

RENAISSANCE SOUTH BUSINESS PARK ~ TRACT 6 ~

CASE # 15DEVPLAN1068 & 15DEVPLAN1069

APPLICANT'S REPRESENTATIVE

KELLI JONES, RLA/ASLA
SABAK, WILSON & LINGO, INC.

OWNER

LOUISVILLE RENAISSANCE ZONE CORPORATION

APPLICANT

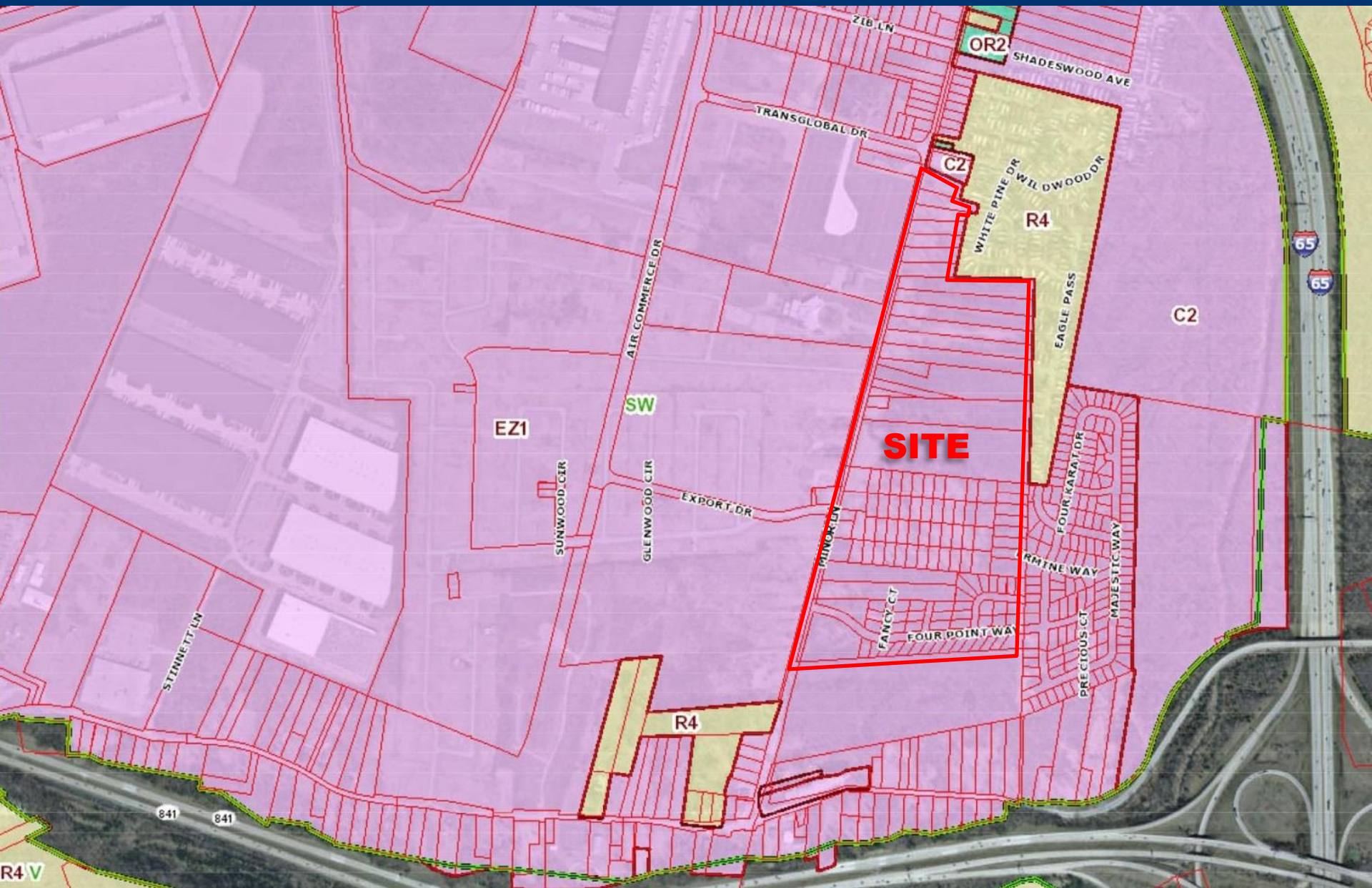
