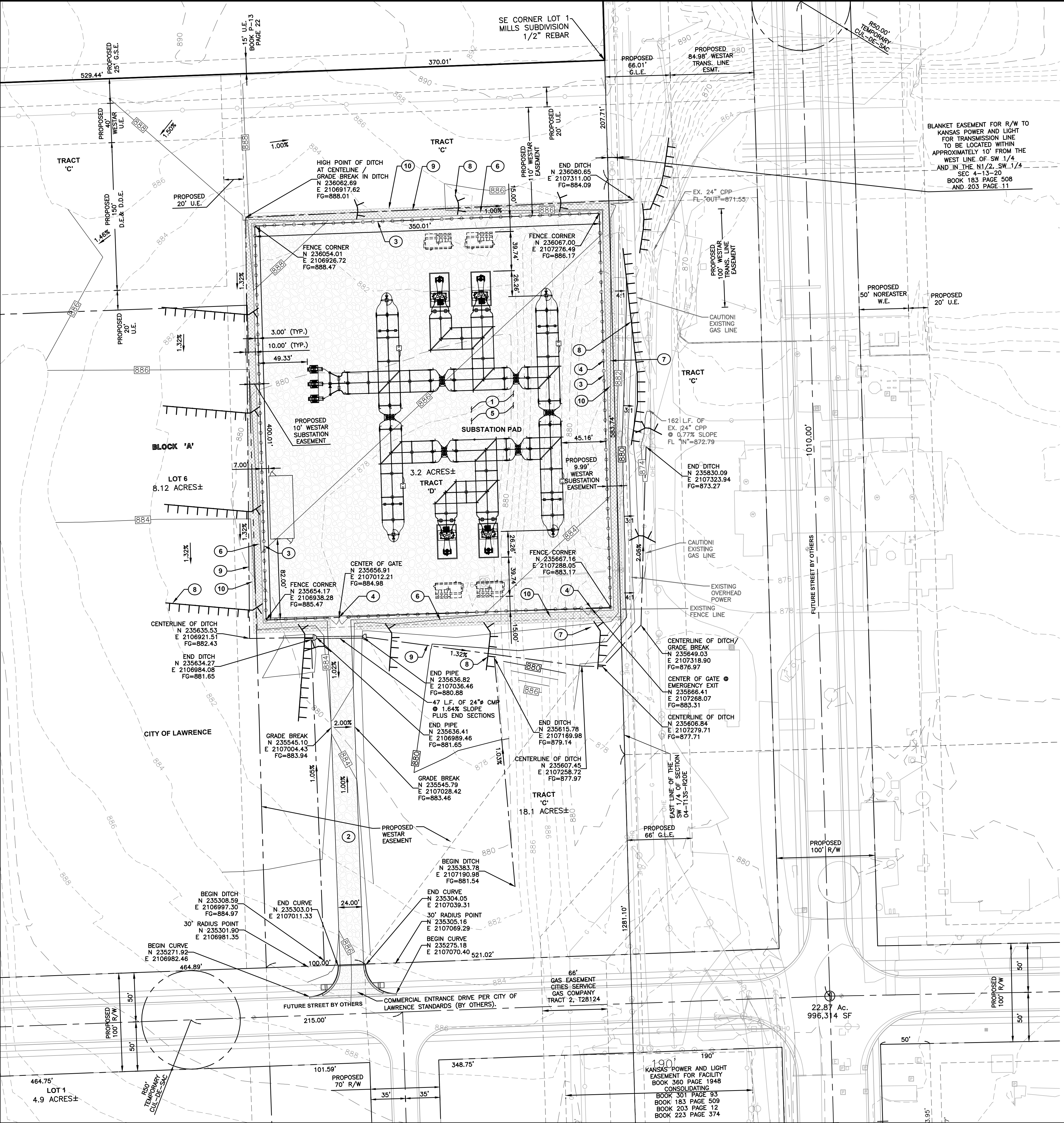


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 Last edit on: Jul 30, 2010



**LEGAL DESCRIPTION FOR SUBSTATION AREA**

A TRACT OF LAND SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREE 39 MINUTES 22 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1831.13 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 39 MINUTES 22 SECONDS EAST, BEING 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 400.01 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST, A DISTANCE OF 350.01 FEET; THENCE NORTH 01 DEGREE 39 MINUTES 22 SECONDS WEST, BEING 360.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 400.01 FEET; THENCE NORTH 87 DEGREES 52 MINUTES 23 SECONDS EAST, BEING 155.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 1, MILLS SUBDIVISION, A DISTANCE OF 350.01 FEET TO THE POINT OF BEGINNING. CONTAINING 3.21 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED TRACT OF LAND REPRESENTS TRACK "D", BLOCK "A" OF AN UNRECORDED FARMLAND INDUSTRIAL PARK SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

