amount of separation between structures by a parking area would reduce the impact of the proposed building sign.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the sign code will not constitute an unnecessary hardship upon the applicant inasmuch as the signs provided for in the sign code and varied in request number two above are of sufficient size and number to be viewed by the traveling public to direct them toward the site.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would adversely affect the public interest inasmuch as the visual quality of the area would be diminished and the public and private investment in buildings and open space would not be protected.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would be opposed to the general spirit and intent of the sign code inasmuch as a sign at the requested location on the south face of the Hampton Inn is separated from the street to the south (Kellogg) by more than 600 feet and there is an office building and parking lot, owned by others, within that 600-foot space through which the Hampton Inn does not have access.

RECOMMENDATION: Since all five factors necessary to the granting of a variance cannot be found to exist, it is the recommendation of the Secretary that the variance of reducing the depth of parking area from 150 feet to 0 feet not be granted. However, should the Board be able to justify all five factors, the following conditions of approval should be considered:

1. Prior to installing this building sign, the applicant shall obtain a sign permit and shall comply with all sign code requirements, unless a variance is granted by the Board. Only one building sign shall be permitted on the south face of the building and it shall be no larger than 66 square feet.

2. The building sign approved by this variance shall be limited to a non-flashing, internally-illuminated sign or a non-illuminated sign.

3. The sign shall be installed within one year or this variance shall become null and void.

BOARD OF ZONING APPEALS
WICHITA, KANSAS

AGENDA ITEM NO.____
July 23, 1996

SECRETARY'S REPORT

CASE NUMBER: BZA 7-96

OWNER/APPLICANT: Tharaldson Development, c/o Corey Leinen

AGENT: Gary Wiley, P.E.C.

REQUEST:

1. Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 70 feet. (East face of Comfort Inn 9525 E. Corporate Hills)

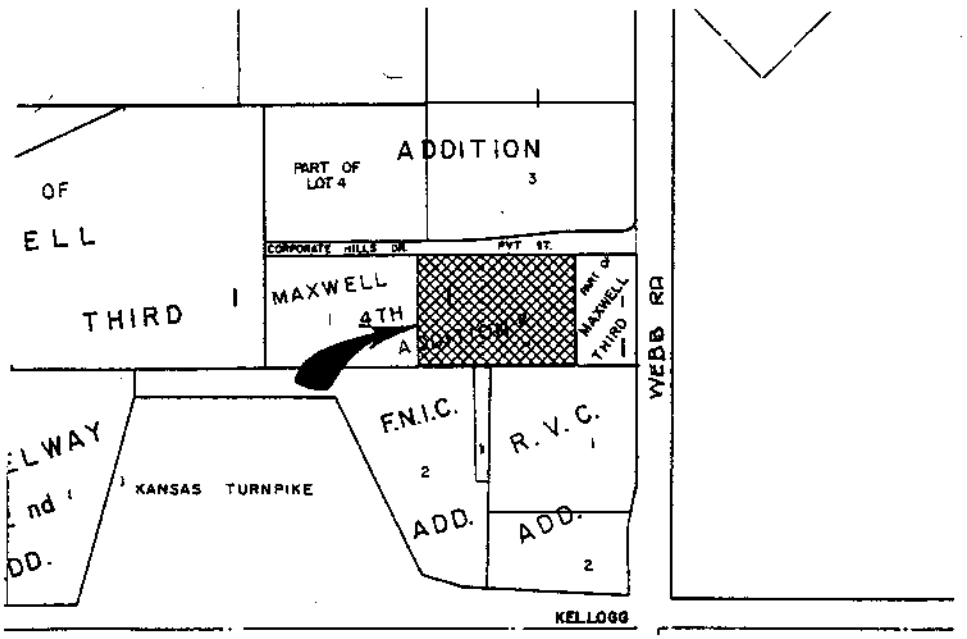
2. Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 140 feet (East face of Hampton Inn at 9449 E. Corporate Hills).

3. Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 0 feet (South face of Hampton Inn at 9449 E. Corporate Hills).

CURRENT ZONING: "LC" Limited Commercial

SITE SIZE: 2.5 Acres

LOCATION: South side of Corporate Hills, west of Webb Road



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. The Board may grant the request when all five conditions, as required by State Statutes, are found to exist.

