

Metro Council - Budget Committee  
September 3, 2015

RE: Ordinance No. 54, Series 2009



DEPARTMENT OF  
**DEVELOP  
LOUISVILLE**  
*LOUISVILLE FORWARD*

**CERTIFICATE OF ACKNOWLEDGMENT**  
 STATE OF KENTUCKY  
 COUNTY OF JEFFERSON  
 I, Clerk of Court, do hereby certify that the foregoing plat of **CEAR STREET DEVELOPMENT** was duly presented to me by **Paul J. Matlock** and that the same was read and approved and approved by the Court on **11/20/09** at **11:00 AM** in the Court Room of said Court. Witness my hand and seal of office on this **11th** day of **February**, 2010.  
 By Commission Expires **11/20/11**  
**Kimberly M. Blanton**  
 County Clerk

**CERTIFICATE OF APPROVAL**  
 I, Planning Director, do hereby certify that the foregoing plat of **CEAR STREET DEVELOPMENT** was duly presented to me by **Paul J. Matlock** and that the same was read and approved and approved by the Commission on **11/20/09** at **11:00 AM** in the Commission Room of said Commission. Witness my hand and seal of office on this **11th** day of **February**, 2010.  
 By Commission Expires **11/20/11**  
**Kimberly M. Blanton**  
 Planning Director

**CERTIFICATE OF RESERVATION OF GAS**  
 I, Planning Director, do hereby certify that the foregoing plat of **CEAR STREET DEVELOPMENT** was duly presented to me by **Paul J. Matlock** and that the same was read and approved and approved by the Commission on **11/20/09** at **11:00 AM** in the Commission Room of said Commission. Witness my hand and seal of office on this **11th** day of **February**, 2010.  
 By Commission Expires **11/20/11**  
**Kimberly M. Blanton**  
 Planning Director

LOT NO.	SQ. FT.	LOT WID.	SQ. FT.
10	4970	33	4630
11	4980	33	4640
12	4990	34	4650
13	5000	35	4660
14	5010	36	4670
15	5020	37	4680
16	5030	38	4690
17	5040	39	4700
18	5050	40	4710
19	5060	41	4720
20	5070	42	4730
21	5080	43	4740
22	5090	44	4750
23	5100	45	4760
24	5110	46	4770
25	5120	47	4780
26	5130	48	4790
27	5140	49	4800
28	5150	50	4810
29	5160	51	4820
30	5170	52	4830
31	5180	53	4840
32	5190	54	4850

**GRANTED EASEMENT LEGEND**  
 Ⓞ 5' GAS, ELECT. & TELECOMM. EASEMENT  
 Ⓞ 5' OF 10' GAS, ELECT. & TELECOMM. EASEMENT  
 Ⓞ VARIABLE GAS, ELECT. & TELECOMM. EASEMENT  
 Ⓞ 10' SANITARY SEWER & DRAIN EASEMENT

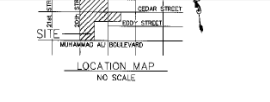
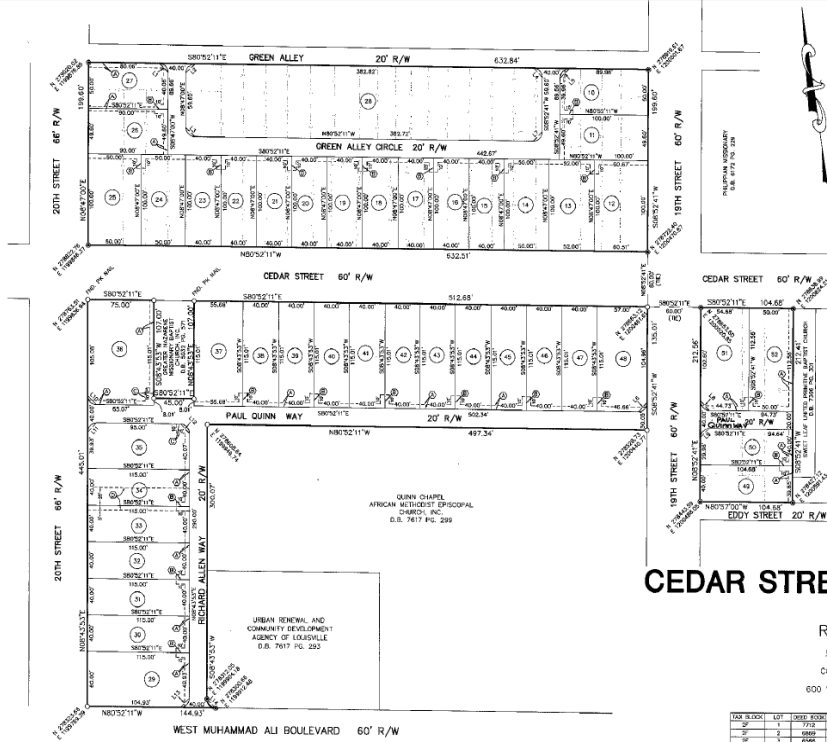
LINK	REASON	STARTING	ENDING
L-1	1979.02.11	14.00	15.00
L-2	1979.02.11	14.00	15.00
L-3	1979.02.11	14.00	15.00
L-4	1979.02.11	14.00	15.00
L-5	1979.02.11	14.00	15.00
L-6	1979.02.11	14.00	15.00
L-7	1979.02.11	14.00	15.00
L-8	1979.02.11	14.00	15.00
L-9	1979.02.11	14.00	15.00
L-10	1979.02.11	14.00	15.00
L-11	1979.02.11	14.00	15.00
L-12	1979.02.11	14.00	15.00
L-13	1979.02.11	14.00	15.00
L-14	1979.02.11	14.00	15.00
L-15	1979.02.11	14.00	15.00