**GENERAL NOTES**

- EXISTING ZONING: I-1 (LIMITED INDUSTRIAL DISTRICT)  
PROPOSED ZONING: IM (LIMITED INDUSTRIAL DISTRICT)
- CURRENT USE: VACANT LOT AND DETENTION POND  
PROPOSED USE: ELECTRICAL SUBSTATION
- TOPOGRAPHIC INFORMATION PROVIDED BY BARTLETT & WEST, INC.
- OWNER: CITY OF LAWRENCE, 6 EAST 6th STREET, LAWRENCE, KS 66044  
DEVELOPER: WESTAR ENERGY, INC.
- LIGHTING SHALL BE LOCATED APPROXIMATELY 3' INSIDE FENCE LINE. REFER TO WESTAR FLOOD LIGHT DETAIL.
- REQUIRED SETBACKS:  
BUILDING SETBACKS - 20' NORTH AND WEST SIDES, 25' SOUTH SIDE, 0' EAST SIDE  
PARKING SETBACKS - 15' NORTH, SOUTH AND WEST SIDES, 0' EAST SIDES
- UTILITY CONNECTIONS:  
ELECTRIC - TO BE FIELD EVALUATED
- VARIOUS LARGE TRANSMISSION POLES WILL BE ADDED IN PROPOSED WESTAR EASEMENTS IN THE FUTURE. EXACT SIZE AND LOCATION IS TO BE DETERMINED.

**SITE PLAN NOTES:**

- SUBSTATION PAD TO HAVE 1.00% SLOPE EXTENDING TO 3.0' BEYOND THE FENCE. SUBSTATION PAD TO BE SURFACED WITH A 4" LAYER OF COMPACTED KDOT TYPE AB3 CRUSHED ROCK AND A 4" LAYER OF 1.5" DIA. CLEAN, COMPACTED CRUSHED ROCK. PROPOSED CONTOURS AND SPOT ELEVATIONS REPRESENT FINISHED GRADE AT TOP OF CRUSHED ROCK IN PAD AND ENTRANCE DRIVE AREAS AND TOP OF GROUND OUTSIDE PAD AREAS. A WAIVER FROM THE MINIMUM PAVING STANDARDS HAS BEEN GRANTED BY THE PLANNING DIRECTOR FOR THE ACCESS DRIVE AND PAD PER WRITTEN AGREEMENT BETWEEN THE CITY OF LAWRENCE AND WESTAR ENERGY.  
RECORDED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

THE CITY ENGINEER GRANTED A WAIVER FROM THE REQUIREMENTS OF 20-915(e)(2)(iii) REGARDING THE PROXIMITY OF THE WESTAR DRIVEWAY TO THE INTERSECTION OF (EAST-WEST STREET & NORTH-SOUTH STREET) DUE TO CONFLICTS WITH OVERHEAD LINES/POLE LOCATIONS AND THE LIMITED USE ANTICIPATED.

- SUBSTATION ENTRANCE TO BE SURFACED WITH 6" COMPACTED KDOT TYPE AB3 CRUSHED ROCK.
- SUBSTATION FENCE TO BE 8' HIGH BLACK CHAIN LINK FENCE PLUS 3 STRANDS BARB WIRE. PLACE 14"x22" DANGER HIGH VOLTAGE SIGN EVERY 150 FEET ON FENCE.
- SUBSTATION FENCE GATE TO BE A 20' WIDE DOUBLE-SWING GATE CENTERED ON ENTRANCE DRIVE. PLACE ONE 18"x24" METAL SIGN SHOWING NAME AND ADDRESS OF THE SUBSTATION ON THE ENTRY GATE.

