



Wichita-Sedgwick County Metropolitan Area Planning Department

January 7, 2022

Rebecca Mellies
Professional Engineering Consultants
303 S Topeka
Wichita, KS 67202

RE: CON2021-00059: City Conditional Use to upgrade an existing utility, major substation into compliance; generally located at the northwest corner of W MacArthur and Seneca.

Dear Applicant;

At its regular meeting on **December 16, 2021**, the Wichita - Sedgwick County Metropolitan Area Planning Commission considered the above captioned request. The action of the MAPC was to recommend **APPROVAL** of the request subject to the conditions in the enclosed resolution.

No protest petitions were filed against this application. Therefore, the MAPC's decision is final.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Williams'.

Matthew Williams, AICP
Senior Planner

Copies to: Evergy Kansas South Inc, 100 N. Broadway, Wichita, KS 67202
 MABCD

CONDITIONAL USE RESOLUTION NO. CON2021-00059

WHEREAS, Kansas Evergy South, Inc., Owner, pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), requests a Conditional Use to allow a Utility, Major on property zoned LC Limited Commercial Zoning District described as:

Beginning at the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence West along the South line of said Section 7, a distance of 451.69 feet; thence North a distance of 386.64 feet; thence East a distance of 451.69 feet to the East boundary line of said Section 7, thence South along said East boundary line of said Section 7, a distance of 386.64 feet to the point of beginning, EXCEPT for roads; and EXCEPT that part taken by Condemnation Case No. 92C-465.

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

WHEREAS, the MAPC did, at the meeting of December 16, 2021, consider said application; and

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

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Area Planning Commission that this application be approved to allow a Conditional Use to allow a Utility, Major on property zoned LC Limited Commercial Zoning District described as:

Beginning at the Southeast corner of the Southeast Quarter of Section 7, Township 28 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas; thence West along the South line of said Section 7, a distance of 451.69 feet; thence North a distance of 386.64 feet; thence East a distance of 451.69 feet to the East boundary line of said Section 7, thence South along said East boundary line of said Section 7, a distance of 386.64 feet to the point of beginning, EXCEPT for roads; and EXCEPT that part taken by Condemnation Case No. 92C-465.

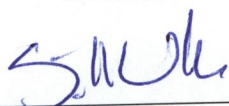
Approved subject to the following conditions:

- (1) The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to: licensing requirements, building, fire and utility regulations or codes.
- (2) 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 VII hereof, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Adopted this 16th Day of December 2021.

METROPOLITAN AREA PLANNING COMMISSION

ATTEST:



Scott Wadle, Secretary



Bill Johnson, Chairman

CON2021-00059
MW



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
16399	176596	WIC-11-25-21	OCA 150004	\$109.20	1	14.00 in

Attention: Betsy Pagán

CITY OF WICHITA/PLANNING DEPT
271 WEST THIRD ST., 2ND FL, SU 203
WICHITA, KS 67202

Copy of ad content
is on the next page

In The STATE OF KANSAS
In and for the County of Sedgwick

No. of Insertions: 1
Beginning Issue of: 11/25/2021
Ending Issue of: 11/25/2021

STATE OF KANSAS)

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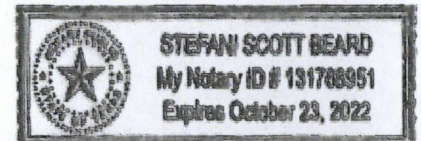
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he 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 from 11/25/2021 to 11/25/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 01/25/2022

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL PUBLICATION

ISSUED WEEKLY
PUBLISHED IN THE MONTANA GAZETTE
ON MONDAY, SEPTEMBER 1, 1991

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on September 1, 1991, at 10:00 a.m., the Board of Commissioners of the State of Montana will meet in the Board Room of the State Capitol Building, Helena, Montana, to consider and act upon the following proposed rule of the Montana Department of Transportation:

Proposed Rule: The Board of Commissioners of the State of Montana will consider and act upon the following proposed rule of the Montana Department of Transportation:

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Name:	Montana Department of Transportation
Address:	Montana Department of Transportation 1000 Broadway Helena, Montana 59601
Phone:	(406) 441-1111
Fax:	(406) 441-1111

Public Hearing:
The public hearing will be held on September 1, 1991, at 10:00 a.m.

Comments:
Comments should be submitted to the Montana Department of Transportation by September 1, 1991.

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Jury holds pharmacies responsible for their roles in opioid crisis

BY JOHN KEEFER
Associated Press

CLEVELAND

CVS, Walgreens and Walmart pharmacies recklessly distributed massive amounts of pain pills in two Ohio counties, a federal jury said Tuesday in a verdict that could set the tone for U.S. city and county governments that want to hold pharmacies accountable for their roles in the opioid crisis.

Lake and Trumbull counties blamed the three chain pharmacies for not stopping the flood of pain pills that caused hundreds of overdose deaths and cost each of the two counties about \$1 billion, their attorney said.

How much the pharmacies must pay in damages will be decided in the spring by a federal judge.

It was the first time pharmacy chains had completed a trial to defend themselves in a drug crisis that has killed a half-million Americans over the past two decades.

The counties were able to convince the jury that the pharmacies played an



TONY DE JAK AP

In Trumbull County in Ohio, roughly 80 million prescription painkillers were dispensed between 2012 and 2016 - equivalent to 400 for every resident. Lake and Trumbull counties convinced a jury that three chain pharmacies played an outsized role in contributing to the opioid crisis in their communities.

outsized role in creating a public nuisance in the way they dispensed pain medication into their communities.

"The law requires pharmacies to be diligent in dealing drugs. This case should be a wake-up call that failure will not be accepted," said Mark Lanier, an attorney for the county.

"The jury sounded a bell

that should be heard through all pharmacies in America," Lanier said.

Attorneys for the three pharmacy chains maintained they had policies to stem the flow of pills when their pharmacists had any concerns and would notify authorities about suspicious orders from doctors. They also said it was the doctors who controlled how many

pills were being prescribed for legitimate medical needs.