**CERTIFICATE OF RESERVATION OF SANITARY SEWER EASEMENTS**  
 I, Planning Director, do hereby certify that the foregoing plat of **CEAR STREET DEVELOPMENT** was duly presented to me by **Paul J. Matlock** and that the same was read and approved and approved by the Commission on **11/20/09** at **11:00 AM** in the Commission Room of said Commission. Witness my hand and seal of office on this **11th** day of **February**, 2010.  
 By Commission Expires **11/20/11**  
**Kimberly M. Blanton**  
 Planning Director

**CERTIFICATE OF RESERVATION OF DRAINAGE EASEMENTS**  
 I, Planning Director, do hereby certify that the foregoing plat of **CEAR STREET DEVELOPMENT** was duly presented to me by **Paul J. Matlock** and that the same was read and approved and approved by the Commission on **11/20/09** at **11:00 AM** in the Commission Room of said Commission. Witness my hand and seal of office on this **11th** day of **February**, 2010.  
 By Commission Expires **11/20/11**  
**Kimberly M. Blanton**  
 Planning Director

**CERTIFICATE OF RESERVATION OF WALKWAY EASEMENTS**  
 I, Planning Director, do hereby certify that the foregoing plat of **CEAR STREET DEVELOPMENT** was duly presented to me by **Paul J. Matlock** and that the same was read and approved and approved by the Commission on **11/20/09** at **11:00 AM** in the Commission Room of said Commission. Witness my hand and seal of office on this **11th** day of **February**, 2010.  
 By Commission Expires **11/20/11**  
**Kimberly M. Blanton**  
 Planning Director

**PROPERTY OWNERS DECLARATION**  
 I, the undersigned, do hereby certify that the foregoing plat of **CEAR STREET DEVELOPMENT** was duly presented to me by **Paul J. Matlock** and that the same was read and approved and approved by the Commission on **11/20/09** at **11:00 AM** in the Commission Room of said Commission. Witness my hand and seal of office on this **11th** day of **February**, 2010.  
 By Commission Expires **11/20/11**  
**Kimberly M. Blanton**  
 Planning Director



