

Metro Council - Budget Committee  
September 3, 2015

RE: Ordinance No. 54, Series 2009



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

[illegible]

LINE	READING	DISTANCE	RANGE
1.2	S 30702.32° E	16.82	10.00
1.3	N 51727.22° E	16.14	10.00
1.4	S 30709.44° W	16.97	10.00
1.5	S 30709.44° E	16.91	10.00
1.6	N 54700.5° E	16.77	10.00
1.7	S 34700.5° W	16.77	10.00
1.8	S 30709.45° E	16.91	10.00
1.9	S 34700.5° W	16.77	10.00
1.10	S 36700.9° E	16.09	10.00
1.11	S 30705.91° W	16.92	10.00
1.12	S 36700.9° E	16.09	10.00
1.13	N 53705.51° E	16.09	10.00
1.14	N 36704.29° W	16.19	10.00

**CERTIFICATE OF RESERVATION OF  
DRAINAGE RETENTION BASIN EASEMENT**

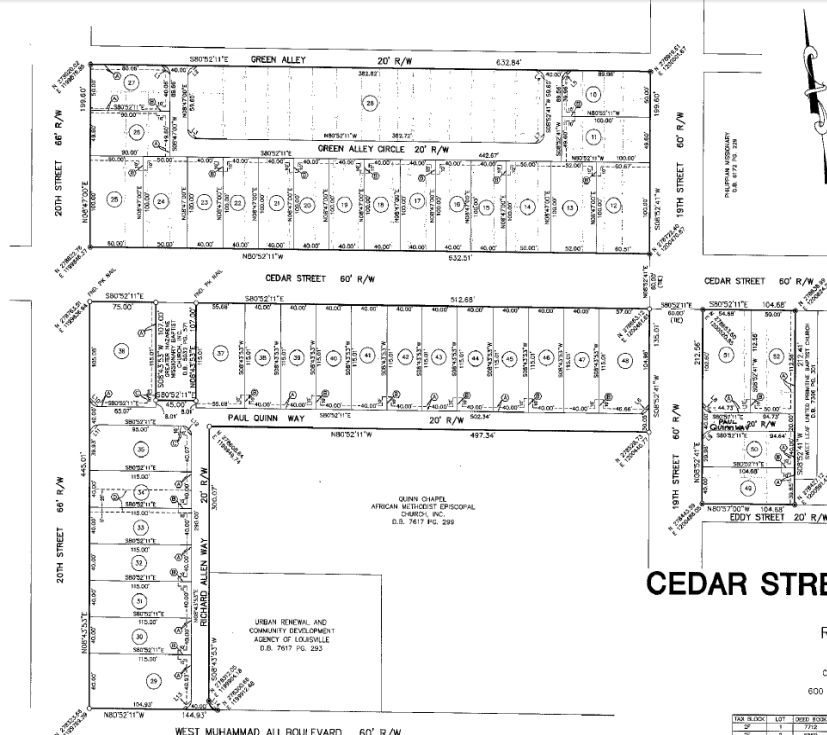
**PROPERTY OWNER'S OBLIGATION**

Certain improvements to the subdivision are required by the Subdivision Regulations as specified by an approved certificate in the office of the Director of Public Works. It is the obligation of the owner of the subdivision to arrange for the construction of improvements not only to allow any condition of activity on that will prevent the proper functioning of these improvements of this project, the property shall be subject to the approval of the Director of Public Works to ensure the subdivision is in the same manner that mortgages are enforced, and provided subject to this.

**NOTICE OF BOND REQUIREMENT**

After completion, approval and release of the Underwriting bond by the Underwriter and the Director of Public Works, the

ADJACENT TO SINGLE FAMILY RESIDENTIAL IS 5'



LOCATION MAP

NOTES:

1.) THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. NO FURTHER SUBDIVISION OF THE LAND INTO A GREATER NUMBER OF LOTS THAN ORIGINALLY APPROVED SHALL OCCUR.

