



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 28, 2021

Evergy Kansas South, Inc.  
c/o Chris Meyer  
818 S Kansas Avenue  
Topeka, KS, 666712

Professional Engineering Consultants  
c/o Rebecca Mellies  
303 S. Topeka Avenue  
Wichita, KS, 67202

**Ref: CON2021-00054:** City Conditional Use to permit the expansion of an existing substation on property zoned GI General Industrial; generally located one half-mile north of East 37th Street North and within one-half mile east of North Hydraulic Avenue.

There were no valid protests for Conditional Use request CON2021-00054, therefore the recommendation of **approval** by the MAPC Metropolitan Area Planning Commission meeting on Thursday December 2, 2021 meeting is final with the following conditions:

1. The site shall be developed, maintained, and operated in substantial compliance with the approved site plan and in compliance with all applicable laws and regulations.
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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

Should you have any questions, please feel free to call me at 268-4421.

Sincerely,

  
Bill Longnecker  
Senior Planner, MAPD



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 6, 2021

Evergy Kansas South, Inc.  
c/o Chris Meyer  
818 S Kansas Avenue  
Topeka, KS, 666712

Professional Engineering Consultants  
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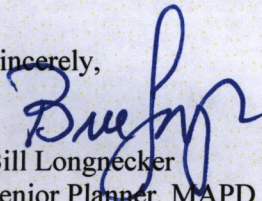
**Ref: CON2021-00054:** City Conditional Use to permit the expansion of an existing substation on property zoned GI General Industrial; generally located one half-mile north of East 37th Street North and within one-half mile east of North Hydraulic Avenue.

Conditional Use request CON2021-00054 was **approved** at the MAPC Metropolitan Area Planning Commission meeting on Thursday December 2, 2021 with the following conditions:

1. The site shall be developed, maintained, and operated in substantial compliance with the approved site plan and in compliance with all applicable laws and regulations.
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 VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

If there are no valid protests received by December 16, 2021, the recommendation of the MAPC is final. If valid protests are received, CON2021-00054 will proceed to City Council for final action at the soonest date after December 16, 2021. When all of the above conditions have been successfully completed a copy of the signed Conditional Use Resolution and approved site plan will be mailed to you for your records. Should you have any questions, please feel free to call me at 268-4421.

Sincerely,

  
Bill Longnecker  
Senior Planner, MAPD

**CONDITIONAL USE RESOLUTION NO. CON2021-00054**

**WHEREAS**, Oneok North System, LLC, c/o Brandi Hitz, Permit Agent (owner) & Kansas Every South, c/o Chris Myer, Sr. Engineer (applicant) pursuant to Section V-D of the Wichita-Sedgwick County Unified Zoning Code (herein referred to as Unified Zoning Code), request a Conditional Use to allow the expansion of an electrical substation on an approximately 0.26-acre property zoned GI General Industrial, generally located one-half mile north of East 37<sup>th</sup> Street North & one-half mile east of North Hydraulic Avenue and described as:

A portion of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 27, Township 26 South, Range 01 East of the Sixth Principal Meridian, Sedgwick County, Kansas, being described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 27; thence S 89°08'51" W along the South line of said Southeast Quarter a distance of 225.02 feet; thence N 00°03'46" W parallel with the East line of said Southeast Quarter a distance of 52.00 feet; thence N 89°08'51" E parallel with the South line of said Southeast Quarter a distance of 225.02 feet to the East line of said Southeast Quarter; thence S 00°03'46" E along said East line a distance of 52.00 feet to the point of beginning.

**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 2, 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 the expansion of an electrical substation on an approximately 0.26-acre property zoned GI General Industrial, generally located one-half mile north of East 37<sup>th</sup> Street North & one-half mile east of North Hydraulic Avenue and described as:

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Approved subject to the following conditions:

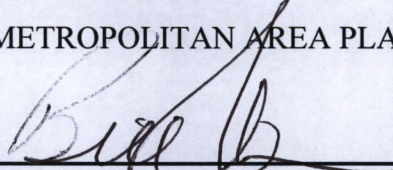
1. The site shall be developed and maintained in general conformance with the approved site plan, and in conformance with all applicable regulations, including but not limited to licensing requirements,

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 16<sup>th</sup> Day of December, 2021.

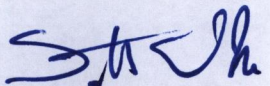
METROPOLITAN AREA PLANNING COMMISSION



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Bill Johnson, Chair MAPC

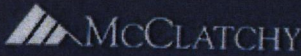
ATTEST:



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Scott Wadle, Secretary

CON 2021-00054  
BL



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  
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Raleigh News & Observer  
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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	168364	WIC-11-11-21	OCA 150004	\$126.00	1	15.00 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

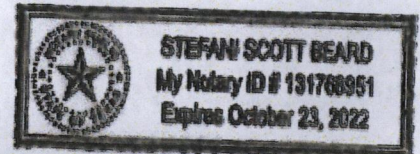
No. of Insertions: 1  
Beginning Issue of: 11/11/2021  
Ending Issue of: 11/11/2021

STATE OF KANSAS)  
SS  
County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, deposeth 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 11/11/2021 to 11/11/2021.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.  
DATED: 12/20/2021

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!