Spokespeople for CVSHealth and Walgreen Co. said the companies disagree with the verdict and will appeal.

"As plaintiffs' own experts testified, many factors have contributed to the opioid abuse issue, and solving this problem will require involvement from all stakeholders in our health care system and all members of our community," CVS spokesperson Mike DeAngelis said in a statement.

Walgreen spokesperson Fraser Engerman said the company believes the court erred "in allowing the case to go before a jury on a flawed legal theory that is inconsistent with Ohio law."

"As we have said throughout this process, we never manufactured or marketed opioids nor did we distribute them to the 'pill mills' and internet pharmacies that fueled this crisis," Engerman said in a statement. "The plaintiffs' attempt to resolve the opioid crisis with an unprecedented expan-

sion of public nuisance law is misguided and unsustainable."

Two other chains - Rite Aid and Giant Eagle - already had settled lawsuits with the two Ohio counties.

Lanier said during the trial that the pharmacies were attempting to blame everyone but themselves. The opioid crisis has overwhelmed courts, social services agencies and law enforcement in Ohio's blue-collar corner east of Cleveland, leaving behind heartbroken families and babies born to addicted mothers, Lanier told jurors.

Roughly 80 million prescription painkillers were dispensed in Trumbull County alone between 2012 and 2016 - equivalent to 400 for every resident.

In Lake County, some 61 million pills were distributed during that period.

The rise in physicians prescribing pain medications such as oxycodone and hydrocodone came at a time when medical groups began recognizing that patients have the right to be treated for pain, Kaspar Stoffelmayr, an attorney for Walgreens, said at the opening of the trial.

The problem, he said, was that "pharmaceutical

manufacturers tricked doctors into writing way too many pills."

The counties said pharmacies should be in the first line of defense to prevent the pills from getting into the wrong hands.

They didn't hire enough pharmacists and technicians or train them to stop that from happening and failed to implement systems that could flag suspicious orders, Lanier said.

The trial before U.S. District Judge Dan Polster in Cleveland was part of a broader constellation of federal opioid lawsuits - about 3,000 in all - that have been consolidated under the judge's supervision. Other cases are moving ahead in state courts.

Kevin Roy, chief public policy officer at Shatterproof, an organization that advocates for solutions to addiction, said the verdict could lead pharmacies to follow the path of major distribution companies and some drug-makers that have reached nationwide settlements of opioid cases with billions.

So far, no pharmacy has reached a nationwide settlement.

FROM PAGE 1A

EVERGY

needs."

At issue is a sustainability transformation plan, or STP, undertaken by Evergy after Elliott came on board. The plan calls for cost reductions on current operations and a large expansion in system investment, both of which would benefit the company's bottom line and returns to shareholders.

The original plan envisioned \$8.9 billion in additional spending on transmission, distribution and renewable energy. In an investor presentation this year, Evergy added a fifth year and an increase in total capital spending to \$10.4 billion through 2025.

The commission issued an order Tuesday requiring Evergy to explain and justify that spending plan and report quality of service measures on a quarterly basis.

"Given Evergy's apparent plans for large future investments, additional transparency is warranted," the order said. "Accordingly, the Commission directs Evergy to file with its next Capital Plan Report filing an explanation of: (1) the projected increased spending levels,

and (2) the impact those spending levels will have on the trajectory of retail rates."

Evergy could not be reached for comment.

Applauding the commission's order and attitude is the Citizens' Utility Ratepayer Board, the small state agency that represents residential and small-business customers.

"The energy burden in Kansas is a real thing," said David Nickel, CURB executive director. "There are people that can't afford their electricity. There are people that suffer as to whether they buy their food or buy their medicine, or keep heating their homes or keep their homes air conditioned in the hot summer months."

The commission action "shows this commission is certainly in touch with the need to be mindful of what rates are going to be," Nickel said.

The watchdog group Public Citizen and the Communications Workers of America union recently filed a protest with federal officials alleging that Elliott and an affiliated hedge fund, Bluescape



KCC attorney Brian Fedotin, upper left, and commissioners Dwight Keen, lower left, and Andrew French, lower right, listen to Commissioner Susan Duffy, who was bluntly critical of the role played by international hedge fund Elliott Management in running KCC, Kansas' dominant power company.

Energy Partners, have virtually taken over Evergy.

"There is substantial evidence that the hedge funds exert controlling influence over Evergy," said the filing to the Federal Energy Regulatory Commission.

"First, at least four of Evergy's thirteen board members were selected by the hedge funds - C. John Wilder, Bluescape's current Executive Chairman; David A. Campbell, former Bluescape President; Paul M. Keplevich; and former (Louisiana) U.S. Senator

Mary L. Landrieu," the filing said. "A fifth individual, Kirkland B. Andrews, was Elliott's board selection, a position he held until shifting over to become Evergy's Executive Vice President and Chief Financial Officer."

The protest alleged that even more than the membership on the board, the hedge funds exert control through a finance committee that was given sweeping powers in February "as the primary driver of management and investment decision making for the entire company."

"There are five members of the Finance Committee, and all four of the Bluescape and Elliott board members serve on the Committee, with Bluescape's Wilder serving as Chairman," the filing said.

The Public Citizen/CWA protest also outlined several other instances around the country where Elliott had intervened in utilities, leading to increased rates for consumers.

Dion Lefler: 316-268-6527, @DionKansas

FROM PAGE 1A

WORKERS

for our most vulnerable populations."

Raises for hourly workers will range from an additional \$1.50 to \$4.50 per-hour depending on vacancy rates and position.

Salaries employees will receive a \$3,500 bonus. The raises will remain in effect through the end of

the fiscal year in June but must be approved by lawmakers to become permanent.

Last year, the Legislature declined to include across-the-board raises for state employees in the annual budget, citing concern about rewarding state employees while other Kansans struggled

with the impact of COVID-19.

Employees and the Kansas Organization of State Employees, however, have pointed to low pay and poor working conditions as a major driver of workforce shortages.

