

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
11/17/2014

ITEM NO. 1 CONDITIONAL USE PERMIT FOR VERIZON WIRELESS; 1287 E 1200 RD (SLD)

CUP-14-00298: Consider a Conditional Use Permit for a new 190' Verizon Wireless communications tower located north of the Westar Substation at 1287 E 1200 Rd. Submitted by PAMCORP LLC for Verizon Wireless LLC on behalf of The Kansas District of the Wesleyan Church Inc, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for a communication tower located at 1287 E 1200 Road and forwarding it to the County Commission for for a recommendation of approval subject to the following condition(s):

- 1) Provision of a revised site plan to include the following changes:
 - a) Revise the landscape plan to show five (5) street trees along E 1200 Road/Kasold Drive located 8' from west side of pedestrian pathway.
 - b) Revise the site plan to show a city approved access driveway apron and a paved access drive from the apron to 6' west of the recreation path.

Reason for Request:

Verizon Wireless proposes to construct and operate a 190 foot tall self-supporting monopole type communications tower which will be used to provide enhanced wireless voice and data services to its local subscribers. The facility will be unmanned and will be designed to accommodate at least two additional sets of antennas for use by other carriers.

ATTACHMENTS

1. Site plan
2. Conceptual development for area on east side of Kasold Drive.

KEY POINTS

- Application is for a new 190' monopole tower.
- Ground equipment includes an equipment shelter building and generator to be located within the shelter building.
- Property is encumbered by regulatory floodplain.
- Property is located in the Lawrence Urban Growth Area.
- This application includes a 100' by 100' development area. Initially only a portion of the site will be developed with a tower and equipment. The future pad sites will require expansion of the enclosure.

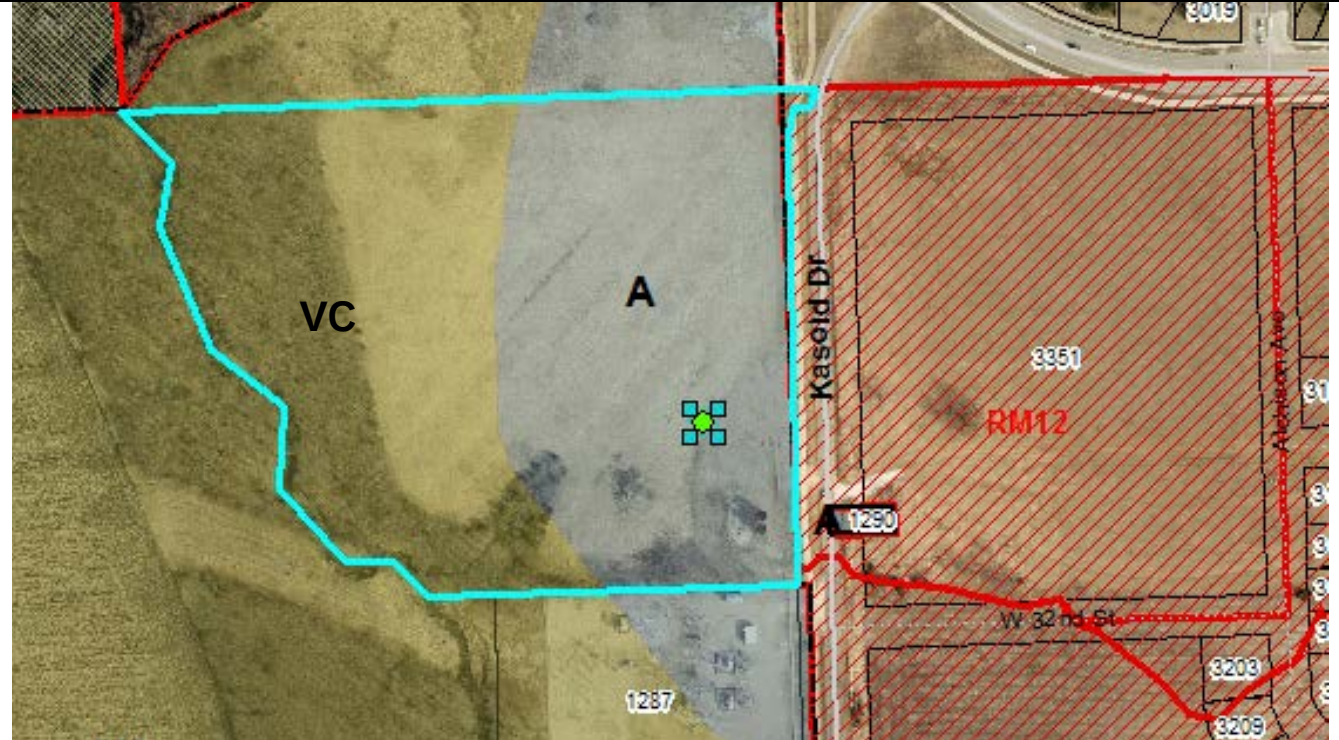
ASSOCIATED CASES/OTHER ACTION REQUIRED

- Board of County Commissioners' approval of the Conditional Use.
- Submission and approval of a local floodplain development permit to Douglas County
- Submission and approval of a local building permit to Douglas County
- Obtain a Conditional Use Permit from Douglas County

PUBLIC COMMENT

- Public communication regarding location of proposed tower

- Inquiry from individual leasing property as proposed structure relates to fireworks sales at this location.

Site Summary: Subject Property: Proposed Buildings:	14.55 acres 100' x 100' lease area 11' x 25' Pad site for equipment shelter building H frame for equipment 190' monopole Generator located within shelter building Additional pad sites for future carriers
	

GENERAL INFORMATION	
Current Zoning and Land Use:	A (Agricultural) and VC (Valley Channel) Districts. Existing agricultural field.
Surrounding Zoning and Land Use:	A (Agricultural) and VC (Valley Channel) Districts to the North; existing agricultural field.
	A (Agricultural) and VC (Valley Channel) Districts to the South; KPL substation.
	VC (Valley Channel) District to the west. Yankee Tank Creek, riparian area and agricultural field.
	A (Agricultural) and RM12 (Multi-Dwelling Residential) District to the east. Rural Water District #5 pump station and future Religious Institution and Duplex Residential uses.

I. ZONING AND USES OF PROPERTY NEARBY

This property includes county zoning to the north, south and west and urban (City of Lawrence) zoning to the east. The property to the east was annexed in 2009 and has been rezoned multiple times to accommodate future development of the site. The immediate property to the east is undeveloped at this time but has been platted for development. Attached to this staff report is a concept plan that shows future development of the area on the east side of Kasold Drive (Attachment B)

Two properties located in proximity to the subject property are used for utility purposes.

- 1290 E 1200 Road, zoned A (Agricultural) District; RWD #5 (to the east).
- 1287 E 1200 Road, Zoned A (Agricultural) and VC (Valley Channel) Districts; Westar substation (to the south).

Staff Finding – The predominate zoning and land use on the west side of E 1200 Road (Kasold Drive) is agricultural. The predominate zoning and land use on the east side of E 1200 Road (Kasold Drive) is currently undeveloped but zoned for future Religious Institution and Duplex Residential uses.

II. CHARACTER OF THE AREA

This property is located on the southwest fringe of the Lawrence City limits. The property is located between W. 31st Street (extended) and the South Lawrence Trafficway (SLT)/K-10. This area has an agricultural character with limited development potential because of extensive floodplain in the area.

The subject property is bounded on the west side by the Yankee Tank Creek. The Westar substation and large overhead transmission lines run parallel to the South Lawrence Trafficway.

Staff Finding – This property is located in a unique area of Lawrence between the existing city limits and the South Lawrence Trafficway/K-10. The property is bounded by Yankee Tank Creek and includes limited development options because of existing floodplain.

III. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Applicant's response: "Yes"

This property is currently restricted to uses allowed in the A (Agricultural) and VC (Valley Channel) Districts. These two districts are generally associated with agricultural activities such as farms, truck gardens, nurseries, grazing and similar activities. The A portion of the property allows both residential and non-residential uses. The VC portion of the property is more restrictive with regard to land uses. The proposed tower will be located on the A zoned portion of the subject property.

The proposed request does not change the base zoning district or alter the allowed uses. Section 12-319.4.31 (d) specifically identifies commercial, industrial or agricultural zoning districts as suitable for communication towers.

Staff Finding – The portion of the subject property zoned A (Agricultural) District is a suitable district for the proposed use. The base zoning district is not altered by this request. A

communication tower is an allowed use in the A (Agricultural) District subject to a Conditional Use Permit.

IV. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

The property is currently vacant with the exception of two silos located in the southeast corner of the site. The zoning has remained unchanged since 1966.

Staff Finding – The property is essentially vacant with the exception of two silos as described above. The zoning has remained unchanged since 1966.

V. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Applicant's Response: *"No"*

Section 12-319-1.01 of the County Zoning Regulations recognize that *"....certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district...when found to be in the interest of the public health, safety, morals and general welfare of the community may be permitted, except as otherwise specified in any district from which they are prohibited."*

Communication towers are specifically recommended to be located in commercial, industrial or agricultural zoning districts. The location of the tower is situated so that it has a visual connection to other existing utility uses in the immediate area and to have the least adverse impact on the regulatory floodplain.

Staff Finding – Development potential in the area is limited by the presence of extensive regulatory floodplain. At this time the area to the north and east is undeveloped. Any future development will occur with knowledge of this improvement, if approved.

VI. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS

Approval of the request expands the structural network of towers and structures that are capable of supporting communication equipment. The proposed request facilitates cellular communications and wireless data use within the community. The proposed equipment does not conflict with existing emergency communication equipment.

The majority of the property will remain viable for existing land uses and uses permitted within the A (agricultural) and VC (Valley Channel) Districts.

Staff Finding – The benefit to the public is improved cellular communication and wireless data capacity within the Verizon network. Additionally, the structure provides an opportunity for other carriers to co-locate in the future. If denied, the property can continue to be used for current land uses and those uses allowed per the existing zoning of the property.

VII. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The subject property is not located within an identified Urban Growth Area for any of the incorporated cities in Douglas County. There are several unincorporated communities and land divisions forming informal subdivisions in the surrounding area.

Chapter 10; Community Facilities of *Horizon 2020* addresses public utilities. Key strategies (Page 10-10) primarily address municipal utilities such as water and wastewater planning. One strategy states:

- *The visual appearance of utility improvements will be addressed to ensure compatibility with existing and planned land use areas.*

The plan specifically addressed electric and telephone services and encourages this infrastructure to be placed underground in conjunction with new development where feasible. Communication towers support the wireless industry and accommodate the reduction of hardwire infrastructure. However, it should not be interpreted that wireless communication will replace hardwire needs in the community.

The plan recognizes that “telephone and electric utilities have a strong visual presence in the unincorporated Douglas County Landscape.” Large transmission lines and easements should be coordinated throughout the community to minimize visual and environmental impacts.

The Comprehensive Plan does not explicitly address communication towers.

Staff Finding – The comprehensive plan does not provide any specific land use recommendations regarding communication towers. A Conditional Use Permit can be used to allow specific non-residential uses subject to approval of a site plan. This tool allows proportional development in harmony with the surrounding area. The proposed request is consistent with the Comprehensive Plan.

STAFF REVIEW

In addition to typical site plan design standards, communication towers must address specific requirements of section 12-319-4.31 of the County Zoning Regulations. As discussed above, the proposed use is located in an appropriate zoning district.

New communication towers require design that shall accommodate at least three two-way antennas for every 150' of tower height or co-location space. The proposed tower includes three co-location spaces in addition to the Verizon equipment space for a total of up to four carriers on this tower.

Setback

The setback of the communication tower is required per section 20-319-4.31(d) to be at least equal to the height of the tower to the nearest property line measured from the center of the tower. The east property line is the nearest property line to the proposed improvements. The tower setback may be reduced when documentation from a registered engineer is submitted certifying the “fall zone” of the tower in the event of a failure. Evaluation of the required structural documentation will continue to be reviewed with the submission of a building permit to the County Zoning and Codes Office. The proposed setback is shown to be 118' from the east property line to the center of the tower.

The tower and ground equipment will be located in a 100' by 100' enclosure area located approximately 90' from the east property line. The initial enclosure area will be 50' by 50' to accommodate expansion of the base station as additionally carriers co-locate on the tower.

The proposed equipment shelter is located approximately 100' from the east property line. The site plan shows pad sites within the enclosure to accommodate future carriers located on the north and west sides of the tower. The initial 50' by 50' fenced enclosure would need to be expanded to accommodate future co-location applications.

Lighting

Lighting is not proposed with this application for the communication tower. The tower will need to meet any applicable FAA requirements. Generally, towers less than 200' are not required to be lit. ground equipment will have lighting on front and rear sides of the building. Lighting must be shielded and directed down.

