

**Louisville Metro Planning Commission  
Staff Report  
December 18, 2014**



<b>Case No:</b>	14cell1004
<b>Request:</b>	Cell Tower
<b>Project Name:</b>	Lovers Lane
<b>Location:</b>	5811 Lovers Lane
<b>Owner:</b>	Virginia M. Bland (J. Michael Bland POA)
<b>Applicant:</b>	CELLCO Partnership D/B/A Verizon Wireless
<b>Representative:</b>	McBayer, Attorneys at Law, W. Brent Rice
<b>Existing Size:</b>	22 acres—total site 10,000 square foot lease area 5,625 square foot—compound area
<b>Existing Zoning District:</b>	R-4
<b>Existing Form District:</b>	Neighborhood
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	22 – Robin Engel
<b>Case Manager:</b>	Steve Hendrix, Planning Supervisor

### **Request**

This is an application for a proposed 190 foot monopole tower with a 5 foot lightning arrestor for a total structure height of 195 feet and a waiver for the reduction in the landscape buffer.

### **Case Summary / Background/Site Context**

The application was submitted on September 22, 2014. The Commission has sixty (60) days to act upon the uniform application, if not, and there is no written agreement between the Commission and the applicant to a specific date, the Uniform Application shall be deemed approved. The applicant has agreed to waive the 60 day limit.

The proposed site is located on approximately 22 acres in an area between Lovers Lane and Billtown Road in the southeastern section of the county. The site is a vacant hay field and has existing tree lines to the north, south and east, the property owner's residence is to the west. The proposed leased area is 10,000 square feet, while the compound area will be approximately 75x75 feet (5,625 square feet). The monopole will have space for three (3) additional carriers. The applicant has stated that no lighting will be installed on the tower. Although access to the property is from Lovers Lane, access to the tower will be from Billtown Road. A submitted site plan shows the proposed gravel access road to be around 1,115 feet. A rough estimate of the access being from Lovers Lane is 1,300 feet.

The application includes a waiver of the landscaping requirements to allow a 10 foot wide buffer instead of 35 feet. Included in the screening of the base will be an eight foot high wooden privacy fence and 36 pines and 34 arrowhead viburnum.

The pole will be approximately 770 feet from the nearest residence along Arbor Wood Drive, 900 feet from the nearest residence along Billtown Road and approximately 1,100 feet from the property owners' home.

The access road will be approximately 60 feet from the residence located at 5808 Billtown Road.

The applicant has stated the likely effects of the facility on nearby land uses and has concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided, and that there are no other towers or suitable structures within the search ring or other property owners that would enter into lease discussions with the Applicant.

### **HISTORY**

On **October 15, 2012**, the Louisville Metro Board of Zoning Adjustment **approved** the Conditional Use Permit request for an athletic facility at this location for St. Gabriel. The development included two (2) baseball fields, football/soccer fields, gymnasium, pavilion, outdoor worship area and a community garden. The proposal had 270 parking spaces and access from Lovers Lane and Billtown Road. The facility would have been used by children in kindergarten through the eighth (8) grade and been open until 11:00 pm. – Expired.

**Land Use / Zoning District / Form District Table**

	Land Use	Zoning	Form District
<b>Subject Property</b>			
Existing	Vacant Field	R-4	Neighborhood
Proposed	Cell Tower	R-4	N
<b>Surrounding</b>			
North	Wooded Area, Field	R-4	N
South	Wooded Area, Tree Farm	R-4	N
East	Tree Line, Vacant Field, Residential	R-4	N
West	Field, Applicant's House, Residential	R-4	N

**Note:** The following information represents staff analysis of the subject property with respect to site inspection/observation, sound planning practices, and adopted policies and regulations of the jurisdiction. Materials submitted by the applicant or their representative prior to the deadline for filing information related to cases docketed for this hearing were reviewed and specifically applied in the staff review of this request. The Planning Commission is advised to consider this staff report as well as new information introduced at the hearing in formulating their decision.

### **Standard of Review**

Criteria for cellular towers:

- 1) The Planning Commission shall review the application in light of its agreement with the Comprehensive Plan and the Land Development Code;
- 2) The Planning Commission shall make its final decision to approve or disapprove the application;
- 3) The Planning Commission shall advise the applicant in writing of its final decision within 60 days of submittal of the application---**APPLICANT HAS AGREED TO EXTENSION.**

**State law precludes the Planning Commission from denying a cellular tower application based upon concerns about electromagnetic field issues so long as the provider adheres to the standards adopted by the FCC.**

In addition, the Federal Telecommunications Act of 1996 prohibits a citing decision for a cellular tower based upon the existence of other cellular service in the area.

## **Staff Findings**

### **Relationship to Comprehensive Plan - Cornerstone 2020 Plan Elements:**

#### **3.1 Compatibility**

Ensure compatibility of all new development and redevelopment with the scale and site design of nearby existing development and with the pattern of development.

The tower will be located in a vacant hay field in an area that is predominantly rural and has existing tree lines to the north, south and the east; the property owner's residence is west of the proposal. The nearest residence is approximately 770 feet from the proposed pole located along Arbor Wood Drive. The nearest residence along Billtown Road is approximately 900 feet from the proposed pole. The property owner's residence is approximately 1,100 feet from the proposed pole. The setback, existing trees/vegetation and the proposed buffer will screen the base of the tower, however the pole will still be visible.

#### **3.9 Visual Impacts**

Protect the character of residential areas, roadway corridors, and public spaces from visual intrusions and mitigate when appropriate.

Same as above.

#### **3.22 Buffers**

Protect the character of residential areas, roadway corridors, and public spaces from visual intrusions and mitigate when appropriate. Mitigate the impacts caused when incompatible developments unavoidably occur adjacent to one another. Buffers should be used between uses that are substantially different in intensity or density. Buffers should be variable in design and may include landscaping, vegetative berms and/or walls and should address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, junk, outdoor storage, and visual nuisances. There will be no signage on the site other than emergency information. The reduction in the width of the buffer is off set by the existing tree lines/vegetation and the proposed 8 foot high wooden privacy fence and planting materials.

#### **3.30 Cellular Towers**

Establish and enforce standards for the placement, height, design, and buffering of antenna towers for cellular telecommunications services and personal communications services. Antenna tower location and design must consider the effect of the tower on the character of the general area in the vicinity of the tower and the likely effects of the installation on nearby land uses and values. Issues that must be addressed include the necessity for the tower, co-location possibilities, design, mass, scale, siting, and abandonment and removal of antenna tower structures.

The applicant states that there are no other suitable or willing co-locatable structures or structure owners identified within the vicinity to meet the coverage objectives. The applicant states they have considered the likely effects of the installation on nearby land uses and have concluded that there is no more suitable location reasonably available from which adequate service can be provided. The applicant further states that the proposed facility has been designed to accommodate additional wireless telecommunication carriers, thus reducing the need for additional towers in the area in the future.

### **Community Facilities**

#### **15.21 Antenna Towers for Cellular Telecommunications**

Cellular towers should be designed to:

--- minimize impact on the character of the general area concerned,

---be sited in order from most preferred to least preferred :

1. highway rights-of-way except designated parkways;
2. existing utility towers
3. commercial centers
4. governmental buildings
5. high-rise office structures
6. high rise residential structures

---minimize the likely effects of the installation on nearby land uses and values;

---be designed to address compatibility issues such as co-location, mass, scale, siting, abandonment and removal of antenna tower structure.

The placement of the tower does not meet the recommended siting order.

The impact of the facility on the character of the general area has been taken, such as the structure being a monopole, not lighted, being more than 700 feet from the nearest residence, and having the existing trees/vegetation and proposed buffer.

### **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.

### **Staff Conclusion**

The applicant is requesting to construct a wireless communications facility to better serve the public with wireless telecommunications services and to provide co-location opportunities for other carriers. The proposed location is within an R-4 zoning district in a predominantly rural area of the county, although single family residences are in the vicinity.

The applicant has met the applicable requirements of the Comprehensive Plan and the Land Development Code, except for the not meeting the siting placement list and the cell tower being visible from the surrounding area.

The monopole will not be lighted.

The applicant has submitted the required information concerning the reasoning and need for this particular location.

The waiver request is reasonable, due to the location of the tower, the existing trees/vegetation and the proposed plantings.

To lessen the impact of the facility upon the surrounding residences, it is being suggested that the tower be located more to the west and have the access from Lovers Lane.

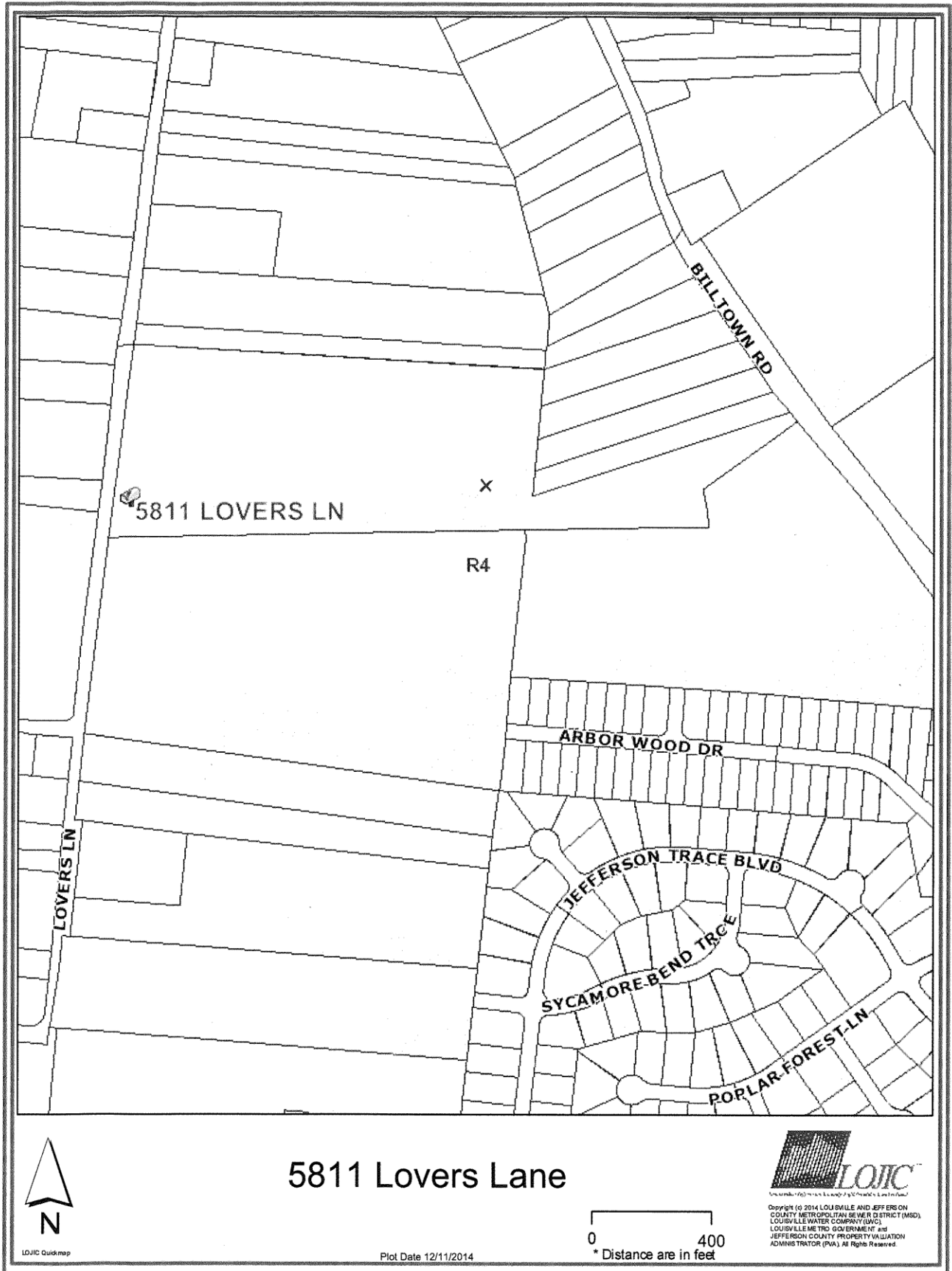
Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the must determine if the proposal meets the standards for granting a cell tower established in the Land Development Code, the Comprehensive Plan and the Uniform Application.