Sarah LaFrenz, president of the Kansas Organization of State Employees, called the pay hikes an "excellent step forward."

"These raises and pay

differentials mean frontline workers like corrections officers and state hospital staff could finally get the safe staffing levels they need and proper pay for their unthinkable sacrifices on behalf of Kansas," LaFrenz said.

Private and public employees nationwide have been hit by staffing shortages this year prompting pay raises and bonuses to attract workers.

State workers in Mis-

souri saw a 2% raise in the budget Gov. Mike Parson signed this year. But he vetoed \$2 million to specifically raise the pay of child welfare employees whose division has been recently plagued with high caseloads and staffing woes.

The Star's Jeanne Kuang contributed to this report.

Katie Bernard: (816)234-4167, @Katie_Bernard

FROM PAGE 1A

BOOMERANGERS

awesome the city has become since they left. And they're giving the first 75 away for free.

It's called the Boomerang Box, and it's filled with local products including a bag of Reverie Coffee with a custom "Coming Home" label, a Lola Candle Co. mini candle, Wichita-centric stickers by Heartlandia, a chocolate bar from Cocoa Dolce and more.

The partnership is in-

volving anyone who knows a Wichita native who has moved out of state to visit the website choosewichita.com/boomeranger.

The first 75 who type in the code "partnership" when ordering will get a free box.

The box is the brainchild of Meghan Carver, director of communications for the Greater Wichita Partnership. The group, when

researching how to attract talent to the Wichita area, determined that it was the best spent focusing on people who have roots in the city, she said.

She contacted ICT Box founder Devon Creaman, who founded her business, which offers custom curated gift boxes, when she was just 19 years old.

The two worked together to design the Boomerang Box.

"I love the mission behind it," Creaman said. "I think it's really cool that we're reaching out to people who haven't thought about Wichita in a

long time. Wichita has changed so much in the past five years, and with this, we're able to give a little capsule of it."

Boomerang Boxes must be ordered by Dec. 3. Once the 75 boxes the partnership is paying for are gone, people can still buy them for \$60 plus shipping at ictbox.squarespace.com. All boxes will be mailed out by Dec. 15. They must be sent to people out of state.

Here's what's in each box:

• 12 oz bag of Reverie

Coffee with a custom "Coming Home" label

• Lola Candle Co. mini candle

• Spicy J's spice seasoning

• Cocoa Dolce Caramel Latte Gold Chocolate Bar (full size)

• Three Heartlandia stickers

• Choose Wichita marketing materials, including a unique brochure just for box recipients

• Custom postcard from sender

Denise Neil: 316-268-6327, @denisenil

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE
ON NOVEMBER 25, 2011 (PAGES 1A-12)
(One Year Only)

NOTICE IS HEREBY GIVEN THAT IN THE

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LEGAL PUBLICATION

OCA 150004
PUBLISHED IN THE WICHITA EAGLE
ON NOVEMBER 25, 2021 (407376)
(One Time Only)

MAPC/BZA December 16, 2021 OFFICIAL HEARING NOTICE

NOTICE IS HEREBY GIVEN that on **Thursday, December 16, 2021 no earlier than 1:30 p.m.**, the Wichita-Sedgwick County Metropolitan Area Planning Commission/Board Zoning Appeals will consider the following applications. The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate by going to the Wichita City Hall Building - 1st Floor Council Chambers - 455 N. Main Street, Wichita, Kansas 67202 (specified at the bottom of this notice). If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.

BZA2021-00069: City Variance to waive the screening and landscape requirements along the north and south property lines of property zoned MF-18 Multi-Family Residential to allow for the use of existing drives; generally located northwest of West 8th Street North and North Hoover Avenue (915 N. Hoover Avenue).

BZA2021-00069: City Variance to waive landscaping requirements associated with a Utility, Major substation on property zoned LC Limited Commercial; generally located at the northwest corner of W. MacArthur and S. Seneca.

BZA2021-00070: City Variance to reduce front setback to one-foot to permit construction of a carport on property zoned B Multi-Family; generally located two blocks west of South Hydraulic and one-quarter mile north of East Lincoln (1410 E. Gilbert).

CON2021-00057: City Conditional Use to allow vehicle sales on LC Limited Commercial zoned property; generally located 840 feet north of East 31st Street South on the east side of Hillside Avenue (3060 S. Hillside).

CON2021-00059: City Conditional Use to upgrade and bring an existing Utility, Major substation into compliance on property zoned LC Limited Commercial; generally located at the northwest corner of W. MacArthur and S. Seneca.

VAC2021-00048: City request to vacate portions of a platted front yard setback and platted easements on SF-5 Single-Family Residential zoned property generally located midway between N Hoover and N Ridge Roads, a half-mile north of W 37th Street North, southwest of the N Solano - W Palmetto Streets intersection.

VAC2021-00049: City request to vacate a platted alley generally located north of East Kellogg Street, on the south side of East Lewis Street, between South Laura & South Pattie Avenues.

VAC2021-00050: City request to vacate a platted setback and a platted utility easement on LI Limited Industrial zoned property generally located midway between South West Street and South Edwards Avenue on the south side of West McCormick Avenue.

ZON2021-00054: City Zone Change from SF-5 Single-Family to TF-3 Two-Family for development of duplexes; Generally located on the north side of West MacArthur Road and within one half mile east of South Hoover Road.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department, 271 W. Third St., 2nd Floor, Wichita, Kansas 67202. 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.

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION DUE TO COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted "virtually" using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email, letter, video, and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: Scott Wadle 271 W. 3 rd Street - Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/651544141>

You can also dial in using your phone.

United States: +1 (577) 317-3172

Access Code: 651-544-141

Join from a video-conferencing room or system.