Access, Circulation, and Off Street Parking

Access to this site is from E 1200 Road/Kasold Drive. This segment of E 1200 Road is completely within the City Limits. The applicant will be required to seek a driveway permit for access to the tower site from the City of Lawrence. The access drive will provide maintenance access to the tower enclosure. This use does not require off-street parking. The design of the site provides adequate vehicular access and turnaround for maintenance activity to the site.

The access drive should be revised to an asphalt surface from the apron to 6' west of the recreation path. The existing street pavement is chip sealed and the recreation path is concrete. Pavement of the access driveway will prevent gravel being pulled up on the path from the service trucks crossing to the site.

Landscaping/Buffering

The site plan as submitted includes screening vegetation around three sides of the proposed enclosure. This site will not be irrigated and will not be staffed. The survival of this type of vegetative plan is usually unsuccessful especially in a rural application. An alternative to the proposed landscaping will be to provide street trees along E 1200 Road/Kasold Drive as would be required in a comparable City application. A development with 100' of frontage, in the City, would be required to provide three street trees. Staff recommends additional trees as an alternative to the perimeter screening proposed.

Other

Prior to construction of the tower the applicant will be required to obtain a Conditional Use Permit, issued by the County Zoning and Codes office as well as applicable building and floodplain development permits.

Recent changes to federal laws allow some future modifications to approved and existing communication towers, base stations, co-location equipment and other features. The full scope of these changes has not been assessed by staff. Changes can include expanding the tower by up to an additional 20' and increasing the base station (enclosure area) by up to 10%.

Conclusion

The proposed application meets the required documentation requirements of the County Zoning Regulations. Staff recommends minor changes to the site plan to facilitate the project compatibility with some City design standards since this site is located on the boundary of the existing city limits.

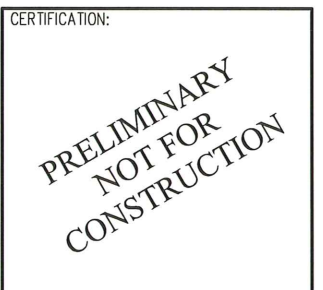


LAWC KASOLD

1293 E 1200 ROAD
LAWRENCE, KS 66047
DOUGLAS COUNTY

LOCATION No.: 273490
PROJECT No.: 20130934157

PROPOSED MONOPOLE TOWER
WITH COMMUNICATIONS EQUIPMENT



RELEASE	
DATE	
03/31/14	LEASE EXHIBIT
05/05/14	CONSTRUCTION DRAWINGS-REV A
07/27/14	CONSTRUCTION DRAWINGS-REV B
08/11/14	CONSTRUCTION DRAWINGS-REV C

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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

LAWC KASOLD
CELL SITE

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

PROJECT INFORMATION,
LOCATION MAPS,
AND DRAWING INDEX

A&E PROJECT NO.:

001-1504

SHEET NO.:

T-1

APPLICANT
VERIZON WIRELESS
MANAGER-NETWORK REAL ESTATE
PHONE: (913) 244-2800

SITE ACQUISITION
KGI
PHONE: (417) 848-7584

SURVEYOR
HUSKER SURVEYING
PHONE: (402) 423-5202

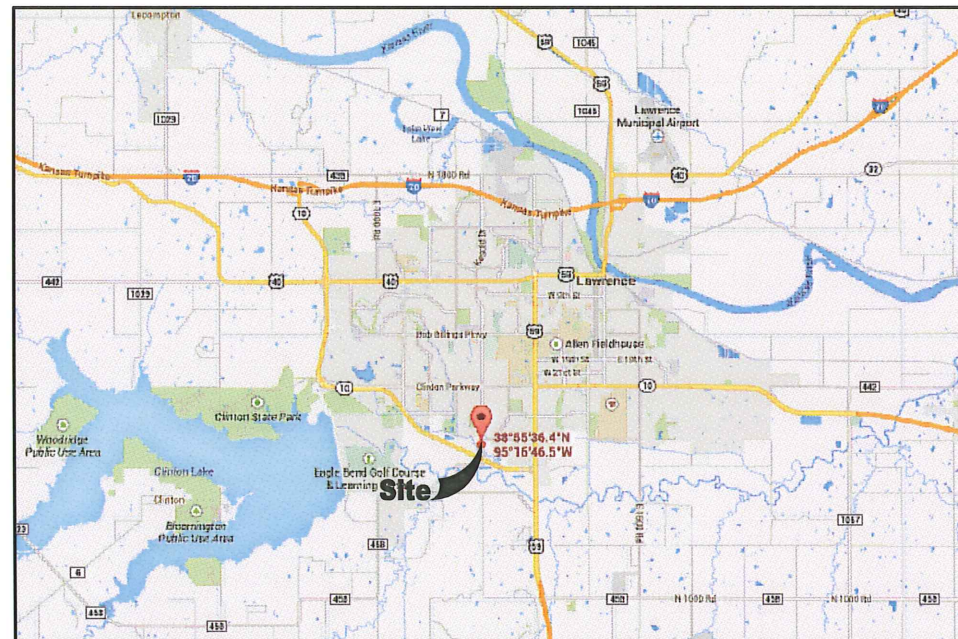
ARCHITECTURAL AND ENGINEERING FIRM
MAGTECH MIDWEST, INC.
PHONE: (260) 436-2668

POLICE DEPARTMENT
LAWRENCE POLICE DEPARTMENT
4820 BOB BILLINGS PKWY,
LAWRENCE, KS 66049
PHONE: (785) 830-7400

FIRE DEPARTMENT
LAWRENCE FIRE STATION NO. 4
2121 WAKARUSA DR,
LAWRENCE, KS 66047
PHONE: (785) 832-7640

PROPERTY OWNER
WESLEYAN CHURCH

KANSAS ONE-CALL SYSTEM
811 OR 1-800-DIG SAFE



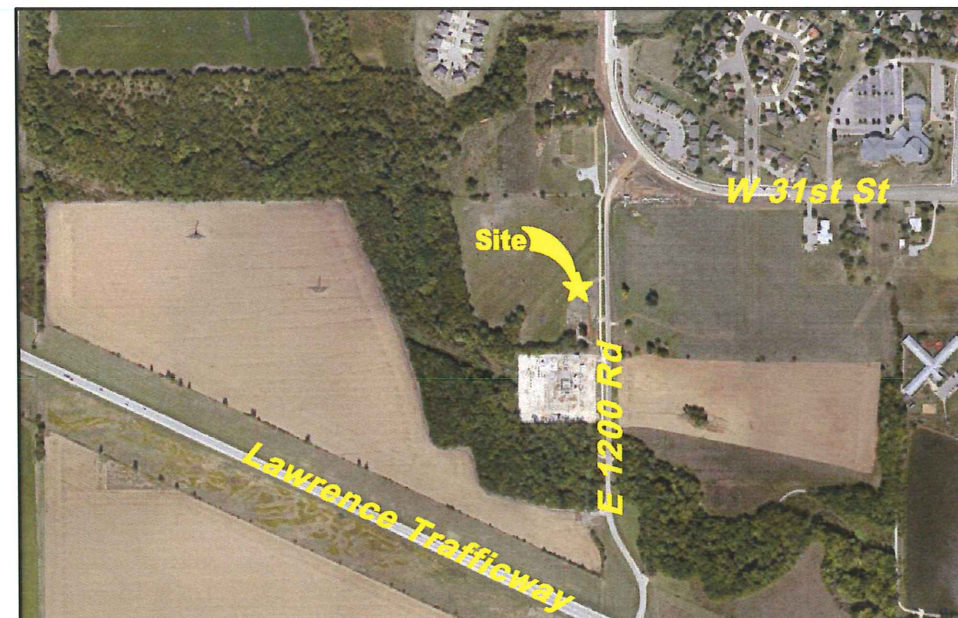
VICINITY MAP
MAPS PROVIDED BY DeLORME STREET ATLAS USA

THE PROJECT INCLUDES:
INSTALLATION OF PANEL ANTENNA, ASSOCIATED COAX AND OTHER EQUIPMENT ON NEW 190' MONOPOLE TOWER.
INSTALLATION OF A 25'-5-1/2"x11'-6" UNMANNED EQUIPMENT SHELTER WITH GENERATOR ON A CONCRETE FOUNDATION.
NEW ELECTRIC AND TELEPHONE SERVICE TO SITE AND EQUIPMENT SHELTER. NO WATER SUPPLY OR SEWAGE TO/FROM THE SITE.

SITE LAT/LON ELEV.
LATITUDE - 38° 55' 36.52"
LONGITUDE - 95° 16' 46.96"
GRD ELEV. - ±831.2' AMSL

SITE LAT/LON ELEV.
OVERALL STRUCTURE HT: 200'
STRUCTURE HT: 190'
ANTENNA CL: 190'

PROJECT DESCRIPTION



LOCATION MAP
AERIAL MAP PROVIDED BY GOOGLE

- ANY TELECOMMUNICATIONS FACILITY THAT IS NOT IN USE FOR A PERIOD OF THREE (3) FULL YEARS OR MORE SHALL BE REMOVED BY THE OWNER AT THE OWNERS EXPENSE. FAILURE TO REMOVE THE TELECOMMUNICATIONS FACILITY PURSUANT TO NON-USE MAY RESULT IN REMOVAL AND ASSESSMENT OF COST TO THE PROPERTY PURSUANT TO K.S.A. 12-6a17.
- A SIGN SHALL BE POSTED ON THE FACILITY NOTING THE NAME AND TELEPHONE NUMBER OF THE TOWER OWNER/OPERATOR.
- THE TOWER OWNER/OPERATOR SHALL SUBMIT A LETTER TO THE PLANNING BY JULY 1 EACH YEAR LISTING THE CURRENT USERS AND TYPES OF TELECOMMUNICATION ANTENNA LOCATION ON THE FACILITY.

DRAWING INDEX

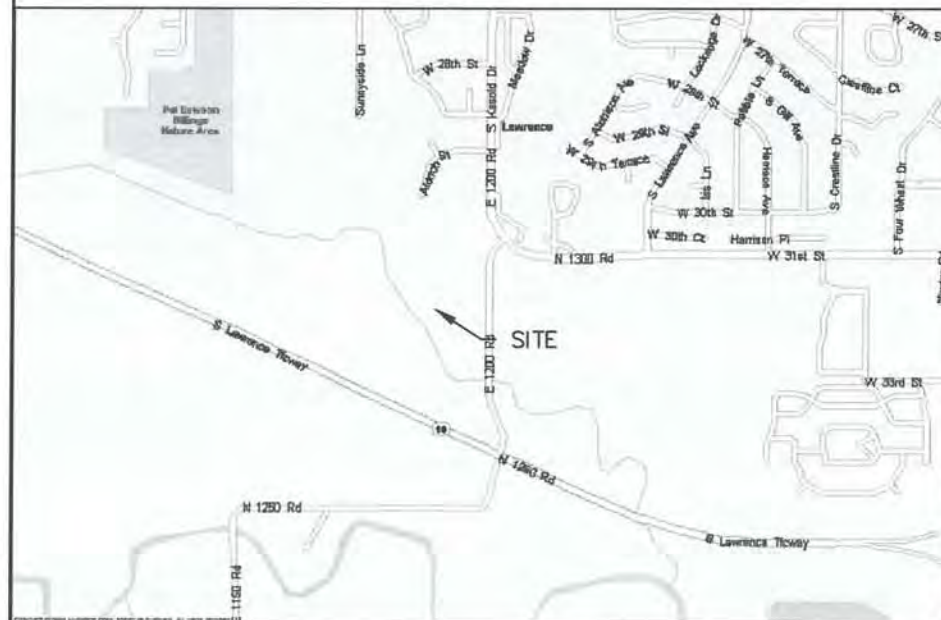
T-1	PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
LSE-1	LAND SURVEY
LSE-2	LAND SURVEY
LSE-3	LAND SURVEY
C-1	ENLARGED SITE PLAN
C-2	TOWER ELEVATION AND ANTENNA INFORMATION
C-3	FENCE DETAILS
C-4	EQUIPMENT SHELTER PLAN
C-5	EQUIPMENT SHELTER ELEVATIONS
L-1	LANDSCAPE PLAN

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 01°47'07" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION, 731.00 FEET; THENCE SOUTH 88°06'41" WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 596.59 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG SAID CREEK CENTERLINE FOR THE FOLLOWING COURSES: NORTH 45°41'54" WEST, 76.01 FEET; SOUTH 88°06'39" WEST, 69.21 FEET; NORTH 41°35'07" WEST, 147.26 FEET; NORTH 02°32'56" EAST, 121.88 FEET; NORTH 52°01'21" WEST, 133.21 FEET; THENCE NORTH 23°43'42" WEST, 195.83 FEET; NORTH 10°35'57" EAST, 101.55 FEET; NORTH 45°49'20" WEST, 104.16 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE LEAVING SAID CREEK CENTERLINE, NORTH 88°06'41" EAST ALONG SAID NORTH LINE, 1029.78 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, AND

A. BEGINNING AT A POINT 1111.3 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M.; THENCE SOUTH PARALLEL WITH WEST LINE OF SAID QUARTER SECTION 417.4 FEET; THENCE EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH ON THE EAST LINE OF SAID WEST HALF TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST TO THE POINT OF BEGINNING.

