

21-CELL-0001

4513 Blevins Gap Road

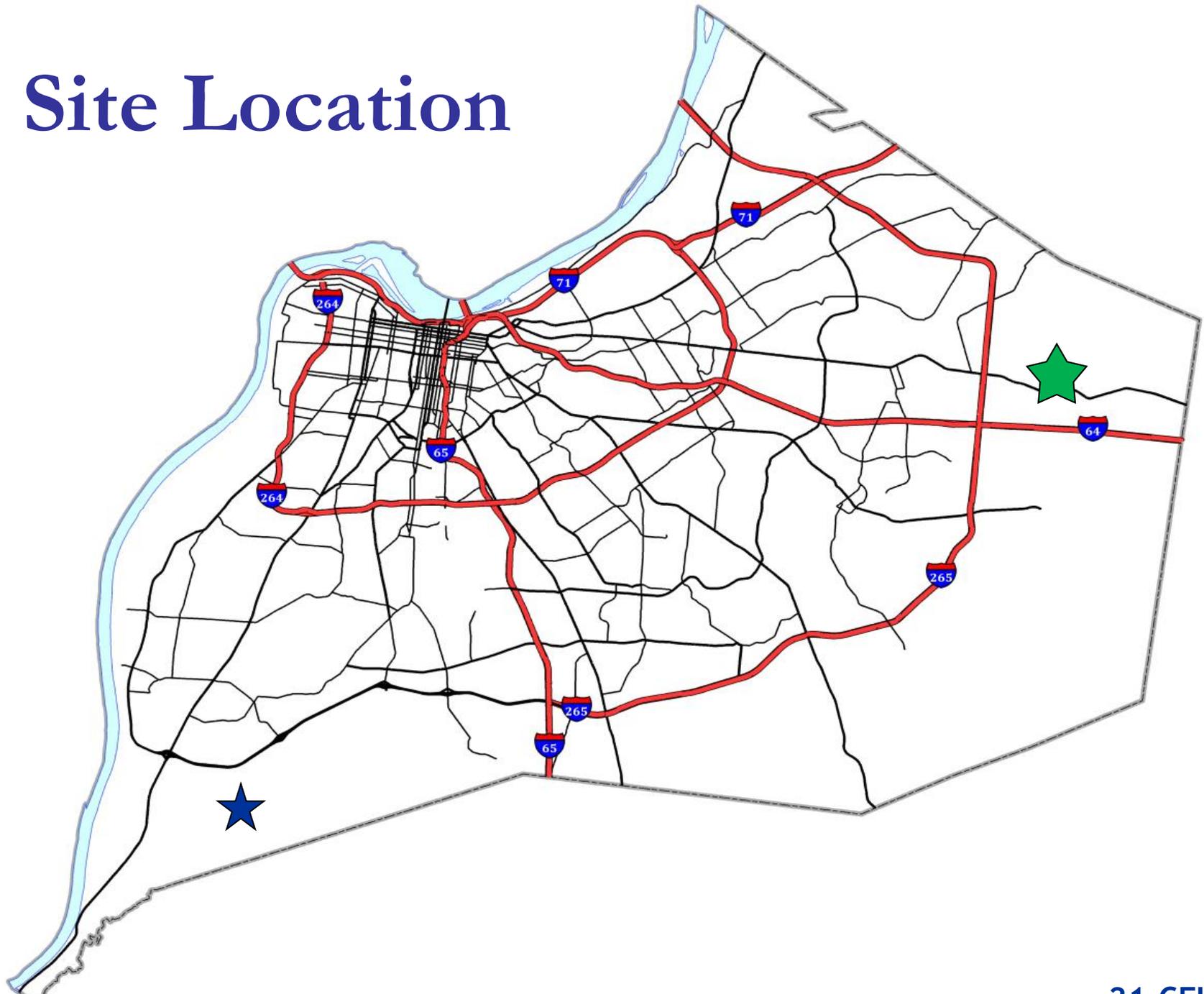


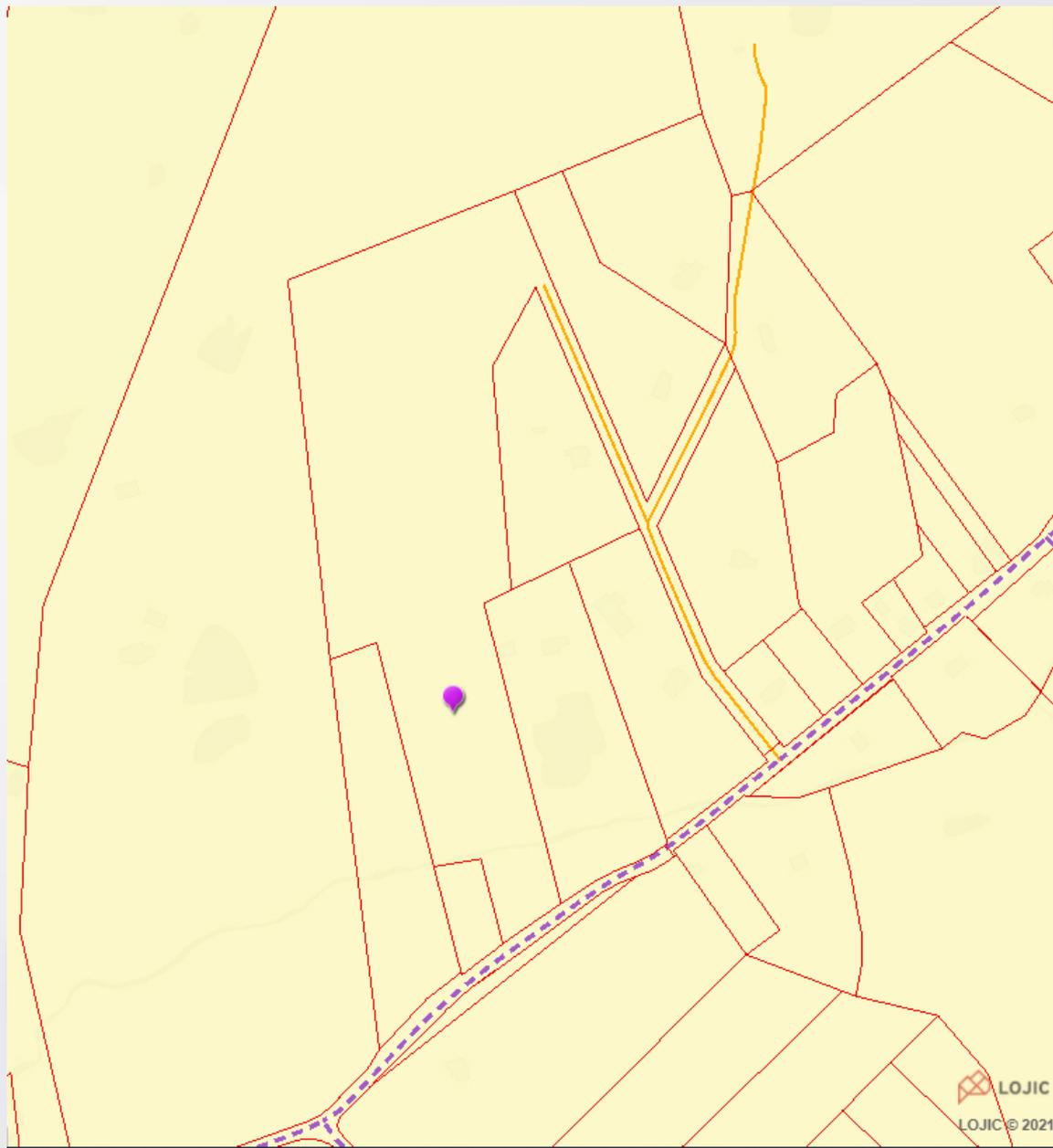
Planning Commission
Zach Schwager, Planner I
April 1, 2021

Requests

21-CELL-0001-Cell Tower, (Consisting of a 195-foot tall monopole with a 4-foot tall lightning arrestor (total height of 199 feet) within a 10,000 square foot compound.