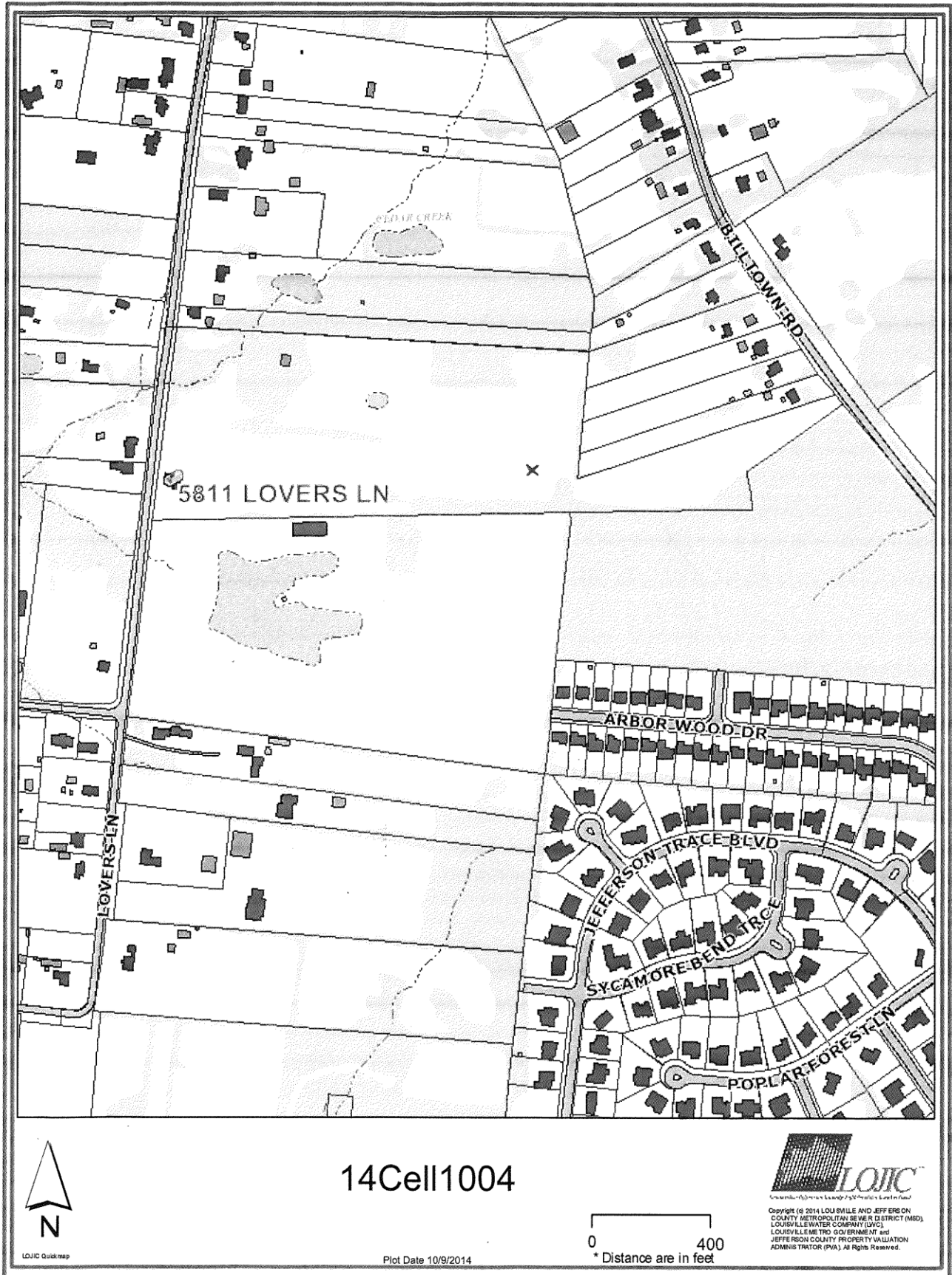
### **Notification**

<b>Date</b>	<b>Description</b>	<b>Recipients</b>
11.25.14	Neighborhood Notification	Registered Parties
11.25.14	APO Notices Ready	Adjacent Property Owners

### **ATTACHMENTS**

1. Location/Zoning Map
2. Location/Structure Map
3. Aerial Maps
4. Applicant's Justification
5. Frequency Engineer's Letter/Coverage Area Maps
6. Facility Maps/Elevations/Information
7. Letters
8. Pictures











LOJIC Quickmap

14Cell1004

Plot Date 12/11/2014

0 200  
\* Distance are in feet

**LOJIC**  
Copyright © 2014 LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

# (McBRAYER)

ATTORNEYS AT LAW

W. BRENT RICE  
BRICE@MMLK.COM

201 EAST MAIN STREET, SUITE 900  
LEXINGTON, KENTUCKY 40507  
(859) 231-8780 EXT. 115  
FAX: (859) 231-6518

September 22, 2014

**VIA HAND DELIVERY**

Mr. Steve Hendrix  
Planning Supervisor  
Louisville-Jefferson County  
Metro Planning Commission  
444 S. 5<sup>th</sup> Street, Suite 300  
Louisville, KY 40202

RECEIVED

SEP 22 2014  
PLANNING &  
DESIGN SERVICES

RE: **Uniform Application of Cellco Partnership d/b/a Verizon Wireless for Review and Approval for Construction of a Wireless Communications Facility at 5811 Lovers Lane, Louisville, Jefferson County, Kentucky ("Application")**  
**Verizon Wireless Site Name: LV Lovers Lane**

Dear Mr. Hendrix:

Please be advised, the undersigned represents Cellco Partnership d/b/a Verizon Wireless in regard to the above-referenced Uniform Application, which I am filing on its behalf today with the Commission.

Enclosed please find one (1) original and seven (7) copies of the Uniform Application; two (2) original sets of project description drawings; and General Waiver Application. Please note the drawings include a Site Development Plan and Survey and each have been signed and sealed by a licensed professional engineer in Kentucky. Also enclosed is our firm's check in the amount of \$2,500.00 payable to Louisville Metro Finance for the Uniform Application filing fee.

The Uniform Application includes all items as required by KRS 278.021 as well as all requirements provided under the local cell tower regulations. Prior to filing this Uniform Application, the Applicant searched diligently for a site within the search area and has determined that the proposed location is the most suitable for the Applicant's purpose as more particularly described in the Uniform Application. Finally, the facility is designed to allow collocation for other wireless providers which will reduce or eliminate the need for more wireless communications towers in this area in the future. Please

LEXINGTON | LOUISVILLE | FRANKFORT | GREENUP | WASHINGTON, D.C.

[www.mmlk.com](http://www.mmlk.com)

14CELL1004

Mr. Steve Hendrix  
September 19, 2014  
Page 2

---

*Responsive 24/7*  
**(MCBRAYER)**  
McBrayer, McGinnis, Leslie & Kirkland, PLLC  
ATTORNEYS AT LAW

contact the undersigned in the event additional information is required for this Uniform Application. Thank you for your attention to this matter.

Sincerely,



W. Brent Rice  
Counsel for Cellco Partnership

WBR/dkw  
Enclosures

RECEIVED

SEP 22 2014  
PLANNING &  
DESIGN SERVICES

14/CELL1004

COMMONWEALTH OF KENTUCKY  
BEFORE THE LOUISVILLE-JEFFERSON COUNTY METRO  
PLANNING COMMISSION

In the Matter of:

UNIFORM APPLICATION OF CELLCO )  
PARTNERSHIP D/B/A VERIZON WIRELESS )  
("APPLICANT") TO CONSTRUCT AN )  
ADDITIONAL WIRELESS COMMUNICATIONS )  
FACILITY AT 5811 LOVERS LANE, )  
LOUISVILLE, JEFFERSON COUNTY, )  
KENTUCKY )  
(THE LV LOVERS LANE II FACILITY) )

DOCKET NO. 14Cell1004

**RECEIVED**

SEP 22 2014

PLANNING &  
DESIGN SERVICES

UNIFORM APPLICATION

Cellco Partnership, Verizon Wireless ("Applicant") hereby applies to construct and operate an additional wireless facility within the jurisdiction of the Louisville-Jefferson County Metro Planning Commission (the "Planning Commission") which has adopted planning and zoning regulations in accordance with KRS 100.987 and pursuant to the Land Development Code of Jefferson County. In support of this Application, Applicant, respectfully states that:

1. Pursuant to KRS 100.987(3), the contents of a Uniform Application are deemed confidential and proprietary. In order to facilitate orderly and open discussion of the proposal by the Planning Commission and to provide for greater latitude in responding to inquiries from the public, Applicant, by counsel, hereby waives confidentiality as to the contents of this Uniform Application, including all submitted materials, and releases the Planning Commission and the Louisville-Jefferson County Metro Department of Planning and Design Services from any and all liability for any breach of such confidentiality.

14CELL1004



2. The Applicant's complete name, address and telephone number are: Cellco Partnership dba Verizon Wireless, with its principal offices located at One Verizon Way, Mailstop 4AW100, Basking Ridge, New Jersey 07920, 866-862-4404, and a local address of 2421 Holloway Road, Louisville, Kentucky 40299, (502) 267-5744.

3. A copy of Applicant's Certificate of Good Standing as a Delaware entity and Certificate of Authority to Transact Business in Kentucky is attached as **Exhibit "A"**.

4. Documentation of the Applicant's Federal Communications Commission ("FCC") license for the Louisville area is attached as **Exhibit "B"**.

5. The Applicant proposes to construct an additional wireless communications facility (the "Facility") at the referenced location which will be comprised of a 190' self-supporting tower and an equipment shelter. The facility will be located within a 100' X 100' square foot (10,000 square foot) lease area in a fenced perimeter area, and other access and easements necessary to serve the facility. The equipment building will contain the transmitters and receivers required to connect the antennas on cell tower with wireless communications users. This, in turn, will link the Facility with Applicant's other wireless transmission facilities. The Facility will be placed within a fenced area with a secured access gate. A detailed description of the manner in which the Facility will be constructed is depicted on the Site Development Plan, prepared by BT Engineering, Inc., 3001 Taylor Springs Drive, Louisville, Kentucky 40220, and signed and sealed by George Brian Wyatt, a professional engineer licensed in Kentucky. It depicts the proposed location of the equipment shelter and all easements and existing structures on the property on which it will be located. One (1)

duplicate original of the Site Development Plan including a landscape plan is attached as **Exhibit "C"**. A vertical tower profile and its foundation each signed and sealed by a professional engineer registered in the Kentucky are attached as **Exhibit "D"**. The tower design plans includes a description of the standard according to which the tower was designed.

6. An original geotechnical investigation report performed by FStan Land Surveyors and Consulting Engineers of Louisville, Kentucky dated April 2, 2014 is attached as **Exhibit "E"**. The geotechnical investigation report is signed and sealed by Elizabeth W. Stuber, P.E., a professional engineer registered in Kentucky. The geotechnical investigation report includes boring logs and foundation design recommendations.

7. Personnel directly responsible for the design and set up of the proposed Facility are qualified and experienced. The Applicant uses qualified crews and site inspectors for placing towers.

8. Clear directions to the proposed site from the county seat, including highway numbers and street names, are as follows:

Starting at the Jefferson County Courthouse proceed west on Jefferson St. to Ninth St. approximately .25 miles and turn right. Follow Ninth St. .20 miles to I-64 East, turn right. Follow I-64 East approximately 14.9 miles to exit 19A. Follow ramp to I-265 South for approximately 6.0 miles to Exit 19. Turn right onto KY 1819 (Billtown Road). Proceed approximately 1.2 miles to site on the left near 5868 Billtown Road.

The person who prepared the directions is George Brian Wyatt, whose telephone number is (502) 459-8402.

11. The coordinates of the site, prepared by George Brian Wyatt, a licensed professional engineer registered in Kentucky, is: Latitude 38' 09' 31.718" N; Longitude 85' 34' 03.834" W.

12. The Site Survey, signed and sealed by George Brian Wyatt, a licensed professional land surveyor registered in Kentucky, and showing the proposed location of the Facility and existing structures within 500 feet of the proposed site and all structures within 200 feet of the access drive, including the intersection with the public street system, is attached as **Exhibit "F"**. The survey also includes a map, drawn to scale of one inch equal to 200 feet, that identifies every structure and owner of real estate within 500 feet of the proposed Facility. The Site Survey further reflects the surveyor has determined that the site is not within any FIA flood hazard area.

13. Simultaneous with the filing of the within Application with the Department of Planning and Design Services, Applicant has notified every person who, according to the records maintained by the Jefferson County Property Valuation Administrator, owns property that is contiguous to the Site upon which the Tower is constructed all within 500' of the proposed facility, by certified mail, return receipt requested, of the proposed installation. Each notified property owner has been provided with a map of the location of the proposed installation, the telephone number and address of the Planning Commission, and has been informed of his or her right to participate in the Planning Commission's proceedings on this Application. Copies of the notice letters that have been mailed by Applicant are attached hereto as **Exhibit "G"**. The notice address list is attached hereto as **Exhibit "H"**.

14. Applicant has notified the Louisville-Jefferson County Metro Government Mayor and the Council members, of the proposed installation pursuant to the conditions of the Ordinance. A copy of the certified letters to each is additionally attached as **Exhibit "I"**.

