

Case # 14Cell1004



Louisville Metro Planning Commission

Steve Hendrix, Planning Supervisor

December 18, 2014

January 15, 2015



LANDSCAPE NOTES:

CONDITION OF EXISTING PROPERTY

It is the responsibility of the Landscape Contractor to determine and/or verify condition of existing pipe lines and utilities of every type below, on or above ground and shall be clearly marked and labeled. He shall enter into the Contract in full understanding of the conditions that may be encountered and his responsibility in connection therewith. Upon award of the Contract, the Landscape Contractor shall be responsible for the protection and preservation of any such utilities and structures. His plan of operations may affect in sufficient time to arrange for the work of repair, relocating, or reconstructing as may be necessary. The Landscape Contractor shall be responsible for the protection and preservation of any such utilities and structures, including necessary removal and storage of such improvements, and subsequent re-planting to maintain to the fullest extent possible the undisturbed condition.

Existing pipes, poles, wires, cable, fences, property line markers, and other structures, which shall be preserved in place without being temporarily or permanently removed, shall be carefully protected and protected from damage by the Landscape Contractor. Should such items be damaged, they shall be restored by their respective owners at the expense of the Landscape Contractor to at least as good condition as when they were found immediately before the work was begun. Bench marks and reference points shall be carefully maintained, and if disturbed or destroyed, replaced by the Contractor to the satisfaction of the Project Engineer and at additional cost to the Owner.

Graded surfaces the Landscape Contractor shall not use or operate tractors, bulldozers, or power-operated equipment which would damage such surfaces. All surfaces which are damaged by the Landscape Contractor's operations shall be restored to a condition at least equal to that in which they were found immediately before work was begun. Suitable materials and methods shall be used for such restoration.

REMOVAL OF DEBRIS

Debris resulting from the landscape work shall be removed from the site as soon as it is created and shall be left until the completion of the Contract. Burning of debris is not permitted.

REUSE OF MATERIAL

Excavated material extracted from tree pits and not suitable for reuse as backfill shall be immediately disposed of at free locations. Suitable materials shall be used and graded in such a manner as to drain properly in accordance with the site plan and Drainage Plans for the job.

MULCHING

After planting has been approved by the Project Engineer, a layer of hardwood mulch three inches (3") thick shall be placed on the finished grade about all plants. The boundaries of mulch around trees shall be six inches (6") greater in diameter than that of the hole. All shrub beds shall be completely covered with a similar material, neatly forming an imaginary tangent line touching the outside mature diameter of shrubs as indicated on the Plans.

MAINTENANCE, INSPECTION, GUARANTEES AND REPLACEMENTS

The Contractor shall review and approve the maintenance, including watering, weeding and cultivating, upon completion of the job in accordance with the attached maintenance schedule for the twelve (12) month guarantee period. The Contractor shall also be responsible for resetting of any plants to an upright position or to proper grade, and for the removal and replacement of any dead plant material.

PLANTING REQUIREMENTS

Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and free from insect pests, plant diseases and injuries. Plants shall be heavily branched and heavily leafed. All plants shall be nursery grown and have been growing under the same climatic conditions as the area where they are to be used for at least two (2) years prior to installation of this job. Plants shall be the size (height) of plants in the plant list generally follow the Code of Standards currently recommended by the American Standard for Nursery Stock.

PACKAGING, STORAGE AND HANDLING

Shipping: Shipping of plant material shall be undertaken on temperate days and at a high temperature not to exceed eighty (80) degrees F during periods of peak heat.

Plants shall be transported and handled with utmost care to insure adequate protection against injury and shall be protected from prolonged exposure to heat winds while in route or awaiting installation.

Storage: Insofar as is practicable, plant material shall be planted on the day of delivery to the job site. In the event this is not possible, the Contractor shall protect the stock not planted.

Plants shall be protected from the sun or drying winds. Plants that cannot be immediately upon delivery shall be kept in the shade, well protected with plastic or other acceptable materials and shall be kept well watered. Plants shall not remain unplanted for longer than three (3) days after delivery.

Plants shall not be bound with wire or roped at any time so as to damage the stems or break branches. Plants shall be handled with support to the bottom of the trunk.

PLANTING OPERATIONS

Planting: Planting operations shall be undertaken in accordance with the standard practices as determined by the Project Engineer.

Later, planting operations shall be conducted under favorable weather conditions. At the Contractor's option and under his full responsibility, planting operations may be conducted under unseasonable conditions without additional cost to the Owner.