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State	DC
Country	USA

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 World Wide Web: <http://www.epa.gov>  
 EPA Home Page: <http://www.epa.gov>  
 EPA Regional Offices: <http://www.epa.gov/region1>  
 EPA National Office: <http://www.epa.gov/national>  
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 EPA World: <http://www.epa.gov/world>  
 EPA Zone: <http://www.epa.gov/zone>

FROM PAGE 1A VETERANS DAY

ministration from North-eastern State University and works at the Wichita Veterans Employment Representative, where he helps veterans find employment.

**JAMES H. BORING, ARMY AIR FORCE**  
Served: 1943 to 1946  
World War II (1941-1945)

From: Wichita, KS  
My dad was a B-17 waist gunner in the Army Air Force. He was a member of the 368th Bomb Squad of the 306th Bomb Group. Their plane was named the "Raptured Duck." He was stationed in Thurleigh, England, during World War II. He is the only member of his squad that is still living. He never talked a lot about his time in the war until about the last 10 years. I have asked questions, trying not to bring up the horrible memories he still has. When he was in training, they picked him to be the waist gunner because he was thin and not real tall so he could fit in the waist. They trained them how to put together and take apart the gun blindfolded because their missions were mostly in the dark. He would talk about when they would go on a mission that his fellow servicemen would send a case of beer up with them to help it chill. The beer was hot on the ground. He will be 97 years old on Nov. 29, 2011. His mother died when he was 12, and his two sisters and he were raised by their grandma and grandpa. They were very poor. He ate in the soup lines during the Depression. His grandpa also died young. After he was discharged, he married my mom and had two girls, and then my mom went into labor early with their third child, a boy. He died while Dad was rushing him to the hospital. Then my mom died at 45 and left him with two girls to raise as a single dad. He has had a lot of sadness and heartache during his life, but he never let it show. Dad, I am so very proud of you. I am so lucky to be your daughter. Not only did you serve our country bravely and proudly, you also took care of our family. You have always taken care of everyone — from our grandmother, to our mom, to us girls, grandchildren and great-grandchildren. You take care of all God's creatures including bugs and mice — yuck! It is a privilege to honor you today. You are my hero. - Debra Vossen, daughter

**SGT. WAYNE E. FAHRBACH, ARMY**  
Served: 1941 to 1945  
World War II (1941-1945)

From: Abilene, KS  
Wayne Eugene Fahrbach served in the Army during World War II. He was proud of his service and enjoyed sharing stories about his service. He was one of the brave soldiers who landed on Omaha Beach on D-Day. In a story, he said that as they were approaching the beach in an amphibious tank, he was scared to death. He asked his commander, "What if I don't get off?" His commander told him, "You can either get shot in the back, or you can take your chance on the beach, but you are getting off one way or the other." He said he jumped off when they hit the beach and ran like hell! He was one of the lucky soldiers to survive the battle on Omaha Beach and lived until he was 96. A special thanks to my dad for serving our country. My brother and I took him to the dedication of the World War II memorial. It was an honor to take him, and this memory will always be cherished. Wayne Fahrbach was a proud veteran and wore his World War II cap every day. - Connie Fahrbach, daughter

**SGT. MORRIS P. COCKING, ARMY**  
Served: 1942 to 1945  
World War II (1941-1945)

From: Wichita, KS  
Morris was in the fighting war from D-Day to Berlin. He had become an aide to an officer in Berlin. Morris carried a bottle of Coca-Cola throughout the war in his backpack, thinking he would drink it after the U.S. victory. While he was in Berlin working as an aide, the officer he worked for came and asked if he still had the bottle of Coke. He told Morris that Gen. Eisenhower was looking for a Coke, but they didn't have any at the officer's club. Morris offered to give his Coke for Ike. The attached picture is the General thanking Morris (at left) with his

**SGT. MORRIS P. COCKING, ARMY**  
Served: 1942 to 1945  
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officer looking on. We are truly blessed with young Americans giving up their lives and service throughout our history to preserve and defend our freedoms by service in the military. My uncle represents how a young man from Kansas can be called on to serve our country, which was the case in times of need for the defense of our freedoms, and repeated by hundreds of thousands of young men who have been called on by our country for that purpose. We need to stop and ponder the great sacrifices made for each of us and give thanks for their service! - Jim Beasley, nephew

