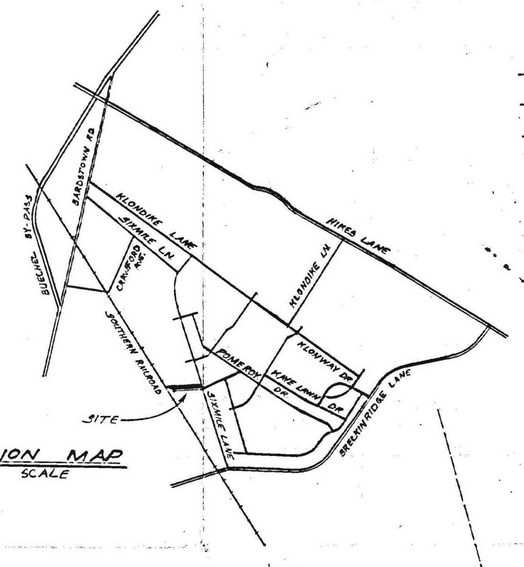
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-56-87V
APPROVAL DATE Sept. 3, 1987
EXPIRATION DATE Exp. - 10/13/89
SIGNATURE OF PLANNING COMMISSION
Theresa H. Smith
ADMINISTRATIVE RECORDER
LOUISVILLE AND JEFFERSON COUNTY PLANNING COMMISSION

LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION
NOTICE OF REVISION
THIS PLAN HAS BEEN REVISED TO A PLAN DATED
RECEIVED 7/21/89 IN FILE

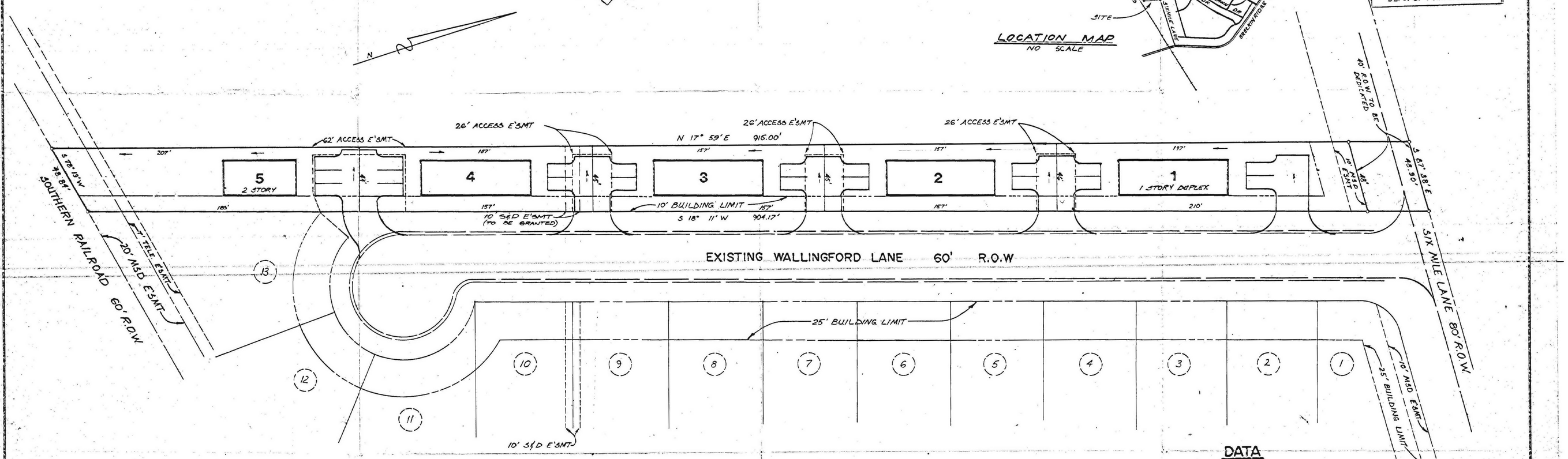
PRELIMINARY APPROVAL
Conditions of Approval: Downstream improvements will be required during construction
N/A
Sanitary Sewer — Date
Jim Scales 5/11/87
Storm Water Sewer — Date
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY REVIEW
DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
5-12-87 — DATE
JEFF. CO. FIRE SAFETY OFFICER

PRELIMINARY APPROVAL
DEVELOPMENT PLAN
CONDITIONS:
BY: Richard H. Stone
DATE: 5-12-87
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS



LOCATION MAP
NO SCALE



DOCKET NO. 9-56-87V
Change in zoning from R-4 Residential Single Family to R-6 Residential Multi-Family on the southwest corner of Six Mile Lane and Wallingford Lane and being in the unincorporated area of Jefferson County. Also having a related variance request to permit proposed structures to encroach into the required front and rear yards.

