

SITE NOTES:

- MSD WATER MANAGEMENT #6409.
- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS.
- CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION STAKING THE PROJECT'S LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE IRRESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.
- ALL STORM SEWER PIPE SHALL BE A MINIMUM OF 12" DIAMETER.
- ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" COVER SHALL BE CONCRETE ENCASED.
- RING ALL CATCH BASINS WITH STONE BAGS DURING GRADING OPERATIONS.
- ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.
- DENSE-GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LAYERS.
- FOR ASPHALT PARKING LOTS, CONTRACTOR SHALL RECEIVE APPROVAL FOR JOB MIX FORMULA.
- ALL SUBGRADES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100%. MOISTURE CONTENT SHALL BE WITHIN +3% TO -1% OF OPTIMUM.
- TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALS. PER SQ. YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.
- THE CONTRACTOR SHALL SLOPE ALL FINISH GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE 1% AND MAXIMUM SHALL BE 10%.
- DIMENSIONS SHOWN HEREON ARE FROM THE EDGE OF GUTTERS OR WALLS UNLESS SHOWN OTHERWISE. ALL RADII SHOWN ARE ON FACE OF CURB.
- SIDEWALKS SHALL BE A MINIMUM 5" THICK WITH 6" x 6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.
- THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL REGULATIONS 28 CFR PART 36: ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0089 E, AND 21111C0089 E)
- SANITARY SEWER SERVICE IS AVAILABLE FROM THE EXISTING 8" SANITARY SEWER RECORD NUMBER 237457, SUBJECT TO FEES.
- DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS APPLICABLE AGENCIES REQUIRE OTHERWISE.
- SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS AND SHALL BE DIRECTED DOWN AND AWAY FROM ANY RESIDENTIAL PROPERTIES.
- ALL SIGNAGE SHALL COMPLY WITH LDC CHAPTER 8, SIGN REGULATIONS.
- ALL SERVICE STRUCTURES, INCLUDING DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH LDC CHAPTER 10.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE ESTABLISHMENTS MUST BE IN ACCORDANCE WITH 902 KAR 45:005.
- MSD'S INDUSTRIAL WASTE DEPARTMENT APPROVAL REQUIRED.
- COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.

EROSION PREVENTION and SEDIMENT CONTROL:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOILS TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING. ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGE INTO A STREAM, POND, SWALE OR CATCH BASIN.

