtrusive color with a matte finish to minimize glare; and by being placed in a park where existing vegetation obscures some of the facility from view. The proposed tower will also serve as a light pole for the baseball park it abuts, which meets the intent of the Master Plan's standard of using rebuilt athletic field/stadium light standards for communication towers. The Unified Zoning Code requires wireless communication facilities to comply with a compatibility height standard of one foot of setback for each foot of structure height from adjoining properties zoned TF-3 or more restrictive. The site appears to meet that standard.
5. Impact of the proposed development on community facilities: FAA approval should ensure that the proposed 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. .

SITE PLAN

APPROVED 06-05-09 Bill Longmiller



Future Carriers

Ball Field Lights

150 Foot Monopole

Chain Link Fence

Drawing Not to Scale

Iron Road Four
NW Corner NW/4
Section 34, 1275-R1E

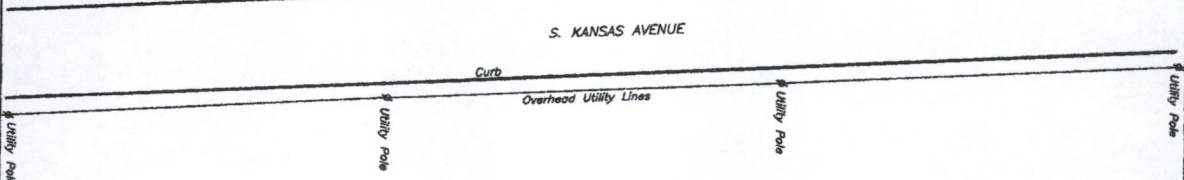
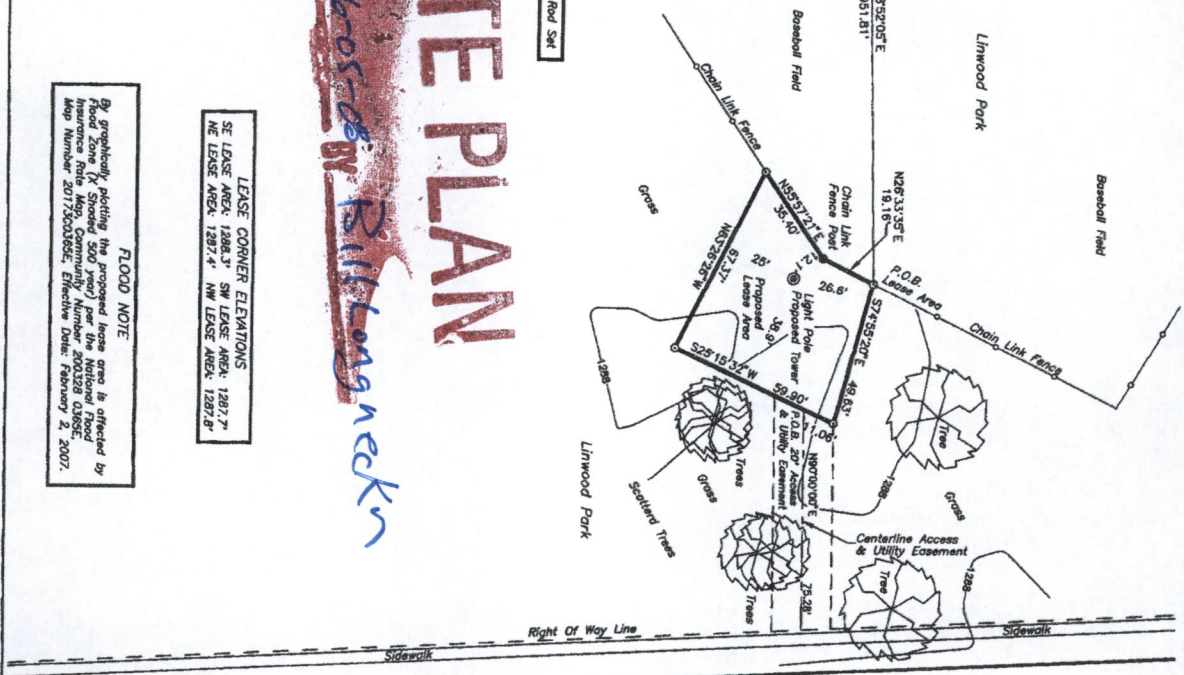
Part of Commencement
from Road Easement
SW Corner NW/4
Section 34, 1275-R1E

APPROVED
Accessed by Bill Longnecker
SITE PLAN

33 Iron Rod S&T

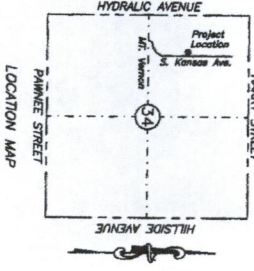
LEASE CORNER ELEVATIONS
SE LEASE AREA: 1288.3' SW LEASE AREA: 1287.7'
NE LEASE AREA: 1287.4' NW LEASE AREA: 1287.6'

FLOOD NOTE
By graphically plotting the proposed lease area is reflected by
Flood Zone (X Shaded 500 year) per the National Flood
Insurance Program (NFIP) Community Number 200328 0285E.
Map Number 207200255E. Effective Date: February 2, 2007.



LEASE AREA: 2980.04 SQUARE FEET OR 0.068 ACRES
ACCESS & UTILITY EASEMENT: 75.28 LINEAR FEET

A PROPOSED LEASE AREA IN PART OF THE NW/4 OF SECTION 34, 1275-R1E, SEDGWICK COUNTY, KANSAS



LINWOOD PARK	
DRAGON COMMUNICATIONS	
OKLAHOMA CITY, OKLAHOMA	
Prepared By: JACK Professional Land Survey, P.C.	
719 S. 8th Street Topeka, OR 73099 (405)-564-8272	
SURVEYED BY: KEH	SCALE: 1"=40'
DRAWN BY: KEH	DATE: 4/9/08
APPROVED BY: KEH	JOB #: 1710
	PAGE #: 35
	SHEET 1 OF 2