BACKGROUND: The applicant, Tharaldson Development Company, is developing property located south of Corporate Hills Drive and west of Webb Road as the site for a Hampton Inn motel and Comfort Inn motel. The applicant has indicated that due to the location of his businesses in relation to the streets in the area and positioning of the building perpendicular to the street which serves the site, he is requesting three variances to the sign ordinance in order to make the motel locations known to the traveling public. The two motels which are being constructed on the site will be served by Corporate Hills Drive, a private street which is accessed from Webb Road. The applicant's site does not have street frontage on Webb Road although the two structures on the site have their front entrances oriented in that direction.

The sign code in the "LC" District requires that building signs are permitted, provided that there shall be no more than three signs for each business on each building elevation having street frontage or fronting onto a parking area with a depth of 150 feet or more. The signs shall be limited in total area to twenty percent of each building elevation. In this request the applicant is requesting three building signs which do not have the required street frontage and do not front onto a parking area with 150 feet of depth or more.

Request No. 1 - Variance to reduce the required depth of parking area necessary to permit a building sign not having street frontage from 150 feet to 70 feet. (East face of Comfort Inn 9525 E. Corporate Hills) This building sign would face Webb Road but would be separated from Webb Road frontage by an existing business, the Aviation Association Credit Union. The distance between the east face of the Comfort Inn and the rear of the Credit Union (west side) is approximately 150 feet.

Request No. 2 - Variance to reduce the required depth of parking area necessary to permit a building sign not having street frontage from 150 feet to 140 feet (east face of Hampton Inn at 9449 E. Corporate Hills). This building sign would face Webb Road but would be separated from Webb Road frontage by an existing business, the Aviation Association Credit Union, and the Comfort Inn. The distance between the east face of the Hampton Inn and the rear of the Comfort Inn (west side) is approximately 165 feet.

Request No. 3 - Variance to reduce the required depth of parking area necessary to permit a building sign not having street frontage from 150 feet to 0 feet (south face of Hampton Inn at 9449 E. Corporate Hills). This building sign would be placed on the

south face of the Hampton Inn which does not have any site parking adjacent to it. The proposed building sign would be directed toward Kellogg which is over 600 feet to the south. There is an office building and associated parking located between the location of the proposed sign and Kellogg frontage. There is no direct access to the applicant's site from Kellogg or from the south.

The applicant has indicated that the proposed building sign on the Comfort Inn and two on the Hampton Inn are necessary to inform the traveling public as to the location of these motels.

ADJACENT ZONING AND LAND USE:

NORTH:	"LC"	Motel (Fairfield Inn) & Undeveloped Land
SOUTH:	"LC"	Motel (Residence Inn) & Office Building Parking Lot
EAST:	"LC"	Financial Institution (Aviation Associates Credit Union)
WEST:	"LC"	Undeveloped Land

Request No. 1 - Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 70 feet (East face of Comfort Inn at 9525 E. Corporate Hills).

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the property was developed by positioning the building perpendicular to the private street frontage which serves the site and the site has no direct frontage on an arterial street where the traveling public would be able to view the sign. Therefore, the major entrance into the structure, where building signs are generally located, does not face the street frontage which serves the site.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign is directed to the rear of another business and should not be detrimental to other uses that exist or may develop in the area.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the sign code may constitute an unnecessary hardship upon the applicant inasmuch as the identification of a highway oriented use that depends, to great extent, on the traveling public needs sufficient visibility to allow the public to locate the site from adjacent roadways.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest but would be in the public interest in terms of informing the traveling public as to the location of the business.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the sign code inasmuch as the intent is to provide adequate but not excessive signage for all properties, and placing the sign on the front of the building with less than the required depth of parking area would not be opposed to the general spirit and intent of the sign code.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted, subject to the following conditions:

1. The applicant shall obtain a sign permit and shall comply with all sign code requirements, unless a variance is granted by the Board. Only one building sign shall be permitted on the east face of this building unless the depth of the parking lot increases to 150 feet or more.

2. The building sign approved by this variance shall be limited to a non-flashing, internally-illuminated sign or a non-illuminated sign.

3. The sign shall be installed within one year or this variance shall become null and void.

Request No. 2 - Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 140 feet (east face of Hampton Inn at 9449 E. Corporate Hills).