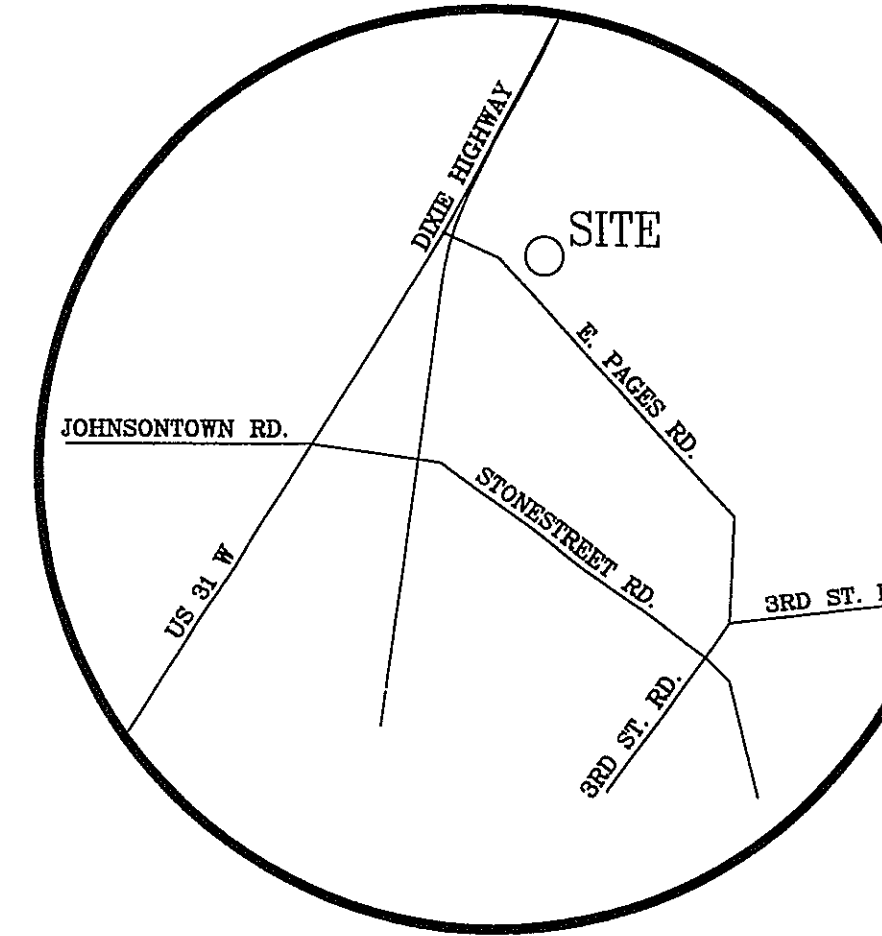
LEGEND

| | | | |
|------|---|------|-------------------------|
| ○ IP | 1/2" DIAMETER STEEL REINFORCING BAR | — GH | GAS MAIN |
| ○ | LIGHT POLE | ⊙ | EXISTING POLE |
| ○ | SANITARY/STORM MANHOLE | ⊙ | TELEPHONE POLE |
| ○ | POWER POLE | ⊙ | POLE ANCHOR |
| ⊙ | FIRE HYDRANT | ⊙ | TREE/SHRUB |
| — | GRAVITY SANITARY SEWER LINE / STORM SEWER | — X | FENCE |
| — | WATER LINE | ⊙ | MONITORING WELL |
| — | WATER VALVE | ⊙ | WATER METER |
| — | PHYSICALLY CHALLENGED PARKING SPACE | — | ELECTRIC |
| — | CLEAN OUT | — | GUARDRAIL |
| — | CHAIN LINK FENCE | — | TELEPHONE |
| — | GAS METER | — | PROPERTY LINE |
| — | WATER METER | — | CURB BOX INLET |
| — | PROPOSED CONTOUR | — | DBI DROP BOX INLET |
| — | EXISTING CONTOUR | — | TBM TEMPORARY BENCHMARK |

TREE PRESERVATION NOTE:

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES TO PROTECT THE EXISTING TREE STANDS AND THEIR ROOT SYSTEMS FROM COMPACTION. THE FENCING SHALL ENCLOSE THE ENTIRE AREA BENEATH THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TO BE PERMITTED WITHIN THESE PROTECTED AREAS.

NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.



LOCATION MAP
N.T.S.

SITE DATA CHART

| | |
|-------------------------------|---|
| ZONING..... | OR-3/R-4 |
| PROPOSED ZONING..... | PORTION OF PROPERTY SEEKING C-2 AND C-M OR-3 TO C-2 10.19 ACRES R-4 TO C-2 4.87 ACRES R-4 TO C-2 4.61 ACRES (LOT 134) |
| FORM DISTRICT..... | R-4 TO C-M 1.19 ACRES OR-3 TO C-M 1.58 ACRES (22.44 ACRES TOTAL) |
| EXISTING USE..... | NEIGHBORHOOD |
| PROPOSED USE..... | VACANT BUILDING, GHOST TOURS HOTEL (120 SLEEPING ROOMS) RESTAURANT (3,050 S.F.) CONFERENCE CENTER (8,520 S.F.) BOTTLING FACILITY (3,150 S.F., 5 SEASONAL EMP) |
| PROPERTY AREA..... | 28,929 ACRES (1,260,152 S.F.) |
| EXISTING BUILDING S.F..... | 12,500 S.F. x 2 FLOORS +27,500 x 2 FLOORS +3,150 S.F. BOTTLING FACILITY +1,600 S.F. SATELLITE HOTEL ROOM |
| F.A.R..... | 174,450 SF |
| REQUIRED PARKING..... | 221 MINIMUM = 1 SPACE PER SLEEPING ROOM + 1 SPACE/250 S.F. RESTAURANT + 1 SPACE/100 S.F. CONVENTION/CONFERENCE + 1 SPACE/ 1.5 EMPLOYEE BOTTLING/MANUFACTURING |
| PROVIDED PARKING..... | 326 MAXIMUM = 1.5 SPACE PER SLEEPING ROOM + 1 SPACE/100 S.F. RESTAURANT + 1 SPACE/50 S.F. CONVENTION/CONFERENCE + 1 SPACE/ EMPLOYEE BOTTLING/MANUFACTURING |
| PROVIDED BICYCLE PARKING..... | 230 SPACES, INCLUDING 10 HC 2 LONG-TERM SPACES PROVIDED IN BUILDING |
| PROPOSED VUA..... | 96,818 S.F. |
| REQUIRED I.L.A..... | 4,841 S.F. (5%) |
| PROVIDED I.L.A..... | 6,900 S.F. (7.1%) |

INCREASE IN IMPERVIOUS AREA

PREDEVELOPED IMPERVIOUS AREA = 120,287 SQ. FT.
DEVELOPED IMPERVIOUS AREA = 120,287 SQ. FT.
NO NEW CONSTRUCTION PROPOSED, NO INCREASE IN IMPERVIOUS AREA

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECT CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-8007 OR LOCAL NO. 502-266-5123) FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES) WHEN CONTACTING THE KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.



