PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John T. Tillman and
Barbara G. Granger legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1B02.2B (V.B.2) to permit a sideyard setback of Five (5) feet in lieu of the required Forty (40) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

This Petition solely concerns guy lines for the transmitting and receiving tower. Hardship and practical difficulty exist in that placement of the guy lines, within the lease area as determined by design criteria and support requirements, must be at the particular positions shown on the attached plat.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

WESTINGHOUSE BROADCASTING CO., INC.
By: Glenn H. Lahman, Eng. Mgr. (Contract purchaser)
Address: 3725 Malden Avenue
Baltimore, Md. 21211

John T. Tillman, Barbara G. Granger (Legal Owner)
Address: 4225 McDonogh Road
Owings Mills, Md. 21117

John B. Howard, Herbert R. O'Conor, III (Petitioner's Attorney)
Address: 210 Allegheny Avenue
Towson, Md. 21204

(Protestant's Attorney)

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1980 at 1:45 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date 6/21/80
By [illegible]

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving structure of 150', including a control building and an earth station dish.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Lessee)
Westinghouse Broadcasting Co., Inc.
(Type or Print Name)
Glenn H. Lahman, Eng. Mgr.
Signature
3725 Malden Avenue
Address
Baltimore, Maryland 21211
City and State

Legal Owner(s):
John T. Tillman
(Type or Print Name)
Barbara G. Granger
(Type or Print Name)
Signature

Attorney for Petitioner:
John B. Howard & Herbert R. O'Conor, III
(Type or Print Name)
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-4111

4225 McDonogh Road
Address
Owings Mills, Maryland 21117
City and State
Name and telephone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
Name
823-4111
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1980 at 1:45 o'clock P.M.

Zoning Commissioner of Baltimore County.

z.c.o. No. 1

(over)

ORDER RECEIVED FOR FILING
Date 6/21/80
By [illegible]

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

c/o
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard Esquire &
Herbert R. O'Conor, III Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 206
Petitioner - John T. Tillman, et al
Special Exception & Variance Petitions

Dear Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property, currently zoned in its majority D.R.1 with a small portion zoned D.R.2 is located on the east side of McDonough Road approximately 2000 feet south of Lyons Mill Road in the 2nd Election District. It is presently improved with dwellings on large tracts of land.

Because of your clients proposal to lease a portion of this property and construct a wireless transmitting and receiving structure on the leased area, this Special Exception is required. In addition Variances to allow the guy wires within 5 feet of the proposed leased line are included. As indicated in our previous conservations, the question of the paving of the driveway leading to this property should be discussed at the scheduled hearing. Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Item No. 206
Special Exception & Variance Petitions
July 14, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bk

Enclosures

cc: Dale McCune Walker Inc.
530 Joppa Rd.
Towson, Md.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. POTEL, P.E.
DIRECTOR

May 22, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #206 (1979-1980)
Property Owner: John T. Tillman, et al
W/S McDonogh Road, 1980' S. Lyons Mill Road
Existing Zoning: D.R. 1 and D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635 District: 2nd

Dear Mr. Hammond:

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.

General:

This site is a portion of an overall large (71.0 Ac.±) property, as indicated. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

McDonogh Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application or development of this property.

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 #206 (1979-1980)
Property Owner: John T. Tillman, et al
Page 2
May 22, 1980

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

The Petitioner is responsible for the hydraulic computations and analysis required to establish the elevation of the 100-year flood plain (plus 1 foot of freeboard) and to determine the size of his proposed culvert or culverts, at the private service road crossing of the stream tributary to Horse Head Branch. Drainage and utility easements will be required within this property.

Water And Sanitary Sewer:

There is a public 24-inch water main in McDonogh Road. Public sanitary sewerage is not available to serve this property, which is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Sewerage Plan S-16A indicates "Planned Service" in the area in 5 to 10 years.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley, J. Trenner, J. Somers

P-NW Key Sheet
NW 9 H & I Topo
33 NW 32 & 33 Pos. Sheets
67 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206, Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: John T. Tillman, et al
Location: W/S McDonagh Rd 1980' S. Lyons Mill Rd.
Existing Zoning: D.R.1 and D.R.2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635
District: 2nd

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
Planner III
Current Planning and Development

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

81-28-XA 206

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John T. Tillman and
Barbara G. Granger legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1B02.2B (V.B.2) to permit a sideyard setback of Five (5) feet in lieu of the required Forty (40) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This Petition solely concerns guy lines for the transmitting and receiving tower. Hardship and practical difficulty exist in that placement of the guy lines, within the lease area as determined by design criteria and support requirements, must be at the particular positions shown on the attached plat.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

WESTINGHOUSE BROADCASTING CO., INC. John T. Tillman Barbara G. Granger

By: Glenn H. Lahman, Eng. Mgr. (Contract purchaser) — John T. Tillman, Barbara G. Granger (Legal Owner)

Address: 3725 Malden Avenue — Address: 4225 McDonogh Road

Baltimore, Md. 21211 — Owings Mills, Md. 21117

John B. Howard, Herbert R. O'Conor III (Petitioner's Attorney) — (Protestant's Attorney)

Address: John B. Howard, Herbert R. O'Conor, III, 210 Allegheny Avenue, Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July 1980 at 1:45 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE 6/21/80
BY

7/24/80 1:45 P.M.

PETITION FOR SPECIAL EXCEPTION

81-28-XA 206

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving structure of 150', including a control building and an earth station dish.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Lessee)	Legal Owner(s):
Westinghouse Broadcasting Co., Inc. (Type or Print Name)	John T. Tillman (Type or Print Name)
Glenn H. Lahman, Eng. Mgr. (Signature)	John T. Tillman (Signature)
3725 Malden Avenue (Address)	Barbara G. Granger (Type or Print Name)
Baltimore, Maryland 21211 (City and State)	Barbara G. Granger (Signature)

Attorney for Petitioner:
John B. Howard & Herbert R. O'Conor, III (Type or Print Name) — 4225 McDonogh Road (Address)
John B. Howard & Herbert R. O'Conor (Signature) — Owings Mills, Maryland 21117 (City and State)
210 Allegheny Avenue (Address) — Name and telephone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204 (City and State) — John B. Howard (Name)
Attorney's Telephone No.: 823-4111 — 823-4111 (Telephone No.)

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1980, at 1:45 o'clock P.M.

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

ORDER RECEIVED FOR FILING
DATE 6/21/80
BY

7/24/80 1:45 P.M.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard Esquire &
Herbert R. O'Conor, III Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 206
Petitioner - John T. Tillman, et al
Special Exception & Variance Petitions

Dear Gentlemen:

The Zoning Plans Advisosry Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property, currently zoned in its majority D.R.1 with a small portion zoned D.R.2 is located on the east side of McDonough Road approximately 2000 feet south of Lyons Mill Road in the 2nd Election District. It is presently improved with dwellings on large tracts of land.

Because of your clients proposal to lease a portion of this property and construct a wireless transmitting and receiving structure on the leased area,this Special Exception is required. In addition Variances to allow the guy wires within 5 feet of the proposed leased line are included. As indicated in our previous conservations, the question of the paving of the driveway leading to this property should be discussed at the scheduled hearing. Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Item No. 206
Special Exception & Variance Petitions
July 14, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Daft McCune Walker Inc.
530 Joppa Rd.
Towson, Md.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 22, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #206 (1979-1980)
Property Owner: John T. Tillman, et al
W/S McDonogh Road, 1980' S. Lyons Mill Road
Existing Zoning: D.R. 1 and D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635 District: 2nd

Dear Mr. Hammond:

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.

General:

This site is a portion of an overall larger (21.0 Ac.+) property, as indicated. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

McDonogh Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application or development of this property.

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 #206 (1979-1980)
Property Owner: John T. Tillman, et al
Page 2
May 22, 1980

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

The Petitioner is responsible for the hydraulic computations and analysis required to establish the elevation of the 100-year flood plain (plus 1 foot of freeboard) and to determine the size of his proposed culvert or bridge at the private service road crossing of the stream tributary to Horse Head Branch. Drainage and utility easements will be required within this property.

Water and Sanitary Sewer:

There is a public 24-inch water main in McDonogh Road. Public sanitary sewerage is not available to serve this property, which is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Sewerage Plan S-16A indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley, J. Trenner, J. Somers

P-NW Key Sheet
NW 9 H & I Topo
33 NW 32 & 33 Pos. Sheets
67 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206, Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: John T. Tillman, et al
Location: W/S McDonogh Rd 1980' S. Lyons Mill Rd.
Existing Zoning: D.R.1 and D.R.2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635
District: 2nd

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
Planner III
Current Planning and Development

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John T. Tillman and
ZXXX Barbara G. Granger legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from: Section 1B02.2B (V.B.2) to permit a sideyard setback of Five (5) feet in lieu of the required forty (40) feet.

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

This Petition solely concerns guy lines for the transmitting and receiving tower. Hardship and practical difficulty exist in that placement of the guy lines, within the lease area as determined by design criteria and support requirements, must be at the particular positions shown on the attached plat.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

WESTINGHOUSE BROADCASTING CO., INC.

By: Glenn H. Lahman
Glenn H. Lahman
Eng. Mgr.
Address 3725 Malden Avenue
Baltimore, Md. 21211

John T. Tillman Barbara G. Granger
Contract purchaser Legal Owner

Address 4225 McDonough Road
Owings Mills, Md. 21117

John B. Howard Herbert R. O'Conor III
John B. Howard
Herbert R. O'Conor, III
Address 210 Allegheny Avenue
Towson, Md. 21204
Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July 1980 at 1:45 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date September 29, 1980
By John B. Howard, Herbert R. O'Conor, III

JOHN T. TILLMAN, ET AL
W/S McDonough Rd., 1980' S. Lyons Mill Rd.
2nd Dist.
81-25-XA

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a wireless transmitting and receiving structure of 150', including a control building and an earth station disk.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Lessee)
Westinghouse Broadcasting Co., Inc.
(Type or Print Name)
Glenn H. Lahman
Signature Glenn H. Lahman, Engr. Mgr.
3725 Malden Avenue
Address
Baltimore, Maryland 21211
City and State

Legal Owner(s):
John T. Tillman
(Type or Print Name)
John T. Tillman
Signature
Barbara G. Granger
(Type or Print Name)
Signature

Attorney for Petitioner:
John B. Howard & Herbert R. O'Conor, III
(Type or Print Name)
John B. Howard, Herbert R. O'Conor
Signature
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State

4225 McDonough Road
Address
Owings Mills, Maryland 21117
City and State

Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted
John B. Howard
Name
823-4111
Telephone No.

Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of June, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1980 at 1:45 o'clock P. M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date September 29, 1980
By Stella Kozarsky

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

Members
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard Esquire &
Herbert R. O'Conor, III Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 206
Petitioner - John T. Tillman, et al
Special Exception & Variance Petitions

Dear Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

The subject property, currently zoned in its majority D.R.1 with a small portion zoned D.R.2 is located on the east side of McDonough Road approximately 2000 feet south of Lyons Mill Road in the 2nd Election District. It is presently improved with dwellings on large tracts of land.

Because of your clients proposal to lease a portion of this property and construct a wireless transmitting and receiving structure on the leased area, this Special Exception is required. In addition Variances to allow the guy wires within 5 feet of the proposed leased line are included. As indicated in our previous conservations, the question of the paving of the driveway leading to this property should be discussed at the scheduled hearing. Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Item No. 206
Special Exception & Variance Petitions
July 14, 1980

Attached are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bk

Enclosures

cc: Dale McCuen Walker Inc.
530 Dupont Rd.
Towson, Md.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN G. HEYFFRON
DIRECTOR

May 22, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #206 (1979-1980)
Property Owner: John T. Tillman, et al
W/S McDonough Road, 1980' S. Lyons Mill Road
Existing Zoning: D.R. 1 and D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635 District: 2nd

Dear Mr. Hammond:

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.

General:

This site is a portion of an overall larger (21.0 Ac.±) property, as indicated. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

McDonogh Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application or development of this property.

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.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN G. HEYFFRON
DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206, Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: John T. Tillman, et al
Location: W/S McDonogh Rd 1980' S. Lyons Mill Rd.
Existing Zoning: D.R.1 and D.R.2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635
District: 2nd

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
Planner III
Current Planning and Development

Item #206 (1979-1980)
Property Owner: John T. Tillman, et al
Page 2
May 22, 1980

Water and Sewer:

[illegible] the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

The Petitioner is responsible for the hydraulic computations and analysis required to establish the elevation of the 100-year flood plain (plus 1 foot of freeboard) and to determine the size of his proposed culvert or bridge at the private service road crossing of the stream tributary to Horse Road Branch. Drainage and utility easements will be required within this property.

Water and Sanitary Sewer:

There is a public 24-inch water main in McDonogh Road. Public sanitary sewerage is not available to serve this property, which is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Sewerage Plan S-16A indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley, J. Trenner, J. Somers

2-NW Key Sheet
57 & 58 A I Topo
32 NW 32 & 33 Pos. Sheets
67 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had: and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that the herein Petition for the Variance(s) to permit a side yard setback of 15 feet in lieu of the required 40 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 9/2/80
BY [illegible]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

_____
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that the herein Petition for Special Exception for a wireless transmitting and receiving structure 150 feet in height, including a control building and an earth station dish, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The entry drive shall have bituminous pavement continuing 30 feet into the subject property from the right-of-way of Mc Donogh Road.
2. A fence and gate shall be installed across the entry drive in the area adjacent to Mc Donogh Road.
3. The portion of the site containing improvements shall be enclosed within a security fence.
4. The service road, other than the entry portion referenced above, and the parking area shall be surfaced with No. 2 and/or crusher run stone.
5. The area inside the security fence shall be seeded, mulched, and maintained by moving.
6. The terms of the Declaration signed July 24, 1980, by Charles G. Perry, III, Vice President of Westinghouse, recorded among the Land Records of Baltimore, Liber 6187, folio 681, shall be met.
7. The tower shall be constructed in compliance with the BOCA (Building Officials Conference of America) Code and the EIA (Electronic Industry Association) Standards (RS 222c), and a Maryland registered engineer shall certify compliance.
8. The tower shall be located 70 feet and the guy wires shall be located 15 feet from the north boundary line of the leased property.
9. A revised site plan shall be submitted, incorporating all of the above restrictions, and must be approved by the Department of Permits and Licenses, the Department of Public Works, and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 9/2/80
BY [illegible]

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 8, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 206 - ZAC - April 22, 1980
Property Owner: John T. Tillman, et al.
Location: W/S McDonogh Rd. 1980' S Lyons Mill Rd.
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.

Acres: 3.635
District: 2nd

Dear Mr. Hammond:

No traffic problems are anticipated by the requested Special Exception for a wireless transmitting station.

Very truly yours,
Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

May 13, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206, Zoning Advisory Committee Meeting of April 22, 1980, are as follows:

Property Owner: John T. Tillman, et al.
Location: W/S McDonogh Rd. 1980' S Lyons Mill Rd.
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and earth station disk.
Acres: 3.635
District: 2nd

No water or sewage facilities are planned, due to limited and infrequent presence of personnel on the site. No health hazards are anticipated.

Very truly yours,
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

May 15, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: John T. Tillman, et al

Location: W/S McDonogh Road 1980' S Lyons Mill Road

Item No: 206 Zoning Agenda: Meeting of April 22,1980

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 or _____ 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 made 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [illegible] Noted and Approved: George M. Weigandt
Planning Group
Special Inspection Division
Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

April 23, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206 Zoning Advisory Committee Meeting, April 22, 1980 are as follows:

Property Owner: John T. Tillman, et al.
Location: W/S McDonogh Road 1980' S Lyons Mill Road
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635
District: 2nd

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. Building permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6'-0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height & area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: Tower construction shall be under direction of a Registered in Maryland Engineer and he shall certify the job when completed. Tower shall comply with Section 426.0 B.O.C.A.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: April 17, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 22, 1980

RE: Item No: 204, 205, 206, 207, 208, 209
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

DECLARATION

THIS DECLARATION, made on this 24th day of July, 1980, by WESTINGHOUSE BROADCASTING COMPANY, INC., with its principal office at 90 Park Avenue, New York, New York 10016 (hereinafter referred to as "Declarant" or "Lessee")

WITNESSETH:

WHEREAS, John T. Tillman and Barbara G. Granger (hereinafter referred to as "Lessors") are the owners of a 21 acre tract of land located on the east side of McDonogh Road in the Second Election District of Baltimore County, Maryland by virtue of a deed from Straw Man, Inc. dated June 25, 1975 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 5542, Folio 443;

WHEREAS, the Lessors and the Declarant have entered into a lease agreement for approximately 3.635 acres of land located at the southeast corner of the 21 acre parcel as set forth above upon which the Declarant plans to erect a 150 foot tower in connection with its use of the leased premises for transmitting and receiving electronic signals;

WHEREAS, for optimum use the tower must be located at a point less than 150 feet from the northern boundary line dividing the leased premises from the portion of the 21 acre parcel retained by the Lessors but well over 150 feet from all other boundary lines of adjoining property.

WHEREAS, if the tower were to collapse in a totally erect configuration, portions of the tower could fall up to a distance of 150 feet from the base of the tower (that distance hereinafter referred to as the "fall radius");

WHEREAS, although Lessors property within the fall radius is presently vacant and unused and apparently situated within the 100 year Floodplain, which would preclude any future development, People's Counsel for Baltimore County has expressed concern for the general safety and welfare of the citizens of Baltimore County in that conceivably a future use of the fall radius area might occur.

WHEREAS, the Declarant is willing to agree to take certain action in the event that the Lessors' property within the fall radius of the tower will in the future be used for activities involving the frequent presence of human activity.

NOW, THEREFORE, in order to accommodate the legitimate concerns of People's Counsel for Baltimore County and preclude possible future injury to persons or property that might be caused by the collapse of the tower, Declarant hereby covenants and declares as follows:

1. In the event any portion of Lessors' property within the above-mentioned fall radius is developed or otherwise used in a manner that would permit the frequent presence of persons or property Declarant shall, within ninety (90) days, accomplish one of the following:

Pet. Exh. 1

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that the herein Petition for the Variance(s) to permit a side yard setback of 15 feet in lieu of the required 40 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

ORDER RECEIVED FOR FILING
DATE September 2, 1980
BY Stella Borowski
ADMINISTRATIVE ASSISTANT

Jan M. K. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

_____
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that the herein Petition for Special Exception for a wireless transmitting and receiving structure 150 feet in height, including a control building and an earth station dish, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
DATE September 2, 1980
BY Stella Borowski

1. The entry drive shall have bituminous pavement continuing 30 feet into the subject property from the right-of-way of Mc Donogh Road.
2. A fence and gate shall be installed across the entry drive in the area adjacent to Mc Donogh Road.
3. The portion of the site containing improvements shall be enclosed within a security fence.
4. The service road, other than the entry portion referenced above, and the parking area shall be surfaced with No. 2 and/or crusher run stone.
5. The area inside the security fence shall be seeded, mulched, and maintained by mowing.
6. The terms of the Declaration signed July 24, 1980, by Charles G. Perry, III, Vice-President of Westinghouse, recorded among the Land Records of Baltimore, Liber 6187, folio 681, shall be met.
7. The tower shall be constructed in compliance with the BOCA (Building Officials Conference of America) Code and the EIA (Electronic Industry Association) Standards (RS 222c), and a Maryland registered engineer shall certify compliance.
8. The tower shall be located 70 feet and the guy wires shall be located 15 feet from the north boundary line of the leased property.
9. A revised site plan shall be submitted, incorporating all of the above restrictions, and must be approved by the Department of Permits and Licenses, the Department of Public Works, and the Office of Planning and Zoning.

Jan M. K. Jung
Deputy Zoning Commissioner of Baltimore County

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 8, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 206	- ZAC - April 22, 1980
Property Owner:	John T. Tillman, et al.
Location:	W/S McDonogh Rd. 1980' S Lyons Mill Rd.
Existing Zoning:	D.R. 1 & D.R. 2
Proposed Zoning:	Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres:	3.635
District:	2nd

Dear Mr. Hammond:

No traffic problems are anticipated by the requested Special Exception for a wireless transmitting station.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

May 13, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206, Zoning Advisory Committee Meeting of April 22, 1980, are as follows:

Property Owner:	John T. Tillman, et al.
Location:	W/S McDonogh Rd. 1980' S Lyons Mill Rd.
Existing Zoning:	D.R. 1 & D.R. 2
Proposed Zoning:	Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and earth station disk.
Acres:	3.635
District:	2nd

No water or sewage facilities are planned, due to limited and infrequent presence of personnel on the site. No health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

May 15, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: John T. Tillman, et al
Location: W/S McDonogh Road 1980' S Lyons Mill Road
Item No: 206 Zoning Agenda: Meeting of April 22,1980

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 or _____ 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 made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(XX) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER _____ Noted and Approved: George M. Keegan
Planning Group
Special Inspection Division
Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

April 23, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206 Zoning Advisory Committee Meeting, April 22, 1980 are as follows:

Property Owner:	John T. Tillman, et al.
Location:	W/S McDonogh Road 1980' S Lyons Mill Road
Existing Zoning:	D.R. 1 & D.R. 2
Proposed Zoning:	Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres:	3.635
District:	2nd

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. Building permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: Tower construction shall be under direction of a Registered in Maryland Engineer and he shall certify the job when completed. Tower shall comply with Section 426.0 B.O.C.A.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: April 17, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 22, 1980

RE: Item No: 204, 205, 206, 207, 208, 209
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

DECLARATION

THIS DECLARATION, made on this 24th day of July, 1980, by WESTINGHOUSE BROADCASTING COMPANY, INC., with its principal office at 90 Park Avenue, New York, New York 10016 (hereinafter referred to as "Declarant" or "Lessee")

WITNESSETH

WHEREAS, John T. Tillman and Barbara G. Granger (hereinafter referred to as "Lessors") are the owners of a 21 acre tract of land located on the east side of McDonogh Road in the Second Election District of Baltimore County, Maryland by virtue of a deed from Straw Man, Inc. dated June 25, 1975 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K.,Jr. No. 5542, Folio 443;

WHEREAS, the Lessors and the Declarant have entered into a lease agreement for approximately 3.635 acres of land located at the southeast corner of the 21 acre parcel as set forth above upon which the Declarant plans to erect a 150 foot tower in connection with its use of the leased premises for transmitting and receiving electronic signals;

WHEREAS, for optimum use the tower must be located at a point less than 150 feet from the northern boundary line dividing the leased premises from the portion of the 21 acre parcel retained by the Lessors but well over 150 feet from all other boundary lines of adjoining property.

WHEREAS, if the tower were to collapse in a locally erect configuration, portions of the tower could fall up to a distance of 150 feet from the base of the tower (that distance hereinafter referred to as the "fall radius");

WHEREAS, although Lessors property within the fall radius is presently vacant and unused and apparently situated within the 100 year Floodplain, which would preclude any future development, People's Counsel for Baltimore County has expressed concern for the general safety and welfare of the citizens of Baltimore County in that conceivably a future use of the fall radius area might occur.

WHEREAS, the Declarant is willing to agree to take certain action in the event that the Lessors' property within the fall radius of the tower will in the future be used for activities involving the frequent presence of human activity.

NOW, THEREFORE, in order to accommodate the legitimate concerns of People's Counsel for Baltimore County and preclude possible future injury to persons or property that might be caused by the collapse of the tower, Declarant hereby covenants and declares as follows:

1. In the event any portion of Lessors' property within the above-mentioned fall radius is developed or otherwise used in a manner that would permit the frequent presence of persons or property Declarant shall, within ninety (90) days, accomplish one of the following:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that the herein Petition for the Variance(s) to permit a side yard setback of 15 feet in lieu of the required 40 feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

ORDER RECEIVED FOR FILING
DATE September 2, 1980
BY Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to permit

_____
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of September, 1980, that the herein Petition for Special Exception for a wireless transmitting and receiving structure 150 feet in height, including a control building and an earth station dish, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The entry drive shall have pavement not less than 24 feet in width, 30 feet into the subject property from the point of way of Mc Donogh Road.
2. A fence and gate shall be installed at the entrance to the property in the area adjacent to Mc Donogh Road.
3. The portion of the site containing the tower and control building shall be enclosed within a security fence.
4. The service road, other than the entrance as required above, and the parking area shall be constructed of a dust free material, such as crusher run stone.
5. The area inside the security fence shall be seeded, mulched, and maintained by mowing.
6. The terms of the Declaration signed July 31, 1980, by Charles O. Perry, III, Vice President of Westinghouse, recorded among the Land Records of Baltimore, Liber 6157, Folio 681, shall be met.
7. The tower shall be constructed in compliance with the EOCA (Building Officials Conference of America) Code and the EIA (Electronic Industry Association) Standards (RS 222A), and a Maryland registered engineer shall certify compliance.
8. The tower shall be located 70 feet and the guy wires shall be located 15 feet from the north boundary line of the leased property.
9. A revised site plan shall be submitted, incorporating all of the above restrictions, and must be approved by the Department of Permits and Licenses, the Department of Public Works, and the Office of Planning and Zoning.

ORDER RECEIVED FOR FILING
DATE September 2, 1980
BY Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Deputy Zoning Commissioner of Baltimore County

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 8, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No.: 206 - ZAC - April 22, 1980
Property Owner: John T. Tillman, et ux.
Location: W/S McDonogh Rd. 1980' S Lyons Mill Rd.
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
District: 5-C
No. Acres: 3.635

Dear Mr. Hammond:

No traffic problems are anticipated by the requested Special Exception for a wireless transmitting station.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/lmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
(301) 494-3600

STEPHEN E. COLLINS
DIRECTOR

May 8, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No.: 206 - ZAC - April 22, 1980
Property Owner: John T. Tillman, et ux.
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Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
District: 5-C
No. Acres: 3.635

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
(301) 494-3600

STEPHEN E. COLLINS
DIRECTOR

May 8, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No.: 206 - ZAC - April 22, 1980
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District: 5-C
No. Acres: 3.635

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
FIRE PREVENTION
TOWSON, MARYLAND 21204
(301) 494-4500

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner:
Location:
Item No: Zoning Agenda:

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 or _____ 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 made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

( ) 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 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER _____ Noted and Approved: _____
Planning Group
Special Inspection Division
Fire Prevention Bureau

BALTIMORE COUNTY
FIRE PREVENTION
TOWSON, MARYLAND 21204
(301) 494-4500

April 23, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Item No. 206 Zoning Advisory Committee Meeting, April 22, 1980

Property Owner: John T. Tillman, et al.
Location: W/S McDonogh Road 1980' S Lyone Mill Road
Existing Zoning: D.R. 1 & D.R. 2
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure 150' in height including a control building and an earth station disk.
Acres: 3.635
Districts: 2nd

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged and other applicable Codes.

X B. Building permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6 feet of a lot line shall be of 1 hour fire resistive construction. No openings permitted within 3 feet of lot lines. A minimum 8" masonry wall is required on property line adjacent to [illegible]

F. Requires separate permits with the Baltimore County Health Department.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.

H. Before occupancy permit is issued or use established, please contact this office for an inspection. All exits are required to be lighted with exit signs and emergency power. Please call Mr. Charles Lee at 494-3987 to arrange for inspection. Fire suppression systems may be required by the Fire Prevention Bureau. Please contact Mr. Carl Ege at 494-4500 to arrange for inspection.

X I. Tower construction shall be under direction of a Registered in Maryland Engineer and he shall certify the job when completed. Tower shall comply with Section 426.0 B.O.C.A.

J. Others

Charles E. Lee

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland — 21204

Date: April 17, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 22, 1980

RE: Item No: 204, 205, 206, 207, 208, 209
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no hearing on student population.

Very truly yours,

Nick Petrovich, Assistant
Department of Planning

WNP/bp

THIS AGREEMENT, made this 29th day of [illegible], 1980, by and between [illegible] (hereinafter referred to as "Declarant") and [illegible] (hereinafter referred to as "Declarant" or "Lessee");

WITNESSETH:

[illegible] Declarant is the owner in fee simple of a parcel of land situate on the east side of [illegible] and in the Second District of Baltimore County, Maryland by virtue of a deed from Ryma Man, Inc. dated June 25, 1975 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 5542, Folio 143.

AND, the Lessee and the Declarant have entered into a lease agreement for approximately 3.635 acres of land located at the southeast corner of the 21 acre parcel as set forth above upon which the Declarant plans to erect a 150 foot tower in connection with the use of the leased premises for transmitting and receiving electronic signals;

WHEREAS, for optimum use the tower must be located at a point less than 150 feet from the northern boundary line of the leased premises from the portion of the 21 acre parcel owned by the Lessors but well over 150 feet from all other boundary lines of adjoining property.

WHEREAS, if the tower were to collapse in a totally direct configuration, portions of the tower could fall up to a distance of 150 feet or "the base of the tower (that distance hereinafter referred to as the "fall radius");

[illegible] Council for Baltimore County has found and declared that [illegible] public health, safety and general welfare of the citizens of Baltimore County [illegible] that essentially a future use of the fall radius area [illegible]

WHEREAS, the Declarant is willing to agree [illegible] action in its event that the Lessee's property within the fall radius of the tower will in the future be used for [illegible]

(a) Acquire by purchase or lease the property within the fall radius of the tower and appropriately fence such area; or

(b) Move the subject tower to a location within the leased premises so that the entire 150 foot fall radius of the tower is completely contained within the leased premises; or

(c) Change the design and construction of the tower so that the fall radius will be lessened so as to be completely contained within the leased premises; or

(d) Provide all necessary assurances, acceptable to appropriate governmental authorities, that the existing design and construction would permit collapse totally within the leased premises.

2. The aforementioned covenants shall run with and be binding upon the leased premises so long as a tower exists thereon with a fall radius that would include an encroachment area outside the leased premises and shall inure to the benefit of and be jointly and severally enforceable by the Lessors and any future owners of any property within the fall radius and shall be binding on the Declarant, its successors and assigns.

WITNESSETH WHEREOF, the Declarant has caused this instrument to be executed by its VICE-PRESIDENT as of the day and year first above written.

ATTEST: WESTINGHOUSE BROADCASTING COMPANY, INC.

BY: _____ (SEAL)
CHARLES G. PERRY III, V.P.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT.

I HEREBY CERTIFY that on this 24th day of July, 1980, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared CHARLES G. PERRY, III, who acknowledged himself to be the VICE PRESIDENT of the Declarant corporation, and that he, as such VICE PRESIDENT, being authorized so to do, executed the aforegoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as _____, and he did further certify that this transaction is not part of a transaction in which there is a sale, lease, exchange or transfer of all or substantially all of the property and the assets of said Declarant corporation.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: July 1, 1982.

-2-

INSTRUMENT / UCC

- ( ) Deed
- ( ) Deed of Trust
- ( ) Mortgage
- ( ) Lease
- ( ) Agreement
- ( ) Covenant
- ( ) Easement
- ( ) Assignment
- ( ) Liquidation
- ( ) Mechanics Lien
- ( ) Declaration
- ( ) Option
- ( ) Bond
- ( ) Power of Attorney
- ( ) Plat
- ( ) Long Release
- ( ) Short Release
- ( ) Partial Release
- ( ) Long Assignment
- ( ) Short Assignment

UCC
- ( ) Financing Statement
- ( ) Continuation
- ( ) Termination
- ( ) Assignment
- ( ) Amendment
- ( ) Collateral Release

1980 Instrument Receipt

LIBER 6187 PAGE 681

Circuit Court For
Baltimore County
ELMER H. KAHLINE, JR.,
Clerk

OVER

Legend
RR--Recording Fee
TT--Transfer Tax
DS--Documentary Stamps
PL--Plat
RA--Amount Paid

Westinghouse Broadcasting Co Inc

This receipt represents another step in our continuing effort for greater efficiency to improve our service to you.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
W/S of McDonogh Rd., 1980' S of Lyons Mill Rd., 2nd District : OF BALTIMORE COUNTY

JOHN T. TILLMAN, et al, Petitioners : Case No. 81-28-XA

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of July, 1980, a copy of the aforegoing Order was mailed to John B. Howard, Esquire, and Herbert R. O'Conor, III, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorneys for Petitioners; and Glenn H. Lohman, Eng. Mgr., Westinghouse Broadcasting Co., Inc., 3725 Malden Avenue, Baltimore, Maryland 21211, Lessee.

John W. Hessian, III

DAFT McCUNE WALKER, INC

550 East Joppa Road
Towson, Md. 21204
Telephone: 301-296-3333

Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

3.635 Acre Parcel for Special Exception for
Wireless Transmitting and Receiving Structures
in DR-1 and DR-2 Zones
Second Election District, Baltimore County, Maryland

Beginning for the same at a point in the center of McDonogh Road at the distance of 1,980 feet, more or less, southwesterly from the centerline of Lyons Mill Road, and running thence, binding on the center of McDonogh Road (1) South 18° 18' 14" West 20.61 feet, thence leaving said road and binding along the southernmost boundary of the whole tract of land of which the parcel now being described is a part (2) South 85° 44' 50" East 1,314.38 feet to the southeast corner of said whole tract, thence binding along part of the easternmost boundary of said whole tract (3) North 05° 02' 34" East 106.71 feet and (4) North 04° 45' 17" East 199.29 feet, thence for lines of division now drawn (5) North 85° 14' 43" West 460.00 feet, (6) South 04° 15' 10" West 290.00 feet and (7) North 85° 44' 50" West 852.61 feet to the place of beginning, containing 3.635 acres of land, more or less.

Wilson F. Outen
Wilson F. Outen
Reg. Land Surveyor No. 2493

STATE OF MARYLAND WILSON FRANKLIN OUTEN NO. 2493 REGISTERED LAND SURVEYOR

April 3, 1980
Job Order No. B-7959b

LIBER 6187 PAGE 681

DECLARATION

THIS DECLARATION, made on this 24th day of July, 1980, by WESTINGHOUSE BROADCASTING COMPANY, INC., with its principal office at 90 Park Avenue, New York, New York 10016 (hereinafter referred to as "Declarant" or "Lessee")

WITNESSETH:

WHEREAS, John T. Tillman and Barbara G. Granger (hereinafter referred to as "Lessors") are the owners of a 21 acre tract of land located on the east side of McDonogh Road in the Second Election District of Baltimore County, Maryland by virtue of a deed from Straw Man, Inc. dated June 25, 1975 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 5542, Folio 443;

WHEREAS, the Lessors and the Declarant have entered into a lease agreement for approximately 3.635 acres of land located at the southeast corner of the 21 acre parcel as set forth above upon which the Declarant plans to erect a 150 foot tower in connection with its use of the leased premises for transmitting and receiving electronic signals;

WHEREAS, for optimum use the tower must be located at a point less than 150 feet from the northern boundary line dividing the leased premises from the portion of the 21 acre parcel retained by the Lessors but well over 150 feet from all other boundary lines of adjoining property.

WHEREAS, if the tower were to collapse in a totally erect configuration, portions of the tower could fall up to a distance of 150 feet from the base of the tower (that distance hereinafter referred to as the "fall radius");

WHEREAS, although Lessors property within the fall radius is presently vacant and unused and apparently situated within the 100 year Floodplain, which would preclude any future development, People's Counsel for Baltimore County has expressed concern for the general safety and welfare of the citizens of Baltimore County in that conceivably a future use of the fall radius area might occur.

WHEREAS, the Declarant is willing to agree to take certain action in the event that the Lessors' property within the fall radius of the tower will in the future be used for activities involving the frequent presence of human activity.

NOW, THEREFORE, in order to accommodate the legitimate concerns of People's Counsel for Baltimore County and preclude possible future injury to persons or property that might be caused by the collapse of the tower, Declarant hereby covenants and declares as follows:

1. In the event any portion of Lessors' property within the above-mentioned fall radius is developed or otherwise used in a manner that would permit the frequent presence of persons or property Declarant shall, within ninety (90) days, accomplish one of the following:

TRANSFER TAX NOT REQUIRED
RANDOLPH B. HOLMCKENTZ
BALTIMORE COUNTY, MARYLAND
By _____
Date 7/25/80

LIBER 6187 PAGE 682

(a) Acquire by purchase or lease the property within the fall radius of the tower and appropriately fence such area; or

(b) Move the subject tower to a location within the leased premises so that the entire 150 foot fall radius of the tower is completely contained within the leased premises; or

(c) Change the design and construction of the tower so that the fall radius will be lessened so as to be completely contained within the leased premises; or

(d) Provide all necessary assurances, acceptable to appropriate governmental authorities, that the existing design and construction would permit collapse totally within the leased premises.