Site Location





LOJIC
LOJIC © 2021



LOJIC
LOJIC © 2021



4513 Blevins Gap Rd,
Louisville, KY 40272

Cane Run Creek

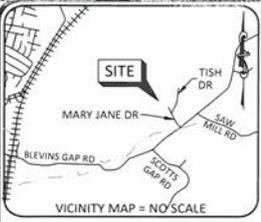
Mary Jane Dr

Blevins Gap Rd

Blevins Gap Rd

Google

Map data ©2021 United States Terms Send feedback 200 ft



GLOBAL POSITIONING SYSTEMS NOTE

1. ESTABLISHED SURVEY CONTROL POINTS AND A PORTION OF THE TOPOGRAPHY WERE LOCATED USING GPS.
2. THE TYPE OF GPS UTILIZED WAS NETWORK ADJUSTED REAL TIME KINEMATIC (KDOT VRS NETWORK), NAD 83 KENTUCKY SINGLE ZONE WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID12A. RELATIVE POSITIONAL ACCURACY VARIED FROM 0.04' TO 0.08' HORIZONTALLY.
3. SPECTRA PRECISION EPOCH 50 DUAL FREQUENCY RECEIVERS WERE USED TO PERFORM THE SURVEY.

GENERAL NOTES

NO SEARCH OF PUBLIC RECORDS HAS BEEN COMPLETED BY POD GROUP TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE SUBJECT PROPERTY.

THIS SURVEY IS FOR THE PROPOSED EASEMENT AGREEMENT AREA, THE PROPOSED ACCESS & UTILITY EASEMENTS AND THE TEMPORARY CONSTRUCTION EASEMENT ONLY, AND ONLY A PARTIAL BOUNDARY SURVEY OF THE PARENT TRACT HAS BEEN PERFORMED.

A PORTION OF THIS SURVEY WAS CONDUCTED BY METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. UNADJUSTED CLOSURE EQUALS 0.07', FOR A PRECISION OF 1:34,386 AND HAS NOT BEEN ADJUSTED.

THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHTS OF WAY SHOWN HEREON OR NOT.

THIS PLAT IS NOT INTENDED FOR LAND TRANSFER.

A PORTION OF THE PARENT PARCEL, A PORTION OF THE PROPOSED ACCESS & UTILITY EASEMENT "B" AND A PORTION OF THE TEMPORARY CONSTRUCTION EASEMENT ARE LOCATED IN A 100-YEAR FLOOD PLAIN (ZONE A) PER FLOOD HAZARD BOUNDARY MAPS, COMMUNITY-PANEL NUMBER 21111C0122E & 21111C0123E, DATED DECEMBER 5, 2006. THE PROPOSED EASEMENT AGREEMENT AREA AND THE PROPOSED ACCESS & UTILITY EASEMENT "A" SHOWN HEREON IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN (ZONE X) PER FLOOD HAZARD BOUNDARY MAPS, COMMUNITY-PANEL NUMBER 21111C0122E & 21111C0123E, DATED DECEMBER 5, 2006.