15. The Applicant has considered the likely effects of the Facility on nearby land uses, and has concluded that there is no more suitable location reasonably available from which adequate service to the area can be provided. There are no other towers or suitable structures within the search ring or other property owners that would enter into lease discussions with Applicant. The Facility's proposed location is part of a 22± acre parcel owned by the Landlord and it was determined it met the coverage objectives of the Applicant and would have minimal impact to adjoining property owners. Many parcels situated within the designated search area were too small to accommodate Applicant's facility due to required zoning setbacks. The tower is designed and will be constructed to accommodate co-location of multiple additional communication providers. This will reduce or eliminate the need for additional towers within the area and will improve service to existing customers.

16. Upon acceptance of the within Application for filing and assignment of a case docket number, two notice signs will be posted by Applicant in a visible location on the proposed Site and on the public road nearest the proposed Site.

17. The location of the proposed facility will be published in the Louisville Courier-Journal, a newspaper of general circulation in Jefferson County, subsequent to acceptance of the Application filing and the assignment of a case docket number.

18. A copy of the fully executed Land Lease Agreement for the proposed site, with financial terms redacted, is attached as **"Exhibit J"**.

19. A map of the area in which the tower is proposed to be located, that is drawn to scale, and that clearly depicts the necessary search area within which the Applicant's tower should, pursuant to radio frequency requirements, be located and a summary prepared by Applicant's RF Engineer describing the need for the Site and supporting coverage maps are attached as **Exhibit "K"**.

20. The Development Code requires submission of a grid map showing the location of all existing cellular antenna towers and the general position of any proposed construction sites for new cellular antenna towers within the Planning Commission's jurisdiction and one-half mile outside the boundary of such jurisdiction, if that area contains either existing or proposed construction sites for cellular antenna towers. In good faith compliance with this requirement, Applicant has submitted a map maintained by the Federal Communications Commission ("FCC") showing the location of its facilities in Jefferson County and surrounding counties, and a list showing the coordinates and addresses for all of Applicant's facilities located in Jefferson County as **Exhibit "L"**.

21. Applicant states the information in support of the within Application is in compliance with the Design Standard Requirements prescribed in the Development Code to the best of its knowledge and belief.

22. Any response to this Application may be directed to W. Brent Rice and/or Christine N. Westover, McBrayer, McGinnis, Leslie & Kirkland, PLLC, 201 East Main Street, Suite 900, Lexington, Kentucky 40507, or by calling (859) 231-8780.

Respectfully submitted,

McBRAYER, McGINNIS, LESLIE  
& KIRKLAND, PLLC  
201 East Main Street, Suite 900  
Lexington, KY 40507  
(859) 231-8780

By:   
W. BRENT RICE  
CHRISTINE N. WESTOVER  
Counsel for Applicant

# CELLCO PARTNERSHIP

D/B/A

## verizon wireless

# LV LOVERS LANE II

5811 LOVERS LANE  
JEFFERSON COUNTY  
LOUISVILLE, KENTUCKY 40299

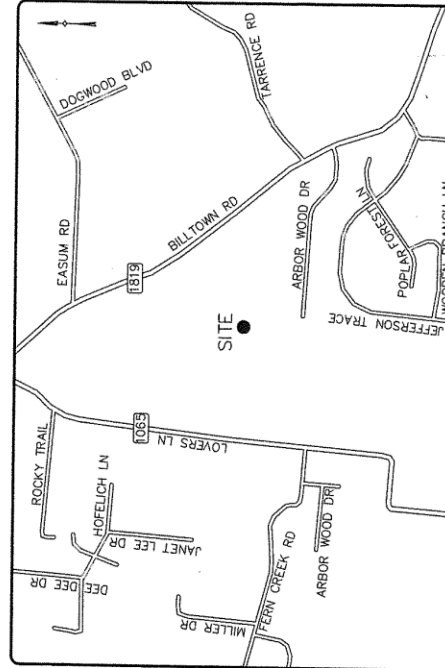
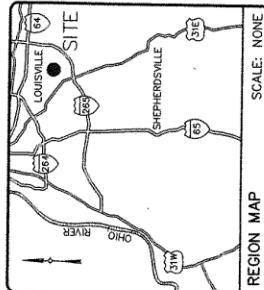
RECEIVED

SEP 22 2014  
PLANNING &  
DESIGN SERVICES

PROPOSED 190' MONOPOLE WITH  
MULTIPLE CARRIERS

### UTILITY PROTECTION NOTE

THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE UTILITY PROTECTION CENTER, WHICH IS LOCATED AT THE INTERSECTION OF LOVERS LANE AND BILLOWAY RD. ANY CONSTRUCTION ON THIS PROJECT, ALL NEW SERVICE AND GROUNDING TRENCHES OF ANY TYPE, SHALL BE MAINTAINED AT LEAST 12 INCHES ABOVE THE UNDERGROUND INSTALLATION (SEE NEC 300.5).



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

DESIGN ENGINEER

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

SURVEYOR

SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
SURVEY	
C-1	COMMUNICATIONS SURVEY
C-1A	COMMUNICATIONS SURVEY
C-2	COMMUNICATIONS SURVEY
C-2A	COMMUNICATIONS SURVEY
ARCHITECTURAL	
Z-3	OVERALL SITE LAYOUT
Z-4	SITE LAYOUT
Z-5	NORTH & SOUTH ELEVATIONS
Z-6	EAST & WEST ELEVATIONS
Z-7-7A	LANDSCAPE PLAN & NOTES

**SITE NAME**  
LV LOVERS LANE

**SITE ADDRESS**  
5811 LOVERS LN  
LOUISVILLE, KY 40299

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

**PROPERTY OWNER**  
VERNON M. BLAND  
(J) MICHAEL BLAND POA  
5811 LOVERS LANE  
LOUISVILLE, KY 40299  
CONTACT: MICHAEL BLAND  
PHONE: (502) 239-5478

**APPLICANT**  
CELLCO PARTNERSHIP D/B/A  
VERIZON WIRELESS  
3001 TAYLOR SPRINGS DRIVE  
LOUISVILLE, KY 40299  
CONTACT: AMY HARPER  
PHONE: (502) 459-8402  
FAX: (502) 268-7526

**TAX BLOCK/MAP NO.**  
N/A

SHEET INDEX
POLICE DEPARTMENT PHONE: (502) 574-2133 METRO PD 7TH DIVISION
FIRE DEPARTMENT PHONE: (502) 238-7075 FERN CREEK FD
ELECTRIC COMPANY LOUISVILLE ELECTRIC CO. PHONE: (502) 364-8378 CONTACT: LOR DENISON (ENGR)
TELEPHONE COMPANY TO BE DETERMINED

**PARCEL NO.**  
0051-0532-0000

**SOURCE OF TITLE**  
DEED BOOK 4302, PG 536

**EASEMENT AREA**  
10,000 SF

**PROJECT INFORMATION**  
WM # 10587

TITLE SHEET

SHEET: T-1

CELLCO  
PARTNERSHIP  
D/B/A  
**verizon wireless**  
3001 TAYLOR SPRINGS DRIVE  
LOUISVILLE, KY 40220  
PHONE: (502) 459-8402  
FAX: (502) 268-7526

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

**STATE OF KENTUCKY**  
PHILIP G. HEID  
29820  
PROFESSIONAL ENGINEER  
PL 616

**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	ISSUE FOR ZONING	08/19/14

TITLE SHEET

SHEET: T-1

CELCO PARTNERSHIP  
db/a  
**verizon wireless**  
14400  
LOUISVILLE, KY 40220  
PHONE (502) 351-3330  
FAX (502) 351-3330

**BT Engineering, Inc.**  
3001 TAYLOR SPRINGS DRIVE  
LOUISVILLE, KENTUCKY 40220  
(502) 439-8402 PHONE  
(502) 439-8427 FAX

STATE OF KENTUCKY  
GEORGE BRIAN WYATT  
2328  
LICENSED PROFESSIONAL LAND SURVEYOR

SITE NAME: LV LOVERS LANE II

SITE ID: .

SITE ADDRESS: 5911 LOVERS LANE, LOUISVILLE, KENTUCKY 40220

EASEMENT AREA: 10,000 SF

PROPERTY OWNER: MICHAEL AND KATHLEEN BLAND POA, 5911 LOVERS LN, LOUISVILLE, KY 40220

TAX PARCEL NUMBER: 0051-0532-0000

SOURCE OF TITLE: DEED BOOK 4302 PAGE 536

LATITUDE: N 38° 09' 31.71" W 85° 24' 03.54"

NO. REVISION/ISSUE

DATE

1 UPDATE ADDENDUM 09/18/14

TITLE: COMMUNICATIONS SITE SURVEY

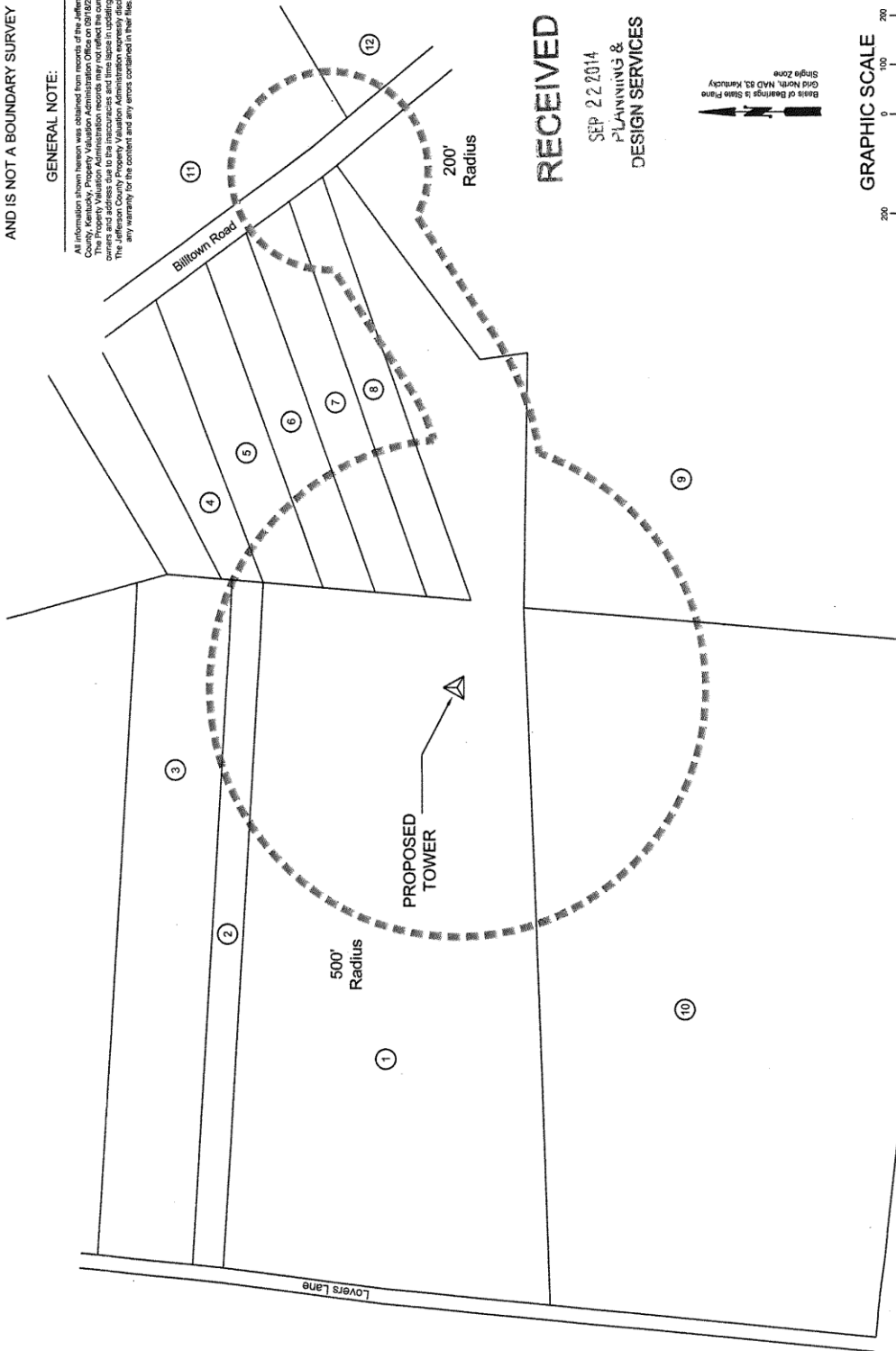
SHEET: C1

14CELL1004

THIS MAP IS FOR GENERAL INFORMATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY

GENERAL NOTE:

All information shown herein was obtained from records of the Jefferson County, Kentucky, Property Valuation Administration Office on 09/18/2014. The Property Valuation Administration records may not reflect the current status of the property and are not intended to be used as a legal description. The user of this map assumes all responsibility for any errors contained in this map.