Dial in or type: 67.217.95.2 or inroomlink.goto.com

Meeting ID: 651 544 141

Or dial directly: 651544141@67.217.95.2 or 67.217.95.2#651544141

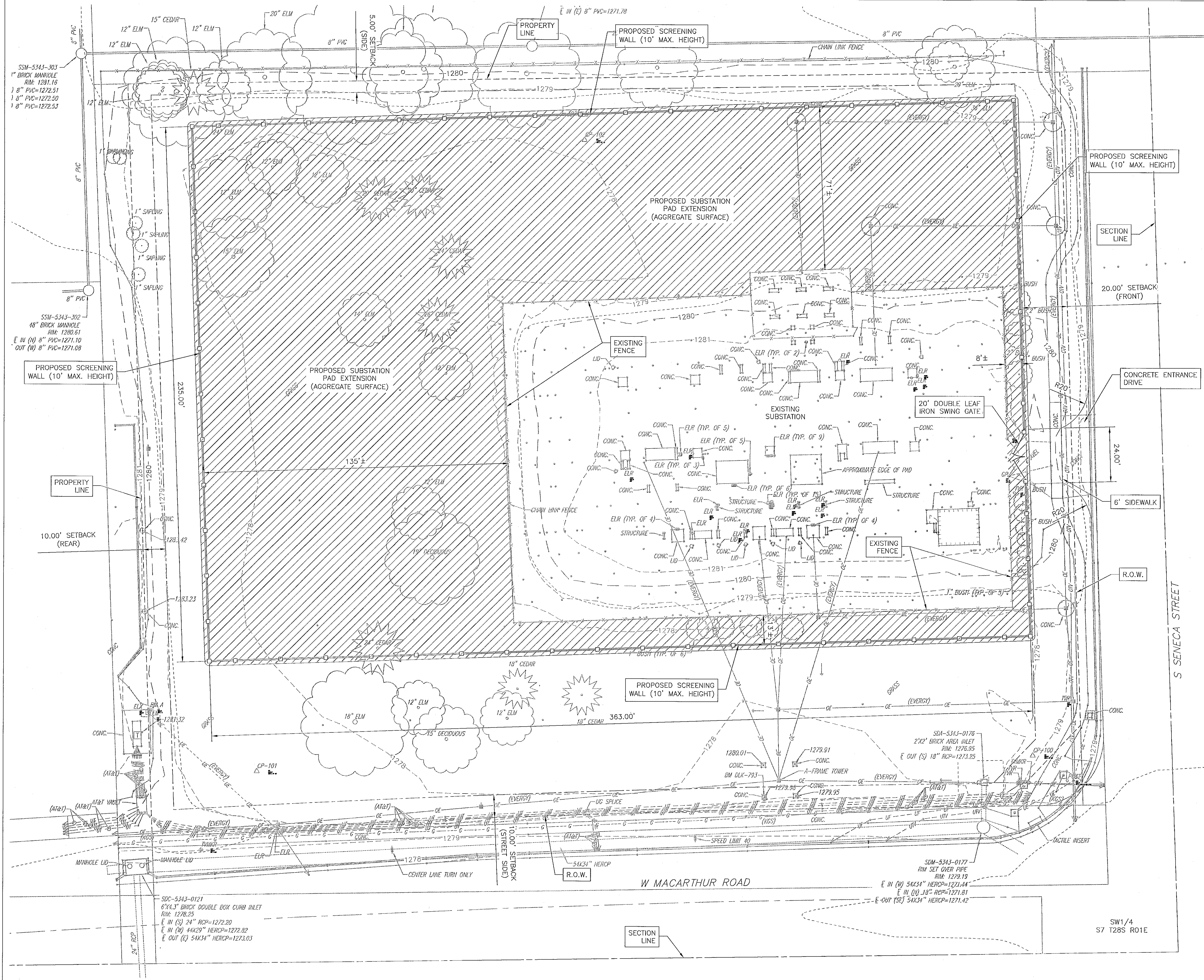
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/651544141>

Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitchichall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted any written or visual materials. If you have recorded audio or video comments, if you have written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

WITNESS MY HAND on November 25, 2021

Scott Wadle, Secretary
Wichita-Sedgwick County
Metropolitan Area Planning Commission



LEGAL DESCRIPTION (EASEMENT)

A TRACT DESCRIBED AND PREPARED ON NOVEMBER 9, 2021, BY ERNEST CANTU JR., PS #1407, WITH PROFESSIONAL ENGINEERING CONSULTANTS, P.A. (CLS65), BEING A PORTION OF A RECTANGULAR TRACT LOCATED AT THE INTERSECTION OF SENECA STREET AND MACARTHUR ROAD, SEDGWICK COUNTY, KANSAS; FURTHER DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST, SEDGWICK COUNTY, KANSAS; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 451.69 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 7, A DISTANCE 386.64 FEET; THENCE EAST A DISTANCE OF 451.69 FEET TO THE EAST BOUNDARY LINE OF SAID SECTION 7; THENCE SOUTH ALONG SAID EAST BOUNDARY LINE OF SAID SECTION 7, A DISTANCE OF 386.64 FEET TO THE POINT OF BEGINNING; EXCEPT ROADS AND EXCEPT THAT PART TAKEN BY CONDEMNATION CASE NO. 92-C-465;

SAID PORTION OF A RECTANGLE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, WICHITA, SEDGWICK COUNTY, KANSAS;

THENCE BEARING SOUTH 89°05'46" WEST (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM OF 1983, KANSAS SOUTH ZONE) ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 40.01 FEET TO A POINT 40.00 FEET PERPENDICULARLY DISTANT WEST OF THE EAST LINE OF SAID SECTION 7;

THENCE BEARING NORTH 01°59'04" WEST, PARALLEL WITH THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 65.01 FEET TO A POINT 65.00 FEET PERPENDICULARLY DISTANT NORTH OF SAID SOUTH LINE OF SECTION 7 AND 40.00 FEET PERPENDICULARLY DISTANT WEST OF SAID EAST LINE OF SECTION 7, BEING A POINT ON THE SOUTH LINE OF TRACT NO. 13 IN CONDEMNATION CASE 92-C-465 IN THE DISTRICT COURT OF SEDGWICK COUNTY, KANSAS;

