

SITE PLAN FOR PART OF LOTS 6 AND 7,  
**ARTHUR HEIGHTS ADDITION**  
BEL AIRE, SEDGWICK COUNTY, KANSAS  
AMENDMENT TO ORDINANCE 642  
PLANNED UNIT DEVELOPMENT

- CONDITIONS:
1. The site shall be developed in General Conformance with the Developer's Agreement.
  2. All site lighting shall be directed downward and shielded from adjacent residential areas.
  3. A Drainage Plan shall be required and approved by the City Engineer as a condition of the Building Permit.
  4. All Allowed Conditional Uses shall be subject to the submission of a site plan for approval in accordance with Article 5.03E of the Zoning Code.

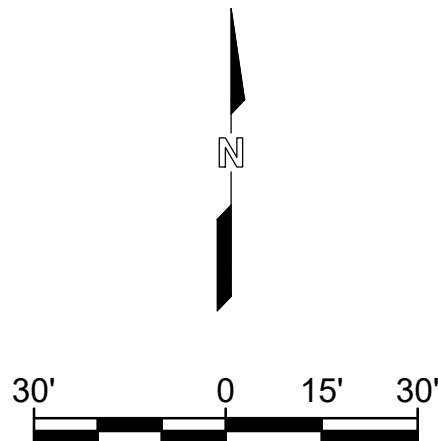
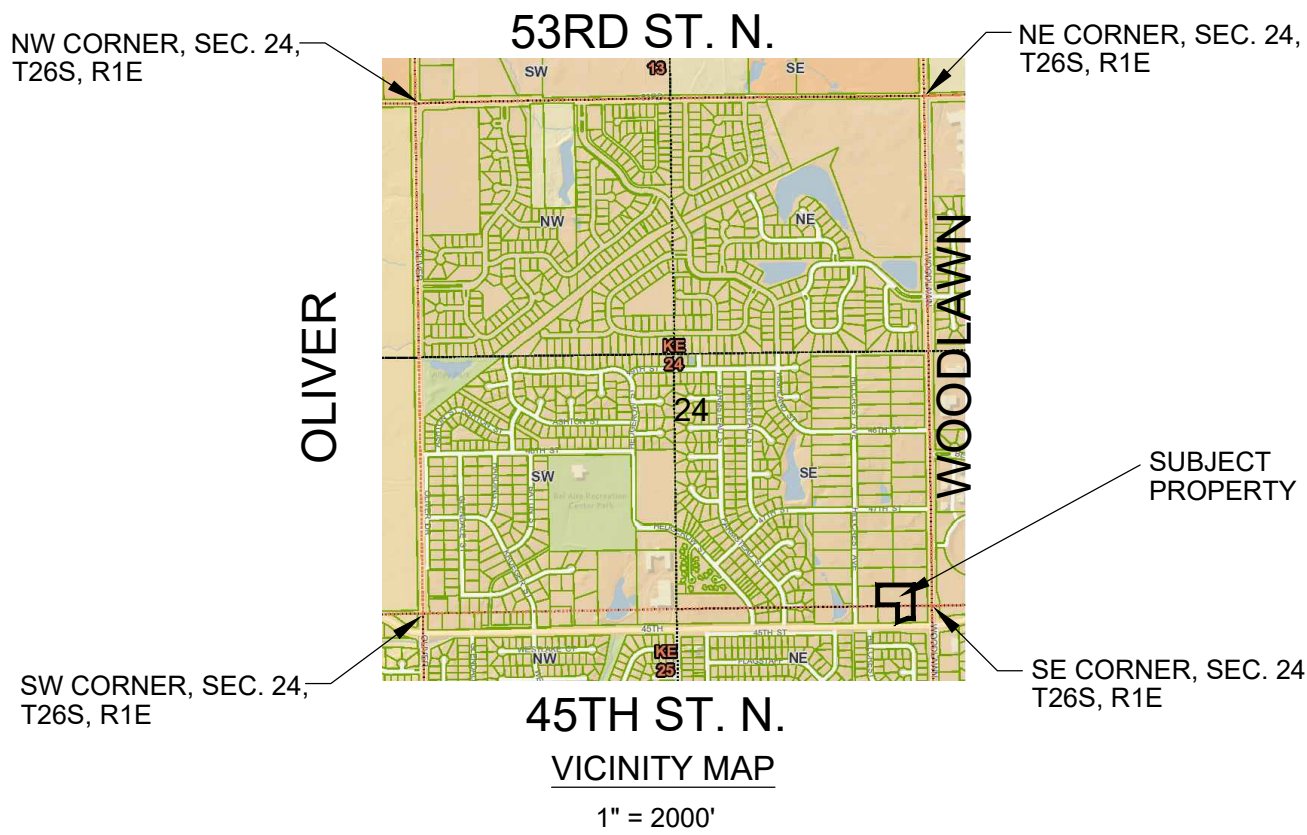
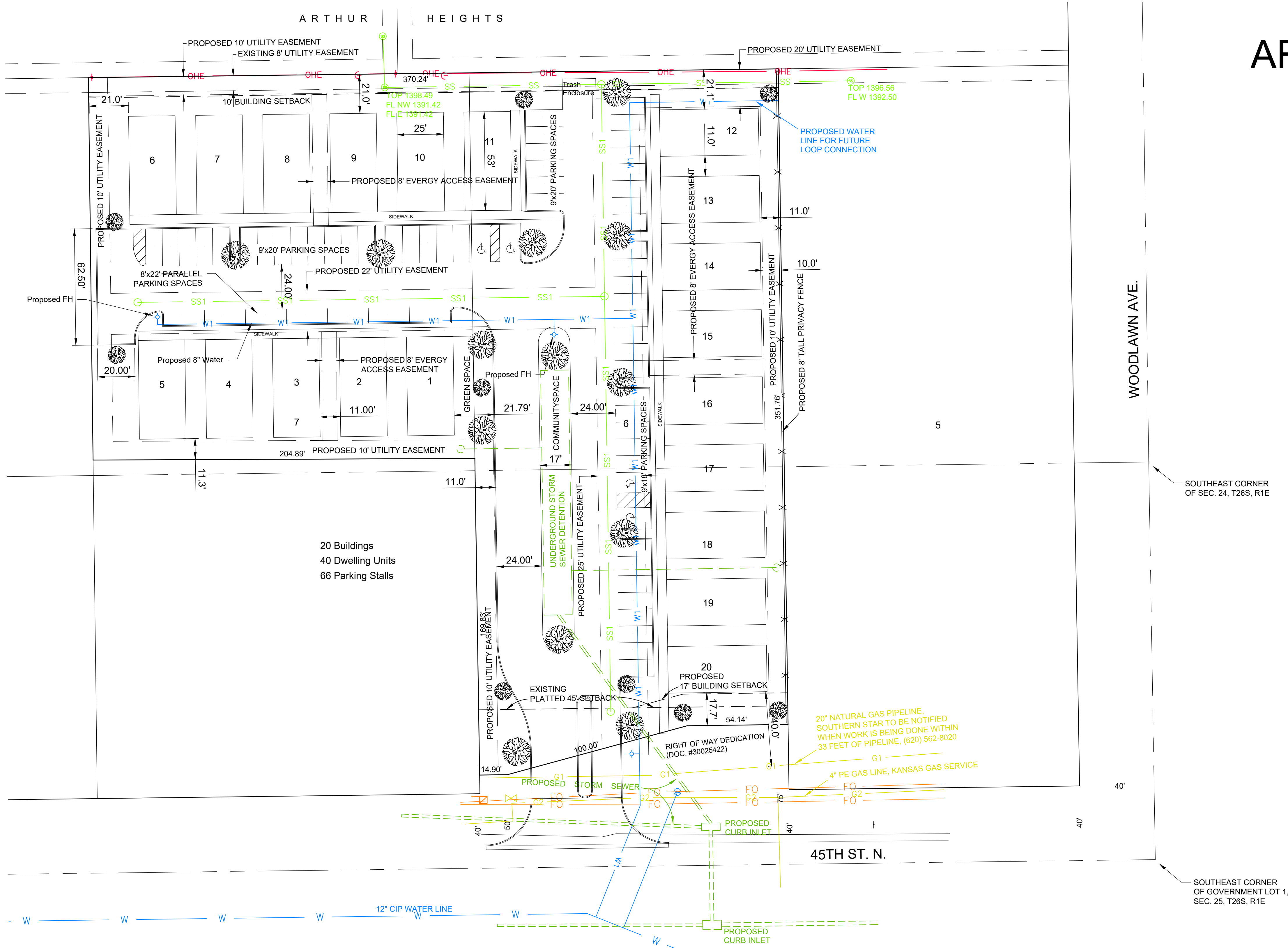
Lot 6, Arthur Heights, Sedgwick County, Kansas, EXCEPT that part described as beginning at the Southeast Corner of said Lot 6; thence West along the South line of said Lot 6, 165.92 feet to the Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 10.00 feet; thence East parallel with said South line, 14.90 feet; thence Northeast, 100.00 feet to a point 35.00 feet North of said South line; thence East parallel with said South line, 54.15 feet to the East line of said Lot 6; thence South along said East line, 35.00 feet to the point of beginning; TOGETHER WITH Lot 7, Arthur Heights, Sedgwick County, Kansas, EXCEPT that part of Lot 7 described as follows: Beginning at the Southwest corner of said Lot 7; thence northerly, on the West line of said Lot 7 a distance of 181.61 feet; thence easterly to a point on the East line of said Lot 7, said point being 179.83 feet north of the Southeast corner of said Lot 7; thence southerly, on said East line, a distance of 179.83 feet to said Southeast corner; thence westerly on the South line of said Lot 7, a distance of 204.08 feet to the point of beginning.