Basis of Bearings is State Plane  
Old North, M.D. 83, Kentucky  
Single Zone

GRAPHIC SCALE



1 INCH = 200 FT.



THIS MAP IS FOR GENERAL  
INFORMATIONAL PURPOSES ONLY  
AND IS NOT A BOUNDARY SURVEY

GENERAL NOTE:

All information shown hereon was obtained from records of the Jefferson County, Kentucky, Property Valuation Administration Office on 09/16/2014. The Property Valuation Administration records may not reflect the current ownership of the property shown hereon. The Jefferson County Property Valuation Administration expressly disclaims any warranty for the content and any errors contained in these files.

- |   |  |   |   |
|---|--|---|---|
| ① | PARCEL NUMBER: 0051-0532-0000<br>Virginia M. Egan<br>5811 Lovers Lane<br>Louisville, Kentucky 40299          | ⑦ | PARCEL NUMBER: 0051-0247-0000<br>Joseph F. Pottinger<br>5809 Billown Road<br>Louisville, Kentucky 40299   |
| ② | PARCEL NUMBER: 0051-0139-0000<br>Gregory S. & Ben M. Bates<br>5719 Lovers Lane<br>Louisville, Kentucky 40299 | ⑧ | PARCEL NUMBER: 0051-0129-0000<br>Deborah Bauer<br>5808 Billown Road<br>Louisville, Kentucky 40299   |
| ③ | PARCEL NUMBER: 0051-0040-0000<br>Roger Baum<br>5716 Lovers Lane<br>Louisville, Kentucky 40299                | ⑨ | PARCEL NUMBER: 0051-0682-0000<br>Larry David & Mary Ann Tyler<br>Wayne Paul & Imogene W. Tyler<br>5801 Billown Road<br>Louisville, Kentucky 40299 |
| ④ | PARCEL NUMBER: 0051-0182-0000<br>Hayes Properties, LLC<br>9205 Fern Creek Road<br>Louisville, Kentucky 40291 | ⑩ | PARCEL NUMBER: 0051-0533-0000<br>GRH Properties, LLC<br>10638 Watterson Trail<br>Louisville, Kentucky 40299                                       |
| ⑤ | PARCEL NUMBER: 0051-0230-0000<br>Austin T. Brooks<br>5802 Billown Road<br>Louisville, Kentucky 40299         | ⑪ | PARCEL NUMBER: 0051-0110-0000<br>Larry David & Mary Ann Tyler<br>5801 Billown Road<br>Louisville, Kentucky 40299                                  |
| ⑥ | PARCEL NUMBER: 0051-0236-0000<br>Timothy & Rita Schnell<br>5404 Pavilion Way<br>Louisville, Kentucky 40291   | ⑫ | PARCEL NUMBER: 0051-0689-0000<br>Larry David & Mary Ann Tyler<br>Wayne Paul & Imogene W. Tyler<br>5801 Billown Road<br>Louisville, Kentucky 40299 |

RECEIVED

SEP 22 2014  
PLANNING &  
DESIGN SERVICES

CELCO PARTNERSHIP  
dba



**BTM Engineering, Inc.**  
3001 TAYLOR SPRINGS DRIVE  
LOUISVILLE, KENTUCKY 40220  
(502) 439-8402 PHONE  
(502) 439-8427 FAX

STATE OF KENTUCKY  
GEORGE BRIAN  
WYATT  
2328  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

SITE NAME: LV LOVERS LANE II

SITE I.D.:

SITE ADDRESS:  
5811 LOVERS LANE LOUISVILLE  
JEFFERSON COUNTY KY 40299

EASEMENT AREA: 10,000 SF

PROPERTY OWNER:  
WAYNE PAUL & IMOGENE W. TYLER  
5811 LOVERS LANE LOUISVILLE KY 40299

TAX PARCEL NUMBER:  
0051-0532-0000

SOURCE OF TITLE:  
DEED BOOK 4302 PAGE 536

LATITUDE: N 30° 09' 31" 710°

LONGITUDE: W 89° 34' 03.850°

NO.	REVISION/ISSUE	DATE
1	UPDATE ADJOINERS	09/16/14

TITLE:  
COMMUNICATIONS  
SITE SURVEY

SHEET:  
C1A

14CELL1004



SITE NAME: LV LOWERS LANE II

SITE ID:

SITE ADDRESS: 5811 LOWERS LANE, LOUISVILLE, KY 40299

EASEMENT AREA: 10,000 SF

PROPERTY OWNER: VIRGINIA M. BLIND DB 4302 PG 536

TAX PARCEL NUMBER: 0091-0332-0000

SOURCE OF TITLE: DEED BOOK 4302 PAGE 536

LATITUDE: N 30° 05' 31.716"

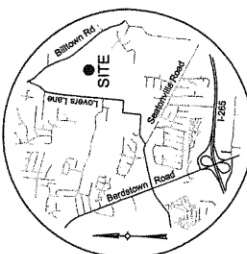
LONGITUDE: W 85° 34' 03.834"

NO. REVISION/ISSUE

DATE

TITLE: COMMUNICATIONS SITE SURVEY

SHEET: C2



30' ACCESS & UTILITY EASEMENT CENTERLINE TABLE

E1	S 57° 30' 16" W	459.61'	R = 500.00'
E2	S 74° 18' 48" W	289.18'	R = 500.00'
E3	N 88° 52' 40" W	151.81'	R = 100.00'
E4	N 62° 15' 33" W	89.61'	R = 100.00'
E5	N 63° 51' 53" W	70.94'	R = 75.00'

COORDINATE POINT LOCATION

EXISTING TOWER CENTERLINE	NAD 83	N 30° 05' 31.716"	W 85° 34' 03.834"	ELEVATION: 774.5 (NAVD 88)
	STATE PLANE COORDINATE	3,945,974.59	1,433,043.27	
	BENCHMARK	3,945,935.96	1,433,043.27	
	NORTH	735.88 (NAVD 88)		
	IRON PIN w/CAP			

LEGEND

EASEMENT AREA LINE	—
ACCESS EASEMENT LINE	—
PROPERTY LINE	—
OVERHEAD UTILITIES	—
FENCE LINE	—
UTILITY POLE	—
GUY	—
SET 66 REBAR OR M40 NAIL W/ CAP STAMPED "WYATT2228"	—
UNLESS OTHERWISE NOTED	—
REFERENCE POINT	—
POINT OF BEGINNING	—

**NOTE**  
This communications site survey is subject to all existing easements, restrictions, covenants, and other recorded interests. The surveyor has not been shown or not a site report may have been made or other records may have been made or not.

**FLOOD PLAIN CERTIFICATION**  
According to 2006, the National Flood Insurance Program (NFIP) Map No. 21111000000, dated 10/1/2006, the area shown on this map is not in a flood hazard area.

**LAND SURVEYORS CERTIFICATE**  
I hereby certify that this Communications Site Survey was made under my supervision, and that the angular and linear measurements are warranted by me to be correct. This plat does not represent a boundary survey and is not intended for land transfer.

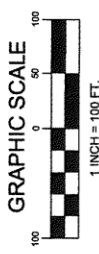
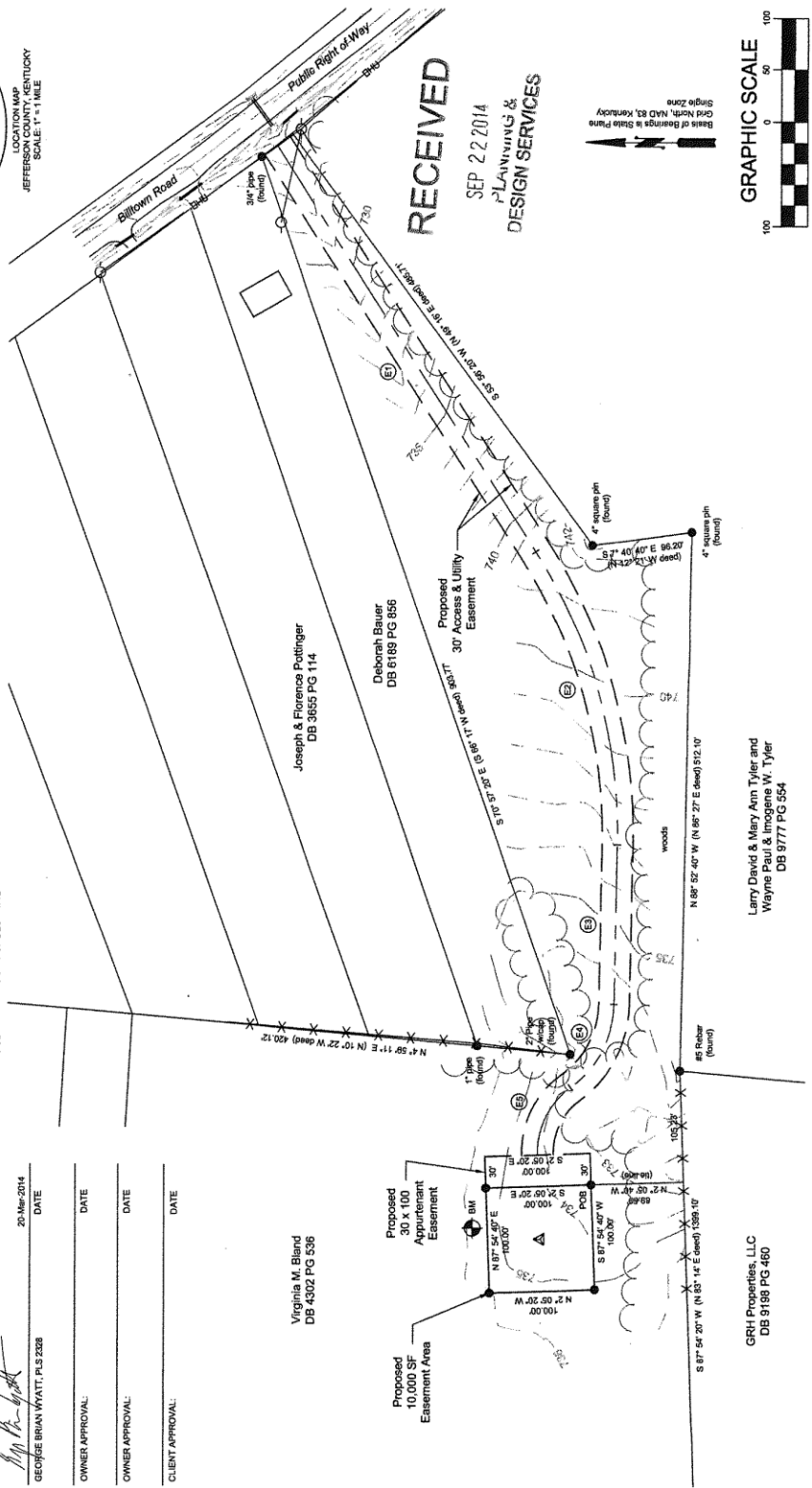
20-Mar-2014  
DATE

GEORGE BRIAN WYATT, PLS 2288

OWNER APPROVAL: DATE

OWNER APPROVAL: DATE

CLIENT APPROVAL: DATE



These are the descriptions of:

An Easement Area situated entirely within the Bland tract; an easement abutting and appurtenant to the Lease Area, and an Easement for Access & Utilities on, over, and across the Bland tract.

Beginning at a pipe in the East line of Lowens Lane at the Southwest corner of the Oscar B. Silvers Tract described in deed recorded in said Book 1133 page 932 in the office of the County Clerk of Jefferson County, Kentucky, running thence with the East line of said Lowers Lane South 2 degrees 30 minutes West 328 feet to a pipe and South 40 degrees 40 minutes West 334.22 feet to a stake, thence North 13 degrees 10 minutes East 1,389.10 feet to a stake, thence North 80 degrees 27 minutes East 277.15 feet to a stake, thence North 12 degrees 12 minutes East 122.12 feet to a stake, thence North 43 degrees 43 minutes East 985.71 feet to a pipe in the Southeast line of the Ballantyne Tract described in deed recorded in said Book 1133 page 932, thence North 49 degrees 16 minutes East 37 feet to a pipe, thence with the Sanders Line South 68 degrees 17 minutes East 93.07 feet to a pipe, thence North 10 degrees 22 minutes East 420.12 feet to a stake, thence with the line of Oscar B. Silvers Shown South 88 degrees 45 minutes West 1,380.15 feet to the beginning, containing 22.127 acres per survey of Stonestreet & Sons of March 27, 1869.

NOTE: All bearings and distances are based on Grid North, Kentucky State Plane Coordinate System, Single Zone, NAD 1983.