**GRADING & EROSION CONTROL PLAN NOTES:** (NOTE: FG INDICATES FINISH GRADE)

- SUBSTATION PAD SHALL BE CONSTRUCTED WITH EARTHEN FILL AND SHALL CONFORM TO WESTAR ENERGY'S SITE PREPARATION SPECIFICATIONS (SCS3.REV1)
  - SLOPES SHALL TIE IN TO EXISTING GROUND AT 3:1 SLOPES MAXIMUM WHERE SHOWN
  - GRADES DIRECTLY IN FRONT OF EMERGENCY EXITS SHALL NOT EXCEED 10:1 SLOPES.
  - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES INSTALLED AS PART OF THIS PLAN SHALL NOT BE REMOVED FOLLOWING CONSTRUCTION UNTIL SLOPES ARE STABILIZED TO A NON-EROSIVE STATE WITH ESTABLISHED GRASS OR AS DIRECTED BY THE ENGINEER.
- IMMEDIATELY AFTER MOBILIZATION AND PRIOR TO STARTING ANY SOIL DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER EROSION AND SEDIMENT CONTROL MEASURES OF THE PERIMETER SILT FENCE, GRAVEL CONSTRUCTION ENTRANCE(S) AND TEMPORARY SEDIMENT BASIN(S). IT IS RECOGNIZED THAT SOME SITE CLEARING AND PREPARATION MAY BE REQUIRED TO PROPERLY INSTALL SUCH MEASURES.
- EROSION CONTROL PERIMETER FENCE, BALE PROTECTION BARRIERS AND TEMPORARY SEDIMENT BASIN(S) SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR NOT LESS THAN WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO SEDIMENT REMOVAL, SILT FENCE AND HAY BALE BARRIER REPAIR AND/OR REPLACEMENT.
- CONSTRUCT 4' WIDE BOTTOM DITCH, SIDE SLOPES VARY AS SHOWN (REFER TO SECTION "A-A" SHEET 5).
  - 10 FOOT WIDE EROSION CONTROL BLANKET (LANDLOCK 407)

**PROJECT CONTROL**

VERTICAL DATUM = NGS BM #M368  
 ELEVATION = 826.23 FEET (NAVD-88)  
 N: 243675.112  
 E: 2100806.593  
 SITE BENCHMARK = PT#1045 (SQ. CUT ON INLET)  
 ELEVATION = 890.80  
 N: 2107298.012  
 E: 234111.269

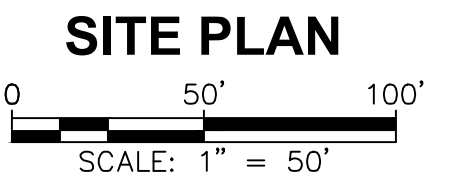
HORIZONTAL DATUM =  
 DOUGLAS COUNTY SECTION CORNER NETWORK (NAD-83)

**SITE SUMMARY**

EXISTING SITE SUMMARY	
EXISTING BUILDING:	0 S.F. (0.00 AC.)
EXISTING PAVEMENT:	0 S.F. (0.00 AC.)
TOTAL IMPERVIOUS:	0 S.F. (0.00 AC.)
EXISTING PERVIOUS:	140,007.50 S.F. (3.21 AC.)
TOTAL AREA:	140,007.50 S.F. (3.21 AC.)
NEW SITE SUMMARY	
PROPOSED BLDG:	0 S.F. (0.00 AC.)
PROPOSED PAVEMENT:	0 S.F. (0.00 AC.)
PROPOSED IMPERVIOUS:	0 S.F. (0.00 AC.)
PROPOSED PERVIOUS:	140,007.50 S.F. (3.21 AC.)
TOTAL PROPERTY AREA:	140,007.50 S.F. (3.21 AC.)

**LEGEND**

- EXISTING POST ○
- BOUNDARY LINE ————
- SECTION LINE ————
- EXISTING OVERHEAD ELECTRIC — OHE ————
- EXISTING FENCE ————
- EROSION CONTROL BLANKET (LANDLOCK 407) [Hatched Box]
- SILT FENCE [Vertical Line]



# 1 8-27-12 REVISED PER CITY OF LAWRENCE COMMENTS  
 # 2 9-11-12 REVISED PER CITY OF LAWRENCE COMMENTS

DATE: 8-27-12  
 REVISION: 1  
 REVISION: 2

DESIGNER BY: PAB  
 DRAWN BY: PAB  
 APPROVED BY: DRA  
 DESIGN PROJ: 15870.600  
 CONST PROJ: ---  
 SCALE: 1" = 50'  
 DATE: JULY, 2012  
 DRAWING NO: SP-1  
 SHEET NO: 1 of 2