UNIQUENESS: It is the opinion of staff that this property is unique inasmuch as the property was developed by positioning the building perpendicular to the private street frontage which serves the site and the site has no direct frontage on an arterial street where the traveling public would be able to view the sign. Therefore, the major entrance into the structure, where building signs are generally located, does not face the street frontage which serves the site.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign would face an office building parking lot with the depth of 350 feet. This amount of separation between structures by a parking area would reduce the impact of the proposed building sign.

HARDSHIP: It is the opinion of staff that the strict application of the provisions of the sign code may constitute an unnecessary hardship upon the applicant inasmuch as the identification of a highway oriented use that depends, to great extent, on the traveling

public needs sufficient visibility to allow the public to locate the site from adjacent roadways.

PUBLIC INTEREST: It is the opinion of staff that the requested variance would not adversely affect the public interest but would be in the public interest in terms of informing the traveling public as to the location of the business.

SPIRIT AND INTENT: It is the opinion of staff that the granting of the variance requested would not be opposed to the general spirit and intent of the sign code inasmuch as the intent is to provide adequate but not excessive signage for all properties, and placing of the sign on the front of the building with less than the required depth of parking area for this request would not be opposed to the general spirit and intent of the sign code.

RECOMMENDATION: Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted, subject to the following conditions:

1. Prior to installing this building sign, the applicant shall obtain a sign permit and shall comply with all sign code requirements, unless a variance is granted by the Board. Only one building sign shall be permitted on the east face of this building unless the depth of the parking lot increases to 150 feet or more.

2. The building sign approved by this variance shall be limited to a non-flashing, internally-illuminated sign or a non-illuminated sign.

3. The sign shall be installed within one year or this variance shall become null and void.

Request No. 3 - Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 0 feet (south face of Hampton Inn at 9449 E. Corporate Hills).

UNIQUENESS: It is the opinion of staff that this property is not unique inasmuch as the property was developed by positioning the building entrance to the east and the south side of the building has only a secondary entrance/exit door, no motel parking area, and no adjacent access road from which travellers will be approaching the motel.

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the sign would face an office building parking lot with the depth of 350 feet. This

LO/sah

cc:

Tharaldson Development Company, c/o Corey Leinen
J. R. Cox, OCI
Paul Hays, OCI
Ray Sledge, OCI
Pat Burnett, Deputy City Clerk
Yolanda Anderson, MAPD

WICHITA — SEDGWICK COUNTY

W SC

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

July 29, 1996

Mr. Gary Wiley
P.E.C., P.A.
303 S. Topeka
Wichita, Kansas 67202

RE: BZA 7-96, Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 70 feet (east face of Comfort Inn at 9525 E. Corporate Hills); variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 140 feet (east face of Hampton Inn at 9449 E. Corporate Hills); and variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 0 feet (south face of Hampton Inn at 9449 E. Corporate Hills).

Dear Mr. Wiley:

Enclosed are signed copies of the above-referenced BZA Resolutions approved by the Board of Zoning Appeals on July 23, 1996. These resolutions reflect the official action of the Board to grant your requests and sets out the conditions of approval. It is forwarded to you for your information and files.

This is a reminder that the zoning adjustment signs should now be removed from the property. If you have any questions concerning this matter, please call our office.

Sincerely yours,

Louise Olivarez

Louise Olivarez
Secretary
Board of Zoning Appeals

Enclosure

JULY 23, 1996
CORRECTION

BZA 7-96 Request No. 2 - Variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 140 feet (east face of Hampton Inn at 9449 E. Corporate Hills).

Regarding the justification for the effect on **adjacent property**, please substitute the following:

ADJACENT PROPERTY: It is the opinion of staff that the granting of the variance requested will not adversely affect the rights of adjacent peoperty owners inasmuch as the sign would face the rear of another motel owned by this applicant and should not be detrimental to that use or to other uses that may develop in the area.

This was distributed to BZA members at beginning of meeting 7/23/96

BZA RESOLUTION NO. 7-96A

WHEREAS, Tharaldson Development Company, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 70 feet (east face of Comfort Inn 9525 E. Corporate Hills Drive) on property zoned "LC" Limited Commercial w/DP-116 and legally described as follows:

> Lot 2, Block 1, Maxwell 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Corporate Hills Drive, west of Webb Road.