NORTHPOINT DEVELOPMENT, LLC





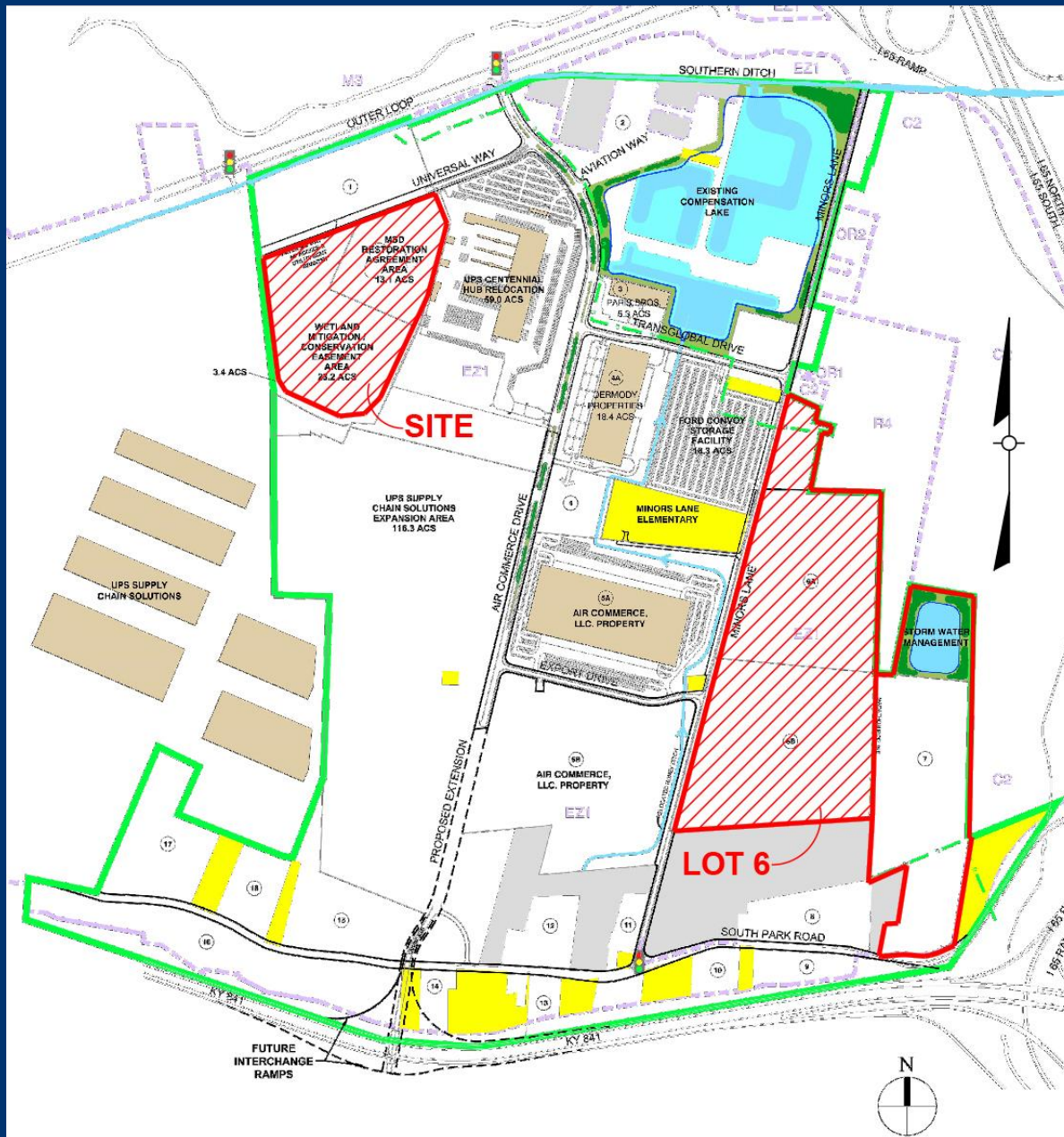
AERIAL PHOTOGRAPH





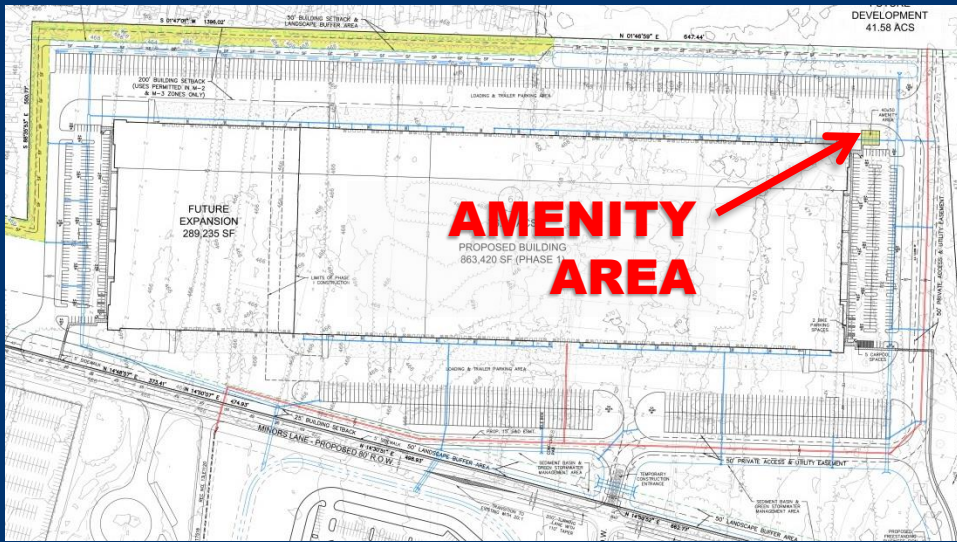
ZONING MAP



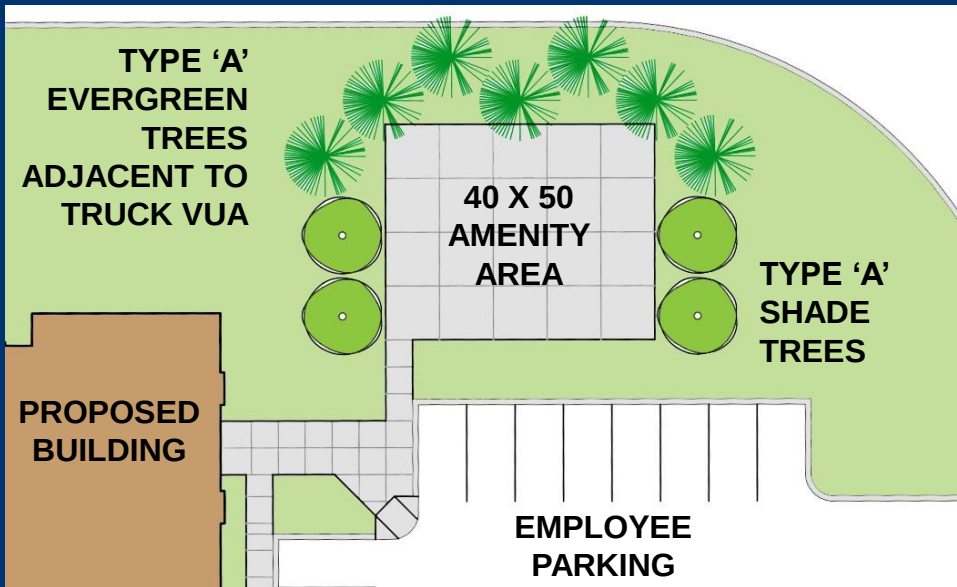


BUSINESS PARK CONTEXT MAP





SITE PLAN



