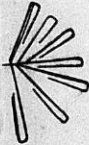


Case No. BZA 49-82 - The Buttonwood
Tree Apartments, Ltd. - requests
variances to increase the number of
permitted identification signs from
1 to 4, and to increase the permitted
area on 3 signs from 16 sq. ft. to 55

Posted
11-5-82



ACTION

BZA. De. found 1 Me. 11-23-82
49-82 DATE

BZA APPROVED 12-18-82

6045A

2004 Sec. 1-4-83
Checked 1-5-83
S. Rod 1-27-83
Recorded 1-31-83

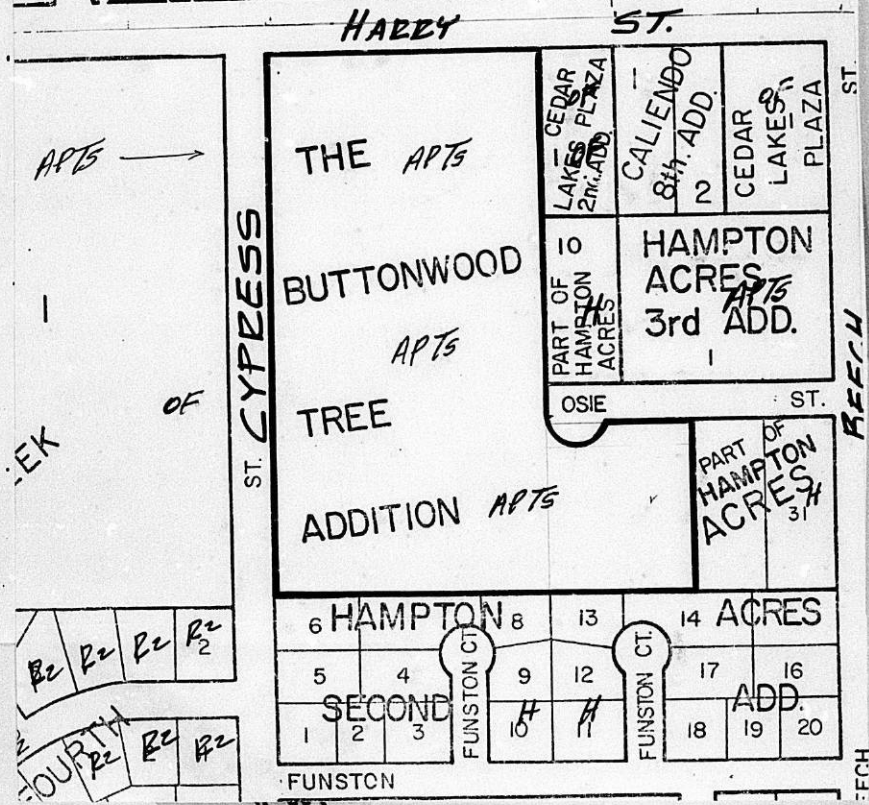
Map No. 6045
 Sec. 32
 Twp. 27
 Range 2E

BZA- A9-82
 SCZ- _____
 CU- _____
 Filed _____

AREA DATA: (IRREGULAR)
 1. Acres: 12.8 (750 ft. by 970 ft.)
 2. Adjoining Zoning: E _____ S _____ W _____ N _____
 3. Land Use: East SINGLE FAMILY OFFICE South UNDEVELOPED
 West APARTMENTS & OFFICE North APARTMENTS
 4. Sketch Plan Land Use is for: _____
 5. Present Land Use if for: APARTMENTS
 6. Area (is) (is not) platted.

PHOTO DATA:
 Take

BEDELL
APTS



LOS ANGELES - CHICAGO - LOGAN, OH
 McCREGOR TX - LOCUST GROVE, GA
 U.S.A.

Shiloh
 No. 2153C

December 30, 1982

The Buttonwood Tree Apartments
9211 East Harry
Wichita, Ks. 67207

Re: EZA 49-82 - Request for Variances

Gentlemen:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on December 28, 1982.