2. The aforementioned covenants shall run with and be binding upon the leased premises so long as a tower exists thereon with a fall radius that would include an encroachment area outside the leased premises and shall inure to the benefit of and be jointly and severally enforceable by the Lessors and any future owners of any property within the fall radius and shall be binding on the Declarant, its successors and assigns.

WITNESSETH WHEREOF, the Declarant has caused this instrument to be executed by its VICE-PRESIDENT as of the day and year first above written.

ATTEST: WESTINGHOUSE BROADCASTING COMPANY, INC.

BY: _____ (SEAL)
CHARLES G. PERRY III

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 24th day of July, 1980, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared CHARLES G. PERRY, III, who acknowledged himself to be the VICE PRESIDENT of the Declarant corporation, and that he, as such VICE PRESIDENT, being authorized so to do, executed the aforegoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as _____ and he did further certify that this transaction is not part of a transaction in which there is a sale, lease, exchange or transfer of all or substantially all of the property and the assets of said Declarant corporation.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: July 1, 1982

JUL 29 1980

Received to Cook, Howard et al
Receipt No. _____

Greater Randallstown Community Council, Inc.
3629 Templar Road
Randallstown, Md. 21133

81-28-XA
JOHN T. TILLMAN et al

July 18, 1980

William Hammond,
Zoning Commissioner
County Office Building, Room 109
Towson, Maryland
21204

Re: 81-28-XA Item No. 206

Dear Commissioner Hammond:

The Greater Randallstown Community Council, Inc. wishes to go on record as opposing the request for an exception to the 40 foot setback.

We feel with the amount of land available in this area, to permit an exception of 5 feet would set a dangerous precedent. So we strongly urge denial of this request.

Sincerely,

Mary D. Basso
President
3629 Templar Road
Randallstown, Md.
21133
922-4315

c.c.: Jean Jung

MB:ej

JUL 21 1980
ZONING DEPARTMENT

Greater Randallstown Community Council, Inc.
Representing Civic and Service Organizations Since 1955
RANDALLSTOWN - BALTIMORE COUNTY - MARYLAND

"In Unity Is Strength"

July 18, 1980

William Hammond,
Zoning Commisioner
County Office Building, Room 109
Towson, Maryland
21204

RE: 81-28-XA Item No. 206 JOHN T. TILLMAN, et al

Dear Commissioner Hammond:

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We feel with the amount of land available in this area, to permit an exception of 5 feet would set a dangerous precedent. So we strongly urge denial of this request.

Sincerely,

Mary D. Basso
President
3629 Templar Road
Randallstown, Md.
21133
922-4315

c.c.: Jean Jung

MB:ej

JUL 21 1980

(a) Acquire by purchase or lease the property within the fall radius of the tower and appropriately fence such area; or

(b) Move the subject tower to a location within the leased premises so that the entire 150 foot fall radius of the tower is completely contained within the leased premises; or

(c) Change the design and construction of the tower so that the fall radius will be lessened so as to be completely contained within the leased premises; or

(d) Provide all necessary assurances, acceptable to appropriate governmental authorities, that the existing design and construction would permit collapse totally within the leased premises.

2. The aforementioned covenants shall run with and be binding upon the leased premises so long as a tower exists thereon with a fall radius that would include an encroachment area outside the leased premises and shall inure to the benefit of and be jointly and severally enforceable by the Lessors and any future owners of any property within the fall radius and shall be binding on the Declarant, its successors and assigns.

WITNESSETH WHEREOF, the Declarant has caused this instrument to be executed by its VICE-PRESIDENT as of the day and year first above written.

ATTEST: WESTINGHOUSE BROADCASTING COMPANY, INC.

BY: _____ (SEAL)
CHARLES G. PERRY III, V.P.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 24th day of July, 1980, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared CHARLES G. PERRY, III, who acknowledged himself to be the Vice President of the Declarant corporation, and that he, as such VICE PRESIDENT, being authorized so to do, executed the aforegoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as _____, and he did further certify that this transaction is not part of a transaction in which there is a sale, lease, exchange or transfer of all or substantially all of the property and the assets of said Declarant corporation.

AS WITNESS my hand and Notarial Seal.

THOMAS W. EARLY NOTARY PUBLIC STATE OF MARYLAND

Notary Public

My Commission Expires: July 1, 1982.

-2-

INSTRUMENT / UCC

INSTRUMENT	UCC
( ) Deed	( ) Finance Statement
( ) Deed of Trust	( ) Continuation
( ) Mortgage	( ) Termination
( ) Lease	( ) Assignment
( ) Agreement	( ) Amendment
( ) Covenant	( ) Collateral Release
( ) Easement	( ) _____
( ) Assignment	
( ) Inquisition	
( ) Mechanics Lien	
( ) Declaration	
( ) Option	
( ) Bond	
( ) Power of Attorney	
( ) Plat	
( ) Long Release	
( ) Short Release	
( ) Partial Release	
( ) Long Assignment	
( ) Short Assignment	
( ) _____	

1980 Instrument Receipt

L 29 222403 E 7.00
L 29 222403 7.00

LIBER 6187 PAGE 681

Circuit Court For
Baltimore County
ELMER H. KAHLINE, JR.,
Clerk

OVER

Legend
RE—Recording Fee
TT—Transfer Tax
DS—Documentary Stamps
PL—Plat
BL—Amount Paid

Westinghouse Broadcasting Co Inc

This receipt represents another step in our continuing effort for greater efficiency to improve our service to you.

Paper deliverable 20 days from date hereon unless otherwise stated.

R-318.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
W/S of McDonogh Rd., 1980'
S of Lyons Mill Rd., 2nd District : OF BALTIMORE COUNTY

JOHN T. TILLMAN, et al, Petitioners : Case No. 81-28-XA

:::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of July, 1980, a copy of the aforegoing Order was mailed to John B. Howard, Esquire, and Herbert R. O'Conor, III, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorneys for Petitioners; and Glenn H. Lahman, Eng. Mgr., Westinghouse Broadcasting Co., Inc., 3725 Malden Avenue, Baltimore, Maryland 21211, Lessee.

John W. Hessian, III

DAFT-McCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301—296-3333

Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

3.635 Acre Parcel for Special Exception for
Wireless Transmitting and Receiving Structures
in DR-1 and DR-2 Zones
Second Election District, Baltimore County, Maryland

Beginning for the same at a point in the center of McDonogh Road at the distance of 1,980 feet, more or less, southwesterly from the centerline of Lyons Mill Road, and running thence, binding on the center of McDonogh Road (1) South 18° 18' 14" West 20.61 feet, thence leaving said road and binding along the southernmost boundary of the whole tract of land of which the parcel now being described is a part (2) South 85° 44' 50" East 1,314.38 feet to the southeast corner of said whole tract, thence binding along part of the easternmost boundary of said whole tract (3) North 05° 02' 34" East 106.71 feet and (4) North 04° 45' 17" East 199.29 feet, thence for lines of division now drawn (5) North 85° 14' 43" West 460.00 feet, (6) South 04° 15' 10" West 290.00 feet and (7) North 85° 44' 50" West 852.61 feet to the place of beginning, containing 3.635 acres of land, more or less.

Wilson F. Outen
Reg. Land Surveyor No. 2493

STATE OF MARYLAND WILSON F. OUTEN REGISTERED LAND SURVEYOR

April 3, 1980
Job Order No. B-7959b

OFFICE COPY

LIBER 6187 PAGE 681

DECLARATION

THIS DECLARATION, made on this 24th day of July, 1980, by WESTINGHOUSE BROADCASTING COMPANY, INC., with its principal office at 90 Park Avenue, New York, New York 10016 (hereinafter referred to as "Declarant" or "Lessee")

WITNESSETH:

WHEREAS, John T. Tillman and Barbara G. Granger (hereinafter referred to as "Lessors") are the owners of a 21 acre tract of land located on the east side of McDonogh Road in the Second Election District of Baltimore County, Maryland by virtue of a deed from Straw Man, Inc. dated June 25, 1975 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K. Jr. No. 5542, Folio 443;

WHEREAS, the Lessors and the Declarant have entered into a lease agreement for approximately 3.635 acres of land located at the southeast corner of the 21 acre parcel as set forth above upon which the Declarant plans to erect a 150 foot tower in connection with its use of the leased premises for transmitting and receiving electronic signals;

WHEREAS, for optimum use the tower must be located at a point less than 150 feet from the northern boundary line dividing the leased premises from the portion of the 21 acre parcel retained by the Lessors but well over 150 feet from all other boundary lines of adjoining property.

WHEREAS, if the tower were to collapse in a totally erect configuration, portions of the tower could fall up to a distance of 150 feet from the base of the tower (that distance hereinafter referred to as the "fall radius");

WHEREAS, although Lessors property within the fall radius is presently vacant and unused and apparently situated within the 100 year Floodplain, which would preclude any future development, People's Counsel for Baltimore County has expressed concern for the general safety and welfare of the citizens of Baltimore County in that conceivably a future use of the fall radius area might occur.

WHEREAS, the Declarant is willing to agree to take certain action in the event that the Lessors' property within the fall radius of the tower will in the future be used for activities involving the frequent presence of human activity.

NOW, THEREFORE, in order to accommodate the legitimate concerns of People's Counsel for Baltimore County and preclude possible future injury to persons or property that might be caused by the collapse of the tower, Declarant hereby covenants and declares as follows:

1. In the event any portion of Lessors' property within the above-mentioned fall radius is developed or otherwise used in a manner that would permit the frequent presence of persons or property Declarant shall, within ninety (90) days, accomplish one of the following:

TRANSFER TAX NOT REQUIRED
RANDOLPH B. HOLCOMBE
DIRECTOR OF FINANCE
BALTIMORE COUNTY, MARYLAND
By _____
7-2850

LIBER 6187 PAGE 682

(a) Acquire by purchase or lease the property within the fall radius of the tower and appropriately fence such area; or

(b) Move the subject tower to a location within the leased premises so that the entire 150 foot fall radius of the tower is completely contained within the leased premises; or

(c) Change the design and construction of the tower so that the fall radius will be lessened so as to be completely contained within the leased premises; or

(d) Provide all necessary assurances, acceptable to appropriate governmental authorities, that the existing design and construction would permit collapse totally within the leased premises.

2. The aforementioned covenants shall run with and be binding upon the leased premises so long as a tower exists thereon with a fall radius that would include an encroachment area outside the leased premises and shall inure to the benefit of and be jointly and severally enforceable by the Lessors and any future owners of any property within the fall radius and shall be binding on the Declarant, its successors and assigns.

WITNESSETH WHEREOF, the Declarant has caused this instrument to be executed by its VICE-PRESIDENT as of the day and year first above written.

ATTEST: WESTINGHOUSE BROADCASTING COMPANY, INC.

BY: _____ (SEAL)
CHARLES G. PERRY III

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 24th day of July, 1980, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared CHARLES G. PERRY, III, who acknowledged himself to be the VICE PRESIDENT of the Declarant corporation, and that he, as such VICE PRESIDENT, being authorized so to do, executed the aforegoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as _____, and he did further certify that this transaction is not part of a transaction in which there is a sale, lease, exchange or transfer of all or substantially all of the property and the assets of said Declarant corporation.

AS WITNESS my hand and Notarial Seal.

THOMAS W. EARLY NOTARY PUBLIC STATE OF MARYLAND

Notary Public

My Commission Expires: July 1, 1982.

JUL 29 1980

Received from Cooke, Howard, et al
Receipt No. 7250

Po'd 6/30 Mg'd File

Greater Randallstown Community Council, Inc.
3629 Templar Road
Randallstown, Md. 21133

81-28-XA
JOHN T. TILLMAN, et al

July 18, 1980

William Hammond,
Zoning Commissioner
County Office Building, Room 109
Towson, Maryland
21204

RE: 81-28-XA Item No. 206

Dear Commissioner Hammond:

The Greater Randallstown Community Council, Inc. wishes to go on record as opposing the request for an exception to the 40 foot setback.

We feel with the amount of land available in this area, to permit an exception of 5 feet would set a dangerous precedent. So we strongly urge denial of this request.

Sincerely,

Mary D. Basso
President
3629 Templar Road
Randallstown, Md.
21133
922-4315

c.c.: Jean Jung

MB:ej

JUL 21 1980 AM
ZONING DEPARTMENT
By _____

Po'd 6/30 Mg'd File

Greater Randallstown Community Council, Inc.
Representing Civic and Service Organizations Since 1965
RANDALLSTOWN - BALTIMORE COUNTY - MARYLAND

"In Unity Is Strength"

July 18, 1980

William Hammond,
Zoning Commissioner
County Office Building, Room 109
Towson, Maryland
21204

RE: 81-28-XA Item No. 206 JOHN T. TILLMAN, et al

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Mary D. Basso
President
3629 Templar Road
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21133
922-4315

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MB:ej

JUL 21 1980 AM
By _____

(a) Acquire by purchase or lease the property within the fall radius of the tower and appropriately fence such area; or

(b) Move the subject tower to a location within the leased premises so that the entire 150 foot fall radius of the tower is completely contained within the leased premises; or

(c) Change the design and construction of the tower so that the fall radius will be lessened so as to be completely contained within the leased premises; or

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WITNESSETH WHEREOF, the Declarant has caused this instrument to be executed by its VICE-PRESIDENT as of the day and year first above written.

ATTEST: WESTINGHOUSE BROADCASTING COMPANY, INC.

BY: _____ (SEAL)
CHARLES G. PERRY III, V.P.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

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AS WITNESS my hand and Notarial Seal.

_____
Notary Public

My Commission Expires: July 1, 1982.

-2-

INSTRUMENT
- Deed
- Deed of Trust
- Mortgage
- Lease
- Agreement
- Cove nts
- Easement
- Assignment
- Inquisition
- Mechanics Lien
- Subscription
- Action
- Bond
- Power of Attorney
- Mail
- Long Release
- Short Release
- Partial Release
- Long Agreement
- Short Agreement
- Waiver Statement
- Confirmation
- Termination
- Assignment
- Amendment
- Collateral Release

1980 Instrument Receipt

LIBER 6187 PAGE 681

Circuit Court For
Baltimore County
ELMER H. KAHLINE, JR.,
Clerk

OVER

Legend
RE—Recording Fee
TT—Transfer Tax
DS—Documentary Stamps
PL Plat
PA Amount Paid

Westinghouse Broadcasting Co Inc

This receipt represents another step in our continuing effort to improve our service to you.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
W/S of McDonogh Rd., 1980' S of Lyons Mill Rd., 2nd District
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY

JOHN T. TILLMAN, et al, Petitioners : Case No. 81-26-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of July, 1980, a copy of the aforegoing Order was mailed to John B. Howard, Esquire, and Herbert R. O'Conor, III, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorneys for Petitioners; and Glenn H. Lahman, Eng. Mgr., Westinghouse Broadcasting Co., Inc., 3725 Malden Avenue, Baltimore, Maryland 21211, Lessee.

John W. Hessian, III

DAFT-McCUNE-WALKER, INC

Professional Engineers
Towson, Md. 21204
Telephone 301 [illegible]

Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

3.635 Acre Parcel for Special Exception for
Wireless Transmitting and Receiving Structures
in DR-1 and DR-2 Zones
Second Election District, Baltimore County, Maryland

Beginning for the same at a point in the center of McDonogh Road at the distance of 1,980 feet, more or less, southwesterly from the centerline of Lyons Mill Road, and running thence, binding on the center of McDonogh Road (1) South 18° 18' 14" West 20.61 feet, thence leaving said road and binding along the southernmost boundary of the whole tract of land of which the parcel now being described is a part (2) South 85° 44' 50" East 1,314.38 feet to the southeast corner of said whole tract, thence binding along part of the easternmost boundary of said whole tract (3) North 05° 02' 34" East 106.71 feet and (4) North 34° 45' 17" East 199.29 feet, thence for lines of division now drawn (5) North 85° 12' 43" West 460.00 feet, (6) South 04° 15' 10" West 290.00 feet and (7) North 85° 44' 50" West 852.61 feet to the place of beginning, containing 3.635 acres of land, more or less.

Wilson F. Outen
Reg. Land Surveyor No. 2493

STATE OF MARYLAND

April 3, 1980
Job Order No. E-79595

LIBER 6187 PAGE 681

DECLARATION

THIS DECLARATION, made on this 24th day of July, 1980, by WESTINGHOUSE BROADCASTING COMPANY, INC., with its principal office at 90 Park Avenue, New York, New York 10016 (hereinafter referred to as "Declarant" or "Lessee")

WITNESSETH:

WHEREAS, John T. Tillman and Barbara G. Granger (hereinafter referred to as "Lessors") are the owners of a 21 acre tract of land located on the east side of McDonogh Road in the Second Election District of Baltimore County, Maryland by virtue of a deed from Straw Man, Inc. dated June 25, 1975 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K.,Jr. No. 5542, Folio 443;

WHEREAS, the Lessors and the Declarant have entered into a lease agreement for approximately 3.635 acres of land located at the southeast corner of the 21 acre parcel as set forth above upon which the Declarant plans to erect a 150 foot tower in connection with its use of the leased premises for transmitting and receiving electronic signals;

WHEREAS, for optimum use the tower must be located at a point less than 150 feet from the northern boundary line dividing the leased premises from the portion of the 21 acre parcel retained by the Lessors but well over 150 feet from all other boundary lines of adjoining property.

WHEREAS, if the tower were to collapse in a totally erect configuration, portions of the tower could fall up to a distance of 150 feet from the base of the tower (that distance hereinafter referred to as the "fall radius");

WHEREAS, although Lessors property within the fall radius is presently vacant and unused and apparently situated within the 100 year Floodplain, which would preclude any future development, People's Counsel for Baltimore County has expressed concern for the general safety and welfare of the citizens of Baltimore County in that conceivable a future use of the fall radius area might occur.

WHEREAS, the Declarant is willing to agree to take certain action in the event that the Lessors' property within the fall radius of the tower will in the future be used for activities involving the frequent presence of human activity.

NOW, THEREFORE, in order to accommodate the legitimate concerns of People's Counsel for Baltimore County and preclude possible future injury to persons or property that might be caused by the collapse of the tower, Declarant hereby covenants and declares as follows:

1. In the event any portion of Lessors' property within the above-mentioned fall radius is developed or otherwise used in a manner that would permit the frequent presence of persons or property Declarant shall, within ninety (90) days, accomplish one of the following:

TRANSFER TAX NOT REQUIRED
EXEMPTION NO. [illegible]
BALTIMORE COUNTY, MD.
[illegible]

7 24 80

(a) Acquire by purchase or lease the property within the fall radius of the tower and appropriately fence such area; or

(b) Move the subject tower to a location within the leased premises so that the entire 150 foot fall radius of the tower is completely contained within the leased premises; or

(c) Change the design and construction of the tower so that the fall radius will be lessened so as to be completely contained within the leased premises; or

(d) Provide all necessary assurances, acceptable to appropriate governmental authorities, that the existing design and construction would permit collapse totally within the leased premises.

2. The aforementioned covenants shall run with and be binding upon the leased premises so long as a tower exists thereon with a fall radius that would include an encroachment area outside the leased premises and shall inure to the benefit of and be jointly and severally enforceable by the Lessors and any future owners of any property within the fall radius and shall be binding on the Declarant, its successors and assigns.

WITNESSETH WHEREOF, the Declarant has caused this instrument to be executed by its VICE-PRESIDENT as of the day and year first above written.

ATTEST: WESTINGHOUSE BROADCASTING COMPANY, INC.

BY: _____ (SEAL)
CHARLES G. PERRY III

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 24th day of July, 1980, before me, the subscriber, a Notary Public of the state aforesaid, personally appeared CHARLES G. PERRY, III, who acknowledged himself to be the VICE PRESIDENT of the Declarant corporation, and that he, as such VICE PRESIDENT, being authorized so to do, executed the aforegoing instrument for the purposes therein contained by signing, in my presence, the name of the said corporation by himself as _____, and he did further certify that this transaction is not part of a transaction in which there is a sale, lease, exchange or transfer of all or substantially all of the property and the assets of said Declarant corporation.

AS WITNESS my hand and Notarial Seal.

_____
Notary Public

My Commission Expires: July 1, 1982.

[illegible] Clerk

Paid to Cook, Howard, etal

Permit No. [illegible]

81-26-XA
JOHN T. TILLMAN et al

Greater Randallstown Community Council, Inc.

RANDALLSTOWN • BALTIMORE COUNTY • MARYLAND

"In Unity Is Strength"

July 18, 1980

William Hammond,
Zoning Commissioner
County Office Building, Room 109
Towson, Maryland
21204

RE: 81-26-XA Item No. 206 JOHN T. TILLMAN, etal

Dear Commissioner Hammond:

The Greater Randallstown Community Council, Inc. wishes to go on record as opposing the request for an exception to the 40 foot setback.

We feel with the amount of land available in this area, to permit an exception of 5 feet would set a dangerous precedent. So we strongly urge denial of this request.

Sincerely,

Mary D. Bause
President
3829 Templar Road
Randallstown, Md.
21133
922-4315

cc: Jean Jung

MDB:cj

81-78-A

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY

A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES D.C. DOWNES (1906-1979)

823-4111
AREA CODE 301

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O'C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONOR, III
THOMAS L. HUDSON
THOMAS W. EARLY
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.

JUL 31 '80 AM

ZONING DEPARTMENT

By

July 30, 1980

Jean M. H. Jung,
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Westinghouse Broadcasting Co., Inc.
Petition for Special Exception
and Variance
John T. Tillman, et al, Property Owners
Case No. 81-28-XA

Dear Mrs. Jung:

Confirming our discussion of this past Friday, July 25, Jack Hessian approved, as written, the Declaration that was presented, and introduced as an exhibit, during the July 24 hearing on the above matter.

The Declaration has now been recorded among the Land Records for Baltimore County and I am forwarding herewith, in order that your file might be complete, another copy of the Declaration on which you will find designated the recording information along with a copy of the receipt therefor from the Record Office.

Thank you very much for seeing me on an unannounced basis last Friday and for your consideration of this matter.

Kind regards.

Sincerely,

John B. Howard

JBH:ecd
Enclosure
cc: John W. Hessian, III, Esquire
(with enclosures)

Early Scheduling
90-179
NBC
OK
5/23/80

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY

A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

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HERBERT R. O'CONOR, III
THOMAS L. HUDSON
THOMAS W. EARLY
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.

May 26, 1980

Hon. William E. Hammond
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition of John T. Tillman for
Special Exception - Item 206
Our File 10630

Dear Mr. Hammond:

On April 9 a Petition for Special Exception was filed by John T. Tillman, Barbara C. Granger and Westinghouse Broadcasting Co., Inc., Contract Lessee. No hearing date notice has been received although my inquiry of several weeks ago resulted in an indication that the hearing may be in the middle of July.

The Petition concerns a transmitting and receiving structure which is designed to relay signals from a satellite orbiting earth. This is a very complex, technological endeavor involving substantial time in site preparation and equipment production and installation. The engineering manager has indicated that work should be started this summer if the facility is to be completed in 1980.

Severe, early winter weather would surely disrupt the construction schedule. Therefore, I request that you consider this letter as a request for emergency consideration in scheduling an early hearing on this Petition.

Very truly yours,

Herbert R. O'Conor, III

HRO:rm

Hand Delivered

MAY 26 '80 AM

ZONING DEPARTMENT

By

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd District

ZONING: Petition for Special Exception and Variance

LOCATION: West side of McDonogh Road, 1980 feet South of Lyons Mill Road

DATE & TIME: Thursday, July 24, 1980 at 1:45 P.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 of 150 feet including a control building and an earth station dish and Variance to permit a side yard setback of five feet in lieu of the required forty feet

The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B.2) - side yard setback

All that parcel of land in the Second District of Baltimore County

Being the property of John T. Tillman, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 24, 1980 at 1:45 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
FROM: John D. Seyffert, Director, Office of Planning and Zoning
Date: July 8, 1980
SUBJECT: Petition No. 81-28-XA

Petition for Special Exception and Variance
West Side of McDonogh Road, 1980 Feet South of
Lyons Mill Road
Petitioner- John T. Tillman

Second District

HEARING: Thursday, July 24, 1980 (1:45 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:vg

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 17, 1980

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Variance - W/S McDonogh Rd
1980' S Lyons Mill Road
John T. Tillman, et al
Case No. 81-28-XA

Dear Sirs:

This is to advise you that $80.04 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

June 25, 1980

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - W/S McDonogh Road, 1980' S of Lyons Mill Road - John T. Tillman, et al
Case No. 81-28-XA

TIME: 1:45 P.M.

DATE: Thursday, July 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Westinghouse Broadcasting Co., Inc.
Mr. Glenn E. Lahrs, Reg. Engr.
3702 Malden Avenue
Baltimore, Maryland 21211

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
10750 Little Patuxent Pkwy
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION 2ND DISTRICT WEST SIDE OF MCDONOGH ROAD, 1980 FEET SOUTH OF LYONS MILL ROAD

was inserted in the following:

[X] Catonsville Times
[ ] Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 11th day of JULY 1980, that is to say, the same was inserted in the issues of

7/10/80

COLUMBIA PUBLISHING CORP.
By Nancy Kennedy

81-78

GARRAHAN GLENN, JR.
Consulting Engineer
MOORESTOWN, NEW JERSEY

JOB WESTINGHOUSE BROADCASTING WJZ-TV
SHEET NO 8005-SK1 OF
CALCULATED BY GAG DATE 7-28-80
CHECKED BY DATE
SCALE 1" = 20'-0

SCHEMATIC ELEVATION PROPOSED
WJZ-TV RELAY TOWER - BALTIMORE, MD.

Tower Top Elevation 150'

4 PARABOLIC ANTENNAS - ELEVATION 117'

Guy No. 2 - TRIPLEX GUYS - ELEVATION 130'

Guy No. 1 SINGLE GUY ELEVATION 65'

110'

Tower 150' Stainless Inc. 6-F with upper guy torque triangle - Designed to EIA Stand. RS222C no top ice with wind load - Includes EDCA requirements. Increase guys from 7/8 dia. to 1" dia. Increase guy anchors from 7'0 depth to 10' depth. Shop welding rather than cable clamping of guys from upper conn. Shop welding rather than cable clamping of guys from upper conn. Tower Proper full length tapered - Restrict to 80 MPH - 60'

81-191 A

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
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JAMES D.C. DOWNES
(1906-1979)

823-4111
AREA CODE 301

JUL 31 '80 AM
ZONING DEPARTMENT

July 30, 1980

Jean M. H. Jung,
Deputy Zoning Commissioner
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Thank you very much for seeing me on an unannounced basis last Friday and for your consideration of this matter.

Kind regards.

Sincerely,

John B. Howard

JBH:ecd
Enclosure
cc: John W. Hessian, III, Esquire
(with enclosures)

Zoning Comm.
81-191-A
NOC
OK
7/22/80

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES H. COOK
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(1906-1979)

823-4111
AREA CODE 301

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Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

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Very truly yours,

Herbert R. O'Conor, III

HRO:rm

Hand Delivered

MAY 26 '80 AM
ZONING DEPARTMENT

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd District

ZONING: Petition for Special Exception and Variance

LOCATION: West side of McDonogh Road, 1980 feet South of Lyons Mill Road

DATE & TIME: Thursday, July 24, 1980 at 1:45 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of John T. Tillman, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 24, 1980 at 1:45 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
FROM: John D. Seyffert, Director, Office of Planning and Zoning
Date: July 8, 1980
SUBJECT: Petition No. 81-28-XA

Petition for Special Exception and Variance
West Side of McDonogh Road, 1980 feet South of Lyons Mill Road
Petitioner- John T. Tillman

Second District

HEARING: Thursday, July 24, 1980 (1:45 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:vg

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 17, 1980

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Variance - W/S McDonogh Rd
1980' S Lyons Mill Road
John T. Tillman, et al
Case No. 81-28-XA

Dear Sirs:

This is to advise you that $58.03 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

June 25, 1980

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - W/S McDonogh Road, 1980' S of Lyons Mill Road - John T. Tillman, et al
Case No. 81-28-XA

TIME: 1:45 P.M.

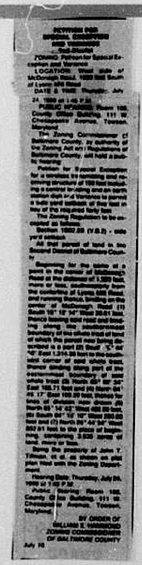
DATE: Thursday, July 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: /Westinghouse Broadcasting Co., Inc.
Mr. Glenn H. Lehman, Reg. Mgr.
3725 Malden Avenue
Baltimore, Maryland 21211



IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
10750 Little Patuxent Pkwy
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION 2ND DISTRICT WEST SIDE OF MCDONOGH ROAD, 1980 FEET SOUTH OF LYONS MILL ROAD

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 11th day of JULY 1980, that is to say, the same was inserted in the issues of

7/10/80

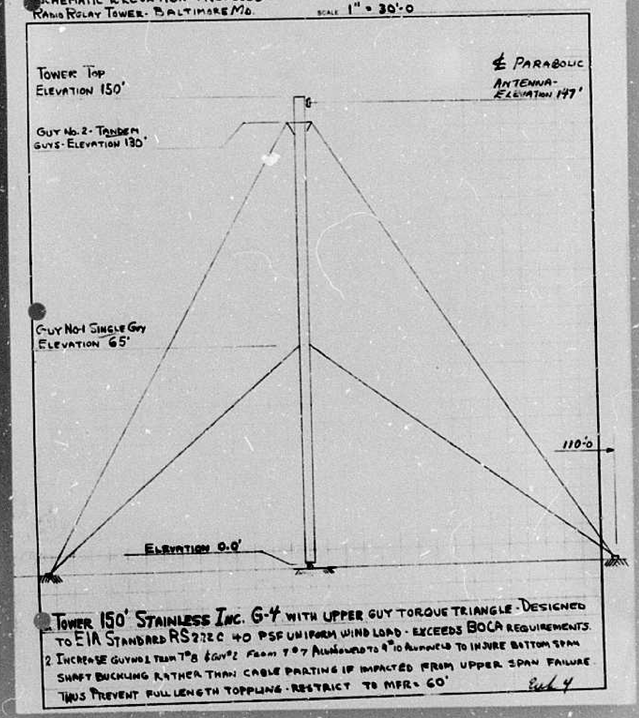
COLUMBIA PUBLISHING CORP.
By Nancy Knowlton

21.78

GUNNAR OLSEN, JR.
Consulting Engineer
MOORESTOWN, NEW JERSEY

JOB WESTINGHOUSE BROADCASTING WJZ-TV
SHEET NO 8005-SK1 OF
CALCULATED BY GAO DATE 7-12-80
CHECKED BY DATE
SCALE 1" = 30'-0

SCHEMATIC ELEVATION-PROPOSED
RADIO RELAY TOWER- BALTIMORE MD.



1. TOWER 150' STAINLESS INC. G-4 WITH UPPER GUY TORQUE TRIANGLE - DESIGNED TO EIA STANDARD RS 222C 40 PSF UNIFORM WIND LOAD - EXCEEDS BOCA REQUIREMENTS.
2. INCREASE GUYWIRE FROM 7/8 & 6X19 FROM 7 TO 7 ALUMINIZED TO 9/10 ALUMINIZED TO INSURE BOTTOM SPAN SHEAR BUCKLING RATHER THAN CABLE PARTING IF IMPACTED FROM UPPER SPAN FAILURE THUS PREVENT FULL LENGTH TOPPLING - RESTRICT TO MFR. GO'

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY

A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O'C. TRACY, JR.
JOHN H. ZINK, III
JOSEPH C. WICH, JR.
HENRY B. PECK, JR.
HERBERT R. O'CONOR, III
THOMAS L. HUDSON
THOMAS W. EARLY
FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.

JAMES D.C. DOWNES
(1906-1973)

823-4111
AREA CODE 301

July 30, 1980

Jean M. H. Jung,
Deputy Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Westinghouse Broadcasting Co., Inc.
Petition for Special Exception
and Variance
John T. Tillman, et al, Property Owners
Case No. 81-28-XA

Dear Mrs. Jung:

Confirming our discussion of this past Friday, July 25, Jack Hessian approved, as written, the Declaration that was presented, and introduced as an exhibit, during the July 24 hearing on the above matter.

The Declaration has now been recorded among the Land Records for Baltimore County and I am forwarding herewit , in order that your file might be complete, another copy of the Declaration on which you will find designated the recording information along with a copy of the receipt therefor from the Record Office.

Thank you very much for seeing me on an unannounced basis last Friday and for your consideration of this matter.

Kind regards.

Sincerely,

John B. Howard

JBH:ecd
Enclosure
cc: John W. Hessian, III, Esquire
(with enclosures)

LAW OFFICES

COOK, HOWARD, DOWNES & TRACY

A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

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FRANK A. LAFALCE, JR.
C. CAREY DEELEY, JR.

JAMES D.C. DOWNES
(1906-1973)

823-4111
AREA CODE 301

May 26, 1980

Hon. William E. Hammond
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition of John T. Tillman for
Special Exception - Item 206
Our File 10630

Dear Mr. Hammond:

On April 9 a Petition for Special Exception was filed by John T. Tillman, Barbara G. Granger and Westinghouse Broadcasting Co., Inc., Contract Lessee. No hearing date notice has been received although my inquiry of several weeks ago resulted in an indication that the hearing may be in the middle of July.

The Petition concerns a transmitting and receiving structure which is designed to relay signals from a satellite orbiting earth. This is a very complex, technological endeavor involving substantial time in site preparation and equipment production and installation. The engineering manager has indicated that work should be started this summer if the facility is to be completed in 1980.

Severe, early winter weather would surely disrupt the construction schedule. Therefore, I request that you consider this letter as a request for emergency consideration in scheduling an early hearing on this Petition.

Very truly yours,

Herbert R. O'Conor, III

HRO:rm

Hand Delivered

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd District

ZONING: Petition for Special Exception and Variance

LOCATION: West side of McDonogh Road, 1980 feet South of Lyons Mill Road

DATE & TIME: Thursday, July 24, 1980 at 1:45 P.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 of 150 feet including a control building and an earth station dish and Variance to permit a side yard setback of five feet in lieu of the required forty feet

The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B.2) - side yard setback

All that parcel of land in the Second District of Baltimore County

Being the property of John T. Tillman, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 24, 1980 at 1:45 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
Date: July 24, 1980

FROM: John D. Seyffert, Director, Office of Planning and Zoning

SUBJECT: Petition No. 81-28-XA

Petition for Special Exception and Variance
West Side of McDonogh Road, 1980 feet South of Lyons Mill Road
Petitioner: John T. Tillman

Second District

HEARING: Thursday, July 24, 1980 (1:45 P.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:rh:mw

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 17, 1980

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Variance - W/S McDonogh Rd
1980' S Lyons Mill Road
John T. Tillman, et al
Case No. 81-28-XA

Dear Sirs:

This is to advise you that $58.03 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

June 25, 1980

John B. Howard, Esquire
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - W/S McDonogh Road, 1980' S of Lyons Mill Road - John T. Tillman, et al
Case No. 81-28-XA

TIME: 1:45 P.M.

DATE: Thursday, July 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Westinghouse Broadcasting Co., Inc.
Mr. Glenn H. Lehman, Eng. Mgr.
3725 Malden Avenue
Baltimore, Maryland 21211

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

2nd District

ZONING: Petition for Special Exception and Variance

LOCATION: West side of McDonogh Road, 1980 feet South of Lyons Mill Road

DATE & TIME: Thursday, July 24, 1980 at 1:45 P.M.

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The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B.2) - side yard setback

All that parcel of land in the Second District of Baltimore County

Beginning for the same at a point at the center of McDonogh Road at the distance of 1,980 feet, more or less, Southwesterly from the center of the intersection of said Road and running thence binding on the center of McDonogh Road (1) South 18° 18' 14" West 20.61 feet thence leaving said road and binding along the southeastern at boundary in the whole tract of land of which the parcel now being described is a part (2) South 85° 44' 50" East 1,314.38 feet to the southeast corner of said whole tract, thence binding along part of the easterly line of said whole tract (3) North 0° 42' 40" East 106.71 feet and (4) North 84° 43' 17" East 199.23 feet thence for lines of division now drawn (5) North 51° 14' 43" West 480.00 feet (6) South 84° 15' 10" West 290.00 feet and (7) North 85° 44' 50" West 852.61 feet to the place of beginning containing 3.835 acres of land more or less.

Being the property of John T. Tillman, et al as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 24, 1980 at 1:45 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

July 10

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL EXCEPTION 2ND DISTRICT WEST SIDE OF MCDONOGH ROAD, 1980 FEET SOUTH OF LYONS MILL ROAD

was inserted in the following:

☒ Cutonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for ONE successive weeks before the 11th day of JULY 1980, that is to say, the same was inserted in the issues of

7/10/80

COLUMBIA PUBLISHING CORP.