C. A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°44'39" EAST 620.00 FEET, COINCIDENT WITH THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 88°15'21" EAST 97.00 FEET; THENCE SOUTH 01°44'39" EAST 40.00 FEET; THENCE SOUTH 88°15'21" WEST 97.00 FEET; THENCE NORTH 01°44'39" WEST 40.00 FEET TO THE POINT OF BEGINNING.

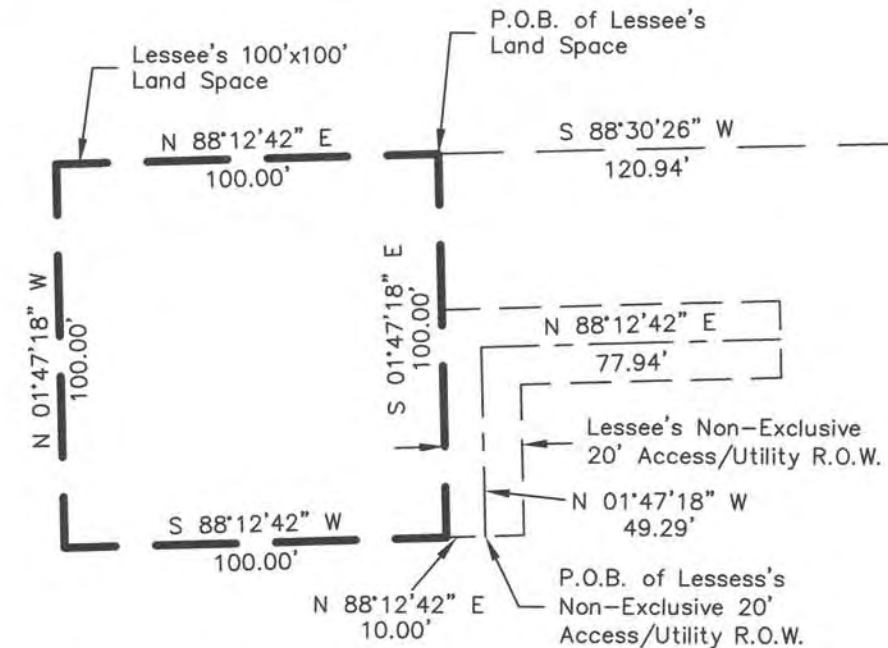
VICINITY MAP



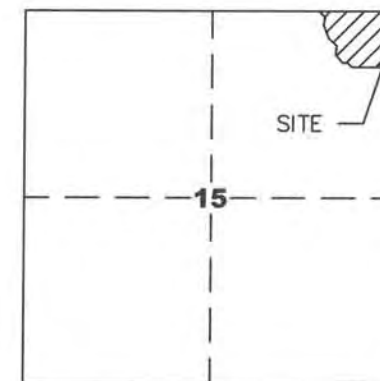
1.) Generally located in Kansas State Plane Coordinate System, North Zone (NAD-83).

3.) The Utility locations shown hereon were determined by observed above ground evidence only. The surveyor was provided with above ground markings to determine any subsurface locations, and makes no guarantee that the underground utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. This surveyor has not physically located the underground utilities.

Flood Information:
Property falls within a Zones "AE" (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones.) & "X" (Minimal risk areas outside the 1-percent and 2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones.) as determined by FEMA Flood Rate Map No. 20045C0167D, effective 8/05/10.



Scale: 1"=50'



Surveyor's Certificate

I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Kansas, certify the above survey was executed by me, on the date shown. Distances shown are measured in feet and decimals of a foot.

Signed this 28th day of August, 20 14

Jayne M. Malone
LS MO #2736



Prepared for:



**MAGTECH
MIDWEST INC.**

AN AFFILIATE OF FORTUNE WIRELESS INC.
1715 MAGNADOK WAY, FORT WAYNE, INDIANA 46804
(260) 436-2888 • (260) 436-2402 FAX

HS4152



4535 Normal Blvd. Ste #101
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

CHECKED BY:		JMM	
APPROVED BY:		JMM	
#	DATE	DESCRIPTION	INT.
1	1/29/14	80% Prelim	TH
2	2/12/14	Land Space & R.O.W.	TH
3	2/26/14	Add Title	MG
4	3/03/14	Comments	MG
5	6/18/14	Moved Land Space	MG



SITE NAME:

LAWC KASOLD

SITE NUMBER:

SITE ADDRESS:

1293 E 1200 RD
Lowerence, KS 66047

SHEET NAME:

LAND SPACE &
R.O.W. EXHIBIT

SHEET NUMBER:

LSE-1

LESSEE'S LAND SPACE DESCRIPTION:

That part of the Northeast Quarter of Section 15, Township 13 South, Range 19 East of the 6th P.M., Douglas County, Kansas and being more particularly described as follows:

Referring to the Northeast corner of said Section 15, a #4 rebar in monument box found; thence southerly, on an assumed bearing, South 01°47'18" East, on the East line of the Northeast Quarter of said Section 15, 422.15 feet; thence westerly South 88°30'26" West, 120.94 feet, to the Point of Beginning for the described Land Space; thence following the perimeter of the described Land Space on the following bearings and distances of the described Land Space: South 01°47'18" East, 100.00 feet; thence South 88°12'42" West, 100.00 feet; thence North 01°47'18" West, 100.00 feet; thence North 88°12'42" East, 100.00 feet, to the Point of Beginning for the described Land Space.

Containing a total calculated area of 10,000 square feet or 0.229 acres, more or less.

LESSEE'S NON-EXCLUSIVE ACCESS/UTILITY RIGHT OF WAY DESCRIPTION:

A Non-Exclusive Access/Utility Right of Way, 20 feet in width, located in that part of the Northeast Quarter of Section 15, Township 13 South, Range 19 East of the 6th P.M., Douglas County, Kansas and the centerline being more particularly described as follows:

Referring to the Northeast corner of said Section 15, a #4 rebar in monument box found; thence southerly, on an assumed bearing, South 01°47'18" East, on the East line of the Northeast Quarter of said Section 15, 422.15 feet; thence westerly South 88°30'26" West, 120.94 feet, to the Northeast corner of the described Land Space; thence following the perimeter of the described Land Space on the following bearings and distances of the described Land Space: South 01°47'18" East, 100.00 feet; thence easterly North 88°12'42" East, 10.00 feet, to the Point of Beginning for the centerline of the described Right of Way; thence northerly North 01°47'18" West, 49.29 feet; thence easterly North 88°12'42" East, 77.94 feet, to a point of intersection on the westerly right-of-way line of E 1200 Road, also being the Point of Termination for the centerline of the described Right of Way.

Containing a total calculated area of 2,545 square feet or 0.058 acres, more or less.

INFORMATIONAL REPORT:

Based on Commitment for Title Insurance with an effective date of January 24, 2014 provided by First American Title Insurance Company, Commitment No. NCS-651243-KCTY, the following are of survey matters:

9. A Grant of Right of Way in favor of The Kansas Power and Light Company, recorded April 12, 1967 in Book 249, Page 562. Does not affect Land Space and Right of Way.
10. An Easement in favor of the City of Lawrence, Kansas, recorded March 8, 1985 in Book 379, Page 182. Does not affect Land Space and Right of Way.
11. An Easement for Right of Way For Highway Purposes in favor of Douglas County, Kansas, recorded June 4, 1990 in Book 445, Page 289. Does not affect Land Space and Right of Way.
12. An Easement for Right of Way For Pedestrian/Bicycle Path Purposes in favor of Douglas County, Kansas, recorded April 11, 1996 in Book 551, Page 1741. Affects Right of Way, and is shown hereon.
13. A Right-Of-Way Easement in favor of Douglas County, RWD No.5, recorded May 11, 2000 in Book 674, Page 1466. Said Easement was partially assigned to the City of Lawrence, Kansas by instrument recorded December 14, 2001 in Book 748, Page 422. Does not affect Land Space and Right of Way.
14. An Easement for Ingress and Egress in favor of Rural Water District No. 5, Douglas County, Kansas, recorded May 22, 2000 in Book 675, Page 1351. Does not affect Land Space and Right of Way.
15. A Right-Of-Way Easement in favor of Douglas County, RWD No. 5, recorded June 6, 2001 in Book 716, Page 167. Said Easement was partially assigned to the City of Lawrence, Kansas by instrument recorded December 14, 2001 in Book 748, Page 422. Does not affect Land Space and Right of Way.
16. An Ordinance of the City of Lawrence, Kansas, annexing property into the city, recorded May 7, 2003 in Book 853, Page 35. Does not affect Land Space and Right of Way.
17. An Ordinance of the City of Lawrence, Kansas, annexing property into the city, recorded December 17, 2009 in Book 1057, Page 482. Does not affect Land Space and Right of Way.
18. An Annexation Agreement between the Kansas District of the Wesleyan Church, Inc. and the City of Lawrence, Kansas, recorded February 8, 2010 in Book 1058, Page 5202. Does not affect Land Space and Right of Way.
19. A Temporary Construction Easement in favor of the City of Lawrence, Kansas, recorded April 22, 2010 in Book 1060, Page 5358. Does not affect Land Space and Right of Way.
20. A Dedication of Right-Of-Way in favor of the City of Lawrence, Kansas, recorded April 22, 2010 in Book 1060, Page 5364. Does not affect Land Space and Right of Way.

Prepared for:

Prepared for:



MAGTECH
MIDWEST INC.
AN AFFILIATE OF FORTUNE WELDERS INC.
1715 MANHATTAN BLVD., FORT WORTH, TEXAS 76104
(817) 438-2888 • (817) 438-2402 FAX

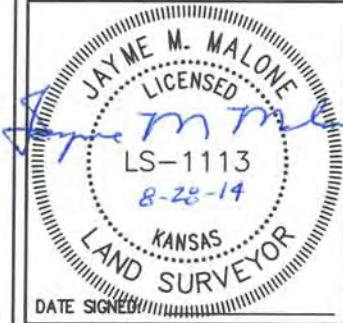
Surveyed By:

HS4152



4535 Normal Blvd. Ste #101
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

CHECKED BY:		JMM	
APPROVED BY:		JMM	
#	DATE	DESCRIPTION	INT
1	1/29/14	80% Prelim	TH
2	2/12/14	Land Space & R.O.W.	TH
3	2/26/14	Add Title	MG
4	3/03/14	Comments	MG
5	6/18/14	Moved Land Space	MG



SITE NAME:

LAWC KASOLD

SITE NUMBER:

SITE ADDRESS:

1293 E 1200 RD
Lawrence, KS 66047

SHEET NAME:

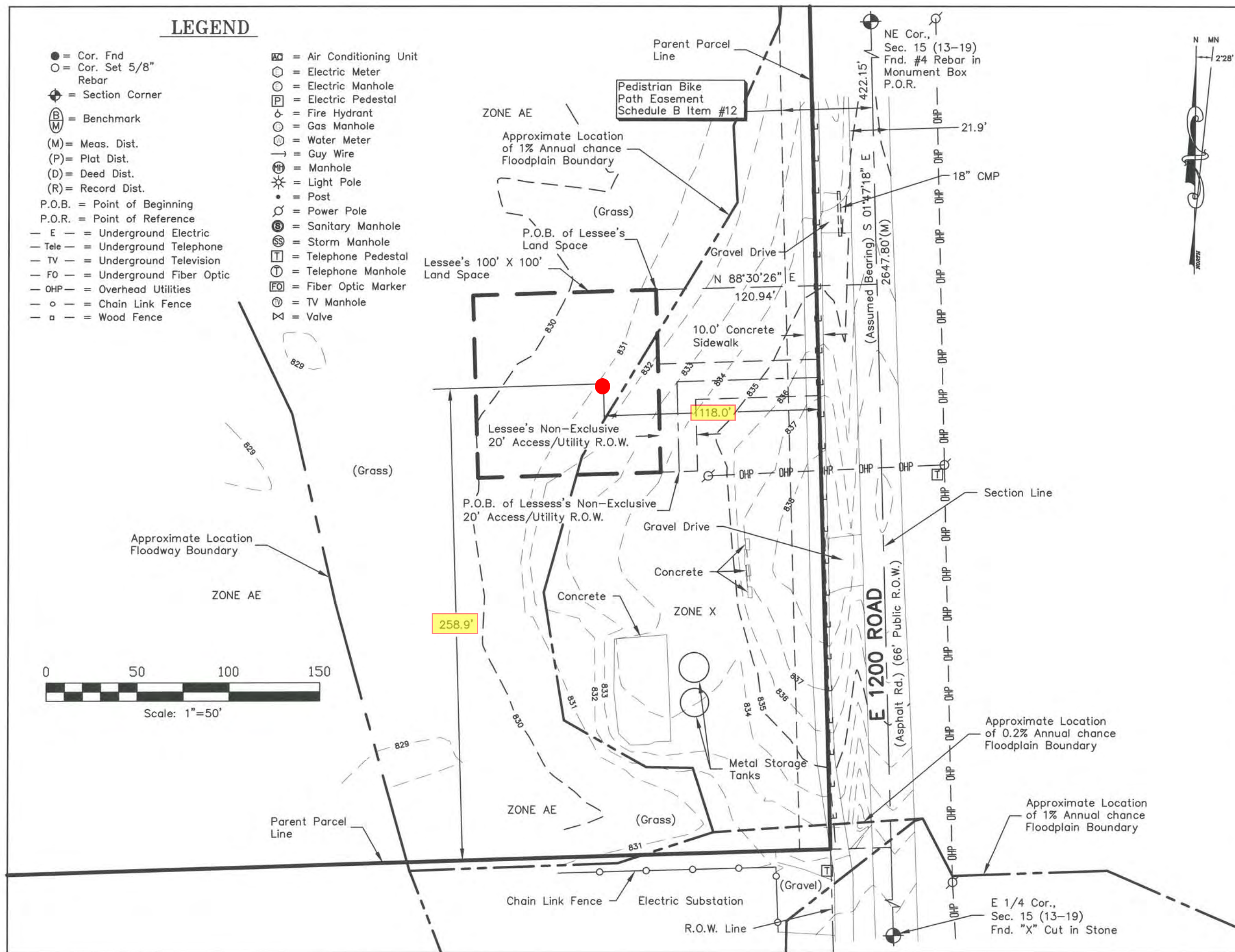
LAND SPACE &
R.O.W. EXHIBIT

SHEET NUMBER:

LSE-2

LEGEND

- = Cor. Fnd
- = Cor. Set 5/8" Rebar
- ⊕ = Section Corner
- Ⓚ = Benchmark
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- E — = Underground Electric
- Tele — = Underground Telephone
- TV — = Underground Television
- FO — = Underground Fiber Optic
- OHP — = Overhead Utilities
- o — = Chain Link Fence
- a — = Wood Fence
- Ⓜ = Air Conditioning Unit
- Ⓢ = Electric Meter
- Ⓢ = Electric Manhole
- Ⓢ = Electric Pedestal
- Ⓢ = Fire Hydrant
- Ⓢ = Gas Manhole
- Ⓢ = Water Meter
- Ⓢ = Guy Wire
- Ⓢ = Manhole
- Ⓢ = Light Pole
- Ⓢ = Post
- Ⓢ = Power Pole
- Ⓢ = Sanitary Manhole
- Ⓢ = Storm Manhole
- Ⓢ = Telephone Pedestal
- Ⓢ = Telephone Manhole
- Ⓢ = Fiber Optic Marker
- Ⓢ = TV Manhole
- Ⓢ = Valve



Prepared for:

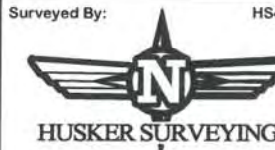
Prepared for:



**MAGTECH
MIDWEST INC.**
AN AFFILIATE OF FORTUNE WIRELESS INC.
1715 N. WYOMING ST., FORT WYOMING, NEBRASKA 68004
(402) 423-2888 • (402) 423-2402 FAX

Surveyed By:

HS4152



HUSKER SURVEYING
4535 Normal Blvd. Ste #101
Lincoln, NE 68506
(402) 423-5202
(402) 423-5211
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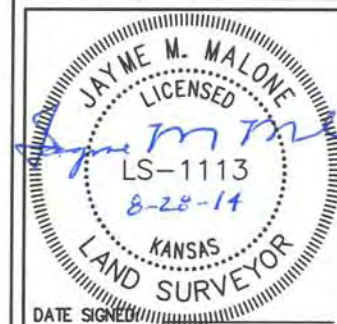
CHECKED BY:

JMM

APPROVED BY:

JMM

#	DATE	DESCRIPTION	INT.
1	1/29/14	80% Prelim	TH
2	2/12/14	Land Space & R.O.W.	TH
3	2/26/14	Add Title	MG
4	3/03/14	Comments	MG
5	6/18/14	Moved Land Space	MG



DATE SIGNED:

SITE NAME:

LAWC KASOLD

SITE NUMBER:

SITE ADDRESS:

1293 E 1200 RD
Lawrence, KS 66047

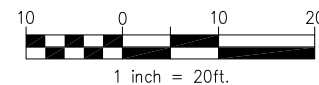
SHEET NAME:

LAND SPACE &
R.O.W. EXHIBIT

SHEET NUMBER:

LSE-3

GRASS



EXIST. CONCRETE



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MIDWEST INC.

AN AFFILIATE OF FORTUNE WIRELESS INC.
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(260) 436-2668 • (260) 436-2402 FAX

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RAWN BY: JLM
HECKED BY: DJH

SITE NAME:

LAWC KASOLD
CELL SITE

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

ENLARGED SITE PLAN

A&E PROJECT NO.:

001-1504

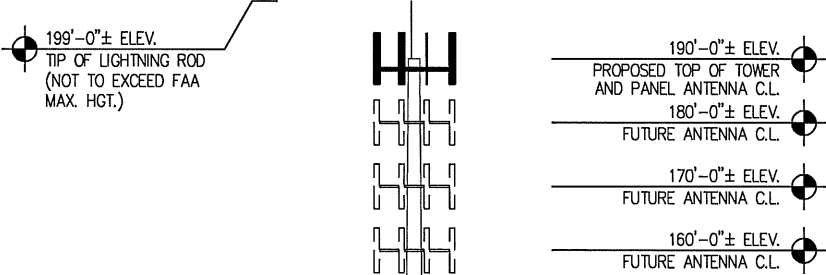
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C-1

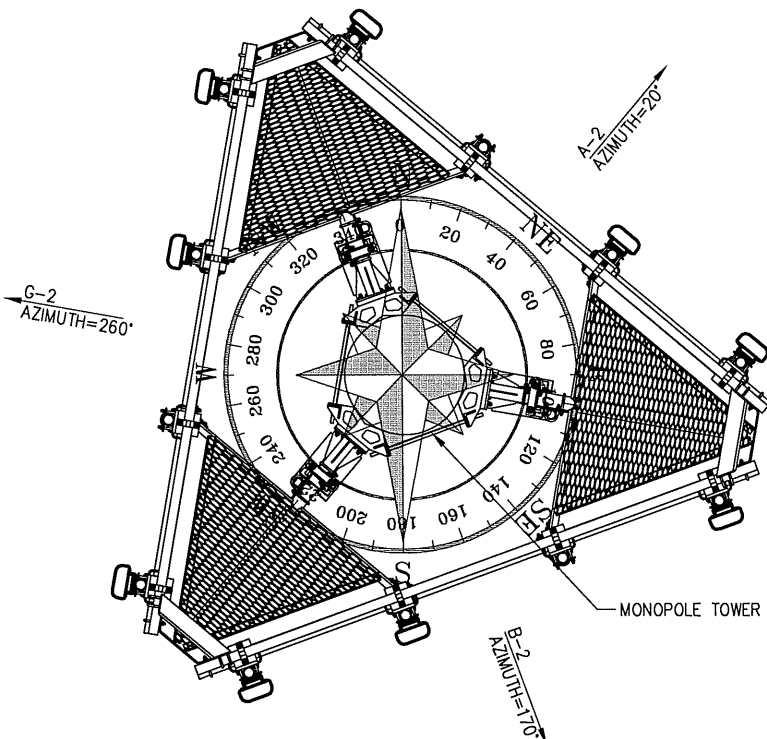
PROPOSED ANTENNA KEY

	Position	Status	Antenna Centerline (ft AGL)	Antenna Make / Model	Antenna Count	Height (in)	Width (in)	Depth (in)	Weight (lbs)	Azimuth	Mech Downtilt	Electrical Downtilt	RRU Make/Model	RRU Count	Distribution Box Make/Model	Raycap Count	Hybrid Cable Make/Model	Hybrid Cable Count	Hybrid Cable Size	Hybrid Cable Length	Jumper Count	
Mainline Cable & Distribution													RRUS B13	3	RFS DB-B1-6C-12AB-0Z	4(2 on tower, 2 in shelter)	RFS Hybriflex HBF058-08U1S2-14F	6	5/8"			
																	RFS Hybriflex HBF114-13U6S12-230F	2	1-1/4"			
																			15 ft	1/2"	12	
Alpha Sector	A	proposed	190	Andrew LNX-6515DS-A1M-02(CDMA)	1	96.4	11.9	7.1	49.8	40	3	0										
	B																					
	C	proposed	190	Air - 32(AWS)	1	57	12	8	99	40	0	0										
	D	proposed	190	Andrew LNX-6515DS-A1M-02(LTE)	1	96.4	11.9	7.1	49.8	40	3	0										
Beta Sector	E	proposed	190	Andrew LNX-6515DS-A1M-02(CDMA)	1	96.4	11.9	7.1	49.8	170	0	0										
	F																					
	G	proposed	190	Air - 32(AWS)	1	57	12	8	99	170	0	0										
	H	proposed	190	Andrew LNX-6515DS-A1M-02(LTE)	1	96.4	11.9	7.1	49.8	170	0	0										
Gamma Sector	I	proposed	190	Andrew LNX-6515DS-A1M-02(CDMA)	1	96.4	11.9	7.1	49.8	310	0	0										
	J																					
	K	proposed	190	Air - 32(AWS)	1	57	12	8	99	310	0	0										
	L	proposed	190	Andrew LNX-6515DS-A1M-02(LTE)	1	96.4	11.9	7.1	49.8	310	0	0										
Antenna Total					9								RRU Total	3	Distro Box Total	2	Hybrid Cable Total			8	Jumper Total	12

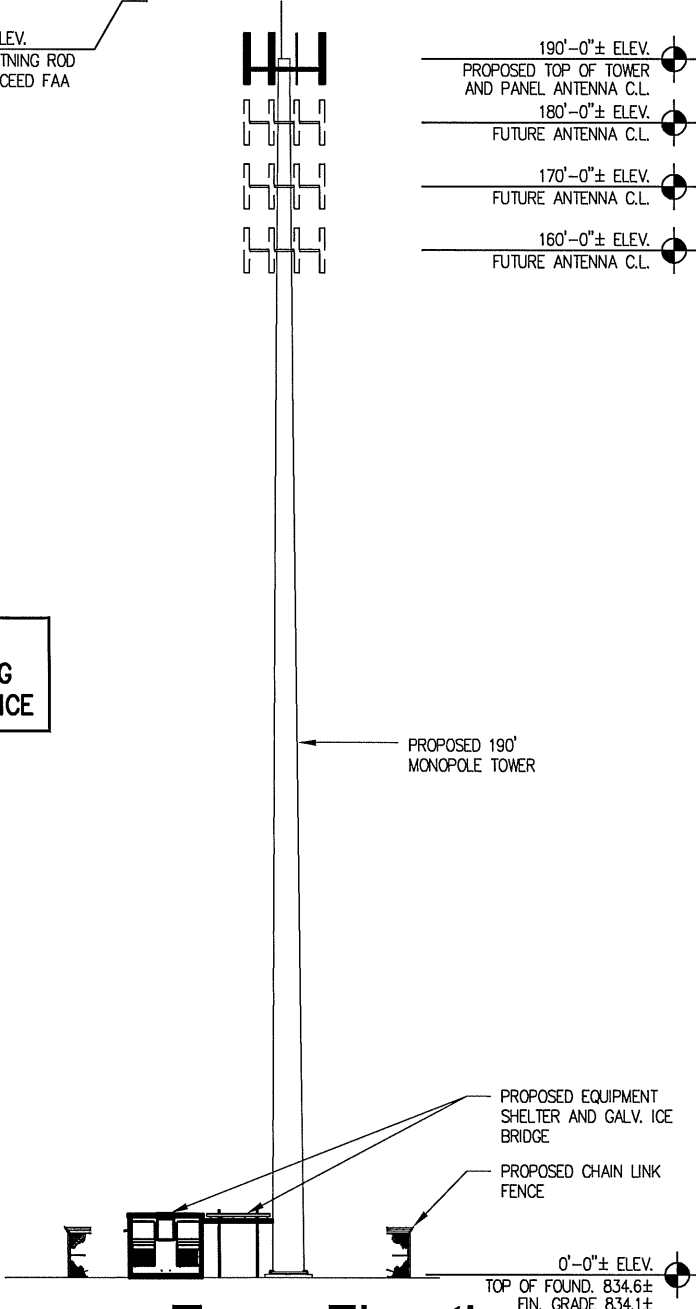
3 Proposed Antenna Schedule
SCALE: N.T.S.



