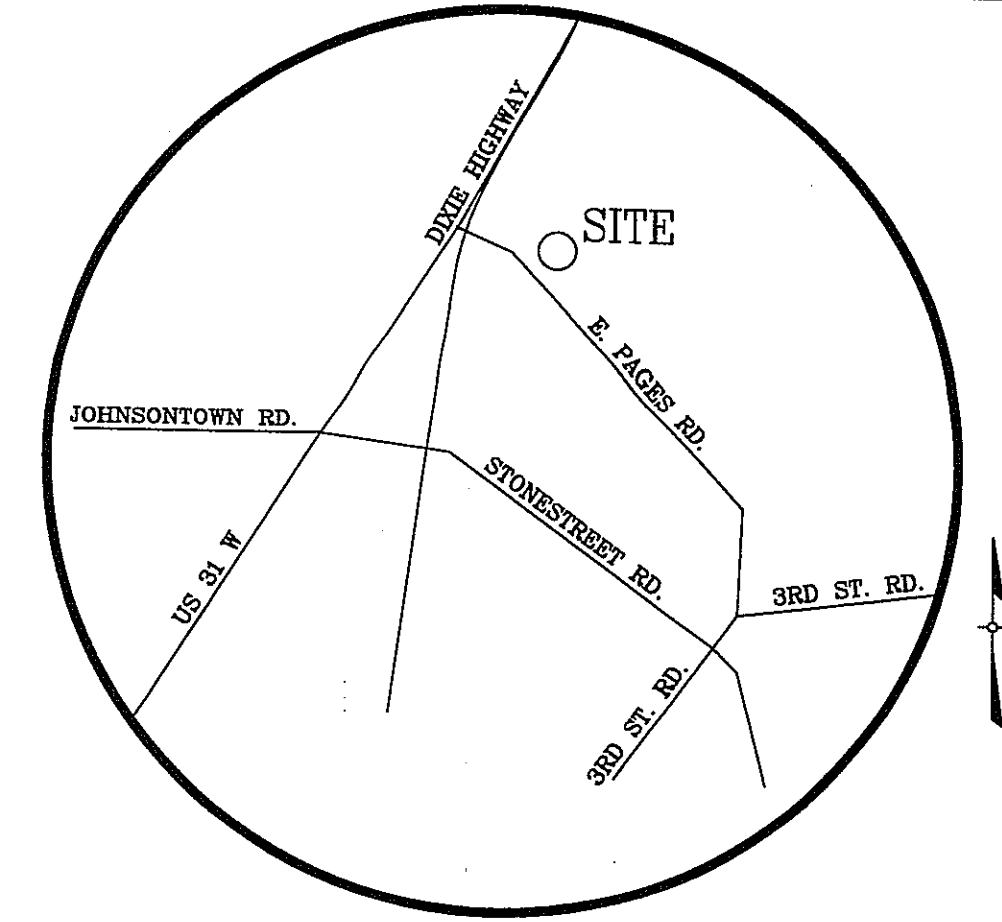
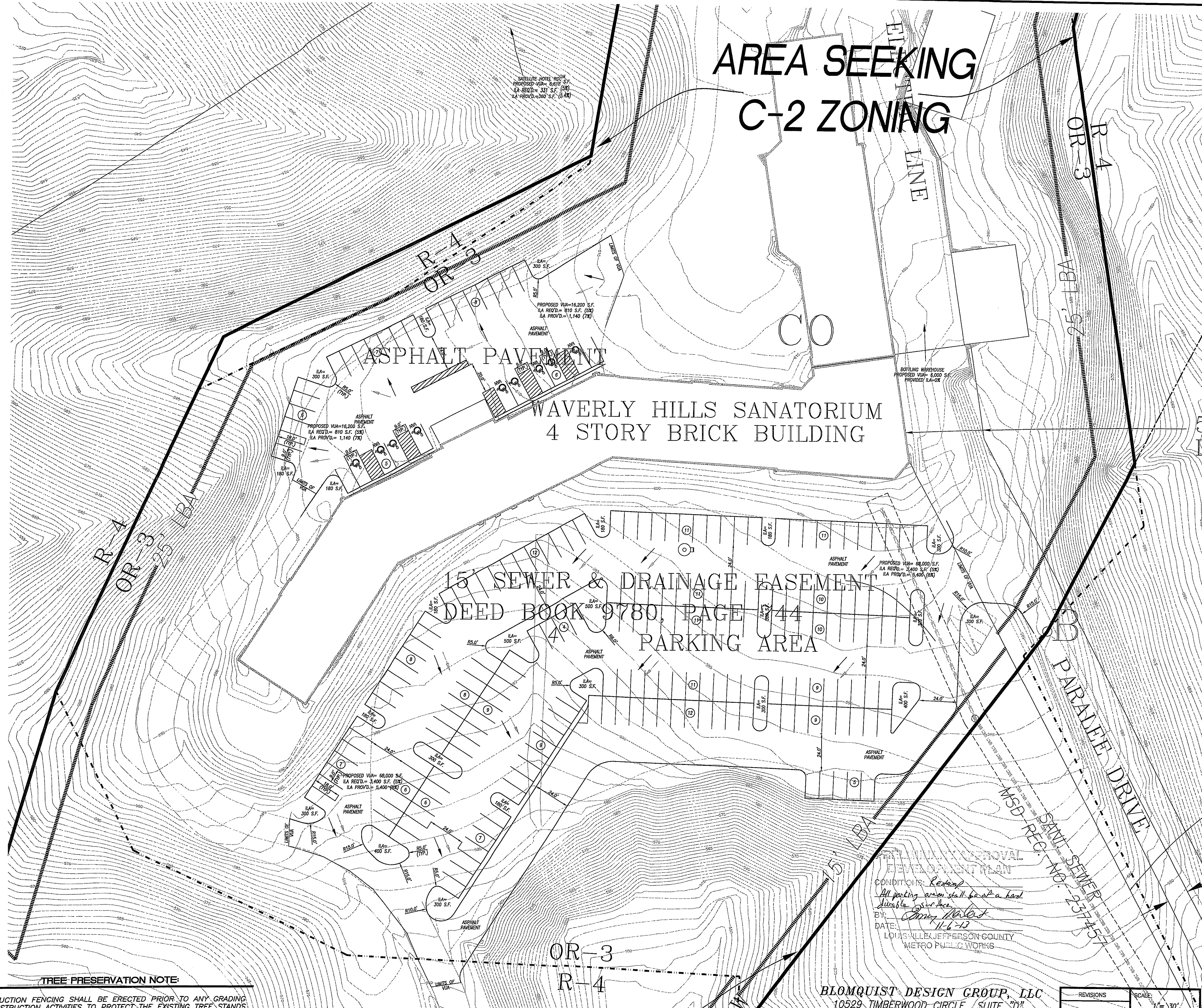


