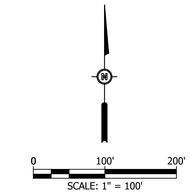
BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

A PRELIMINARY PLAT FOR

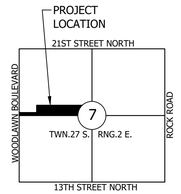
NORTHEAST SUBSTATION

NW QUARTER, SECTION 7, TOWNSHIP 27 SOUTH, RANGE 2 EAST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS



SCALE: 1" = 100'

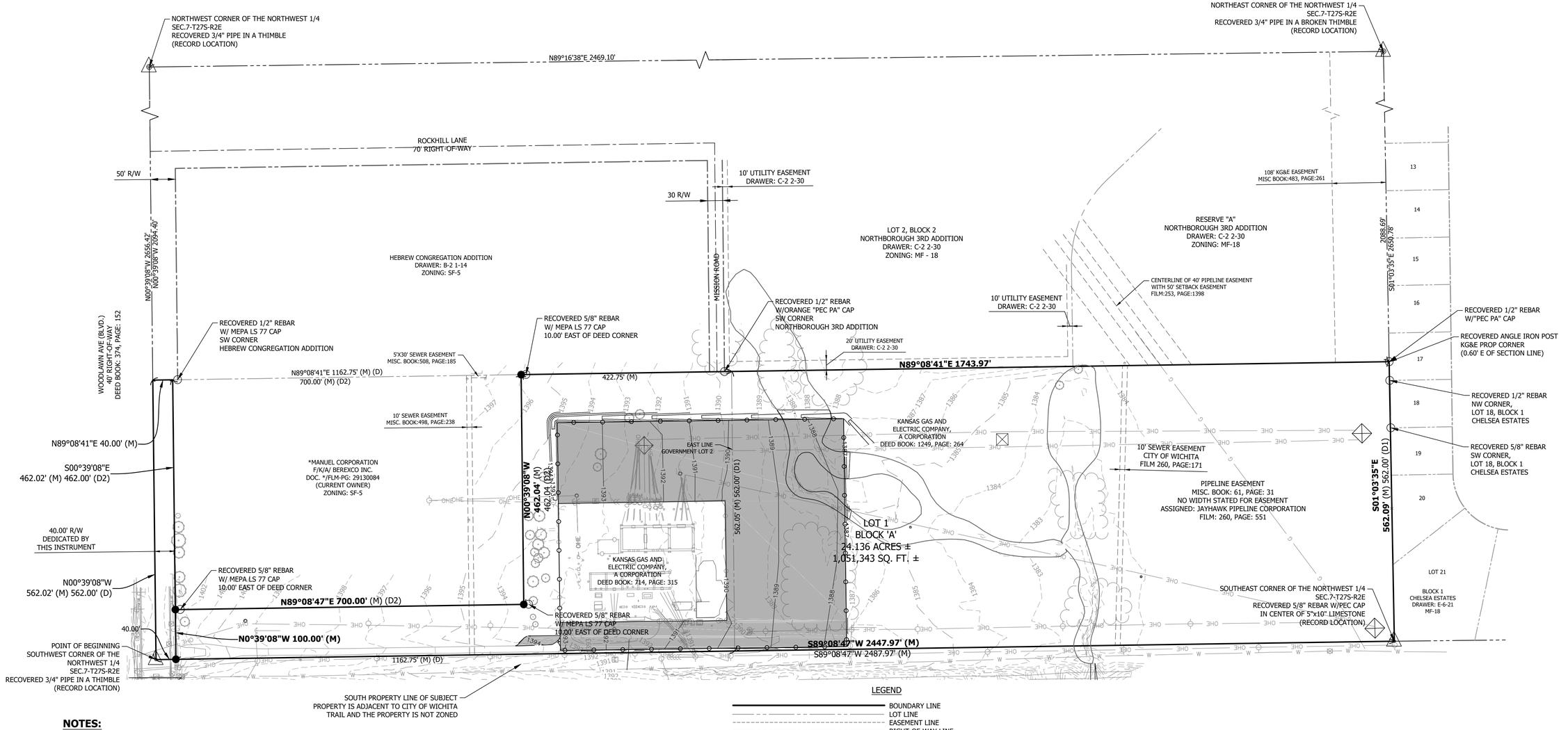
BEARINGS BASED ON
NAD83 - KANSAS SOUTH ZONE - STATE PLANE



VICINITY MAP
NOT TO SCALE

AREA		
	ACRES	SQUARE FEET
LOT 1	24.136 ±	1,051,343±
ROAD R/W	0.516±	22,481±
TOTAL	24.652±	1,073,824±

1. DEVELOPER / OWNER:
   EVERGY KANSAS CENTRAL, INC.
   PO BOX 889
   TOPEKA, KS 66601
2. ENGINEER:
   BURNS & McDONNELL, INC.
   9400 WARD PKWY
   KANSAS CITY, MO 64114
3. TOPOGRAPHY PROVIDED BY:
   STEVE I. MARINO II, P.S. NO. 1380
   BARTLETT & WEST, INC.
   1200 SW EXECUTIVE DRIVE
   TOPEKA, KS 66615
4. EXISTING ZONING: PUD
   PENDING ZONING: PUD
5. CURRENT USE: VACANT LOT
   PROPOSED USE: ELECTRICAL SUBSTATION
6. ALL OFF-SITE IMPROVEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED. THE CITY WILL NOT CONTRIBUTE.
7. SUBSTATION ACCESS POINT TO BE HEAVY DUTY GATE. GATE TO BE DOMESTICALLY MADE AND CERTIFIED "MADE IN USA". GATE WILL BE MANUAL. A 24 HOUR EMERGENCY CONTACT WILL BE PROVIDED AT ALL ENTRANCE GATE TO SUB AND TO THE FIRE DEPARTMENT. EVERGY'S SAFETY PROTOCOLS REQUIRES AN EVERGY EMPLOYEE PROVIDE ACCESS TO THE SUB IN THE EVENT OF AN EMERGENCY SO THAT EVERGY CAN ENSURE IT IS SAFE TO ENTER THE SUBSTATION.



LEGEND

	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	RIGHT-OF-WAY CENTERLINE

ESMT.	EASEMENT
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(S)	REFERENCED SURVEY
PB	PLAT BOOK
PG	PAGE
●	MONUMENT SET (5/8"x24" REBAR W/CLS14 CAP)
○	MONUMENT FOUND (AS NOTED)
△	SECTION CORNER (AS NOTED)

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN OWNERSHIP & ENCUMBERANCE REPORT PREPARED BY SECURITY 1ST TITLE, FILE NUMBER:3076391, WITH AN EFFECTIVE DATE OF: 04/30/2024 .
2. DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE STATED.
3. BEARINGS SHOWN HEREON ARE BASED ON NAD-83, KANSAS STATE PLANE DATUM, SOUTH ZONE.
4. THIS SURVEY DOES NOT CERTIFY OWNERSHIP.
5. SUBJECT PROPERTY ENCOMPASSES AREAS DEPICTED AS: "SPECIAL FLOOD HAZARD AREA - ZONE AE - REGULATORY FLOODWAY" AND "SPECIAL FLOOD HAZARD AREA - ZONE AE - WITH BASE FLOOD ELEVATION", AS DETERMINED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 20173C0359G, WITH A DATE OF IDENTIFICATION OF DECEMBER 22, 2016, FOR COMMUNITY NUMBER 200328, IN SEDGWICK COUNTY, KANSAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

REFERENCES:

(P1) - HEBREW CONGREGATION ADDITION
DRAWER B-2 1-14

(P2) - NORTHBOROUGH 3RD ADDITION
DRAWER C-2 2-30

(D) - GENERAL WARRANTY DEED TO KANSAS GAS & ELECTRIC COMPANY
BOOK:714 PAGE:315

(D1) - WARRANTY DEED TO KANSAS GAS & ELECTRIC COMPANY
BOOK:1249 PAGE:264

* (D2) - CORPORATION DEED - SPECIAL WARRANTY
FROM KANSAS GAS AND ELECTRIC COMPANY TO KIMBERLY A. PHILLIPS
BOOK:1983 PAGE:1295

#	DATE	DESCRIPTION	BY

Bartlett&West
1200 SW EXECUTIVE DRIVE, TOPEKA, KANSAS 66615
PH: 785.273.2040 FAX: 785.273.2045
www.bartlettwest.com

A PRELIMINARY PLAT FOR
NORTHEAST SUBSTATION
NW 1/4, SEC.7-T27S-R2E OF THE 6TH P.M.
IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

DESIGNED BY:	
DRAWN BY:	CBC
APPROVED BY:	CBC
DESIGN PROJ:	15870.725
CONST PROJ:	15870.725
SCALE:	AS NOTED
DATE:	JAN. 10, 2025
DRAWING NO:	PP25
SHEET NO:	1 of 1

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Last edit on: 1/10/2025 9:03 AM by: CBC00998
Drawing Name: W:\Proj\15000\15870\15870.725\AutoCad\Preliminary Plat\15870.725_Northeast Wichita_Preliminary Plat.dwg Layout Name: Preliminary Plat Plotted By:: CBC00998 Plotted on: 1/10/2025 9:11:03 AM

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NORTHEAST SUBSTATION

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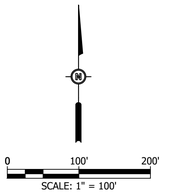

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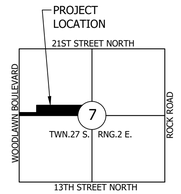