Owner & Developer: Clem and Wright Construction Co., Inc.
Sydney E. Wright, Pres.
4801 Sherburn Lane 40207

Existing Use: Vacant

Proposed Use: Five duplex building (10 units)

1. The development will be in accordance with the approved district development plan. No further development will occur.
2. The density of the development shall not exceed 10.7 dwelling units per acre (10 units on .933 acres).
3. Before a building permit is issued:
   a) The development plan must be reapproved by the Jefferson County Public Works and Transportation and the Metropolitan Sewer District.
   b) The property owner or developer must obtain approval of a landscape plan as described in Article 12. Such plan shall be implemented prior to occupancy and maintained thereafter.
   c) Drainage easements shall be recorded to allow access to the properties as shown. The deed book and page number of the recorded instrument shall be submitted to the Planning Commission.
   d) A subdivision plat will be recorded creating the lots as shown.
4. If a building permit is not issued within one year 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.
5. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.
6. The above binding elements may be amended as provided for in the Zoning District Regulations.

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

STORM WATER NOTE

DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATIONS AND SIZE OF DRAINAGE PIPES AND CHANNELS WILL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO METROPOLITAN SEWER DISTRICT REQUIREMENTS.

THE DEVELOPER WILL OBTAIN A DRAINAGE E'SMT ACROSS THE ADJOINING PROPERTY TO THE WEST FOR THE PURPOSE OF STORM WATER FLOW. THE E'SMT SHALL FOLLOW THE CURRENT DRAINAGE FLOW ACROSS THE SITE. IN THE EVENT THE ADJOINING OWNER DOES NOT AGREE TO GRANT THE E'SMT THE METROPOLITAN SEWER DISTRICT WILL ASSIST IN NEGOTIATING THE EASEMENT.

DATA

EXISTING ZONING	R-4
PROPOSED ZONING	R-6
TOTAL UNITS	10
TOTAL AREA	0.933
DENSITY	10.72 UNITS PER ACRE
TOTAL PARKING	20 SPACES
LOTS MINIMUM	7600 SQ. FT.

RECEIVED JUN 1 1 1987 LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

PRELIMINARY
DISTRICT DEVELOPMENT PLAN
WALLINGFORD LANE DUPLEXES
9-56-87V

OWNER/DEVELOPER
THE SYD WRIGHT COMPANY
4801 SHERBURN LANE
LOUISVILLE, KENTUCKY 40207

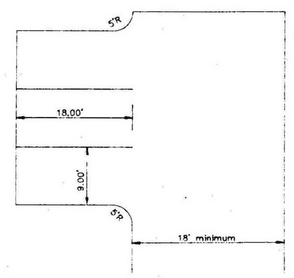
SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
300 WEST MAIN STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-4371

SCALE 1"=30
DATE

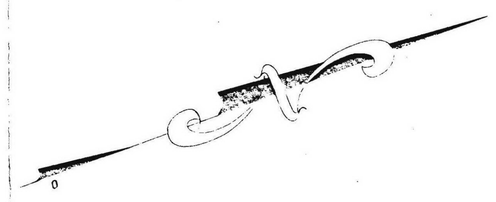
FILE 1159
Sheets in Set

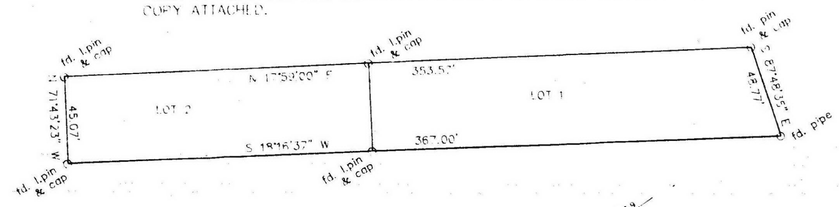
DESCRIPTION OF AREA TO BE INCLUDED IN CONDITIONAL USE PERMIT:

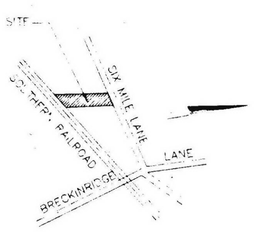
BEGINNING AT A PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SIX MILE LANE AND THE WEST RIGHT-OF-WAY LINE OF WALLINGFORD LANE; THENCE WITH SAID WEST LINE SOUTH 18°16'37" WEST, 367.00 FEET, PASSING AN IRON PIN AT 210.00 FEET TO AN IRON PIN; THENCE LEAVING SAID WEST LINE NORTH 71°43'23" WEST, 45.07 FEET TO AN IRON PIN MARKING A POINT IN THE EAST LINE OF MIDLANE PARK BAPTIST CHURCH AS RECORDED IN DEED BOOK 3859, PAGE 194; THENCE WITH SAID EAST LINE NORTH 17°59'00" EAST, 353.57 FEET, PASSING AN IRON PIN AT 157.00 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF SIX MILE LANE AFORESAID; THENCE WITH SAID SOUTH LINE SOUTH 82°48'35" EAST, 48.77 FEET TO THE POINT OF BEGINNING AND BEING LOTS 1 AND 2 OF MINOR PLAT 265-88, COPY ATTACHED.



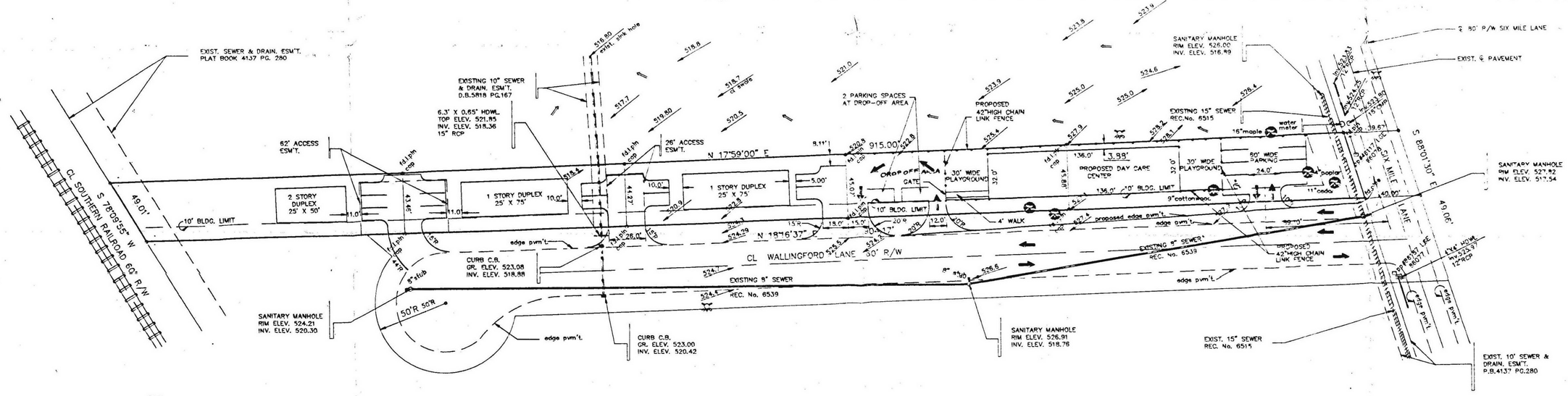
PARKING DETAIL
not to scale







VICINITY MAP
not to scale



SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CONDITIONAL USE PERMIT PLAN
REVISED DISTRICT DEVELOPMENT PLAN
Zoning Docket 9-56-87V