- NOTES:**
- 1) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO SMALLER PARCELS OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR.
  - 2) ALL LOTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE IN WHICH EACH IS LOCATED.
  - 3) ALL OPEN SPACES, PLAYGROUNDS AND LANDSCAPED AREAS TO BE MAINTAINED BY THE DEVELOPER, ITS SUCCESSORS AND/OR HEIRS.
  - 4) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE AND SHALL OBSERVE THE YARD REQUIREMENTS OF THE ZONING ORDINANCE IN WHICH EACH IS LOCATED.
  - 5) THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF FEMA FLOOD MAP NO. 21022 0000 D, DATED FEBRUARY 3, 1994.
  - 6) THE READING DATUM IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM NORTH ZONE DATUM AND 1983.
  - 7) THIS IS A CLASS "X" SURVEY. THE ANALYZED ERROR OF CLOSURE WAS 0.03 FEET. THE PRECISION RATIO IS 1:24,000. THIS SURVEY WAS ADJUSTED BY COMBINED SQUARE METHOD. FIELD BOOK FOR THIS SURVEY WAS CONDUCTED IN MARCH 2009.
  - 8) THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN SCHEDULE C, COVENANTS AND IS TO BE RECORDED IN THE OFFICE OF THE PLANNING COMMISSION.
  - 9) ALL LOTS WILL HAVE DIRECT ACCESS TO CEDAR ST. OR MUHAMMAD ALI BLVD.
  - 10) THE DENSITY OF THE DEVELOPMENT SHALL NOT EXCEED 7.2 DWELLING UNITS PER ACRE (DU) BASED ON 7.0 ACRES.
  - 11) CONSTRUCTION FENCING SHALL BE CREATED WHEN SET-BACK TREES OR OTHER EXISTING TREES OF A COMMON PROPERTY LINE FENCING SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION. ALL FENCING SHALL ENCLOSE THE ENTIRE AREA BETWEEN THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES ARE TERMINATED WITHIN THE PROJECTED TIME FRAME.
  - 12) LOTS THAT REQUIRE SANITARY SEWER CONNECTIONS SHALL BE INSTALLED BY AN APPROVED SEWER CONTRACTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - 13) THE 20 FOOT SANITARY SEWER & DRAIN EASEMENT AS SHOWN ON THIS PLAT SHALL BE CREATED BY THIS PLAT AND BE RECORDED AT A LATER DATE CONTINGENT UPON THE APPROVAL OF THE LOUISVILLE AND JOHNSON COUNTY METROPOLITAN SEWER DISTRICT.

# CEAR STREET DEVELOPMENT

## PART ONE RECORD PLAT

OWNER AND DEVELOPER  
 URBAN RENEWAL AND  
 COMMUNITY DEVELOPMENT  
 AGENCY OF LOUISVILLE  
 600 W. MAIN STREET, SUITE 300  
 LOUISVILLE, KY 40203

TAX BLOCK	LOT	SQ. FEET	PAGE	TAX BLOCK	LOT	SQ. FEET	PAGE
2P	1	7772	247	2P	23	7963	872
2P	2	6962	486	2P	24	7773	876
2P	3	6962	366	2P	25	7971	660
2P	4	6873	522	2P	26	7962	669
2P	5	7630	136	2P	27	7969	241
2P	6	6962	212	2P	28	7972	677
2P	7	6962	570	2P	29	8043	871
2P	8	7173	368	2P	30	8042	653
2P	9	6950	348	2P	31	8432	478
2P	10	7743	361	2P	32	8092	477
2P	11	6970	47	2P	33	8432	653
2P	12	8074	864	2P	34	8092	477
2P	13	8074	864	2P	35	8432	653
2P	14	8074	864	2P	36	8432	653
2P	15	6873	359	2P	37	8432	653
2P	16	6873	339	2P	38	8432	653
2P	17	6873	339	2P	39	8432	653
2P	18	8074	864	2P	40	8432	653
2P	19	7640	882	2P	41	8432	653
2P	20	8043	872	2P	42	8432	653

TOTAL AREA IN SITE : 6.221 Ac.  
 TOTAL NO. BUILDING SITES : 43  
 TOTAL NO. NON-BUILDING SITES : 0

— DENOTES FOUND 3/8" IRON PIN  
 W/C/W/ STAMPED WITH JONES LS  
 3004"

— DENOTES SET 5/8" IRON PIN W/C/W/  
 STAMPED "MATHERLY PLS 3006"  
 UNLESS OTHERWISE NOTED



# DEPARTMENT OF DEVELOPMENT

# LOUISVILLE

# LOUISVILLE FORWARD

50x69

69x05

## Project Overview - Cedar Street Development

- 43 total lots
- 14 homes existing there currently
- The project will consist of the new construction of 29 market rate homes
- This partnership consists of Louisville Metro, REBOUND (the housing development arm of the Urban League), and Community Ventures Corporation
- These new single family homes will range in size from approximately 930 square feet to 1,470 square feet
- Home prices will range from \$98,00 to \$152,000



DEPARTMENT OF  
**DEVELOP**  
**LOUISVILLE**  
*LOUISVILLE FORWARD*