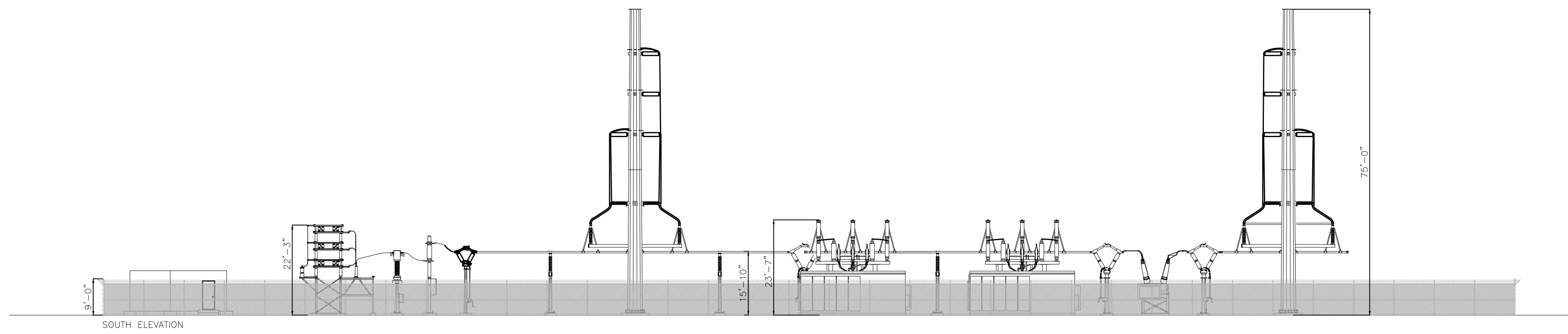
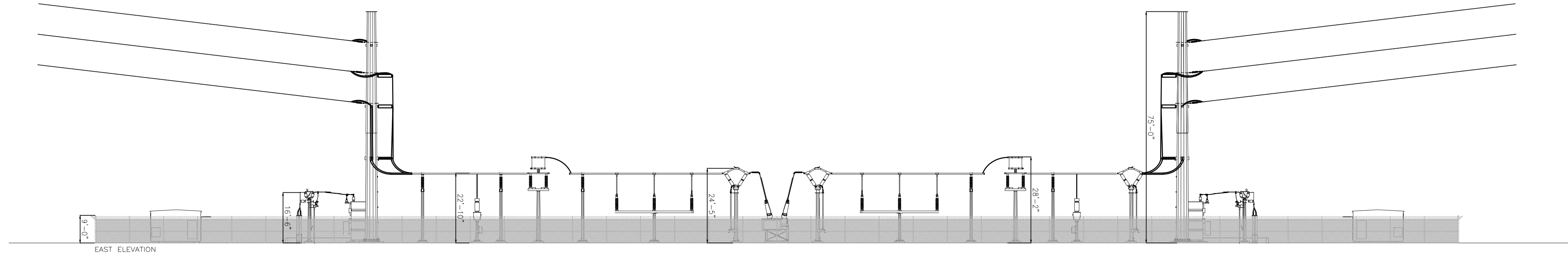
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944 DELUMINA DRIVE, LAWRENCE, KS 66049  
 PHONE 785.849.9432 FAX 785.745.5991  
 WWW.BARTLETT&WEST.COM

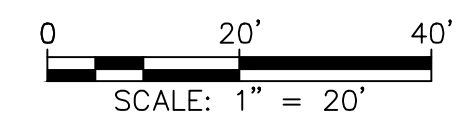
WESTAR ENERGY  
 FAIRGROUND SUBSTATION  
 LOCATED IN THE CITY OF LAWRENCE,  
 DOUGLAS COUNTY, KANSAS

BARTLETT & WEST

SITE PLAN



**SITE PLAN ELEVATIONS**



DESIGNED BY:	PAB
DRAWN BY:	PAB
APPROVED BY:	DRA
DESIGN PROJ:	15870.600
CONST PROJ:	---
SCALE:	1" = 50'
DATE:	JULY, 2012
DRAWING NO:	<b>SP-2</b>
SHEET NO:	2 of 2

**SITE PLAN ELEVATIONS**  
**WESTAR ENERGY**  
**FAIRGROUND SUBSTATION**  
**LOCATED IN THE CITY OF LAWRENCE,**  
**DOUGLAS COUNTY, KANSAS**

**BARTLETT & WEST**  
 944 DEL LUMINA DRIVE, LAWRENCE, KS 66049  
 PHONE 785.749.9452 FAX 785.749.5951  
 WWW.BARTWEST.COM

#	DATE	REVISION	PER	CITY OF LAWRENCE COMMENTS
1	8-27-12			

BT  
DRA