**STAFF SGT. JOSEPH FABER, AIR FORCE**  
Served: 1952 to 1956  
Korean War (1950-1953)

From: Wichita, KS  
Joe Faber was born in Iowa in 1932. He married Barbara Vernis in 1952 and has four children. The same year as his marriage, Joe enlisted in the Air Force, serving until 1956. He was last stationed at Elmendorf Air Force Base in Anchorage, Alaska, in the 6981st Radio Group as a Morse Code Radio Intercept Officer, where he listened to the 'clicks.' After the Air Force, he moved to Wichita with his family and worked at Beech Aircraft until his retirement in 1996. He has enjoyed a retirement of golf, music and time spent with Barbara until her death in 2020. Joe continues to live in Wichita with his dog, Sadie. Dad, Grampa, Great-papa: We know how hard you worked to protect and to serve our country. The pride you have in that service is well deserved. We are grateful for your service to your country and to your family. We love you (ditto). Don't take any wooden nickels! - Kelsey Faber, granddaughter

**MAJ. ROBERT W. FIZER, AIR FORCE**  
Served: 1951 to 1971  
Korean War (1950-1953) and 16 months of combat missions in Vietnam in 1966 and 1967

From: Wichita, KS  
Robert W. Fizer left Staten Island at age 18 to join the Air Force. After initial training, his first assignment was a B-29 tail gunner, but through the Aviation Cadet program, he was able to go to flight training and become a fighter pilot. He flew the F-84, F-46, and his favorite, the F-100 Super Sabre. During his career, he spent a year in Korea and 16 months in combat in Vietnam where he received a Distinguished Flying Commendation. Maj. Fizer's peace time assignments included training other fighter pilots at Luke Air Force Base in Phoenix and tours in the Philippines and Tripoli, Libya. Military life was not all work, and Bob has a wonderful story about the time he got to fly in a movie, "The Hunters," starring Robert Mitchem. Unfortunately, he was playing a bad pilot and ended in a blazing crash in the movie. Retirement after twenty years in the Air Force did not end Bob's flying career. He was hired by Cessna early in the development of the Citation program as a demonstration pilot. He was promoted to manager of flight operations for the Citation Division and flew to over 120 countries around the world. In 1983, he and another pilot set a speed record flying a Citation 650 from Gander to Paris for the Paris Air Show. His retirement from Cessna after 19 years left him to spin flying stories to his golf buddies at Terradyne Golf Club, where he has had four holes in one. Bob Fizer has given his wife and three children an interesting life, living in a variety of places, visiting many countries, and creating wonderful memories despite the hardships of a military life. He has the appreciation of many young pilots for the quality of his instruction, as well as other pilots with whom he has worked. Most of all, like all military personnel, he should have the gratitude of our country for his willingness to place his life at the service of his country. - Barbara Fizer, wife

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From: Wichita, KS  
Thank you for your service from your spouse, Nelma Gehman.

**STAFF SGT. CLIFTON W. GILLENWATER, AIR FORCE**  
Served: 1946 to 1955  
Vietnam War (1962-1973)

From: Wichita, KS  
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**PVT. ROBERT E. JOHNSON, ARMY AND MARINE CORPS**  
Served: 1941 to 1944  
World War II (1941-1945)

From: Mt. Hope, KS  
Died: May 3, 1982  
Robert started his military service with the Army, Company B, 137th Infantry, then transferred to the 167th Infantry. He was on a ship with the Army and had the opportunity to transfer to the Marine Corps. He did this and was part of combat at Guadalcanal, with the 1st Marine Division. He was wounded in combat while with the Marines. After his service, he farmed and custom harvested until his death, raising eight children with his wife, Alvera. Bob and Alvera are in the Custom Harvester's Hall of Fame, too. Thank you, Dad. You taught each of us to be patriotic, love our country and to support veterans. - Marry K Aycock, daughter

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**AVIATION/FLIGHT INSTRUCTOR LAURA M. GRUBBS, NAVY**  
Served: 1943 to 1945  
World War II (1941-1945)

From: Meade, KS  
Died: 2008  
Laura was born in a rock house in Meade County, Kansas, in 1910. After surviving the Great Depression and Dust Bowl days in Southwest Kansas teaching in one-room schools, she enlisted in the Navy in 1943 to become part of the WAVES (Women Accepted for Voluntary Emergency Service). After training, Laura was assigned to the largest Naval Station in the world in Corpus Christie, Texas, where she taught pilots, co-pilots and navigators how to use radio navigation and instrument flight using the Link Trainer. Her students included U.S. Naval personnel from all 48 states, as well as cadets from Latin American allies and Great Britain. The young women who served in the WAVES left their homes and families, underwent rigorous military training, endured housing accommodations which were less than comfortable and sometimes experienced a hostile work environment because they were women who were trained and assumed jobs previously held by men. Even though these women never served on the front lines, their contributions to the war effort should be remembered and honored. So it was that a young woman from the Kansas prairies became a true pioneer as part of the Greatest Generation who sacrificed so much to serve in the military of the great nation during very uncertain times. Laura completed her military service in 1945 as WWII ended. She returned to Kansas to teach school until she moved to Oregon in 1947, where she continued her teaching career and education. Laura Grubbs was 'Aunt Laura' to my three siblings and me. We loved her deeply, and she was a blessing to so many people during her 97-year journey through life on earth. We were always very excited to have an 'Aunt Laura' visit each summer since she lived in far away Oregon, brought unusual surprises for each of us and entertained us with stories about her teacher friends, students, many church-related activities and adventures on Oregon's coast and mountains. - Roger Kepley, nephew

