

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should be had, and it further appearing that by reason of

A Special Exception for a wireless transmitting and receiving structure should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of January, 1975, that the above described property be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1975, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above reclassification should be had, and it further appearing that by reason of

A Special Exception for a wireless transmitting and receiving structure should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of January, 1975, that the above described property be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of January, 1975, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

W. Lee Thomas, Esq.
163 W. Pennsylvania Avenue
Towson, Md. 21204

Item 84

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 6th day of December 1974

S. Eric DiNenna,
Zoning Commissioner

Petitioner: The Chesapeake and Potomac Telephone Company of Maryland

Petitioner's Attorney: W. Lee Thomas

cc: S. J. Martonet & Co.
9 E. Lexington St.,
Baltimore, Md. 21202

Reviewed by: Franklin T. Hodgins, Jr.
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 10, 1974

W. Lee Thomas, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 84
The Chesapeake and Potomac
Telephone Company of Maryland -
Petitioners

Dear Mr. Thomas:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of Leeds Avenue, approximately 70 feet north of Vale Avenue, in the 13th Election District of Baltimore County. It is presently improved with a large two-story structure using the facilities of The Chesapeake and Potomac Telephone Company. A large two-story frame dwelling abuts the property to the north, and other residential uses exist opposite the site on Leeds Avenue. Southwest Blvd. adjoins the property to the east.

The petitioner is requesting a Special Exception for a wireless transmitting and receiving structure, and proposes to erect an antenna of 100 feet in height.

W. Lee Thomas, Esq.
Item 84
December 10, 1974

Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: S. J. Martonet & Co.
9 E. Lexington Street
Baltimore, Maryland 21202

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH W. DIVER, P. E. CHIEF

November 12, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #84 (1974-1975)
Property Owner: C & P Telephone Co. of Md. (Arbutus)
E/W of Leeds Ave., 70' x 130' N. of the N/E corner of Leeds and Vale Avenues
Existing Zoning: R.L.
Proposed Zoning: Special Exception for wireless transmitting and receiving structure pursuant to Sec. 230.13 thereof.
No. of Acres: 0.80 District: 13th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Southwestern Boulevard (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Leeds Avenue, an existing County road, is proposed to be improved as a 40-foot closed section road to a 50-foot minimum right-of-way. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering; the plan must be revised accordingly.

The construction or reconstruction of sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #84 (1974-1975)
Property Owner: C & P Telephone Co. of Md. (Arbutus)
Page 2
November 12, 1974

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

It appears that a drainage and utility assessment may exist, or be required at the southeasternmost portion of this site for the existing drainage system there situated.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Ellsworth W. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:FW:iss

cc: G. Reier (File in BLD. 585-73)

C-SW Key Sheet
4th SW 1/4 Pos. Sheet
SW 1/4 Topo
101 Tax Map



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MALTZ
DIRECTOR DEPUTY TRAFFIC ENGINEER

November 25, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 84 - ZAC - October 15, 1974
Property Owner: C. & P. Telephone Co. of Md. (ARBUTUS)
Location: E/S of Leeds Ave. 70.48 ft. N/ of the NE/C of Leeds & Yale Avenues
Existing Zoning: BL
Proposed Zoning: SPECIAL EXCEPTION for wireless transmitting & receiving structure pursuant to Sec. 230.13 thereof.
No. of Acres: 0.80
District: 13th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception for a wireless transmitting and receiving structure.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Asso. Traffic Engineer

HSF/bza



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

October 25, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James B. Byrnes III

ITEM 84
Rel. L.A.C. meeting 10/15/74
Property Owner: C. & P. Telephone Co. of Md. (Arbutus)
Location: E/S of Leeds Ave. 70.48 ft. N. of the NE/C of Leeds & Yale Ave. Also fronts on S/W Blvd. (Route 1)
Existing Zoning: BL
Proposed Zoning: Spec. Except for wireless transmitting & receiving structure pursuant to Sec. 230.13 thereof.
No. of Acres: 0.80
District: 13th

Dear Sir:

The location of the proposed antenna could place the structure extremely close to the traveled way of the State Highway in the event of a collapse of the structure.