**DESCRIPTION OF PROPOSED APPURTENANT EASEMENT FOR ACCESS & UTILITY**

DESCRIPTION OF PROPOSED 30-FOOT WIDE EASEMENT FOR ACCESS

Beginning at a point in the westerly right-of-way line of Billtown Road, a public roadway, said point being North 37 degrees 23 minutes 40 seconds West, a distance of 15.50 feet to the southeasterly corner of a tract of land conveyed to Joseph H. Bland and Virginia M. Bland, husband and wife, in Deed Book 4302 at Page 536, in the Office of the Clerk of Jefferson County, Kentucky; thence running on, over and across the Bland tract for the following five calls: (1) South 57 degrees 30 minutes 18 seconds West, a distance of 459.61 feet; (2) with a curve to the right, of radius 500.00 feet, the chord of which bears South 74 degrees 18 minutes 48 seconds West, a distance of 289.18 feet to a point; (3) North 88 degrees 52 minutes 40 seconds West, 74 degrees 18 minutes 48 seconds West, a distance of 289.18 feet to a point; (4) with a curve to the right, of radius 100.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (5) with a curve to the right, of radius 100.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (6) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (7) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (8) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (9) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (10) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (11) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (12) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (13) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (14) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (15) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (16) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (17) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (18) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (19) with a curve to the left, of radius 75.00 feet, the chord of which bears North 62 degrees 15 minutes 11 seconds West, a distance of 151.81 feet to a point; (20) seconds West, a distance of 50.00 feet from the southeasterly corner of the Appurtenant Easement, said point being North 02 degrees 05 minutes 20 seconds West, a distance of 50.00 feet from the southeasterly corner of the Appurtenant Easement.

**Schedule B - Section 2**

Item 7: That certain Right of Way Agreement in favor of Louisville Gas and Electric Company, a Kentucky corporation, dated September 23, 1971, of record in Deed Book 4474, Page 422, in the Jefferson County Clerk's Office. *The location of this right of way cannot be determined from the deed, and BTM cannot therefore determine whether it does or does not affect the subject Lease Area, Appurtenant Easement, or Easement for Access and Utilities.*

PLANNING &  
DESIGN SERVICES

CELLCO PARTNERSHIP d/b/a  7441 HOLMES RD LOUISVILLE, KY 40228 PHONE (502) 562-0330 FAX (502) 266-7548	 3001 TAYLOR SPRINGS DRIVE LOUISVILLE, KENTUCKY 40220 (502) 459-8402 PHONE (502) 459-8427 FAX	STATE OF KENTUCKY GEORGE BRIAN WYATT 2328 LICENSED PROFESSIONAL LAND SURVEYOR	SITE NAME: LV LOVERS LANE II SITE ID.: SITE ADDRESS: 5811 LOVERS LANE, LOUISVILLE JEFFERSON COUNTY, KY 40509 EASEMENT AREA: 10.000 SQ. PROPERTY OWNER: VIRGINIA BLAND (MICHAEL BLAND POA) 5811 LOVERS LANE, LOUISVILLE, KY 40509 TAX PARCEL NUMBER: 0051-0032-0000 SOURCE OF TITLE: DEED BOOK 4302 PAGE 530 LATITUDE: N 38° 09' 31.718" LONGITUDE: W 85° 34' 03.854"	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION/ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISION/ISSUE	DATE																														
NO.	REVISION/ISSUE	DATE																																			
TITLE: COMMUNICATIONS SITE SURVEY				SHEET: C2A 44-55-44-004																																	

41 FEB 1964  
Z-3

# **SITE PLAN NOTES**

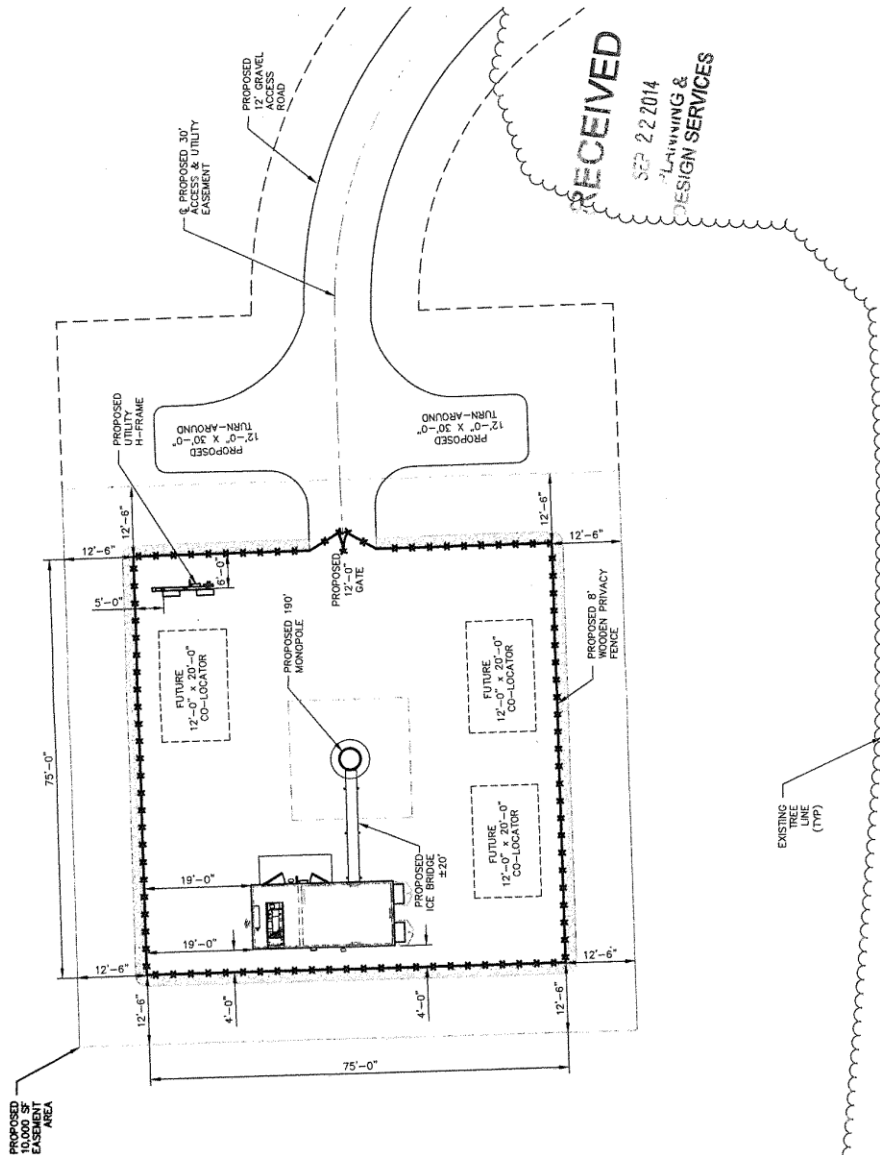
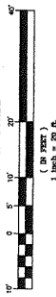
1. THE PROPOSED DEVELOPMENT IS FOR A 190 FOOT MONOPOLE TOWER. THE PROPOSED TOWER LOCATION IS 5811 LOVERS LANE, LOUISVILLE, KY 40299.
2. THE TOWER WILL BE ACCESSED BY A PROPOSED STABILIZED DRIVE FROM AN EXISTING ASPHALT ROADWAY (LOVERS LN) WHICH IS A PUBLIC RIGHT OF WAY. THE DRIVE SHALL BE 12'-0" WIDE AND CONSTRUCTED IN ACCORDANCE WITH THE LOCAL HIGHWAY DEPARTMENT OF TRANSPORTATION STANDARDS.
3. CENTERLINE OF PROPOSED TOWER GEOGRAPHIC LOCATIONS:  
LATITUDE: 38° 09' 31.718" N  
LONGITUDE: 85° 34' 03.834" W
4. REMOVE ALL VEGETATION, CLEAN AND GRUB EASEMENT AREA (WHERE REQUIRED).
5. FINISH GRADING TO PROVIDE EFFECTIVE DRAINAGE WITH A SLOPE OF NO LESS THAN ONE EIGHTH INCH (1/8") PER FOOT FLOWING AWAY FROM EQUIPMENT COILS. MAINTAIN A MINIMUM DISTANCE OF 36 FEET (6') IN ALL DIRECTIONS.
6. LOCATE ALL U.G. UTILITIES PRIOR TO ANY CONSTRUCTION.
7. COMPOUND FINISHED SURFACE TO BE FENCED.
8. CONSTRUCTION STAKING: THE GENERAL CONTRACTOR SHALL CONTACT THE A/E/SURVEYING FIRM TO STAKE THE LEASE AREA CORNERS. THE THREE LEGS OF THE TOWER ON NEW SELF-SUPPORT NEW MONOPOLE TOWERS. FIVE FOOT INTERVALS ON THE ACCESS EASEMENT AT 50 FOOT INTERVALS (ON CURVED ACCESS EASEMENTS, STAKE THE POINT OF BEGINNING OF THE CURVE AND THE END POINT OF THE CURVE). PROVIDE A BENCHMARK NEAR THE COMPOUND. IF THERE IS A SEPARATE UTILITY EASEMENT, THE SURVEYOR SHALL STAKE THE CENTERLINE OF THE UTILITY EASEMENT.

**UNDERGROUND UTILITIES**  
CALL 2 WORKING DAYS  
**BEFORE YOU DIG**  
1-800-752-6007  
OR DIAL 811  
UTILITIES PROTECTION SERVICE  
NON-MEMBERS MUST CALL DIRECTLY

## **LEGEND**

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND TELEPHONE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVES
- FIRE HYDRANTS
- BOLLARDS

GRAPHIC SCALE



**RECEIVED**  
SEP 22 2014  
PLANNING &  
DESIGN SERVICES

CELLCO  
PARTNERSHIP  
D/B/A  
**verizon wireless**  
14000 WILSON BLVD  
LOUISVILLE, KY 40299  
PHONE (502) 552-0030  
FAX (502) 580-7546

**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  
PROFESSIONAL ENGINEER  
EXPIRATION DATE 08/19/14

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	03/10/14
3	ISSUE FOR ZONING	03/19/14
4	REISSUE FOR ZONING	08/19/14

