

JOHNS «N COUNTY  
KANSAS  
Wastewater



November 3, 2017

City of Leawood  
4800 Town Center Dr.  
Leawood; KS 66211

RE: INTERACT Meeting 6:30 p.m. to 8:00 p.m., Tuesday, November 14, 2017 at Aloft Hotel Meeting Space,  
11620 Ash Street, Leawood, KS 66211

Project Name and Location: KCP&L Substation at the Tomahawk Creek  
Wastewater Treatment Facility (WWTF)  
10701 Lee Blvd., Leawood, KS 66211

Dear Citizen,

We have confirmed that you own property within 1,000 feet of the above referenced property. Jointly between Johnson County Wastewater (JCW) and KCP&L, we have filed an application with the City of Leawood for a Preliminary Site Development Plan and Special Use Permit for an Electrical Substation as part of the Tomahawk Creek WWTF expansion. This property is located south of 1-435 and east of Mission Road and bounded by Indian Creek. The project will consist of construction of a Kansas City Power and Light (KCP&L) Electrical Substation that will be located on a site of 1.58 acres and contain structures that will be a maximum of 90 ft. in height. The project will also involve modifying the existing overhead transmission lines to feed the electrical substation located within the Tomahawk Creek WWTF. The attached site plan shows the proposed site layout for the proposed substation. Plans submitted for this project can also be viewed at the City of Leawood Planning and Development Department at 4800 Town Center Drive, Leawood, KS,

In conformance with the City of Leawood's INTERACT Program, you are invited to an INTERACT meeting to provide you, as a nearby property owner, an opportunity to learn about the project and to discuss any issues or concerns that you may have. Prior to a public hearing before the Planning Commission, a summary of the meeting will be filed with the City of Leawood Planning Department.

**The INTERACT meeting will be held at 6:30 p.m. to 8:00 p.m. on Tuesday, November 14, 2017 at Aloft Hotel Meeting Space, 11620 Ash Street, Leawood, KS 66211.**

A public hearing before the Planning Commission will be held on Tuesday, November 28, 2017 at 6:00 p.m. in the City Council Chambers of Leawood City Hall, 4800 Town Center Drive, Leawood, KS. The general public will have an opportunity to comment on the proposed WWTF expansion at this meeting.

If you have any questions or if you cannot attend the meeting we can be contacted at (913) 715-8777 for Tami Lorenzen with JCW or (816) 245-3702 for Chris Koch with KCP&L.

Sincerely,

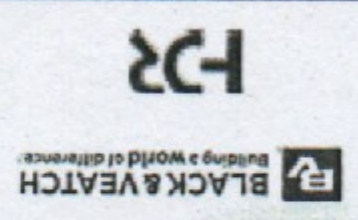
A handwritten signature in black ink, appearing to read "Tami Lorenzen".

Tami Lorenzen, P.E.  
Engineering Manager - Existing Infrastructure  
JCW

A handwritten signature in black ink, appearing to read "Chris Koch".