It is our opinion that the antenna should be located farther from Southwestern Blvd.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
by: J. E. Meyers

CLJ:EMB

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



J. Austin Daltz
Chief

Towson, Maryland 21204

825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: C. & P. Telephone Co. of Md. (ARBUTUS)

Location: E/S of Leeds Ave. 70.48 ft. N/ of the NE/C of Leeds & Yale Avenues
Item No. 84 Zoning Agenda October 15, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be able to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. P. Daltz* Noted and Approved:
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 31, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 84, Zoning Advisory Committee Meeting, October 15, 1974, are as follows:

Property Owner: C. & P. Telephone Co. of Md. ARBUTUS
Location: E/S of Leeds Ave. 70.48 ft. N/ of the NE/C of Leeds & Yale Avenues.
Existing Zoning: BL
Proposed Zoning: SPECIAL EXCEPTION for wireless transmitting & receiving structure pursuant to Sec. 230.13 thereof.
No. of Acres: 0.80
District: 13th

Comments: Metropolitan water and sewer are available. Since this is a special exception for a transmitting structure, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HBV/bog

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 1, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Comments on Item 84, Zoning Advisory Committee Meeting, October 15, 1974, are as follows:

Property Owner: C. & P. Telephone Co. of Md. (Arbutus)
Location: E/S of Leeds Ave 70.48 ft. N of the NE/c of Leeds and Yale Avenues
Existing Zoning: B.L.
Proposed Zoning: Special Exception for wireless transmitting and receiving structure pursuant to Sec. 230.13 thereof.
No. of Acres: 0.80
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 17, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: October 15, 1974

Re: Item 84
Property Owner: C. & P. Telephone Company of Md. ARBUTUS
Location: E/S of Leeds Ave., 70.48 ft. N. of the NE/C of Leeds & Yale Avenues.
Present Zoning: B.L.
Proposed Zoning: Special Except ion for wireless transmitting and receiving structure pursuant to Section 230.13 thereof.

District: 13th
No. Acres: 0.80

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: Dec. 21, 1974
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: C. & P. Telephone Co.
Location of property: NE/COR. OF YALE & LEEDS AVES.
Location of Sign: Front 4505 LEEDS AVE.
Remarks: *Thomas H. Devlin*
Posted by: *Thomas H. Devlin* Signature Date of return: Dec. 21, 1974

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>J. P. H.</i>	Revised Plans: Change in outline or description Yes ___ No ___				
Previous case:	Map #				

PETITION FOR SPECIAL EXCEPTION - 10TH DISTRICT
ZONING: Petition for Special Exception for a Wireless Transmitting and Receiving Structure.
LOCATION: Northeast corner of Yale and Lenth Avenue.
DATE & TIME: Wednesday, January 8, 1975 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for a Wireless Transmitting and Receiving Structure.
All that parcel of land in the Thirteenth District of Baltimore County, BEGINNING for the same at a point distant N 27° 00' E 211.5 feet from the northeast corner of Yale and Lenth Avenue and running thence S 89° 30' 00" E 10.00 feet thence S 89° 30' 00" W 10.00 feet and thence N 62° 15' 00" W 10.00 feet to the place of beginning.
CONTAINING 100 square feet of land.
Being the property of The Chesapeake and Potomac Telephone Company of Maryland, as shown on plat filed with the Zoning Department.
Hearing Date: Wednesday, January 8, 1975 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Dec. 18

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of ~~one~~ two successive weeks before the 25th day of January, 1975, the first publication appearing on the 17th day of December, 1974.

THE JEFFERSONIAN,
S. Eric Dinenna
Manager.

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION - 10TH DISTRICT
ZONING: Petition for Special Exception for a Wireless Transmitting and Receiving Structure.
LOCATION: Northeast corner of Yale and Lenth Avenue.
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CONTAINING 100 square feet of land.
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Hearing Date: Wednesday, January 8, 1975 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Dec. 18 (119)

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., December 18, 1974

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one ~~two~~ successive weeks before the 8th day of January, 1975, the first publication appearing on the 18th day of December, 1974.

THE TIMES,
Arbitus
C. Carson

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION - 10TH DISTRICT
ZONING: Petition for Special Exception for a Wireless Transmitting and Receiving Structure.
LOCATION: Northeast corner of Yale and Lenth Avenue.
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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Dec. 18 (119)

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THE TIMES,
Arbitus
C. Carson
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 4th day of October, 1974. Item #.....