DETAILED DISTRICT DEVELOPMENT PLAN
FOR
WAVERLY HILLS

RECEIVED
NOV 05 2013
PLANNING & DESIGN SERVICES

TAX BLOCK 1041, LOT 135 AND 134
DB 7672 PG 928, DB 9761 PG 475
4400 PARALEE DRIVE
LOUISVILLE, KY 40272
ZONED OR3 AND R4
NEIGHBORHOOD FORM DISTRICT
OWNER/DEVELOPER:
CEM LAND COMPANY, LLC
4400 PARALEE DRIVE
LOUISVILLE, KY 40272

| | |
|-----------|--------------|
| REVISIONS | SCALE: |
| | 1" = 100' |
| | DRWN: EHE |
| | CKD: MAB |
| | DATE: |
| | NOV. 4, 2013 |

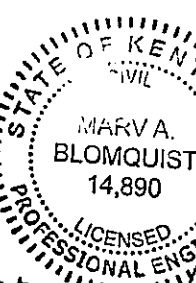
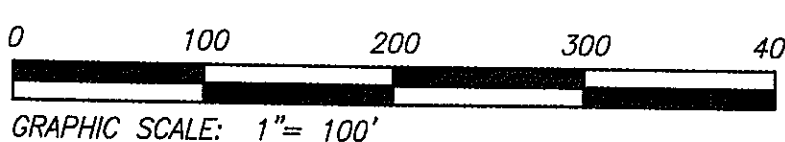
BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBDG@AOL.COM