This Resolution reflects the official action of the Board to approve your request, and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Glen E. Lytle
Assistant Secretary

GEL:mad
Enclosure

cc: Keith Anderson, 1125 South Hook Road, Wichita 67207
Robert Feldner, Superintendent of Central Inspection (2)
Don Giesick, City Clerk

RESOLUTION NO. BZA 49-82

WHEREAS, The Buttonwood Tree Apartments, 9211 East Harry, Wichita, Kansas, requests variances as provided in Section 2.12.590.B, Code of the City of Wichita, to increase the number of permitted identification signs from 1 to 4, and to increase the permitted area of 3 signs from 16 square feet to 55 square feet on property zoned the "R-6" General Residence District and legally described as follows:

Lot 1, Buttonwood Tree Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Cypress and Harry (9211 East Harry).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of December 28, 1982, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variances arise from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant inasmuch as the property is located adjacent to an arterial street and also uses a residential street for an additional entrance to a large apartment project; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variances will not adversely affect the rights of adjacent property owners or residents inasmuch as the signs are located in such a manner as to not be objectionable to the adjacent properties; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variances are requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the signs are in place and to remove same would be an undue expense; and

WHEREAS, the Board of Zoning Appeals has found that the variances desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the signs are not located within any easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variances desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as the ordinance does not take into consideration the size or location of a project as related to streets or adjacent zoning; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

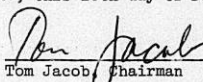
NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for variances to increase the number of permitted signs from 1 to 4, and to increase the size of 3 signs from 16 square feet to 55 square feet including the masonry supports on property zoned the "R-6" General Residence District and legally described as:

Lot 1, Buttonwood Tree Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Cypress and Harry (9211 East Harry).

be approved subject to the following conditions:


1. Only two signs shall be located within 35 feet of the street right-of-way lines.
2. The ground sign including the masonry base, at the main entrance shall not be located closer than 6 feet to the right-of-way line of Harry Street.

ADOPTED AT WICHITA, KANSAS, this 28th day of December, 1982.



Tom Jacob, Chairman

ATTEST:



Glen E. Lytle, Assistant Secretary

THE CITY OF WICHITA

OFFICE OF CITIZEN PARTICIPATION

DATE December 22, 1982

TO Glen Lytle, Special Assistant for Zoning

FROM Clemencia L. Prieto, Administrative Aide III

SUBJECT BZA 49-82 Southwest corner of
Cypress and Harry

Due to the lack of a quorum, CPO Area "H" did not meet on December 20th and will be unable to forward a recommendation on an application for a variance to increase the number of permitted identification signs from 1 to 4, and to increase the permitted area on 3 signs from 16 square feet to 55 square feet on property located in the "R-6" General Residence District.

Clemencia L. Prieto

Clemencia L. Prieto
Administrative Aide III

CLP:dm

RECEIVED

DEC 22 1982

METROPOLITAN PLANNING

ROUTE _____

SECRETARY'S REPORT
CASE NO. BZA 49-82

APPLICANT: The Buttonwood Tree Apartments, 9211 East Harry, Wichita, Kansas.

AGENT: Keith Anderson, 1125 South Rock Road, Wichita, Kansas.

REQUEST: Variances pursuant to Section 2.12.590.B, Code of the City of Wichita, to (1) increase the number of permitted identification signs from 1 to 4, and (2) increase the permitted area of 3 signs from 16 square feet to 55 square feet.

GENERAL LOCATION: On the southeast corner of Cypress and Harry Streets (9211 East Harry).

ZONING: Subject property is zoned the "R-6" General Residential District as is the property to the west. Property to the east is "BB" Office District. Property to the north is "A" Two-family and to the south are the "A" Two-family and "RB" Four-family Districts.

LAND USE: Subject property is occupied by an apartment complex as are the properties to the west and north. Property to the east is offices. Property to the south are residential.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita and the Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting variances to legalize the existing signs that were installed without benefit of a permit. The two major identification signs are installed at the main entrance adjacent to Harry street and at the southeast corner of Harry and Cypress. The other two signs are identification signs and directory type signs denoting the location of the various buildings within the project. These two signs are located back in the building complex and barely visible from the public right-of-way.

The zoning ordinance permits the erection of an identification sign for an apartment complex in all multiple-family districts up to a maximum gross surface area of 16 square feet. Three of the signs already installed on the property exceed this limitation. The fourth sign on the property is within the maximum limitation.