Chris Koch, P.E.  
Manager Substation Engineering  
KCP&L

NO.	BY	CHK	DATE	REVISIONS AND RECORD OF ISSUES
			09/27/17	ISSUED FOR BID-NOT FOR CONSTRUCTION

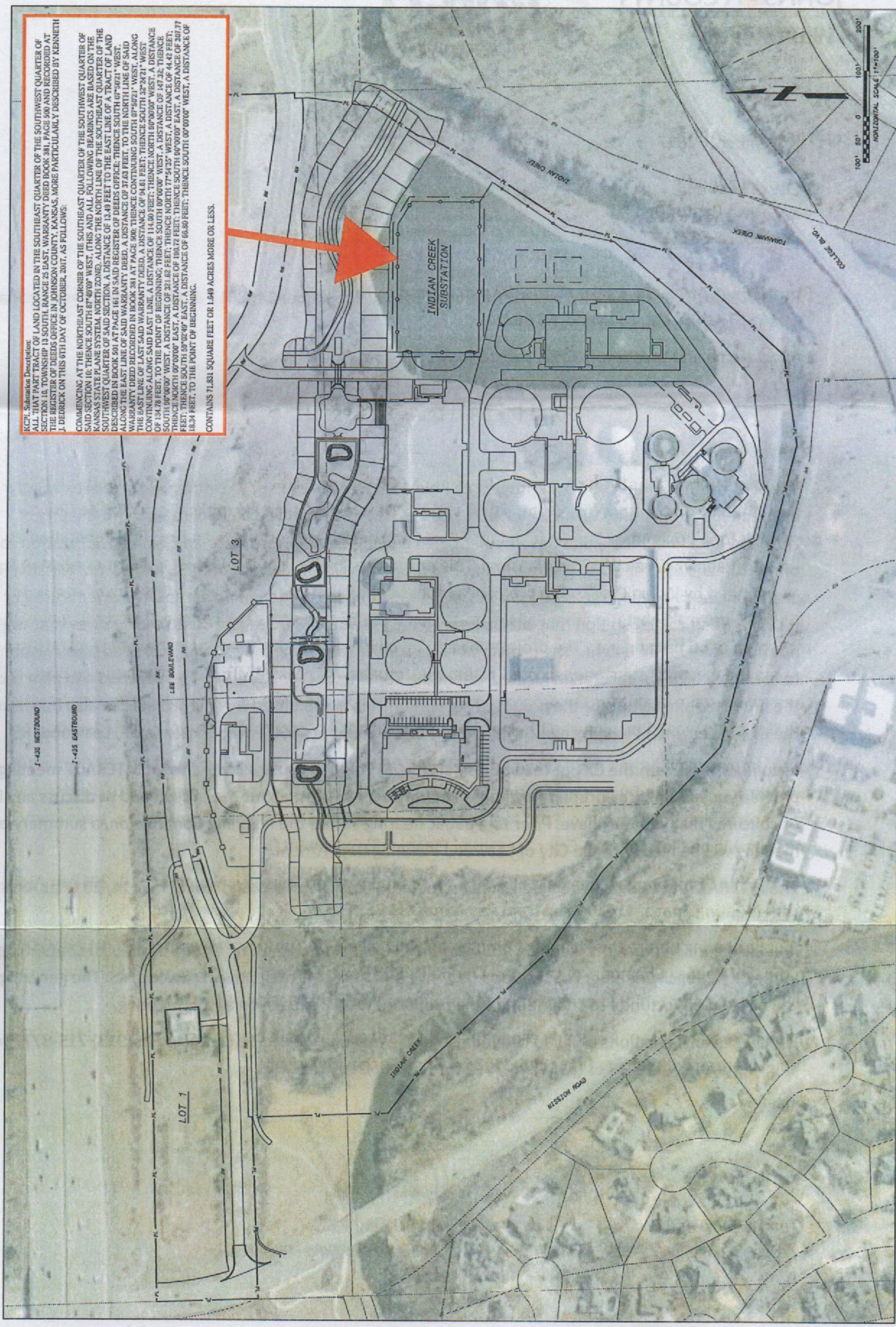


AREA MAP  
INDIAN CREEK SUBSTATION  
KCP&L

DESIGNED BY: P. HANCOCK  
 CHECKED BY: R. LEONARD  
 APPROVED BY: M. KALIS  
 DATE: 09/27/2017

PROJECT NO. 185289  
 SHEET NO. 1  
 OF 1

**KCP&L Substation Description:**  
 ALL THAT PART TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 25 EAST, WARRANTY DEED BOOK 381, PAGE 580 AND RECORDED AT THE REGISTER OF DEEDS OFFICE IN JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY KENNETH J. DEBRICK ON THIS 6TH DAY OF OCTOBER, 2017, AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 87°49'00" WEST, (THIS AND ALL FOLLOWING BEARINGS ARE BASED ON THE KANSAS STATE PLANE SYSTEM, NORTH ZONE), ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 13.49 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 501 AT PAGE 161 IN SAID REGISTER OF DEEDS OFFICE; THENCE SOUTH 07°50'21" WEST, ALONG THE EAST LINE OF SAID