U. S. HIGHWAY 54

FRONTAGE ROAD

N.E. CORNER LOT 1 DIAMOND SECOND ADDITION

N.E. CORNER LOT 1 DIAMOND SECOND ADDITION

N.E. CORNER LOT 1 DIAMOND THIRD ADDITION

N.E. CORNER LOT 1 DIAMOND THIRD ADDITION

447.1'

8' UTILITY EASEMENT

10' UTILITY EASEMENT

328.1'

430.0'

171.4'

172.0' 10' TEMPORARY UTILITY EASEMENT

126.1'

10'

10'

35' BUILDING SETBACK LINE

127.0'

EXISTING PARKING

EXISTING BUILDING

AIRPORT SIGN

FUTURE U.S. 54 RIGHT-OF-WAY

140.0'(M)

5.0'

130.6'

282.1'

180.0'

70' BUILDING SETBACK LINE

70.0'

220.0'

8' UTILITY EASEMENT

EXISTING DRIVE

CURBS

DIAMOND FIRST ADDITION - IS NOT TO BE INCLUDED IN THIS C.U.P.

REMOVE EXISTING PARKING

30.0'

30.0'

100.0'

20' UTILITY EASEMENT

220.0'

REMOVE EXISTING BUILDING

EXISTING (56) UNITS

PATIO

POOL

PARCEL #1

35' BUILDING SETBACK LINE

10' UTILITY EASEMENT

200.23'

100.0'

RIDGE ROAD PROPOSED TO BE cul-de-sac IN CONJUNCTION WITH U.S. 54 IMPROVEMENTS

RIDGE ROAD

846.0'

PARCEL #2

70'-0"

70'-0"

REMOVE EXISTING POOL

CURBS

NO CURB

EXISTING PARKING

EXISTING (44) UNIT

8' UTILITY EASEMENT

EXISTING BUILDING TO BE REMOVED

35' BUILDING SETBACK LINE

EXISTING PARKING TO BE REMOVED

35' BUILDING SETBACK LINE

10' UTILITY EASEMENT

285.92'

AIRPORT ROAD

90.0'

90.0'

PROPOSED FUTURE RIGHT-OF-WAY FOR COLLATERAL ROAD SYSTEM

754.3'

S.E. CORNER LOT 1 DIAMOND THIRD ADDITION

8' UTILITY EASEMENT

448.0'

S.E. CORNER LOT 1 DIAMOND SECOND ADDITION

S.W. CORNER LOT 1 DIAMOND THIRD ADDITION

S.W. CORNER LOT 1 DIAMOND SECOND ADDITION

1. PROPOSED AMENDMENT CHANGE: EXISTING PARCELS #1 & #2 SHOULD REMAIN SEPARATE BY PROPERTY LINES. HOWEVER, ALL SITE DATA OF SAID PARCELS SHOULD BE COMBINED FOR BUILDING PURPOSES BUT SHOULD NOT EXCEED THE PRESENT FIGURES AS A COMBINED TOTAL.

2. PROPOSED GENERAL USE (as per C.U.P. DP #27, dated 7/27/67): Motel Units, Offices, Private Club, Meeting Rooms, Restaurant, Convention Center, and Banquet Rooms

3. ALL FUTURE UTILITIES SHALL BE INSTALLED UNDERGROUND.

4. SIGNS AS PERMITTED BY CITY ZONING ORDINANCE

5. PARKING RATIO AS REQUIRED BY CITY ZONING ORDINANCE

6. MAXIMUM BUILDING HEIGHT - 50'-0"

SITE DATA

Diamond Third Addition, Lot #1, Parcel #1
Diamond Second Addition, Lot #1, Parcel #2

7. SITE AREA (as per C.U.P. DP #27, dated 7/27/67)

| | | |
|---|---|---|
| Parcel #1 | 535,200 sq. ft. | = 12.3 acres |
| Parcel #2 | 384,100 sq. ft. | = 8.8 acres |
| TOTAL SITE AREA | 919,300 sq. ft. | = 21.1 acres |

8. MAX. GROSS FLOOR AREA (as per C.U.P. DP #27, dated 7/27/67)

| | | |
|---|---|---|
| Parcel #1 | 133,800 sq. ft. | = 3.07 acres |
| Parcel #2 | 96,000 sq. ft. | = 2.20 acres |
| TOTAL MAX. GROSS FLOOR AREA | 229,800 sq. ft. | = 5.27 acres |

9. MAX. BLDG. LAND COVERAGE - shall not exceed 30% of total site (revised from C.U.P. DP #27, dated 7/27/67)

| | | |
|---|---|---|
| Parcel #1 | 160,560 sq. ft. | = 3.69 acres |
| Parcel #2 | 115,230 sq. ft. | = 2.64 acres |
| TOTAL BLDG. LAND COVERAGE | 275,790 sq. ft. | = 6.33 acres |

10. FLOOR AREA RATIO TO SITE 229,800/919,300 = 0.25

1. DIAMOND THIRD ADDITION, LOT #1, PARCEL #1.

2. SITE AREA (as per C.U.P. DP. #27, dated 7-27-67).
PARCEL #1 535,200 SQ. FT. = 12.3 ACRES

3. MAX. GROSS FLOOR AREA (as per C.U.P. DP #27 dated 7-27-67).
PARCEL #1 133,800 SQ. FT. = 3.07 ACRES

4. MAX. BLDG. LAND COVERAGE - shall not exceed 30% of total site (revised from C.U.P. DP #27, dated 7-27-67).
PARCEL #1 160,560 SQ. FT. = 3.69 ACRES

5. FLOOR AREA RATIO TO SITE - 133,800/535,200 = 0.25

1. DIAMOND SECOND ADDITION, LOT #1, PARCEL #2.

2. SITE AREA (as per C.U.P. DP #27, dated 7-27-67).
PARCEL #2 384,100 SQ. FT. = 8.8 ACRES

3. MAX. GROSS FLOOR AREA (as per C.U.P. DP #27, dated 7-27-67).
PARCEL #2 96,000 SQ. FT. = 2.20 ACRES

4. MAX. BLDG. LAND COVERAGE - shall not exceed 30% of total site (revised from C.U.P. DP #27, dated 7-27-67).
PARCEL #2 115,230 SQ. FT. = 2.64 ACRES

5. FLOOR AREA RATIO TO SITE - 96,000/384,100 = 0.25

OFFICE COPY
DO NOT REMOVE

DP-27
File #2

# DIAMOND MOTOR INN

PROPOSED SITE DEVELOPMENT PLAN SCALE : 1" : 40'-0"

APPROVED CUP
MAPC 4-28-77
BCC 5-24-77

NORTH

CARMICHAEL / ASSOCIATES, P.A.
ARCHITECTURE
WICHITA, KANSAS FEB. 5, 1977
REVISED- MAR. 18, 1977
APR. 20, 1977

MAY 10 1977