TITLE: **SITE LAYOUT**

SHEET: **Z-4**  
14CELL1004

SHEET: Z-5 14CECDD4

CELLCO  
PARTNERSHIP  
D/B/A  
**verizon wireless**

1401 BELLEVUE AVE  
LOUISVILLE, KY 40202  
PHONE (502) 592-0330  
FAX (502) 267-7348

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

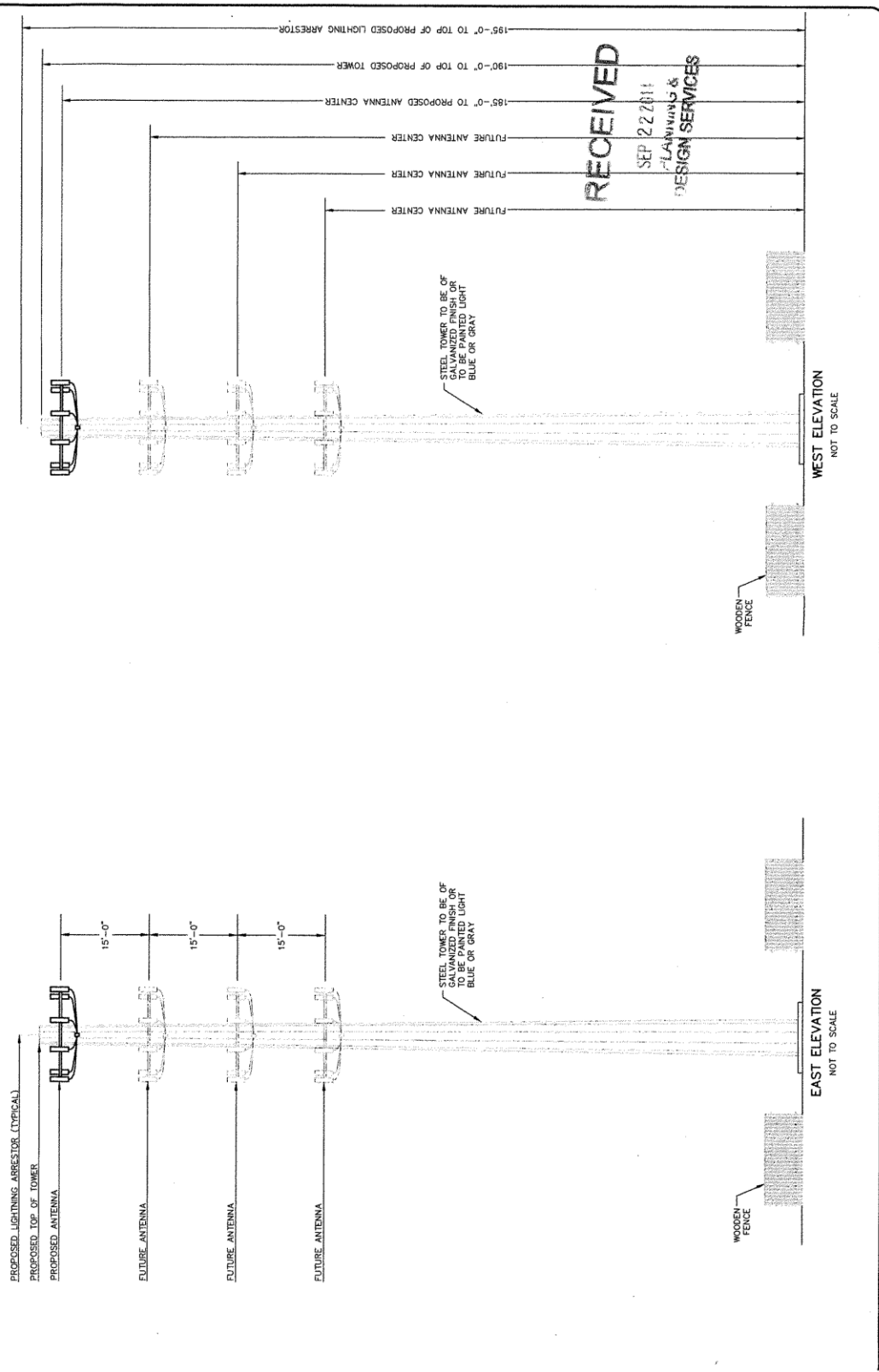
STATE OF KENTUCKY  
PHILIP G. HEID  
29820  
LICENSED PROFESSIONAL ENGINEER

SITE NAME: LV LOVERS LANE II  
SITE ADDRESS: 481 LOVERS LANE  
LOUISVILLE, KY 40209  
LATITUDE: 38° 03' 37.18" N  
LONGITUDE: 85° 34' 03.04" 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	ISSUE FOR ZONING	09/19/14

TITLE:  
EAST & WEST  
ELEVATIONS

SHEET:  
Z-6  
14CE1004

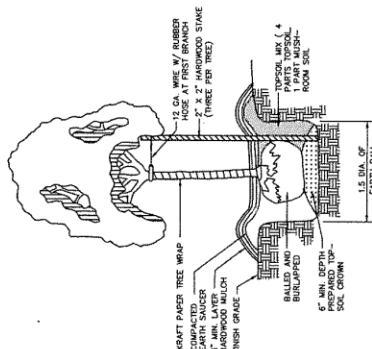




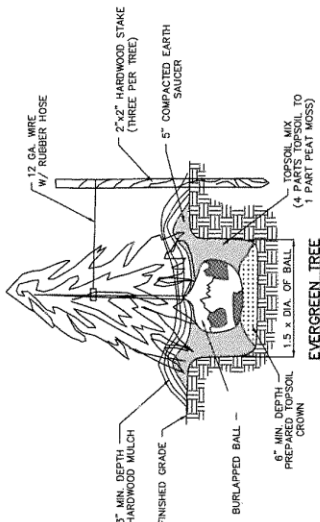


# GENERAL LANDSCAPE NOTES:

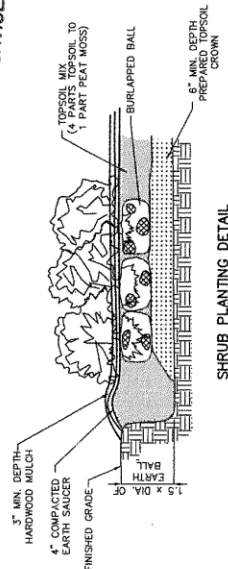
1. GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTIONS OF THE LANDSCAPE BUFFER AREA NOT OCCUPIED BY OTHER LANDSCAPE MATERIAL.
2. ALL PLANT MATERIAL LOCATED WITHIN A UTILITY EASEMENT THAT IS DAMAGED OR REMOVED DUE TO WORK BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH CHAPTER 10 REQUIREMENTS.
3. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: PROPAANE TANKS, DUMPSTERS, HVAC UNITS, ELECTRIC TRANSFORMERS, AND TELECOM BOXES.
4. EXISTING TREES AND PLANTS ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR PLANTS ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS.
5. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERPETUALLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE VERGE AND ASSOCIATED TREES WITHIN THE VERGE UNLESS THE AGENCY HAVING JURISDICTION OVER THAT VERGE ASSUMES THAT RESPONSIBILITY.
6. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DEFUNCTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.
7. LIGHT POLES, SIDEWALKS, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN 25% OF ANY INTERIOR LANDSCAPE AREA (ILA) OR REDUCE THE WIDTH OF ANY PLANTED AREA TO LESS THAN 4 FEET. CONTRACTOR TO COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN. LIGHT POLES SHALL NOT BE IN CONFLICT WITH PROPOSED PLANTINGS.



DECIDUOUS TREE



EVERGREEN TREE



SHRUB PLANTING DETAIL

RECEIVED

SFP 227111

LANDSCAPING & DESIGN SERVICES

CELLCO  
PARTNERSHIP  
D/B/A  
**verizon wireless**  
2425 HOLLOWAY RD  
LOUISVILLE, KY 40220  
PHONE (502) 352-4330  
FAX (502) 286-7548

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



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 03/07/14  
3. ISSUE FOR ZONING 03/20/14  
4. REISSUE FOR ZONING 06/19/14

TITLE: LANDSCAPE PLAN & NOTES

SHEET: Z-7A  
14CELL1004



August 5, 2014

RE: Proposed Verizon Wireless Communications Facility  
Site Name: LV Lovers Lane

To Whom It May Concern:

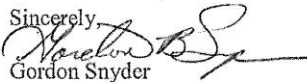
As a radio frequency engineer for Verizon Wireless, I am providing this letter to state the need for the Verizon Wireless site called Lovers Lane and its compliance to RF emission standards as set by FCC. The Lovers Lane cell site is necessary to achieve capacity needs in the Fern Creek, in the area of Lovers Lane, Seatonville Rd and Billtown Rd. This site is necessary to provide this capacity that cannot be established in any other manner. Lovers Lane will provide new capacity to offload the S Hurstbourne and Billtown Rd sites. Both sites are current operating at or near maximum capacity in this area of the Verizon Wireless Network, limiting the ability of customer access to the network. This new tower is required as there is no other means of providing this service in this area.

The site will provide the quality coverage our customers expect and rely on; Customers will experience access to mobile voice and wireless data services previously unavailable, and support Homeland Security through enhanced 911 services.

This cell site has been designed, and will be constructed and operated in a manner that satisfies regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC.

RF emission readings at this site in the accessible areas would be well below the applicable limits for FCC Uncontrolled/General Population and FCC Controlled/Occupational environments as outlined in 47 CFR 1.1301 through 1.1319. The site would carry appropriate RF emission signage to the public entering the site area.

This site would transit frequencies within the licensed frequency bands and the power limitations set by FCC regulatory authority. The site would go through the complete rigorous regulatory process before it comes on-air to provide service to our customers.

Sincerely,  
  
Gordon Snyder  
RF Engineer, Verizon Wireless





**Hendrix, Steve**

---

**From:** Mike Bland <mihchael@gmail.com>  
**Sent:** Friday, December 05, 2014 1:46 PM  
**To:** Hendrix, Steve  
**Subject:** Case #14Cell1004

Steve,

It was good seeing you yesterday. Thanks for coming out. I tried to access the Planning and Zoning site for more information on our project. There was nothing there that I could see. I would like copies of any public comments if they are available. As we discussed, we feel the site and Billtown Road entrance to be the best possible, non-invasive location in the area for the cell tower. Mom, Virginia Bland, asked me to convey the significance of this project as it relates to her. She's 95 now, under our care here at home. She has no long term care insurance and would like to spend the rest of her days here on the farm. The additional income from the cell tower will allow her to do just that. You guys were good enough to approve the St. Gabriel park and ball fields in 2012, which we greatly appreciated. The cell tower will have a much lower impact on the surrounding residents and ecosystem. Thank you for your consideration. We'll see you at the hearing on the 18th.

Respectfully,

Mike Bland  
502.939.7947

Deborah Bauer  
5808 Billtown Road  
Louisville, KY 40299

RECEIVED  
SEP 29 2014  
PLANNING &  
DESIGN SERVICES

Steve Hendrix

Louisville-Jefferson County Metro Planning Commission

444 S. 5<sup>th</sup> Street, Suite 300

Louisville, KY 40202

Re: Cellco Partnership /Verizon 5811 Lovers Lane Cell Phone Facility Application

Mr. Hendrix,

I am writing to you, as a matter of record, as an adjacent property owner regarding the application and proposal by Cellco Partnership d/b/a Verizon Wireless to construct an additional Cell Facility at 5811 Lovers Lane, Louisville, Jefferson County, Kentucky (LV Lovers Lane II Site). It is pertinent to note that the proposed entrance and access road for this facility would be on Billtown Road immediately adjacent and less than 30 feet to my residence and property, not at the 5811 Lovers Lane address.

The proposed plan indicates that the development's access road (which the LDC defines as a structure) would be directly adjacent to the entire length of my property, that it would be less than 30 feet to the front and rear corners of my property, and that it would create an entrance and intersection with Billtown Road within 30 feet of my residence and property.

The site plan submitted to your office further indicates that approximately 1/3 of the rear of my property would be within the 500' radius of this development and that approximately 1/3 of the front of my property would be within the 200' radius of this development.

I am strongly opposed to this proposed development due to its direct adverse impact to my property and home, my quality of life, my safety and well-being and the safety and well-being of my family. I object especially to the following:

1. The proposed entrance and access road for this development should not be at Billtown Road; it should be at 5811 Lovers Lane. Creating the entrance, the access road and an intersection at Billtown Road adversely impacts my property and my well-

being, exacerbates current traffic problems on Billtown Road, and creates an intersection at an inappropriate location resulting in dangers to public safety, and is not in compliance with the Land Development Code for commercial cell tower facilities adjacent to existing residences.

2. The proposed cell tower facility is not an adequate distance from my property, and the cell tower and parking area should be oriented toward 5811 Lovers Lane, not toward my property and Billtown Road.
3. The proposed maintenance of landscaping by the property owner is not enforceable and cannot be assured since there are not provisions for monitoring or penalties for non-compliance. The lessee, Cellco Partnership should be required to maintain landscaping and the entire cell tower facility.
4. The proposed site plan does not adequately depict distance in feet, specific landscaping, specific entrance design, specific access road construction surface, and a traffic study specific to the intersection that would be created at Billtown Road and the access road.

I am therefore requesting that you deny this application for development of a cell tower facility with access road as it is currently proposed since it has an adverse impact and infringement on my property and since it creates traffic conditions that are dangerous to public safety.

Deborah Bauer

5808 Billtown Road

Louisville, KY 40299

**Hendrix, Steve**

---

**From:** Engel, Robin  
**Sent:** Friday, October 17, 2014 9:42 AM  
**To:** Debbie Bauer  
**Cc:** Hendrix, Steve  
**Subject:** RE: Please stop cell towers in residential areas

Hello Ms. Bauer,

Thanks for your message. I appreciate you writing me with your concerns and comments about the newly proposed construction of the Verizon Wireless Cell Tower at 5811 Lovers Lane near Billtown Road. This matter will be reviewed by the Louisville Metro Planning Commission. They have the final authority to either oppose or approve this project. It will not come before the Louisville Metro Council for a vote. I have copied Mr. Steve Hendrix, Planner II on this message. Mr. Hendrix is the Case Manager for this proposed development and is with the Louisville Metro Planning and Design Service Dept. He will be the contact point for constituents who either support or oppose this project. Mr. Hendrix will make your comments part of the official records for the Planning Commission's review. Mr. Hendrix's contact information is:

Steve Hendrix  
Planning Supervisor  
Develop Louisville  
Division of Planning & Design Services  
[steve.hendrix@louisvilleky.gov](mailto:steve.hendrix@louisvilleky.gov)  
(502) 574-6818  
<http://www.louisvilleky.gov/PlanningDesign/>

Regards,  
District 22 Councilman Robin Engel

---

**From:** Debbie Bauer [badcard86@gmail.com]  
**Sent:** Wednesday, October 15, 2014 10:58 PM  
**To:** Engel, Robin  
**Subject:** Please stop cell towers in residential areas

I wrote to you several weeks ago regarding the Cell Tower being considered in a residential area at 5811 Lovers Lane Louisville Ky 40299 and 5808 Billtown Road Louisville KY 40299. The road will be adjacent to our property at 5808 Billtown Road with a 190' tower in vision behind our property. There are many commercial areas this could be placed or added to one of the other 43 towers close to this area. This is a big concern for our community and no one in this area wants it to be placed in this at this location. Is there anything you can do to help? THANK YOU SO MUCH!!!!