In accordance with a memo furnished to this office from Central Inspection, they found two ground identification signs installed without benefit of permits on September 13, 1982. The owner was issued a notice to remove the signs on or before September 28, 1982. A follow-up inspection was made on September 29, 1982 and they found the third sign had been installed. Upon contacting Mr. Keith Anderson that date, he indicated he was filing a BZA variance for the signs.

This office received several calls from Central Inspection personnel trying to verify that the owner was filing a variance request. Not until October 27, 1982 was the case filed in this office, and all of the necessary documents to accompany the application were not received until November 18, 1982 too late for the preparation of a Secretary's Report for the November meeting.

In discussing this matter with Central Inspection and the applicant, it would appear that the owner was aware of the limitations but proceeded without benefit of permits. Staff had been contacted several months prior to the installation of the signs by the sign

contractor that constructed the signs, and at that time the contractor was fully aware of the sign limitations in the "R-6" District and in order to secure permits for the signs, variances would first need to be granted. This office had no further contact on the matter until being contacted by Central Inspection as to whether a case had been filed.

It should be noted that a provision of the zoning ordinance allows, in addition to the identification sign previously mentioned, the installation of letters not exceeding 15 inches in height may be installed on a building or entranceway denoting the building or complex. This has been the method used by a number of apartment complexes to identify the project adequately. In discussing this with the applicant, he indicated he was aware of this provision, but chose not to use this permitted signage.

The property is located adjacent to Harry Street, an arterial, and to Cypress Street. The property is surrounded by residentially zoned properties, except to the east which is zoned "BB" Office District. The sign limitation of the "BB" Office District is 32 square feet, so it would not, in the Secretary's opinion, be unique in respect to adjacent property to allow a sign greater than that permitted by the adjoining district.

UNIQUENESS:

It is the opinion of the Secretary that this property is not unique inasmuch as the property is surrounded by residential development except the property to the east which is the "BB" Office District on which the sign limitation is 32 square feet of gross surface area.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will adversely affect the rights of adjacent property owners inasmuch as the requested variances will only encourage the adjacent apartments to request larger signs if this is granted.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance does not constitute an unnecessary hardship upon the applicant inasmuch as the ordinance provides signs for identification of sufficient size to adequately identify apartment complexes in residential areas.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variances would adversely affect the public interest inasmuch as the limitation on signs for residential zoning districts is sufficient enough to identify apartment complexes, and to allow such large signs in this case would set a precedent in a residential area.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variances requested would be opposed to the general spirit and intent of the zoning ordinance inasmuch as the regulations are designed to keep signs at a minimum in the residential districts, particularly where adjacent properties are restricted to small signs.

RECOMMENDATION:

It is the opinion of the Secretary that the five conditions necessary to the granting of the variances cannot be found to exist and the application should be denied. However, should the Board determine that all five conditions necessary to the granting of the variances can be found to exist, then it is recommended that the variances be granted subject to the following conditions:

1. The property shall be limited to one identification sign not to exceed 32 square feet gross surface area adjacent to Harry Street.
2. Two additional ground signs identifying the office, club house and directory type signs shall be permitted adjacent to private driveways provided the signs shall not exceed 20 square feet and not located within 35 feet of public right-of-way.
3. These signs would be in addition to the identification signs permitted by Section 26.04.139 C-3 on a building or entranceway.

THE CITY OF WICHITA

OFFICE OF Central Inspection Division

DATE November 19, 1982



TO Glen E. Lytle, Special Assistant for Zoning
FROM Joe Donnelly, Housing Code Administrator

SUBJECT BZA 49-82
9211 E. Harry

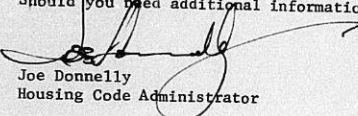
Per your request, the case history on the above location is as follows:

On September 13, 1982, sign inspection observed two ground signs approximately 5' X 9' installed in violation of the "R6" District Regulations and without a permit.

On September 14, a notice was issued to Keith Anderson % Buttonwood Tree to remove these signs on or before September 28, 1982.

On September 29, 1982, a follow-up inspection was made and a third sign had been installed. Contact was made with Mr. Anderson and he stated he was filing a BZA request for variance.

Should you need additional information, please advise.