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 July 23, 1996, 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 variance 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 owners or the applicant inasmuch as the property was developed by positioning the building perpendicular to the private street frontage which serves the site and the site has no direct frontage on an arterial street where the traveling public would be able to view the sign. Therefore, the major entrance into the structure, where building signs area generally located, does not face the street frontage which serves the site.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the sign is directed to the rear of another business and should not be detrimental to other uses that exist or may develop in the area.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the sign ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the identification of a highway oriented use that depends, to great extent, on the traveling public needs sufficient visibility to allow the public to locate the site from adjacent roadways.

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, but would be in the public interest in terms of informing the traveling public as to the location of the business.

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of the sign ordinance inasmuch as the intent is to provide adequate but not excessive signage for all properties, and placing the sign on the front of the building with less than the required depth of parking area would not be opposed to the general spirit and intent of the sign code.

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 be approved for a variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 70 feet (east face of Comfort Inn 9525 East Corporate Drive) on property zoned "LC" Limited Commerical w/DP-116 and legally described as follows:

> Lot 2, Block 1, Maxwell 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Corporate Hills Drive, west of Webb Road.

subject to the following conditions:

1. The applicant shall obtain a sign permit and shall comply with all sign code requirements, unless a variance is granted by the Board. Only one building sign shall be permitted on the east face of this building unless the depth of the parking lot increases to 150 feet or more.

2. The building sign approved by this variance shall be limited to a non-flashing, internally-illuminated sign or a non-illuminated sign.

3. The sign shall be installed within one year or this variance shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of July, 1996.

Randy Phillips, First Vice-President

ATTEST:

Louise Olivarez, Secretary

BZA RESOLUTION NO. 7-96B

WHEREAS, Tharaldson Development Company, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 140 feet (east face of Hampton Inn 9449 E. Corporate Hills Drive) on property zoned "LC" Limited Commercial w/DP-116 and legally described as follows:

> Lot 2, Block 1, Maxwell 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Corporate Hills Drive, west of Webb Road.

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 July 23, 1996, 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 variance 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 owners or the applicant inasmuch as the property was developed by positioning the building perpendicular to the private street frontage which serves the site and the site has no direct frontage on an arterial street where the traveling public would be able to view the sign. Therefore, the major entrance into the structure, where building signs are generally located, does not face the street frontage which serves the site.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the sign would face the rear of another motel owned by this applicant and should not be detrimental to that use or to other uses that may develop in the area.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the sign ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the identification of a highway oriented use that depends, to great extent, on the traveling public needs sufficient visibility to allow the public to locate the site from adjacent roadways.

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, but would be in the public interest in terms of informing the traveling public as to the location of the business.

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of the sign ordinance inasmuch as the intent is to provide adequate but not excessive signage for all properties, and placing the sign on the front of the building with less than the required depth of parking area for this request would not be opposed to the general spirit and intent of the sign code.

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 be approved for a variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 140 feet (east face of Hampton Inn 9449 East Corporate Drive) on property zoned "LC" Limited Commercial w/DP-116 and legally described as follows:

> Lot 2, Block 1, Maxwell 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Corporate Hills Drive, west of Webb Road.

subject to the following conditions:

1. Prior to installing this building sign, the applicant shall obtain a sign permit and shall comply with all sign code requirements, unless a variance is granted by the Board. Only one building sign shall be permitted on the east face of this building unless the depth of the parking lot increase to 150 feet or more.

2. The building sign approved by this variance shall be limited to a non-flashing, internally-illuminated sign or a non-illuminated sign.

3. The sign shall be installed within one year or this variance shall become null and void.

ADOPTED AT WICHITA, KANSAS, this 23rd day of July, 1996.

Randy Phillips, First Vice-President

ATTEST:

Louise Olivarez, Secretary

BZA RESOLUTION NO. 7-96C

WHEREAS, Tharaldson Development Company, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 0 feet (south face of Hampton Inn 9449 E. Corporate Hills Drive) on property zoned "LC" Limited Commercial w/DP-116 and legally described as follows:

> Lot 2, Block 1, Maxwell 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Corporate Hills Drive, west of Webb Road.

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 July 23, 1996, 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 variance 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 owners or the applicant inasmuch as the property does have sight line to Kellogg and to the turnpike because of its position behind that other hotel.