By Nancy Kronlein

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs

Defendant

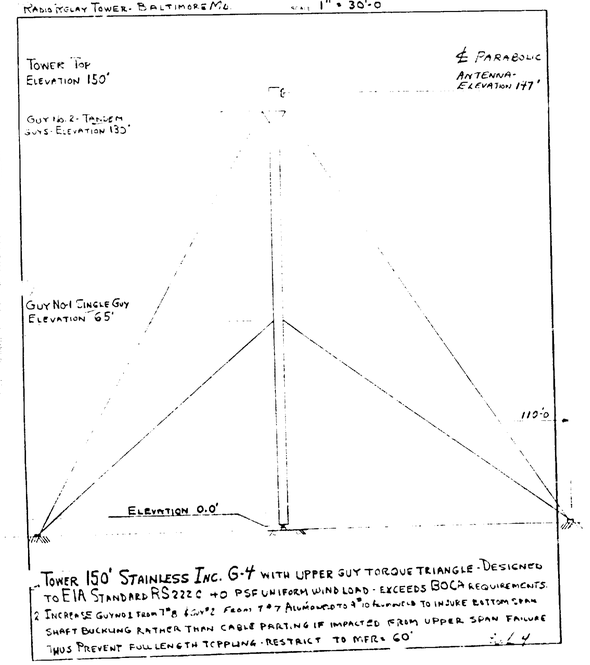
CERTIFICATE OF PUBLICATION OF

31.78

GUNNAR OLSEN, JR.
Consulting Engineer
MOORESTOWN, NEW JERSEY

WESTINGHOUSE BROADCASTING NO. 2-11
DWG. NO. 8005-SK1
CALCULATED GAG DATE 7-12-80
CHECKED BY DATE
SCALE 1" = 30'-0

SCHEMATIC ELEVATION PROPOSED
RADIO RELAY TOWER - BALTIMORE, MD.

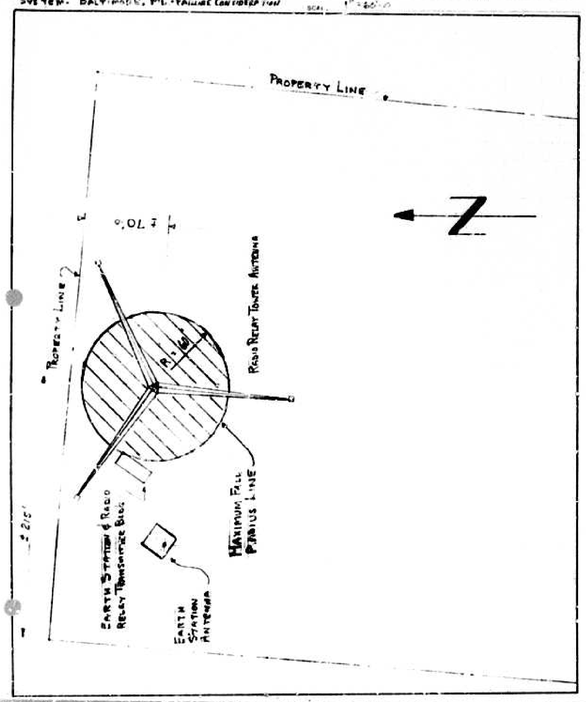


TOWER 150' STAINLESS INC. G-4 WITH UPPER GUY TORQUE TRIANGLE - DESIGNED TO EIA STANDARD RS 222 C +0 PSF UNIFORM WIND LOAD - EXCEEDS BOCA REQUIREMENTS.
2 INCREASE GUYS NO. 1 FROM 7/8 6X19 FROM 7 X 7 ALUMOWELD TO 9/10 ALUMOWELD TO INSURE BOTTOM SPAN SHAFT BUCKLING RATHER THAN CABLE PARTING IF IMPACTED FROM UPPER SPAN FAILURE THUS PREVENT FULL LENGTH TOPPLING - RESTRICT TO MFR. 60'

GUNNAR OLSEN, JR.
Consulting Engineer
MOORESTOWN, NEW JERSEY

JOB WESTINGHOUSE BROADCASTING WJZ-TV
SHEET NO. 8005-SK 2 OF
CALCULATED BY DATE 7-12-80
CHECKED BY DATE
SCALE 1"=660'

PLAN VIEW PROPOSED RADIO RELAY & EARTH STATION SYSTEM - BALTIMORE, MD. - FALLSTON CONVERTER STATION



QUALIFICATIONS OF APPRAISER

(Bernard F. Samon)

MEMBER:

Baltimore County Appraisers' Society - President - 1978-80
Real Estate Board of Greater Baltimore
National Association of Real Estate Boards
Homebuilders Association of Maryland
Baltimore Investment and Exchange Club

EDUCATION AND BACKGROUND:

Graduate of Baltimore Polytechnic Institute
Completed Real Estate Appraisal Courses I and II
Johns Hopkins Evening College
Licensed Real Estate Salesman since 1960
Actively engaged in the appraisal and acquisition of
Real estate since 1963
Actively participated in limited partnerships involving
Residential condominium townhouse development, commercial and
Office building partnerships as well as a major size
Residential large lot development.

APPRAISED FOR:

Baltimore County Bureau of Land Acquisition
Baltimore County Office of Law
Baltimore Gas and Electric Company
Baltimore County Savings and Loan Association
Baltimore Federal Savings and Loan Association
Old Court Savings and Loan Association
Maryland State Highway Administration
Wilson T. Ballard and Company Engineers
Kidde Consultants
Numerous attorneys, engineers, developers and private individuals

TESTIFIED BEFORE:

Zoning Commissioner - Baltimore County, Maryland
Board of Zoning Appeals - Baltimore County, Maryland
Assessment Appeals Board - Baltimore County, Maryland
Circuit Court for Baltimore County
Circuit Court for Harford County
Public Service Commission of Maryland
Board of Municipal and Zoning Appeals, Baltimore City, Maryland

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 2, 1980

John B. Howard, Esquire
and
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
W/S of McDonogh Rd., 1980' S of Lyons Mill Rd. - 2nd Election District
John T. Tillman, et al - Petitioners
NO. 81-28-XA (Item No. 206)

Dear Messrs. Howard and O'Conor:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Mary D. Basso
Greater Randallstown Community Council, Inc.
3629 Templar Road
Randallstown, Maryland 21133

John W. Hessian, III, Esquire
People's Counsel

Mrs. Donna Moose
8807 Meadow Heights Road
Randallstown, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9th day of April, 19 .*
Filing Fee $ 50.00 Received: ✓ Check ____ Cash ____ Other

William E. Hammond, Zoning Commissioner

Petitioner John Tillman Submitted by Mrs. Mary Basso
Petitioner's Attorney Howard Reviewed by [illegible]

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

Item 206

81-28-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting July 9, 1980
Posted for: Petition for Special Exception and Variance
Petitioner: John T. Tillman, et al
Location of property: W/S McDonogh Rd, 1980' S of Lyons Mill Rd
Location of Signs: W/S McDonogh Rd 1980 +or- S of Lyons Mill Rd
Remarks:
Posted by Thomas R. Ballard Date of return July 11, 1980
Signature
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089670

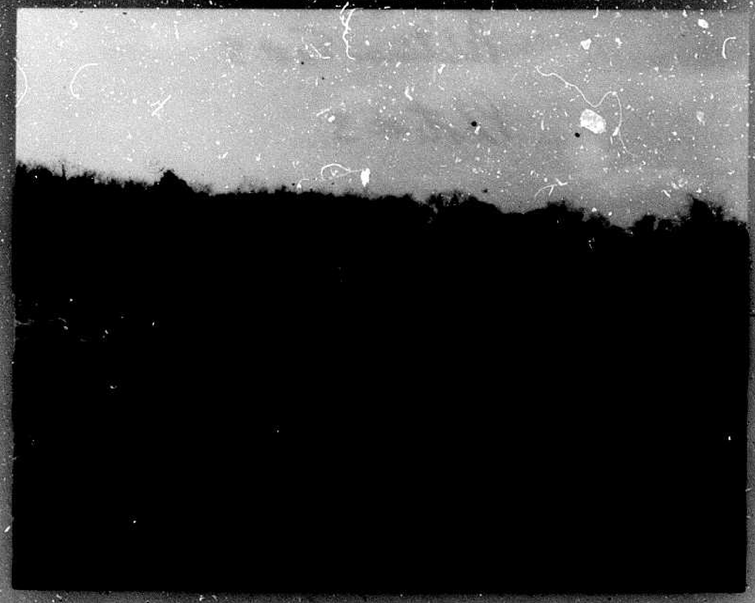
DATE July 30, 1980 ACCOUNT 01-662
AMOUNT $55.03
RECEIVED FROM John B. Howard, Esquire
FOR Adv. & Posting for Case No. 81-28-XA

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089613

DATE June 25, 1980 ACCOUNT 01-662
AMOUNT $50.00
RECEIVED FROM Cook, Howard, Downes & Tracy
FOR Filing Fee for Case No. 81-28-XA

VALIDATION OR SIGNATURE OF CASHIER



John B. Howard, Esquire
Herbert R. O'Conor, III
210 Allegheny Avenue
Towson, Maryland 21204

cc: Mrs. Mary Basso
3629 Templar Road
Randallstown, Md. 21133

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 9th day of June, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John B. Tillman
Petitioner's Attorney Howard & O'Conor, Esq. Reviewed by

Charles E. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 1980

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 a week~~ of one time ~~successive weeks~~ before the 24th day of July, 1980, the ~~first~~ publication appearing on the 10th day of July, 1980.

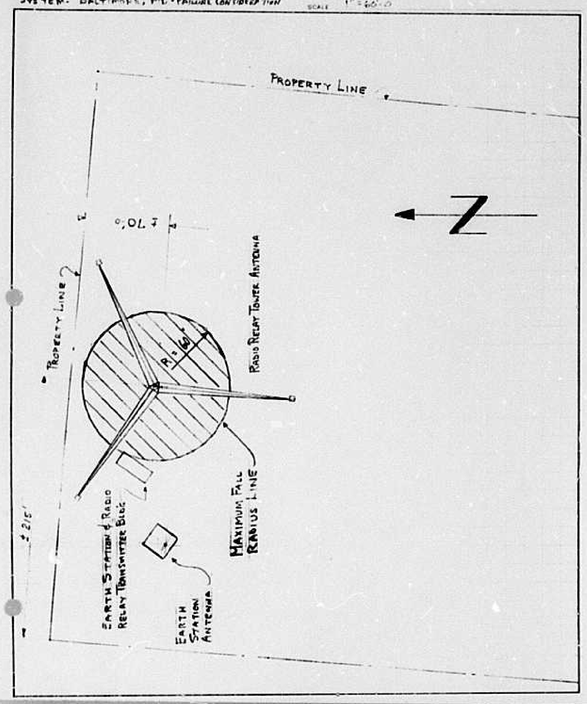
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $

GUNNAR OLSEN, JR.
Consulting Engineer
MOORESTOWN, NEW JERSEY

JOB WESTINGHOUSE BROADCASTING WJZ-TV
SHEET NO 8005-SK 2 OF
CALCULATED BY DATE 7-12-80
CHECKED BY DATE
SCALE 1"=60'-0"

PLAN VIEW PROPOSED RADIO RELAY & EARTH STATION SYSTEM - BALTIMORE, MD. - FAILURE CONFIGURATION



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- 2 -

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Board of Zoning Appeals - Baltimore County, Maryland
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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 2, 1980

John B. Howard, Esquire
and
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
W/S of McDonogh Rd., 1980' S of Lyons Mill Rd. - 2nd Election District
John T. Tillman, et al - Petitioners
NO. 81-28-XA (Item No. 206)

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Jean M. H. Jung

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Mary D. Basso
Greater Randallstown Community Council, Inc.
3629 Templar Road
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John W. Hessian, III, Esquire
People's Counsel

Mrs. Donna Moose
8807 Meadow Heights Road
Randallstown, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9th day of April, 19 .*
Filing Fee $ 50.00 Received: ✓ Check
Cash
Other

William E. Hammond, Zoning Commissioner

Petitioner J. T. Tillman Submitted by Howard
Petitioner's Attorney Howard Reviewed by

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

Item 206

81-28-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting July 9, 1980
Posted for: Petition for Special Exception and Variance
Petitioner: John T. Tillman, et al
Location of property: E/S McDonogh Rd, 1980' S of Lyons Mill Rd
Location of Signs: E/S McDonogh Rd 198' +or- S of Lyons Mill Rd
Remarks:
Posted by Thomas F. Roland Signature Date of return: July 11, 1980
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089670

DATE July 30, 1980 ACCOUNT 01-662
AMOUNT $58.03
RECEIVED FROM John B. Howard, Esquire
FOR Adv. & Posting for Case No. 81-28-XA
58.03
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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089613

DATE June 25, 1980 ACCOUNT 01-662
AMOUNT $50.00
RECEIVED FROM Cook, Howard, Downes & Tracy
FOR Filing Fee for Case No. 81-28-XA
50.00
VALIDATION OR SIGNATURE OF CASHIER

John B. Howard, Esquire
Herbert R. O'Conor, III
210 Allegheny Avenue
Towson, Maryland 21204

cc: Daft McCune Walker, Inc.
890 E. Joppa Rd.
Towson, Md. 21204

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 30th day of June, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John T. Tillman
Petitioner's Attorney Howard & O'Conor, Esq. Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
2nd DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: West side of McDonogh Road, 1980 feet South of Lyons Mill Road
DATE & TIME: Thursday, July 31, 1980 at 1:45 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Petition for Special Exception for a wireless transmitting and receiving structure of 150 feet instrolling a control building and an earth station dish and Variance to permit a side yard setback of five (5') et in lieu of the required forty feet

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Section 1B02.2 B (V.B.2)--side yard setback

All that parcel of land in the Second District of Baltimore County

Beginning for the same at a point in the center of McDonogh Road at the distance of 1,980 feet, more or less, southwesterly from the centerline of Lyons Mill Road, and running thence, binding on the center of McDonogh Road (1) South 19° 10' 14" West 30.61 feet, thence leaving said road and binding along the southernmost boundary of the whole tract of land of which the parcel now being described is a part (2) South 85° 49' 20" East 314.38 feet to the southeast corner of said whole tract, thence binding along part of the easternmost boundary of said whole tract (3) North 09° 30' 34" East 106.71 feet and (4) N. 84° 49' 17" East 196.98 Ft., thence or lines of division now drawn (5) North 25° 15' 42" West 460.00 feet, (6) South 64° 18' 18" West 580.00 feet and (7) North 88° 46' 20" West 650.61 feet to the place of beginning, containing 3.436 acres of land, more or less.

Being the property of John T. Tillman, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 31, 1980 at 1:45 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

July 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 1980

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 a week~~ one time ~~successive weeks~~ before the 24th day of July, 1980, the first publication appearing on the 10th day of July 19 80.

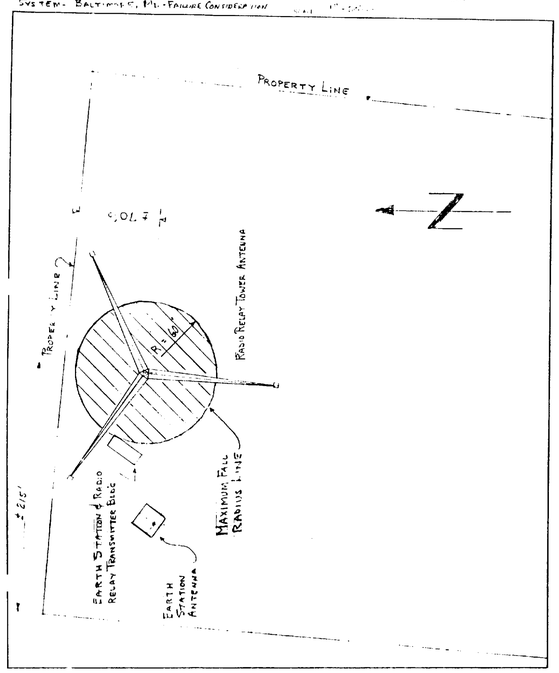
THE JEFFERSONIAN,
L. Leander Shrieves
Manager.

Cost of Advertisement, $

GUNNAR OLSEN, JR.
Consulting Engineer
MOORESTOWN, NEW JERSEY

WESTINGHOUSE BROADCASTING W3E-IV
SHEET NO. 8005-SK OF
CALCULATED BY DATE 7-12-
CHECKED BY DATE
SCALE 1"=200'

PLAN VIEW PROPOSED RADIO RELAY & EARTH STATION SYSTEM - BALTIMORE, MD. - FINISHED CONDITION



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9th day of April, 19 .*
Filing Fee $ 50.00 Received: ✓ Check ____ Cash ____ Other

William E. Hammond, Zoning Commissioner

Petitioner T. Tillman Submitted by Howard
Petitioner's Attorney Howard Reviewed by

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

John B. Howard, Esquire
Herbert R. O'Conor, III
210 Allegheny Avenue
Towson, Maryland 21204

cc: Daft McCune Walker, Inc.
530 E. Joppa Rd.
Towson, Md. 21204

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 20th day of June, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John T. Tillman
Petitioner's Attorney Howard & O'Conor, Esq. Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

QUALIFICATIONS OF JAMES E. DYER
(Verified by Exhibit No. 2)

MEMBER:
Baltimore County Appraisers' Society - President - 1971-72
Real Estate Board of Greater Baltimore
National Association of Real Estate Boards
Homebuilders Association of Maryland
Baltimore Investment Analysts, Inc.

EDUCATIONAL AND PROFESSIONAL:
Graduate of Baltimore Polytechnic Institute
Completed Real Estate Appraisal Courses I and II
Johns Hopkins Evening College
Licensed Real Estate Salesman since 1948
Actively engaged in the appraisal and consultation of real estate since 1948
Actively participated in the appraisal and consultation of Residential condominium developments, both high rise and low rise
Office building partnerships as well as major sites
Residential large lot developments.

APPRAISED FOR:
Baltimore County Bureau of Land Acquisition
Baltimore County Office of Law
Baltimore Gas and Electric Company
Baltimore County Savings and Loan Association
Baltimore Federal Savings and Loan Association
Old Court Savings and Loan Association
Maryland State Highway Administration
Wilson T. Ballard and Company Engineers
Rieus Consultants
Numerous attorneys, engineers, developers and private individuals

- 2 -

TESTIFIED BEFORE:
Zoning Commissioner - Baltimore County, Maryland
Board of Zoning Appeals - Baltimore County, Maryland
Assessment Appeals Board - Baltimore County, Maryland
Circuit Court for Baltimore County
Circuit Court for Harford County
Public Service Commission of Maryland
Board of Municipal and Zoning Appeals, Baltimore City, Maryland

81-28-XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089670

DATE July 30, 1980 ACCOUNT 01-662
AMOUNT $58.03
RECEIVED FROM John B. Howard, Esquire
FOR Adv. & Posting for Case No. 81-28-XA

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 089613

DATE June 25, 1980 ACCOUNT 01-662
AMOUNT $50.00
RECEIVED FROM Cook, Howard, Downes & Dyer
FOR Filing Fee for Case No. 81-28-XA

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting July 9, 1980
Posted for: Petition for Special Exception and Variance
Petitioner: John T. Tillman, et al
Location of property: E/S McDonough Rd., 1980' S of Lyons Mill Rd
Location of Signs: E/S McDonough Rd 1980' +- S of Lyons Mill Rd
Remarks:
Posted by Thomas E. Boland Signature Date of return: July 11, 1980
Number of Signs: 2

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
2nd DISTRICT

ZONING: Petition for Special Exception and Variance
LOCATION: West side of McDonough Road, 1980 feet South of Lyons Mill Road
DATE & TIME: Thursday, July 24, 1980 at 1:45 P.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 of 150 feet including a control building and an earth station dish and Variance to permit a side yard setback of five feet in lieu of the required forty feet.

The Zoning Regulation to be excepted as follows:
Section 1802.2.B (V.B.2)—side yard setback

All that parcel of land in the Second District of Baltimore County

Beginning for the same at a point in the center of McDonogh Road at the distance of 1,940 feet, more or less, southwesterly from the centerline of Lyons Mill Road, and running thence, binding on the center of McDonogh Road (1) South 28° 14' West 206.61 feet, thence leaving said road and binding along the southernmost boundary of the whole tract of land of which the parcel now being described is a part (2) South 62° 46' 30" East 1,245.5 feet to the southeast corner of the whole tract, thence binding along part of the easternmost boundary of said whole tract (3) North 46° 00' East 190.71 feet and (4) N. 01° 45' 37" East 199.9 ± ft. thence leaving said line of division now drawn (5) North 45° 47' West 600± feet, (6) South 39° 25' 19" West 290.00 feet and (7) N. 70° 07' 44" West 992.61 feet to the place of beginning, containing 24.5 acres of land, more or less.

Being the property of John T. Tillman, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 24, 1980 at 1:45 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order of
WILLIAM E. HAMMOND
Zoning Commissioner
Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 1980

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 time successive weeks before the 24th day of July 1980 the first publication appearing on the 20th day of July 19 80.

THE JEFFERSONIAN,
L. Leland Kneeter
Manager

Cost of Advertisement, $

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 2, 1980

John B. Howard, Esquire
and
Herbert R. O'Conor, III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
W/S of McDonogh Rd., 1980' S of Lyons Mill Rd. - 2nd Election District
John T. Tillman, et al - Petitioners
NO. 81-28-XA (Item No. 206)

Dear Messrs. Howard and O'Conor:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

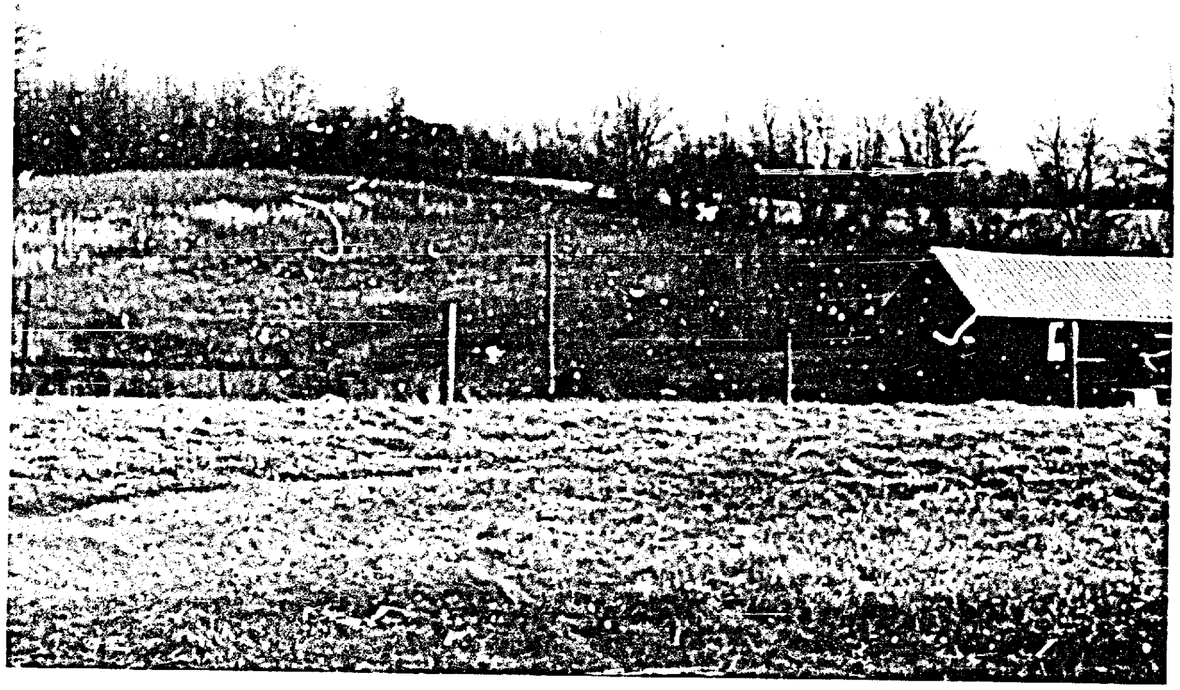
JMHJ/mc

Attachments

cc: Mrs. Mary D. Basso
Greater Randallstown Community Council, Inc.
3629 Templar Road
Randallstown, Maryland 21133

John W. Hessian, III, Esquire
People's Counsel

Mrs. Donna Moose
6807 Meadow Heights Road
Randallstown, Maryland 21133



1-9-8

RC 1
Proposed Basin

SUBJ SITE

DIR-1

DIR 3

DIR 2

PENNSBURY ROAD

PENNSBURY ROAD

WESTERN RAILROAD TRACKS

TRIANGLE ROAD

CONRAIL RAILROAD TRACKS

LIBERTY BOULEVARD

4-I-77

1-9-8

McDONOUGH ROAD

McDONOUGH ROAD

WESTERN RAILROAD TRACKS

WINANDS ROAD

WINANDS ROAD

WBAL RADIO TOWER

LIBERTY ROAD

1-9-8

RC 3

PROPSD WALK

SUBJ SITE

DP-1

DP-2

DP-3

McDONOUGH ROAD

McDONOUGH ROAD

WESTERN RAILROAD TRACKS

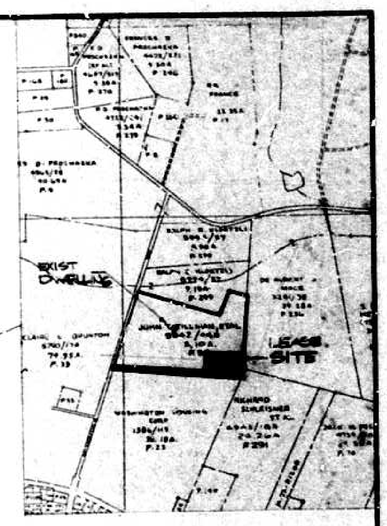
HILANDS ROAD

HILANDS ROAD

HILANDS ROAD

REAL RADIO TOWER

LIBERTY ROAD



VICINITY MAP 1" = 400'±

N 85° 44' 50" W 852.61'

PROPOSED SERVICE ROAD 12' WIDTH

DRAINAGE STRUCTURE (STORM DRAIN)

S 85° 44' 50" E 1314.36'

ZONE DR-1

ZONE DR-2

MATCH LINE

N 32500

JOHN T. TILLMAN ET AL
5542/443 21.0 AC P. 34

DR ALBERT MAGE
2241/88 39.28 A P236

N 85° 14' 43" W 1460.90'

PROPOSED CHAIN LINK FENCE

LEASE LINE

40'-0" SIDE YARD SETBACK

TOWER GUY LINE

2 PROPOSED PARKING SPACES

A2 145° TOWER GUY LINE

LENGTH 140'± TYPICAL

SETBACK LINE

CONCRETE PAD W/GENERATOR

PROPOSED BUILDING

COAXIAL CABLE BRIDGE 8'± ABOVE GRADE

LOCATION OF PROPOSED 150' TOWER

6' FUTURE EARTH STATION

FUTURE EARTH STATION

PROPOSED CHAIN LINK FENCE

A2 120° TOWER GUY LINE 110'

AREA OF LEASE: 3.635 AC

PROPOSED BLDG

PROPOSED EARTH STATION; CONCRETE PAD 16'SQUARE

CLEARANCE FUTURE EARTH STATION

A2 90° GUY ANCHOR

SCHEMATIC ELEVATION 1"=30'

150'

BIRD DISH

PLY WIRES

EXISTING GRADE

50'-0" REAR YARD SETBACK

PROPERTY LINE

SCHEMATIC ELEVATION

RICHARD SCHLEISNER
4943/183 24.26A K 291

EX. DIRT RD.

40'-0" SIDE YARD SET BACK

PROPERTY LINE

ZONE DR-1

ZONE DR-2

S 85° 44' 50" E 1314.36'

EXISTING CORNFIELD

WASHINGTON HOUSING CORP.
1386/113 30.78A P 23

N 32424.35
E 47310.84

N 32424.45
W 47356.04

N 04° 45' 17" E 111.24'

N 05° 02' 34" E 106.71'

1"=500'

SITE DATA

1. AREA OF TRACT 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED: 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH CRUSHER RUN STONE.
9. TOWER HEIGHT: 150'
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. CONCRETE PAD FOR 'DISH' MAY BE TRIANGULAR WITH 10' SIDES

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO MD 21206, (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 11029, ELEV 543.326; CONTOUR INTERVAL 2'
ALL BEARINGS REFER TO TRUE MERIDIAN
COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028; N32982.34 W 40380.41
NO. 11029: N31960.83 W 48723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2;

SCALE: 1" = 20'

JOB ORDER NO. B-79916

ISSUE DATE JUN 26 80 PM

DATE	REVISIONS
9/30/80	REVISED FENCE & FRONT GATE
6/11/80	SETBACK, VARIANCE, ROAD ALIGN

REVISED PLANS

N 85° 44' 50" W 852.61'

PROPOSED SERVICE ROAD; 12' WIDTH

S 85° 44' 50" E 1314.38'

ZONE DR-1

ZONE DR-2

DRAINAGE STRUCTURE (STORM DRAIN)

ZONE DR-1

ZONE DR-2

MATCH LINE

N 32100

N 32500

VICINITY MAP 1" = 400'±

JOHN T. TILLMAN ET AL
5542/443 21.0 AC. P. 34

DR ALBERT MACE
2241/88 39.28 A P236

N 32424.35
E 47310.81

N 85° 14' 43" W 460.90'

PROPOSED CHAIN LINK FENCE

LEASE LINE

SITE DATA

1. AREA OF TRACT 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 200 SQ. FT.
6. PARKING REQUIRED 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH "CRUSHER RUN STONE."
9. TOWER HEIGHT: 150'
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. CONCRETE PAD FOR "DISH" MAY BE TRIANGULAR WITH 10' SIDES

40'-0" SIDE YARD SETBACK

TOWER GUY LINE

2 PROPOSED PARKING SPACES

N 64.5° E TOWER GUY LINE LENGTH 140.5' TYPICAL

SETBACK LINE

CONCRETE PAD W/GENERATOR

PROPOSED BUILDING

COAXIAL CABLE BRIDGE 8'± ABOVE GRADE

LOCATION OF PROPOSED 150' TOWER

8'± FUTURE EARTH STATION

FUTURE EARTH STATION

PROPOSED CHAIN LINK FENCE

TOWER GUY LINE, 110'

N 18.5° E

CLEARANCE FOR FUTURE EARTH STATION

N 28.5° E

8'±="DISH"

150'

GUY WIRES

PROPOSED BLDG

PROPOSED EARTH STATION; CONCRETE PAD 10'±SQ

EXISTING GRADE

SCHEMATIC ELEVATION
1"=50'

50'-0" REAR YARD SETBACK

N 04° 45' 17" E 199.24'

PROPERTY LINE

106.71'

N 05° 02' 34" E

RICHARD SCHLEISNER
4943/103 24.26A R 291

SCHEMATIC ELEVATION

ACREAGE: 3.635AC

EX. DIRT RD.

40'-0" SIDE YARD SETBACK

PROPERTY LINE

S 85° 44' 50" E 1314.38'

EXISTING CORNFIELD

ZONE DR-1

ZONE DR-2

ZONE DR-1
ZONE DR-2
N 32149.95
W 47334.79

N 32400

WASHINGTON HOUSING CORP.
1386/113 30.78A P 23

SURVEY BY: KELLER & KELLER, [illegible] BALTO, MD 21206. [illegible] DATED JAN 25, 1980

ELEVATIONS REFERRED TO BALTO CO. MD. NO. 11029, ELEV 543.326; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN

COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF CONTROLS ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND BASED ON THE NAD/83 TRAVERSE: NO 11020; N32182.34 W 46880.41
NO. 11029: N31960.83 W 46723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
838 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2;

STATE OF MARYLAND
[illegible]
LAND SURVEYOR

NORTH

SCALE: 1" = 20'

JOB ORDER NO. 8-71396

ISSUE DATE JAN 28 '80 PM

DATE	REVISIONS
4/30/80	REVISED FENCE, FRONT GATE
6/17/80	SETBACK VARIANCE, ROAD ALIGN

REVISED PLANS

PROPOSED CHAIN LINK FENCE & GATE

JOHN T. TILLMAN, ET AL
3542/443 P-34

N 85° 44' 50" W 852.61'

LEASE LINE

PROPERTY LINE

WASHINGTON HOUSING CORP
386/113 38.74A P. 20

S 85° 44' 50" E 1314.38'

PROPOSED

S 18° 18' 14" W 20.61'

McDONOUGH ROAD

BITUMINOUS PAVED ENTRY

ZONE DR-1

ZONE DR-2

RC-3 ZONE

EX. 2 sty FR DWG.

EX. CONC. BLK. BARN (1st Floor)

N 66° W (NEAREST DWELLING) 455'±

N 32500

N 524247
E 47769.13

N 85° 14' 43" W 460.9'

40'-0" SIDE YARD SETBACK

TOWER GUY LINE

140'-0"

200'

CONCRETE PAD W/GENERATOR

PROPOSED BUILDING

CANCEL CABLE BRIDGE 8'± ABOVE GRADE

70'-0" FRONT YARD SETBACK

LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH FENCE)

FUTURE EARTH STATION

FUTURE EARTH STATION

TOTAL ACREAGE: 3.635 AC

EX. FRAME BARN

JOHN T. TILLMAN ET AL
3542/443 P-34

LEASE LINE

S 04° 15' 10" W 1319.00'

SCHEMATIC ELEVATION

MATCH LINE

EX. DIRT RD.

N 85° 44' 50" W 852.61'

LEASE LINE

EX. DIRT RD.