Joe Donnelly
Housing Code Administrator

JD:bg

November 24, 1982

Keith L. Anderson
1125 South Rock Road
Wichita, Ks. 67207

Re: Case No. BZA 49-82
Request for Variances

Dear Mr. Anderson:

The action of the Board of Zoning Appeals on November 23, 1982 was to defer any action on your requested variance until the meeting of December 28, 1982.

Copies of the staff report will be mailed approximately 1 week prior to this meeting.

Sincerely,

Glen E. Lytle
Special Assistant for Zoning

GEL:sad

BZA CASE NO. 49-82

2 NOTICES SENT TO APPLICANT/AGENT

10 NOTICES SENT TO MAPC

1 NOTICES SENT TO CPO

10 NOTICES SENT TO ADJOINING PROPERTY OWNERS

23 TOTAL NOTICES SENT 11-3-82

BOARD OF ZONING APPEALS
Tenth Floor - City Hall
455 North Main, Wichita, Kansas 67202

November 3, 1982

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 49-82

As required by law, all property owners of record, within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals, are to be notified of the public hearing. An application has been filed by The Buttonwood Tree Apartments, Ltd., 9211 East Harry, Wichita, Kansas, requesting variances.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting variances to increase the number of permitted identification signs from 1 to 4, and to increase the permitted area on 3 signs from 16 square feet to 55 square feet on property located in the "R-6" General Residence District. A legal description of the applicant's property is as follows:

Lot 1, Buttonwood Tree Addition to Wichita, Sedgwick County, Kansas. Generally located on the southeast corner of Cypress and Harry (9211 East Harry).

This application has been assigned Case No. BZA 49-82. It will be considered by the Board of Zoning Appeals on November 23, 1982 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest or objections regarding the requested variances you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so, either in person or by agent or attorney.

It should be noted that the Citizen Participation Organization Area Council may consider this case at its next meeting. Additional information about such a meeting may be obtained by calling the CPO Office, 268-4516.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

Jack H. Galbraith
Secretary

October 28, 1982

Joe Donnelly, Zoning & Licensing, Central Inspection

Glen E. Lytle, Special Assistant for Zoning

EZA 49-82 - Request for Variances - Sign Limitations (9211 East Harry)

As I discussed with you by phone, the owner of Buttonwood Tree Apartments has filed a BZA Case to vary the number of permitted on-site signs and to vary the size of said signs. It is my understanding that the owner had been cited for violations of the signs and they were installed without permits.

In order to furnish the Board of Zoning Appeals with as much background on this case as possible, I would appreciate a memo from you setting forth the chronology of events related to the signs on the property. Although I do not have a date of the first contact I had on the property relating to the signs, but it was many months ago, I advised the sign contractor at that time it would be necessary to secure a variance for anything exceeding the 16 square feet as set forth in the "R-6" District.

I would appreciate a response by November 8, 1982 so that we can prepare the staff report.

Glen E. Lytle

GEL:sad

cc: Jack H. Galbraith, Chief Planner, Current Plans

BOARD OF ZONING APPEALS

CASE NO. 49-82

CITY OF WICHITA, KANSAS

FILED 10-27-82

APPLICATION FOR VARIANCE

- I. Name of Applicant THE BUTTONWOOD TREE APARTMENTS, LTD.
Mailing Address 9211 East Harry Phone (316) 681-1700
Name of Authorized Agent Keith L. Anderson
Mailing Address 1125 South Rock Road Phone (316) 681-1711
Relationship of applicant to property is that of General Partner
(Owner, Tenant, Lessee, Other)
- II. The variances requested ~~is~~ are to increase the permitted number of identification signs from 1 to 4 and to increase the permitted area on 3 signs from 16 square feet to 55 square feet for property located on the southeast corner of Cypress and Harry Streets (9211 East Harry). and legally described as: Lot 1, Buttonwood Tree Addition to Wichita, Sedgwick County, Kansas.

in the City of Wichita; and which is presently zoned "R-6".

- III. The applicant herein, or his authorized agent, acknowledges:
- That he has received an instruction sheet concerning the filing and hearing of this matter;
 - That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
 - That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
 - That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant The Buttonwood Tree Apartments LTD.