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner C & P Telephone Submitted by Thomas
Petitioner's Attorney Thomas Reviewed by F. H. Hagan

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

ARBUTUS

BALTIMORE COUNTY, MARYLAND No. 17429

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 8, 1975 ACCOUNT 01-662

AMOUNT \$16.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Royston, Muller, Thomas & McLenn
102 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for C & P Telephone Co. (Arbitus) #75-141-X 45254

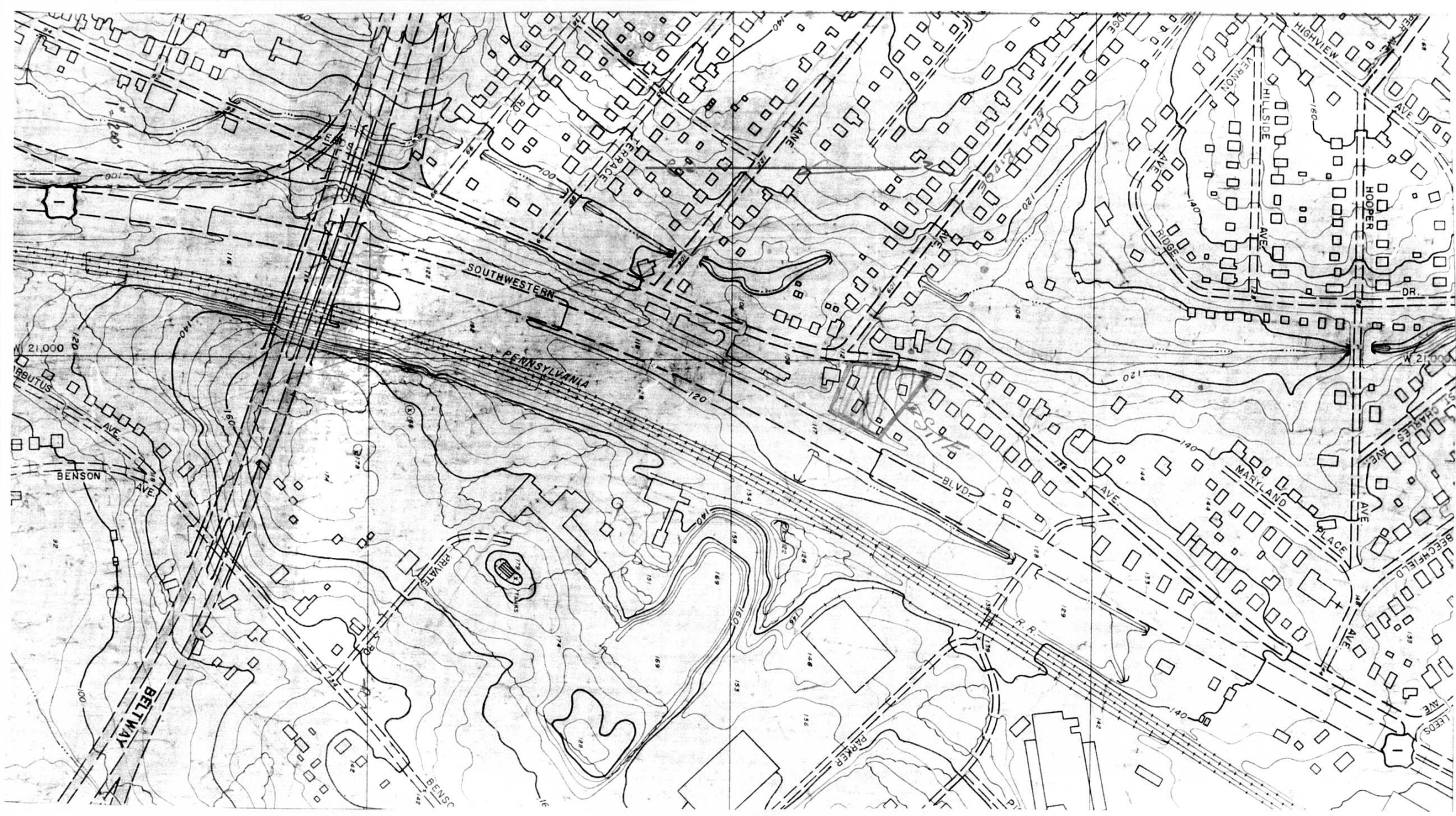
BALTIMORE COUNTY, MARYLAND No. 17188

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 11, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Royston, Muller, Thomas & McLenn
102 W. Penna. Ave.
Towson, Md. 21204
Petition for Special Exception for C & P Telephone Co. #75-141-X





TAYLOR, FISHER, BOWERSOCK & MARTIN, INC.
ARCHITECTS
130 WEST HAMILTON ST. BALTIMORE, MARYLAND.

LONG & TANN, INC.
STRUCTURAL
ENGINEERS
PHILADELPHIA, PA.