CONCEPTUAL LANDSCAPING

REQUESTED WAIVER # 1

1. WAIVER OF LDC 5.12.2 TO PROVIDE ONLY A PORTION OF THE REQUIRED AMENITY AREA FOR THE PROJECT. THE AMENITY AREA PROVIDED ON THIS PLAN IS EQUAL TO 10% OF THE ESTIMATED OFFICE AREA SQUARE FOOTAGE, RATHER THAN 10% OF THE ENTIRE BUILDING AREA AS FOLLOWS:

**ESTIMATED OFFICE AREA:
20,000 SF**

**PROPOSED AMENITY AREA:
2,000 SF (10%)**



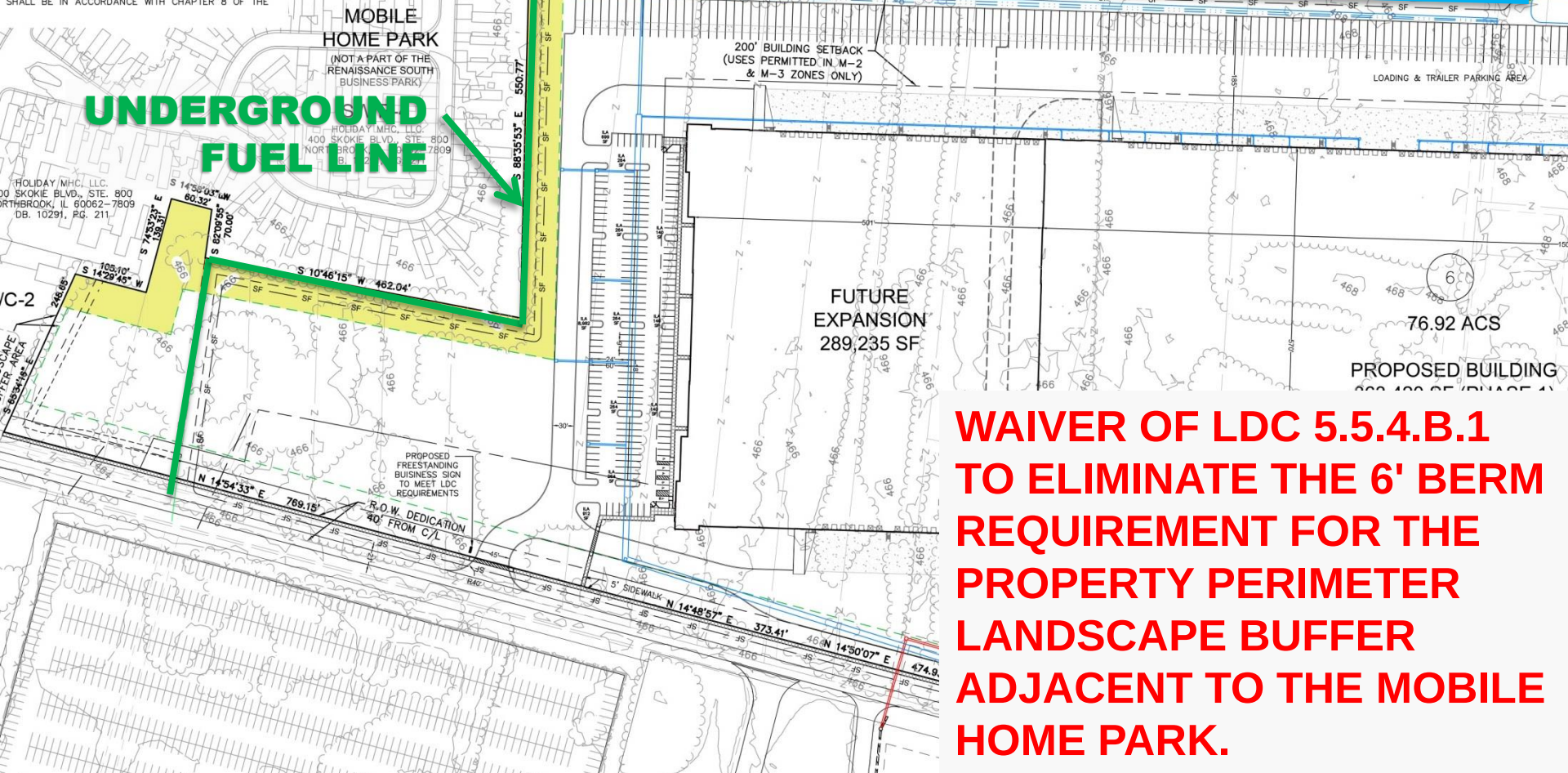
ON PLANS, BOND & PERMIT ARE REQUIRED BY METRO
PRIOR TO CONSTRUCTION APPROVAL.

