SITE PLAN FOR PART OF LOTS 6 AND 7, HEIGHTS ARTHUR PROPOSED 10' UTILITY EASEMENT ARTHUR HEIGHTS ADDITION EXISTING 8' UTILITY EASEMENT 370.24 BEL AIRE, SEDGWICK COUNTY, KANSAS 10' BUILDING SETBACK FL W 1392.50 FL NW 1391.42 **AMENDMENT TO ORDINANCE 642** 25' PROPOSED WATER LINE FOR FUTURE PLANNED UNIT DEVELOPMENT LOOP CONNECTION PROPOSED 8' EVERGY ACCESS EASEMENT 13 **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. NG SPACES PROPOSED 22' UTILITY EASEMENT 9'x20' PARKING SPACES 3. A Drainage Plan shall be required and approved by the City Engineer as a condition of of the Building Permit. 4. All Allowed Conditional Uses shall be subject to the submission of a site plan for approval PARKING SPACES in accordance with Article 5.03E of the Zoning Code. Proposed FH 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 20.00' Southwest corner of said Lot 6; thence North along the West line of said Lot 6, 10.00 feet; thence - PROPOSED 8' EVERGY East parallel with said South line, 14.90 feet; thence Northeast, 100.00 feet to a point 35.00 feet ACCESS EASEMENT 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 21.79' 11.00' 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 204.89' PROPOSED 10' UTILITY EASEMENT distance of 204.08 feet to the point of beginning. 11.0' Proposed Zoning - R-6 SOUTHEAST CORNER OF SEC. 24, T26S, R1E Proposed Uses - Those uses permitted by right in the R-6 Zoning District. Owner: RKR, LLC 20 Buildings Attn: Russ Relph 24.00' 40 Dwelling Units 8550 SW Parallel St. 66 Parking Stalls Towanda, KS 67144 Area: 2.34 Acres 101,997.8 Sq. Ft. PROPOSED 17' BUILDING SETBACK - PLATTED 45'∕SETBACK∜ 20" NATURAL GAS PIPELINE, SOUTHERN STAR TO BE NOTIFIED <u>LEGEND</u> WHEN WORK IS BEING DONE WITHIN RIGHT OF WAY DEDICATION 33 FEET OF PIPELINE, (620) 562-8020 PROPOSED 8' PRIVACY FENCE (DOC. #30025422) 4" PE GAS LINE, KANSAS GAS SERVICE SANITARY SEWER (BEL AIRE) GAS LINE (SOUTHERN STAR CENTRAL) GAS LINE (KANSAS GAS SERVICE) ======= OVERHEAD ELECTRIC (EVERGY) 45TH ST. N. UNDERGROUND FIBER OPTIC (AT&T) SOUTHEAST CORNER . POWER POLE (EVERGY) OF GOVERNMENT LOT 1, SEC. 25, T26S, R1E SANITARY SEWER MANHOLE GAS VALVE ✓ TELEPHONE PEDESTAL 53RD ST. N. - NE CORNER, SEC. 24, NW CORNER, SEC. 24,— T26S, R1E LEGEND (PROPOSED UTILITIES) PROPOSED FIRE HYDRANT ______ W1 _____ W1 _____ 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) SE CORNER, SEC. 24, SW CORNER, SEC. 24,-45TH ST. N. 1995 MIDFIELD RD. VICINITY MAP Wichita, KS 67209 DWG FILE: 22S04005 SURVEY BASE 1" = 2000' (316) 264-8008 PROJECT NO. 22S04005 MAY 16, 2022 www.GarverUSA.com