**AVIATION/FLIGHT INSTRUCTOR LAURA M. GRUBBS, NAVY**  
Served: 1943 to 1945  
World War II (1941-1945)

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Died: 2008  
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World War II (1941-1945)

From: Mt. Hope, KS  
Died: May 3, 1982  
Robert started his military service with the Army, Company B, 137th Infantry, then transferred to the 167th Infantry. He was on a ship with the Army and had the opportunity to transfer to the Marine Corps. He did this and was part of combat at Guadalcanal, with the 1st Marine Division. He was wounded in combat while with the Marines. After his service, he farmed and custom harvested until his death, raising eight children with his wife, Alvera. Bob and Alvera are in the Custom Harvester's Hall of Fame, too. Thank you, Dad. You taught each of us to be patriotic, love our country and to support veterans. - Marry K Aycock, daughter

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From: Me



**CASE HISTORY:** The site is unplatted GI zoned land currently developed with a small electrical substation. The current substation is approximately 2,000-square feet in size. Records are not clear on the construction date of the current substation, but the applicant has stated that the last equipment upgrades were 1981-1982 and the transformer is dated from 1925. All equipment will be replaced. The current substation and the proposed expansion of it, have and will provide power to the north abutting natural gas storage facility owned by Oneok North System LLC, the owner of the existing and proposed expanded electrical substation.

**ADJACENT ZONING AND LAND USE:**

Direction	Zoning	Land Use
North	GI, SF-5	Natural gas storage facility, agricultural land, Middle Fork of Chisolm Creek, K-25 Highway
South	GI	Agricultural land, USD 259 service center, East 37 <sup>th</sup> Street North
East	GI, LI	Natural gas storage facility (County) with electrical substation, rail line, agricultural land
West	GI, SF-5	Agricultural land, Middle Fork of Chisolm Creek, North Hydraulic Avenue

**PUBLIC SERVICES:** Access to the site is by a half-mile long gravel private drive off the north lane of East 37<sup>th</sup> Street North. The private drive is approximately 18-20 feet wide. East 37<sup>th</sup> Street North is a two-lane arterial with center turn lanes and 90 feet of right-of-way at this location. All utilities are available or can be extended to the site.

**CONFORMANCE TO PLANS/POLICIES:** The proposed Conditional Use is in conformance with the “Community Investment Plan’s 2035 Wichita Future Growth Map”, identifies the application area as “industrial.” This category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. Centers or concentrations of manufacturing, warehousing, distribution, construction, research, and technology are located in close proximity to highways and airports and may have rail service. Industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials are located along rail lines. Businesses with negative impacts associated with noise, hazardous emissions, visual blight, and odor typically are buffered from residential uses by commercial uses. The conditional use for a major utility, specifically an expansion of the GI zoned Evergy electrical substation is appropriate for the industrial category and this site. A major utility requires a Conditional Use in all of the zoning districts, except for the AFB Air Force Zoning District

The site is located in the North Industrial Corridor Redevelopment District, which has a program to conduct an environmental study and develop a remediation program for groundwater contamination within the North Industrial Corridor; Ordinance #43-009, March 19, 1996. The site is located within KDHE’s Active Above Ground Storage Tank One-Mile Buffer regulations. This impacts facilities, which, due to their location could reasonably expect spilled oil to reach water. A consideration due to the proximity of the Middle Fork of the Chisolm Creek to the natural gas storage facility. The site

“Processing Industry” of the Wichita-Sedgwick County Comprehensive Plan. It is intended for application within the City of Wichita. The proposed expansion of the Evergy electrical substation is an appropriate development for this zoning and area.