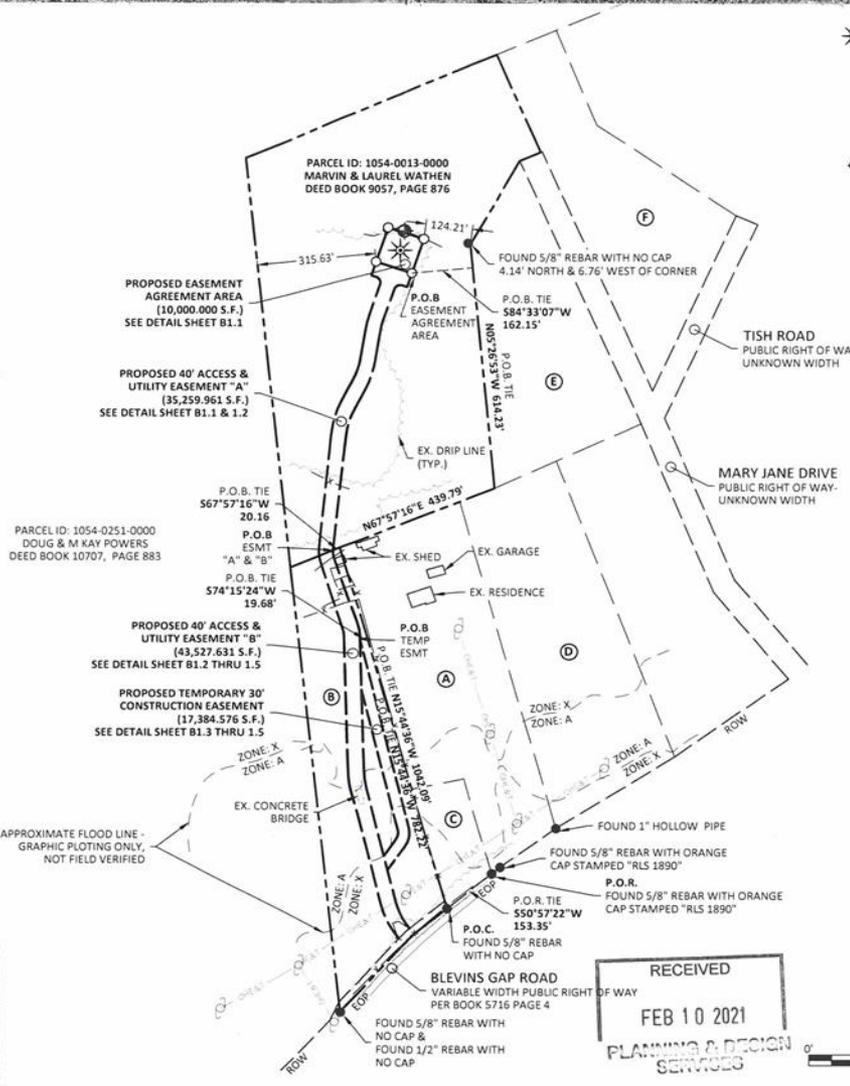
LEGEND

UTILITY POLE	P.O.B. POINT OF BEGINNING
EDGE OF PAVEMENT	P.O.C. POINT OF COMMENCEMENT
RIGHT OF WAY	P.O.R. POINT OF REFERENCE
EX. OVERHEAD ELECTRIC	EX. EXISTING
EX. FENCE LINE	FOUND MONUMENT AS NOTED
FOUND MONUMENT AS NOTED	SET 1/2" REBAR 18" LONG
CAPPED "PATERSON PLS 3136"	PROPERTY LINE
PROPERTY LINE	ADJACENT PROPERTY LINE

LAND SURVEYOR'S CERTIFICATE

I, MARK E. PATTERSON, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF KENTUCKY. I FURTHER CERTIFY THAT THIS PLAT AND THE SURVEY ON THE GROUND WERE PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION, AND THAT THE DIRECTIONAL AND LINEAR MEASUREMENTS BEING WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE "RURAL" SURVEY, AND THE PLAT ON WHICH IT IS BASED, MEETS ALL SPECIFICATIONS AS STATED IN KAR 201.18-150.

