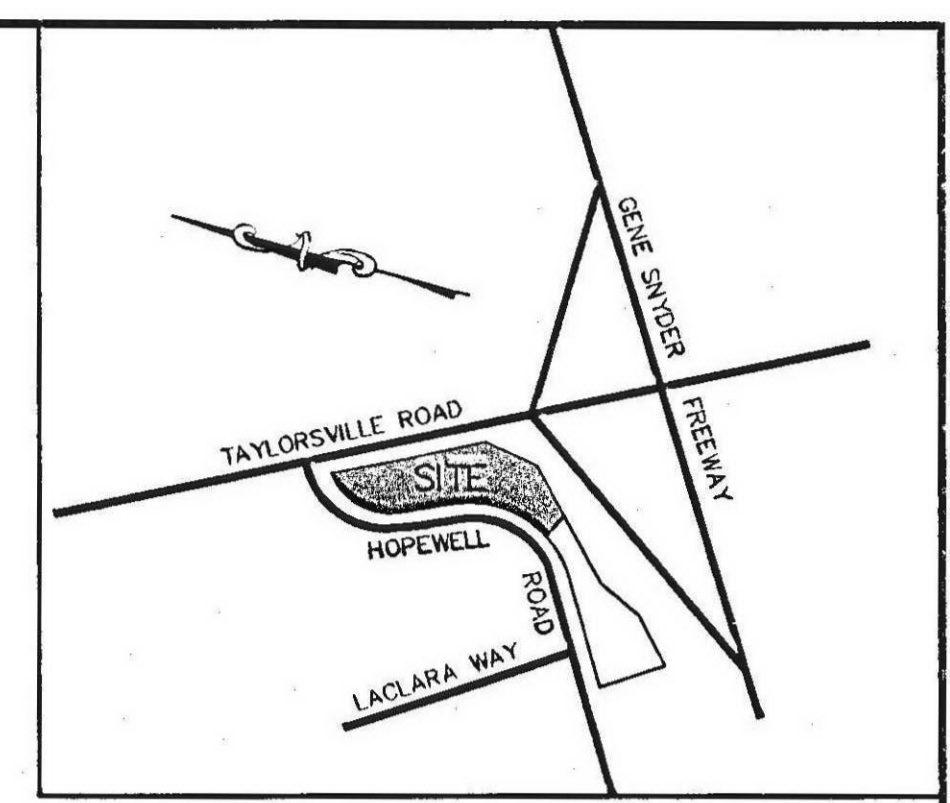


**NOTICE**  
 PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN  
 DOCA: 9-42-92-V  
 APPROVAL DATE: 10-10-2001  
 EXPIRATION DATE: 10-10-2006  
 SIGNATURE OF PLANNING COMMISSION  
 PLANNING COMMISSION

*Approved Amendment to Binding Elements on 11/27/04 K.M.*



- GENERAL NOTES**
1. Building and parking lot are existing.
  2. There will be no new constructed associated with this proposal. Parking space restriping will be required for angled parking spaces.
  3. Interior Landscape Areas will be provided as shown.
  4. No part of this site is within the 100 year floodplain per FIRM map No. 21111C0185 D, Dated February 2, 1994.

**PROJECT DATA:**

EXISTING ZONING	C-2
FORM DISTRICT	NEIGHBORHOOD
EXISTING LAND USE	DENTAL OFFICE/RETAIL
FORM DISTRICT	COMMERCIAL
PROPOSED LAND USE	RETAIL/RESTAURANT/MEDICAL OFFICE
TOTAL LAND AREA	3.54 AC.
TOTAL BUILDING AREA	10,438 SQ. FT.
PARKING REQUIRED:	
DENTAL - 2938/250	= 12 SPACES
RETAIL - 4130/200	= 21 SPACES
RESTAURANT - 3370/125	= 27 SPACES
TOTAL SPACES REQUIRED	= 60 SPACES
SPACES PROVIDED:	= 60 SPACES
VEHICULAR USE:	
ILA REQUIRED:	
INTERIOR LANDSCAPE AREA (ILA)	29,706 SF X 7.5% = 2,228 SF
ILA PROVIDED:	
INTERIOR LANDSCAPE AREA (ILA)	= 2,637 SF

NO.	DATE	DESCRIPTION	BY
1	3/21/04	REVISED FOR CHANGE IN USE	PAE
2			
3			
4			
5			

REVISIONS

PROJECT DATA

FILE NAME: 01128-0000-PAE-04-04  
 DATE: 9/1/01  
 CHECKED BY: KBR  
 DRAWN BY: PAB

**LD&D**  
 LAND DESIGN & DEVELOPMENT, INC.  
 10001 TAYLORSVILLE ROAD  
 LOUISVILLE, KY 40258  
 PHONE: 502-267-9391

PROPERTY ADDRESS: 3707 HOPEWELL ROAD

**TAYLOR TOWNE CENTRE**  
 OWNER  
 JOHN GUTTERMAN & PAUL QUINN  
 1001 TAYLORSVILLE ROAD  
 LOUISVILLE, KY 40258  
 (502) 267-9391

W.M. # 2004

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

COMMISSIONS:

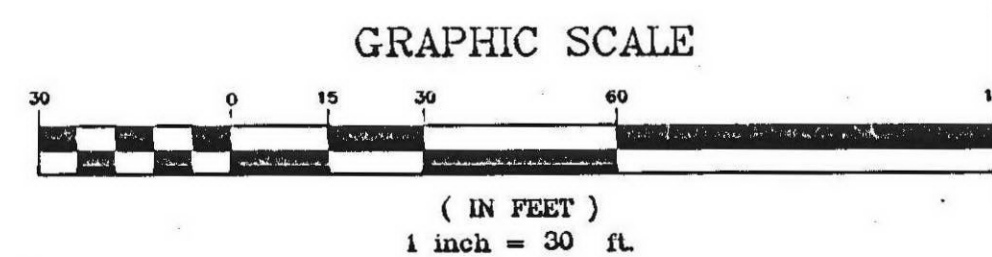
BY: *T. Gutterman*  
 DATE: 9/21/04  
 LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