Authorized Agent Keith L. Anderson

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals, 1:30 ~~1:30~~ 1:30 P.M., Oct. 27, 1982 together with appropriate fee of 150.00

Signed A. Lytle

CERTIFICATE OF OWNERSHIP

REALTY TITLE CO., INC., hereby certifies the following to be the true and correct property owners as shown by the last deeds of record in the office of the Register of Deeds, Sedgwick County, Kansas, to-wit:

Lot 1, The Buttonwood Tree, an Addition to
Wichita, Sedgwick County, Kansas,

together with all real estate lying within a 200-foot radius thereof.

<u>DESCRIPTION</u>	<u>OWNERS AND ADDRESSES</u>
<u>BUTTONWOOD TREE</u> Lot 1	D Buttonwood Tree Apartments, Ltd., a Kansas Limited Partnership 1125 S. Rock Road Wichita, Kansas 67207
<u>QUAIL MEADOWS 2nd</u> <u>BLOCK 6</u> Lots 1 and 2	✓ McNeil Real Estate Fund X, LTD 2866 Campus Dr. San Mateo, California
<u>HAMPTON ACRES 3rd</u> Lot 1	D Keith Anderson, a/k/a Keith L. Anderson 1125 S. Rock Road Wichita, Kansas 67207
<u>HAMPTON ACRES</u> Lot 10	✓ Walter L. Peare and Wilma Peare 9220 E. Osie Wichita, Kansas 67207
 Lots 29 and 31	✓ Joseph Fusco Erma Marie Fusco 9325 E. Osie Wichita, Kansas 67207
<u>FOURTH ADDITION TO CHERRY CREEK HILLS</u> <u>BLOCK 1</u> The North 658.19 feet of Lot 1, EXCEPT That part of Lot 1, Block 1, described as commencing at the N.E. Corner thereof; thence south along the east line of said Lot 1, 245.10 feet for a place of beginning; thence continuing south along the last described line, 196 feet; thence west at right angles, 68 feet; thence south at right angles, 24 feet; thence west at right angles, 202 feet; thence north at right angles, 220 feet; thence east at right angles, 270 feet to the place of beginning.	✓ McComb Properties VI, LTD., 2392 Morse Avenue Irvine, California 92714
 All of Lot 1, Block 1, except the north 658.19 feet thereof	✓ Red Oaks, Inc. 1231 Longfellow Wichita, Kansas 67207

DESCRIPTION	OWNERS AND ADDRESSES
-------------	----------------------

FOURTH ADDITION TO CHERRY CREEK
BLOCK 1 con't

Lot 2	✓ Nies Construction, Inc. P. O. Box 18315 Wichita, Kansas 67218
Lot 3	✓ Mitko Hadijski and Canka Hadijski 201 Brookforest Derby, Kansas 67037

HAMPTON ACRES 2nd

Lots 1, 2, 3, 4, 5, 6	Ⓓ Keith Anderson 6002 Grace Lane Wichita, Kansas 67208
Lot 7	✓ AIC, Inc. 1125 S. Rock Road Wichita, Kansas 67207
Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17	Ⓓ Nies Construction, Inc. P. O. Box 18315 Wichita, Kansas 67218
Lot 18 and 19	Ⓓ Keith Anderson 6002 Grace Lane Wichita, Kansas 67207

CEDAR LAKES PLAZA 2nd
Lot 1

✓ Cecil Masters and
Virginia Masters
5800 S. Seneca
Wichita, Kansas 67217

CALIENDO 8th
Lot 1

✓ Caliendo Investment Corporation
400 N. Woodlawn
Wichita, Kansas 67208

Dated at Wichita, Kansas this 8th day of
October, 1982, at 7:00 o'clock A.M.