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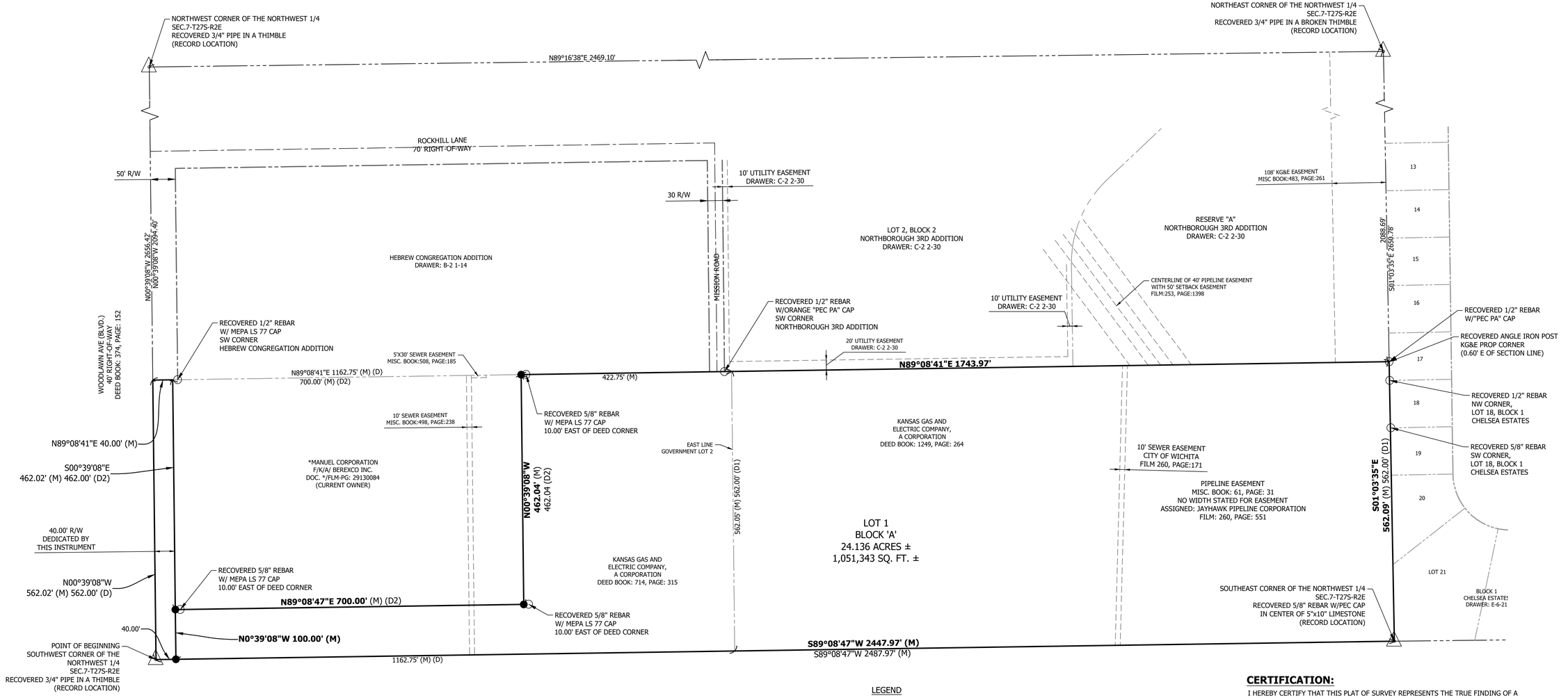

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	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
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ESMT.	EASEMENT
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●	MONUMENT SET (5/8"x24" REBAR W/CLS14 CAP)
○	MONUMENT FOUND (AS NOTED)
△	SECTION CORNER (AS NOTED)

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS THE TRUE FINDING OF A SURVEY PERFORMED BY ME IN THE FIELD ON AUGUST 2, 2024 AND THE DETAILS OF THIS SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY BELIEF AND KNOWLEDGE ACCORDING TO THE KANSAS STATE STATUTES.

THIS SUBDIVISION CONFORMS TO THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

AN AGENT FOR BARTLETT & WEST, INC., CLS 14
STEPHEN I. MARINO II P.S. #1380
1200 SW EXECUTIVE DRIVE
TOPEKA, KS 66615

BY | DESCRIPTION | DATE | #

Bartlett&West
1200 SW EXECUTIVE DRIVE, TOPEKA, KANSAS 66615
PH: 785.273.2154 FAX: 785.273.2319
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A FINAL PLAT FOR
NORTHEAST SUBSTATION
NW 1/4, SEC.7-T27S-R2E OF THE 6TH P.M.
IN THE CITY OF WICHITA, SEDGWICK COUNTY, KANSAS

DESIGNED BY:	
DRAWN BY:	JCW
APPROVED BY:	SIM
DESIGN PROJ:	15870.725
CONST PROJ:	15870.725
SCALE:	AS NOTED
DATE:	JANUARY 2025
DRAWING NO:	FP25
SHEET NO:	2 of 2

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