Planting groupings are to be located as indicated on the Plans.

Plants shall be located where they are shown on the Plans except where there are obstructions overhead or below ground are encountered or where other changes by the Project Engineer are made. Prior to excavation of areas or plant pits, the Landscape Contractor shall ascertain the location of man, cables and conduits so that proper precautions may be taken not to damage any subsurface constructions. Should obstructions be found, the Landscape Contractor shall promptly notify the Project Engineer who will arrange to the Contractor's satisfaction.

Above-Ground Pruning: All plants shall be neatly pruned and/or clipped to the natural characteristics of the species, and in a manner appropriate to the site. Broken or badly damaged branches shall be cleanly removed both prior to or after installation, unless damage occurring to the plant during installation, in the opinion of the Project Engineer, warrants the plant's replacement.

Root Pruning: Root pruning shall be undertaken with extreme care. No root pruning shall occur prior to arrival of plant material on the job site. If directed by the Project Engineer, pruning of the root system shall be undertaken clearly, removing deleterious root material prior to placement in the plant pit.

Setting Plants: Proposed plant pits shall be positively identified prior to digging and should be marked by the Landscape Contractor to the satisfaction of himself, or in the case of a dispute, the Project Engineer. Each plant shall be set one (1) to a hole as specified. All holes shall be dug as indicated by the Details with straight vertical sides and topsoil crowned at the bottoms and tamped to a minimum of six (6) inches to reduce possible settlement. The height and width of the plant pit shall be a minimum of one and one-half (1-1/2) times larger than the pruned root was just prior to installation. The tamped crown shall be adjusted in height to allow the plant to be installed to the grade (bottom of saucer) at which it grew at the nursery; however, the crown shall be no lower than six (6) inches.

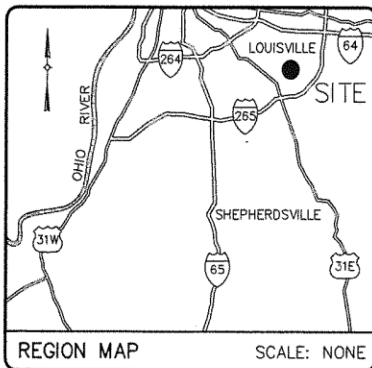
Backfilling: Inspection: No plant material shall be planted by the Contractor until it is inspected by the Project Engineer. The Project Engineer shall be the sole judge of the quality and acceptability of the materials. All rejected material shall be immediately removed from the site and replaced with acceptable material at no additional cost.

Use topsoil, free from rocks and other debris, as shall be found on the project site, or as is needed from off-site sources. Existing subsoil unacceptable for backfill is to be raked by the Contractor to achieve grade of surrounding area adjacent to the plant pit. Plant pits shall be backfilled carefully to fill all voids and to avoid breaking or bruising of roots. Tamp backfill firm to prevent settlement. When pit is nearly filled, water thoroughly and allow water to soak away. If settling of the backfill occurs after watering, add more backfill to bring to finish grade. After completion of backfilling, utilize surrounding topsoil outside the area excavated for the plant pit to form an earthy saucer around said excavation area. Earth saucer should be tamped in place to achieve a minimum height above the adjacent grade of six (6) inches. Planting mixture shall be four (4) parts topsoil and one (1) part approved commercial horticultural peat moss.

MULCHING: After planting has been approved by the Project Engineer, a layer of hardwood mulch three inches (3") thick shall be placed on the finished grade about all plants. The boundaries of mulch around trees shall be six inches (6") greater in diameter than that of the hole. All shrub beds shall be completely covered with a similar material, neatly forming an imaginary tangent line touching the outside mature diameter of shrubs as indicated on the Plans.

MAINTENANCE, INSPECTION, GUARANTEES AND REPLACEMENTS: The Contractor shall review and approve the maintenance, including watering, weeding and cultivating, upon completion of the job in accordance with the attached maintenance schedule for the twelve (12) month guarantee period. The Contractor shall also be responsible for resetting of any plants to an upright position or to proper grade, and for the removal and replacement of any dead plant material.

The Landscape Contractor's Lump Sum Price shall include maintenance of the job in accordance with the attached maintenance schedule for the twelve (12) month guarantee period. The Contractor shall also be responsible for resetting of any plants to an upright position or to proper grade, and for the removal and replacement of any dead plant material.



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 re-set.

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.