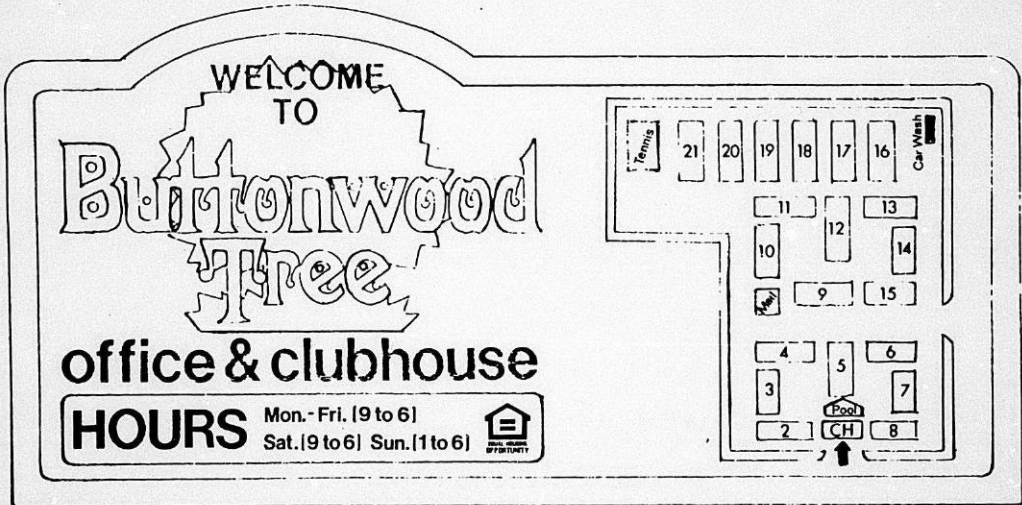
B821021

BY Judy Kowalski
Judy Kowalski-Abstracter



SIGN "A" 1" = 1'
(DOUBLE FACE)

SIGN "H"
(SINGLE FACE)



9'

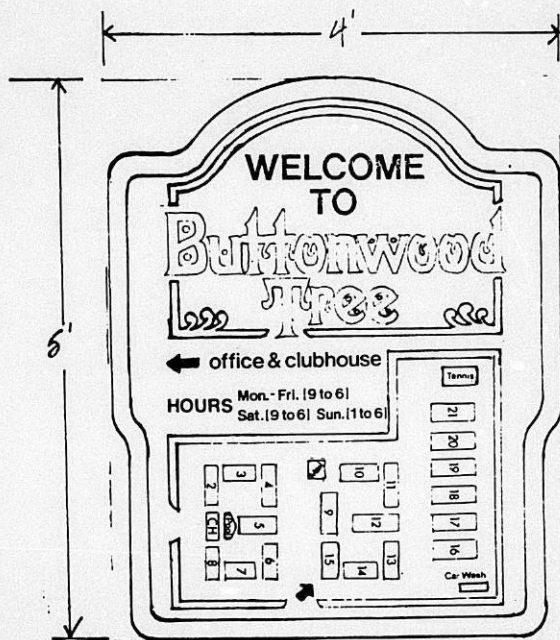
SCALE 1"=1' SKN "C"



SIGN "E"



SIGN "H"



SIGN "B" 1" = 1'

*Change number
to 16 in graph*

Statement justifying variances requested to increase the permitted # of identification signs from 1 to 4 and to increase the permitted area in 3 signs from 16 square feet to 55 square feet.

1. That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner or the applicant.

Harry street is a heavily traveled arterial street, larger identification signs are needed due to the congestion and speed of vehicles making it more difficult to see and read signs.

We are located on a corner which results in much of our available traffic turning off the main street (Harry) before they see our front entry identification sign. We have a second entrance to the property on the side street (Cypress) which needs entry identification. The side street entry helps relieve congestion from Harry which is very overcrowded.

The corner of Cypress and Harry sign is project identification and landscape amenity. The sign at the front entry is just that to identify the entrance to the property.

The other two signs within the site are primarily directional signs listing hours and building locations. This type of signage is absolutely necessary to inform visitors, tenants, potential tenants, & to operate our business. We also need better directional signage than ordinary apartments due to the number of elderly and handicapped tenants in our H.U.D. project.

Adjacent to our property are offices, commercial zoning, all with commercial type signs. We are not in a single family residential neighborhood.

2. That the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

Two of the four signs requested are located within the apartment complex for directions to tenants, hardly visible from the street.

The other signs blend with the project architecture and landscape. Our frontage is adjacent to only one other property, that being business offices. Variance will not affect any adjacent property.

3. That the strict application of the provisions of Title 28 of which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

The signs are all installed in place through an oversight of the responsible parties, removal will cost me thousands of dollars as the signs are of unusual design and quality.

The sign and amenity package for this property was developed and designed by one of the foremost apartment consulting firms in the country and designed to be competitive in the marketplace and to coordinate the entire project with graphics and colors. We need this quality image to obtain the rents needed to make this project financially sound. Loss of signage would adversely affect our ability to rent.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and

This variance will have no adverse affect.