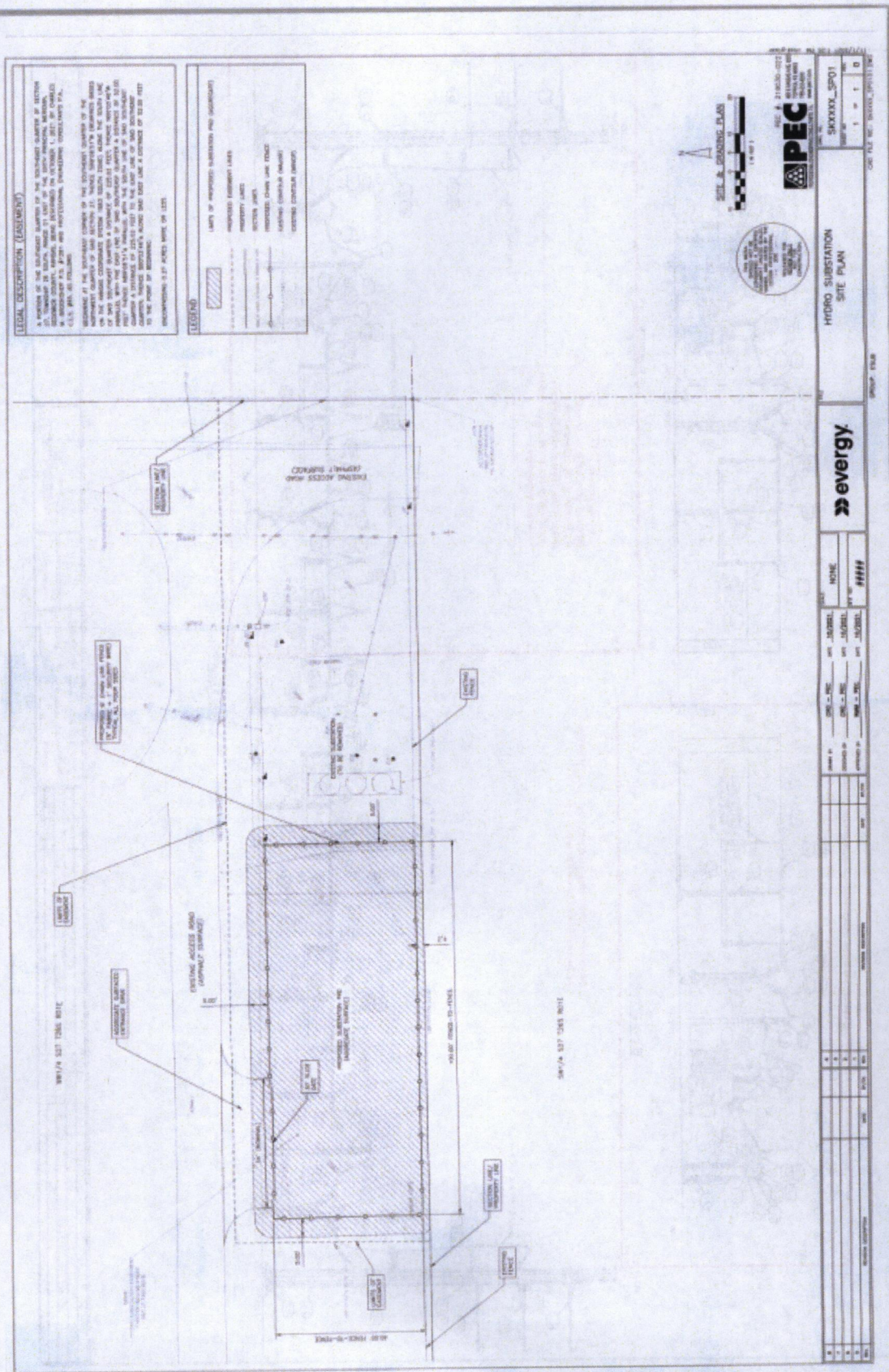
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** The GI zoned site is currently being used as an electrical substation. The Conditional Use is for an expansion of the substation to one-half acre with more equipment. The existing GI zoned development butting and adjacent to it is a large natural gas storage facility, which will not be detrimentally affected by the proposed use. The undeveloped GI zoned property abutting it will not be detrimentally impacted by the proposed use. The undeveloped SF-5 zoned property is agricultural land that is unlikely to be developed for residential use because of the existing industrial development and GI zoning in the area, which is located in the North Industrial Corridor Redevelopment District.
4. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Approval of the site will enhance Evergy’s ability to provide its customer with a reliable and adequate supply of electricity. Denial would presumably be an economic loss to the applicant and reduce the utility’s efficiency on maintaining and repairing the infrastructure necessary to meet current and future energy demand.
5. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The “Community Investment Plan’s 2035 Wichita Future Growth Map”, identifies the application area as “industrial.” This category encompasses areas that reflect the full diversity of industrial development intensities and types typically found in a large urban municipality. Centers or concentrations of manufacturing, warehousing, distribution, construction, research, and technology are located in close proximity to highways and airports and may have rail service. Industrial uses associated with extraction, processing or refinement of natural resources or recycling of waste materials are located along rail lines. Businesses with negative impacts associated with noise, hazardous emissions, visual blight, and odor typically are buffered from residential uses by commercial uses. The conditional use for a major utility, specifically an expansion of the GI zoned Evergy electrical substation is appropriate for the industrial category and this site.
4. **Impact of the proposed development on community facilities:** The proposed facility would improve Evergy’s ability to maintain the infrastructure needed for the energy requirements of Wichita and Sedgwick County.