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the sign would face an office building parking lot with a depth of 350 feet. This amount of separation between structures by a parking area would reduce the impact of the proposed building sign.

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of the sign ordinance of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as there are two separate hotels of similar size and design and allowing the sign will provide some distinction of those two hotels.

WHEREAS, the Board of Zoning Appeals has found that the variance desired would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare, inasmuch as the visual quality of the area would not be diminished given the fact that there are other hotels and commercial buildings in the area.

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired would not be opposed to the general spirit and intent of the sign ordinance inasmuch as the sign at the requested location on the south face of the Hampton Inn provides adequate signage for that visibility but not excessive signage.

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 be approved for a variance to reduce the depth of parking area required to permit a building sign not having street frontage from 150 feet to 0 feet (south face of Hampton Inn 9449 East Corporate Drive) on property zoned "LC" Limited Commercial w/DP-116 and legally described as follows:

> Lot 2, Block 1, Maxwell 4th Addition, Wichita, Sedgwick County, Kansas. Generally located on the south side of Corporate Hills Drive, west of Webb Road.

subject to the following conditions:

1. Prior to installing this building sign, the applicant shall obtain a sign permit and shall comply with all sign code requirements, unless a variance is granted by the Board. Only one building sign shall be permitted on the south face of the building and it shall be no larger than 66 square feet.

2. The building sign approved by this variance shall be limited to a non-flashing, internally-illuminated sign or a non-illuminated sign.

3. The sign shall be installed within one year or this variance shall become null and void.

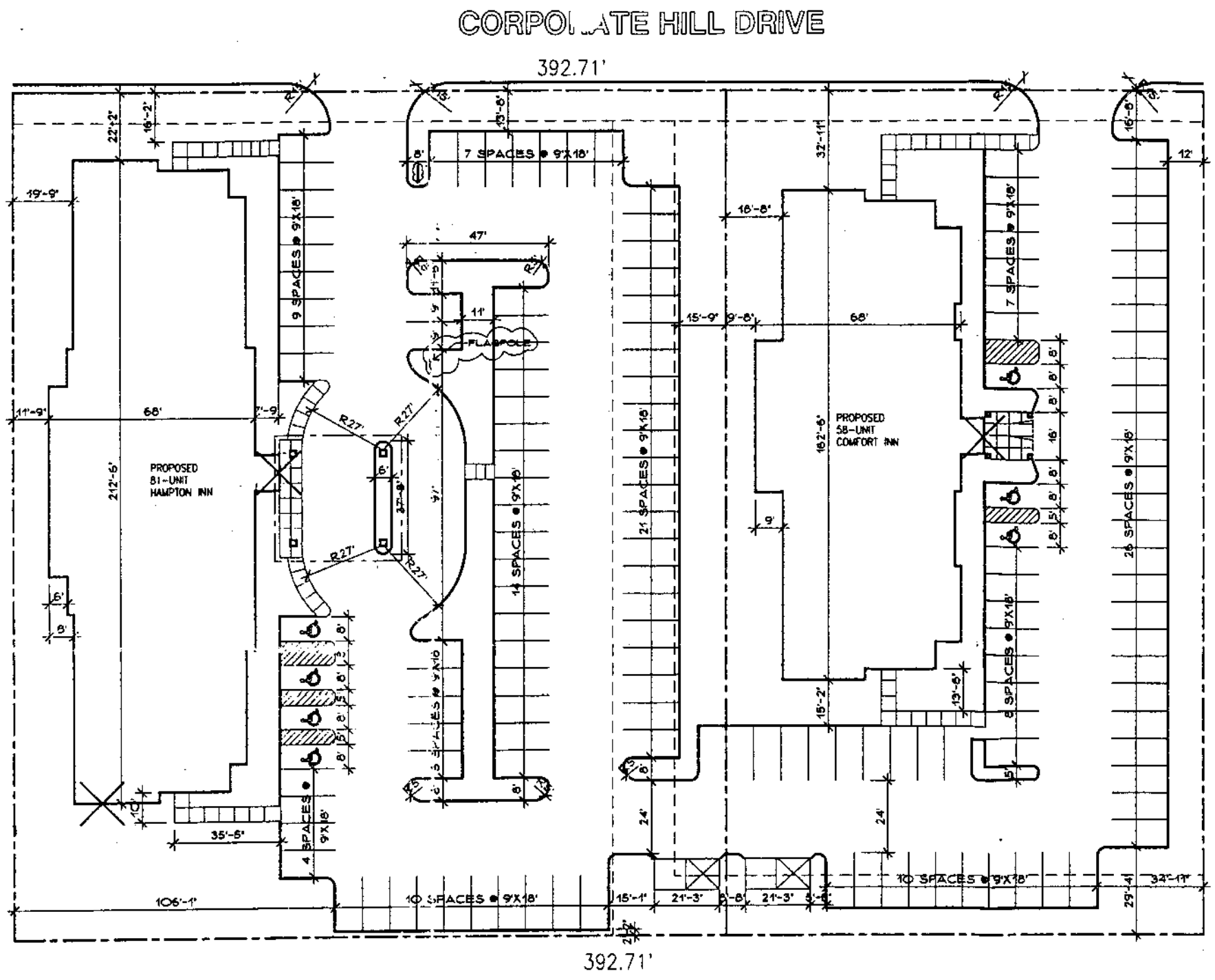
ADOPTED AT WICHITA, KANSAS, this 23rd day of July, 1996.