WARRANTY DEED, A DISTANCE OF 37.63 FEET, TO THE NORTH LINE OF SAID WARRANTY DEED RECORDED IN BOOK 381 AT PAGE 500; THENCE CONTINUING SOUTH 07°50'21" WEST, ALONG THE EAST LINE OF SAID WARRANTY DEED, A DISTANCE OF 94.61 FEET; THENCE SOUTH 32°24'21" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 114.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 134.78 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 44.42 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 321.62 FEET; THENCE NORTH 77°54'25" WEST, A DISTANCE OF 44.42 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 190.72 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 307.77 FEET; THENCE SOUTH 59°02'49" EAST, A DISTANCE OF 68.80 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 183.34 FEET, TO THE POINT OF BEGINNING.  
 CONTAINS 71,881 SQUARE FEET OR 1.649 ACRES MORE OR LESS.



ISSUED FOR BID-NOT FOR CONSTRUCTION

FIG. 1  
 SHEET 1  
 OF 1

NO.	BY	CHK	DATE	REVISIONS AND RECORD OF ISSUE

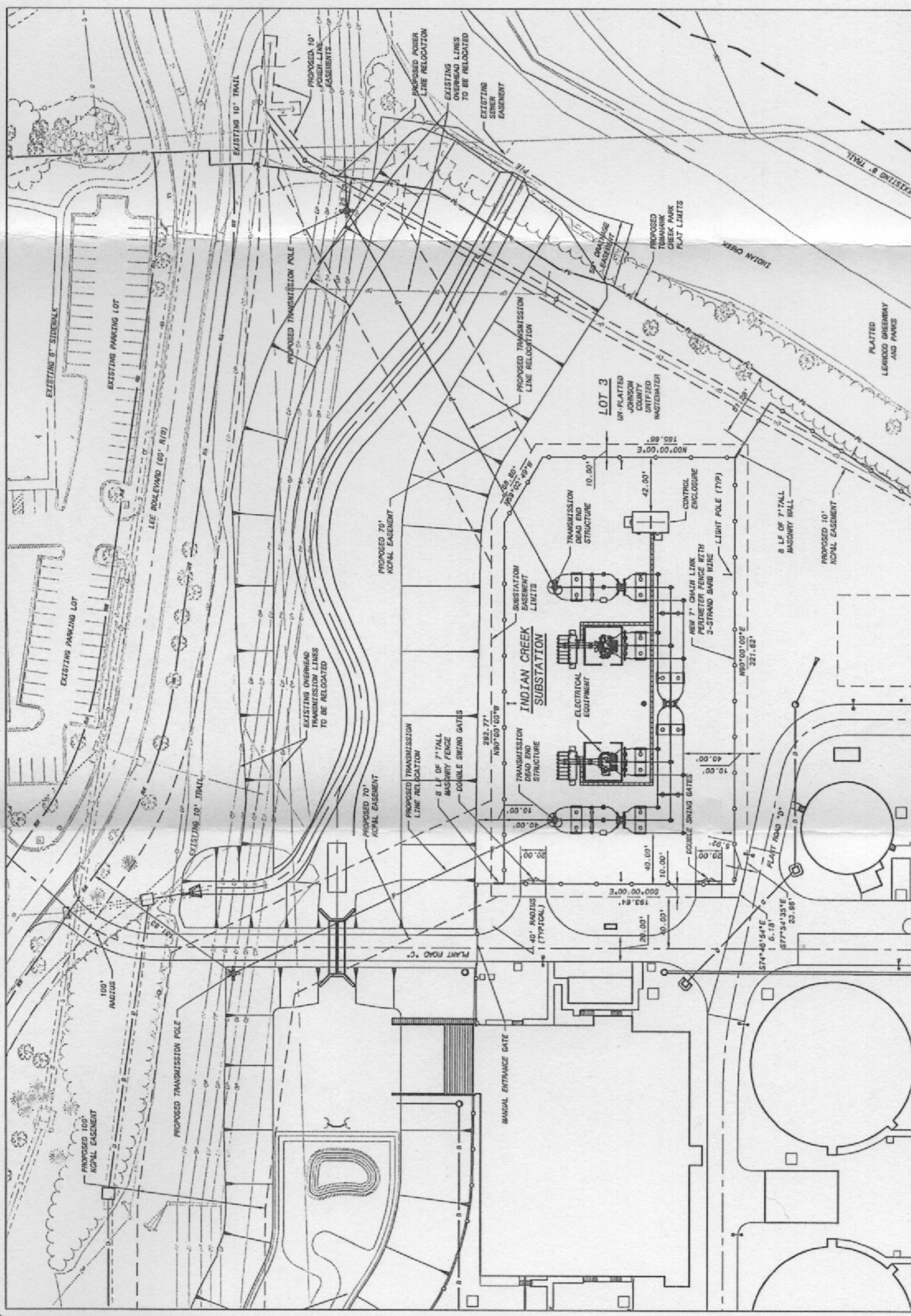
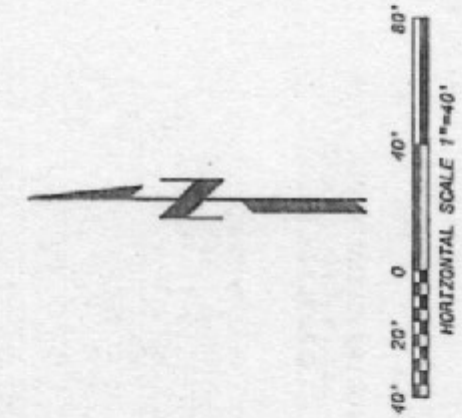