RICHARD P. MUELLER
& ASSOCIATES, INC.
MECH/ELEC. ENGINEERS
BALTIMORE, MARYLAND

ARBUTUS TELEPHONE BUILDING

STRUCTURAL NOTES FOR BELLBOY FOUNDATION

1. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF A.C.I.
2. ALL REINFORCING BARS TO BE MADE FROM NEW BILLETS TO MEET A.M.S. A-146, GR. 60. LAP ALL SPICES 36 DIAMETERS UNLESS NOTED.
3. CONCRETE TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI, 5% AIR UNLESS NOTED. CONCRETE EXPOSED TO WEATHER TO HAVE 5% AIR ENTRAINMENT.
4. VERIFY ALL DIMENSIONS AND DETAILS OF EXISTING WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL.
5. CONTRACTOR TO PROVIDE ALL SHORING AND BRACING NECESSARY TO MAINTAIN ALL STRUCTURES IN ALL POSITIONS DURING CONSTRUCTION.

GRADE EL. 119'-0" ± 7

2' cl.
#4 TIES @
12" O.C.

100 FT. BELLBOY ANTENNA

ANCHOR BOLTS FURNISHED BY ANTENNA SUPPLIER

CREST TO SUIT APPROVED DRAWINGS OF ANTENNA POLE

12" #3 SPACED UNIFORMLY (MUST BE ONE LENGTH NO DOUBLES PERMITTED)

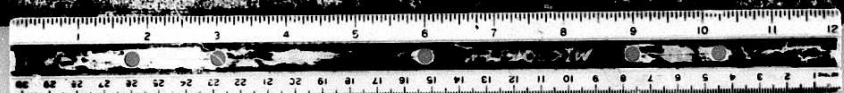
10" #7 REIN. TOP & BOTTOM

EL. 116'-0" ± 7

FOUR AGAINST UNDISTURBED SOIL, SIDES AND BOTTOM

DETAIL OF FOUNDATION FOR BELLBOY ANTENNA
SCALE: 1/2" = 1'-0"

NEW 100 FT. HIGH BELLBOY ANTENNA SUPPORTING POLE



AREA OF SITE: 350,000 SQUARE FEET
 13TH ELECTION DISTRICT ZONING: BU (CNS)

NEW 100' BY 100' CELL BY ANTENNA SUPPORTER P.O.S
 CONCRETE FOUNDATION SET 7' 2" ABOVE GRADE.

EXISTING TELEPHONE BLDG.

PARKING AREA
 (EXISTING 500' X 100')

LEGEND (PARKING)
 TEL. EQUIPMENT BLDG.
 23 EMPLOYEES (10 PALE
 3 EMPLOYEES)
 TOTAL SPACES PROVIDED: 28
 " " ON SITE " 27

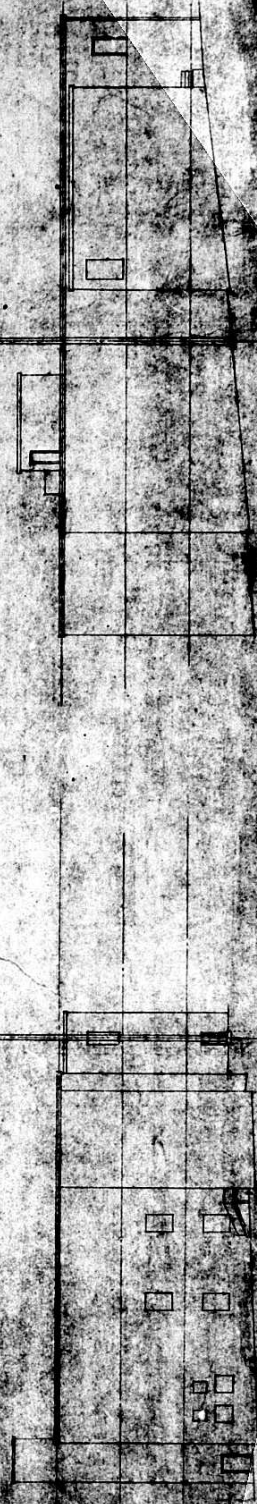
SITE PLAN SCALE: 1" = 10'

LOCATION PLAN NOTES
 TRACED FROM 1951 AERIAL PHOTOGRAPHIC MAP OF SAN
 JOSE, CALIF. TO ESTABLISH LOCATION OF LOT LINE AND
 TELEPHONE PULLEY. LOT LINE AND PULLEY LOCATED FROM
 OTHER DATA.

LOCATION PLAN

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 3-24-75

NEW 100' BY 100' CELL BY ANTENNA SUPPORTER P.O.S



FRONT ELEVATION

SIDE ELEVATION