Attachments:

- Site Plan
- Examples of elevation of the site
- Aerial
- Zoning
- Community Investment Plan’s 2035 Wichita Future Growth Map

58092

Metropolitan Area Planning Commission



**PEP**  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 LICENSE NO. 111111

SCALE & BOUNDING PLAN  
 1" = 100'

HYDRO SUBSTATION  
 SITE PLAN

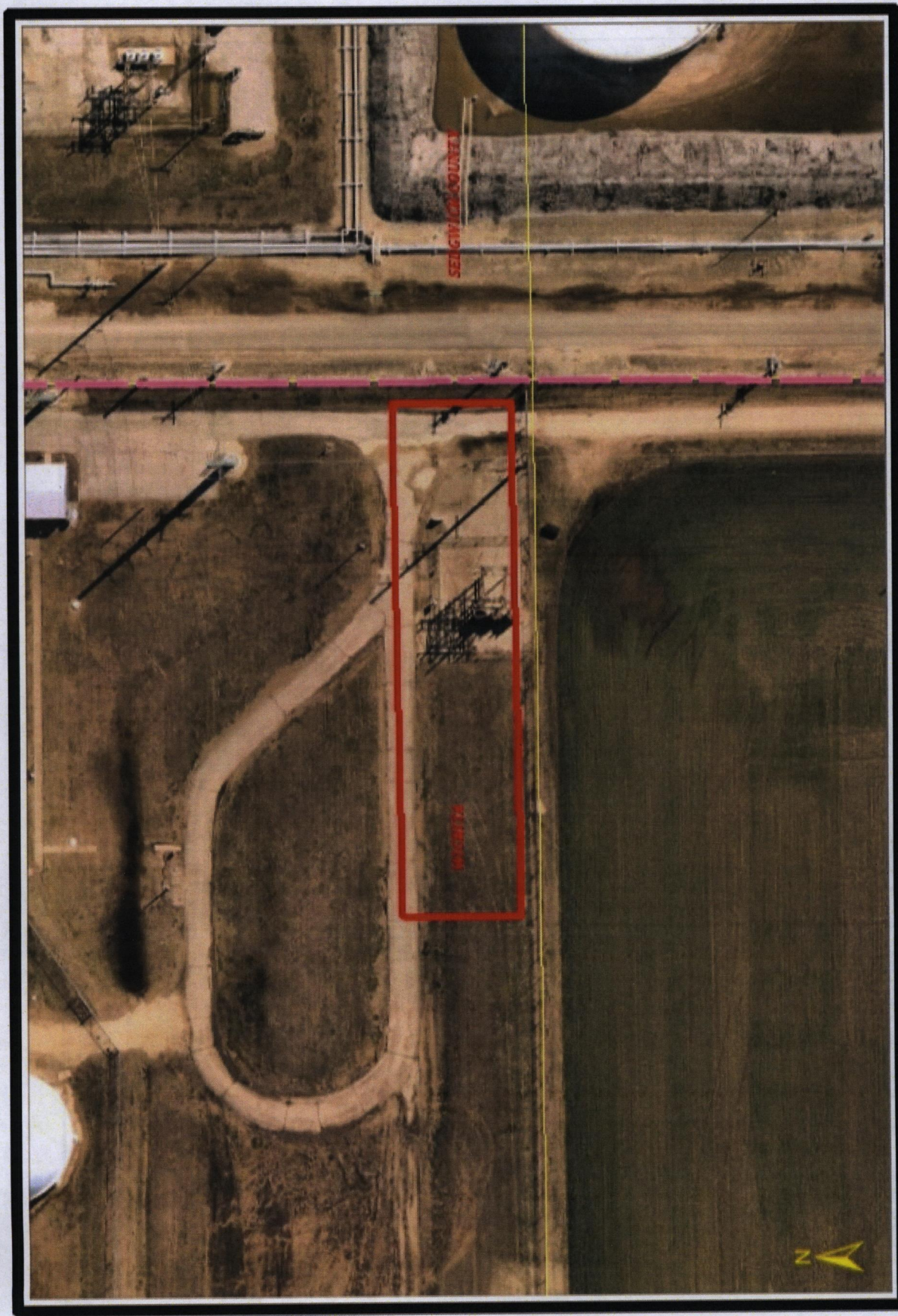
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PROJECT: 111111