Randy Phillips, First Vice-President

ATTEST:

Louise Olivarez

Louise Olivarez, Secretary



SITE PLAN
NO SCALE

VICINITY MAP
NO SCALE

COMFORT INN SITE STATISTICS

SITE INFORMATION		
ITEM	AREA (S.F.)	COVERAGE (%)
BUILDINGS	6,888.00	22%
PAVING/WALKS	19,787.00	63%
GRASS/LANDSCAPING	14,838.00	48%
SIDEWALKS	981.11	3%
TOTAL	42,914.00	1.015 ACRES
REQUIRED 12' SLOPE DEDICATION		
PARKING		
UNIT SPACES	81 UNIT	85 SPACES
HANDICAP SPACES	3 VAN	3 SPACES
HANDICAP SPACES (VAN)	1 VAN	1 SPACES
ADDITIONAL SPACES	1 UNIT	3 SPACES
TOTAL SPACES		92 SPACES

HAMPTON INN SITE STATISTICS

SITE INFORMATION		
ITEM	AREA (S.F.)	COVERAGE (%)
BUILDINGS	12,981.44	30%
PAVING/WALKS	21,888.92	51%
GRASS/LANDSCAPING	30,888.14	29%
SIDEWALKS	934.22	1%
TOTAL	66,736.42	1.389 ACRES
REQUIRED 12' SLOPE DEDICATION		
PARKING		
UNIT SPACES	1 VAN	77 SPACES
HANDICAP SPACES	1 VAN	3 SPACES
HANDICAP SPACES (VAN)	1 VAN	1 SPACES
ADDITIONAL SPACES	1 UNIT	8 SPACES
TOTAL SPACES		81 SPACES

COMFORT INN SHEET INDEX

L1	SITE PLAN, VICINITY MAP, SITE STATS, & SHEET INDEX
L2	SURVEY & TOPOGRAPHY
L3	UTILITY SITE PLAN & PROPOSED GRADING PLAN
L4	SITE LANDSCAPING PLAN
L5	SITE LIGHTING PLAN
L6	SITE DETAILS
A1	BUILDING SPECIFICATIONS
A2	BUILDING FIRST FLOOR PLAN, SCHEDULES & GENERAL NOTES
A3	BUILDING SECOND & THIRD FLOOR PLAN
A4	BUILDING ELEVATIONS
A5	1/2"=1'-0" TYP. UNIT FLOOR PLANS
A6	1/4" = 1'-0" LOBBY & POOL FLOOR PLAN
A7	TYPICAL UNIT ELEVATIONS
A8	TYPICAL UNIT ELEVATIONS
A9	FRONT DESK & DEAN SECTIONS
A10	ELEVATOR, WALL, CORRIDOR & STAIR SECTIONS
A11	BUILDING DETAILS
A12	BUILDING SECTION
S1	BUILDING FOOTING, FOUNDATION PLAN & DETAILS
S2	BUILDING SECOND FLOOR FRAMING PLANS & DETAILS
S3	BUILDING THIRD FLR. FRAMING PLAN, ROOF FRAMING PLAN
S4	ROOF TRUSSES
P1	BUILDING UNDERGROUND PLUMBING PLAN
P2	BUILDING WASTE & VENT SCHEMATICS
P3	BUILDING WATER DISTRIBUTION PLUMBING PLAN & DIAGRAMS
P4	BUILDING HOT & COLD WATER SCHEMATICS
M1	1/2"=1'-0" LOBBY & POOL MECH. PLANS
M2	MECHANICAL SCHEDULES & DETAILS
M3	POOL PIPING PLAN & POOL DETAILS
M4	MAU-1 PLAN
E1	BUILDING FIRST FLOOR ELECTRICAL PLAN
E2	BUILDING SECOND & THIRD FLOOR ELECTRICAL PLAN
E3	1/2"=1'-0" TYP. UNIT ELECTRICAL PLANS
E4	1/4"=1'-0" LOBBY & POOL ELECTRICAL PLANS
E5	BUILDING ELECTRICAL RISERS & SCHEDULES
E6	ELECTRICAL PANELS
F1	FIRST FLOOR SIMPLEX PLAN
F2	SECOND AND THIRD FLOOR SIMPLEX PLAN

