CEDAR LAKE PARK SUBDIVISION SECTION 4 PB. 26 PG. 84
CEDAR LAKE PARK SUBDIVISION SECTION 2 PB. 26 PG. 85
CEDAR LAKE PARK SUBDIVISION SECTION 3 PB. 28 PG. 39
BRIGHTON SPRINGS SUBDIVISION SECTION 2A PB. 42 PG. 35
BRIGHTON SPRINGS SUBDIVISION SECTION 2B PB. 43 PG. 73
BARDSTOWN RD.
BEAVERLOOK DRIVE
CEDAR LAKE DR.
CEDAR LAKE CT.
LONG TOWN CT.
LONGLAKE DR.
STABLELAKE CT.
LAKEGREEN CT.
BLACKHORSE DR.
BRIGHTON SPRINGS LN.
MONNECHETO LN.
SELBY AVE.
I 265 SOUTH
I 265 RAMP
S 83°56'09" E 1185.19'
S 86°24'11" E 975.92'
S 20°01'23" W 2.56'
S 86°05'50" E 192.49'
GATED EMERGENCY ENTRANCE
S 87°08'37" E 195.94'
S 86°34'43" E 30.83'
S 3°36'55" W 117.12'
S 85°48'49" E 133.46'
N 85°48'54" W 129.97'
S 04°08'06" W 598.99'
N 84°51'50" W 706.96'
N 80°05'35" W 669.24'
N 31°26'47" W 51.03'
N 20°40'11" W 299.56'
S 69°37'40" W 228.46'
N 75°21'50" W 493.27'
N 40°22'04" W 213.34'
N 51°38'29" W 856.09'
LOT 1 53,902 SQ.FT. 1.23 ACRES (BANK)
LOT 2 92,506 SQ.FT. 2.12 ACRES (RESTARAUNT)
LOT 3 54,931 SQ.FT. 1.26 ACRES (RETAIL)
LOT 4 61,411 SQ.FT. 1.41 ACRES (RETAIL)
LOT 5 103,972 SQ.FT. 2.39 ACRES (OFFICE CONDO)
LOT 6 76,291 SQ.FT. 1.75 ACRES (OFFICE CONDO)
LOT 7 249,559 SQ.FT. 5.72 ACRES (HOTEL)
LOT 8 216,578 SQ.FT. 4.97 ACRES (STORAGE)
LOT 9 1,511,116 SQ.FT. 34.7 ACRES (APARTMENTS)
TREE PRESERVATION AREA
CALCULATED FLOODPLAIN
FEMA FLOOD LIMIT
CLUB HOUSE
DRAINAGE EASM. FOR DETENTION
20' PRIVATE ROAD EASM.
30' PARKWAY BUFFER
7' HIGH WOOD FENCE
4' CLUB FENCE
4' POLYWOOD FENCE
7' HIGH WOOD PRIVACY FENCE
8' SEWER & DRAIN EASM. DB 6650 Pg. 559
20' SEWER & DRAIN EASM.
LIMIT OF DISTURBANCE
LANDSCAPE NOTES
1) ONLY DETAILS OF PERIMETER LANDSCAPE SHOWN ON THE PLAN
2) ALL INTERIOR LANDSCAPING SHALL CONFORM TO ARTICLE 10 OF THE DEVELOPMENT CODE
3) EACH LOT SHALL PROVIDE DETAILED LANDSCAPE PLAN PRIOR TO CONSTRUCTION
PLANTING GUIDE
PERIMETER PLANTS | COMMON NAME | BOTANICAL NAME | SIZE
46 | RED MAPLE "RED SUNDET" | Acer rubrum | 2"-2 1/2" C
40 | WHITE PINE OR ATLAS CEDAR | Pinus Strobus OR Cedrus atlantica | 5' HEIGHT
20 | BURNING BUSH | Euonymous alatus "compacta" | 36" height
37 | MUGHO PINE | Pinus Mugho | 5' HEIGHT
1270' | LANDSCAPE BERM | | 4' HEIGHT
BROOKRIDGE VILLAGE
DEVELOPMENT BREAKDOWN
C-1 ZONING AREA
LOT # | AREA SQ. FT. | AREA ACRES | PROJECTED USE | BUILDING SQ. FT. | PARKING REQUIRED | SPACES PROVIDED | PAVEMENT SQ. FT. | LBA SQ. FT.