PROPOSED ROAD WIDTH

ZONE DR-1

ZONE DR-2

PROPERTY LINE

N 32178.52
E 47730.82

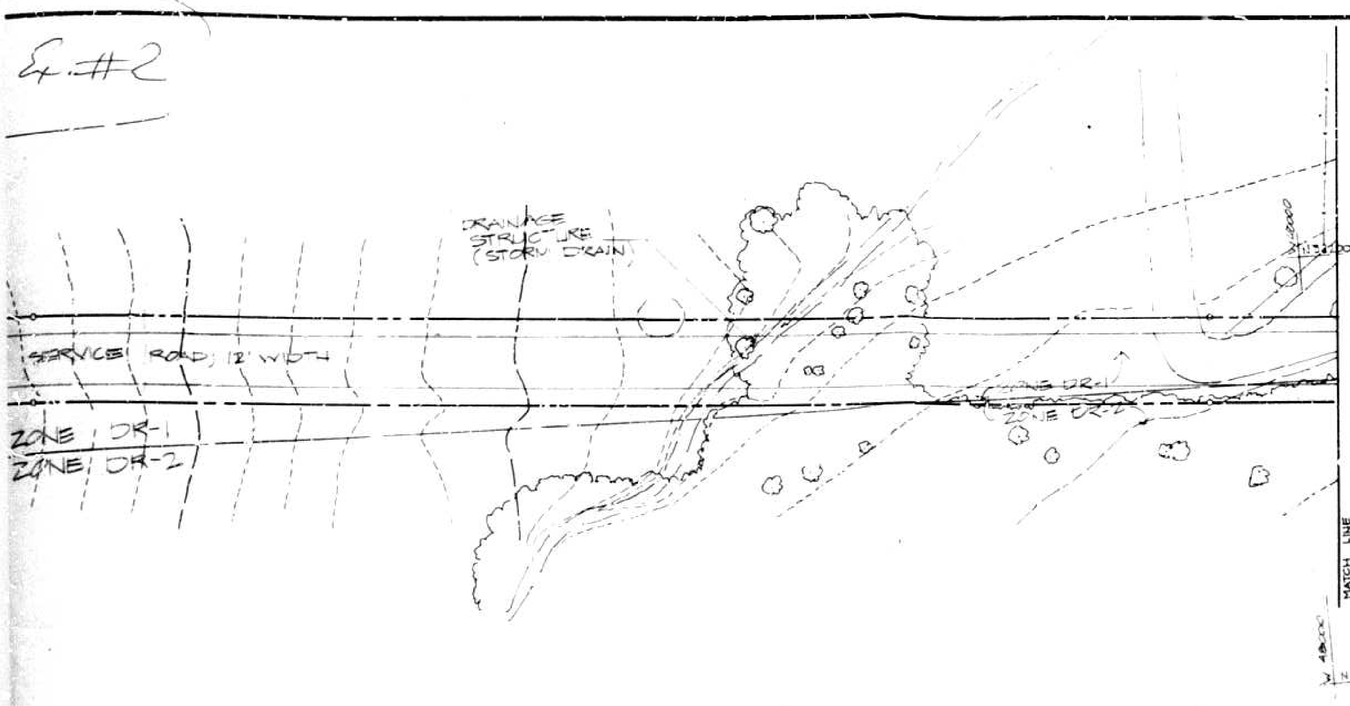
N 32163.33
E 47792.30

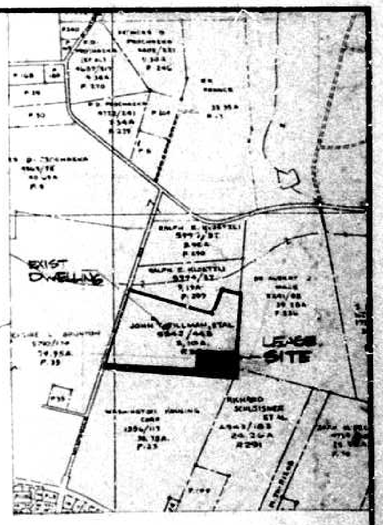
S 85° 44' 50" E 1314.38'

WASHINGTON HOUSING CORP
386/113 38.74A P 2

MATCH LINE
EX. FRAME BARN
ZONE DR-1
EX DIRT RD
N 85°44'50" W 852.61'
PROPERTY LINE
PROPOSED ROAD 12' WIDTH
LEASE LINE
JOHN T. TILLMAN ET AL 5542/443 P.34
N. 32173.27 W. 47730.82
N. 32153.33 W. 47792.30
S 04° 15' 10" W
1290.00'
LEASE LINE
INTERMITTENT STREAM
4' HT. METAL FENCE
ZONE DR 2
JOHN T. TILLMAN ET AL 5542/443 P.34
EX. 2 sty FR DWG
EX. CONC. BLK. BARN (in ruins)
N 66° W (NEAREST DWELLING 485'±)
N. 32462.47 W. 47761.31
W 47800
N 32500
RC-3 ZONE
1400'± TO CENTERLINE OF LYONS HILL ROAD
RC-3 ZONE
ZONE DR-2
ZONE DR-1
McDONOGH RD
ZONE RC-3
ZONE DR-1
OH. WIRES
ZONE DR-1
ZONE DR-2
BITUMINOUS PAVED ENTRY
PROPOSED CHAIN LINK FENCE & GATE
PROPERTY LINE
LEASE LINE
WASHINGTON HOUSING CORP 1386/113 5874A P.23
JOHN T. TILLMAN ET AL 5542/443 P.34
N 85° 44' 50" W 852.61'
S 85° 44' 50" E 1314.38'
PROPOSED
ZONE DR 2
ZONE DR-1
DR-1
SCHEMATIC ELEVATION
TOTAL ACREAGE: 3.635 AC
70'-0" FRONT YARD SETBACK
LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH DISH)
PROPOSED FENCE
CONCRETE PAD W/GENERATOR
COAXIAL CABLE BRIDGE 6'± ABOVE GRADE
20'0"
10'0"
FUTURE EARTH STATION
℄ FUTURE EARTH STATION
PROPOSED BUILDING
TOWER GUY LINE
40'-0"
SIDE YARD SETBACK
N 85° 14' 48" W
460.9
S 85° 44' 50" E 1314.38'
WASHINGTON HOUSING CORP 1386/113 5878A P 2
PROPERTY LINE
EX DIRT RD

Ex. #2





VICINITY MAP 1" = 400'±

N 32500

JOHN T TILLMAN ET AL
5542/443 21.0 AC P. 34

DR ALBERT MACE
2241/88 39.29 A P236

N 32424.35

PROPOSED CHAIN LINK FENCE

LEASE LINE

2 PROPOSED PARKING SPACES

AZ 64.5° TOWER GUY LINE LENGTH 110'± TYPICAL

LOCATION OF PROPOSED 150' TOWER

PROPOSED CHAIN LINK FENCE

TOWER GUY LINE 110'

AZ 184.5°

PROPOSED EARTH STATION; CONCRETE PAD & DISH

PROPOSED BLDG

150'

GUY WIRES

EXISTING GRADE

SCHEMATIC ELEVATION
1" = 50'

50'-0" REAR YARD SETBACK

PROPERTY LINE

RICHARD H EIGNER
4943/183 24.26A < 291

EXISTING CORNFIELD

ZONE DR-1

ZONE DR-2

ZONE DR-1
ZONE DR-2

N 32200

N 04° 45' 17" E 114.29'

N 05° 02' 34" E 106.71'

N 32206.77 E 47356.74

SITE DATA

1. AREA OF TRACT 3.035 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 200 SQ. FT.
6. PARKING REQUIRED 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH WASHER RUN STONE.
9. TOWER HEIGHT: 150'
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. CONCRETE PAD FOR "DISH" MAY BE TRIANGULAR WITH 10' SIDES

SURVEY BY: KELLER & KELLER, 3114 WOODLEA AVE BALTO, MD 21206, (301) 483-8150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 1029, ELEV 543.326; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 1028; N32982.34 W 48380.49
NO. 1029: N31960.83 W 48723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES
BALTO COUNTY, MD 21133
ELEC DISTRICT NO 2.;

STATE OF MARYLAND — SURVEYOR

NORTH

SCALE: 1" = 20'

JOB ORDER NO. B-79596

ISSUE DATE

DATE	REVISIONS
4/30/80	REVISED FENCE & EXIST DATE
6/17/80	SETBACK VARIANCE, ROAD ALIGN

Ex. #2

DRAINAGE STRUCTURE (STORM DRAIN)

SERVICE ROAD; 12' WIDTH

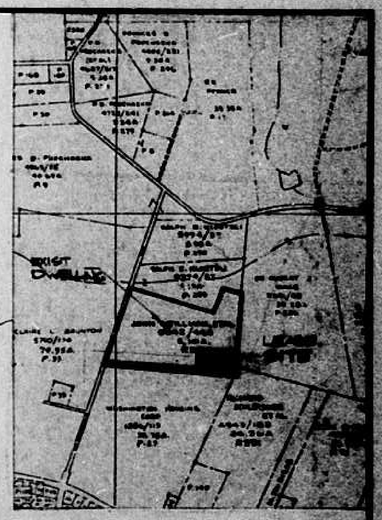
ZONE DR-1

ZONE DR-2

N 32800

N 32100

MATCH LINE



VICINITY MAP 1" = 400'

N 32500

JOHN T. TILLMAN ET AL
5542/443 21.0 AC. P. 34

DR. ALBERT MACE
2241/88 39.28 A. P236

N 32424.35
W 47310.81

PROPOSED CHAIN LINK FENCE

LEASE LINE

2 PROPOSED PARKING SPACES

AZ 64.5° TOWER GUY LINE LENGTH 110.5' TYPICAL

SETBACK LINE

LOCATION OF PROPOSED 150' TOWER

PROPOSED CHAIN LINK FENCE

AZ 184.5°

TOWER GUY LINE 110'

AZ 94.5°

PROPOSED EARTH STATION; CONCRETE PAD 15'SQ'SH

84"ø "DISH"

150'

GUY WIRES

PROPOSED BLDG

EXISTING GRADE

SCHEMATIC ELEVATION
1"=50'

30'-0" REAR YARD SETBACK

PROPERTY LINE

N 04° 45' 17" E 119.29'

106.71'

N 05° 02' 34" E 306.7'

RICHARD SCHLEISNER
443/183 24.26 AC. R 291

40'-0" SIDE YARD SETBACK

ZONE DR-1

ZONE DR-2

EXISTING CORNFIELD

ZONE DR-1
ZONE DR-2
N 32174.45
W 47334.74

N 32400

SITE DATA

1. AREA OF TRACT 3.035 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 200 SQ. FT.
6. PARKING REQUIRED 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH CRUSHER RUN STONE.
9. TOWER HEIGHT: 150'
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. CONCRETE PAD FOR "DISH" MAY BE TRIANGULAR WITH 10' SIDES

SURVEY BY: KELLER & KELLER, 3419 WOODLEA AVE BALTO MD 21206; (301) 485-5150 DATED JAN 20, 1980

ELEVATIONS REFERRED TO BALTO CO HOR. NO. 11029, ELEV 543.326, CONTOUR INTERVAL 2'
ALL BEARINGS REFER TO TRUE MERIDIAN COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028: N32782.34 W 48360.61
NO. 11029: N31960.83 W 48723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21286
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES
BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2.

STATE OF MARYLAND — REGISTERED LAND SURVEYOR

NORTH

SCALE: 1" = 20'

JOB ORDER NO. B-74596

ISSUE DATE

DATE	REVISIONS
4/30/80	REVISED FENCE (FRONT GATE
6/17/80	SETBACK VARIANCE (ROAD ALIGN)

Exh 2

Petitioners

1400' TO CENTERLINE OF LYONS MILL ROAD

PROPOSED CHAIN LINK FENCE & GATE

JOHN T. TILLMAN, ET AL
5542/443 P. 34

N 85° 44' 50" W 853.61

LEASE LINE

PROPERTY LINE

PROPOSED

S 18° 18' 14" W 20.61'

N 32700

WASHINGTON HOUSING CORP
1386/113 38.74A P. 23

S 85° 44' 50" E 1314.36

BITUMINOUS PAVED ENTRY

McDONOGH RD

ZONE DR-1

ZONE DR-2

RC-3 ZONE

ZONE DR-1
ZONE DR-2

EX. 2 sty FR. DWG.

N 32500

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P. 34

EX. CONC. BLK. BARN (IN RUINS)

N 66° W (NEAREST DWELLING) 465' ±

N 32462.47
E 47769.31

Photo #2

Photo #1

400

N 85° 44' 50" W 461

SIDE YARD SETBACK

TOWER CLIX LINE

PROPOSED FENCE

CONCRETE PAD W/GENERATOR

Photo #3

PROPOSED BUILDING

AXIAL CABLE BRIDGE 8' ± ABOVE GRADE

70'-0" FRONT YARD SETBACK

LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH "DISH")

FUTURE EARTH STATION

FUTURE EARTH STATION

TOTAL ACREAGE: 3.6 ± AC

EX. FRAME BARN

JOHN T. TILLMAN ET AL
5542/443 P. 34

LEASE LINE

DR-1

S 04° 15' 16" W 1270.00'

SCHEMATIC ELEVATION

PASTURE

MATCH LINE

GATE

EX. DIRT RD

N 85° 44' 50" W 852.61

LEASE LINE

N 32178.22
N 47710.82

EX. DIRT RD

PROPOSED ROAD, 12' WIDTH

ZONE DR-1
ZONE DR-2

ZONE DR-1

PROPERTY LINE

N 32163.55
N 47792.50

ZONE DR 2

S 85° 44' 50" E 1314.36

WASHINGTON HOUSING CORP
1386/113 38.78A

Petitioners

PROPOSED CHAIN LINK FENCE & GATE

JOHN T. TILLMAN, ET AL
3542/443 P. 34

N 85° 44' 50" W 852.61'

LEASE LINE

PROPERTY LINE

WASHINGTON HOUSING CORP
1386/113 38.74A P. 23

S 85° 44' 50" E 1314.36'

PROPOSED

BITUMINOUS PAVED ENTRY

S 16° 15' 14" W 20.61'

ZONE DR-1

ZONE DR-2

RC-3 ZONE

EX. 2 sty FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

ZONE DR 2

JOHN T. TILLMAN ET AL
3542/443
P-34

N 66° E W
(NEAREST DWELLING)
955'±

N. 32462.47
W. 47769.31

N. 32500

W. 47860

Photo #2

Photo #1

N 85° 14' 43" W

40'-0" SIDE YARD SETBACK

DYER GULLY LINE

200'

CONCRETE PAD W/GENERATOR

PROPOSED BUILDING

PROPOSED FENCE

Photo #3

AERIAL CABLE BRIDGE, 8'± ABOVE GRADE

70'-0" FRONT YARD SETBACK

LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH "DISH")

8' FUTURE EARTH STATION

FUTURE EARTH STATION

TOTAL ACREAGE: 3.635 AC

SCHEMATIC ELEVATION

EX. FRAME BARN

JOHN T. TILLMAN ET AL
3542/443 P-34

LEASE LINE

270.00'

S 04° 15' 16" W

DR-1

N. 32173.27
W. 47780.82

N. 32163.33
W. 47792.50

ZONE DR 2

WASHINGTON HOUSING CORP.
1386/113 38.74A

MATCH LINE

EX. DIRT RD.

PROPOSED ROAD, 12' WIDTH

ZONE DR-1

PROPERTY LINE

S 85° 44' 50" E 1314.36'

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector
3. At the end of each working day, all sediment control practices will be inspected and kept in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

   75% Certified "Kentucky 31" Tall Fescue
   10% Certified Kentucky Bluegrass
   10% Laneds Bluegrass
   5% Red Top
   Seeding Rate: 50-60 pounds per acre
   Fertilizer: For Sod: 20 pounds per 1,000 square feet of 10-10-10
   For Seed: 35 pounds per 1,000 square feet of 10-10-10
   Lime: 2,000 pounds per acre

   Mulch in accordance with specifications.

Total Disturbed Area - 54,100 SQ FT / 1.25 AC

Owners Certification:
Land clearing and construction of development will be completed pursuant to this plan.

Date

LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that the plan of development and planning for sediment control meet the requirements, standards and specifications for Soil Erosion and Sediment Control in Developing Areas, latest edition.

Date

EX. 2 sty FR. Dwg.

EX. CONC. BLK. BARN (to remain)

ZONE DR 2

JOHN T. TILLMAN ET AL 5542/443 P. 34

N 66° W (NEAREST DWELLING) 465'±

N 32500

N 32482.47 W 47764.31

N 32178.27 W 47780.82

N 32353.33 W 47792.30

JOHN T. TILLMAN, ET AL 5542/443 P. 34

WASHINGTON HOUSING CORP 386/113 38.74A P. 23

S 89° 44' 50" E 1314.38'

N 85° 44' 50" W 1032.61'

S 16° 18' 14" W 20.61'

S 85° 14' 43" E 1314.38'

LIMIT OF CONTRACT

LEASE LINE

PROPERTY LINE

PROPOSED CHAIN LINK FENCE (4/30-2)

EXISTING FENCE (TO REMAIN)

PROPOSED GATE, 14'-0" W/ 180° SWING, OUTER LEAF AND LOCKING DEVICE (5/30-2)

STONE PAVING (3/30-2) (TYP)

STONE PAVING 12'-0" WIDTH (TYP)

BITUMINOUS PAVING (1/30-2)

BUTT FLUSH WITH EXISTING GRADE, 5'-0" ±

RAILROAD TIE WALL (6/30-2) (TOP OF WALL FLUSH WITH GRADE TO REMAIN)

PROVIDE STABILIZED CONSTRUCTION ENTRANCE, SEE SD-1.

RIPRAP OUTLET SEDIMENT TRAP 18'x30'x3' DEEP, DRAINAGE AREA ≈ .89 ACRES, 1602 CU FT REQ. 1620 PROVIDED

BOTTOM OF TRAP: 485.00'

TOP OF TRAP: 488.00'

PROPOSED EARTH STATION STRUCTURAL BUILDING & FUTURE STRUCTURAL BUILDING & FUTURE EARTH STATION

PROPOSED CHAIN LINK FENCE

PROPOSED GRAIN LINK FENCE

PROPOSED BUILDING & FUTURE BUILDING SEE STRUCTURAL DWGS & SPECS

PROPOSED 2 PARKING SPACES

TOPSOIL STOCKPILE AREA

EXISTING CORNFIELD

EXISTING DIRT ROAD

EXISTING BARN

EXISTING FARM LANE

EXISTING FARM LANE TO BE REMOVED

EXISTING GRAVEL DRIVE

EXISTING GRAVEL DRIVE TO BE REMOVED

EXISTING GRAVEL DRIVE TO REMAIN

EXISTING DIRT ROAD TO BE REMOVED

EXISTING DIRT ROAD TO REMAIN

EXISTING BARN TO REMAIN

EXISTING FENCE (TO REMAIN)

EXISTING FENCE TO BE REMOVED

EXISTING FENCE TO REMAIN

EXISTING STONE WALL TO REMAIN

EXISTING STONE WALL TO BE REMOVED

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. Prior to the start of the sediment control practices required on this plan, minor adjustments to locations may be made to assure the correct and control of any unforeseen problems in the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector.
3. All forms of each sediment control practice will be inspected daily to maintain an operational condition.
4. Sediment control practices will be inspected daily, obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

   75% Certified "Kentucky 31" Tall Fescue
   10% Certified Kentucky Bluegrass
   10% Canada Bluegrass
   5% Red Top

   Seeding Rate: 50-60 pounds per acre
   Fertilizer: For Sod: 20 pounds per 1,000 square feet of 10-10-10
   For Seed: 35 pounds per 1,000 square feet of 10-10-10
   Lime: 2,000 pounds per acre

   Mulch in accordance with specifications.

Total Disturbed Area - 54,000 SQ FT = 1.25 AC

Owners Certification:
Land clearing and construction of development will be completed pursuant to this plan.

Owner Date

DEVELOPER'S CERTIFICATION

I certify that this plan of development and the Standards and Specifications for Soil Erosion and Sediment Control will be followed in financing, planning, and implementing the proposed plan.

Developer Date

LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that this plan of development and the Standards and Specifications for Soil Erosion and Sediment Control were prepared under my supervision and to the best of my professional knowledge and belief conform to the Standards and Specifications for Soil Erosion and Sediment Control.

Landscape Architect Date

SEE MATCH LINE ABOVE

EX. FENCE

EX. BARN

EX. DWG

EX. CONC. BLK. BARN (to remain)

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P. 34

(NEAREST DWELLING 158'±)

EXISTING (RETAIN) FENCE

EXISTING DIRT ROAD

4" WT. METAL POST

CONSTRUCTION LIMIT

EXISTING STREAM

100'-0"

LIMIT OF CONTRACT

45'-0"

LEASE LINE

PERIMETER DIKE

SOD PER SPECS

PROPOSED CHAIN LINK FENCE

PROPOSED EARTH STATION

FUTURE EARTH STATION

RIPRAP OUTLET SEDIMELT TRAP 10'x30'x3' DEEP, DRAINAGE AREA = .89 ACRES, 1602 CU FT REQ. 1620 PROVIDED

BOTTOM OF TRAP 485.00'±

PROPOSED CHAIN LINK FENCE

PROPOSED PARKING SPACES

LOCATION OF TOWER, SEE DRAWINGS AND

TOWER GUY LINE, 110'

AZ 64.5° TOWER GUY

PROPOSED CHAIN LINK FENCE

TOTAL ACREAGE : 2.65 AC

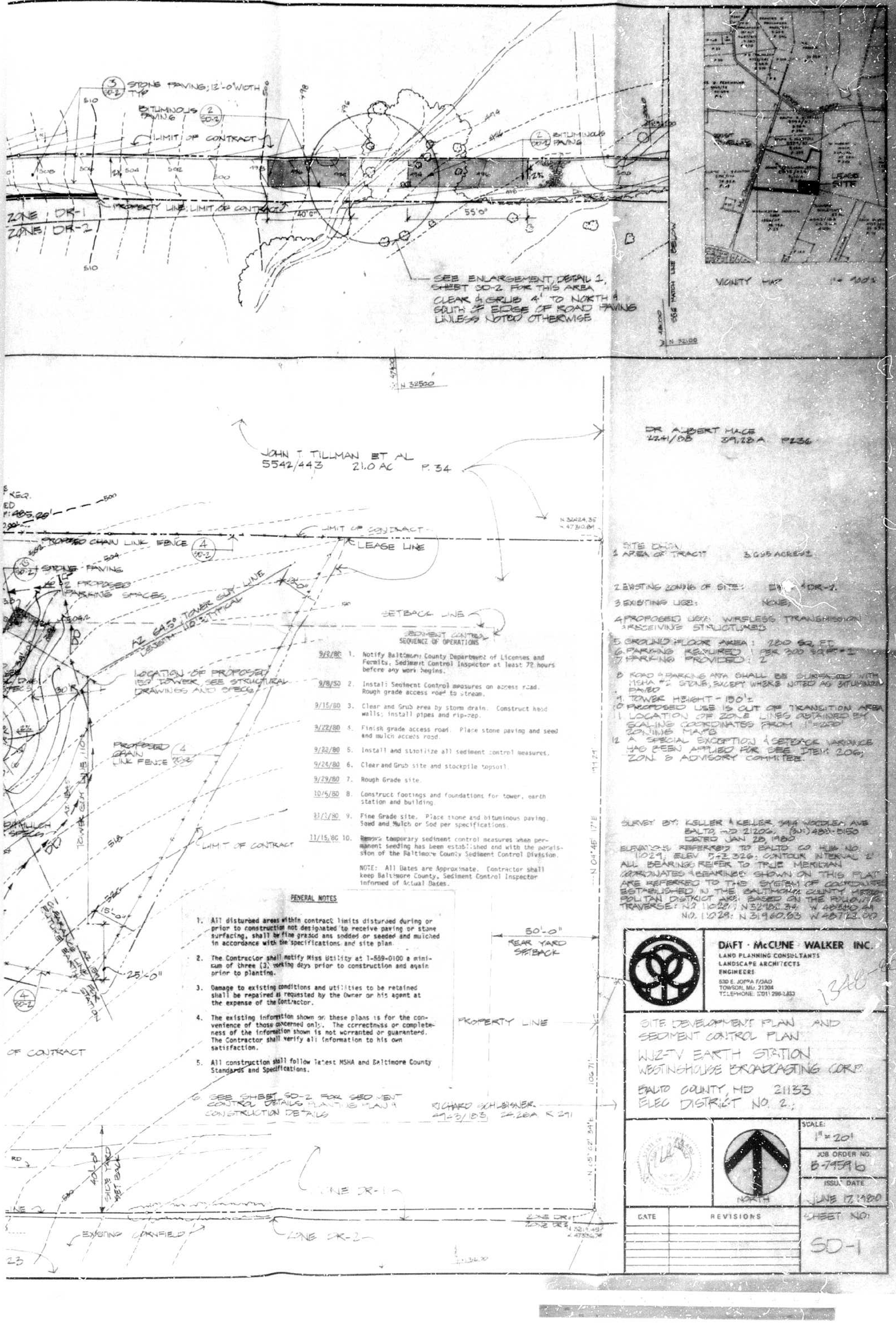
SEED MULCH PER SPECS

SILT FENCE

SEDIMENT TRAP

SEDIMENT TRAP

SEDIMENT TRAP



SEQUENCE OF OPERATIONS

9/2/80	1.	Notify Baltimore County Department of Licenses and Permits, Sediment Control Inspector at least 72 hours before any work begins.
9/8/80	2.	Install Sediment Control measures on access road. Rough grade access road to stream.
9/15/80	3.	Clear and Grub area by storm drain. Construct head walls; install pipes and rip-rap.
9/22/80	4.	Finish grade access road. Place stone paving and seed and mulch access road.
9/22/80	5.	Install and stabilize all sediment control measures.
9/24/80	6.	Clear and Grub site and stockpile topsoil.
9/29/80	7.	Rough Grade site.
10/5/80	8.	Construct footings and foundations for tower, earth station and building.
11/1/80	9.	Fine Grade site. Place stone and bituminous paving. Seed and Mulch or Sod per specifications.
11/15/80	10.	Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded ans sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.

6 SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS PLANTING PLAN & CONSTRUCTION DETAILS

SITE DATA

1 AREA OF TRACT 3.695 ACRES ±
2 EXISTING ZONING OF SITE: DR-1 & DR-2.
3 EXISTING USE: NONE.
4 PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5 GROUND FLOOR AREA: 200 SQ. FT.
6 PARKING REQUIRED: PER 300 SQ FT = 1
7 PARKING PROVIDED: 2
8 ROAD & PARKING AREA SHALL BE SURFACED WITH MSHA #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED
9 TOWER HEIGHT - 150'±
10 PROPOSED USE IS OUT OF TRANSITION AREA
11 LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12 A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR. SEE ITEM 206; ZON. & ADVISORY COMMITTEE.

SURVEY BY: KELLER & KELLER, 3414 WOODLEA AVE BALTO., MD 21206, (301) 483-8150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO HUB NO. 1029, ELEV 742.326; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND BASED ON THE FOLLOWING TRAVERSE: NO. 1028; N 32981.34 W 48440.48
NO. 1029: N 31960.83 W 48712.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
830 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

1346

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2.

NORTH

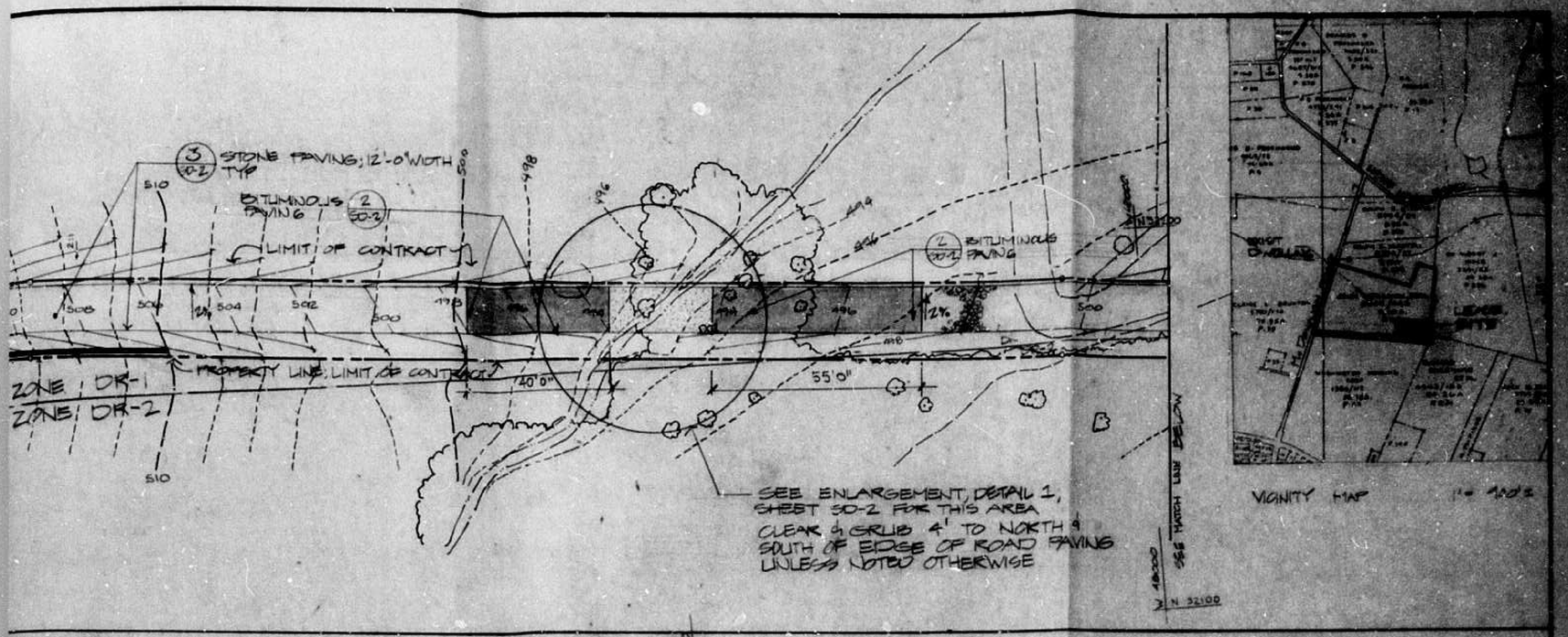
SCALE: 1" = 20'

JOB ORDER NO. B-7959b

ISSUE DATE: JUNE 17, 1980

DATE	REVISIONS

SHEET NO: SD-1



JOHN T TILLMAN ET AL
5542/443 21.0 AC P. 34

DR ALBERT MACE
2241/88 39.28 A P236

N 32424.35
W 47310.84

LIMIT OF CONTRACT

LEASE LINE

PROPOSED CHAIN LINK FENCE 4 SD-2

5 SD-2 STONE PAVING

2 PROPOSED PARKING SPACES

SETBACK LINE

AZ 64.5° TOWER GUY LINE LENGTH 410'± TYPICAL

LOCATION OF PROPOSED 150' TOWER, SEE STRUCTURAL DRAWINGS AND SPECS.

PROPOSED CHAIN LINK FENCE 4 SD-2

TOWER GUY LINE

BARMULCH SPECS

LIMIT OF CONTRACT

50'-0" REAR YARD SETBACK

PROPERTY LINE

SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS, PLANTING PLAN & CONSTRUCTION DETAILS

RICHARD SCHLEISNER
4943/183 24.28A R 291

N 05° 02' 34" E 1067.71'

N 04° 45' 17" E 199.24'

ZONE DR-1

ZONE DR-2

EXISTING CORNFIELD

N 31400

N 32500

SIDE YARD SETBACK

SEDIMENT CONTROL SEQUENCE OF OPERATIONS

9/2/80	1.	Notify Baltimore County Department of Licenses and Permits, Sediment Control Inspector at least 72 hours before any work begins.
9/8/80	2.	Install Sediment Control measures on access road. Rough grade access road to stream.
9/15/80	3.	Clear and Grub area by storm drain. Construct headwalls; install pipes and rip-rap.
9/22/80	4.	Finish grade access road. Place stone paving and seed and mulch access road.
9/23/80	5.	Install and stabilize all sediment control measures.
9/24-29	6.	Clear and Grub site and stockpile topsoil.
9/29/80	7.	Rough Grade site.
10/6/80	8.	Construct footings and foundations for tower, earth station and building.
11/1/80	9.	Fina Grade site. Place stone and bituminous paving. Seed and Mulch or Sod per specifications.
11/15/80	10.	Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded ans sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.

SITE DATA

1. AREA OF TRACT 3.035 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED 1 PER 300 SQ FT = 2;
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH MSHA #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED
9. TOWER HEIGHT - 150'±
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR SEE ITEM 206, ZONING ADVISORY COMMITEE.

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206. (301) 483-8151 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO HUB NO 1029; ELEV 543.376; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN. COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 1029; N 32182.34 W 48380.49
NO. 1029: N 31960.83 W 48728.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

3-26-80

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN
WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2;

SCALE: 1" = 20'

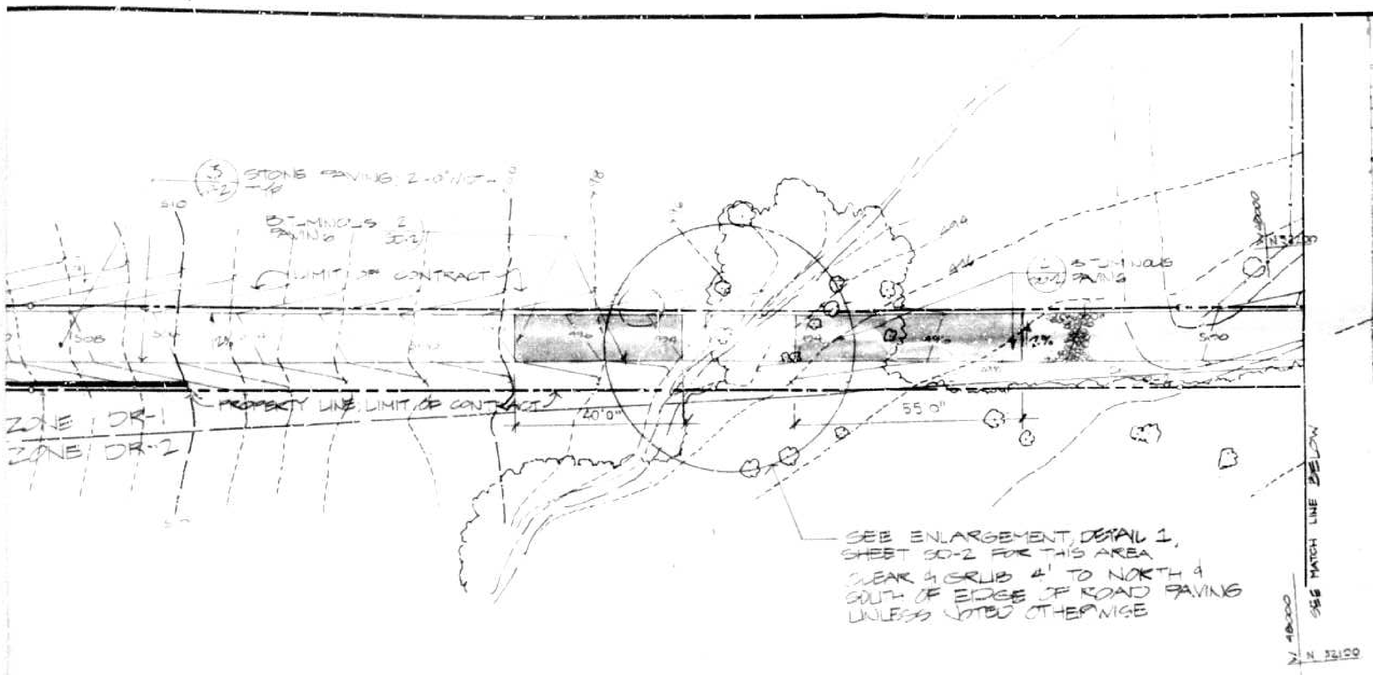
JOB ORDER NO. B-79596

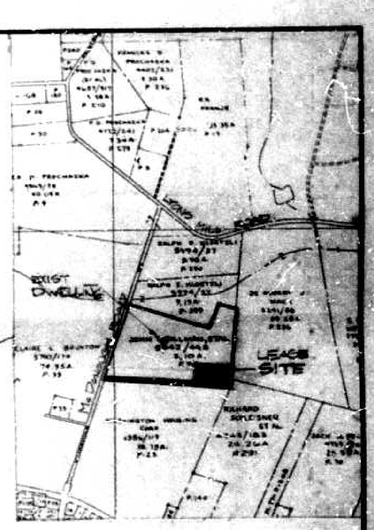
ISSUE DATE JUNE 17, 1980

NORTH

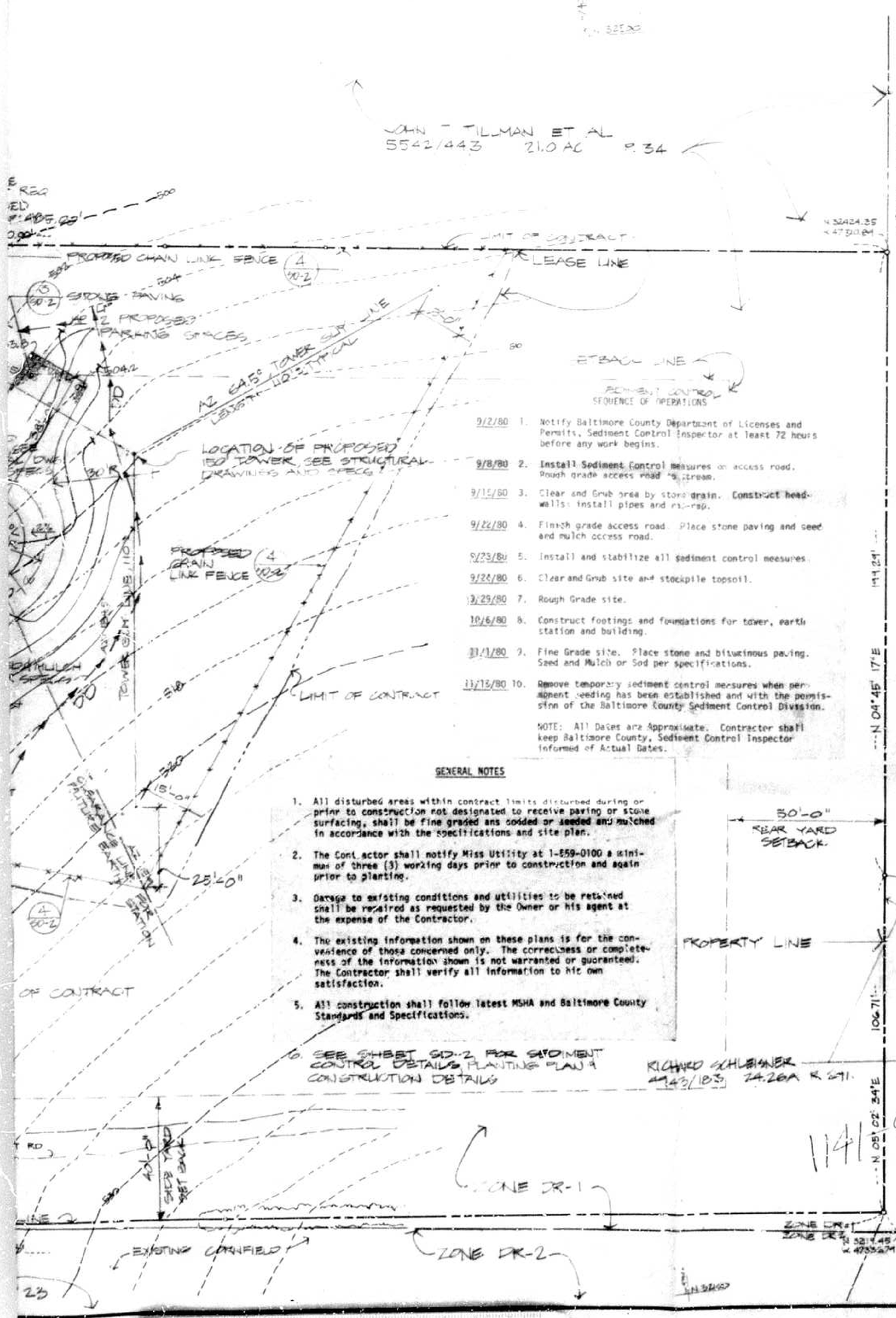
DATE	REVISIONS

SHEET NO: SD-1





VICINITY MAP 1" = 1000'



9/2/80	1. Notify Baltimore County Department of Licenses and Permits, Sediment Control Inspector at least 72 hours before any work begins.
9/8/80	2. Install Sediment Control measures on access road. Rough grade access road to stream.
9/15/80	3. Clear and Grub area by storm drain. Construct headwalls; install pipes and rip-rap.
9/22/80	4. Finish grade access road. Place stone paving and seed and mulch access road.
9/23/80	5. Install and stabilize all sediment control measures.
9/26/80	6. Clear and Grub site and stockpile topsoil.
9/29/80	7. Rough Grade site.
10/6/80	8. Construct footings and foundations for tower, earth station and building.
11/1/80	9. Fine Grade site. Place stone and bituminous paving. Seed and Mulch or Sod per specifications.
11/15/80	10. Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded and sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.
6. SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS, PLANTING PLAN & CONSTRUCTION DETAILS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____ PLANNING
DATE 10/28/80
_____ ZONING COMMISSIONER
DATE 9/28/80
81-287A
C-114/-80

SITE DATA

1 AREA OF TRACT 3.635 ACRES±

2 EXISTING ZONING OF SITE: DR-1 & DR-2

3 EXISTING USE: NONE

4 PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES

5 GROUND FLOOR AREA: 200 SQ. FT.

6 PARKING REQUIRED: 1 PER 300 SQ FT + 1

7 PARKING PROVIDED: 2

8 ROAD & PARKING AREA SHALL BE SURFACED WITH 1½" HA #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED

9 TOWER HEIGHT - 150'±

10 PROPOSED USE IS OUT OF TRANSITION AREA

11 LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS

12 A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR SEE ITEM 206, ZONING ADVISORY COMMITTEE.

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206, (301) 488-0150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. [illegible] NO 11029, ELEV 543.326; CONTOUR INTERVAL 2' ALL BEARING REFER TO TRUE MERIDIAN COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11020: N32482.34 W [illegible] NO. 11029: N31960.83 W 48723.00

DAFT · McCUNE · WALKER INC.
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LANDSCAPE ARCHITECTS
ENGINEERS
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TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP

BALTO COUNTY, MD 21133
ELEC DISTRICT NO 2.

