

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER to reduce the
required width of the buffer area from 35 feet to 10 feet.**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since the nearest residence is over 700 feet from the facility, there is existing trees/vegetation, an eight, (8) foot high privacy fence will be installed and 36 white pines and 34 arrowhead viburnum will be planted.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will not violate guideline 3, Compatibility, of Cornerstone 2020, which calls for the protection of roadway corridors and public areas from visual intrusions, so as not to negatively impact nearby residents and pedestrians, as mentioned above.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the request is a reduction in the width of the buffer area from 35 feet to 10 feet with the materials still being planted along with the existing conditions.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has existing trees/vegetation, distances from nearby residences and the proposed eight, (8) foot high wooden privacy fence and landscaping materials.

PLANT CHART

QUANTITY	LATIN NAME	COMMON NAME	SIZE @ PLANTING	SPACING
(36)	Pinus strobus	White Pine	60" TALL	10' O.C.
(34)	Viburnum Dentatum	Arrowhead Viburnum	16" TALL	3' O.C.

SITE SUMMARY

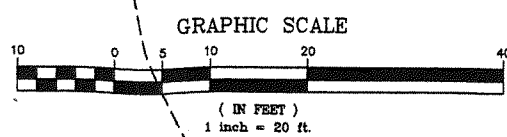
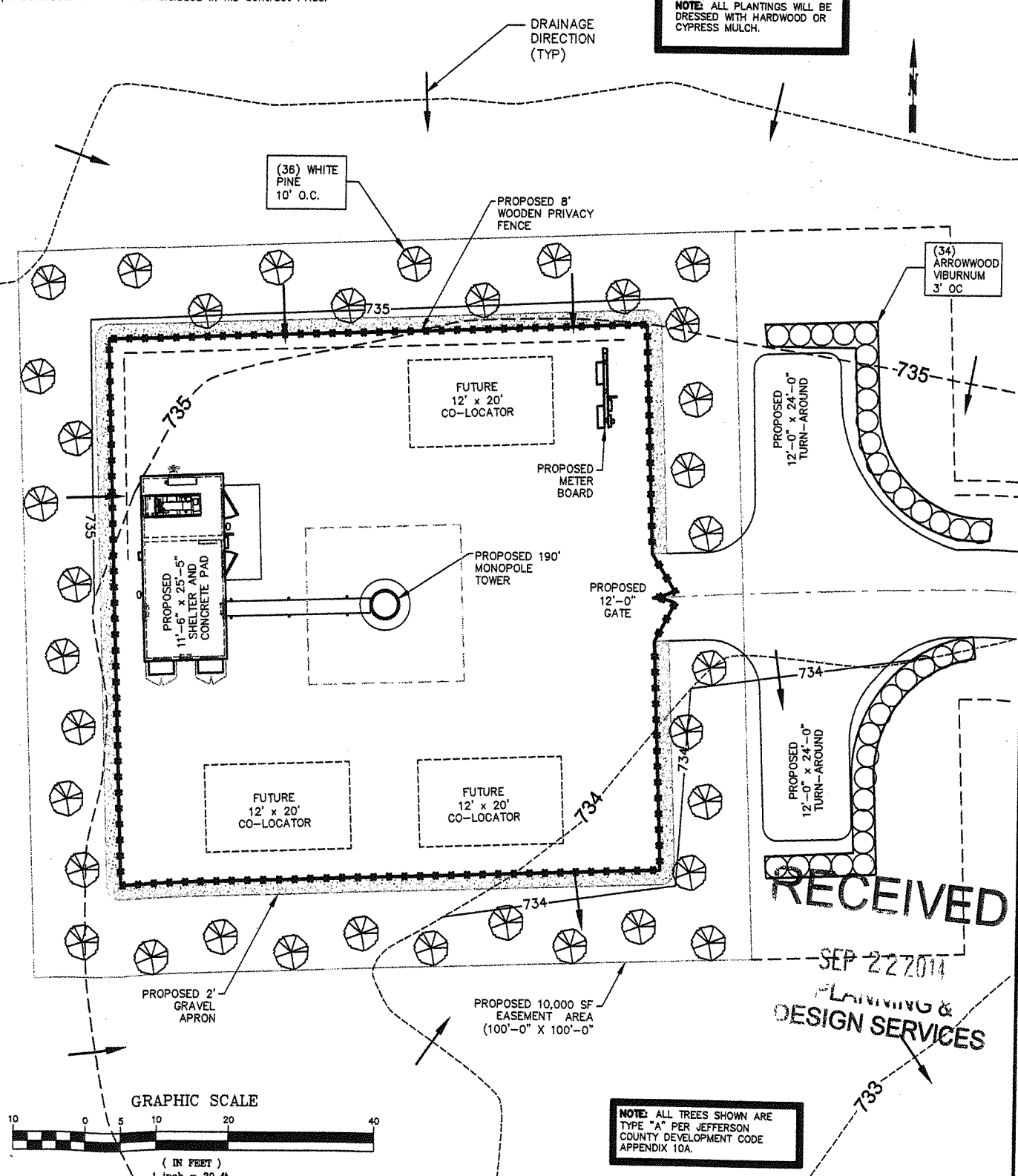
PROPOSED CELL TOWER SITE AREA..... 0.229 ACRE
 EXISTING ZONING..... R4
 EXISTING FORM AREA..... NEIGHBORHOOD
 PROPOSED USE..... CELL TOWER

Guarantee: All plants shall be guaranteed to remain alive and healthy for the full twelve (12) month period. Replacements shall be guaranteed an additional (12) months from the date they are reset.

Inspection for Beginning the Guarantee Period: Inspection of the planting work to determine its completion for beginning the guarantee period will be made by the Project Engineer upon notice requesting such inspection by the Landscape Contractor at least seven (7) days prior to the anticipated date. All planting must be alive and healthy in order to be considered complete.

Final Inspection and Replacement: Inspection of the planting to determine its final acceptance will be made at the conclusion of the guarantee period by the Owner. No plants will be accepted unless they are alive and healthy. The Contractor shall replace any plants which are dead or, in the opinion of the Project Engineer or Owner, in an unhealthy condition, and/or have lost their natural shape due to dead branches. The cost of such replacement(s) shall be borne by the Landscape Contractor and shall be included in his Contract Price.

NOTE: ALL PLANTINGS WILL BE DRESSED WITH HARDWOOD OR CYPRESS MULCH.



NOTE: ALL TREES SHOWN ARE TYPE "A" PER JEFFERSON COUNTY DEVELOPMENT CODE APPENDIX 10A.

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 SEP 22 2014
 PLANNING & DESIGN SERVICES

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