2.) THIS PLAN IS SUBJECT TO OCCUPATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

4.) THE LOTS SHOWN ON THIS PLAT SHALL BE LIMITED TO SINGLE FAMILY RESIDENCY. NO OTHER USES SHALL BE PERMITTED AND REQUIREMENTS OF THE ZONING DISTRICT IN WHICH EACH IS LOCATED.

5.) THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED FROM REVIEW OF F.L.R.M. FLOOD MAP NO. 21012-0080 D, DATED FEBRUARY 2, 1994.

6.) THE BEARING DATUM IS BASED ON KENTUCKY STATE PLANE COORDINATE SYSTEM, 1983, ZONE 18N.

7.) THIS IS A CLASS "A" SURVEY. THE UNADJUSTED ERROR OF CLOSE WAS 0.03 FEET. THE PRECISION RATIO 1:24936. THIS SURVEY WAS ADJUSTED BY COMPASS RULE METHOD. FIELD WORK FOR THIS SURVEY WAS CONDUCTED IN MARCH 2003.

9.) NO LOTS WILL HAVE DIRECT ACCESS TO CEDAR ST. OR MUHAMMAD ST.

11.) CONSTRUCTION FENCING SHALL BE ERECTED WHEN OFF-SITE TREE

SHALL BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION TO PROTECT THE EXISTING ROOT SYSTEMS FROM COMPACTION. THE FENCE 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.

12.) LOTS THAT REQUIRE SANITARY SEWER CONNECTIONS SHALL BE INSTALLED BY AN APPROVED MSD CONTRACTOR PRIOR TO ISSUANCE OF BUILDING PERMITS.

13.) THE 25 FOOT SANITARY SEWER & DRAIN EASEMENT AS SHOWN ON

LATER DATE CONTINGENT UPON THE APPROVAL OF THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT.

## T DEVELOPMENT

RD PLAT

RENEWAL AND  
Y DEVELOPMENT  
OF LOUISVILLE  
STREET SUITE 300

TAX BLOCK	LOT	DEED BOOK	PAGE
95	23	7908	872
97	23	8000	208

25	25	7312	690
25	28	7645	690
25	27	7598	241
25	28	7812	672
25	29	8043	671

25	148	88.32	628
26	151	89.96	678
27	154	91.58	733
28	157	93.20	789

2'	160	65.78	76.0
2.	186	78.19	25.6
2.	167	68.52	98.2
2.	158	69.72	80.9
2.	183	72.65	93.5

2.	191	0000	041
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Lodged By: S486W 01/01  
 Received On: 02/15/01

## CEDAR STREET DEVELOPMENT

PART ONE  
RECORD PLAT

OWNER AND DEVELOPER  
LIBRARIAN, BENTON, AND

COMMUNITY DEVELOPMENT  
AGENCY OF LOUISVILLE  
600 W. MAIN STREET, SUITE 1

0	EC38C	PAGE	TAX	HOURS	LIN
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IAS BLOCK	OFF	DEPT	ROOM	PAGE	IAS BLOCK	OFF	DEPT	ROOM	PAGE
1	1	7752	247		20	23	7808	872	
2	3	6869	555		21	24	7716	696	
3	4	6868	566		22	24	7716	696	
4	4	6865	562		23	24	7845	680	
5	5	7634	356		24	27	7899	641	
6	6	6860	515		25	28	7817		
7	7	6862	570		26	28	5843	871	
8	8	7240	268		27	30	5865	963	
9	9	7436	96		28	30	6413		
10	10	7435	96		29	30	6286	87	
11	11	6286	41		30	31	6808	83	
12	12	6874	884		31	32	6874	884	
13	13	8574	884		32	30	6821	163	
14	14	8574	884		33	30	6874	884	
15	15	8574	884		34	30	7819		
16	16	6877	226		35	38	6857	960	
17	17	6868	572		36	38	6872	829	
18	18	7846	884		37	38	7746		
19	19	7846	884		38	39	6821	159	



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## 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 \$98,000 to \$152,000



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