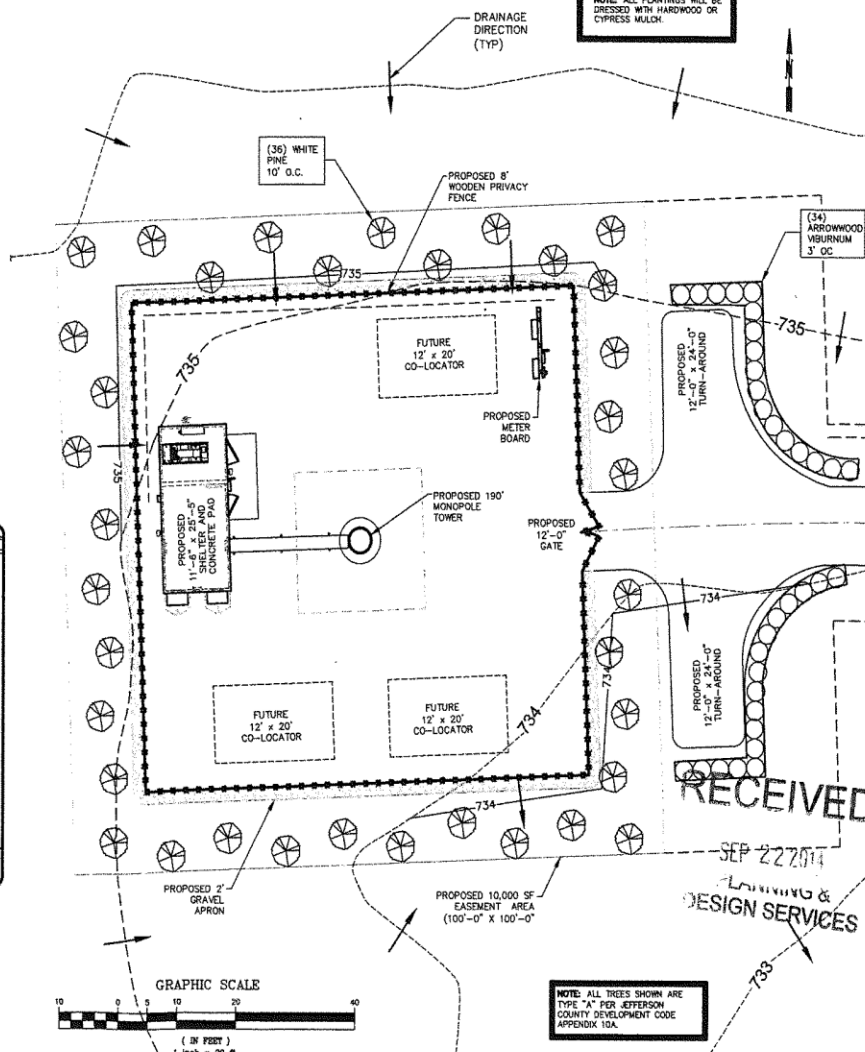
PLANT CHART

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

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



CELLCO PARTNERSHIP
 D/B/A
verizon wireless
 2471 HOLLOWAY RD
 LOUISVILLE, KY 40299
 PHONE (502) 552-0330
 FAX (502) 268-7548

BT Engineering, Inc.
 3001 TAYLOR SPRINGS DRIVE
 LOUISVILLE, KENTUCKY 40220
 (502) 459-8402 PHONE
 (502) 459-8427 FAX

STATE OF KENTUCKY
 8-19-14
PHILIP G. HEID
 29820
 LICENSED PROFESSIONAL ENGINEER

SITE NAME: LV LOVERS LANE II

SITE ADDRESS: 5811 LOVERS LANE
 LOUISVILLE, KY 40299

LATITUDE: 38° 09' 31.718" N
 LONGITUDE: 85° 34' 03.834" W

EASEMENT AREA: 10,000 SF

TOWER TYPE: MONOPOLE

TOWER HEIGHT: 190'

NO	REVISION / ISSUE	DATE
1	ISSUE FOR COMMENT	03/07/14
2	ISSUE FOR COMMENT	03/18/14
3	ISSUE FOR ZONING	03/20/14
4	REISSUE FOR ZONING	08/19/14

TITLE: LANDSCAPE PLAN & NOTES

SHEET: Z-7
 14CELL1007

RECEIVED
 SEP 22 2014
 LINDSEY & DESIGN SERVICES

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

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 facility, there are 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:

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 (8) foot high wooden privacy fence and landscaping materials.

From site toward owner's house (looking west)



From site toward tree farm (looking south)



From site toward Billtown Road (looking east)



Toward the north