APPLICANT FOR CONDITIONAL USE PERMIT:
CMO LAND DEVELOPMENT, A PARTNERSHIP
DON MITCHELL, 425 S. HUBBARD LANE, Apt. 228, LOUISVILLE, KY. 40207
JEFF OWEN, 425 S. HUBBARD LANE, Apt. 228, LOUISVILLE, KY. 40207
BILL COX, 1227 CONSTITUTION DRIVE, LOUISVILLE, KY. 40214
BARBARA COX, 1227 CONSTITUTION DRIVE, LOUISVILLE, KY. 40214

OWNER:
CLEM & WRIGHT BUILDERS, A KENTUCKY PARTNERSHIP
PARTNERS ARE:
SYDNEY E. WRIGHT, 4801 SHERBURN LANE, LOUISVILLE, KY. 40207
WILLIAM B. CLEM, 4801 SHERBURN LANE, LOUISVILLE, KY. 40207

LEGEND:

- FIRE HYDRANT
- TREE (as noted)
- EXISTING EDGE OF PAVEMENT
- BUILDING LIMIT
- EXISTING SEWER
- CHAIN LINK FENCE
- DRAINAGE FLOW
- RAILROAD TRACKS

GENERAL NOTES

USE KENTUCKY STATE HIGHWAY DEPARTMENT SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO METROPOLITAN SEWER DISTRICT STANDARD SPECIFICATIONS.

DAY CARE - TO BE LICENSED FOR 99 CHILDREN
STAFF = 8 PERSONS
PARKING = 1 SPACE PER STAFF
REQUIRED = 8 SPACES
PROVIDED = 8 SPACES
HOURS OF OPERATION - 6:00 A.M. to 6:00 P.M.

BENCH MARK - MH RIM AT STA. 24+ 11.71 AT 6502 SIX MILE LANE EAST OF WALLINGFORD LANE INV. 519.30

NOTE:
DUPLEX HOUSING SHOWN HERE ON LOTS 3, 4 & 5 IS EXACTLY AS APPROVED SEPTEMBER 3, 1987 PLANNING COMMISSION DOCKET 9-56-87V. THE CHANGE OCCURS ON LOTS 1 & 2 AND IS CHANGING FROM 2-1 STORY DUPLEXES INTO A 1 STORY DAY CARE CENTER WITH PLAYGROUND, PARKING LOTS & PICK-UP AREA.

MINOR PLAT 265-88 IS NOT OF RECORD.

RECEIVED
JUL 31 1989
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

STATE OF KENTUCKY
O. R. THRELKELD
1458
REGISTERED
LAND SURVEYOR

STATE OF KENTUCKY
O. R. THRELKELD
4805
REGISTERED
PROFESSIONAL ENGINEER

JAMES L. SPALDING & ASSOCIATES
2157 BUECHEL BANK RD (502)499-0100
LOUISVILLE, KY 40218 (502)499-9367

NO.	DATE	DESCRIPTION	BY
2	7/27/89	NOTES, OWNERS, etc.	ORT
1	6/28/89	PAVEMENT TAPER	

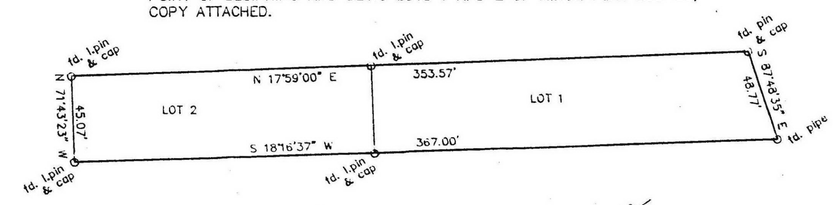
DRAWN BY: BEF — DATE: JUNE 12, 1989
CHECKED BY: ORT — DRAWING NO.:
JOB NO.: 8930 — SHEET 1 OF 1

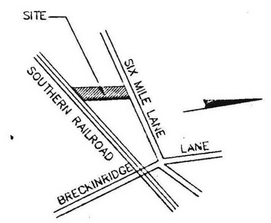
B-132-89

DESCRIPTION OF AREA TO BE INCLUDED IN CONDITIONAL USE PERMIT:

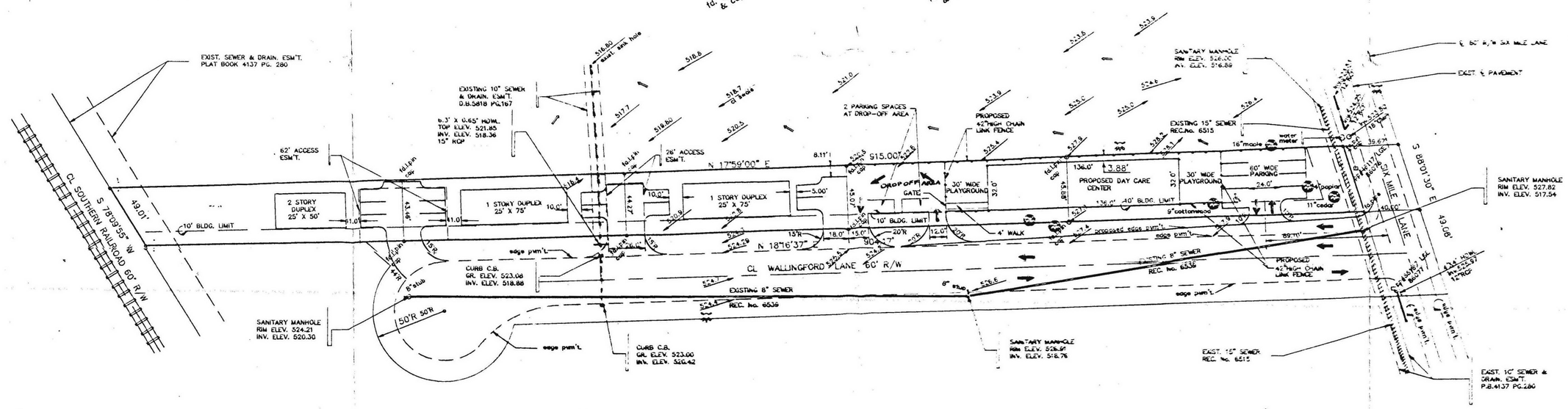
BEGINNING AT A PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SIX MILE LANE AND THE WEST RIGHT-OF-WAY LINE OF WALLINGFORD LANE; THENCE WITH SAID WEST LINE SOUTH 18°16'37" WEST, 367.00 FEET, PASSING AN IRON PIN AT 210.00 FEET TO AN IRON PIN; THENCE LEAVING SAID WEST LINE NORTH 71°43'23" WEST, 45.07 FEET TO AN IRON PIN MARKING A POINT IN THE EAST LINE OF MIDLANE PARK BAPTIST CHURCH AS RECORDED IN DEED BOOK 3839, PAGE 194; THENCE WITH SAID EAST LINE NORTH 17°59'00" EAST, 353.57 FEET, PASSING AN IRON PIN AT 157.00 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF SIX MILE LANE AFORESAID; THENCE WITH SAID SOUTH LINE SOUTH 87°48'35" EAST, 48.77 FEET TO THE POINT OF BEGINNING AND BEING LOTS 1 AND 2 OF MINOR PLAT 265-88, COPY ATTACHED.

PARKING DETAIL
not to scale





VICINITY MAP
not to scale



SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND:

- FIRE HYDRANT
- TREE (as noted)
- EXISTING EDGE OF PAVEMENT
- BUILDING LIMIT
- EXISTING SEWER
- CHAIN LINK FENCE
- DRAINAGE FLOW
- RAILROAD TRACKS

GENERAL NOTES

USE KENTUCKY STATE HIGHWAY DEPARTMENT SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO METROPOLITAN SEWER DISTRICT STANDARD SPECIFICATIONS.

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STAFF = 6 PERSONS
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HOURS OF OPERATION - 6:00 A.M. TO 6:00 P.M.