AREA SEEKING C-2 ZONING



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) R-4 TO C-M 1.19 ACRES OR-3 TO C-M 1.58 ACRES (22.44 ACRES TOTAL)
FORM DISTRICT.....	NEIGHBORHOOD
EXISTING USE.....	VACANT BUILDING, GHOST TOURS
PROPOSED USE.....	HOTEL (120 SLEEPING ROOMS) RESTAURANT (3,050 S.F.) CONFERENCE CENTER (8,520 S.F.) BOTTLING FACILITY (3,150 S.F., 5 SEASONAL EMPLOYEES)
PROPERTY AREA.....	28.9291 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 = 139,750 S.F.
F.A.R.....	0.111
REQUIRED PARKING.....	221 MINIMUM= 1 SPACE PER SLEEPING ROOM + 1 SPACE/250 S.F. RESTAURANT + 1 SPACE/100 S.F. CONVENTION/CONFERENCE CENTER + 1 SPACE/ 1.5 EMPLOYEE BOTTLING/MANUFACTURING 326 MAXIMUM= 1.5 SPACE PER SLEEPING ROOM + 1 SPACE/100 S.F. RESTAURANT + 1 SPACE/50 S.F. CONVENTION/CONFERENCE CENTER + 1 SPACE/ EMPLOYEE BOTTLING/MANUFACTURING
PROVIDED PARKING.....	230 SPACES, INCLUDING 10 HC BICYCLE PARKING.....
PROVIDED I.L.A.....	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

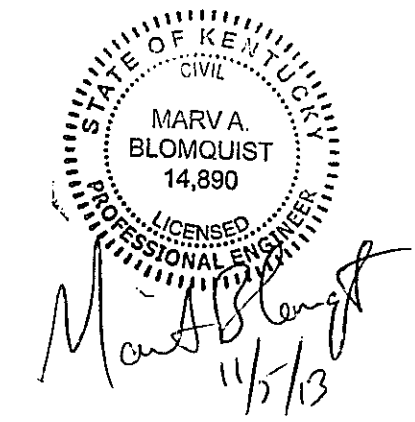
PREDEVELOPED IMPERVIOUS AREA = 120,287 SQ. FT.
DEVELOPED IMPERVIOUS AREA = 120,287 SQ. FT.
NO NEW CONSTRUCTION PROPOSED, NO INCREASE IN IMPERVIOUS AREA

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION 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 THIS 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.



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

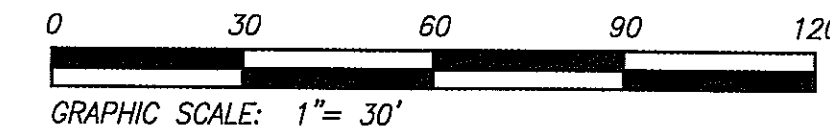
NO.
C-2

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.

APPROVAL
SEWER EASEMENT PLAN
CONDITIONS: *Review*
All parking areas shall be set a hard durable surface.
BY: *Marv Blomquist*
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



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