MEASURES FOR DUST CONTROL SHALL BE IN PLACE
DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS
EXISTING ROADS AND NEIGHBORING PROPERTIES.

IS LOCATED WITHIN THE JEFFERSON COUNTY
DISTRICT REVIEW ZONE AND AN MSD FLOODPLAIN
REQUIRED.

THE STRUCTURES SHALL BE SCREENED IN ACCORDANCE
WITH THE LAND DEVELOPMENT CODE. SERVICE
STORAGE TANKS, BUT ARE NOT LIMITED TO: PROpane TANKS,
AIR CONDITIONING UNITS, ELECTRIC TRANSFORMERS AND TELECOM
EQUIPMENT.

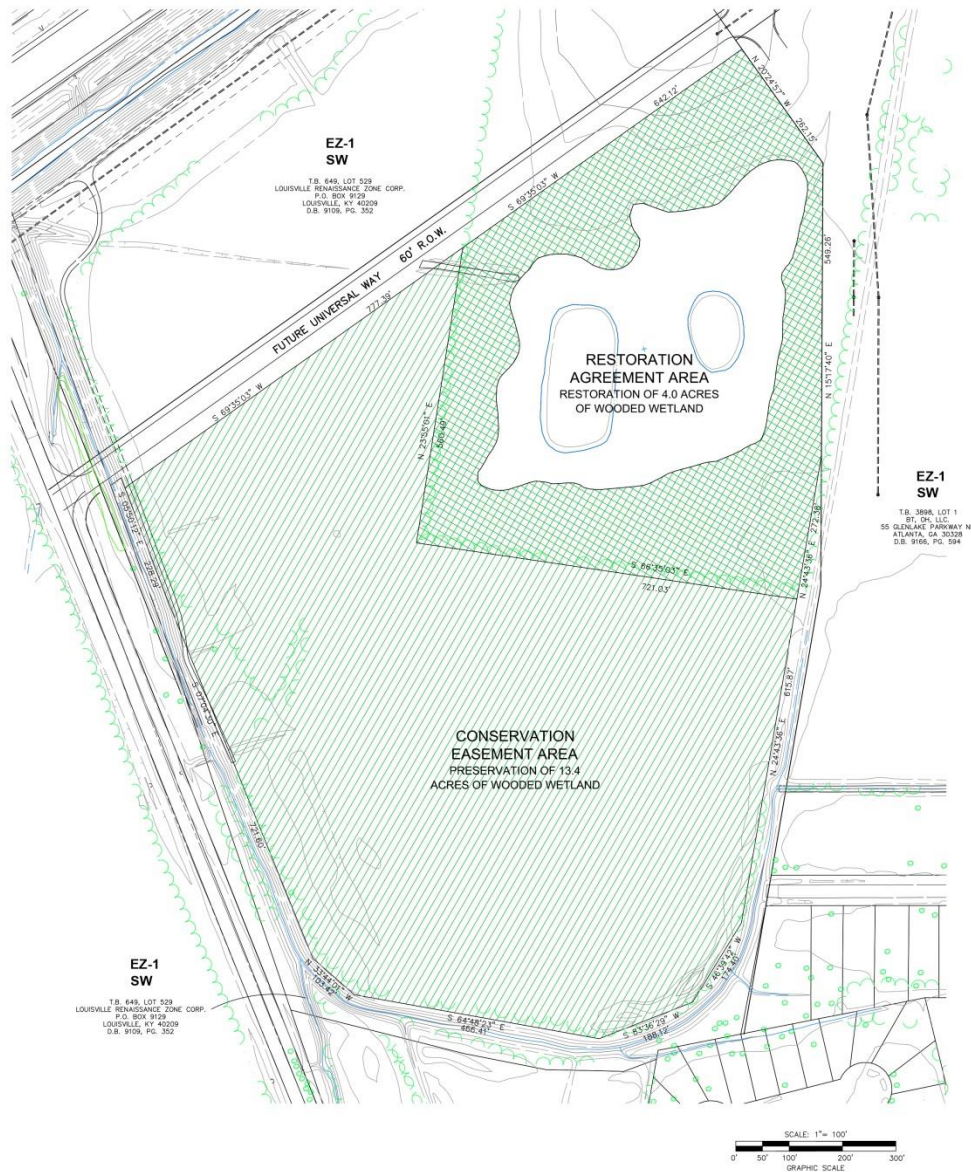
SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE



**WAIVER OF LDC 5.5.4.B.1
TO ELIMINATE THE 6' BERM
REQUIREMENT FOR THE
PROPERTY PERIMETER
LANDSCAPE BUFFER
ADJACENT TO THE MOBILE
HOME PARK.**

REQUESTED WAIVER # 2





LOCATION MAP

SITE DATA

EXISTING ZONING:	Suburban Workshop
FORM DISTRICT:	Conservation/Restoration
EXISTING USE:	Conservation/Restoration
PROPOSED USE:	Conservation/Restoration
GROSS SITE AREA:	36.278 AC
CONSERVATION EASEMENT AREA:	23.178 AC
RESTORATION AGREEMENT AREA:	13.101 AC

TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY	757,844 SF
TREE CANOPY USED	464,639 SF
(56,603 SF AT CONVOY LOT - 13/SCAPE1020)	
(16,742 SF AT TRACT 3 - 13/SCAPE1020)	
(32,619 SF AT TRACT 4 - 14/SCAPE1038)	
(89,301 SF AT TRACT 5 - 14/SCAPE1183)	
(289,368 SF AT TRACT 6 - NORTHPOINT)	
AVAILABLE TREE CANOPY REMAINING	293,305 SF

- NOTES:**
1. QUANTITIES FOR TREES PRESERVED AND PLANTED WERE TAKEN DIRECTLY FROM THE APPLICATION FOR SECTION 404 INDIVIDUAL PERMIT AND SECTION 401 WATER QUALITY CERTIFICATION PROVIDED TO THE U.S.A.C.O.E. & THE KENTUCKY DIVISION OF WATER IN AUGUST OF 2006.
 2. EXACT AMOUNT OF BORROWED TREE CANOPY MAY FLUCTUATE BETWEEN THE PRELIMINARY PLAN AND CONSTRUCTION PLANS. EXACT NUMBERS TO BE DETERMINED AT THE TIME OF LANDSCAPE PLAN APPROVAL.