NORTH

SCALE: 1" = 20'

JOB ORDER NO. 81-7959

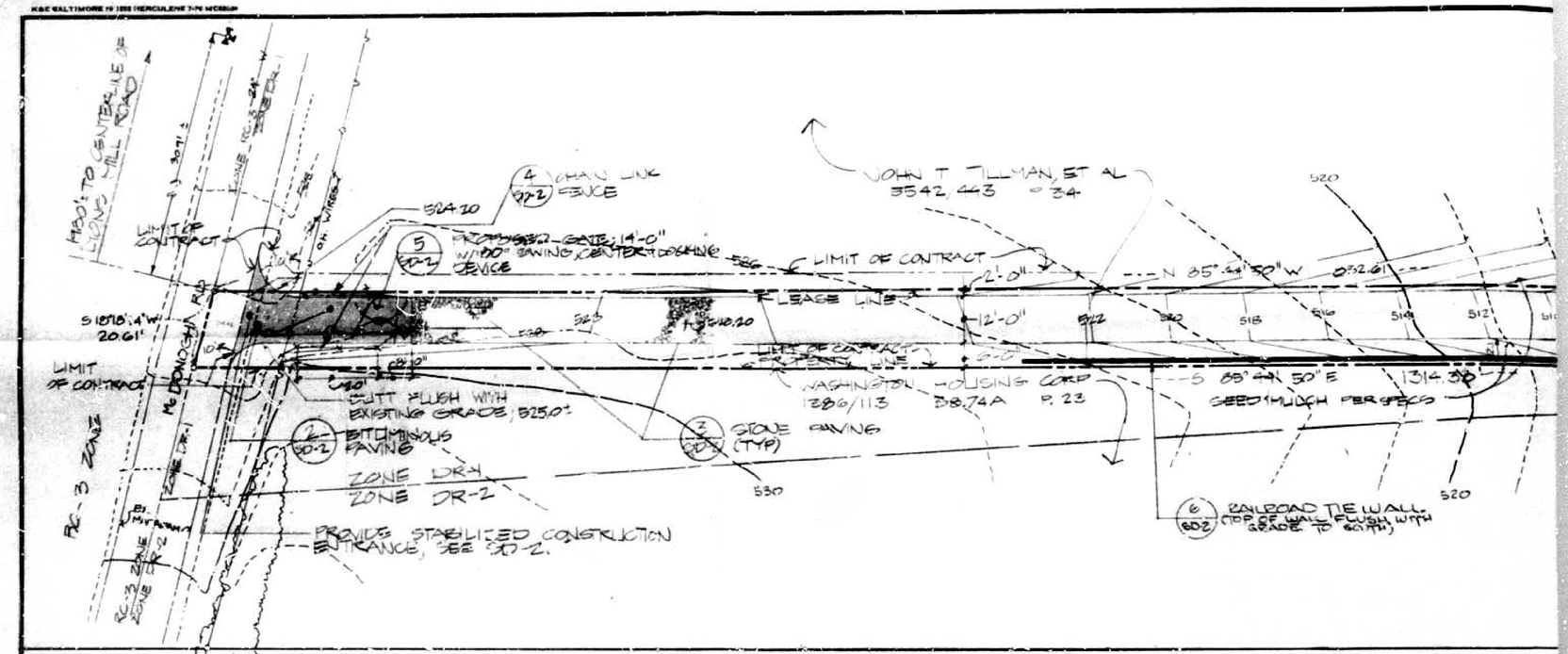
ISSUE DATE JUNE 17, 1980

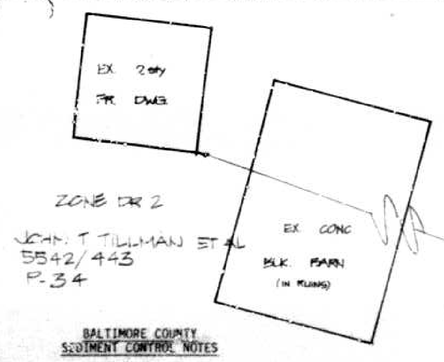
DATE	REVISIONS

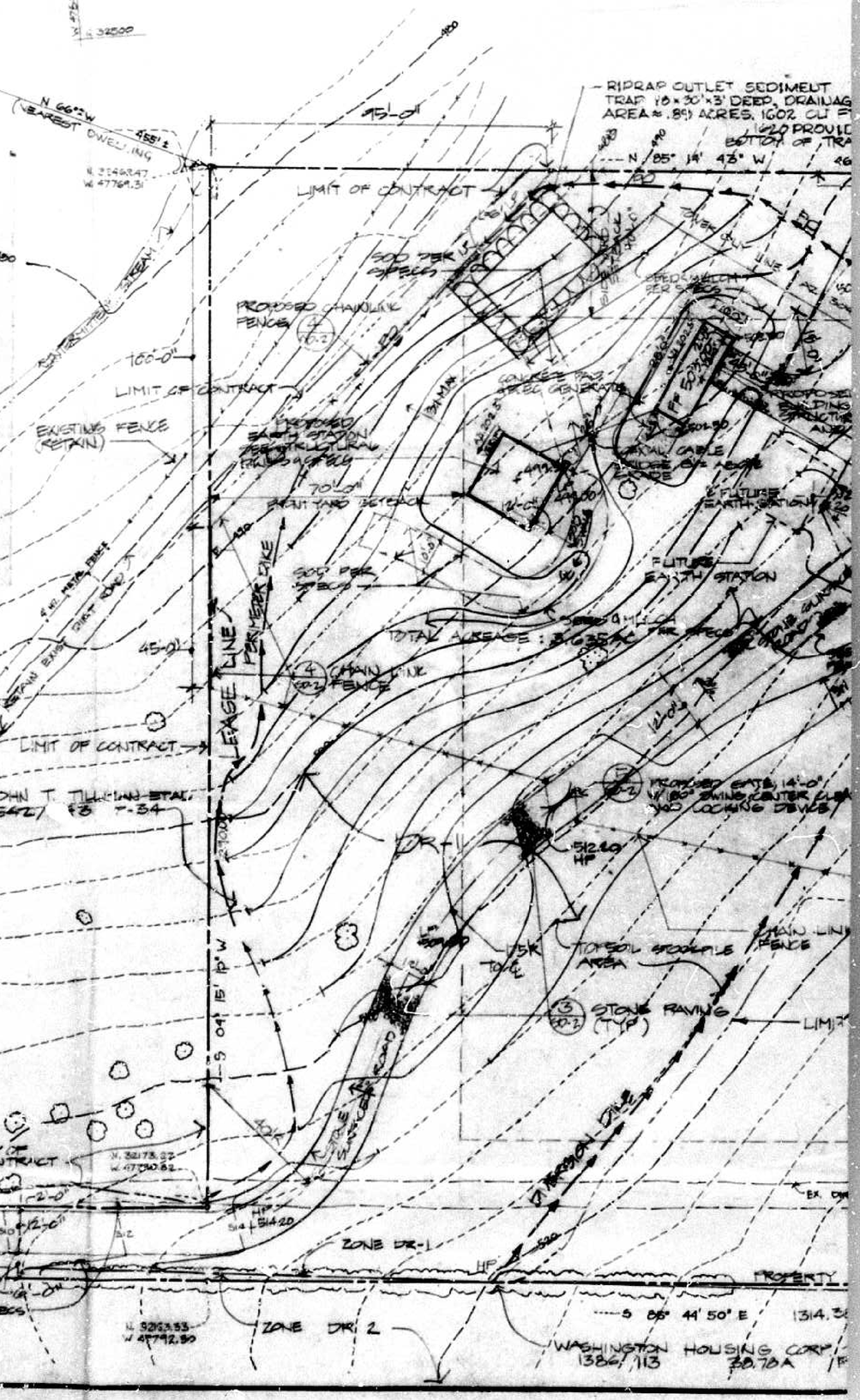
SHEET NO: SD-1

MICROFILMED

K&E BALTIMORE MD 1986 HERCULENE 3-PK MORGAN







BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment, before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector
3. At the end of each working day, all sediment control practices will be inspected and left in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix.

   75% Certified "Kentucky 31" Tall Fescue
   10% Certified Kentucky Bluegrass
   10% Canada Bluegrass
   5% Red Top
   Seeding Rate: 50-60 pounds per acre
   Fertilizer: For Sod: 20 pounds per 1,000 square feet of 10-10-10
   For Seed: 25 pounds per 1,000 square feet of 10-10-10
   Lime: 2,000 pounds per acre

Mulch in accordance with specifications.

Total Disturbed Area - 54,000 SQ FT ± 1.25AC

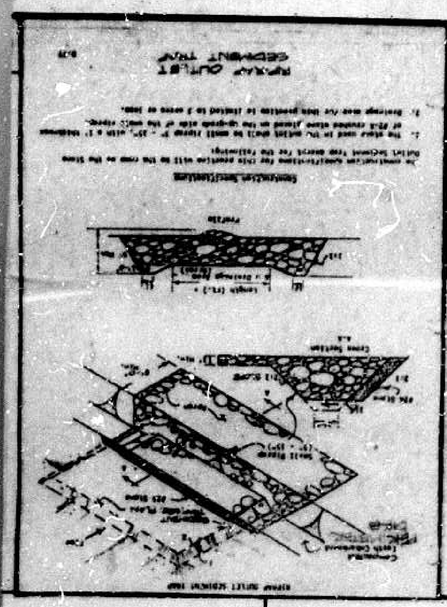
Owners Certification:
Land clearing and construction of development will be completed pursuant to this plan

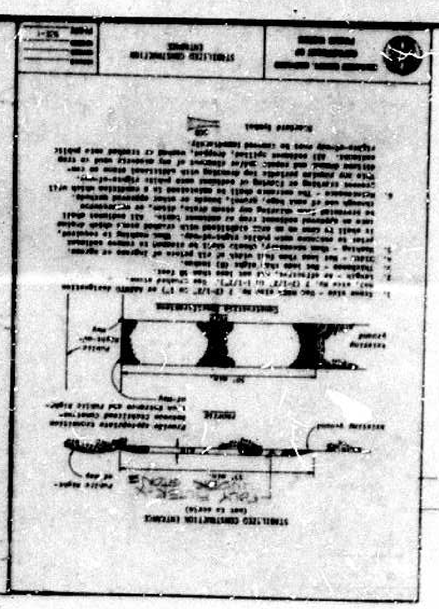
Date

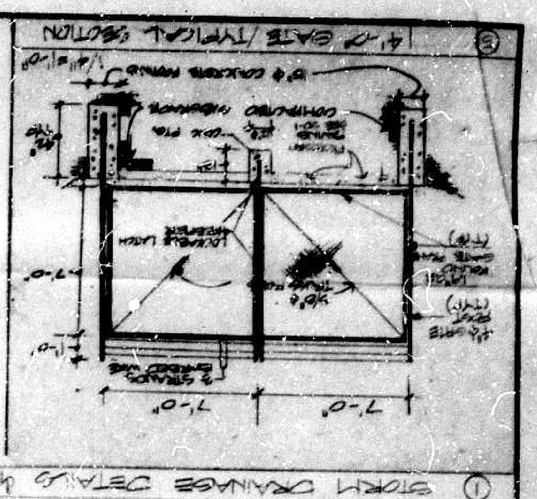
LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that the plan of development and the plan for sediment control meet the requirements, Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas, latest edition.

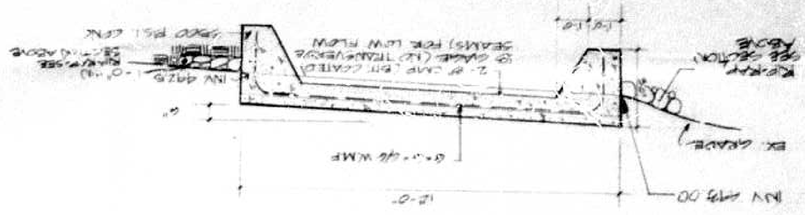
Date

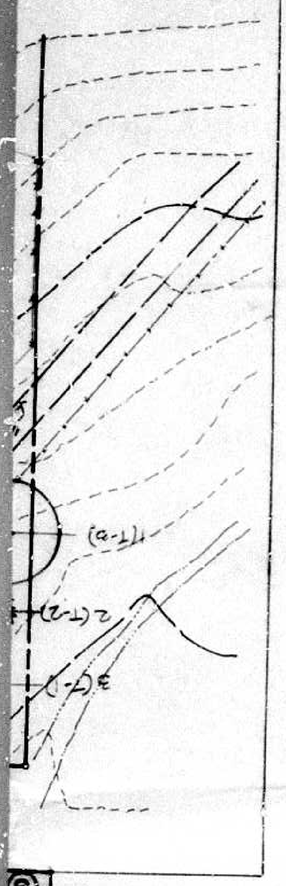


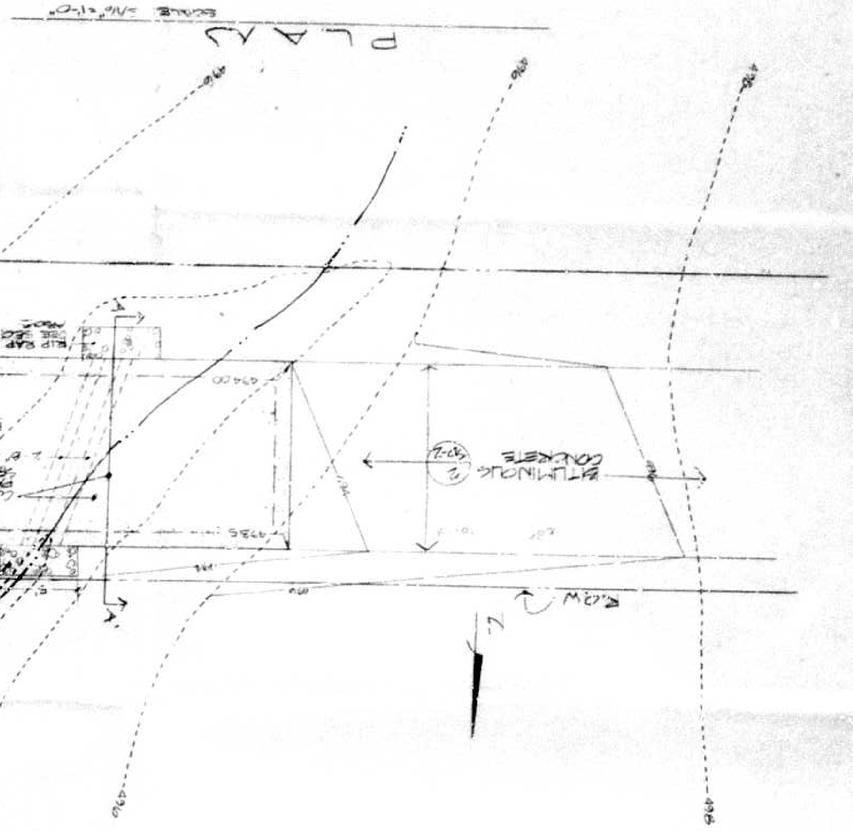


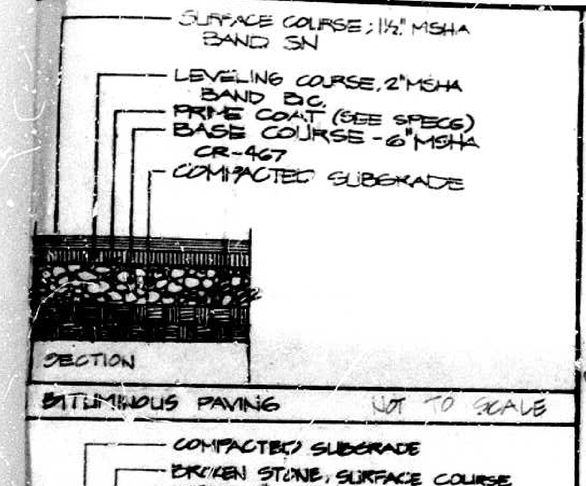


① STORM DRAINAGE DETAILS & PLAN VIEW

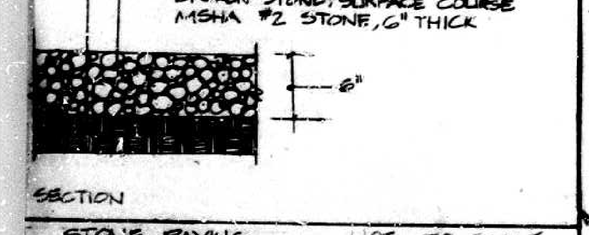




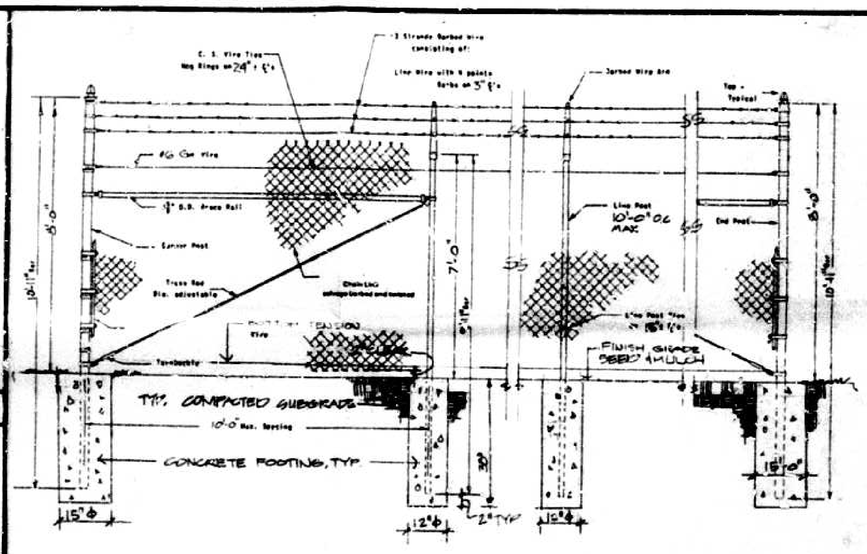

PLAN
SCALE 1/16" = 1'-0"
494.00
494.00
494.00



BITUMINOUS PAVING NOT TO SCALE

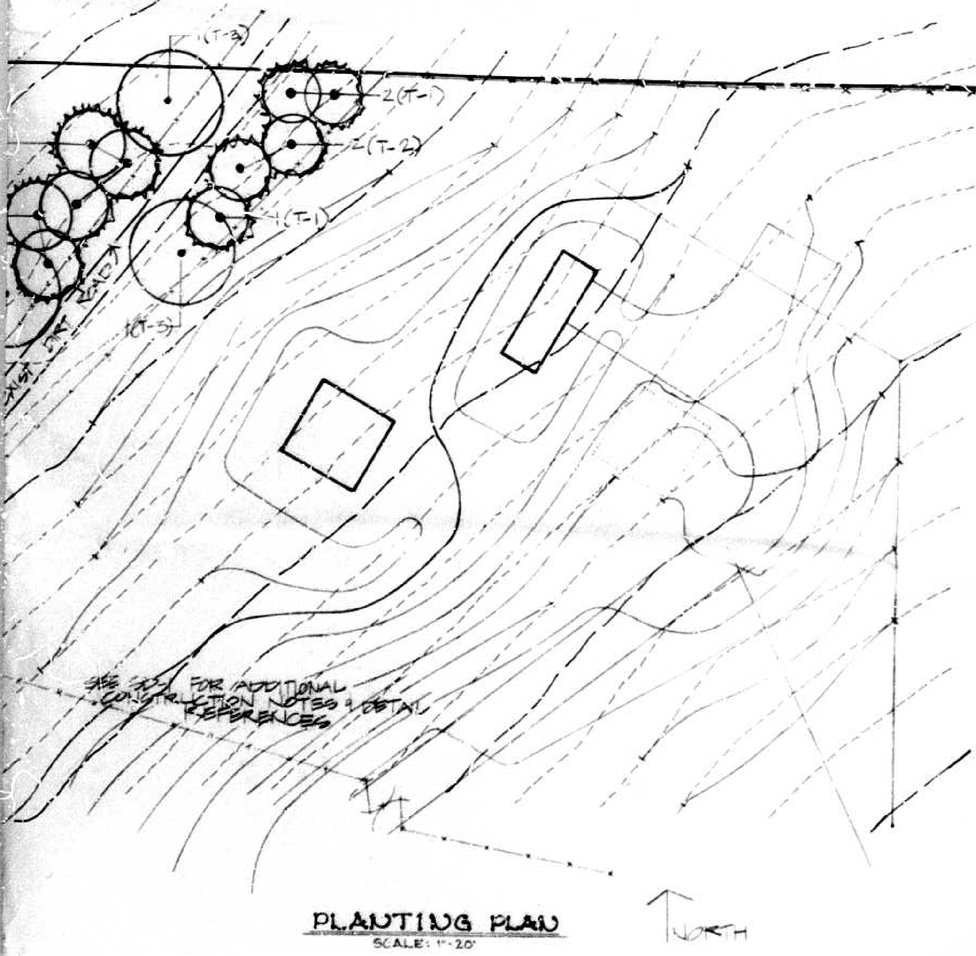


STONE PAVING NOT TO SCALE

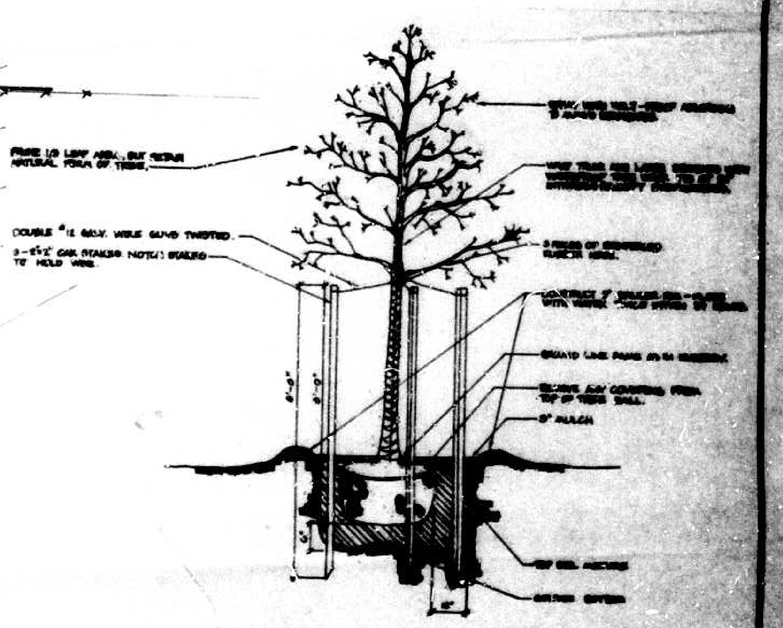


NOTE:
1. CENTER LINE OF POSTS SHALL BE 2' SOUTH & EAST OF LEASE LINE
2. SEE SPECS FOR SIZES & CHARACTER & COMPLETE CONSTRUCTION INFO.

④ CHAIN LINK FENCE DETAIL NOT TO SCALE



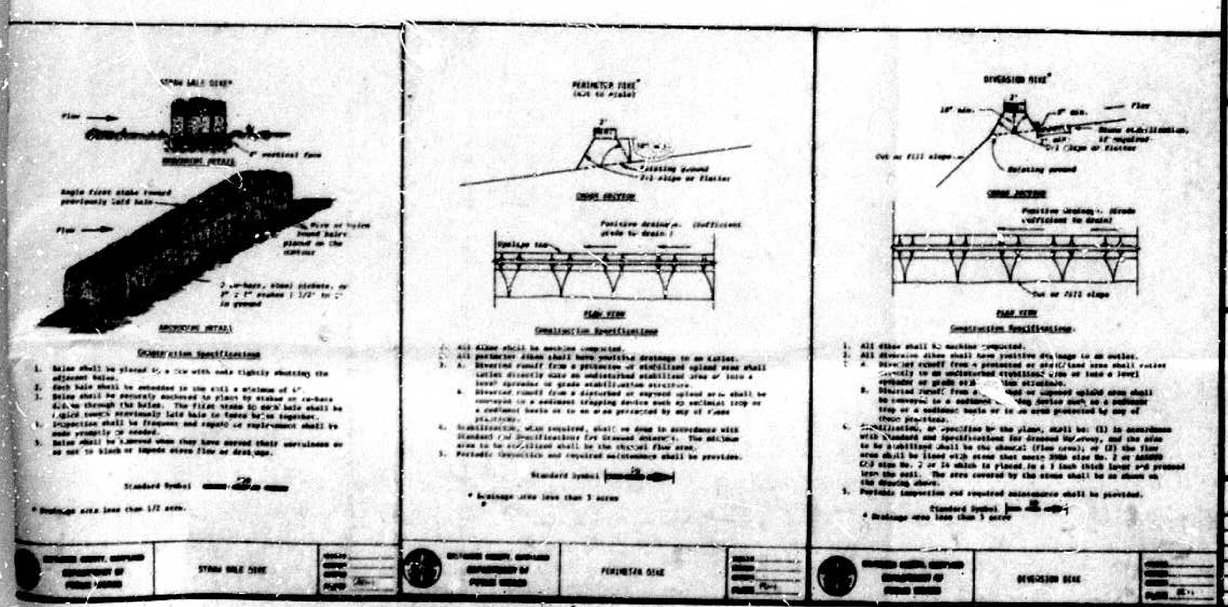
PLANTING PLAN
SCALE: 1"-20'
NORTH



PLANTING DETAIL FOR TREES 1½"-4" CAL.
TYPICAL LAWN TREES

PLANTING SCHEDULE

SYM	NO	BOTANICAL NAME / COMMON NAME	SIZE	COND
T-1	6	PINUS STROBUS WHITE PINE	7'-8' HT	B&B
T-2	4	PINUS THUNBERGI JAPANESE BLACK PINE	7'-8' HT	B&B
T-3	3	TILA AMERICANA AMERICAN LINDEN	3½"-4"	B&B



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TOWSON, MD. 21204
TELEPHONE: (301) 296 3303

PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO. COUNTY, MD. ~ ELEC. DIST. 08

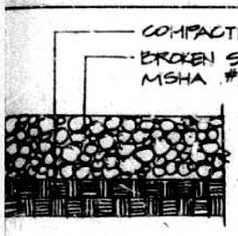
SCALE: AS NOTED
JOB ORDER NO. B-7958 B
ISSUE DATE: JUNE 17, 1980
SHEET NO: SD-2

DATE	REVISIONS

MICROFILMED

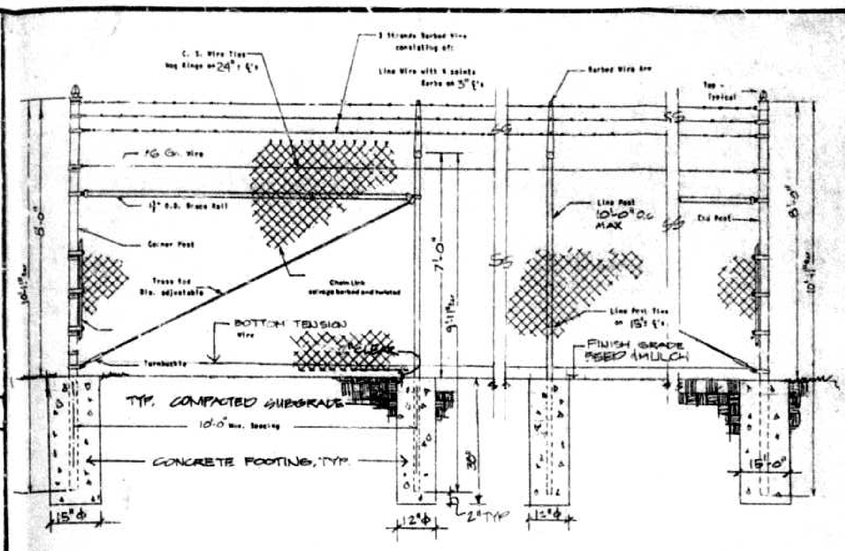
SECTION

BITUMINOUS PAVING NOT TO SCALE



SECTION

STONE PAVING NOT TO SCALE



SECTION

NOTE:
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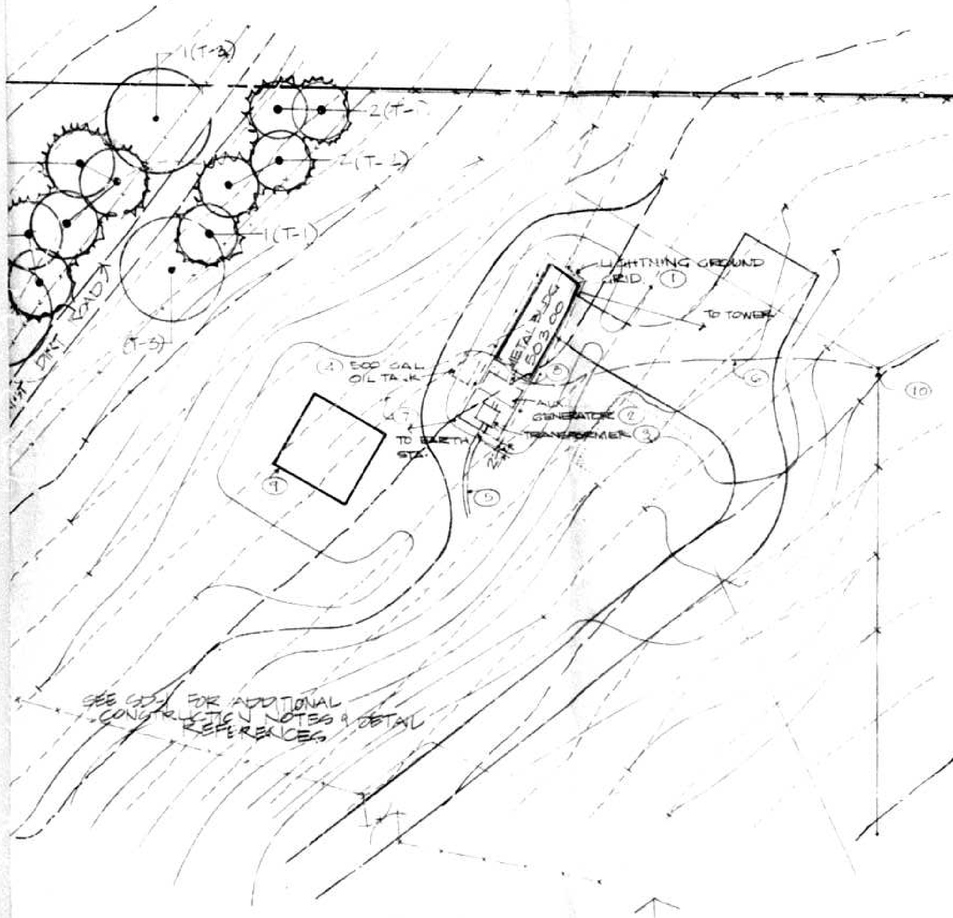
2. SEE SPECS FOR SIZES & GAUGES & COMPLETE CONSTRUCTION INFO.