PRELIMINARY APPROVAL

Conditions of Approval:

*Restriping*

*Michael J. Gutterman* Date: 9/21/04  
 LOUISVILLE/JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT



- LEGEND**
- ⊙ EXISTING SANITARY MANHOLE
  - ⊙ EXISTING TELEPHONE MANHOLE
  - ⊙ EXISTING UTILITY POLE
  - ⊙ EXISTING LIGHT POLE
  - ⊙ EXISTING FIRE HYDRANT
  - W — EX. UNDERGROUND WATER LINE (APPROX.)
  - V — EXISTING WATER VALVE
  - EA — EXISTING GUY ANCHOR
  - X — EXISTING FENCE LINE

JASON & PATRICIA WHEATLEY  
 12818 TAYLORSVILLE RD  
 LOUISVILLE, KY. 40299

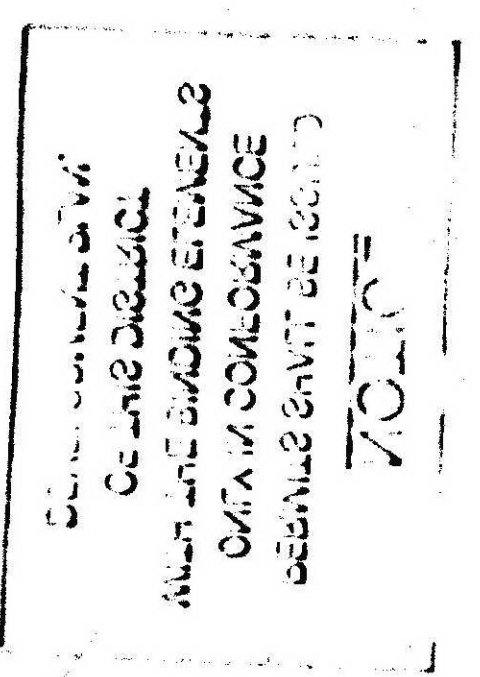
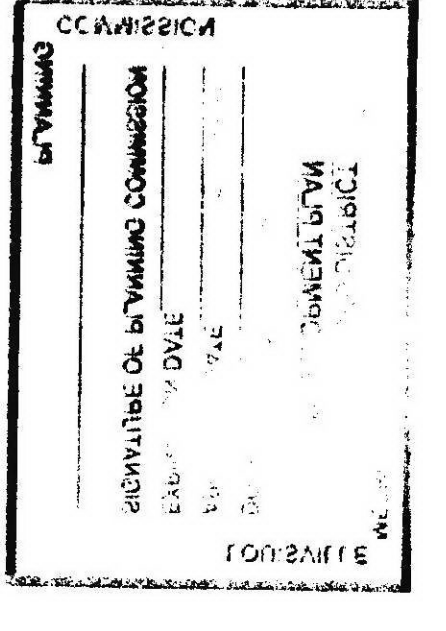
MARY FAIRFAX  
 13000 TAYLORSVILLE RD  
 LOUISVILLE, KY. 40299

JAMES & STELLA CLARK  
 3612 HOPEWELL ROAD  
 LOUISVILLE, KY. 40299

ANTHONY & MARY OSBOURNE  
 3615 HOPEWELL ROAD  
 LOUISVILLE, KY. 40299

TRS OF HOPEWELL CHURCH  
 3700 HOPEWELL ROAD  
 LOUISVILLE, KY. 40299

4-42-00



- Standard Building Elements - Docket No. 08-25250... with the approved district development plan and approved sign building elements unless provided pursuant to the Zoning Ordinance. Any change in sign building elements shall be subject to the same review and approval process as the original sign building elements and no retroactive approval shall be given.
- The development shall not exceed 1,500 square feet of gross floor area (G.F.A.) in any one building footprint. The total number of signs shall not exceed 10 signs per side and six feet in height. No sign shall have more than two sides.
- No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
- Outdoor lighting shall be directed down and away from surrounding residential properties so that no light source is visible from the street and signs of light emitting diodes are not permitted on the site.
- Construction signs shall be erected where applicable three or two carry-alls within 3 feet of a common property line. Fencing shall be in place prior to any grading or construction project. Between the two property lines, signs shall be in place until all construction is completed. No parking, material storage or construction activities are permitted within the project area.
- Before any permit (including but not limited to building, parking lot, change of use or other) is issued, the applicant shall obtain all necessary permits from the City of Los Angeles, Department of Planning and Economic Development (DP&ED). The property owner/developer must obtain approval of a detailed plan for construction of the sign building elements from the DP&ED. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
- If a building permit is not issued within one year of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the DP&ED.
- A certificate of occupancy must be obtained for the structure or land for the proposed use. All building elements requiring action and approval must be implemented prior to receiving a certificate of occupancy, unless specifically waived by the City.
- There shall be no outdoor music (live, taped, radio or amplified) or outdoor entertainment or outdoor PA system outside beyond the property line.
- The applicant, developer, or property owner shall provide copies of these building elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these building elements.

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**OWNER OR OWNERS AUTHORIZED REPRESENTATIVE**  
All building elements and/or conditions of approval stated in this report are accepted in full and are subject to the sign building elements of the (D) sign building elements.

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