MONOPOLE TO BE DESIGNED BY OTHERS
ACCORDING TO ANSI/EIA/TIA-222-REV G
STANDARDS: 90 MPH BASIC WINDS, NO ICE



1 Antenna Azimuths
SCALE: 1/4" = 1'-0"



2 Tower Elevation
SCALE: 1" = 30'-0"

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08/11/14	CONSTRUCTION DRAWINGS-REV C

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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

LAWC KASOLD
CELL SITE

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

TOWER ELEVATION,
ANTENNA INFORMATION,
NOTES AND DETAILS

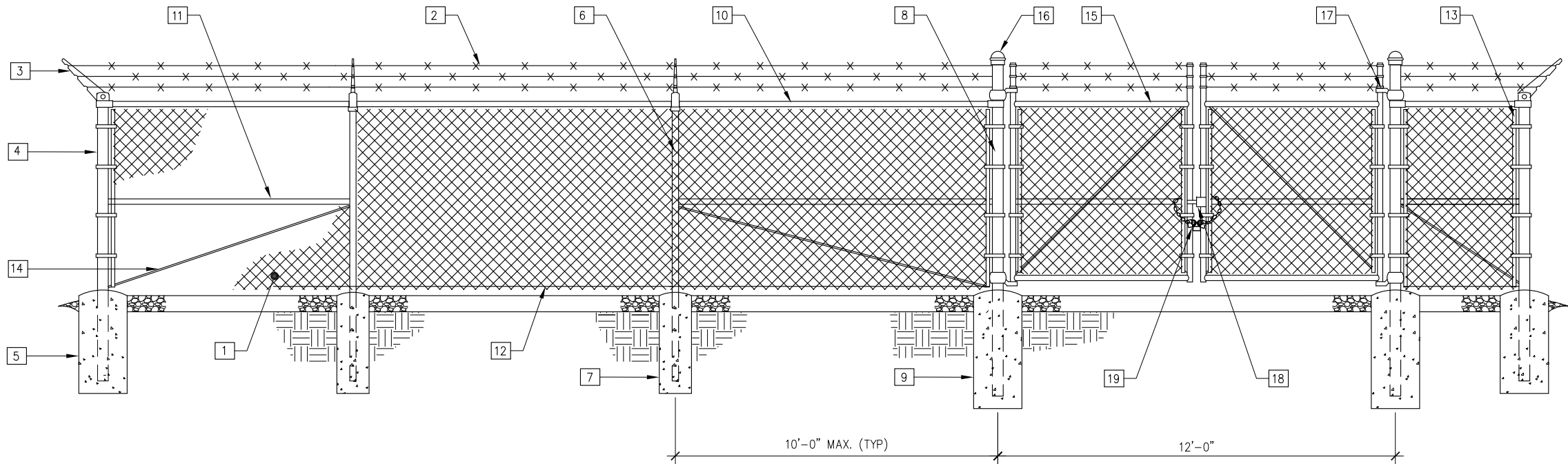
A&E PROJECT NO.:

001-1504

SHEET NO.:

C-2



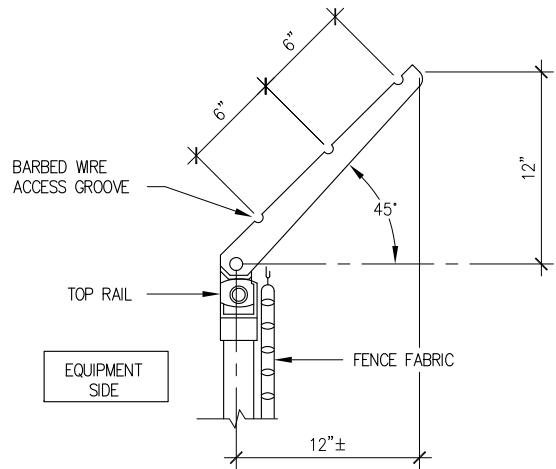


1 Typical Fence Elevation
SCALE: 1/4" = 1'-0"

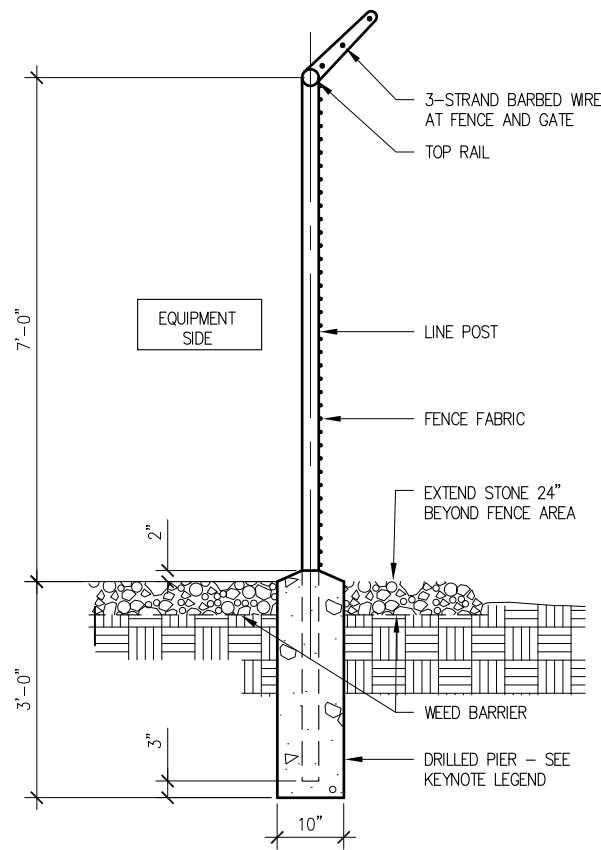
Keynote Legend

- 1 FABRIC: 9 GAUGE, 2" MESH, ASTM A392 (SEE FENCE SECTION FOR HEIGHT).
- 2 BARBED WIRE: 12 GAUGE WIRE, 4 POINT (3 RUNS), FINISH TO MATCH FABRIC, ASTM A121.
- 3 EXTENSION ARMS: STAMPED STEEL WITH MALLEABLE IRON BASE, FINISH TO MATCH FENCE FRAMEWORK, ASTM F626.
- 4 END AND CORNER POSTS: 3"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 5 CONCRETE FOUNDATION: 36"x12"Ø (3000 PSI)
- 6 LINE POSTS: 2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 7 CONCRETE FOUNDATION: 36"x10"Ø (3000 PSI)
- 8 GATE POSTS: 4"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 9 CONCRETE FOUNDATION: 48"x12"Ø (3000 PSI)
- 10 TOP RAIL & BRACE RAIL: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 11 MIDDLE RAILS: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 12 BOTTOM TENSION WIRE: 0.177"Ø METALLIC-COATED STEEL (GALV.), MARCELLED, ASTM A824
- 13 TENSION BARS: 3/16"x3/4", FULL HEIGHT OF FABRIC, FINISH TO MATCH FENCE FRAMEWORK.
- 14 TENSION ROD: 3/8"Ø WITH ADJ. TIGHTNER, FINISH TO MATCH FENCE FRAMEWORK.
- 15 GATE FRAME: 2"Ø SCH. 40 (GALV.) ASTM F1083
- 16 POST CAPS: PER POST DIAMETER.
- 17 GATE HINGES: NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEGREE SWING.
- 18 DOUBLE GATE LATCH: COMMERCIAL STRONG ARM EQUAL TO: DAC INDUSTRIES 615-C ELEVENTH STREET, GRAND RAPIDS, MI 49504
- 19 LOCK CHAIN: 3/8" SIZE, 36" LONG HOT DIP GALVANIZED ZINC COATED. W/ MARINE-GRADE PROGRAMMABLE FOUR DIGIT PADLOCK (SESAME BRAND OR APPROVED EQUAL)

- NOTES:**
1. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NOT SHOWN IN THE DRAWING.
 2. FENCE FABRIC SHALL COMFORM TO CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL.
 3. INSTALL FENCE IN COMPLIANCE WITH ASTM F 567.
 4. INSTALL SWING GATES IN COMPLIANCE WITH ASTM F 900.
 5. DO NOT BEGIN INSTALLATION AND ERECTION BEFORE FINAL GRADING IS COMPLETED, UNLESS OTHERWISE PERMITTED. INSTALL FENCING ON BOUNDARY LINES INSIDE OF PROPERTY LINE ESTABLISHED BY SURVEY.
 6. DRILL OR HAND-EXCAVATE (USING POST - HOLE DIGGER) HOLES FOR POSTS TO DIAMETERS AND SPACINGS INDICATED, IN FIRM, UNDISTURBED OR COMPACTED SOIL. IF NOT INDICATED ON DRAWINGS, EXCAVATE HOLES FOR EACH POST TO MINIMUM DIAMETER RECOMMENDED BY FENCE MANUFACTURER, BUT NOT LESS THAN (4) TIMES LARGEST GROSS-SECTION OF POST.
 7. REMOVE POST HOLE SPOILS FROM SITE. DO NOT SET SPOILS ON AGGREGATE WITHOUT ADEQUATE PROTECTION.
 8. PROTECT PORTION OF POSTS ABOVE GROUND FROM CONCRETE SPLATTER. PLACE CONCRETE AROUND POSTS AND VIBRATE OR TAMP FOR CONSOLIDATION. CHECK EACH POST FOR VERTICAL AND TOP ALIGNMENT AND HOLD IN POSITION DURING PLACEMENT AND FINISHING OPERATIONS, UNLESS OTHERWISE SHOWN, EXTEND CONCRETE FOOTING 1 INCH ABOVE GRADE AND TROWEL TO A CROWN TO SHED WATER.
 9. INSTALL BARBED WIRE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 10. APPLY FABRIC TO OUTSIDE OF FRAMEWORK.



3 Barbed Wire Detail
SCALE: 1" = 1'-0"



2 Typical Fence Section
SCALE: 3/8" = 1'-0"



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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

**LAWC KASOLD
CELL SITE**

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

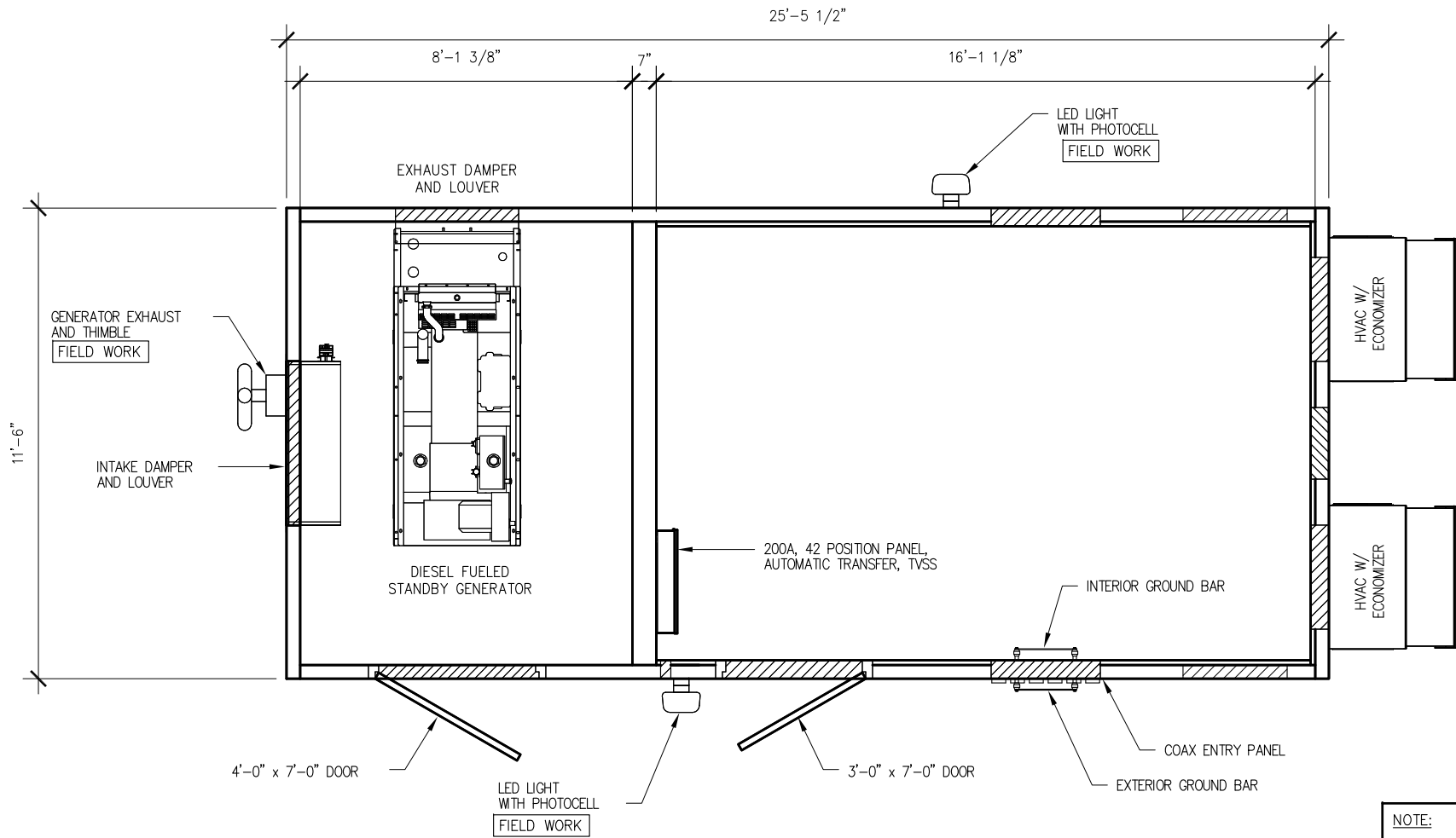
SHEET TITLE:

FENCE DETAILS

A&E PROJECT NO.:

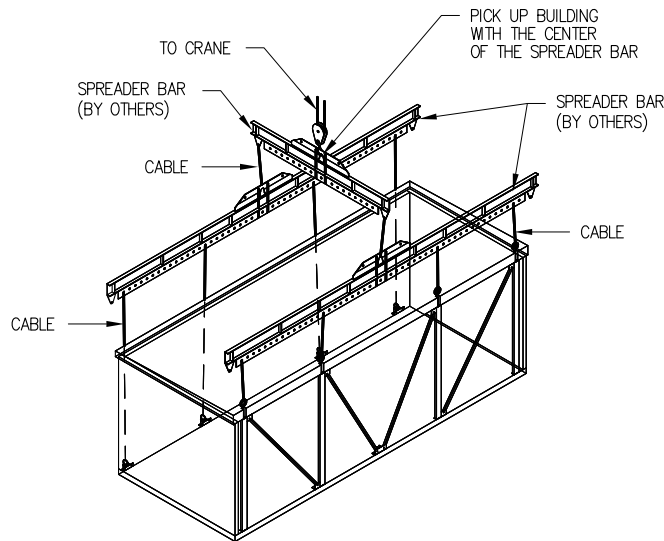
001-1504

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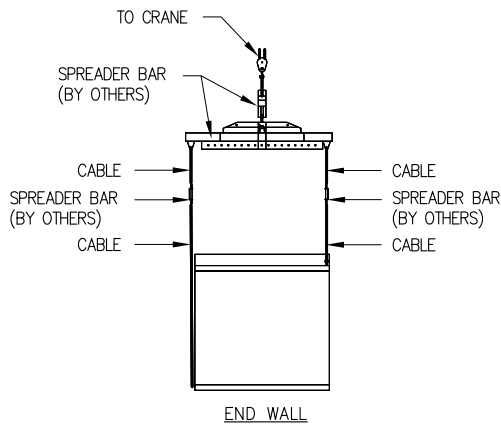


1 Equipment Enclosure Floor Plan
SCALE: 1/4" = 1'-0"

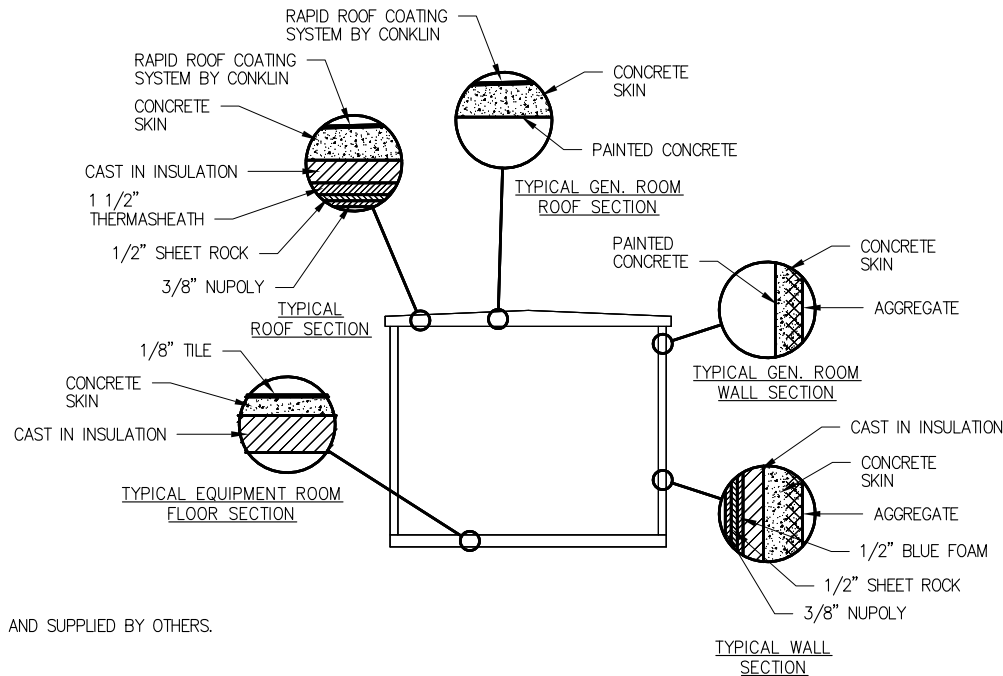
NOTE:
GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EXTERIOR ATTACHMENTS FOR GENERATOR (MUFFLER, VENT, ETC.), DOOR CANOPIES, AND SECURITY LIGHTS



ALL BUILDINGS MUST BE LIFTED FROM ALL LIFTING POINTS (DOUBLE WIDE)



ALL BUILDINGS MUST BE LIFTED FROM ALL LIFTING POINTS



Traverse Section

Equipment Shelter Set Up Procedure

1. INSPECT BUILDING UPON DELIVERY FOR DAMAGE DURING TRANSPORTATION.
2. REMOVE LIFTING BRACKETS FROM SHELTER.
3. ATTACH TIE DOWN BRACKETS TO SHELTER AND FOUNDATION USING ANCHOR BOLTS.
4. INSTALL AND CAULK ALL ACCESSORIES (EXTERIOR LIGHTS, CANOPIES, GENERATOR EXHAUST AND VENT PIPES, ETC.) FOR PROPER OPERATION.
5. INSPECT ROOF AND ROOF EDGES FOR DAMAGE CAUSED BY OFFLOADING AND REPAIR AS NEEDED.
6. INSTALL BACKER ROD AND CAULK EXTERIOR WALLS AND ROOF.
7. INSTALL FLASHING ON ALL INTERIOR MOD. LINES.
8. MAKE ALL CONDUIT AND CABLE TRAY CROSSOVERS.
9. CLEAN INTERIOR AND COMPLETE ANY TOUCH UP PAINTING AS NEEDED.
10. CHECK DOOR ALARM FOR PROPER OPERATION.
11. CHECK DOOR EXHAUST AND VENT PIPES FOR PROPER OPERATION.
12. INSPECT BUILDING COSMETICS.

Offload Notes

1. BUILDING SHALL BE OFFLOADED LEVEL.
2. ALL CABLES, SHACKLING, SPREADER BARS, ETC. SHALL BE DESIGNED AND SUPPLIED BY OTHERS.
3. ALL LIFTING POINTS SHALL BE USED.
4. 1 1/8" MAXIMUM DIAMETER FOR SHACKLES.
5. REMOVE BRACKET AFTER PLACEMENT OF SHELTER AND INSTALL ANCHOR TIE-DOWN PLATES (SHIPPED LOOSE INSIDE SHELTER) AT EACH LOCATION.
6. OFFLOAD BUILDING WITH CABLES IN VERTICAL POSITION. ANGLED POSITION CABLES ARE NOT ACCEPTABLE.

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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

LAWC KASOLD
CELL SITE

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

EQUIPMENT SHELTER
PLAN

A&E PROJECT NO.:

001-1504

SHEET NO.:

C-4

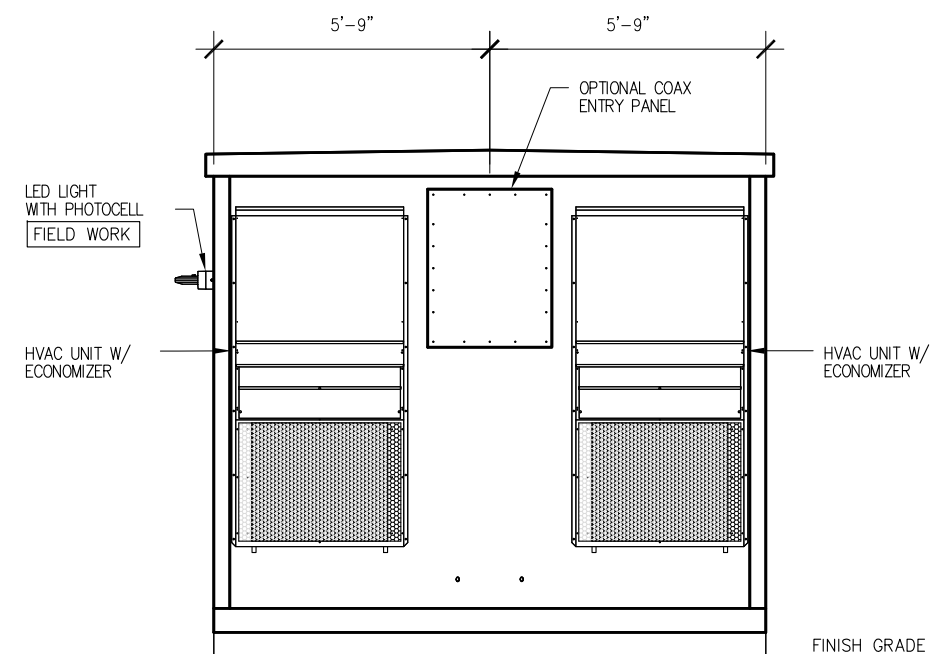
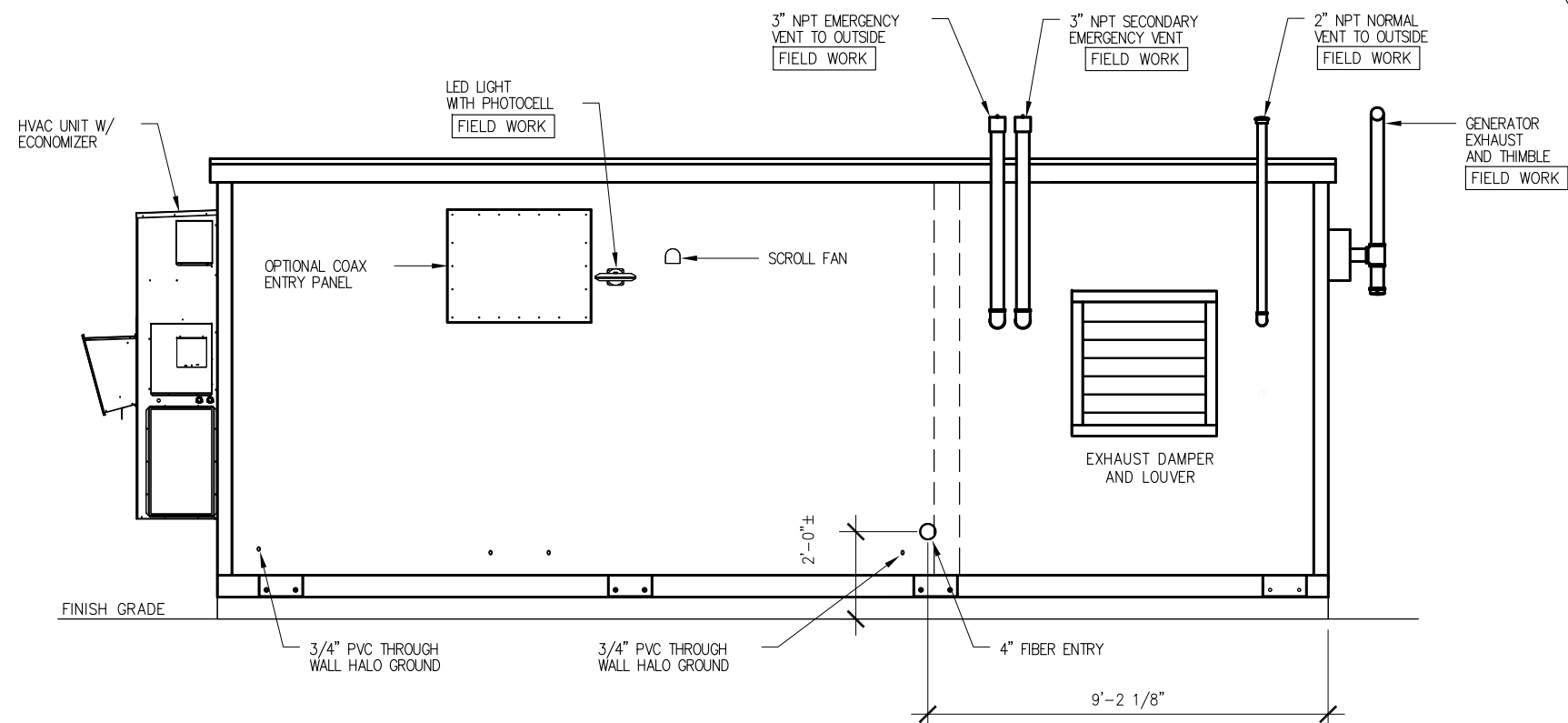
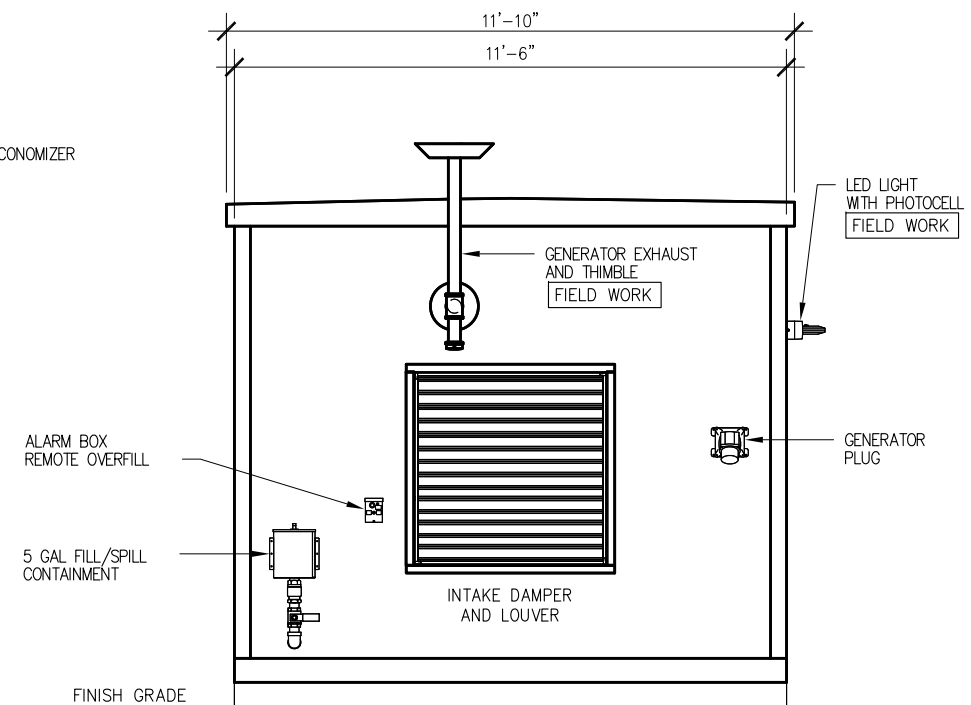
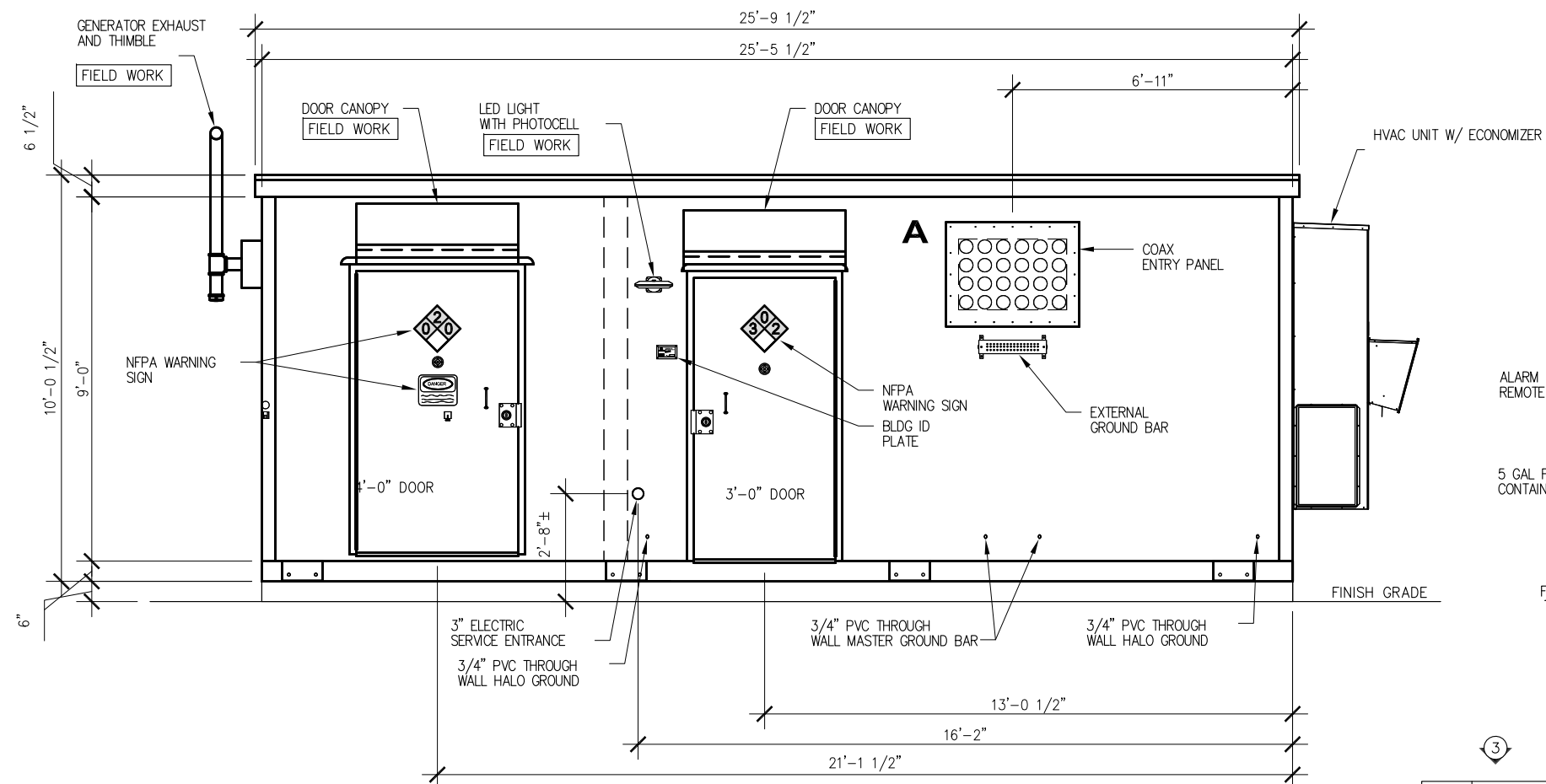


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DATE	
03/31/14	LEASE EXHIBIT
05/05/14	CONSTRUCTION DRAWINGS-REV A
07/27/14	CONSTRUCTION DRAWINGS-REV B
08/11/14	CONSTRUCTION DRAWINGS-REV C



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DRAWN BY: JLM
CHECKED BY: DJH

CHECKED BY: DJH

SITE NAME:

LAWC KASOLD
CELL SITE

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

EQUIPMENT SHELTER
ELEVATIONS

A&E PROJECT NO.:

001-1504

SHEET NO.:

C-5

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
2. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE GENERAL CONTRACTOR PRIOR TO BEGINNING ANY WORK.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ROADS, WALKS, AND ADJACENT PROPERTIES CLEAR OF ANY DEBRIS, DIRT, AND CONSTRUCTION EQUIPMENT DURING CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING ANY WORK. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL LANDSCAPE RELATED WORK WITH OTHER CONTRACTORS AND TRADES.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT/ENGINEER IF ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS ARE FOUND.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR GRADING TO WITHIN 1" OF THE FINAL GRADE IN ALL LAWN AREAS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL GRADING IN ALL LAWN AREAS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING POSITIVE DRAINAGE IN ALL PLANTING BEDS.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL LAWN AREAS INDICATED ON THE LANDSCAPE PLAN WITH THE FOLLOWING SEED MIX AND APPLICATION RATE:

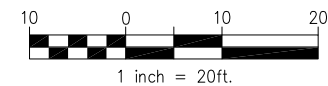
APPLICATION RATE: 5 LBS. PER 1,000 SQ. FT.

60% APPROVED TOPSOIL
20% COARSE SAND
10% SPHAGNUM PEAT MOSS
10% PROCESSED SHREDDED HARDWOOD MULCH

- GENERAL NOTES

-
- Diagram illustrating the installation of a tree pit with various components and dimensions:
- ROOT COLLAR/ FLARE: REMOVE EXCESS SOIL AND LOCATE SO ROOT FLARE. COLLAR IS LEVEL OR 1"–2" ABOVE FINISH GRADE
 - 10"–12"
 - 3" SHREDDED PROCESSED HARDWOOD BARK MULCH. KEEP MULCH 2"–3" FROM TRUNK
 - (3) 2"x2"x24" WOOD STAKES AT 120° FLUSH WITH GRADE ON TREES 3" CALIPER AND OVER SET IN UNDISTURBED SOIL
 - #12 GALV. ANNEALED WIRE AND 1/2"x6" GALV. TURNBUCKLES 3 PER TREE (TYP) EACH AT 120° (2 TWISTED WIRES ARE ACCEPTABLE ALTERNATIVE TO TURNBUCKLES) USE NEW HOSE COLLARS
 - 3" HIGH TOPSOIL SAUCER AT EDGE OF ROOTBALL
 - BACKFILL SOIL FIRMED IN 8" LIFTS WATER THOROUGHLY TO ELIMINATE AIR PACKETS
 - SET ROOTBALL ON FIRM UNDISTURBED SOIL
 - 24" MIN. CLEAR AROUND ROOT BALL

NO SCALE



- 



AN AFFILIATE OF FORTUNE WIRELESS INC.
1715 MAGNAVOX WAY, FORT WAYNE, INDIANA 46804
(260) 436-2668 • (260) 436-2402 FAX

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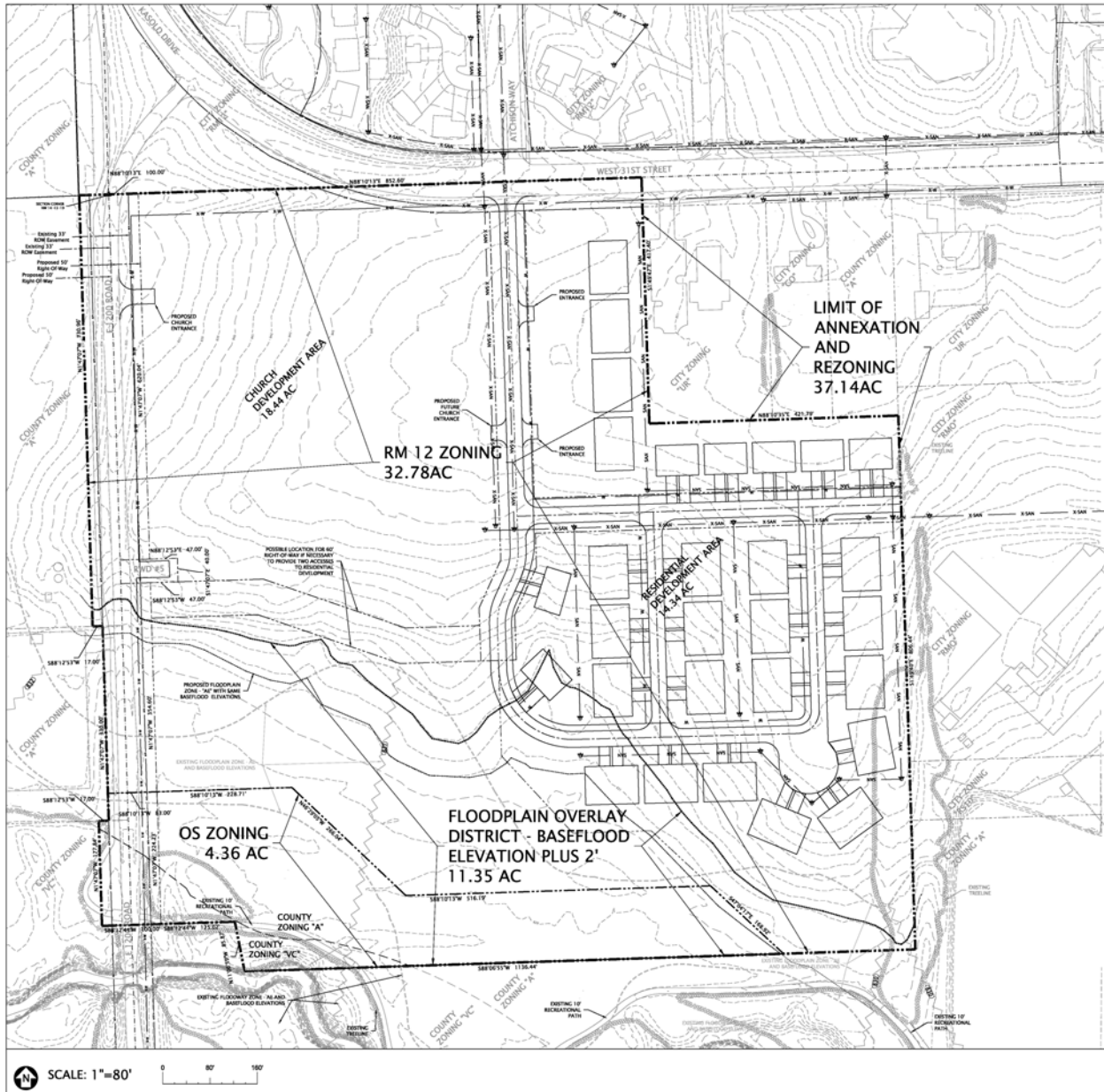
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A&E PROJECT NO.:

SHEET NO.:

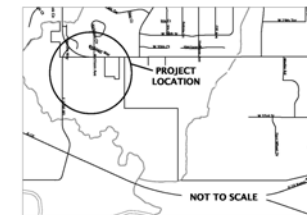
L-1



DEVELOPMENT SUMMARY

ORIGINAL PROPERTY BOUNDARIES PLATE/RECORD ID800428A	35.52 AC
ANNEXATION REQUEST ORIGINAL BOUNDARY PLUS E 1200 ROAD RIGHT-OF-WAY EASEMENT	37.14 AC
REZONING REQUEST RM 12 CHURCH PROPERTY (18.44 AC) RESIDENTIAL DEVELOPMENT (14.34 AC)	32.78 AC
OPEN SPACE "OS"	4.36 AC
FLOODPLAIN OVERLAY DISTRICT OS WITH FP OVERLAY DISTRICT	11.35 AC
RM 12 WITH FP OVERLAY DISTRICT	4.36 AC
	6.99 AC

LOCATION MAP



LEGEND

— — — — — OVERHEAD WIRE	— — — — — SANITARY SEWER MANHOLE	— — — — — BACK OF CURB TO BACK OF CURB
— — — — — UNDERGROUND ELECTRICAL	— — — — — STORM MANHOLE	— — — — — RIGHT-OF-WAY
— — — — — UNDERGROUND TELEPHONE	— — — — — STORM DRAIN	— — — — — C&G
— — — — — GAS	— — — — — GUY ANCHOR	— — — — — DRAINAGE EASEMENT
— — — — — WATERLINE	— — — — — UTILITY POLE	— — — — — UTILITY EASEMENT
— — — — — SANITARY SEWER LINE	— — — — — WATER METER	— — — — — PLATTED
— — — — — SANITARY SEWER SERVICE	— — — — — WATER VALVE	— — — — — REMARKED
— — — — — STORMWATER LINE	— — — — — FIRE HYDRANT	— — — — — CALCULATED
— — — — — PROPERTY LINE	— — — — — TRAFFIC SIGNAL BOX	
— — — — — CENTER LINE	— — — — — GAS VALVE	
— — — — — SECTION LINE	— — — — — GAS METER	
— — — — — ANNEAL/REZONING	— — — — — LIGHT POLE	
— — — — — EASEMENT/COVENANT	— — — — — SIGN	
	— — — — — ELECTRIC BOX	
	— — — — — CABLE TV BOX	

NOTE: "X" IN UTILITY DENOTES EXISTING FEATURE

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY -
NOT FOR CONSTRUCTION

CONCEPTUAL DEVELOPMENT PLAN for WESLEYAN CHURCH

GES
GROB
ENGINEERING
SERVICES, LLC
3210 Moss Way, Suite A • Lawrence, Kansas 66044
P.O. Box 502 • Lawrence, Kansas 66044
Phone 785 856-1900 • Fax 785 856-1901

CONCEPTUAL DEVELOPMENT PLAN FOR WESLEYAN CHURCH KASOLD DRIVE (E1200 ROAD) & 31ST. STREET LAWRENCE, KANSAS

DESIGNED BY

JDC

CHECKED BY

JDC

ISSUE DATE

AUGUST 24, 2009

REVISIONS

October 13, 2009

SHEET

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**CITY OF LAWRENCE DOUGLAS COUNTY
ZONING APPLICATION CUP-14-00298
VERIZON WIRELESS NARRATIVE STATEMENT AND JUSTIFICATION**

Applicant: Scott Goble on behalf of Verizon Wireless and Steven L. Eudaly
Address: 574 South Barn Stable Street, Nixa, MO 65714
Phone: (417) 848-7584

Tower Owner: Verizon Wireless
Address: 10740 Nall, Suite 400, Overland Park, KS 66211
Phone: (913) 344-2892

Property Owner: The Kansas District of the Wesleyan Church, Inc.
Address: 3705 Clinton Parkway, Lawrence, KS 66047
Owner Phone: (404) 644-6446

Verizon Site Name: LAWC KASOLD

Address of Proposed Tower Site: 1293 East 1200 Road, Lawrence

Current Zoning of Proposed Tower Property: A, Agricultural
Current Use of Proposed Tower Property: Vacant Land

Tax Parcel ID#: 115-15-0-10-01-003.00-0

Project Description: Verizon Wireless proposes to construct and operate a 190 foot tall self-support lattice type communications tower which will be used to provide wireless voice and data services to local subscribers.

Justification for the proposed Verizon telecommunications facility and tower: There is a significant degradation of service in much of the area depicted on the map in the coverage letter from Verizon's radio frequency engineer Hank Madden dated September 12, 2014. The addition of a new cell site at the proposed location will significantly enhance both voice and data signals but most critically it will correct a significant compromise in data speed in this area due to adjacent existing Verizon cell sites being overburdened due to extremely high traffic volume.

Comment regarding the search for a suitable location for the proposed tower: The Verizon radio frequency engineering team identified a very specific search area for the new cell site. That search area is depicted on the zoning map which is being submitted with this letter. In order to meet the coverage enhancement objective Verizon requires new antennas to be mounted between 190 feet and 250 feet above ground somewhere within this search area. Our first objective in searching for a suitable antenna location is to find any existing structures on which we might co-locate Verizon antennas at a height above ground that will meet our coverage objectives. Existing structures can include communications towers, buildings, water towers, etc. with adequate height above ground. In this instance our search did not identify any existing structures within the search area which is why Verizon needs to construct a new tower.

**Specific comments pursuant to the Douglas County zoning ordinance
12-319-4.31, Radio, Television, Telecommunication and Microwave Towers:**

Section b (3): The tower height and design are described on the zoning drawings. The proposed height is 190 feet and the proposed design is a self-support lattice type. The proposed color scheme will be galvanized steel. We intentionally limited the proposed tower height to 190 feet so that it would not require aeronautical safety lighting.

It is our intention to provide an engineering report, signed and sealed by an engineer licensed in the state of Kansas which will include at a minimum; a cross section of the structure, engineering specifications detailing construction of the tower and base and tower capacity including the number and type of antennas it can accommodate but it is not possible to provide this report until after such time as the tower has been ordered and that can't happen until after we receive a zoning SUP and **for this reason we request the required items of this section 12 be made a condition of the SUP.**

Section c (1) (2): There are no existing towers or structures within the critical search area that will accommodate Verizon's antenna requirements of being 190 feet above ground.

Section c (3): The tower will be capable of accommodating at a minimum three additional sets of antennas for other carriers.

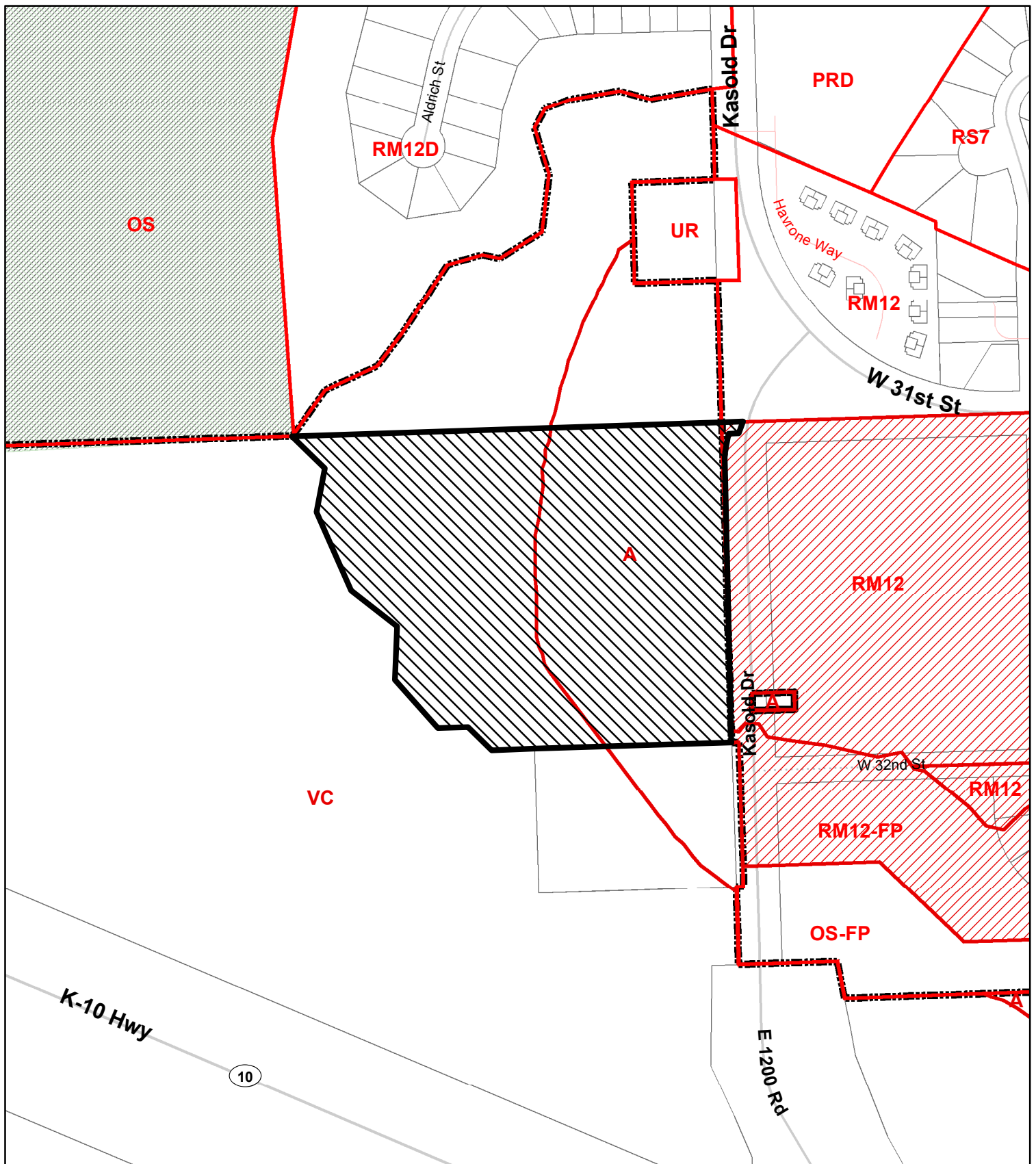
Section d (1): The set-back for the proposed 190 foot tower is 118 feet from the nearest property line (refer to page LSE-3 of the zoning drawings). This is less than the full tower height requirement although it is our intention to utilize a tower designed so that in the event it might fail it will collapse upon itself well within the 118 feet dimension. It is our intention to provide an engineering report, signed and sealed by an engineer licensed in the state of Kansas which will prove this fall zone area but it is not possible to provide this report until after such time as the tower has been ordered and that can't happen until after we receive a zoning SUP and **for this reason we request the required items of this section 12 be made a condition of the SUP.**

Section d (6): We intentionally limited the proposed tower height to 190 feet so that it would not require aeronautical safety lighting.

Respectfully Submitted on this day September 15, 2014



Scott Goble
574 S Barn Stable St, Nixa, MO 65714
(417) 848-7584
Real Estate Contractor On Behalf of Verizon Wireless



**CUP-14-00298: Conditional Use Permit for a New
Verizon Wireless Communications Tower
Located Just North of 1287 E 1200 Road**

Lawrence-Douglas County Planning Office
November 2014

 Subject Property