④ CHAIN LINK FENCE DETAIL NOT TO SCALE

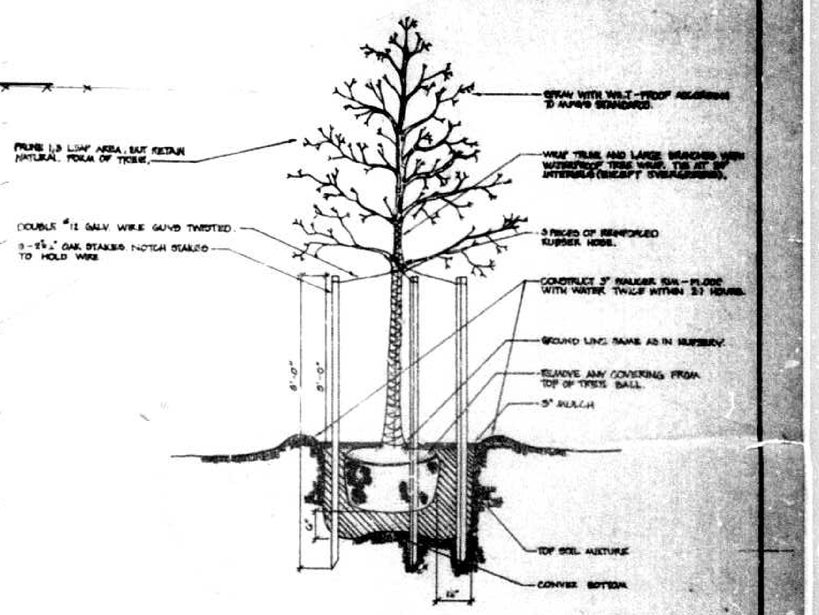


PLANTING PLAN

SCALE: 1" = 20'

NORTH

UTILITY DRAWING

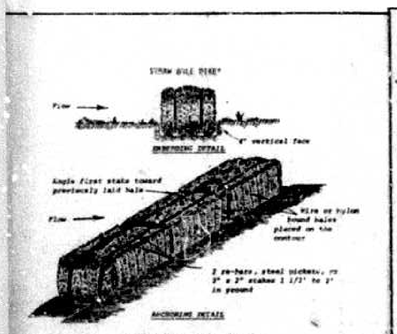


PLANTING DETAIL FOR TREES 1½"-4" CAL

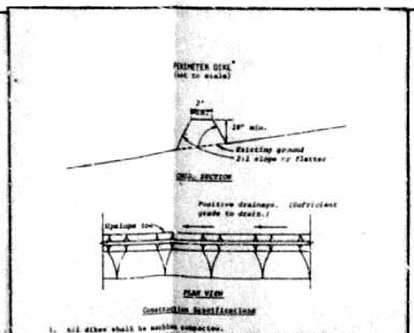
TYP. ALL TREES NO SCALE

PLANTING SCHEDULE

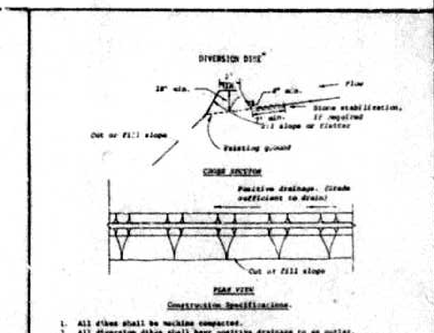
SYM	NO	BOTANICAL NAME / COMMON NAME	SIZE	COND
T-1	6	PINUS STROBUS WHITE PINE	7'-8' HT	B&B
T-2	4	PINUS THUNBERGI JAPANESE BLACK PINE	7'-8' HT	B&B
T-3	3	TILIA AMERICANA AMERICAN LINDEN	3½-4"	B&B



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS	STRAW BALE DIKE	STANDARD NO.	PLATE SBD-1



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS	PERIMETER DIKE	STANDARD NO.	PLATE PD-1



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS	DIVERSION DIKE	STANDARD NO.	PLATE DD-1

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PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO. COUNTY, MD. ~ ELEC. DIST. 02

STATE OF MARYLAND — CHARLES RAYMOND EMMERT — No. 1407 — REGISTERED LANDSCAPE ARCHITECT

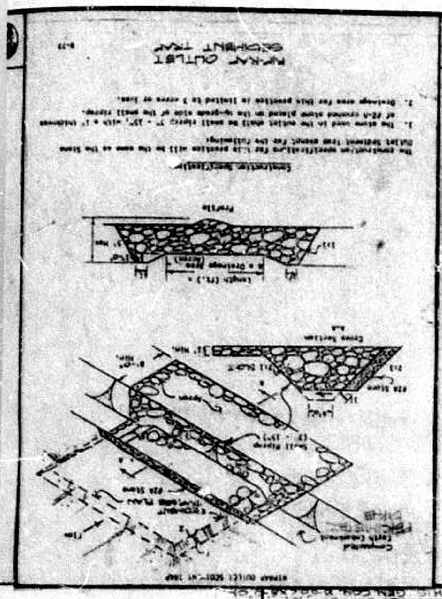
SCALE: AS NOTED

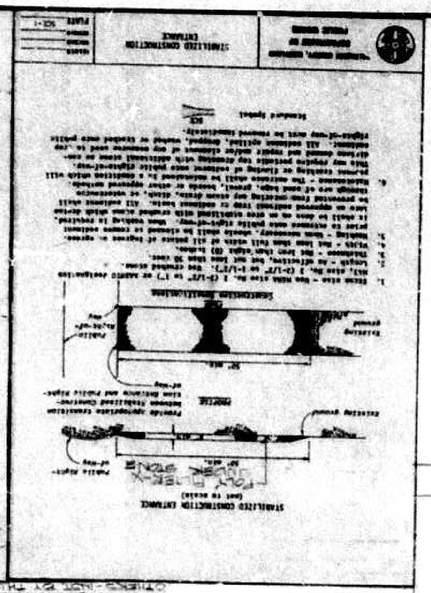
JOB ORDER NO. B-7959 b

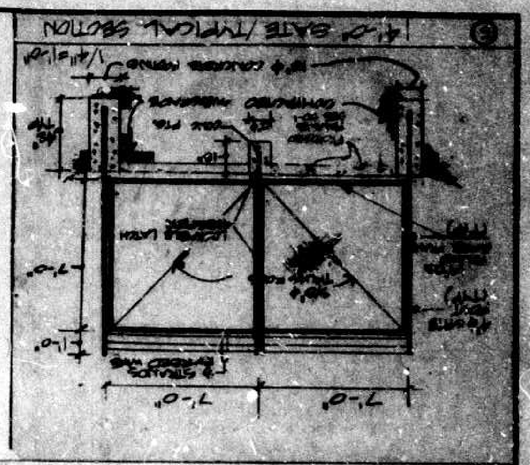
ISSUE DATE JUNE 17, 1980

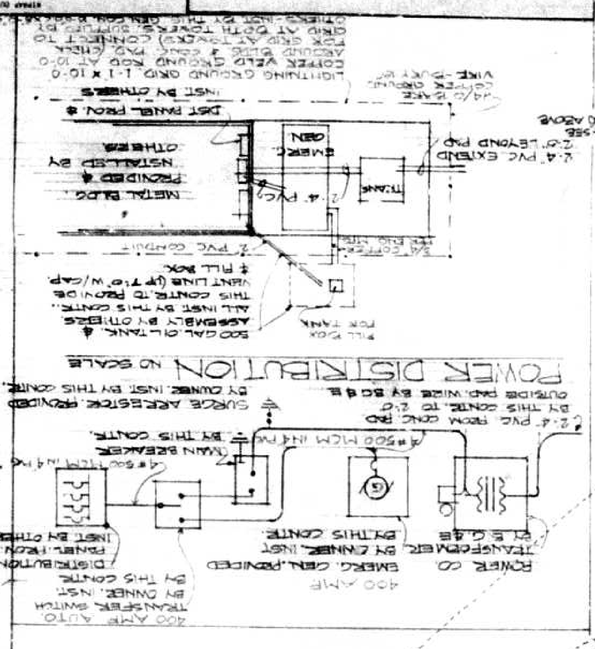
DATE	REVISIONS

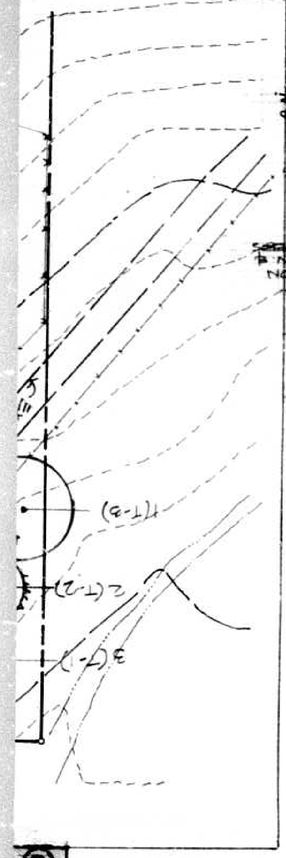
SHEET NO: SD-2

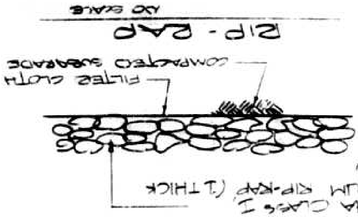


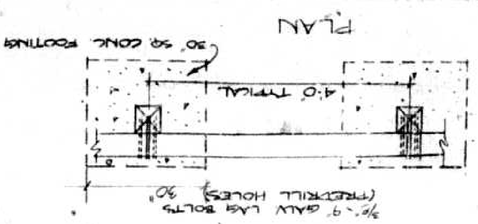


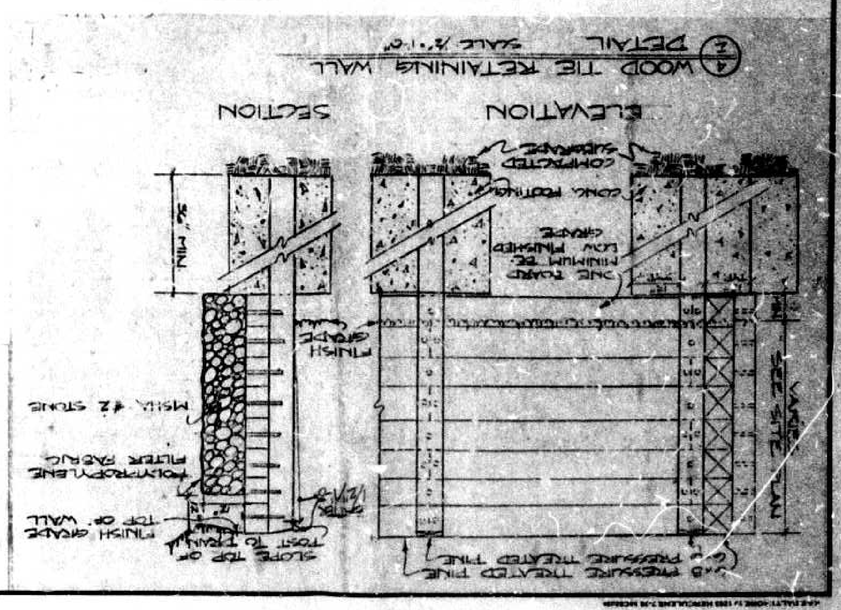












JOHN T TILLMAN ET AL
5542/443
P-34

---N 85° 44' 50" W 852.01'

PROPOSED

RE-BASE LINE

PROPERTY LINE

WASHINGTON HOUSING CORP
386/113
P. 23

38.74A

---S 85° 44' 50" E 1314.36'

N 32220

PROPOSED CHAIN LINK FENCE & GATE

BITUMINOUS PAVED ENTRY

ZONE DR-2

ZONE DR-1

ZONE DR-2

Mc DONOUGH RD

S 16° 18' 14" W
20.21'

RC-3 ZONE

MID-POINT OF CENTERLINE OF MC DONOUGH MILL ROAD

EX. 2½ FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P-34

N 66° W
(NEAREST DWELLING)

400'

TOWER GUY LINE

200'

SIDE YARD SETBACK

80'-0"

PROPOSED BUILDING

CONCRETE PAD W/GENERATOR

PROPOSED CABLE ENTRY 6'± ABOVE GRADE

8'± FUTURE EARTH STATION

FUTURE EARTH STATION

PROPOSED FENCE

70'-0" FRONT YARD SETBACK

LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH "DISH")

TOTAL ACREAGE: 3.635 AC

EAST LINE

DR-1

ZONE DR-1

SCHEMATIC ELEVATION

S 04° 15' 10" W

12700'

JOHN T. TILLMAN ET AL
5542/443
P-34

WASHINGTON HOUSING CORP
386/113
20.12A

---S 88° 41' 50" E 1314.36'

N 32173.32
W 47340.82

N 32263.33
W 47942.90

EX. DIRT RD.

PROPOSED ROAD TO WASH

LEASE LINE

PROPERTY LINE

EX. FRAME BARN

MATCH LINE

ZONE DR-1

ZONE DR-2

PROPOSED

EX. DIRT RD.

N 85° 44' 50" W 852.01'

N 32220

S 85° 44' 50" E 1314.36'

PROPOSED CHAIN LINK FENCE & GATE

BITUMINOUS PAVED ENTRY

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FUTURE EARTH STATION

PROPOSED FENCE

70'-0" FRONT YARD SETBACK

LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH "DISH")

TOTAL ACREAGE: 3.635 AC

EAST LINE

DR-1

ZONE DR-1

SCHEMATIC ELEVATION

S 04° 15' 10" W

12700'

JOHN T. TILLMAN ET AL
5542/443
P-34

WASHINGTON HOUSING CORP
386/113
20.12A

---S 88° 41' 50" E 1314.36'

N 32173.32
W 47340.82

N 32263.33
W 47942.90

EX. DIRT RD.

PROPOSED ROAD TO WASH

LEASE LINE

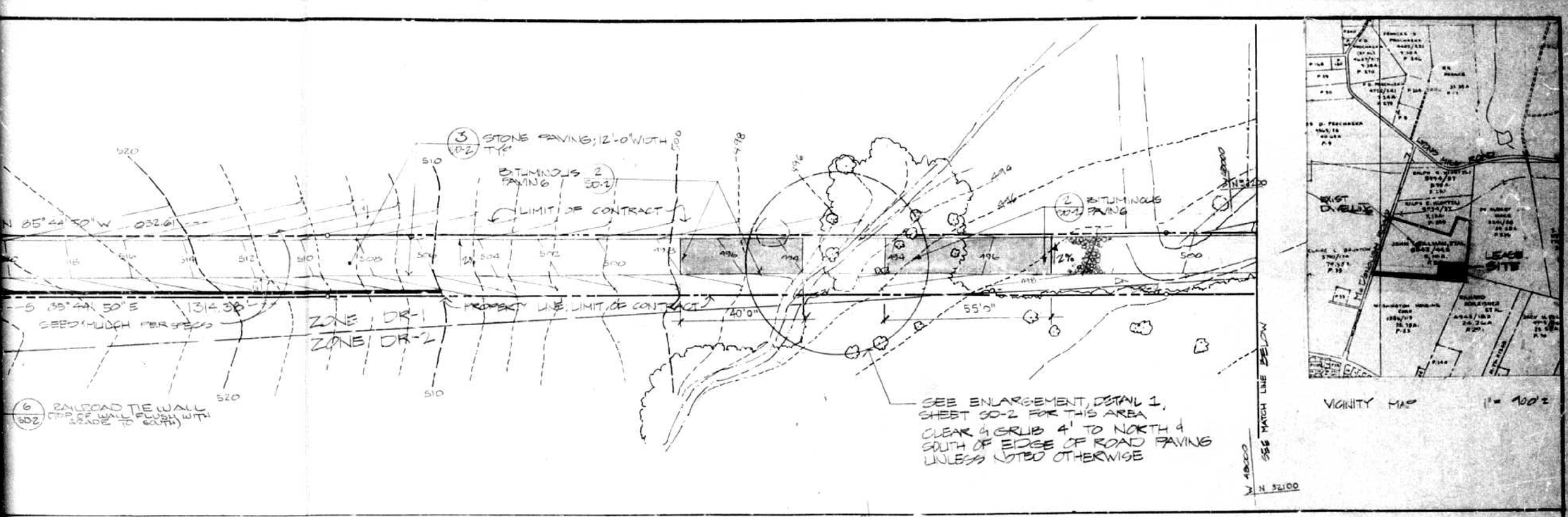
PROPERTY LINE

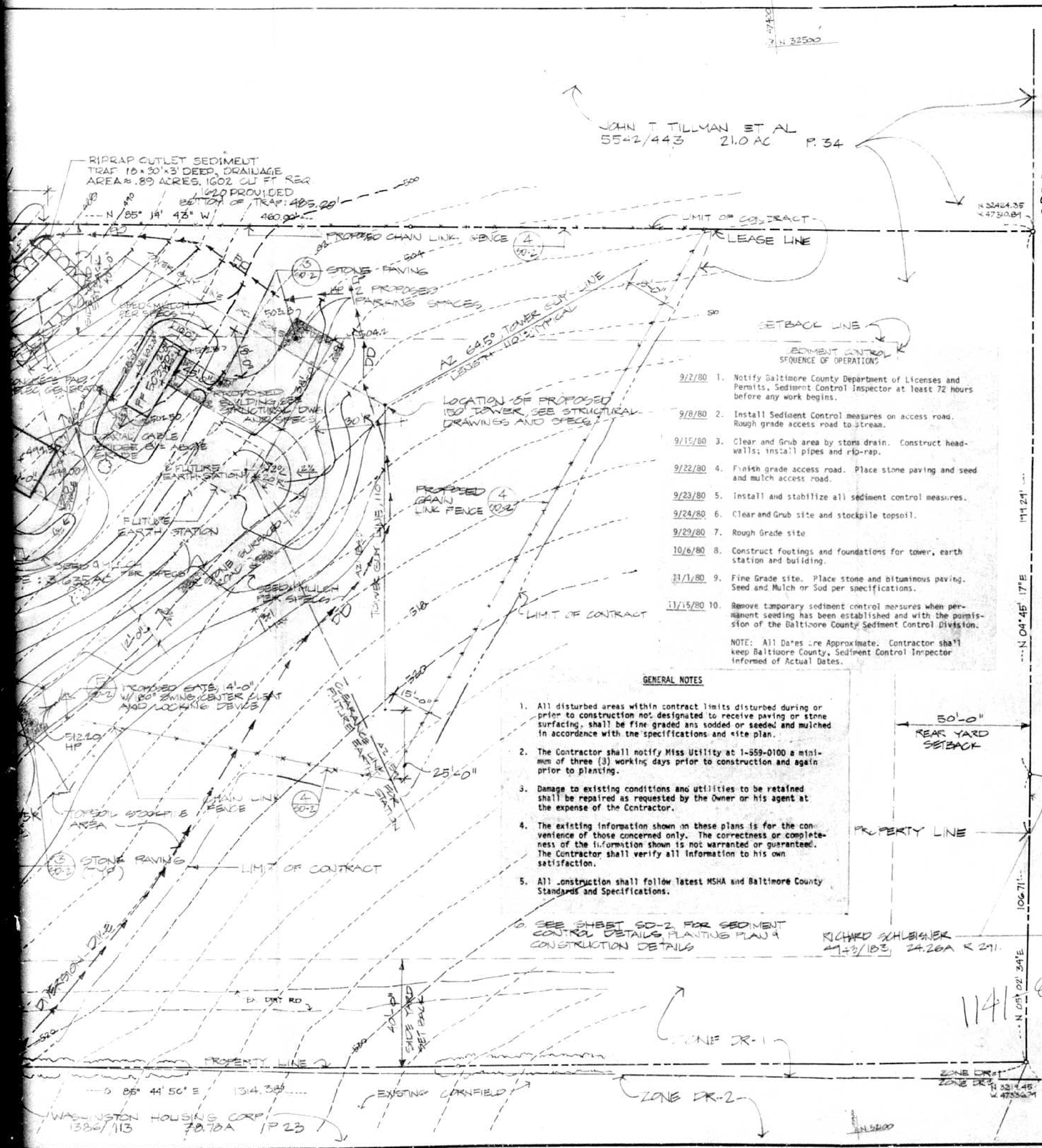
EX. FRAME BARN

MATCH LINE

ZONE DR-1

ZONE DR-2





PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John Hoffmeyer PLANNING
DATE 10/28/80
for James E. Dyer ZONING COMMISSIONER
DATE 10/28/80
81-287A
C-1141-80

SITE DATA

1. AREA OF TRACT: 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED: 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH MSHA #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED
9. TOWER HEIGHT - 150'±
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR SEE ITEM 206, ZONING ADVISORY COMMITTEE.

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206. (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO 11029; ELEV 543.326; CONTOUR INTERVAL 2' ALL BEARINGS REFER TO TRUE MERIDIAN COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028: N32982.34 W 48380.49 NO. 11029: N31960.83 W 48723.00

SEDIMENT CONTROL SEQUENCE OF OPERATIONS

9/2/80	1.	Notify Baltimore County Department of Licenses and Permits, Sediment Control Inspector at least 72 hours before any work begins.
9/8/80	2.	Install Sediment Control measures on access road. Rough grade access road to stream.
9/15/80	3.	Clear and Grub area by stone drain. Construct headwalls; install pipes and rip-rap.
9/22/80	4.	Finish grade access road. Place stone paving and seed and mulch access road.
9/23/80	5.	Install and stabilize all sediment control measures.
9/24/80	6.	Clear and Grub site and stockpile topsoil.
9/29/80	7.	Rough Grade site
10/6/80	8.	Construct footings and foundations for tower, earth station and building.
11/1/80	9.	Fine Grade site. Place stone and bituminous paving. Seed and Mulch or Sod per specifications.
11/15/80	10.	Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded ans sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.
6. SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS, PLANTING PLAN & CONSTRUCTION DETAILS

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

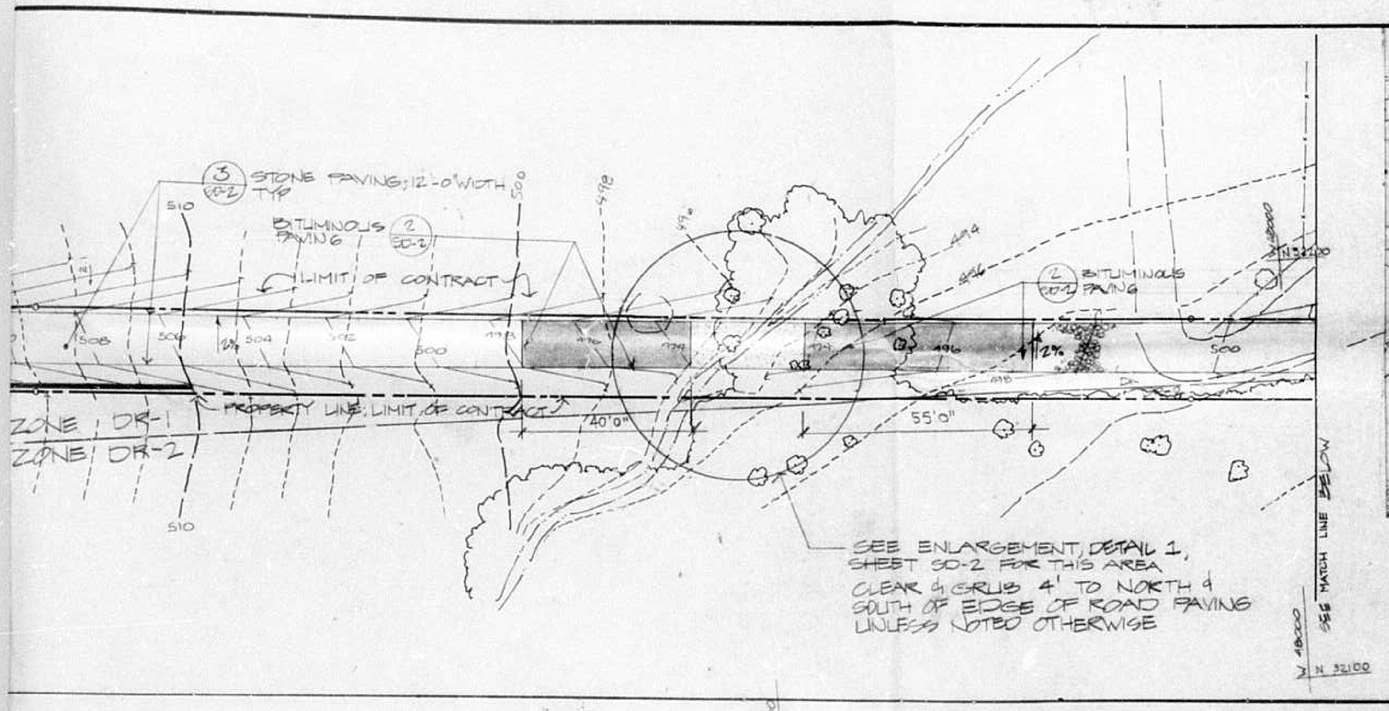
SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN

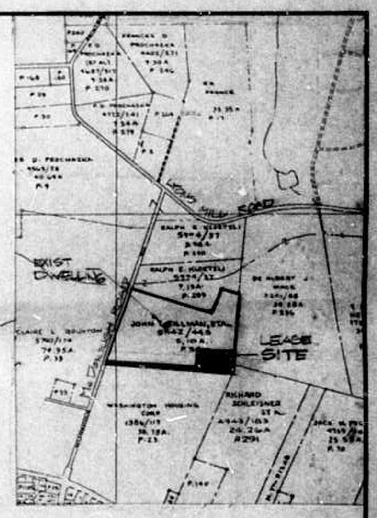
WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP

BALTO COUNTY, MD 21133
ELEC DISTRICT NO 2.;

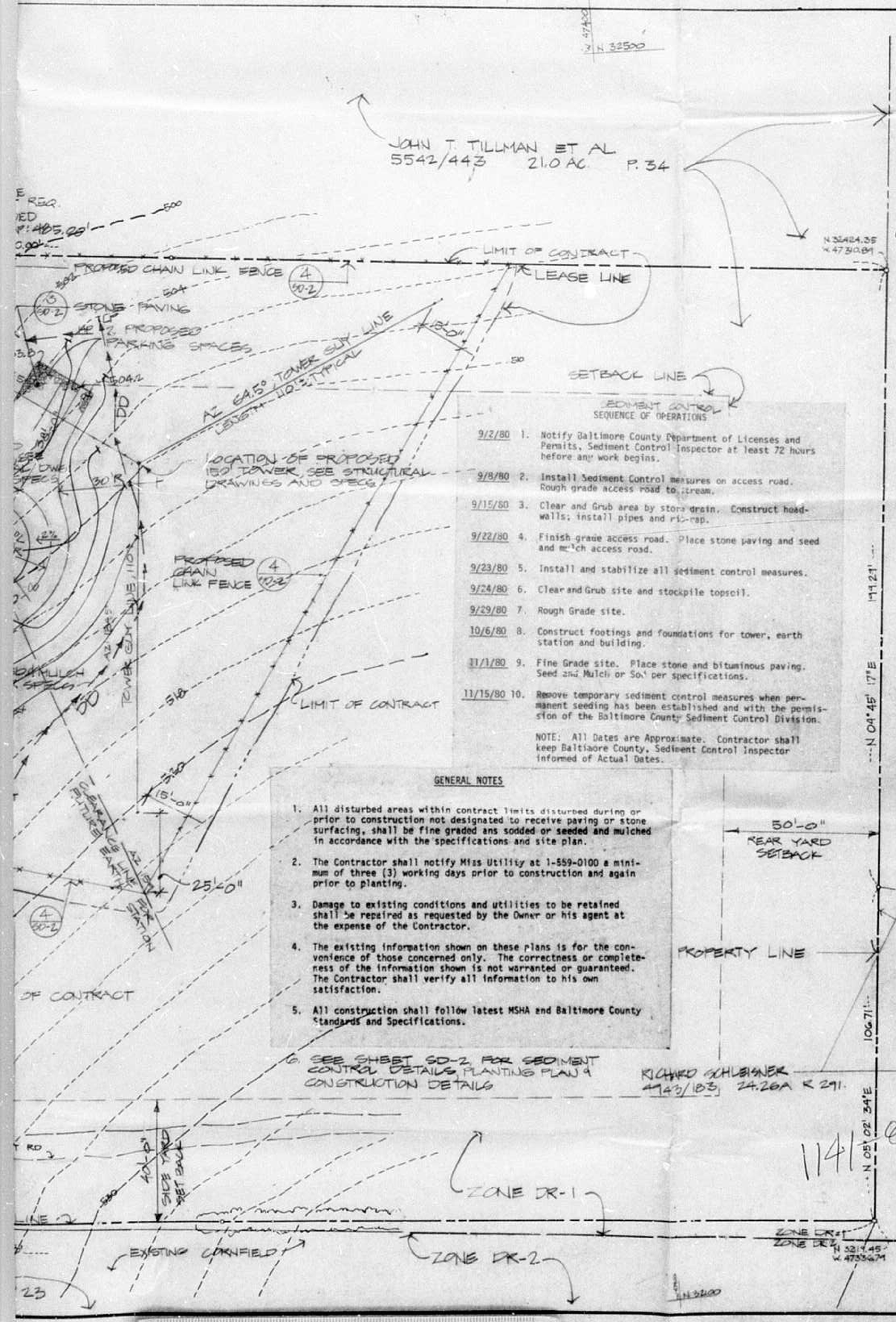
SCALE: 1" = 20'
JOB ORDER NO. B-79516
ISSUE DATE JUNE 17, 1980
SHEET NO: SD-1

DATE	REVISIONS





VICINITY MAP 1" = 400'±



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____ PLANNING
DATE 10/28/80
for James E. Dyer ZONING COMMISSIONER
DATE 10/29/80
81-28-A
C-114/-80

SITE DATA
1 AREA OF TRACT 3.635 ACRES±
2 EXISTING ZONING OF SITE: DR-1 & DR-2
3 EXISTING USE: NONE
4 PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5 GROUND FLOOR AREA: 200 SQ. FT.
6 PARKING REQUIRED 1 PER 300 SQ FT = 1
7 PARKING PROVIDED: 2
8 ROAD & PARKING AREA SHALL BE SURFACED WITH MSHA #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED
9 TOWER HEIGHT - 150'±
10 PROPOSED USE IS OUT OF TRANSITION AREA
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SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN
WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.
BALTO COUNTY, MD 21133
ELEC DISTRICT NO 2.

NORTH

SCALE: 1" = 20'
JOB ORDER NO. B-79596
ISSUE DATE JUNE 17, 1980

DATE	REVISIONS

SHEET NO: SD-1

MICROFILMED

RIPRAP OUTLET SEDIMENT TRAP 10'x30'x3' DEEP, DRAINAG AREA = 0.85 ACRES, (602 CU YDS PROVID BOTTOM OF TRAP

N 85° 41' 42" W 524.61'

S 85° 41' 50" E 1314.35'

JOHN T TILLMAN ET AL
5542/443
P-34

WASHINGTON HOUSING CORP
1388/113
20,784 SF

LIMIT OF CONTRACT

LEASE LINE

PROPERTY LINE

EX. DWELLING

EX. 2-STY FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

N 66°W (NEAREST DWELLING)

ZONE DR-1

ZONE DR-2

ZONE DR-3

EXISTING FENCE (REPAIR)

PROPOSED CHAIN LINK FENCE

EXISTING CHAIN LINK FENCE

PROPOSED SWING GATE, 14'-0" W/100' SWING DIAMETER AND CROWNING DEVICE

EXISTING STRUCTURE

EXISTING EARTH STATION

EXISTING GRADE

PROPOSED GRADE

TOPSOIL STOCKPILE AREA

STONE PAVING (TYP.)

SOD PER SPECS

SEED PER SPECS

SEED MULCH PER SPECS

BUTT FLUSH WITH EXISTING GRADE, 8'15.0"

PROPOSED ENTRANCE, SEE SD-2, CONSTRUCTION

RAILROAD TIE WALL

MATCH LINE ABOVE

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector
3. At the end of each working day, all sediment control practices will be inspected and left in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

75% Certified "Kentucky 31" Tall Fescue
10% Certified Kentucky Bluegrass
10% Linwild Bluegrass
5% Red Top

Seeding Rate: 50-60 pounds per acre
Fertilizer: For Sod: 10 pounds per 1,000 square feet (10-10-10
For Seed: 35 pounds per 1,000 square feet (10-10-10
Lime: 2,000 pounds per Acre

Mulch in accordance with specifications.

Total Disturbed Area - 54,100 SF ± 1.25 AC

Owners Certification:
Land Clearing and construction of development will be completed pursuant to this plan.

Date

LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that the plan of development and the plan for sediment control meet the requirements, standards and specifications for soil erosion and sediment control in developing areas, latest edition.

EX. FRAME BARN

LIMIT OF CONTRACT

LEASE LINE

PROPERTY LINE

LIMIT OF CONTRACT

ZONE DR-2

ZONE DR-3

EX. DWELLING

EX. 2-STY FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

N 66°W (NEAREST DWELLING)

JOHN T TILLMAN ET AL
5542/443
P-34

ZONE DR-2

ZONE DR-1

ZONE DR-3

EX. DWELLING

EX. 2-STY FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

N 66°W (NEAREST DWELLING)

JOHN T TILLMAN ET AL
5542/443
P-34

WASHINGTON HOUSING CORP
1388/113
20,784 SF

S 85° 41' 50" E 1314.35'

N 85° 41' 42" W 524.61'

PROPOSED SWING GATE, 14'-0" W/100' SWING DIAMETER AND CROWNING DEVICE

EXISTING STRUCTURE

EXISTING EARTH STATION

EXISTING GRADE

PROPOSED GRADE

TOPSOIL STOCKPILE AREA

STONE PAVING (TYP.)

SOD PER SPECS

SEED MULCH PER SPECS

BUTT FLUSH WITH EXISTING GRADE, 8'15.0"

PROPOSED ENTRANCE, SEE SD-2, CONSTRUCTION

RAILROAD TIE WALL

CHAIN LINK FENCE

STONE PAVING 12'-0" WIDTH (TYP.)