1 | 53,902 | 1.23 | BANKING | 2,000 | 17 | 20 | 18,200 | 2,200
2 | 92,506 | 2.12 | RESTAURANT | 10,000 | 100 | 100 | 45,000 | 3,200
3 | 54,931 | 1.26 | RETAIL | 7,400 | 37 | 37 | 24,000 | 1,900
4 | 61,411 | 1.41 | RETAIL | 5,400 | 27 | 28 | 14,000 | 700
OTF ZONING AREA
5 | 103,972 | 2.39 | GENERAL OFFICE | F.F. 13,200 S.F. 13,200 | 33 27 | 60 | 22,000 | 1,200
6 | 76,291 | 1.75 | GENERAL OFFICE | F.F. 4,400 S.F. 4,400 | 11 9 | 21 | 12,000 | 900
7 | 249,255 | 5.72 | HOTEL | 42 UNITS | 42 | 59 | 30,000 | 4,200
C-2 ZONING AREA W/CONDITIONAL USE
8 | 216,578 | 4.97 | MINI STORAGE | 165 UNITS (33,000 Sq. Ft.) | 4 | 33,000 | 2,000
R-5A ZONING AREA
9 | 1,511,116 | 34.7 | APARTMENTS | 330 UNITS | 495 | 654 | 337,700 | 29,800
* | 30,764 | 0.7 | BUFFER
TOTALS | 2,450,726 | 56.25
BROOKRIDGE VILLAGE APARTMENTS
UNIT MIX AND PARKING SUMMARY
UNIT NUMBER | A | B | C | D | E | F | G | BUILDING TOTALS | SURFACE | GARAGE | PARKING TOTAL
1 | | 8 | | | | | | 8 | 16 | | 16
2 | 8 | | | | | | | 8 | 16 | | 16
3 | 16 | | | | | | | 16 | 32 | | 32
4 | 8 | | | | | | | 8 | 16 | | 16
5 | | | 16 | | | | | 16 | 24 | 8 | 32
6 | | | 16 | | | | | 16 | 24 | 8 | 32
7 | | 8 | | | | | | 8 | 16 | | 16
8 | | | 16 | | | | | 16 | 32 | | 32
9 | | | 16 | | | | | 16 | 24 | 8 | 32
10 | | 16 | | | | | | 16 | 24 | 8 | 32
11 | | | 16 | | | | | 16 | 24 | 8 | 32
12 | | | | 16 | | | | 16 | 32 | | 32
13 | | 16 | | | | | | 16 | 32 | | 32
14 | | | | 16 | | | | 8 | 16 | | 16
15 | | 8 | | | | | | 16 | 32 | | 27
16 | | | | 16 | | | | 16 | 32 | | 32
17 | | | | | 16 | | | 8 | 16 | | 16
18 | | 8 | | | | | | 8 | 16 | | 16
19 | | | 16 | | | | | 16 | 24 | 8 | 32
20 | | | 16 | | | | | 16 | 26 | 8 | 34
21 | | | 16 | | | | | 16 | 32 | | 32
22 | 16 | | | | | | | 16 | 32 | | 32
23 | 8 | | | | | | | 8 | 14 | | 14
24 | | | | | | 6 | | 6 | 12 | | 12
25 | | | | | 8 | | | 8 | 16 | | 16
26 | | | | | | 4 | | 4 | 8 | | 8
UNIT TOTAL (PERC.) | 56 17.0 | 64 19.4 | 128 38.8 | 48 14.5 | 16 4.1 | 6 2.4 | 8 3.0 | 330 | 582 | 72 | 654
NOTE: SITE DENSITY – (330 UNITS / 34.7 ACRES) EQUALS 9.51 UNITS PER ACRE
PARKING CALCULATION – (654 SPACES/ 330 UNITS) EQUALS 1.95 SPACES PER UNIT
NOTE: LOJIC DATA NOT ACCURATE FOR BRIGHTON SPRINGS SUBDIVISION
SITE MAP W/ EXISTING ZONING DISTRICTS
NO SCALE
LOWERS LANE
SEATONVILLE ROAD
SELBY SCHOOL
BEAVERLOOK DRIVE
CEDAR LAKE DRIVE
BRIGHTON SPRINGS LANE
SELBY LANE
R-4
R-5
C-2
C-1
TRACT 1
TRACT 2
ROW
OTF
GENE SNYDER FREEWAY
PROP. P/L INFORMATION
ID | CHORD | ARC | RAD.