THENCE BEARING SOUTH 89°05'46" WEST, PARALLEL WITH SAID SOUTH LINE OF SECTION 7, PASSING AT A DISTANCE OF 18.77 FEET TO THE EAST ENDPOINT OF THE EAST ENDPOINT OF THE CENTERLINE OF MACARTHUR ROAD AS DESCRIBED IN HIGHWAY RIGHT-OF-WAY AGREEMENT FILED IN MISCELLANEOUS BOOK 161, PAGE 99, SEDGWICK COUNTY REGISTER OF DEEDS (SAID ENDPOINT BEING SOUTH 89°05'46" WEST 60.00 FEET AND PERPENDICULAR NORTH 00°54'14" WEST 25.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 7), AND CONTINUING WITHOUT DEFLECTION BEARING SOUTH 89°05'46" WEST ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 35.00 FEET AS DESCRIBED IN SAID CONDEMNATION CASE, TO THE POINT OF BEGINNING;

THENCE CONTINUING WITHOUT DEFLECTION BEARING SOUTH 89°05'46" WEST, PARALLEL WITH, AND 65.00 FEET NORTH OF, SAID SOUTH LINE OF SECTION 7, ALSO BEING PARALLEL WITH, AND 40 FEET NORTH OF, SAID HIGHWAY RIGHT-OF-WAY CENTERLINE OF MACARTHUR ROAD, A DISTANCE OF 29.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID POINT OF CURVATURE DESCRIBED IN SAID HIGHWAY RIGHT-OF-WAY AGREEMENT AS BEING 45.4 FEET WEST AND 40 FEET NORTH OF SAID EAST ENDPOINT OF SAID HIGHWAY CENTERLINE OF MACARTHUR ROAD, SAID CURVE HAVING A RADIUS OF 7679.44 FEET, A CENTRAL ANGLE OF 2°35'33", AND A CHORD WHICH BEARS SOUTH 87°47'59" WEST WITH A CHORD LENGTH OF 347.46 FEET;

THENCE WESTERLY ALONG SAID CURVE TO THE LEFT CONCENTRIC WITH, AND 40 FEET NORTH OF, SAID HIGHWAY CENTERLINE OF MACARTHUR ROAD FOR AN ARC DISTANCE OF 347.49 FEET TO THE EAST LINE OF A 15-FOOT WIDE TRACT OF LAND ORIGINALLY DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED ON APRIL 24, 1989 ON FILM 1040, PAGE 822 AT THE OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS, SAID POINT ALSO BEING SOUTH 89°05'46" WEST 451.69 FEET AND NORTH 01°59'04" WEST 57.15 FEET FROM SAID SOUTHEAST CORNER OF SECTION 7;

THENCE BEARING NORTH 01°59'04" WEST, PARALLEL WITH SAID EAST LINE OF SECTION 7, A DISTANCE OF 329.49 FEET, TO THE NORTHEAST CORNER OF SAID 15-FOOT WIDE TRACT OF LAND;

THENCE BEARING NORTH 89°05'46" EAST, PARALLEL WITH SAID SOUTH LINE OF SECTION 7, A DISTANCE OF 411.68 FEET TO THE WEST LINE OF SAID TRACT NO. 13 IN SAID CONDEMNATION CASE, BEING A POINT 40 FEET PERPENDICULARLY DISTANT WEST OF THE EAST LINE OF SAID SECTION 7;

THENCE SOUTH 01°59'04" EAST, PARALLEL WITH SAID EAST LINE OF SECTION 7, A DISTANCE OF 286.63 FEET, TO A POINT 35.00 FEET, AS MEASURED PARALLEL WITH SAID EAST LINE OF SECTION 7, NORTH OF SAID SOUTH LINE OF TRACT NO. 13;

THENCE BEARING SOUTH 44°33'21" WEST, A DISTANCE OF 49.03 FEET TO THE POINT OF BEGINNING;

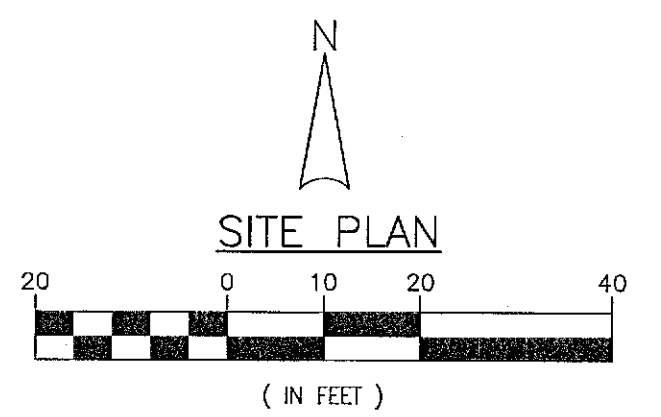
CONTAINING 3.046 ACRES, MORE OR LESS.

LEGEND

- LIMITS OF PROPOSED SUBSTATION PAD EXPANSION (AGGREGATE)
- PROPERTY LINES
- SECTION LINES
- SETBACK LINES
- PROPOSED SCREENING WALL
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)

Can2021-00059
SITE PLAN

APPROVED 12/16/22 BY



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8				4			
7				3			
6				2			
5				1			

DRAWN BY **CRG - PEC** DATE **11/2021**
DESIGNED BY **CRG - PEC** DATE **11/2021**
APPROVED BY **RMM - PEC** DATE **11/2021**
SCALE: **AS NOTED**
W.R. NO. **XXXXX**



TITLE: **MACARTHUR SUBSTATION SITE PLAN**
DWG. NO.: **SKXXXX_SP0101**
SHEET NO.: **1** OF **1**
REV. **0**
GROUP: **ESUB**
CAD FILE NO.: **SKXXXX_SP0101.DWG**

PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JUN MQ9	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6' HT.	B&B
	THU DEG	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	6' HT.	B&B
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	POT