5. That granting the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance).

As the design, copy, placement, and landscape of the signs are evaluated, you will see they are intended and serve the property not solely as signs but as an integral part of the overall appearance and presentation and as such are in the spirit and intent of Title 28.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

FORM 29-0-1

PAYMENT NOTICE
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
Planning	150.00

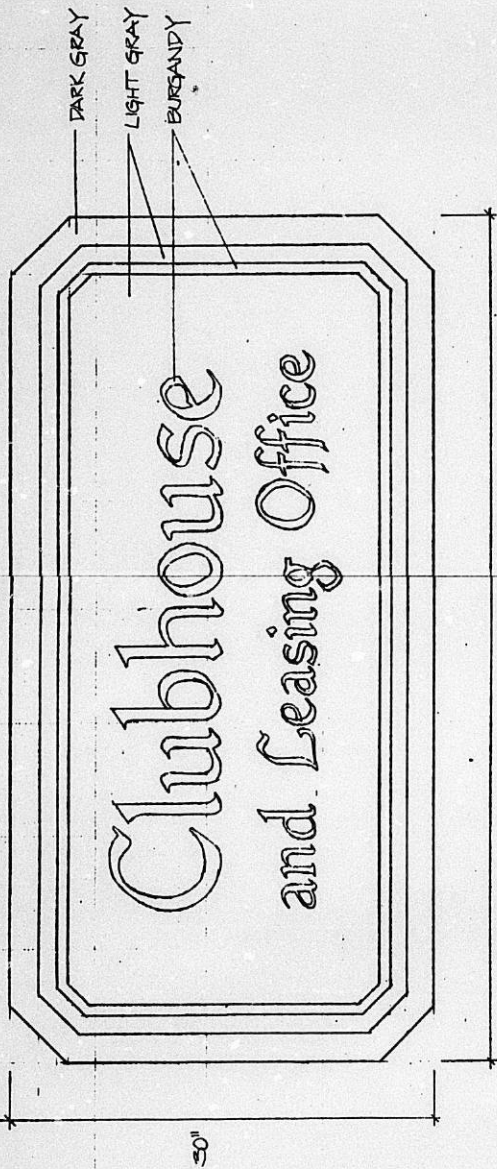
NAME _____

ADDRESS _____

FUND 44-40071- _____ DUE DATE _____

COMMENTS _____

DATE 2-29-1966 BY [Signature]

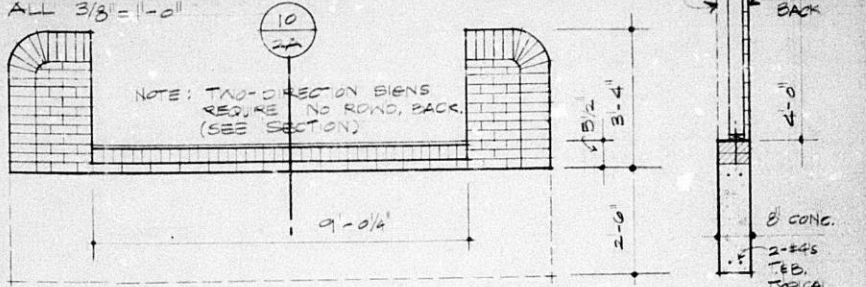


CLUBHOUSE IDENTIFICATION _____

GRAPHICSSYSTEMS 313 1DA WICHITA, KANSAS 67202	JOB TITLE BRECK WOOD	JOB NO. DATE	SH.
	316-287-8171		

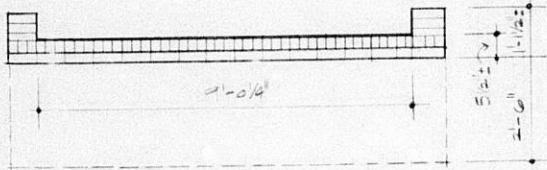
BRICK SIGN PYLONS

ALL $3/8" = 1'-0"$

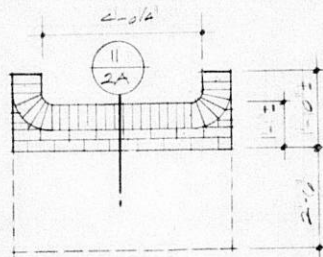


⑦ SIGN ELEVATIONS - "A, H," (SEE SPECS.)