A | 254.14' | 262.42' | 300.00'
B | 156.13' | 156.99' | 430.04'
C | 357.19' | 368.24' | 430.03'
D | 274.72' | 276.52' | 700.00'
E | 170.71' | 171.55' | 500.00'
F | 211.81' | 212.63' | 700.00'
SIGN CONTROLS
1 DEVELOPMENT SIGNATURE ENTRANCE 33" EACH SIDE; MAX HEIGHT 14'
2 MULTI-FAMILY SIGNATURE ENTRANCE 15" EACH SIDE; MAX HEIGHT 10'
3 ATTACHED BUSINESS SIGN 175 SQ.FT. MAXIMUM
4 COMMERCIAL LOT IDENTIFICATION SIGN MONUMENT STYLE MAX AREA OF ONE FACE 24 SQ.FT.
5 ATTACHED BUSINESS SIGN 80 SQ.FT. MAXIMUM
6 FREESTANDING HOTEL SIGN MAX HEIGHT 10' MAX AREA 30 SQ.FT.
7 OTF LOT IDENTIFICATION SIGN MONUMENT STYLE MAX AREA OF ONE FACE 24 SQ.FT.
GENERAL NOTES
1.) EXISTING ZONING R-4
2.) CURRENTLY THE PROPERTY IS IDLE; NO EXISTING STRUCTURES. TREE STANDS TAKEN FROM LOJIC INFORMATION. REMAINING AREA COVERED WITH BRAMB, UNDERGROWTH, SMALL CEDARS, ETC. RECENT SEWER CONSTRUCTION CLEARED SWATH ALONG SEWER APPROXIMATELY 100 FT. IN WIDTH
3.) PROPOSED VEHICULAR ACCESS: 1 POINT TO BARDSTOWN ROAD @ LOCATION OF OPPOSING ENTRANCE FROM CEDAR SPRINGS CENTER PHASE II
4.) EMERGENCY EXIT TO BRIGHTON SPRINGS LANE (50' R/W) TO BE GATED
5.) ALL DEVELOPMENT SHALL MEET REQUIREMENT OF ARTICLE 12 LANDSCAPE AND LAND USE BUFFERS
6.) ALL SIGNS TO COMPLY WITH ARTICLE 11 OF DEVELOPMENT CODE
7.) HANDICAPPED PARKING SPACES TO BE PROVIDED PER OSHA REGULATIONS
8.) STANDARD PARKING SPACES USED TO ESTIMATE AVAILABLE PARKING AS FOLLOWS:
MULTI-FAMILY RESIDENTIAL 10' x 20' INCLUDES ALLOWANCE FOR HANDICAPPED SPACES
COMMERCIAL/OFFICE 9' x 20' HANDICAPPED SPACES SHOWN
9.) CONSTRUCTION PHASING EROSION CONTROL PLAN WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL
10.) THRU DRAINAGE EASEMENTS FOR THE 100 YR. FLOODPLAIN WILL BE REQUIRED. THE EASEMENT WILL CONTAIN THE 100 YR. FULLY DEVELOPED FLOODPLAIN.
11.) CORPS OF ENGINEERS WETLAND DETERMINATION REQUIRED
12.) MSD MAY REQUIRE ADDITIONAL FLOODPLAIN STORAGE COMPENSATION TO ACCOUNT FOR INCREASED RUNOFF IN LIEU OF DETENTION
13.) KDOT APPROVAL REQUIRED FOR INCREASED DRAINAGE TO BARDSTOWN ROAD
GENERAL NOTES (Continued)
14.) PROPOSED RIGHT TURN LANE ON NB. BARDSTOWN ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO STANDARDS & KTC STANDARDS.