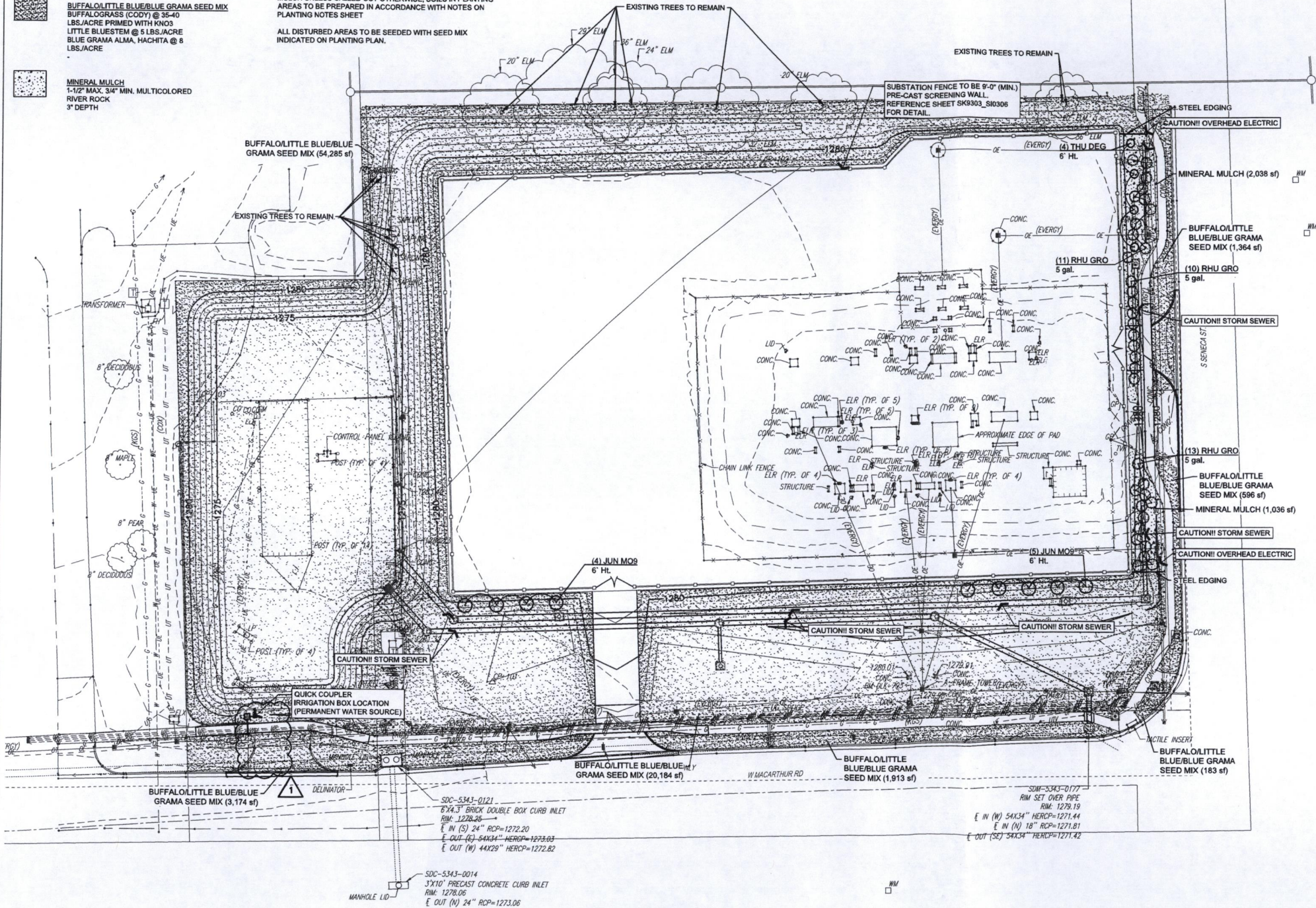
GROUND COVER SCHEDULE

BUFFALO/LITTLE BLUE/BLUE GRAMA SEED MIX
LBS./ACRE PRIMED WITH KNO3
LITTLE BLUESTEM @ 5 LBS./ACRE
BLUE GRAMA ALMA, HACHITA @ 8 LBS./ACRE

MINERAL MULCH
1-1/2" MAX. 3/4" MIN. MULTICOLORED
RIVER ROCK
3" DEPTH

NOTE: ALL TREES TO BE MULCHED WITH SHREDDED HARDWOOD MULCH UNLESS CALLED OUT OTHERWISE; SOILS IN PLANTING AREAS TO BE PREPARED IN ACCORDANCE WITH NOTES ON PLANTING NOTES SHEET

ALL DISTURBED AREAS TO BE SEED WITH SEED MIX INDICATED ON PLANTING PLAN.

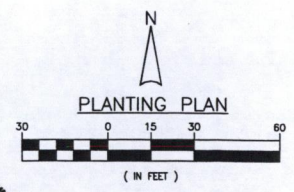


Planting Ordinance Calculations			
REQUIRED LANDSCAPED STREET YARD			
Method 2:			
533 X 15 = 7,950 SF required street yard			
Provided Streetyard = 33,970SF			
STREET YARD TREES REQUIRED			
7,950 total sf/500 = 16 trees required			
Trees Provided - 35 shrubs (equivalent to 3.5 shade trees; east side); 4 conifers at 6' tall when planted (equivalent to 4 shade trees); 9 conifers at 6' tall when planted (equivalent to 9 shade trees) = 16.5 shade trees provided			
REQUIRED BUFFER			
No Required Buffers (not adjacent to residential zoning)			
PARKING LOT SCREENING & LANDSCAPING			
No Parking included in project			

LANDSCAPE PLAN

APPROVED 12/29/22 BY A/G

CON 2021-59



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8			
7			
6			
5			

DRAWN BY	PGW - PEC	DATE	10/2022
DESIGNED BY	PGW - PEC	DATE	10/2022
APPROVED BY	NLS - PEC	DATE	10/2022

SCALE:	AS NOTED
W.R. NO.	XXXXX



TITLE	
MACARTHUR SUBSTATION PLANTING PLAN	
DWG. NO.	SK9303_SIO4
SHEET NO.	1 OF 3
REV.	1

GROUP: ESUB

CAD FILE NO.: SK9303_SIO401.DWG

PLANTING NOTES

1.

PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. REPORT ANY ISSUES IN SITE CONDITIONS AND CONSTRUCTION THAT MAY AFFECT THE PLANTING LAYOUT TO THE PROJECT ARCHITECT PRIOR TO STARTING CONSTRUCTION.
2.

LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3.

NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATIVE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4.

LANDSCAPE CONTRACTOR IS TO STAKE ALL PLANT MATERIAL (TREE AND SHRUB) LOCATIONS AS WELL AS PLANTER BED EDGER LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE FOR PRE-INSTALLATION CONFERENCE AND FINAL APPROVAL OF STAKING. ADJUST PLANT LOCATIONS ONLY AS NECESSARY TO AVOID SITE CONFLICTS.
5.

UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING UTILITY LOCATOR SERVICES. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
6.

GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ANY BERMS SHOWN ON PLANS ARE REFLECTED ON GRADING PLAN. FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
7.

WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF THE PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
8.

BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
9.

CULTIVATE GROUND COVER PLANTING BEDS TO A DEPTH OF 6". TILL COMPOST AND WELL-ROTTED MANURE INTO THE PLANTING BED AT THE APPROXIMATE RATIO OF ONE (1) PART COMPOST/ MANURE TO THREE (3) PARTS SOIL.
10.

ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
11.

AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. MAKE CUTS FLUSH, LEAVING NO STUBS. CUTS OF ONE INCH (1") OR MORE TO BE PAINTED WITH TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED.
12.

TREE TRUNKS SHALL BE STRAIGHT.
13.

PLANT GROUNDCOVER/ PERENNIALS WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
14.

STEEL EDGING MATERIAL SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE. SECURE EDGE MATERIAL IN SOIL WITH MINIMUM TWO STAKES PER SECTION.
15.

PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. TREAT PLANTING BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
16.

THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF PLANT MATERIALS AS DESCRIBED WITHIN SPECIFICATIONS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
17.

USE HARDWOOD CHIP MULCH IN ALL PLANTING BEDS. LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1" TO 3" ONLY. PLACE 3" TO 4" OF MULCH IN ALL SHRUB BEDS. PLACE 1" OF MULCH IN GROUNDCOVER BEDS. PLACE 4" OF MULCH IN ALL TREE SAUCERS.
18.

REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
19.

ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND LANDSCAPE ARCHITECT AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
20.

ANY VEGETATED AREAS DISTURBED BY THE CONSTRUCTION PROCESS MUST BE RESTORED BY REPAIRING THE SOIL BED AND RE-ESTABLISHING ORIGINAL PLANTINGS.
21.

LANDSCAPE CONTRACTOR IS REQUIRED TO REMOVE THE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/ FINAL ACCEPTANCE.
22.

ALL TREES SHALL BE CALIPERED, AND UNDERSIZED TREES SHALL BE REJECTED.
23.

ANY DEVIATION TO THE APPROVED FINAL LANDSCAPE PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
24.

IF SHOWN, CONTRACTOR SHALL VERIFY THE AMOUNT OF PLANT MATERIALS SHOWN ON THE PLANS MATCHES THE QUANTITY SHOWN ON THE PLANT SCHEDULE. QUANTITIES LISTED ON PLANS SUPERSEDE THOSE ON PLANT MATERIALS LIST. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
25.

FERTILIZE ALL PLANT MATERIALS AND TURF WITH MILORGANITE FERTILIZER AT MANUFACTURERS RECOMMENDED RATE.
26.

REFER TO IRRIGATION CONCEPT PLAN FOR AREAS AND METHODS FOR IRRIGATION.
27.

APPLY MYKE (OR EQUAL) MYCORRHIZAL FUNGI TO PLANT MATERIAL PER THE MANUFACTURERS INSTRUCTIONS.
28.

PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON THE PLANS UNLESS NOTED OTHERWISE.
29.

ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TREE SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
30.

PLANTING BEDS ARE TO BE FREE OF WEEDS AND GRASS. DO NOT INSTALL WEED BARRIER IN PLANTING AREAS.
31.

THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS LOCATED IN AREAS OUTSIDE OF THE IRRIGATION SYSTEM COVERAGE. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION UNTIL PROJECT COMPLETION AND OWNER TAKES POSSESSION.
32.

PROVIDE TREE WATERING BAGS ON ALL TREES LOCATED OUTSIDE IRRIGATED AREAS LOCATED OUTSIDE IRRIGATED AREAS.
33.

ALL PLANTS SHALL BE INSPECTED AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANT NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER.
34.

THE LANDSCAPE CONTRACTOR IS TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
35.

TREE DIAMETER MEASUREMENT SHALL BE TAKEN FROM DBH (DIAMETER AT BREAST HEIGHT OF 4.5' ABOVE GROUND).

8				4		
7				3		
6				2		
5				0/2022	ADDITION OF BACKFLOW PREVENTER	11/21/22 PGW/NLS
REV.	REVISION DESCRIPTION	DATE	BY/CK	REV.	REVISION DESCRIPTION	DATE BY/CK

DRAWN BY

PGW - PEC

DATE

10/2022

DESIGNED BY

PGW - PEC

DATE

10/2022

APPROVED BY

NLS - PEC

DATE

10/2022

SCALE:

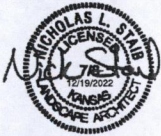
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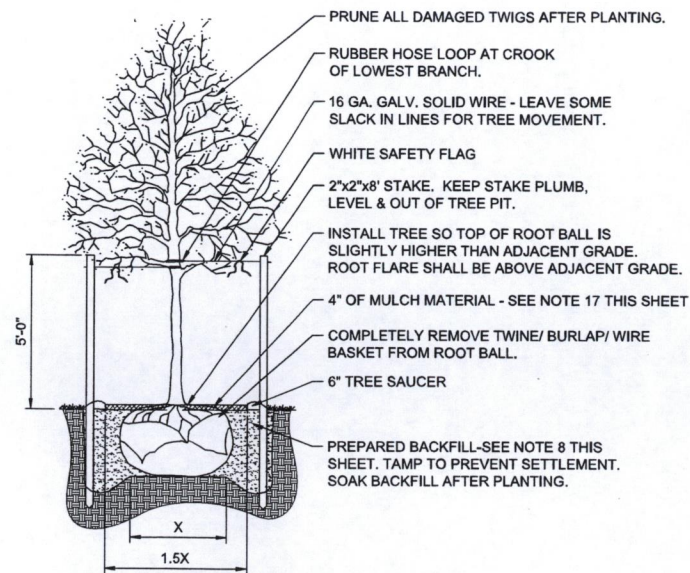
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MACARTHUR SUBSTATION PLANTING NOTES	
DWG. NO.	SK9303_SI04
SHEET NO.	2 OF 3
REV.	1



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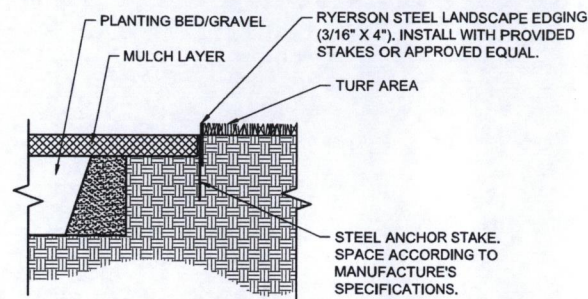
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TREE PLANTING NOTES

1. TREES THAT NATURALLY GROW WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF CENTRAL LEADER IS PRUNED, DAMAGED, OR DOES NOT EXIST.



STEEL EDGING DETAIL

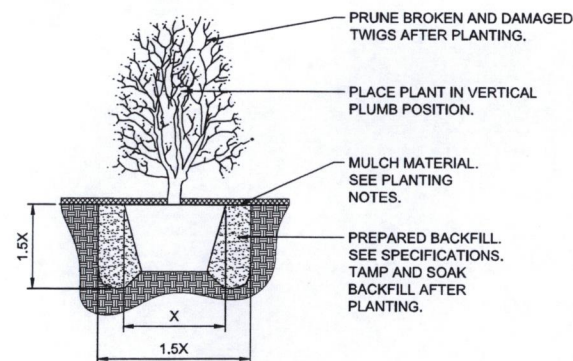
1 TREE PLANTING DETAIL

1" = 1'-0"

329343-01

1" = 1'-0"

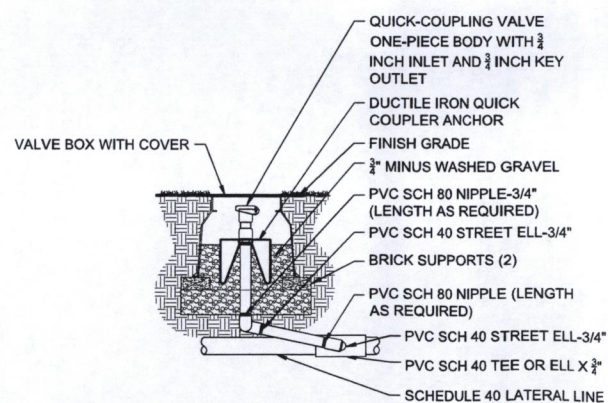
329413-02



2 SHRUB PLANTING DETAIL

1" = 1'-0"

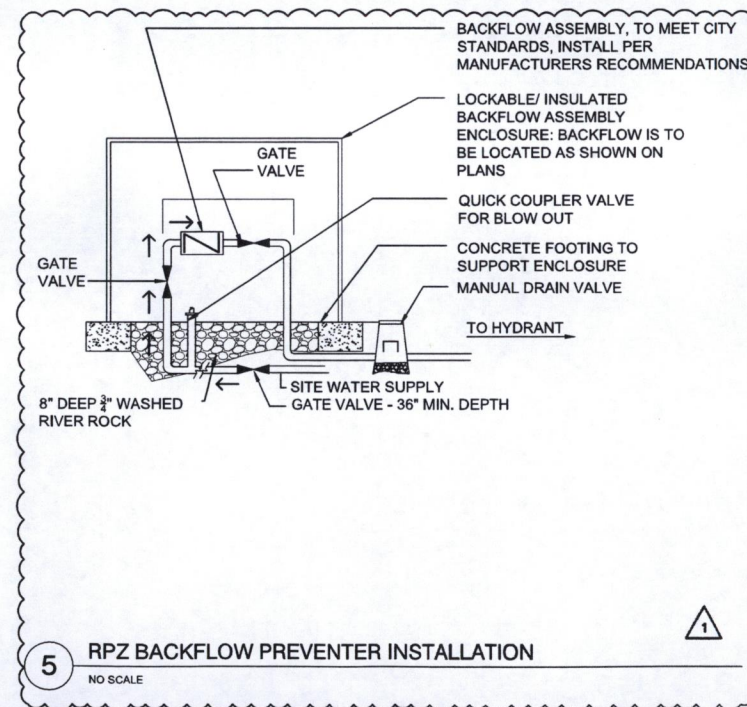
329333-01



4 QUICK COUPLER

1" = 1'-0"

328406.43-01



5 RPZ BACKFLOW PREVENTER INSTALLATION

NO SCALE

8				4			
7				3			
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5				1	ADDITION OF BACKFLOW PREVENTER	11/21/22	PGW/NLS
REV.	REVISION DESCRIPTION	DATE	BY/CK	REV.	REVISION DESCRIPTION	DATE	BY/CK

DRAWN BY PGW - PEC DATE 10/2022
DESIGNED BY PGW - PEC DATE 10/2022
APPROVED BY NLS - PEC DATE 10/2022

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MACARTHUR SUBSTATION
PLANTING DETAILS

DWG. NO. SK9303_S104
SHEET NO. 3 OF 3
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