**energy**

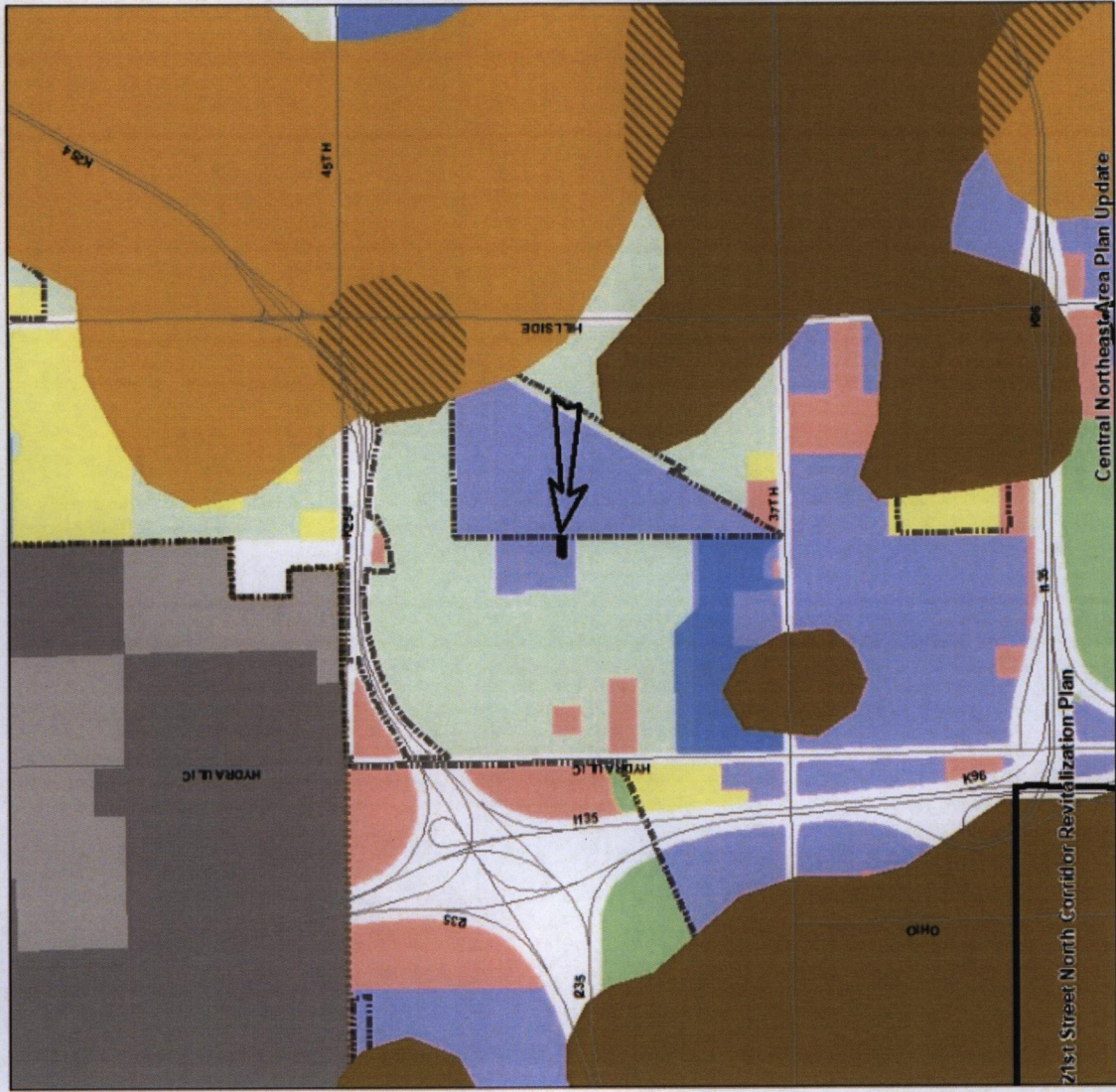
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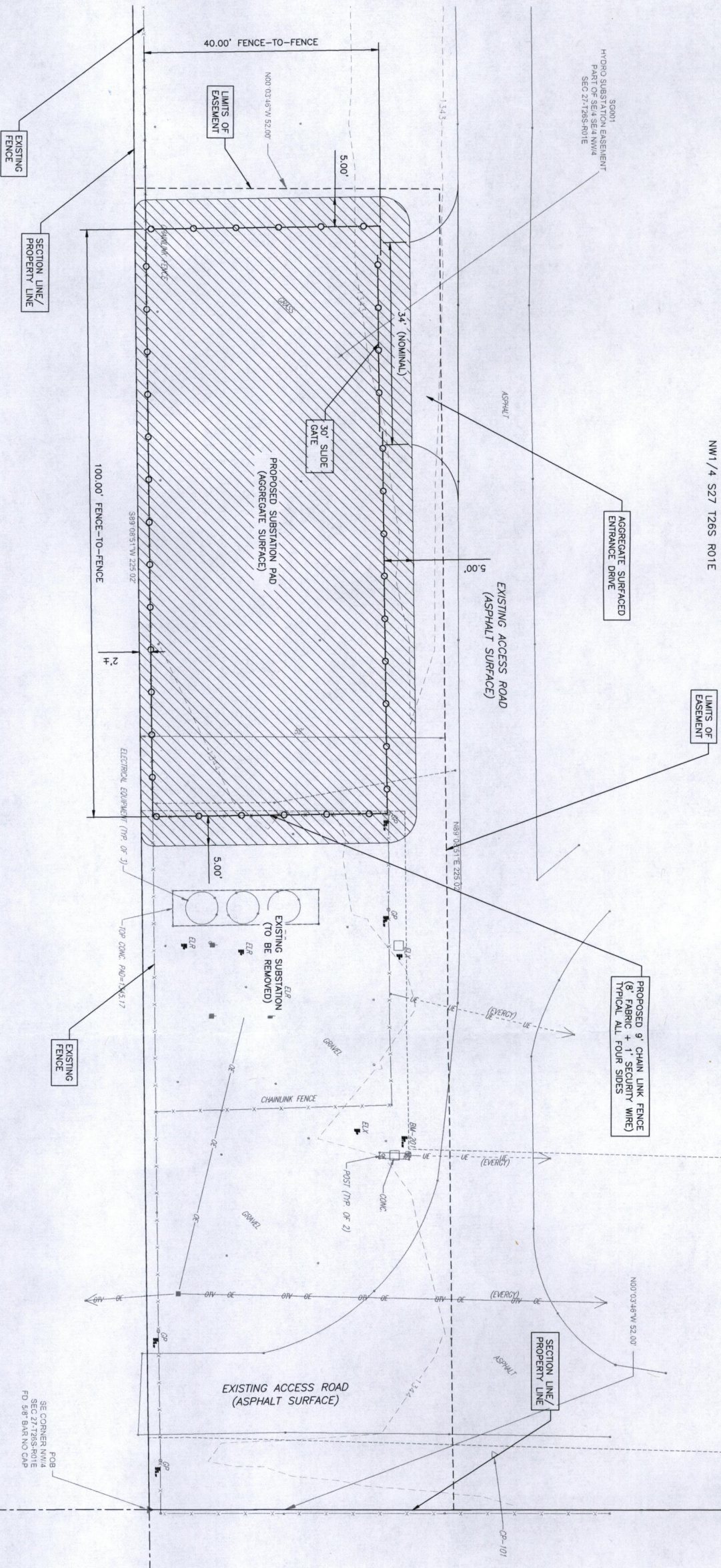