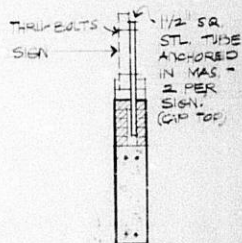
⑩ SECTION



⑧ SIGN "C"

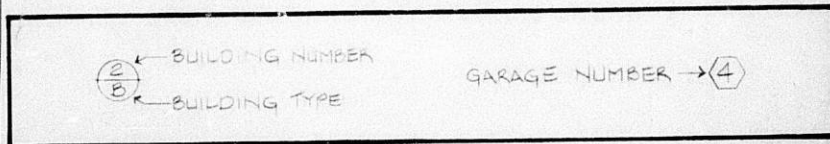


⑨ SIGN "B"



⑪ SECTION

SITE PLAN SYMBOLS



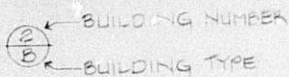
APARTMENT DATA

DESCRIPTION					TOTAL UNITS	% MIX	GROSS SQ. FT. CONSTR.	NET SQ. FT. CONSTR.	TOTAL FIRE-PLACES
UNIT TYPE	BEDRM NO.	BATH NO.	GROSS SQ. FT.	NET SQ. FT.					
A-1	1	1	627	593	42	19 1/2	86,334	24,906	0
A-2	1	1	722	684	94	43 1/2	67,868	64,296	47
B-1	2	2	872	834	38	7 1/2	33,136	31,692	0
B-2	2	1 3/4	1007	962	42	19 1/2	42,714	40,488	42
CLUBHOUSE							2,000	1,800	1
TOTALS							172,052	163,182	90

BUILDING DATA

BUILDING TYPE	UNIT TYPES				TOTAL UNITS PER BLDG
	A-1	A-2	B-1	B-2	
A		8		4	12

SITE PLAN SYMBOLS



APARTMENT DATA

DESCRIPTION					TOTAL UNITS	% MIX	GROSS SQ. FT. CONSTR.	NET SQ. FT. CONSTR.	TOTAL FIRE-PLACES
UNIT TYPE	BEDRM. NO.	BATH NO.	GROSS SQ. FT.	NET SQ. FT.					
A-1	1	1	627	593	42	19 1/2	26,334	24,906	0
A-2	1	1	722	684	94	43 1/2	67,868	64,296	47
B-1	2	2	872	834	38	17 1/2	33,136	31,692	0
B-2	2	1 3/4	1007	962	42	19 1/2	42,714	40,488	42
CLUBHOUSE							2,000	1,800	
TOTALS							172,052	163,182	90

BUILDING DATA

BUILDING TYPE	UNIT TYPES				TOTAL UNITS PER BLDG
	A-1	A-2	B-1	B-2	
A	-	8	-	4	12
B	6*	-	4	-	10
C	-	6	2	2	10

* REF TO SITE PLAN FOR LOCATION OF A-1 UNITS EQUIPPED FOR THE HANDICAPPED IN BUILDINGS NO. 6, 4 AND 15.

SITE DATA

DESCRIPTION	PROJECT TOTALS
SQ. FT. AREA IN SITE	531,432 ±
ACRES IN SITE	12.2 ±
TOTAL DWELLING UNITS	216
DWELLING UNITS PER ACRE	7.7
OPEN PARKING	289
GARAGE PARKING	110
TOTAL PARKING	395 *
RATIO - PARKING/UNIT	1.83

* 3 PARKING SPACES FOR HANDICAPPED - DIMENSIONS AND MARKINGS PER CITY OF WICHITA REQUIREMENTS. REF SITE PLAN FOR LOCATION.

REFER TO TOPOGRAPHIC MAP (SITE SURVEY), SHEET NO. 1, FOR ALL MINIMUM SETBACKS AND REQUIRED EASEMENTS. IN THE EVENT OF CONFLICT BETWEEN SITE PLANS AND SITE SURVEY, THE INFORMATION ON THE SITE SURVEY SHALL GOVERN.



RODGER A. BROOKS
ARCHITECT P.A.

7701 E. KELLOGG SUITE 725 WICHITA, KS 67207

Revision:

1 11/6/80

2

3

4

5

Issue date:

10/2/80

Sheet

2A

Of 30

*

This BZA. Case
Has a Large Drawing
On 35mm Microfilm

Roll # 2