15.) FINAL ENTRANCE GEOMETRY SHALL BE DETERMINED BY JCPW & KTC.
16.) KTC ENCROACHMENT PERMIT REQUIRED.
UTILITIES NOTES:
1.) SANITARY SEWER SERVICE TO BE DIRECTED TO INTERCEPTOR LINE "A" OF THE MONTY LANE AREA COLLECTION SYSTEM RECORD # 1974-A BY LATERAL SEWER EXTENSIONS SUBJECT TO APPLICABLE FEES
2.) DETENTION WILL BE REQUIRED AT THE WESTERN STREAM CROSSING/NO INCREASE IN THE 2, 10 OR 100 YEAR FLOWS OR TO MEET DOWNSTREAM CAPACITY AS DIRECTED BY MSD
3.) ALL FILL PLACED IN FLOODPLAIN AREA WILL BE BALANCED BY EXCAVATION WITHIN FLOODPLAIN OUTSIDE OF PROPOSED TREE PRESERVATION AREA
4.) PUBLIC WATER AVAILABLE ON BARDSTOWN ROAD.
5.) PUBLIC WATER, ELECTRIC AND PHONE UTILITIES TO BE LOCATED IN AND ADJACENT TO PROPOSED ROADWAY ESMT.
FLOODPLAIN INFORMATION
A PORTION OF THE PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOODPLAIN – ZONE A, NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE AREA OF THE FLOODPLAIN HAS BEEN GRAPHICALLY INTERPRETED FROM FLOOD INSURANCE RATE MAP 21110C0190-D DATED FEBRUARY 2, 1994
CALCULATED FLOODPLAIN BASED ON HYDRAULIC STUDY OF HAWKINS RILL AND CEDAR CREEK PROVIDED BY MSD
TYPICAL 12' x 12' CONC. DUMPSTER PAD
CONC. APRON LENGTH VARIES
6' HIGH WOODEN FENCE & GATES
CURB LINE
TYPICAL DUMPSTER ENCLOSURE
PROPERTY OWNERSHIP INFORMATION – TRACT 1
BEING THE REMAINING TRACT OF PROPERTY ACQUIRED BY PLUMA'S, DRANE BY DEED DATED JANUARY 3, 1934, OF RECORD IN DEED BOOK 1533 PAGE 528 IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, KENTUCKY.
PROPERTY CURRENTLY OWNED BY HERS OF DRANE ESTATE
AREA OF TRACT APPROXIMATELY 54.5 ACRES
PROPERTY OWNERSHIP INFORMATION – TRACT 2
BEING A TRACT OF PROPERTY ACQUIRED BY RUSSEL J. HEMMER AND RUTH E. HEMMER BY DEED DATED NOVEMBER 21, 1989, OF RECORD IN DEED BOOK 5916 PAGE 307 IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, KENTUCKY.
AREA OF TRACT APPROXIMATELY 1.8 ACRES
C-2 OTF TYPICAL ZONING BOUNDARY
7' FENCE PANEL 6" W/DOG EAR
4 X 4 POST SET IN CONC.
TYPICAL FENCE DETAIL
0 100 200 300
SCALE: 1"=100'
PRELIMINARY DISTRICT DEVELOPMENT PLAN
BROOKRIDGE VILLAGE
for
Brown, Mohremeyer Co.
122 NORTH PETERSON
LOUISVILLE, KY. 40206
SCALE: 1"=100'
DATE: APRIL 8, 1998
KEAL & ASSOCIATES, Inc.
Consulting Engineers
410 West Chestnut Street
Louisville, Kentucky 40202
(502) 583-1984
PRELIMINARY APPROVAL
Conditions of Approval: SEE NOTES
LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT
JEFFERSON COUNTY
APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 9-26-98C
APPROVAL DATE June 18, 1998
EXPIRATION DATE
SIGNATURE OF PLANNING COMMISSION
PLANNING COMMISSION
NOTICE
PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE BINDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN
RECEIVED
MAY 2 5 1998
PLANNING & DEVELOPMENT SERVICES
PRELIMINARY APPROVAL
CONDITIONS:
BY:
DATE:
JEFFERSON COUNTY
DEPT. OF PUBLIC WORKS
9-26-98C