HAMPTON INN SHEET INDEX

L1	SITE PLAN, VICINITY MAP, SITE STATS, & SHEET INDEX
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A4	BUILDING ELEVATIONS
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A7	1/4" = 1'-0" LOBBY & POOL FLOOR PLAN
A8	TYPICAL UNIT ELEVATIONS
A9	TYPICAL UNIT ELEVATIONS
A10	FRONT DESK & DEAN SECTIONS
A11	BUILDING WALL, CORRIDOR & STAIR SECTIONS
A12	ELEVATOR SECTION & BUILDING DETAILS
A13	BUILDING WALL SECTIONS & DETAILS
S1	ROOF FRAME DEBARE PLAN
S2	BUILDING FOOTING, FOUNDATION PLAN
S3	FOOTING & FOUNDATION DETAILS
S4	BUILDING SECOND FLOOR FRAMING PLANS & DETAILS
S5	BUILDING THIRD FLR. FRAMING PLAN, ROOF TRUSSES PLAN
P1	DETAILS
P2	ROOF DRAINAGE PLAN
P3	BUILDING UNDERGROUND PLUMBING PLAN
P4	BUILDING WASTE & VENT SCHEMATICS
P5	BUILDING WATER DISTRIBUTION PLUMBING PLAN & DIAGRAMS
M1	BUILDING HOT & COLD WATER SCHEMATICS
M2	1/2"=1'-0" LOBBY & POOL MECH. PLANS
M3	MECHANICAL SCHEDULES & DETAILS
M4	POOL PIPING PLAN & POOL DETAILS
E1	MAU-1 PLAN
E2	BUILDING FIRST FLOOR ELECTRICAL PLAN
E3	BUILDING SECOND & THIRD FLOOR ELECTRICAL PLAN
E4	1/2"=1'-0" TYP. UNIT ELECTRICAL PLANS
E5	1/4"=1'-0" LOBBY & POOL ELECTRICAL PLANS
E6	ELECTRICAL PANELS
F1	BUILDING ELECTRICAL RISERS & SCHEDULES
F2	FIRST FLOOR SIMPLEX PLAN
	SECOND AND THIRD FLOOR SIMPLEX PLAN

BZA 7-96

Comfort Inn
Record Property Owner:
Heritage Inn
of WICHITA, Inc.
1020 36th Street S.W.
Fargo, North Dakota 58103

Hampton Inn
Record Property Owner:
H.I. Heritage Inn
of WICHITA, Inc.
1020 36th Street S.W.
Fargo, North Dakota 58103

TDC Thorsaldson Development Company
P.O. Box 10619 Fargo, ND 58106

Comfort Inn

Hampton Inn

SITE PLAN
DATE: JULY 1995
SCALE: 1"=20'
DRAWN BY: COREY
PROJECT: COMFORT INN 58 UNIT MOTEL & HAMPTON INN 81 UNIT MOTEL CORPORATE HILLS DRIVE WICHITA, KS
REVISIONS: 3/7/96 HAMPTON INN REVISIONS
PROJECT NO.: 95-27 95-28

DSA
BOIS NE @ BOX 888
VALLEY CITY, ND 58072
PHONE: (701) 845-0748
DAN SMITH - ARCHITECT

L1
LAND