PRELIMINARY APPROVAL

Condition of Approval: _____

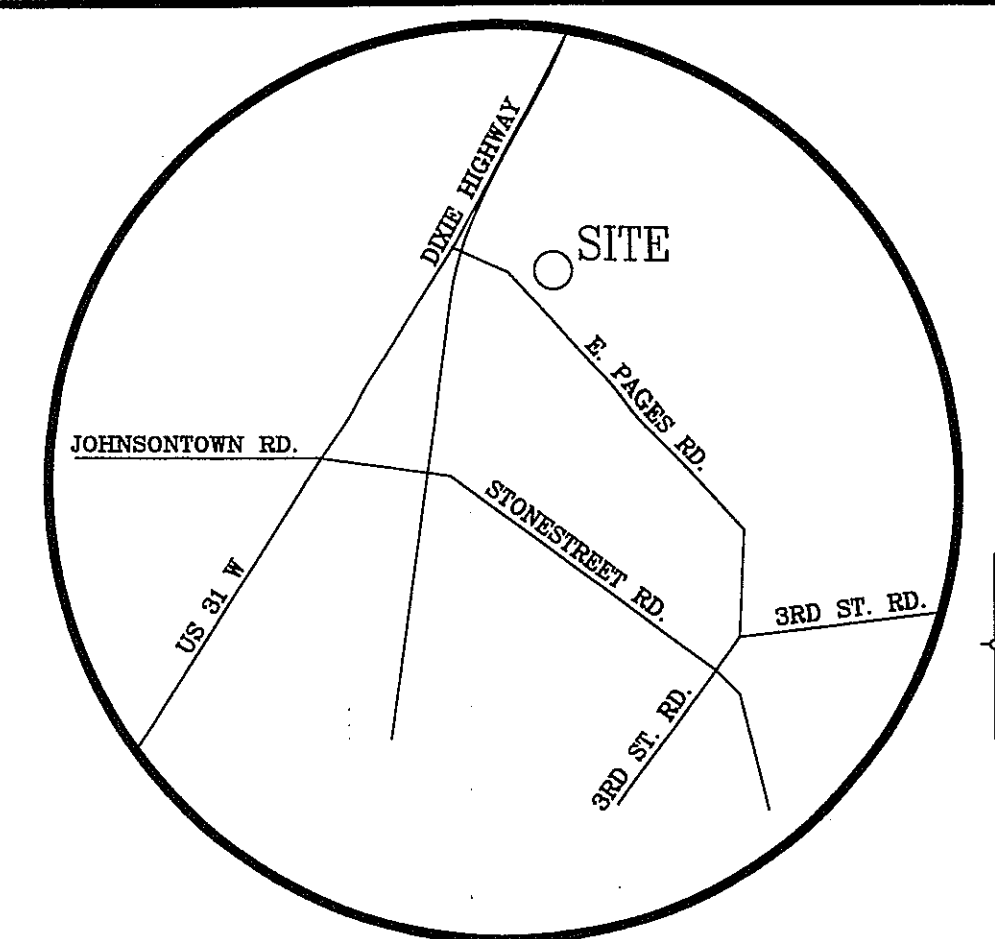
Development Review: _____ Date: _____

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



No. C-

AREA SEEKING C-2 ZONING



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N.T.S.

SITE DATA CHART

| | |
|-----------------------------|--|
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| F.A.R. | 0.138 |
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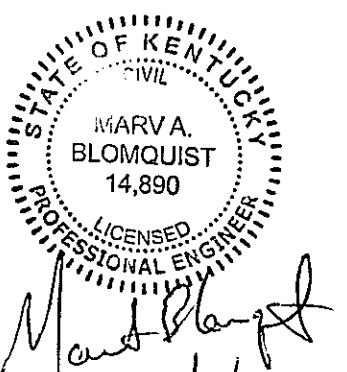
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PARKING LOTS
FOR
WAVERLY HILLS

TAX BLOCK 1041, LOT 135 AND 134
DB 7672 PG 928, DB 9761 PG 475
4400 PARALEE DRIVE
LOUISVILLE, KY
ZONED OR3 AND R4
NEIGHBORHOOD FORM DISTRICT
OWNER/DEVELOPER:
CEM LAND COMPANY, LLC
4400 PARALEE DRIVE
FISHERVILLE, KY



Mary A. Blomquist
11/5/13

NO.
C-2

ASPHALT PAVEMENT
WAVERLY HILLS SANATORIUM
4 STORY BRICK BUILDING

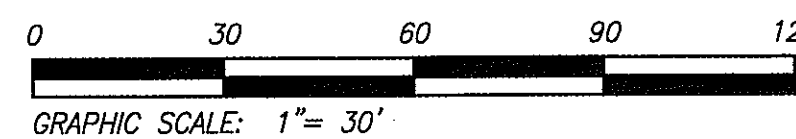
15' SEWER & DRAINAGE EASEMENT
DEED BOOK 9780, PAGE 44
PARKING AREA

FRANKLIN APPROVAL
DEVELOPMENT PLAN

CONDITIONS: *Kestart*
All parking must be on a
hard durable surface
BY: *Barney Mault*
DATE: *11-6-13*
LOUISVILLE/JEFFERSON COUNTY
METRO PUBLIC WORKS

BLOMQUIST DESIGN GROUP, LLC
10529 TIMBERWOOD CIRCLE SUITE "D"
LOUISVILLE, KENTUCKY 40223
PHONE: 502.429.0105 FAX: 502.429.6861
EMAIL: MARVBDG@AOL.COM

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|--------------------|-----------------|
| REVISIONS | SCALE: 1" = 30' |
| DRWN: EHE | |
| CKD: MAB | |
| DATE: NOV. 4, 2013 | |



TREE PRESERVATION NOTE:

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RESOLVED, the Louisville Metro Planning Commission does hereby **APPROVE** the Revised Detailed District Development Plan for Case No. 18998, **SUBJECT** to the following Binding Elements:

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The development shall not exceed 175,000 square feet of gross floor area.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Department of Inspections, Permits and Licenses, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. **A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.**
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. If certificates of occupancy or building permits are not issued within 4 years of the date of approval of the plan or rezoning whichever is later the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission except that the property may be used for private tours and a Halloween-themed haunted house which may be open to the public up to four weeks per year during the Halloween season, provided the haunted house activities conform with the Department of Planning and Design Services policies for historic buildings and grounds. Parking for the site shall be constructed in phases.
9. A certificate of occupancy may not be issued for the conference center portion of the existing structure until such time that 85 parking spaces have been constructed as indicated on the approved plan.
10. A certificate of occupancy may not be issued for the hotel portion of the existing structure until such time that 120 parking spaces have been constructed as indicated on the approved plan.
11. The other parking spaces shall be constructed at such time that occupancy certificates are requested for their associated existing structures.