BENCH MARK - MH RIM AT STA. 24+ 11.71 AT 6502 SIX MILE LANE EAST OF WALLINGFORD LANE INV. 519.30

NOTE:
DUPLEX HOUSING SHOWN HERE ON LOTS 3, 4 & 5 IS EXACTLY AS APPROVED SEPTEMBER 3, 1987 PLANNING COMMISSION DOCKET 9-56-87V. THE CHANGE OCCURS ON LOTS 1 & 2 AND IS CHANGING FROM 2-1 STORY DUPLEXES INTO A 1 STORY DAY CARE CENTER WITH PLAYGROUND, PARKING LOTS & PICK-UP AREA.

MINOR PLAT 265-88 IS NOT OF RECORD.

CONDITIONAL USE PERMIT PLAN
REVISED DISTRICT DEVELOPMENT PLAN
Zoning Docket 9-56-87V

APPLICANT FOR CONDITIONAL USE PERMIT:
CMO LAND DEVELOPMENT, A PARTNERSHIP
DON MITCHELL, 425 S. HUBBARD LANE, Apt. 228, LOUISVILLE, KY. 40207
JEFF OWEN, 425 S. HUBBARD LANE, Apt. 228, LOUISVILLE, KY. 40207
BILL COX, 1227 CONSTITUTION DRIVE, LOUISVILLE, KY. 40214
BARBARA COX, 1227 CONSTITUTION DRIVE, LOUISVILLE, KY. 40214

OWNER:
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PARTNERS ARE:
SYDNEY E. WRIGHT, 4801 SHERBURN LANE, LOUISVILLE, KY. 40207
WILLIAM B. CLEM, 4801 SHERBURN LANE, LOUISVILLE, KY. 40207

RECEIVED
JUL 31 1989
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

JAMES L. SPALDING & ASSOCIATES
2157 BUECHEL BANK RD (502)499-0100
LOUISVILLE, KY 40218 (502)499-9367

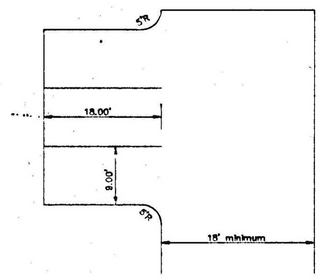
STATE OF KENTUCKY
O. R. THRELKELD
1468
REGISTERED
LAND SURVEYOR

STATE OF KENTUCKY
O. R. THRELKELD
4805
REGISTERED
PROFESSIONAL ENGINEER

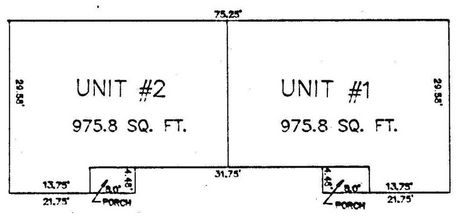
NO.	DATE	DESCRIPTION	BY
2	7/27/89	NOTES, OWNERS, etc.	ORT
1	6/28/89	PAVEMENT TAPER	