CASE # 150CVLAN1068 &
150CVLAN1069
PRIMARY T.B. 650, LOT 6
NO. # 11160
LOUISVILLE RENAISSANCE ZONE
CORPORATION P.O. BOX 9129
LOUISVILLE, KY 40209
D.B. 8985, PG. 305, D.B. 9727, PG.
34
NORTHPOINT DEVELOPMENT, LLC
5075 NW 24TH STREET, STE. 200
PRAIRIEVILLE, MO 64151

SHEET TITLE:
ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

PROJECT TITLE:
CONSERVATION EASEMENT &
RESTORATION AGREEMENT AREA
RENAISSANCE SOUTH BUSINESS PARK

JOB NO.: 2504-NP
SCALE: 1" = 100'
DATE: 06/08/15
DRAWING NO.:

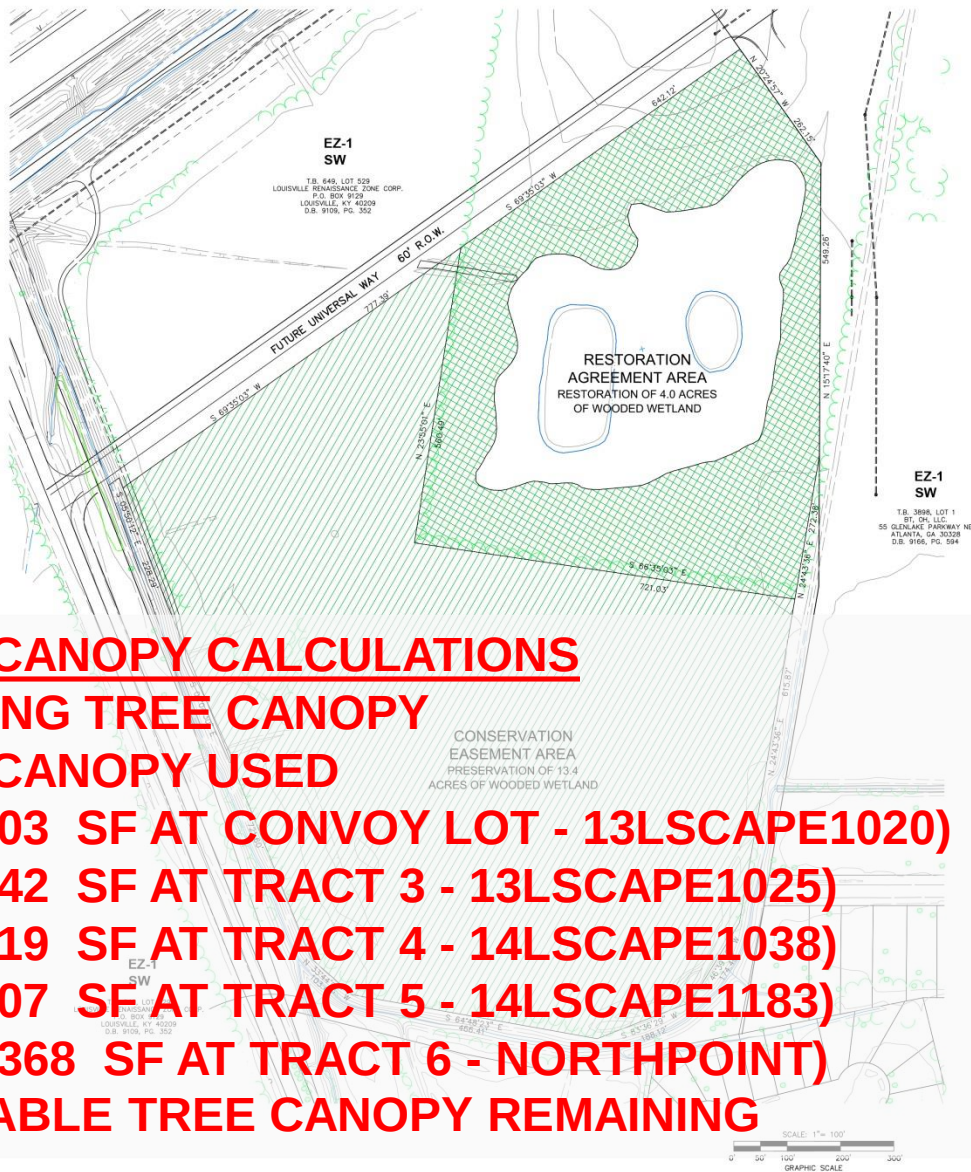
LAND

SHEET 1 OF 1

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY
608 S. THIRD STREET,
LOUISVILLE, KENTUCKY 40202
(603) 584 - 8271