Proposed Zoning - R-6  
Proposed Uses - Those uses permitted by right in the R-6 Zoning District.

Owner:  
RKR, LLC  
Attn: Russ Relph  
8550 SW Parallel St.  
Towanda, KS 67144

Area: 2.34 Acres  
101,997.8 Sq. Ft.

LEGEND	
	PROPOSED 8' PRIVACY FENCE
	SANITARY SEWER (BEL AIRE)
	GAS LINE (SOUTHERN STAR CENTRAL)
	GAS LINE (KANSAS GAS SERVICE)
	WATER MAIN (CITY OF BEL AIRE)
	OVERHEAD ELECTRIC (EVERGY)
	UNDERGROUND FIBER OPTIC (AT&T)
	POWER POLE (EVERGY)
	SANITARY SEWER MANHOLE
	GAS VALVE
	TELEPHONE PEDESTAL
LEGEND (PROPOSED UTILITIES)	
	PROPOSED FIRE HYDRANT
	PROPOSED PRIVATE SANITARY SEWER
	PROPOSED WATER



BENCHMARK:  
CHISELED SQUARE WITH DIVOT ON THE CONCRETE  
TRANSFORMER PAD IN LOT 2, BLOCK 1, NORTH  
WOODLAWN SECOND ADDITION, SEDGWICK COUNTY,  
KANSAS, 91' W. AND 72' S. OF THE CENTER OF  
INTERSECTION OF 45TH ST. N. AND WOODLAWN  
ELEVATION = 1393.91 (NAVD88, G18)

DWG FILE: 22S04005 SURVEY BASE  
PROJECT NO. 22S04005  
MAY 16, 2022