KCP&L  
INDIAN CREEK SUBSTATION  
PRELIMINARY DEVELOPMENT PLAN  
SITE PLAN

DESIGNED: R. WATKINS  
DRAWN: P. LEONARD  
CHECKED: K. SULLIVAN  
DATE: 10/24/2017

PROJECT NO. 185289  
SHEET 10 OF 10

- GENERAL NOTES:
- THIS PROJECT IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY PER FLOOD INSURANCE RATE MAP NUMBERS 20091C00090 AND 20091C00700, DATED AUGUST 3, 2009.
  - THIS PROPERTY IS CURRENTLY ZONED AG.
  - ALL EXISTING EASEMENTS WITHIN SITE LIMITS NOT SHOWN WILL BE VACATED BY THE FINAL PLAT OF TONAWANDA CREEK PARK, BY SEPARATE DOCUMENT.
  - SEE SHEET 00L-02 FOR LIMITS OF GRAVEL SURFACE OF SUBSTATION.



ESTIMATED SCHEDULE 1

STRUCTURE	LENGTH (FT)	WIDTH (FT)	DIAMETER (FT)	PERIOD ABOVE FLOOR SPACE (FT)	NUMBER OF STORIES	GROSS BUILDING AREA (SQ FT)	FLOOR AREA (SQ FT)
CONTROL ENCLOSURE	N/A	N/A	2.5	N/A	1	448	448
TRANSMISSION DEAD END STRUCTURE	N/A	N/A	N/A	N/A	1	N/A	N/A
TRANSMISSION DEAD END STRUCTURE	N/A	N/A	N/A	N/A	1	N/A	N/A
CONTROL ENCLOSURE	N/A	N/A	N/A	N/A	1	448	448

PL07080