LIMIT OF CONTRACT

LEASE LINE

PROPERTY LINE

LIMIT OF CONTRACT

ZONE DR-2

ZONE DR-3

MATCH LINE ABOVE

JOHN T TILLMAN ET AL
5542/443
P-34

LIMIT OF CONTRACT

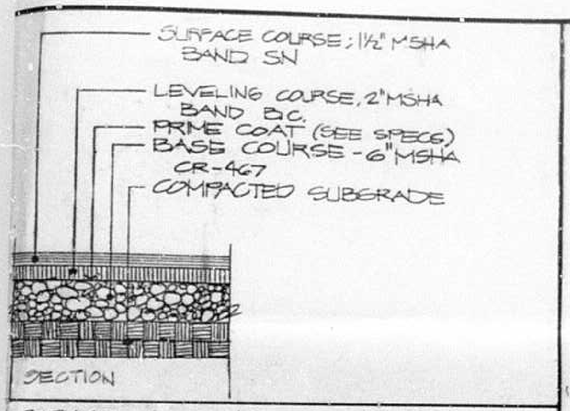
LEASE LINE

PROPERTY LINE

LIMIT OF CONTRACT

ZONE DR-2

⑤ 14'-0" GATE / TYPICAL SECTION
⑤ STORM DRAINAGE DETAILS & PLAN VIEW
SECTION A-A'
PLAN
ELEVATION
④ WOOD TIE RETAINING WALL
④ DETAIL
RIP - RAP
PLAN
SECTION
③
②
FILTER CLOTH
COMPACTED SUBGRADE
30' SQ CONC FOOTING
MSHA CLASS II MEDIUM RIP-RAP (1' THICK MIN)
3/8" ø GALV LAG BOLTS (PREDRILL HOLES) 30"
4'-0" TYPICAL
PLAN
#2 STONE
MSHA CLASS I
POLYPROPYLENE FILTER FABRIC
FINISH GRADE
TOP OF WALL
SLOPE TOP OF WALL TO DRAIN
(6"x6" PRESSURE TREATED PINE)
CONC FOOTING
CONC BOARD MINIMUM 8" ON FINISHED GRADE
COMPACTED SUBGRADE
SEE SITE PLAN
VARIES
BATTER
FINISH GRADE
CONCRETE ENDWALL SEE SECTION BELOW
2'-0" D.M.P.
EXISTING BELOW
RIP-RAP SEE SECTION ABOVE
RIP-RAP SEE SECTION ABOVE
BITUMINOUS CONCRETE
BITUMINOUS CONCRETE
EX GRADE
INV 419.00
12'-0"
6"x6"x36" W.M.P
2'-0" DIP (DEFLECTED 18° GAGE (NO TRANSVERSE SEAMS) FOR LOW FLOW)
RIP-RAP (SEE SECTION ABOVE)
INV 419.25
3000 PSI CONC
7'-0"
7'-0"
2 STRANDS BARBED WIRE
1'-0"
7'-0"
4'-0" WIDE PEDEST. (TYP.)
LARGE ROUND GATE PIPE (TYP.)
3'x6' TRUSS PIPE
LOCKABLE LATCH KEEPER
CAP PIN
CONCRETE FOOTING
15" ø CONCRETE FOOTING
1/4"=1'-0"
1'-0"
7'-0"
2'-0"
1'-0" Min
Profile
Cross Section
Plan
Existing Ground
Fill Slope
Cut Slope
Ditch Line
Stone Outlet
Stone Outlet Sediment Trap
Construction Specifications
STONE OUTLET SEDIMENT TRAP
STONE OUTLET
SEDIMENT TRAP
STABILIZED CONSTRUCTION ENTRANCE
STABILIZED CONSTRUCTION ENTRANCE
Public Right-of-Way
Existing Pavement
Existing Ground
Public Right-of-Way
Existing Pavement
Existing Ground
Construction Specifications
Maintenance
Standard Symbol
NATRONA COUNTY, WYOMING
DEPARTMENT OF PUBLIC WORKS
STABILIZED CONSTRUCTION ENTRANCE
SCALE
DATE
PLATE
SCS-1



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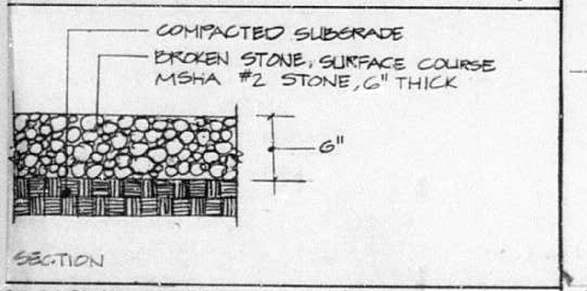
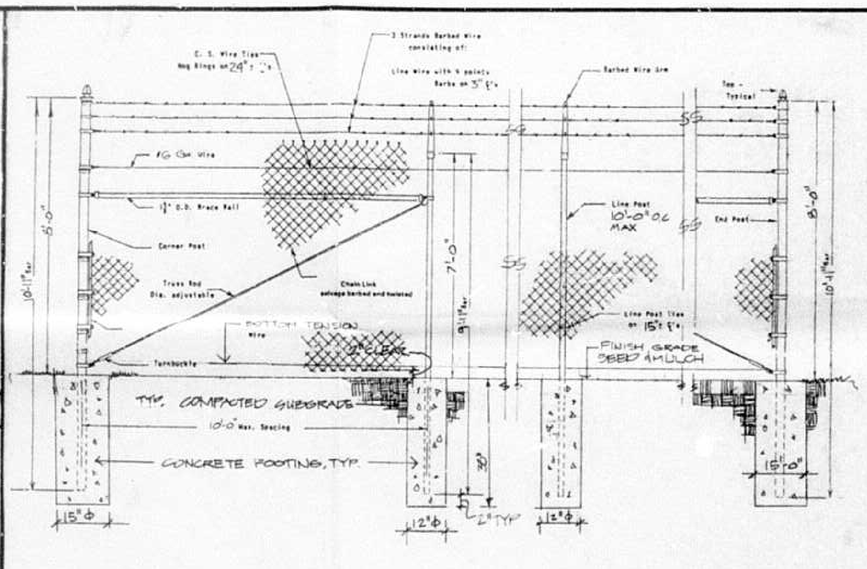
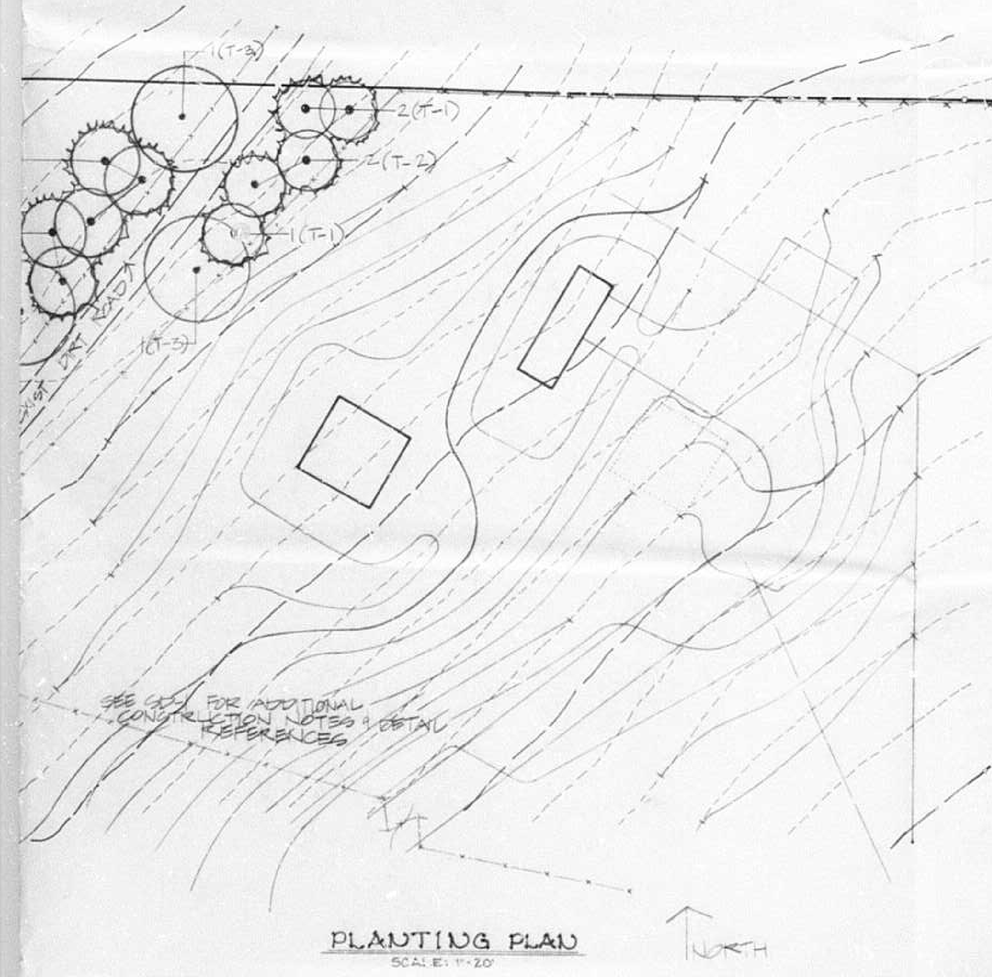


STONE PAVING NOT TO SCALE

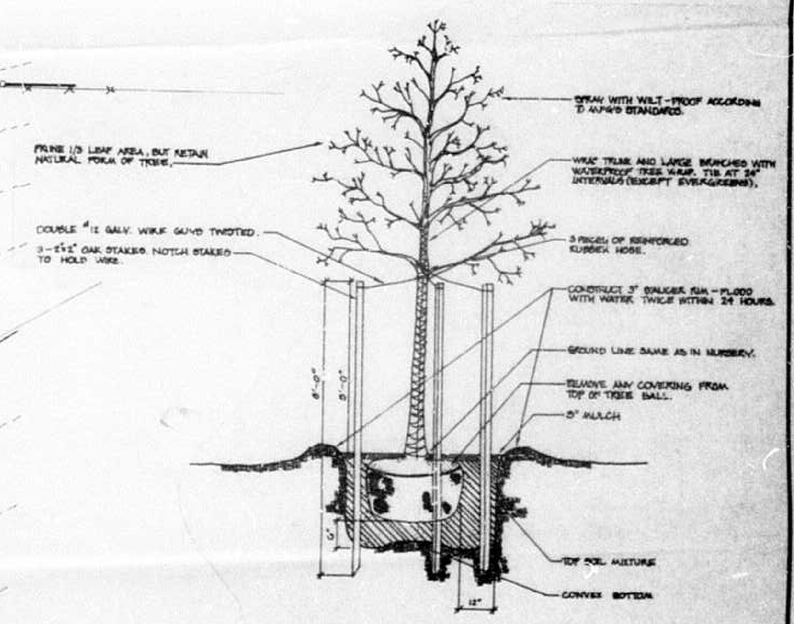


NOTE:
1. CENTER LINE OF POSTS SHALL BE 3" SOUTH & EAST OF LEASE LINE
2. SEE SPECS FOR SIZES & GUAGES & COMPLETE CONSTRUCT. INFO.

④ CHAIN LINK FENCE DETAIL NOT TO SCALE



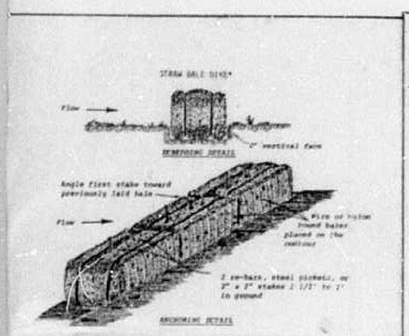
PLANTING PLAN
SCALE: 1"=20'

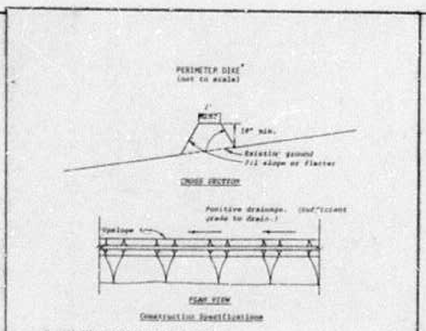


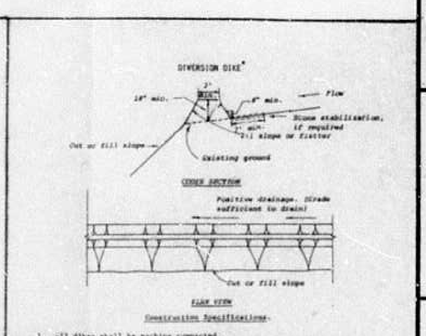
PLANTING DETAIL FOR TREES 1¼"-4" CAL.
TYPICAL ALL TREES NO SCALE

PLANTING SCHEDULE

SYM	NO	BOTANICAL NAME / COMMON NAME	SIZE	COND
T-1	6	PINUS STROBUS / WHITE PINE	7'-8' HT	B&B
T-2	4	PINUS THUNBERGI / JAPANESE BLACK PINE	7'-8' HT	B&B
T-3	3	TILA AMERICANA / AMERICAN LINDEN	3½-4"	B&B







BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — STRAW BALE DIKE — PLATE SD-1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — PERIMETER DIKE — PLATE SD-3

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — DIVERSION DIKE — PLATE SD-4

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PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO., COUNTY, MD. ~ ELEC. DIST. #2

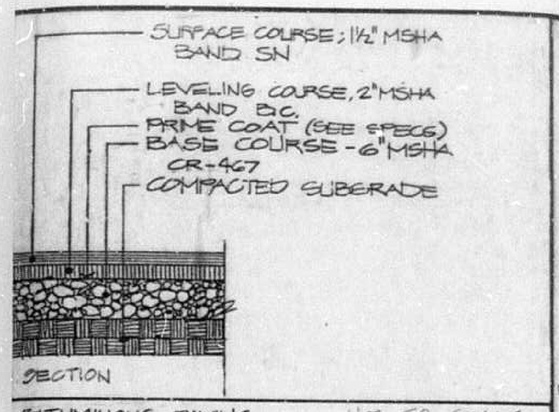
STATE OF MARYLAND REGISTERED LANDSCAPE ARCHITECT

SCALE: AS NOTED
JOB ORDER NO. B-7959 b
ISSUE DATE JUNE 17, 1980

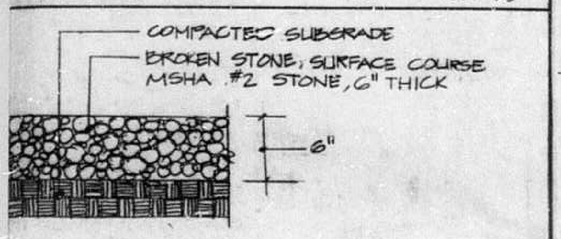
DATE	REVISIONS

SHEET NO: SD-2

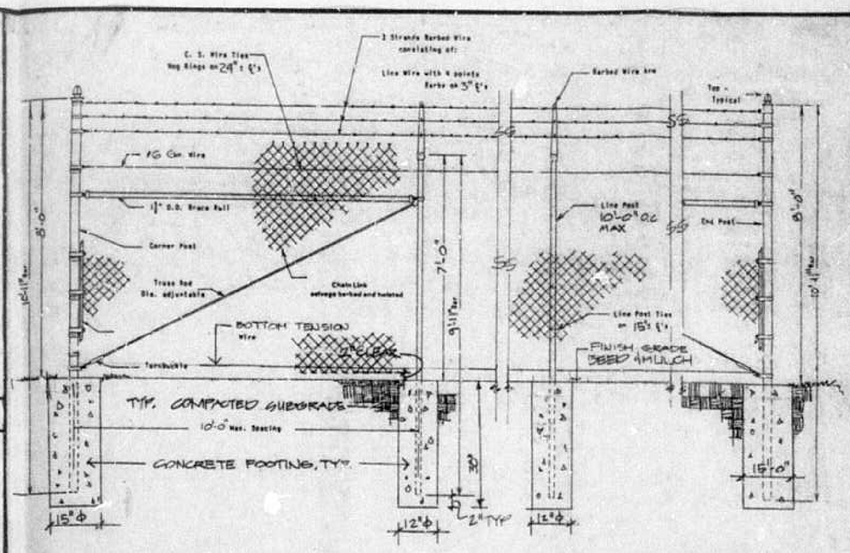
MICROFILMED



BITUMINOUS PAVING NOT TO SCALE



STONE PAVING NOT TO SCALE



④ CHAIN LINK FENCE DETAIL NOT TO SCALE

NOTE:
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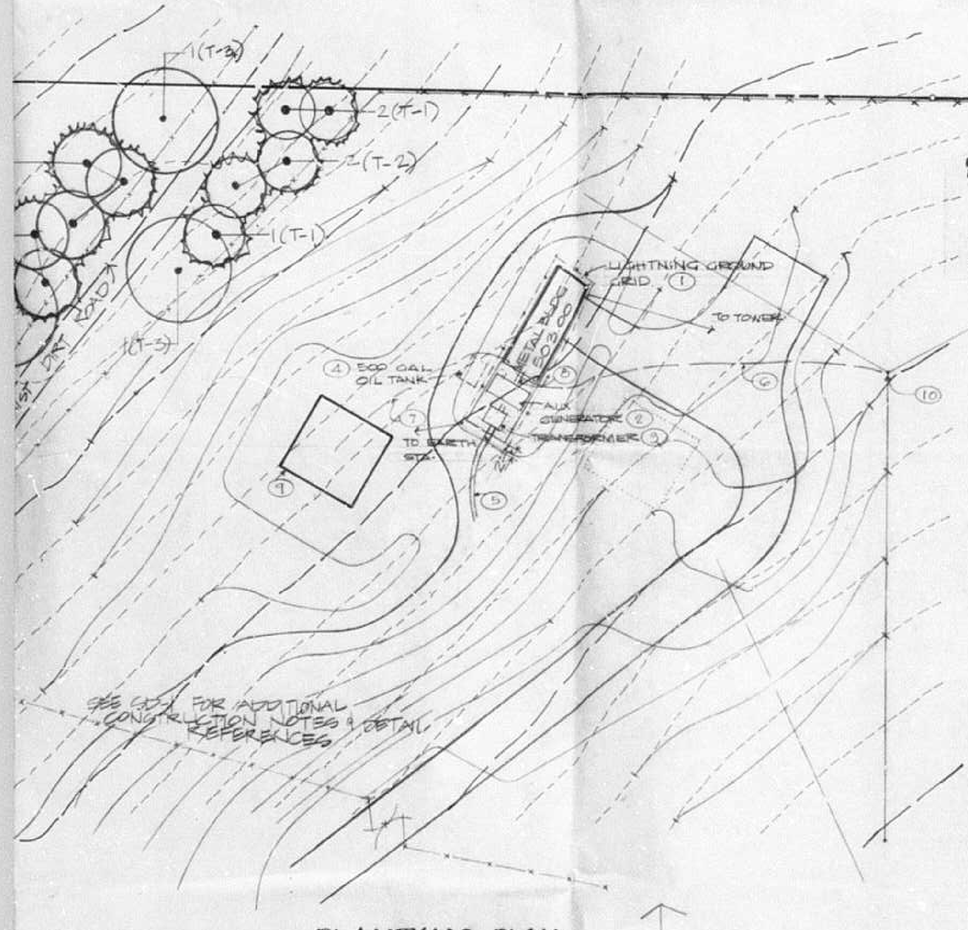
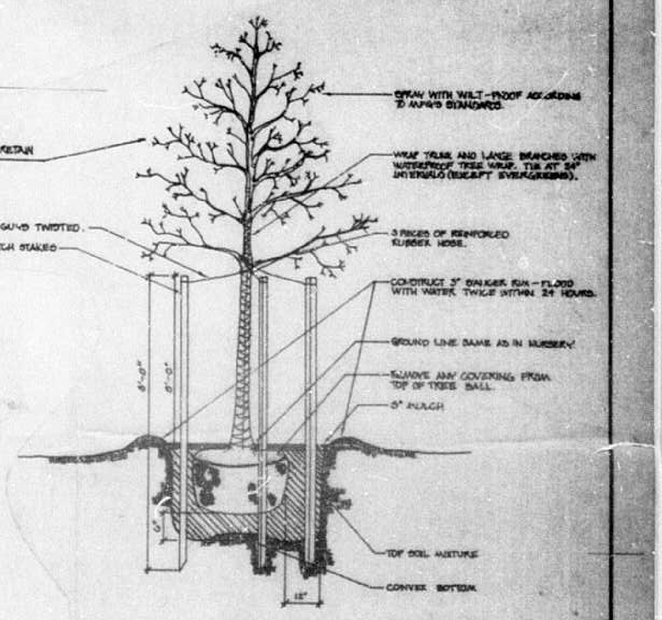
2. SEE SPECS FOR SIZES & GAUGES & COMPLETE CONSTRUCT. INFO.



PLANTING PLAN
SCALE: 1" = 20'

UTILITY DRAWING



PLANTING DETAIL FOR TREES 1¼"-4" CAL.
TYPICAL ALL TREES NO SCALE

PLANTING SCHEDULE

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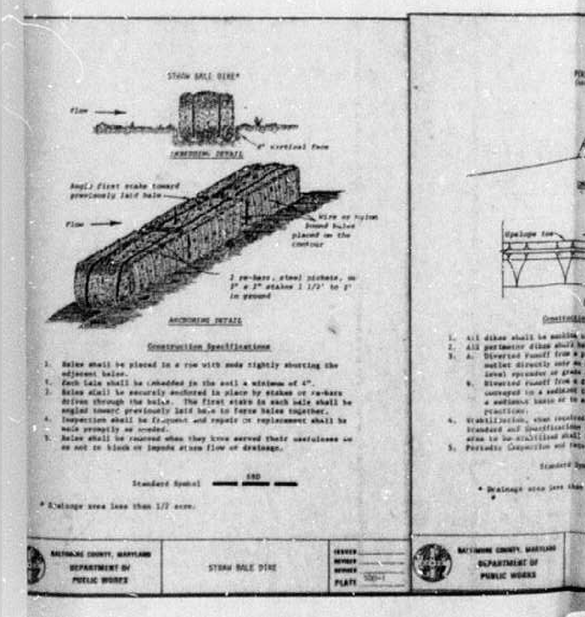

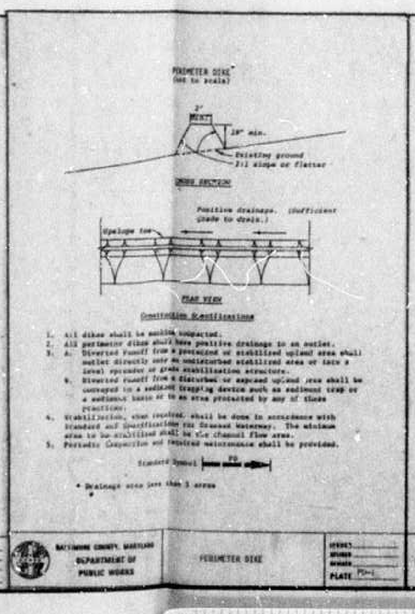

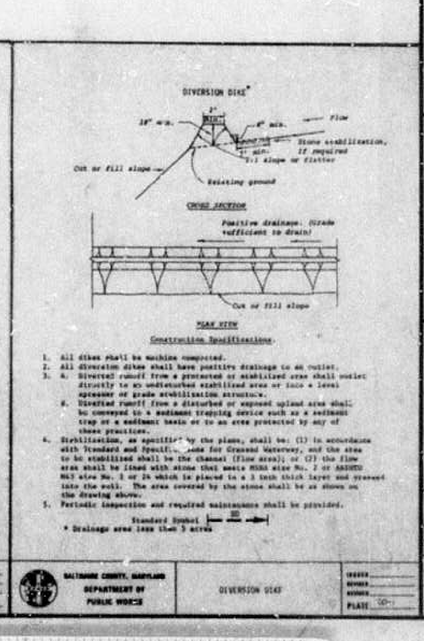

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — STRAW BALE DIKE — ISSUED ____ REVISED ____ REVISED ____ REVISED ____ PLATE SD-1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — PERIMETER DIKE — ISSUED ____ REVISED ____ REVISED ____ REVISED ____ PLATE PD-1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — DIVERSION DIKE — ISSUED ____ REVISED ____ REVISED ____ REVISED ____ PLATE SD-1

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LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3303

PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO. COUNTY, MD. ~ ELEC. DIST. NO 2

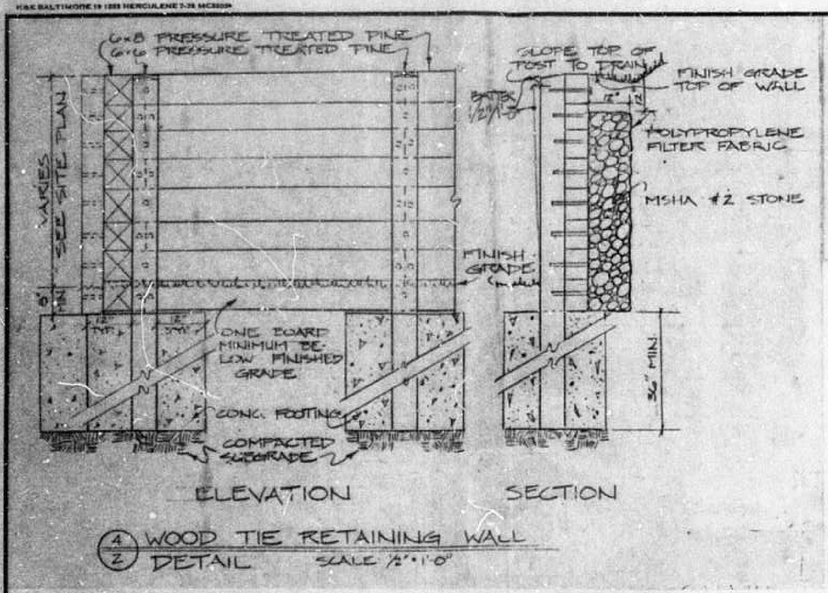
STATE OF MARYLAND — KENNETH R. PYLAND — No. 405 — REGISTERED LANDSCAPE ARCHITECT

SCALE: AS NOTED
JOB ORDER NO. B-7959 b
ISSUE DATE JUNE 17, 1980

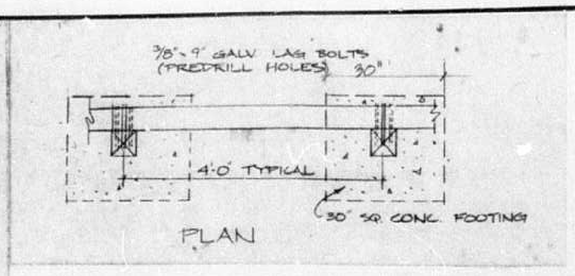
DATE	REVISIONS

SHEET NO: SD-2

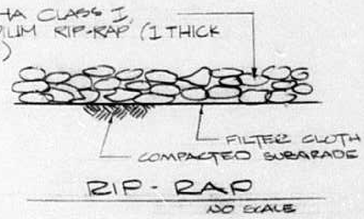
K&E BALTIMORE 19 1888 HERCULENE 7-76 MC8209



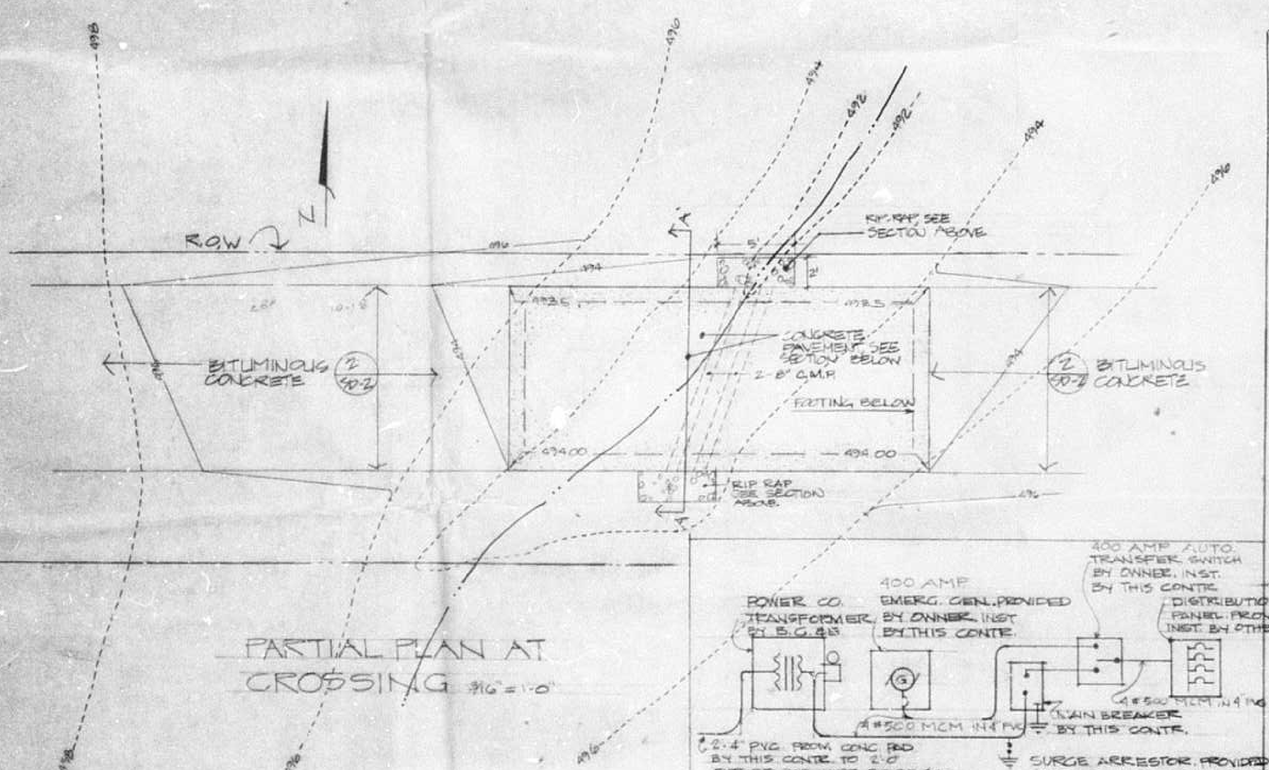
(4/2) WOOD TIE RETAINING WALL DETAIL SCALE 1/2"=1'-0"



PLAN

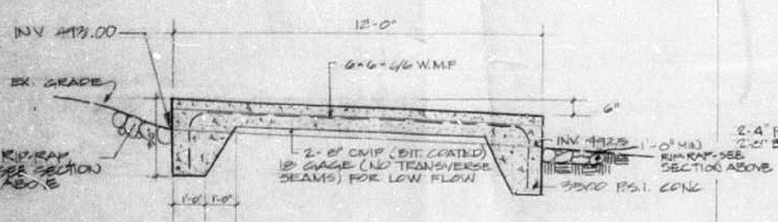


RIP-RAP NO SCALE

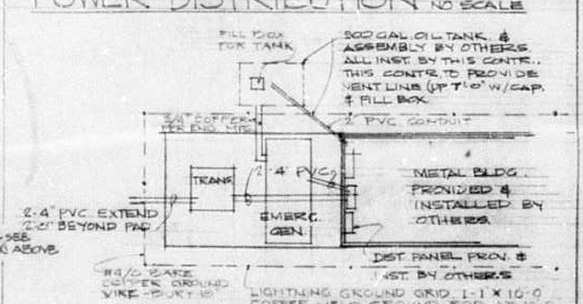


PARTIAL PLAN AT CROSSING 3/16"=1'-0"

POWER DISTRIBUTION NO SCALE

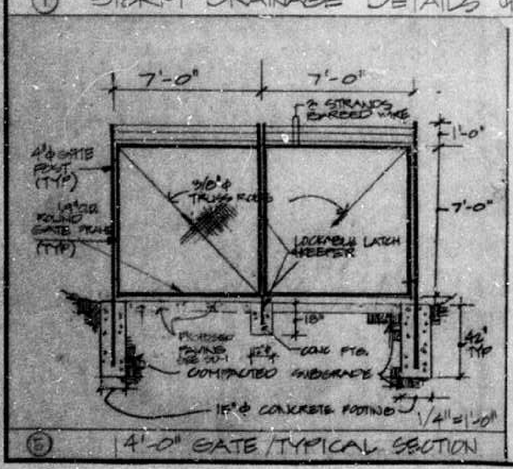


SECTION A-A' 3/16"=1'-0"

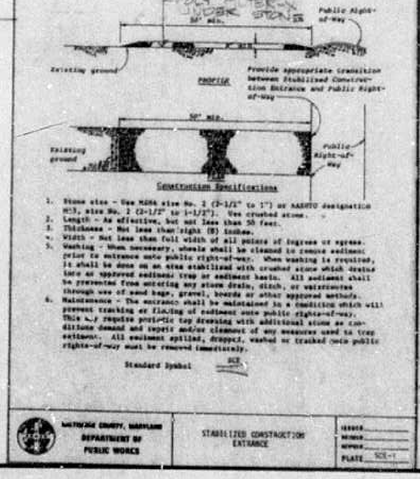


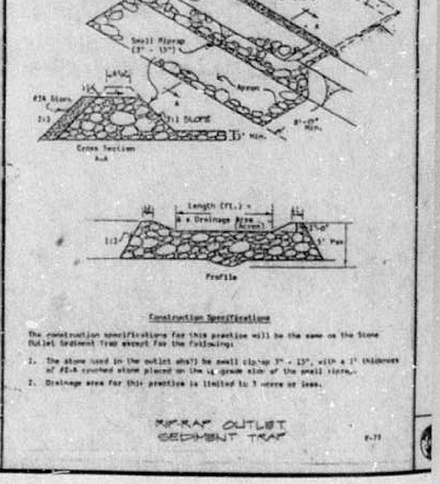
NOTES:

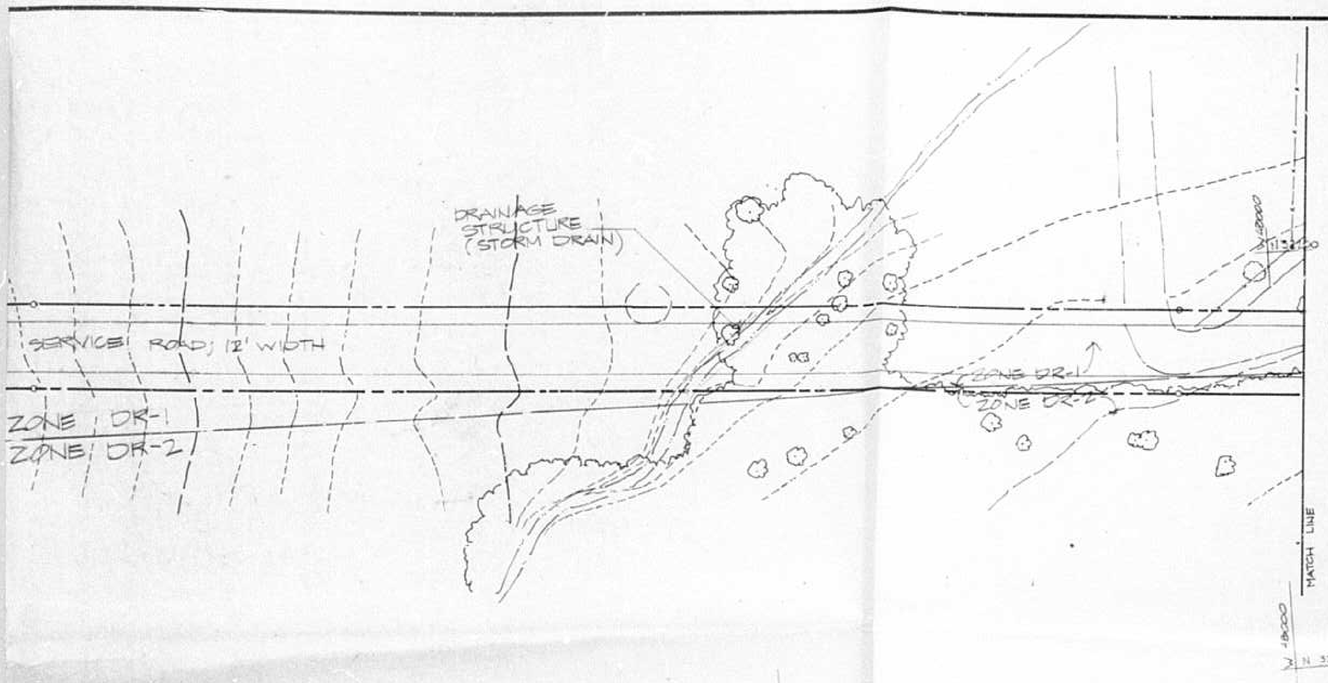
(1) STORM DRAINAGE DETAILS & PLAN VIEW

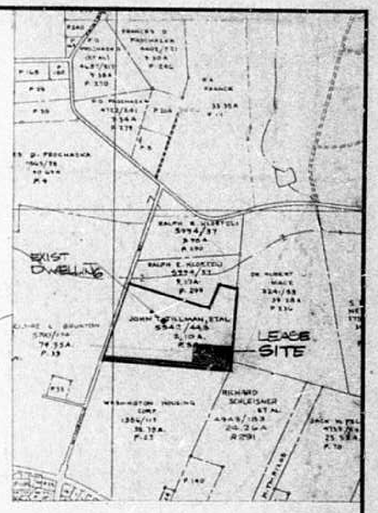


(5) 4'-0" GATE / TYPICAL SECTION

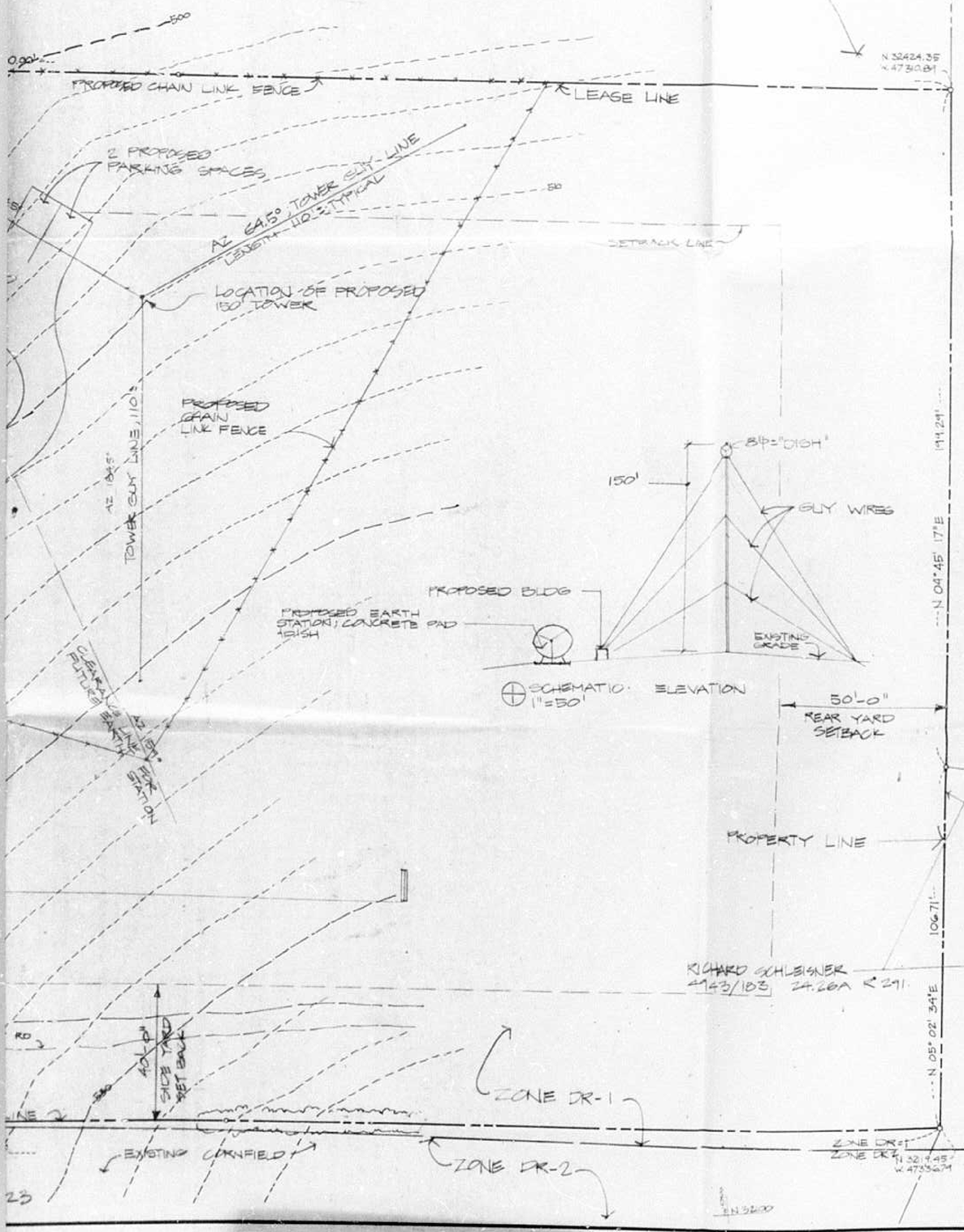








VICINITY MAP 1" = 100'±



SITE DATA

1. AREA OF TRACT 3.035 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED: 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH CRUSHER RUN STONE.
9. TOWER HEIGHT: 150'
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. CONCRETE PAD FOR "DISH" MAY BE TRIANGULAR WITH 10' SIDES