ALTERNATIVE LANDSCAPE PLAN



TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY

TREE CANOPY USED

(56,603 SF AT CONVOY LOT - 13LSCAPE1020)

(16,742 SF AT TRACT 3 - 13LSCAPE1025)

(32,619 SF AT TRACT 4 - 14LSCAPE1038)

(89,307 SF AT TRACT 5 - 14LSCAPE1183)

(269,368 SF AT TRACT 6 - NORTHPOINT)

AVAILABLE TREE CANOPY REMAINING

757,944 SF

464,639 SF

293,305 SF



LOCATION MAP

SITE DATA

EXISTING ZONING:	EXISTING ZONING:	EXISTING ZONING:
FORM DISTRICT:	FORM DISTRICT:	FORM DISTRICT:
PROPOSED USE:	PROPOSED USE:	PROPOSED USE:
GROSS SITE AREA:	GROSS SITE AREA:	GROSS SITE AREA:
CONSERVATION EASEMENT AREA:	CONSERVATION EASEMENT AREA:	CONSERVATION EASEMENT AREA:
RESTORATION AGREEMENT AREA:	RESTORATION AGREEMENT AREA:	RESTORATION AGREEMENT AREA:

TREE CANOPY CALCULATIONS

EXISTING TREE CANOPY	EXISTING TREE CANOPY
TREE CANOPY USED	TREE CANOPY USED
(56,603 SF AT CONVOY LOT - 13LSCAPE1020)	(56,603 SF AT CONVOY LOT - 13LSCAPE1020)
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(269,368 SF AT TRACT 6 - NORTHPOINT)	(269,368 SF AT TRACT 6 - NORTHPOINT)
AVAILABLE TREE CANOPY REMAINING	AVAILABLE TREE CANOPY REMAINING

NOTES:

- QUANTITIES FOR TREES PRESERVED AND PLANTED WERE TAKEN DIRECTLY FROM THE APPLICATION FOR SECTION 401 INDIVIDUAL PERMIT AND SECTION 401 WATER QUALITY CERTIFICATION PROVIDED TO THE U.S.A.C.O.E. & THE KENTUCKY DIVISION OF WATER IN AUGUST OF 2006.
- EXACT AMOUNT OF BORROWED TREE CANOPY MAY VARY BETWEEN THE PRELIMINARY PLAN AND FINAL PLANS. EXACT NUMBERS TO BE DETERMINED OF LANDSCAPE PLAN APPROVAL.

LEGEND

- Ex. Sanitary Sewer W/ Manhole
- Ex. Major Contour
- Ex. Minor Contour
- Conservation Easement Area
- Restoration Agreement Area
- Existing Trees

CASE # 135CVLAN1068 & 135CVLAN1069
PRIMARY T.B. 650, LOT 6
NO. # 11169
LOUISVILLE RENAISSANCE ZONE CORPORATION P.O. BOX 9129
LOUISVILLE, KY 40209
D.B. 8985, PG. 305, D.B. 8727, PG. 34
NORTHPOINT DEVELOPMENT, LLC
505 W. CARL STREET, 8TH FLOOR
BIRMINGHAM, AL 35201

SHEET TITLE: ALTERNATIVE COMPLIANCE LANDSCAPE PLAN
PROJECT TITLE: CONSERVATION EASEMENT & RESTORATION AGREEMENT AREA RENAISSANCE SOUTH BUSINESS PARK
SCALE: 1" = 100'
DATE: 06/08/15
DRAWING NO.: LAND
SHEET 1 OF 1



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ALTERNATIVE LANDSCAPE PLAN

PROPOSED DEVELOPMENT PLAN