**2035 Wichita  
Future Growth  
Concept Map**

- Legend**
- Established Central Area
  - Residential and Employment Mix
  - New Employment
  - New Residential
  - Wichita City Limits
  - Other Cities
  - Northwest Bypass Right-of-Way
- Statistical Development Areas**
- Other Urban Growth Areas 2014
  - Other Urban Growth Areas 2014
  - Rural Growth Areas 2014
- LAND USE**
- Residential
  - Commercial
  - Industrial
  - Major Air Transportation & Military
  - Parks and Open Space
  - Agricultural or Vacant
  - Major Institutional
  - Nghbd\_Plan\_Areas



NW 1/4 S27 T26S R01E



SW 1/4 S27 T26S R01E

**LEGAL DESCRIPTION (EASEMENT)**

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 01 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS, BEING DESCRIBED ON OCTOBER 1, 2021, BY CHARLES W. BROOK-SHER P.S. #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A., C.L.S. #65, AS FOLLOWS:

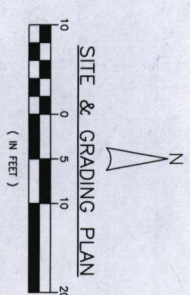
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE S89°08'51"W (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 225.02 FEET; THENCE N00°03'46"W PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 52.00 FEET; THENCE N89°08'51"E PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 225.02 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°03'46"E ALONG SAID EAST LINE A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

ENCUMBRING 0.27 ACRES MORE OR LESS.

**LEGEND**

- LIMITS OF PROPOSED SUBSTATION PAD (AGGREGATE)
- PROPOSED EASEMENT LINES
- PROPERTY LINES
- SECTION LINES
- PROPOSED CHAIN LINK FENCE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)

**SITE PLAN**  
 12-16-2021  
 APPROVED BY *Bill Longmeyer*



THIS MEDIA SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE DESIGN PROFESSIONAL.

RELEASED FOR CONSTRUCTION.



REV	DESCRIPTION	DATE	BY/CHK	REV	DESCRIPTION	DATE	BY/CHK
8				4			
7				3			
6				2			
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DRWN BY	CRG - PEC	DATE	10/2021	SCALE	NONE	TITLE	HYDRO SUBSTATION SITE PLAN
DESIGNED BY	CRG - PEC	DATE	10/2021	W.E. NO.	#####		
APPROVED BY	RAW - PEC	DATE	10/2021				

GROUP	ESUB
GROUP	ESUB

DRW. NO.	SKXXXX_SP01
SHEET NO.	1 OF 1
REV	0