DRAWN BY: BEF	DATE: JUNE 12, 1989		
CHECKED BY: ORT	DRAWING NO.:		
JOB NO.: 8930	SHEET 1 OF 1		

B-132-89

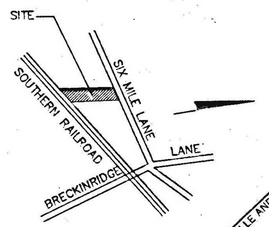


PARKING DETAIL
not to scale



DETAIL
1 STORY DUPLEX
LOTS 3,4,& 5

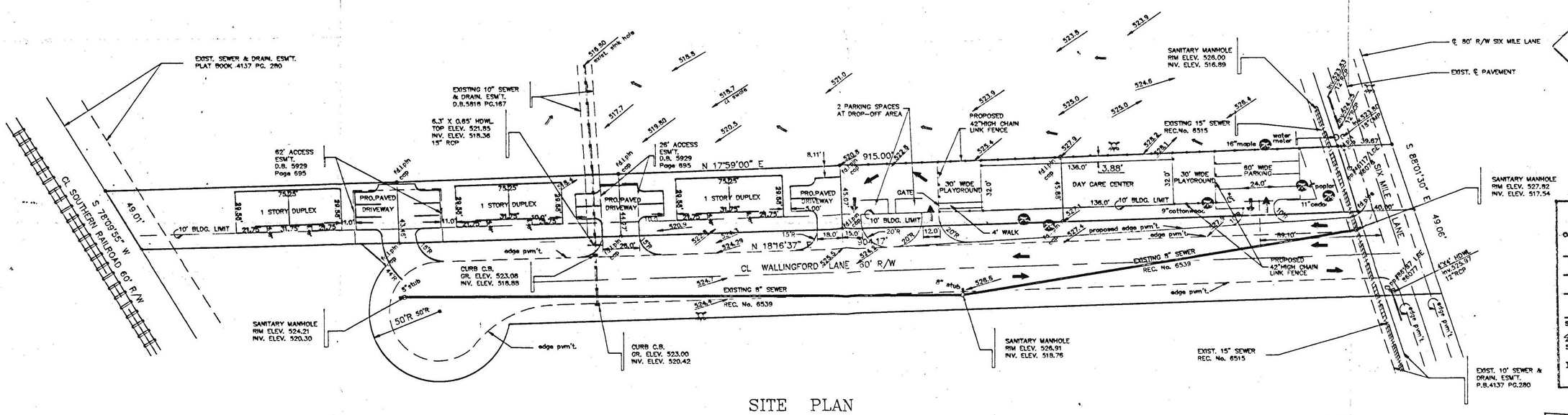
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN (See Back)



VICINITY MAP
not to scale

LOUISVILLE AND JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-56-87V
APPROVAL DATE Dec. 13, 1990
EXPIRATION DATE Dec. 13, 1991
DIRECTOR OF PLANNING COMMISSION
Administrative Assistant
PLANNING COMMISSION

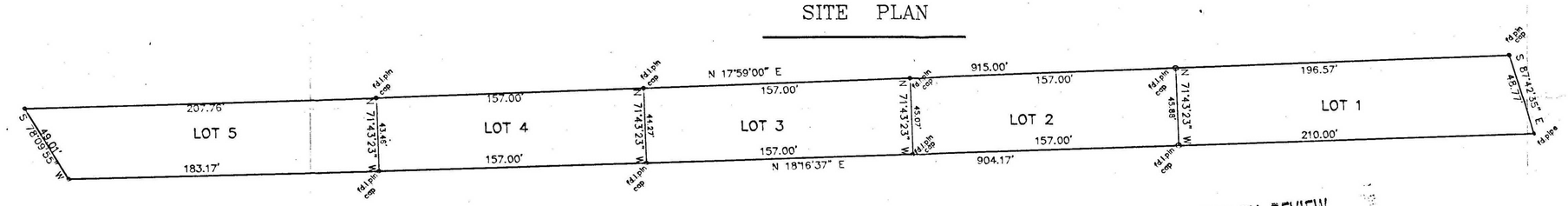
Revised Dev Plan w/ Conditions Previously Approved



SITE PLAN

PRELIMINARY APPROVAL
Conditions of Approval:
Sanitary Sewer — Date
Storm Water Sewer — Date 8-8-90
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT

PRELIMINARY APPROVAL DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
CONDITIONS:
BY:
DATE:
JEFFERSON COUNTY DEPT. OF PUBLIC WORKS



NOTE
LOT LAYOUT SHOWN PER MINOR PLAT 265-88 RECORDED WITH DEED IN DEED BOOK 5929, Page 687

PRELIMINARY REVIEW DEVELOPMENT PLAN
SHALL COMPLY WITH ORDINANCE #28
8-9-90
DATE
JEFF. CO. PUB. SAFETY OFFICER

OWNER:
BILL COX, 1227 CONSTITUTION DRIVE, LOUISVILLE, KY. 40214
BARBARA COX, 1227 CONSTITUTION DRIVE, LOUISVILLE, KY. 40214

LEGEND:
- FIRE HYDRANT
- TREE (as noted)
- EXISTING EDGE OF PAVEMENT
- BUILDING LIMIT
- EXISTING SEWER
- CHAIN LINK FENCE
- DRAINAGE FLOW
- RAILROAD TRACKS

GENERAL NOTES

USE KENTUCKY STATE HIGHWAY DEPARTMENT SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