Debbie Bauer



**Hendrix, Steve**

---

**From:** Debbie Bauer <badcard86@gmail.com>  
**Sent:** Tuesday, December 09, 2014 3:56 PM  
**To:** Hendrix, Steve  
**Subject:** Re: 14Cell1004

Steve-

Thank you so much for keeping me updated and addressing my concerns on the cell tower project.

I would like to comment that Mr Bland is incorrect in his assertion that the cell tower and service road will have minimal impact on neighbors and the surrounding area. The cell tower will directly and adversely impact all nearby residents, including me, and the service road will have a significant adverse impact on public safety on Billtown Road, on our quality of life, on the security and value of our property. Mr Bland should change his proposal to move the service road to his Lovers Lane address in order to minimize adverse impact to the public, to nearby residents and especially us.

Thank you again for addressing my concerns!!!

Debbie Bauer

On Wed, Dec 3, 2014 at 5:24 PM, Debbie Bauer <[badcard86@gmail.com](mailto:badcard86@gmail.com)> wrote:  
THANK YOU SO MUCH!!!! I am sure you see the concern here!! THANK YOU!!!! THANK YOU!!!

On Wed, Dec 3, 2014 at 8:12 AM, Hendrix, Steve <[Steve.Hendrix@louisvilleky.gov](mailto:Steve.Hendrix@louisvilleky.gov)> wrote:

Just wanted to let you know that I will be at the site to take pictures today.

We will be in a Metro vehicle.

I am not sure of the time, since we have other sites.

My Name is Robin Heuke and I appreciate the opportunity to address the council tonight. I live in district 19, own a business in District 11, and investment properties in Districts 2, 8, 20, and 22. I am here to express my opposition to a proposed 190' Monopole Cell Tower next door to my 25 acre property on Lovers Lane at Billtown Road. This COMMERCIAL TOWER is being proposed in a RESIDENTIAL AREA. Our Comprehensive Development Plan, CORNERSTONE 2020, states that Cell Towers should be designed to MINIMIZE IMPACT on the GENERAL AREA and be sited near HIGHWAYS, UTILITY TOWERS, COMMERCIAL CENTERS OR GOVERNMENT BUILDINGS. NOWHERE DOES IT SAY RESIDENTIAL NEIGHBORHOODS.

It is interesting to note that I-265 (Gene Snyder Freeway) is just over a mile away. There is a WATER TOWER ½ mile away in one direction from the proposed site and a TIME WARNER CABLE TOWER ½ mile in the other direction. Both of these utilities have adjacent COMMERCIAL LOTS FOR SALE.

I KNOW THAT THE COUNCIL IS NOT CHARGED WITH DECIDING THIS MATTER, BUT AS REPRESENTATIVES YOU HAVE EVERYTHING TO DO WITH PROTECTING AND ADVOCATING FOR THE RIGHTS OF OUR COMMUNITY.

IT IS TROUBLING TO NOTE THAT SINCE 2008, of the 19 Cell Tower APPLICATIONS APPROVED BY THE PLANNING COMMISSION.....12 WERE PROPOSED IN RESIDENTIAL AREAS AND ALL WERE APPROVED. AND NOW THIS CASE IS PENDING.... .65% of all Cell Towers APPROVED IN RESIDENTIAL AREAS..... WHEN OUR LAND DEVELOPMENT CODE SAYS CELL TOWERS should MINIMIZE THE IMPACT ON THE GENERAL AREA. Obviously land is cheaper in residential areas and we are allowing these companies this opportunity. CELL TOWERS are Commercial Businesses and they don't belong in our Residential areas. They are intrusive and hurt property values and cause future development to be less desirable. NO ONE CHOOSES TO LIVE OR BUILD NEXT TO A CELL TOWER.

I don't have any plans to develop my property, but prior to my purchase it was approved for a 65 lot subdivision subject to sewer availability. 65 property owners translate to about a quarter million dollars a year in property tax revenue.... money that could fund schools and other services.

If we are truly concerned about being a first class city and preserving our wonderful neighborhoods and communities for our residents ...we need to keep these CELL TOWERS out of our NEIGHBORHOODS and in COMMERCIAL and INDUSTRIAL AREAS where they belong.

LETS BECOME PART OF THE SOLUTION.....NOT CONTINUE TO BE PART OF THE PROBLEM.....

Thanks for your time and service to our community.

ADDRESSED TO METRO  
COUNCIL ON 10-9-14

# Proposed Cellular Tower Location

5811 Lovers Lane , District 22 Metro Planning & Design Case #14CELL1004

## Cornerstone 2020 Comprehensive Plan

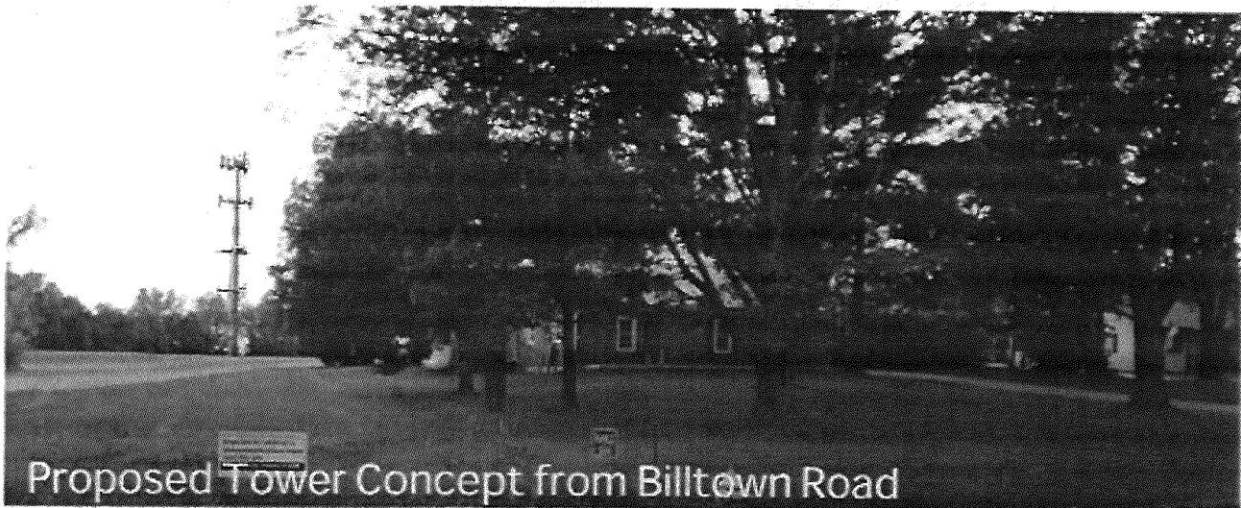
### Guideline 15. Community Facilities

#### A. Policies

#### 21. Antenna Towers for Cellular Telecommunications Services or Personal Communications Services

Cellular towers should:

- be designed to minimize impact on the character of the general area concerned;
- be sited (in order from most preferred to least preferred)
  1. highway rights-of-way except designated parkways;
  2. existing utility towers;
  3. commercial centers;
  4. government buildings;



Residential Use?



### Better Locations within 1 Mile

Meets # 3

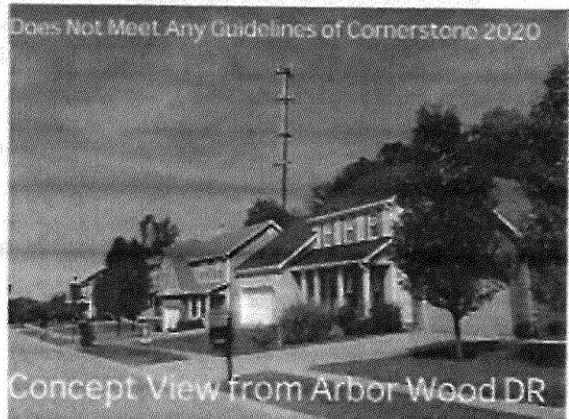
Meets # 1 & 2

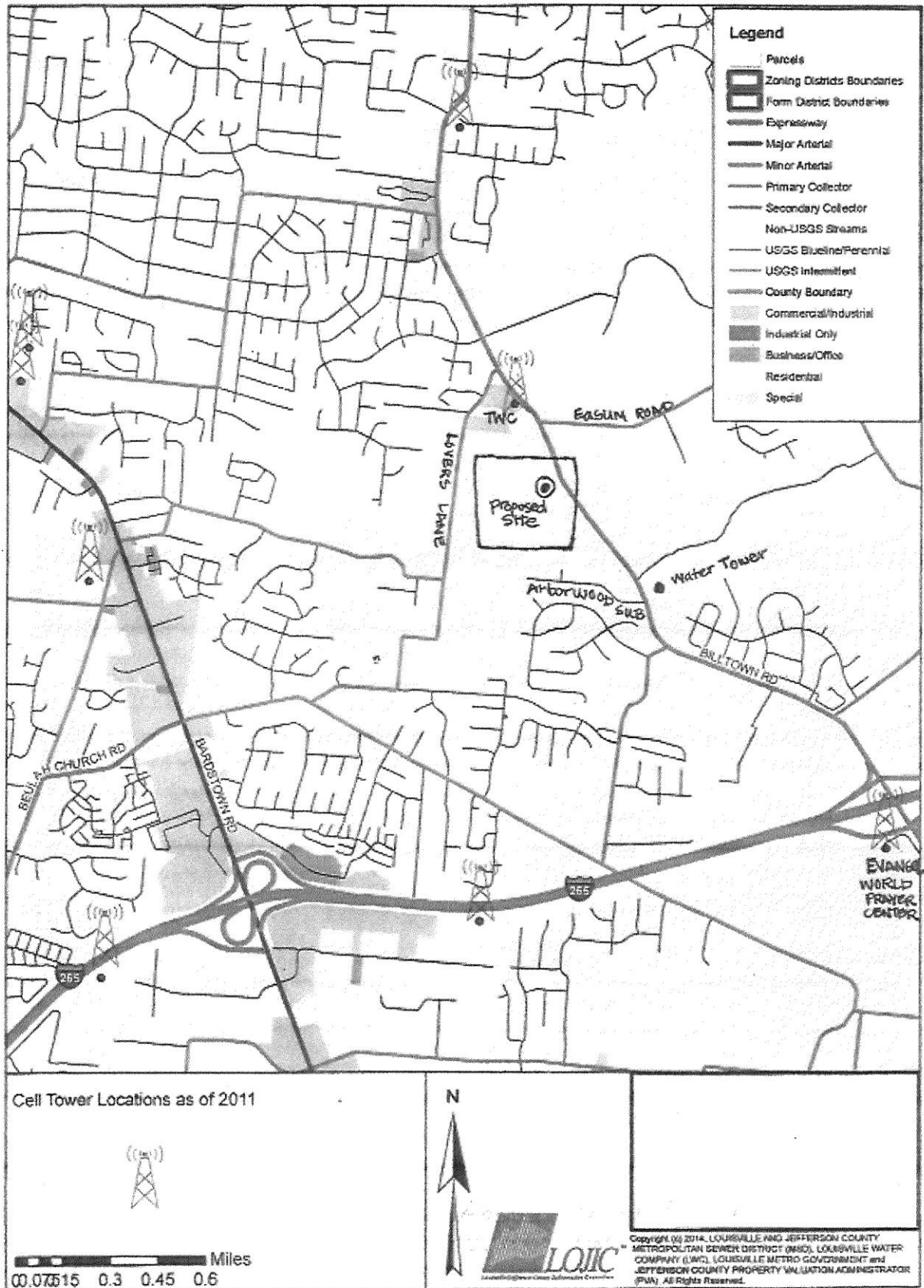
Meets # 2 & 4



### Cellular Tower Applications 2008-Present

14CELL1004	5811 Lovers LN	2014	195'	PENDING	R-4
14CELL1003	7200 Woodhaven RD	2014	199'	Approved	R-4
14CELL1002	511 Dresden AVE	2014	125'	Approved	R-5
14CELL1001	12608 Saw Mill RD	2014	200'	Approved	R-4
14CELL1000	258 Eller AVE	2014	115'	Approved	EZ-1
17818	2017 S 39th ST	2012		Approved	M-2
17532	4400 Brownsboro RD	2012	Base Expansion	Approved	R-4
15607	7321 New La Grange RD	2011	Modify +30'	Approved	OR-3
14699	105 Fenly AVE	2010	152' H.T.	Approved	R-7
14643	1903 Northwestern PKWY	2010	139' H.T.	Approved	EZ-1
14059	7111 Lower Hunters TRCE	2010	Modify + 25'	Approved	R-4
14057	11302 Preston HWY	2010	Modify + 25'	Approved	OR-3
12191	6714 Glendale RD	2009	150'	Approved	R-4
12157	4839 Southside DR	2008	150'	Approved	R-6
12156	6709 Fegenbush LN	2008	150'	Approved	R-4
12099	511 Dresden LN	2008	125'	Approved	R-5
11851	1344 Beech ST	2008	150'	Approved	EZ-1
11797	8115 Glimmer WAY	2008	Modify + 20'	Approved	R-8A
10940	718 S 44th ST	2008	120'	Approved	R-5
10344	2317 Rockford LN	2008	Modify	Approved	C-1





September 26, 2014

RECEIVED  
SEP 29 2014  
PLANNING &  
DESIGN SERVICES

Steve Hendrix  
Louisville-Jefferson County  
Metro Planning Commission  
444 S. 5<sup>th</sup> St., Suite 300  
Louisville, KY 40202

RE: 190' Monopole Cell Tower proposed at 5811 Lovers Lane near Billtown Road

Dear Mr. Hendrix:

I own the property at 5911 Lovers Lane and strongly urge the Metro Planning Commission to oppose the above referenced project.