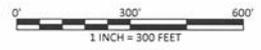
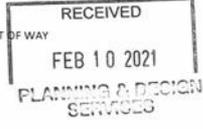
Mark Patterson 07/14/2020
 MARK PATTERSON, PLS #1336 DATE



FAA COORDINATE POINT
 NAD 83
 LATITUDE: 38°04'28.0043"
 LONGITUDE: -85°50'35.5304"
 NAVD 88
 ELEVATION: 593'± AMSL
 NORTHING: 3,914,813.390
 EASTING: 4,894,421.881

TEMPORARY BENCHMARK
 NORTHING: 3,914,867.082
 EASTING: 4,894,432.653
 ELEVATION: 599.79'
 LOCATION: A SET 1/2" REBAR S77°05'E 43.27' FROM THE NORTHWEST CORNER OF THE PROPOSED EASEMENT AGREEMENT AREA.

- ADJACENT PARCELS**
- (A) PARCEL ID: 1054-0013-0000 MARVIN & LAUREL WATHEN DEED BOOK 9057, PAGE 876
 - (B) PARCEL ID: 1054-0221-0000 MARVIN & LAUREL WATHEN DEED BOOK 8702, PAGE 541
 - (C) PARCEL ID: 1054-0185-0000 MARVIN & LAUREL WATHEN DEED BOOK 8415 PAGE 549
 - (D) PARCEL ID: 1054-0153-0000 MATTHEW & MOLLY GAWARECKI DEED BOOK 10051, PAGE 247
 - (E) PARCEL ID: 1054-0234-0000 RYAN W. SHRADER SR. & NIKKI L. SHRADER DEED BOOK 11230, PAGE 322
 - (F) PARCEL ID: 1054-0219-0000 JOAN L. & WILLIAM C. CARDEN DEED BOOK 11629, PAGE 203



PREPARED BY: **POD**
 POWER OF DESIGN
 11400 BLUEGRASS PARKWAY
 LOUISVILLE, KY 40299
 502-487-9282

PREPARED FOR: **MasTec**

PREPARED FOR: **at&t**

SITE SURVEY

REV	DATE	DESCRIPTION
A	4.1.20	PRELIM ISSUE
B	4.14.20	OLC COMMENTS
0	7.14.20	ISSUED AS FINAL

SITE INFORMATION:
HEADLEY HOLLOW
 4513 BLEVINS GAP ROAD
 LOUISVILLE, KY 40272-1860
 JEFFERSON COUNTY

TAX PARCEL NUMBER:
 1054-0013-0000
 (EASEMENT AGREEMENT AREA & EASEMENT "A")
 1054-0221-0000
 (EASEMENT "B" & TEMP EASEMENT)

PROPERTY OWNER:
 MARVIN & LAUREL WATHEN
 4513 BLEVINS GAP ROAD
 LOUISVILLE, KY 40272-1860

SOURCE OF TITLE:
 DEED BOOK 9057, PAGE 876
 (EASEMENT AGREEMENT AREA & EASEMENT "A")
 DEED BOOK 8702, PAGE 541
 (EASEMENT "B" & TEMP EASEMENT)

SITE NUMBER:

POD NUMBER: 20-59845
 DRAWN BY: JRS
 CHECKED BY: MEP
 SURVEY DATE: 3.23.20
 PLAT DATE: 4.1.20

SHEET TITLE:
 THIS SURVEY
 SITE DOES NOT REPRESENT A
 BOUNDARY SURVEY OF THE
 PARENT PARCEL

SHEET NUMBER: (6 pages)
B-1

21-CELL-0001



Case Summary / Background

Zoned (R-4), Single-Family Residential
Neighborhood Form District

25.9 acres

60 day time frame – April 20, 2021.

Proposed monopole site is:

124.21 feet from the east property line,

315.63 feet from the west property line,

704 feet from the south property line (Blevins Gap Road),

393 feet from the north property line.

Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must determine if the proposal meets the standards established by the Land Development Code for the requested cell tower.

Required Action

- Planning Commission must determine if the proposal meets the standards for granting a cell tower as established in the Land Development Code.