ALL STORM DRAIN CONSTRUCTION SHALL CONFORM TO METROPOLITAN SEWER DISTRICT STANDARD SPECIFICATIONS.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

BENCH MARK - MH RIM AT STA. 24+ 11.71 AT 6502 SIX MILE LANE EAST OF WALLINGFORD LANE INV. 519.30

NOTE:
THE DAY CARE CENTER SHOWN ON LOTS 1 & 2 IS EXACTLY AS APPROVED NOVEMBER 9, 1989. THE CHANGES PROPOSED ARE ONLY ON LOTS 3, 4 & 5. THE DENSITY WILL NOT INCREASE. THE BUILDINGS PROPOSED ON LOTS 3 & 4 WILL CONTAIN 1951.6 SQ. FT. AN INCREASE OF 76.6 SQ. FT. OR 4.09%. THE SAME BUILDING IS PROPOSED ON LOT 5 IN PLACE OF A 25' BY 50' 2 STORY BUILDING. THIS WILL RESULT IN A DECREASE OF 548.4 SQ. FT. IN FLOOR AREA BUT AN INCREASE OF 701.6 SQ.FT. OF FOOTPRINT.

STATE OF KENTUCKY O. R. THRELKELD 1458 REGISTERED LAND SURVEYOR

STATE OF KENTUCKY O. R. THRELKELD 4805 REGISTERED PROFESSIONAL ENGINEER

REVISED DISTRICT DEVELOPMENT PLAN
Zoning Docket 9-56-87V

RECEIVED
AUG 09 1990
LOUISVILLE & JEFFERSON COUNTY PLANNING COMMISSION

JAMES L. SPALDING & ASSOCIATES
2157 BUECHEL BANK RD (502)499-0100
LOUISVILLE, KY 40218 (502)499-9367

9-56-87V

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	MBJ	DATE:	JULY 31, 1990
CHECKED BY:	ORT	DRAWING NO.:	1
JOB NO.:	9058	SHEET	1 OF 1

DOCKET No. 9-56-87V (Jefferson County)
Owner: CHRIS STOUTS DEVELOPER, a Kentucky Partnership
Developer: CMO Land Development, a Partnership
Location: Southwest corner of Six Mile Lane and Hallsgrove Lane

RESOLVED, That the Land Development and Transportation Committee does hereby APPROVE the revised district development plan for Docket No. 9-56-87V and does hereby GRANT a waiver of the Article 12 landscaping/buffering requirement between the parking areas on site and the adjacent R-4 zoning district. Subject to the following binding elements:

1. The development will be in accordance with the approved district development plan. No further development will occur without prior approval from the Planning Commission.

2. The density of the development shall not exceed 12 dwelling units per acre (6 units on .5 acres).

3. The day care center shall be limited to 4,352 square feet in area. Conditions imposed on Docket No.s 9-131-89 and 9-132-89 shall apply:
   a) The site shall be developed in strict compliance with the approved development plan. No further development shall occur on the site without prior review and approval of the Board.
   b) A screening/landscaping plan in compliance with Article 12 of the Zoning District Regulations shall be submitted to the staff of the Board and approved by October 21, 1989. The screening shall be installed on the portion of the site for a day care center and shall be properly maintained at all times.
   c) The center shall serve no more than 99 children.
   d) There shall be no increase in the number or staff without prior approval of the Board.
   e) The Conditional Use Permit shall not be effective until the applicant submits a written statement from an attorney or title insurance company that no restrictive covenant exists limiting the property to residential use.
   f) The applicant shall submit a copy of the state license for the day care center within 15 days of the issuance of the license.

4. Before a building permit is requested:
   a) The development plan must be reapproved by the Jefferson County Department of Public Works and Transportation and the Metropolitan Sewer District.
   b) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Article 12. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
   c) Access easements shall be recorded to allow access to the properties as shown. The deed book and page number of the recorded instrument shall be submitted to the Planning Commission.
   d) A subdivision plat will be recorded creating the lots as shown.
   e) All necessary recording fees shall be paid.

5. 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 Planning Commission.

6. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.

7. The above binding elements may be amended as provided for in the Zoning District Regulations.