A commercial tower of this magnitude is not compatible in a residential area and appears to conflict with the Land Development Code (4.4.2) and Cornerstone 20-20. Guideline 3,#30 and guideline 15,#21 state that cell towers should "minimize impact on the character of the general area and be sited near highway right of ways; existing utility towers; commercial centers; government buildings; high rise office structures or high rise residential structures; minimize the likely effects of the installation on nearby land uses and values." Nowhere does it state single family residential neighborhoods.

Since there is an interstate highway nearby ( I-265 is 1.2 miles away) and several vacant commercial lots for sale, there are other potential locations that would be more suitable for this type of commercial structure.

For most people, a home is their single most important investment and provides security for their future. A 190' monopole cell tower will decrease property values, cause a negative aesthetic and contaminate the viewshed.

It appears that a large corporation is bullying its way into the neighborhood and putting profits before the greater good of the community. Please keep cell towers where they belong....in commercial or industrial locations where they will have minimum impact on our neighborhoods.

Thanks for your thorough review of this issue.

Respectfully,

Robin Heuke  
GRH Properties LLC

CC: Honorable Greg Fischer, Mayor City of Louisville  
District 22 Metro Councilman Robin Engel

STEVE HENDRICK

Oct 8, 2014

To Whom It May Concern:

We oppose Verizon tower on  
Buckhorn Road. We feel this does not  
belong in a residential area

Any questions please call (502)  
299-8319

Jim Schnell  
Zita Schnell

RECEIVED  
OCT 09 2014  
PLANNING &  
DESIGN SERVICES

**Hendrix, Steve**

---

**From:** Engel, Robin  
**Sent:** Friday, October 03, 2014 3:36 PM  
**To:** Hendrix, Steve  
**Subject:** Cellco Partnership/Verizon 5811 Lovers Lane Cell Phone Facility Application

Hello Steve,

Councilman Engel received a voice message today from Mr. Robert Kirscher (phone 554-6302). He left no address, only this phone number and his comments of being opposed to the newly proposed construction of the Verizon Wireless Cell Tower at 5811 Lovers Lane near Billtown Road. Please add his message to your records. Thank you.

Regards,  
Monica Hodge for District 22 Councilman Robin Engel



**Hendrix, Steve**

---

**From:** Webster, Angela on behalf of Benson, Stuart  
**Sent:** Monday, October 06, 2014 10:11 AM  
**To:** l.tyler@twc.com  
**Cc:** Hendrix, Steve  
**Subject:** RE: proposed cell tower Lovers Ln/Billtown Rd

Steve,

Please place Mr. & Mrs. Tyler's concern in the case file for this case.

Can you also please provide the date and time for the meeting regarding the same?

Angela Webster  
On behalf of Councilman Benson

-----Original Message-----

From: LouisvilleKy.gov@Louisvilleky.gov [mailto:LouisvilleKy.gov@Louisvilleky.gov]  
Sent: Monday, October 06, 2014 10:01 AM  
To: Scott, Attica W; Sanders, Donna; Shanklin, Barbara; Woolridge, Mary; Tandy, David; James, David A; Hamilton, Cheri; Fleming, Ken; Owen, Tom; Ward-Pugh, Tina; King, Jim; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Downard, Kelly; Stuckel, Glen; Parker, Marilyn; Miller, Jerry T; Benson, Stuart; Johnson, Dan D; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent; Ethridge, Kyle; Haag, Steve; Hyatt, Tony W  
Subject: proposed cell tower Lovers Ln/Billtown Rd

Date: 10/6/2014  
Name: Larry Tyler  
Address: 5801Billtown Rd  
City: Louisville  
State: KY  
Zip: 40299  
Phone: (502) 267-6506  
Email: [l.tyler@twc.com](mailto:l.tyler@twc.com)

Question/Description:

I am writing concerning the proposed cell phone tower at 5811 Lovers Lane with access road connecting to Billtown Road. I strongly oppose the construction of this tower.

We already have a water Tower with cell phone antennas and a Time-Warner cable TV tower with some cell phone antennas and room for additional cell phone antennas that would serve essentially the same area.

Using the current cable TV tower for additional cell phone antennas appears to be a much better use of resources and land management than building yet another tower in this area.



**Hendrix, Steve**

---

**From:** rpoulton@ups.com  
**Sent:** Friday, September 26, 2014 4:28 PM  
**To:** Hendrix, Steve  
**Cc:** s.poulton@att.net  
**Subject:** Cell Tower

Hi Steve,

I am a neighbor to 5811 Lovers lane, the proposed sight for a new Verizon tower. I'm hoping to get more information on the project.

Any assistance will be appreciated.

Regards,  
Robert Poulton  
6005 Lovers lane  
502-303-3590

**Hendrix, Steve**

---

**From:** Engel, Robin  
**Sent:** Wednesday, October 01, 2014 3:12 PM  
**To:** Larry Crask  
**Cc:** Hendrix, Steve  
**Subject:** RE: Monopole issue

Hello Jackie,

Thanks for your message. I appreciate you writing me with your concerns and comments about the newly proposed construction of the Verizon Wireless Cell Tower at 5811 Lovers Lane near Billtown Road. This matter will be reviewed by the Louisville Metro Planning Commission. They have the final authority to either oppose or approve this project. It will not come before the Louisville Metro Council for a vote. I have copied Mr. Steve Hendrix, Planner II on this message. Mr. Hendrix is the Case Manager for this proposed development and is with the Louisville Metro Planning and Design Service Dept. He will be the contact point for constituents who either support or oppose this project. Mr. Hendrix will make your comments part of the official records for the Planning Commission's review.

Regards,  
District 22 Councilman Robin Engel

-----Original Message-----

From: Larry Crask [mailto:lwcrask@aol.com]  
Sent: Tuesday, September 30, 2014 7:35 AM  
To: Engel, Robin  
Subject: Monopole issue

Dear Mr. Engel,

I've received a notice in my mail box concerning the 190' monopole that Verizon wireless wants to place @ Lovers lane and Billtown rd. I am not in favor of this and wonder why they couldn't put it by the Gene Snyder exit, or some place else. Please let me know .

Thanks  
Jackie Crask  
Sent from my iPad

**Hendrix, Steve**

---

**From:** Engel, Robin  
**Sent:** Monday, October 06, 2014 2:43 PM  
**To:** Hendrix, Steve  
**Cc:** tds686@yahoo.com; Engel, Robin  
**Subject:** Cellco Partnership/Verizon 5811 Lovers Lane Cell Phone Facility Application

Hello Steve Hendrix,

Councilman Engel received a voice message today from Mr. Tim Schnell (phone 299-8319; email address: [tds686@yahoo.com](mailto:tds686@yahoo.com)). He left no address, only this phone number and his comments of being opposed to the newly proposed construction of the Verizon Wireless Cell Tower at 5811 Lovers Lane near Billtown Road. Please add his message and opposition request to your official records for the Planning Commission. Thank you.

Regards,  
Monica Hodge for District 22 Councilman Robin Engel

**Hendrix, Steve**

---

**From:** Leslie Cottrell <lescottrell229@yahoo.com>  
**Sent:** Tuesday, September 30, 2014 10:30 AM  
**To:** Hendrix, Steve  
**Subject:** Tower off Billtown Rd.

September 30, 2014

Mr. Hendrix,

I would like to request a public hearing regarding the construction of a huge commercial tower on Lover's Lane.

I live at 11204 Arbor Wood Dr. and already have an enormous water tower at one end of the road.

My husband of 32 years helped me choose this quiet street with the beautiful tree farm just four months ago because of the serenity. Sadly, he passed away just two weeks after moving in.

It would have saddened him to know that this beautiful neighborhood would possibly have an enormous tower just feet away.

Please reconsider the placement of this tower.

Sincerely,

Leslie Cottrell







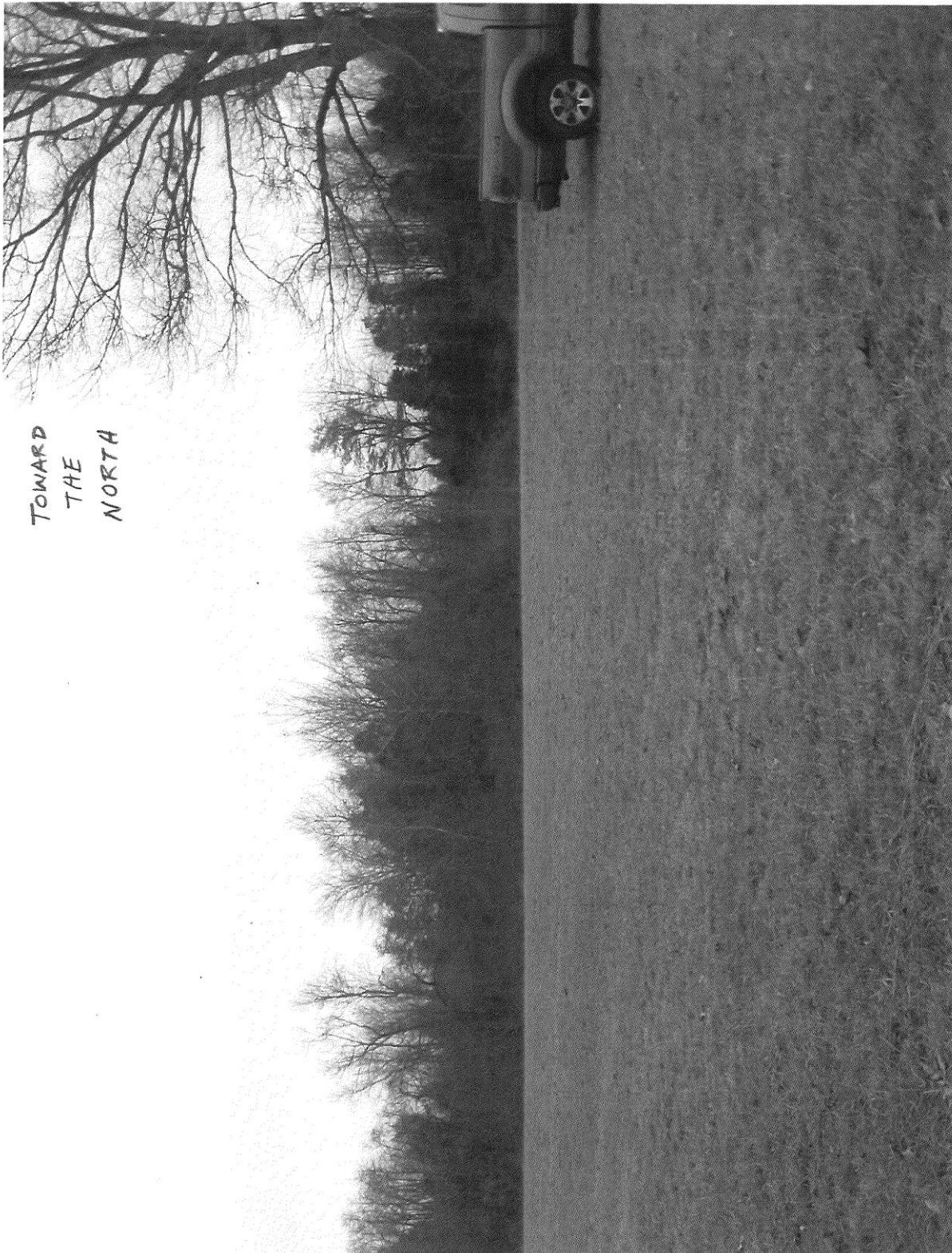
FROM SITE  
TOWARDS  
OWNER'S HOUSE











ACCESS POINT  
FROM  
BILTOWN ROAD