SURVEY BY: KELLER & KELLER 3914 WOODLEA AVE BALTO, MD 21206, (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 11029, ELEV 543.326; CONTOUR INTERVAL 2'
ALL BEARINGS REFER TO TRUE MERIDIAN
COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028; N 32982.34 W 48380.49
NO. 11029: N 31960.83 W 48723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES

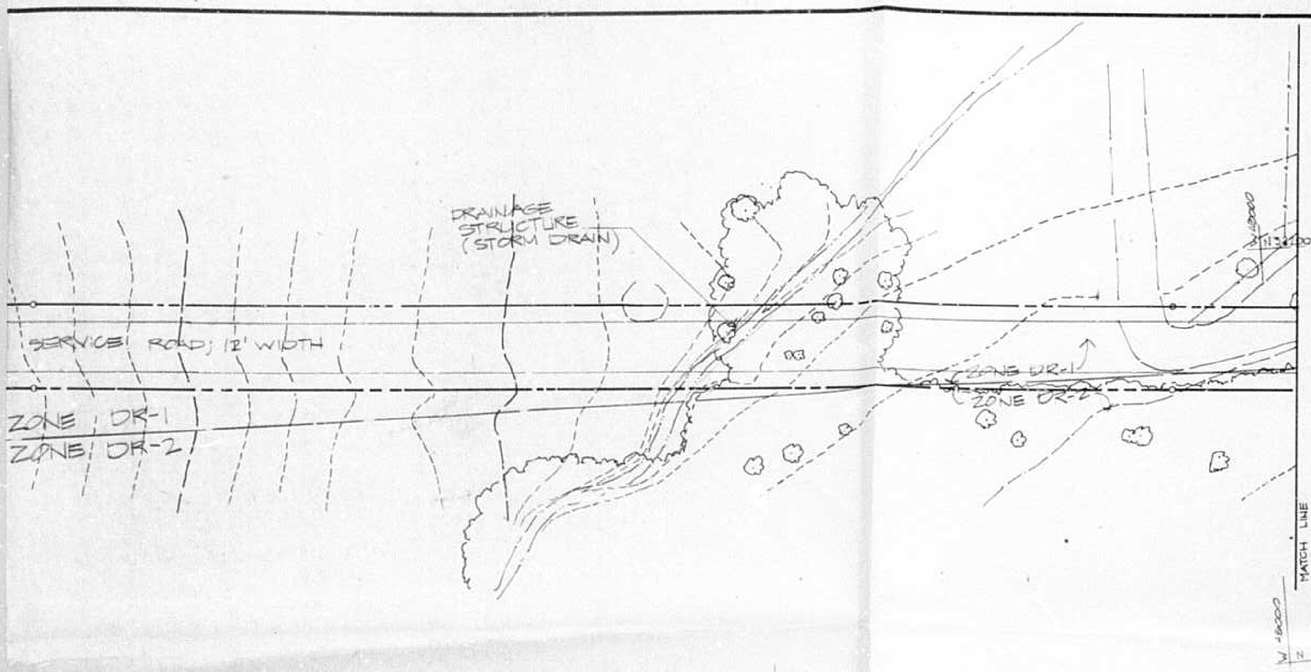
BALTO COUNTY, MD 21133
ELEC. DISTRICT NO 2;

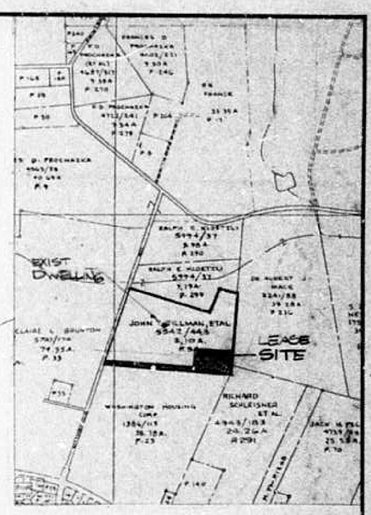
SCALE: 1" = 20'
JOB ORDER NO. B-79596
ISSUE DATE JUN 20 '80 PM

NORTH

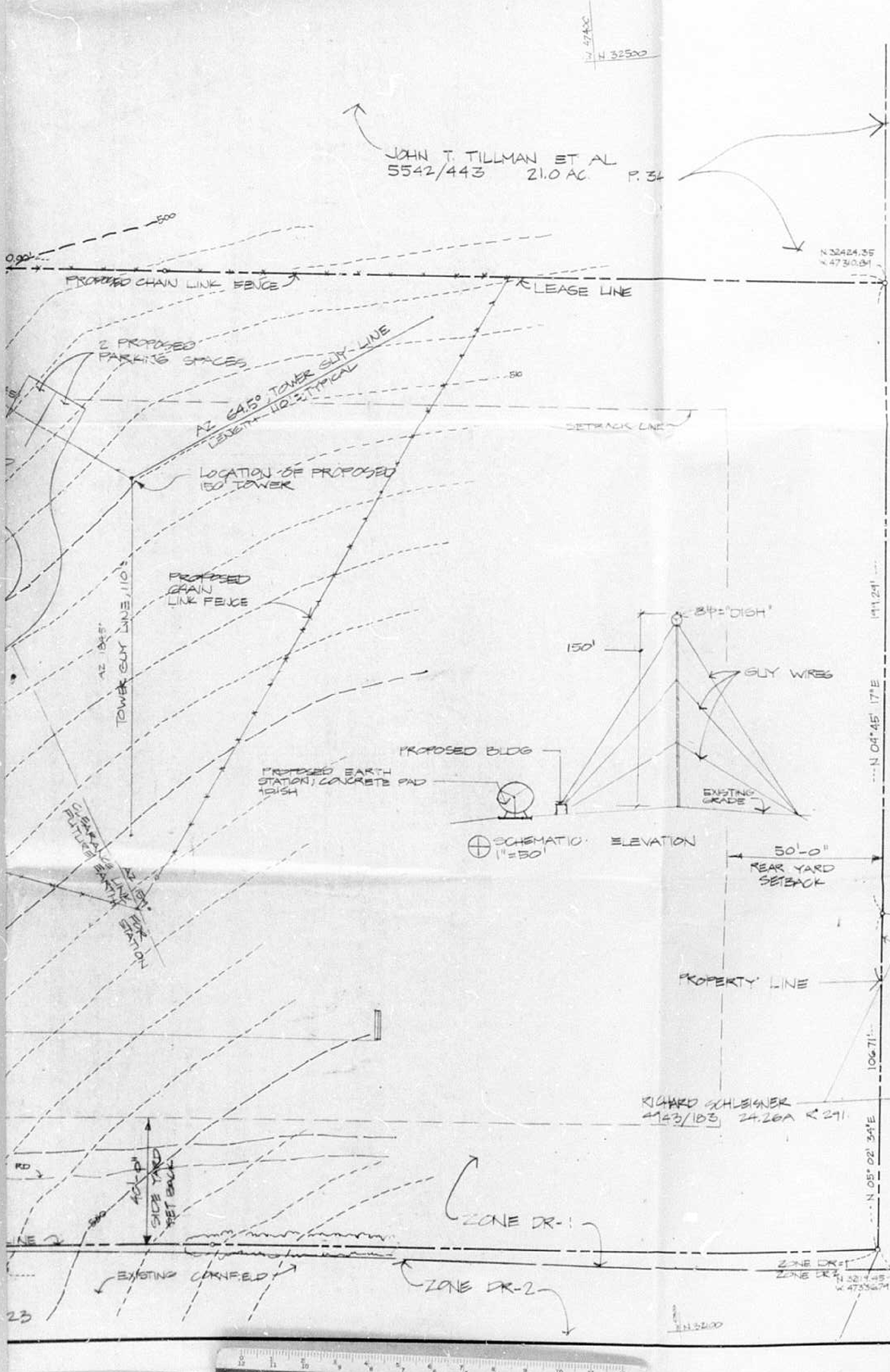
DATE	REVISIONS
9/30/80	REVISED FENCE & FRONT GATE
6/17/80	SETBACK VARIANCE, ROAD ADDN

Item # 249 OFFICE COPY





VICINITY MAP 1" = 400'±



SITE DATA

1. AREA OF TRACT 3.035 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2.
8. ROAD & PARKING AREA SHALL BE SURFACED WITH CRUSHER RUN STONE
9. TOWER HEIGHT: 150'
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. CONCRETE PAD FOR "DISH" MAY BE TRIANGULAR WITH 10'± SIDES

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206, (301) 483-5150
DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 11029, ELEV 543.326; CONTOUR INTERVAL 2'
ALL BEARINGS REFER TO TRUE MERIDIAN
COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO. 11028; N 32982.34 W 48380.41
NO. 11029: N 31960.83 W 48123.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES

BALTO COUNTY, MD 21133
ELEC. DISTRICT NO. 2;

STATE OF MARYLAND — WILLIAM L. DAFT — REGISTERED LAND SURVEYOR

NORTH

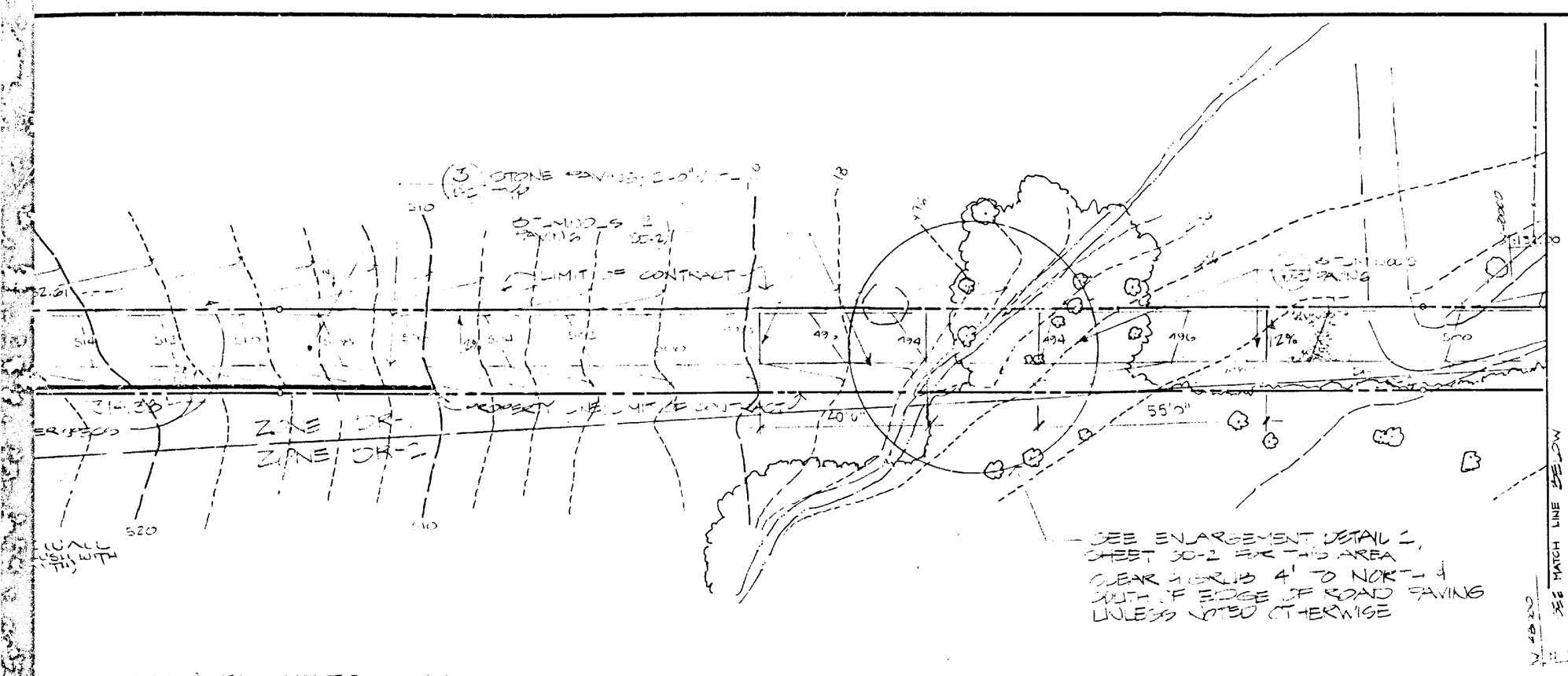
SCALE: 1" = 20'

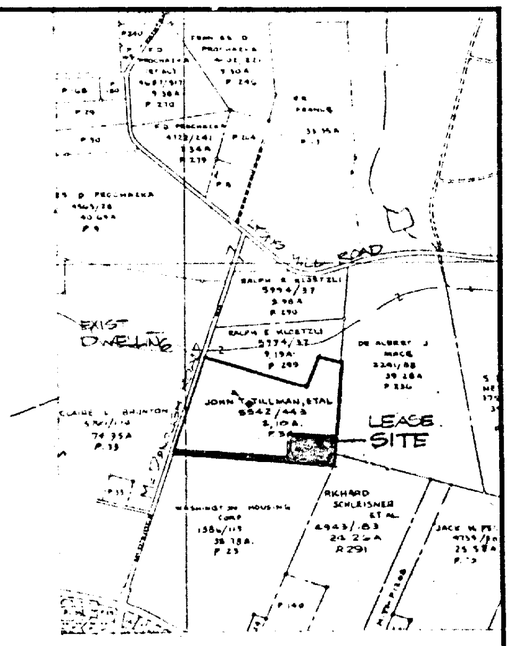
JOB ORDER NO. B-7959b

ISSUE DATE JAN 20 '80 PM

DATE	REVISIONS
4/30/80	REVISED FENCE (FRONT GATE)
6/17/80	SETBACK, VARIANCE, ROAD ALIGN

Item # 209 OFFICE COPY





VICINITY MAP 1" = 400'±

ZONING & SPECIAL EXCEPTION NOTES

The area inside the security fence shall be seeded, mulched, and maintained by mowing.

The terms of the Declaration dated July 24, 1980, by Charles G. Perry III, Vice President of Westinghouse, recorded among the Land Records of Baltimore, Liber 6167, Folio 681, shall be met.

The tower shall be constructed in compliance with the EIA (Building Officials Conference of America) Code and the EIA (Electronic Industry Association) Standards RS 222C and a Maryland registered engineer shall certify engineering.

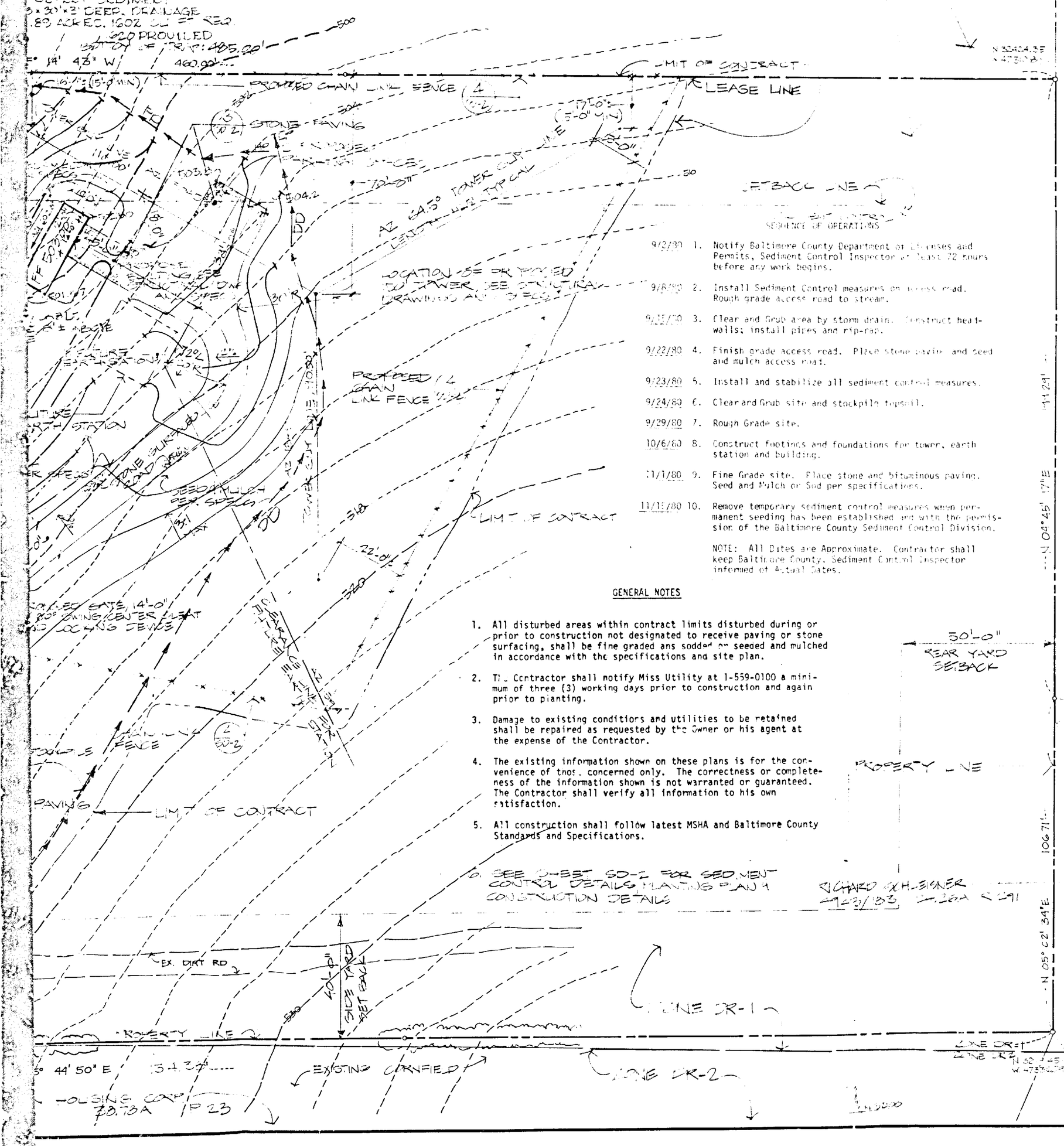
JOHN T. TILLMAN ET AL
5542/443 21.0 AC. P. 34

DR ALBERT MACE
2241/88 39.28 A. P236

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John W. Woodbridge
PLANNING
DATE 12/4/80
James E. Dyer
ZONING COMMISSIONER
DATE 12/10/80

81-28 XA
C-1348-80

CUT-OFF SEDIMELT
3'x30'x2' DEEP, DRAINAGE
89 ACRES. 160% CUT-OFF REQ.
620 PROVIDED



SEQUENCE OF OPERATIONS

9/2/80	1.	Notify Baltimore County Department of Licenses and Permits, Sediment Control Inspector at least 72 hours before any work begins.
9/8/80	2.	Install Sediment Control measures on access road. Rough grade access road to stream.
9/15/80	3.	Clear and Grub area by storm drain. Construct head-walls; install pipes and rip-rap.
9/22/80	4.	Finish grade access road. Place stone paving and seed and mulch access road.
9/23/80	5.	Install and stabilize all sediment control measures.
9/24/80	6.	Clear and Grub site and stockpile topsoil.
9/29/80	7.	Rough Grade site.
10/6/80	8.	Construct footings and foundations for tower, earth station and building.
11/1/80	9.	Fine Grade site. Place stone and bituminous paving. Seed and Mulch or Sod per specifications.
11/15/80	10.	Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded ans sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.

SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS, PLANTING PLAN & CONSTRUCTION DETAILS

SITE DATA

1. AREA OF TRACT 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED: 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ALL PARKING AREAS SHALL BE SURFACED WITH CRUSH #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED
9. TOWER HEIGHT - 150'±
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR SEE ITEM 206; ZONING ADVISORY COMMITEE.

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206, (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 1029, ELEV 543.326; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN

COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO. 1023: N 32982.34 W 46380.49
NO. 1029: N 31960.83 W 48723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO COUNTY, MD 21133
ELEC DISTRICT NO 2;

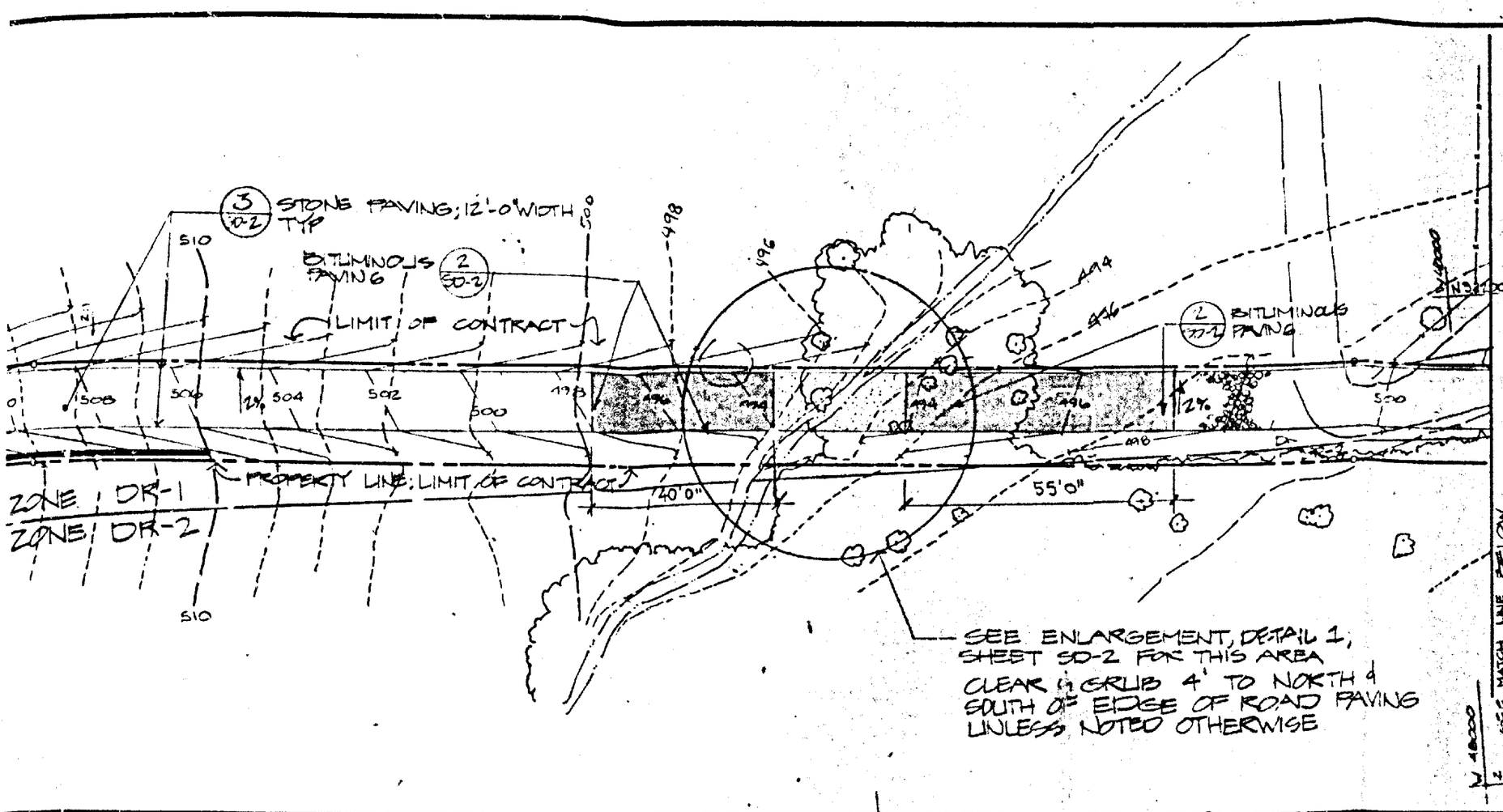
SCALE: 1" = 20'

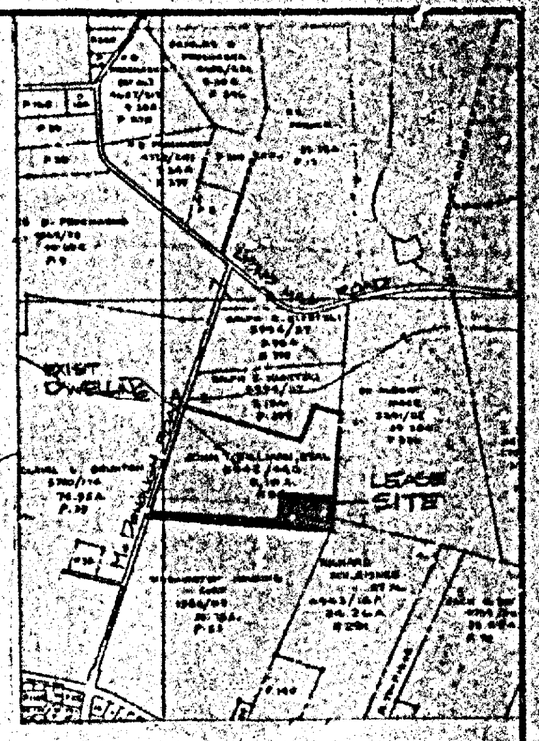
JOB ORDER NO. B-79596

ISSUE DATE JUNE 17, 1980

DATE	REVISIONS
12-5-80	ZONING RESTRICTIONS, TOWER LOC

SHEET NO: SD-1





SEDIMENT CONTROL SEQUENCE OF OPERATIONS

9/2/80	1.	Notify Baltimore County Department of Licenses and Permits, Sediment Control Inspector at least 72 hours before any work begins.
9/8/80	2.	Install Sediment Control measures on access road. Rough grade access road to stream.
9/15/80	3.	Clear and Grub area by storm drain. Construct headwalls; install pipes and rip-rap.
9/22/80	4.	Finish grade access road. Place stone paving and seed and mulch access road.
9/23/80	5.	Install and stabilize all sediment control measures.
9/24/80	6.	Clear and Grub site and stockpile topsoil.
9/29/80	7.	Rough Grade site.
10/6/80	8.	Construct footings and foundations for tower, earth station and building.
11/1/80	9.	Fine Grade site. Place stone and bituminous paving. Seed and Mulch or Sod per specifications.
11/15/80	10.	Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded ans sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.
6. SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS, PLANTING PLAN & CONSTRUCTION DETAILS

SITE DATA

1. AREA OF TRACT: 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED: 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH MSHA #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED
9. TOWER HEIGHT - 150'±
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR. SEE ITEM 206; ZONING ADVISORY COMMITEE.

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206; (301) 483-8150; DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 11029; ELEV. 543.326; CONTOUR INTERVAL 2'. ALL BEARINGS REFER TO TRUE MERIDIAN COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028; N32982.34 W 48380.44 NO. 11029; N31960.53 W 48723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

1348-00

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2.;

SCALE: 1" = 2.0'

JOB ORDER NO. B-79596

ISSUE DATE: JUNE 17, 1980

DATE	REVISIONS

SHEET NO: SD-1

3 STONE PAVING; 2'-0" WIDTH TYP

BITUMINOUS PAVING 2

LIMIT OF CONTRACT

2% SLOPE

PROPERTY LINE; LIMIT OF CONTRACT

ZONE DR-1

ZONE DR-2

40'0"

55'0"

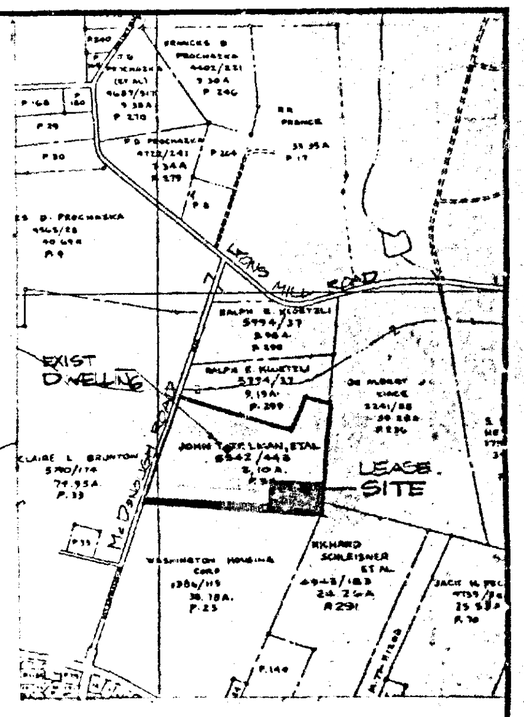
BITUMINOUS PAVING 2

SEE ENLARGEMENT, DETAIL 1, SHEET SD-2 FOR THIS AREA

CLEAR & GRUB 4' TO NORTH & SOUTH OF EDGE OF ROAD PAVING UNLESS NOTED OTHERWISE

SEE MATCH LINE BELOW

N 32100



VICINITY MAP 1" = 400'±

JOHN T. TILLMAN ET AL
5542/443 21.0 AC P. 34

DR ALBERT MANCE
2241/88 39.28 A P236.

N 32424.35
E 47310.81

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John Hill, Jr. Chief PLANNING
DATE 10/28/80
BY James E. Dyer ZONING COMMISSIONER
DATE 10/28/80
81-287A
C-1141-80

SITE DATA

1. AREA OF TRACT 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 200 SQ. FT.
   PARKING REQUIRED: PER 300 SQ FT = 3
   PARKING PROVIDED: 2
6. ROADWAYS & PADS SHALL BE SURFACED WITH 1½" #2 STONE, EXCEPT WHERE NOTED AS BITUMINOUS PAVED
7. TOWER HEIGHT - 150'±
8. PROPOSED USE IS OUT OF TRANSITION AREA LOCATION IN ZONE - SEE OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAP.
9. A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR SEE ITEM 206; ZONING ADVISORY COMMITEE.

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206. (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 1029, ELEV 543.326; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN

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NO. 1029: N 31960.83 W 48723.00

JOHN T. TILLMAN ET AL
5542/443 21.0 AC P. 34

DR ALBERT MANCE
2241/88 39.28 A P236.

N 32424.35
E 47310.81

PROPOSED MAN MADE PINE TREE FENCE

LIMIT OF CONTRACT

50'-0" REAR YARD SETBACK

PROPERTY LINE

106.71'

N 05° 02' 34" E

RICHARD SCHLEISNER 4943/183 24.26A P 291.

40'-0" SIDE YARD SET BACK

ZONE DR-1

ZONE DR-2

EXISTING CORNFIELD

ZONE DR-1
ZONE DR-2
N 32119.45
W 47334.79

N 32600

1141

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded ans sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.
6. SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS, PLANTING PLAN & CONSTRUCTION DETAILS

		Install Sediment control measures as shown on plan. Have control measures in place at least 72 hours before any earth disturbance.
		Clear and grub areas for storm drains. Construct headwalls, inlets, pipes & storm drains.
		Finish grade & install all storm drains. Pave stone paving and seed and mulch as shown on plan.
		Install and stabilize all sediment control measures.
		Clear & grub site and stockpile topsoil.
		Rough grade site.
		Complete all pipings and foundations for tower, earth station and building.
		Fine Grade site. Place stone and bituminous paving. Seed and Mulch as per plan specifications.
		Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2.;

SCALE: 1" = 20'

JOB ORDER NO. B-79596

ISSUE DATE JUNE 17, 1980

NORTH

DATE	REVISIONS
	MICROFILMED

SHEET NO: SD-1

K&E BALTIMORE 10 1253 HERCULENE 7-78 MC82038

EX 2 sty FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

EX FRAME BARN

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector.
3. At the end of each working day, all sediment control practices will be inspected and left in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

   75% Certified "Kentucky 31" Tall Fescue
   10% Certified Kentucky Bluegrass
   10% Canada Bluegrass
   5% Red Top
   Seeding Rate: 50-60 pounds per acre
   Fertilizer: For Sod: 20 pounds per 1,000 square feet of 10-10-10
   For Seed: 35 pounds per 1,000 square feet of 10-10-10
   Lime: 2,300 pounds per acre

Mulch in accordance with specifications.

Total Disturbed Area - [illegible] Ac. ±

Owners Certification:
Land clearing and construction of this development will be completed pursuant to this plan.

Date

LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that the plan of development and the plan for sediment control meet the requirements, standards and specifications for soil erosion and sediment control in Developing Areas, latest edition.

[illegible]

EROSION CONTROL NOTES

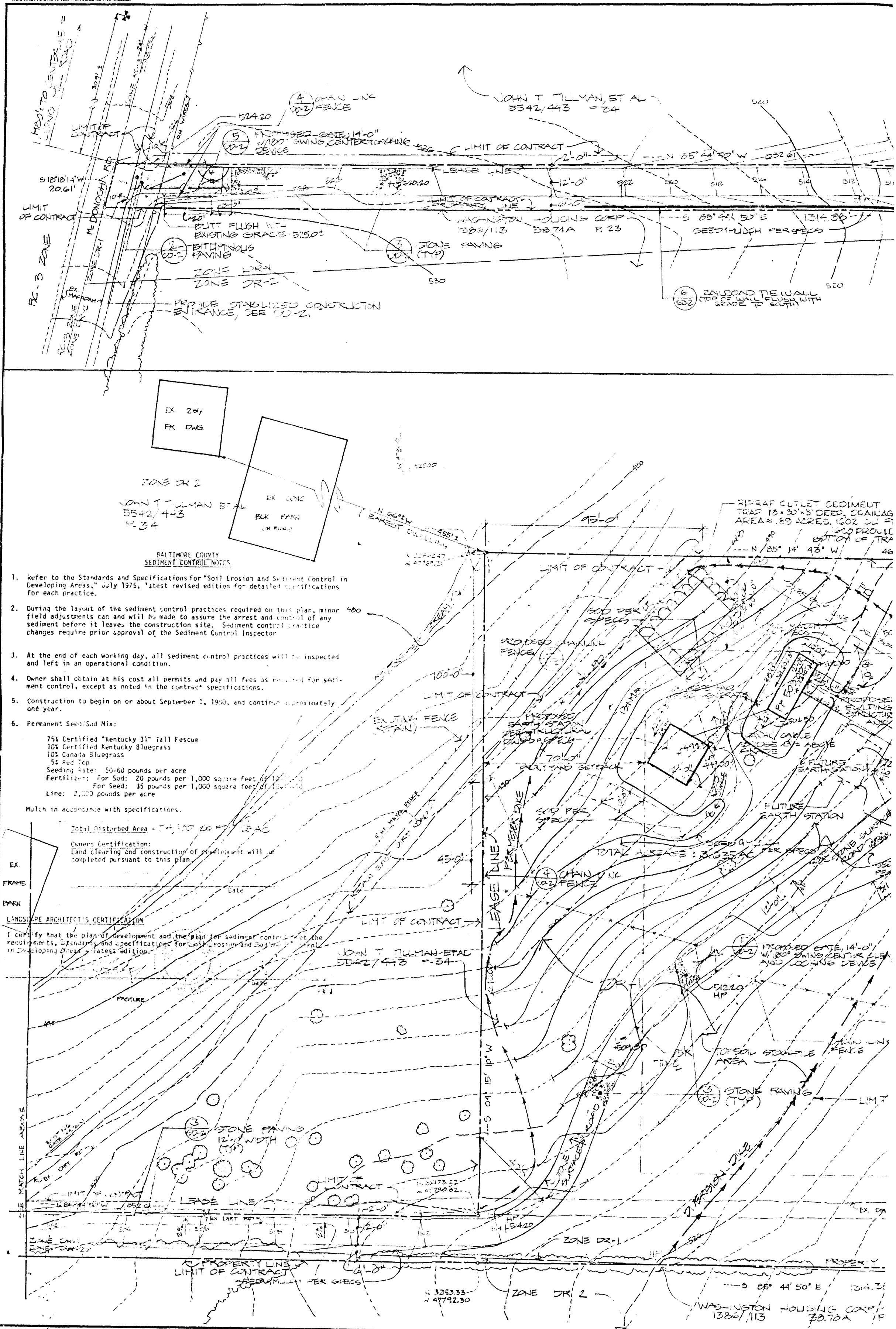
The [illegible] silt fence shall be erected, maintained, and removed by [illegible].

The [illegible] dated July 24, 1969, by Charles [illegible] Perry [illegible], Vice President of Pennsylvania, recorded among the [illegible] Lands of Baltimore, [illegible], shall be met.

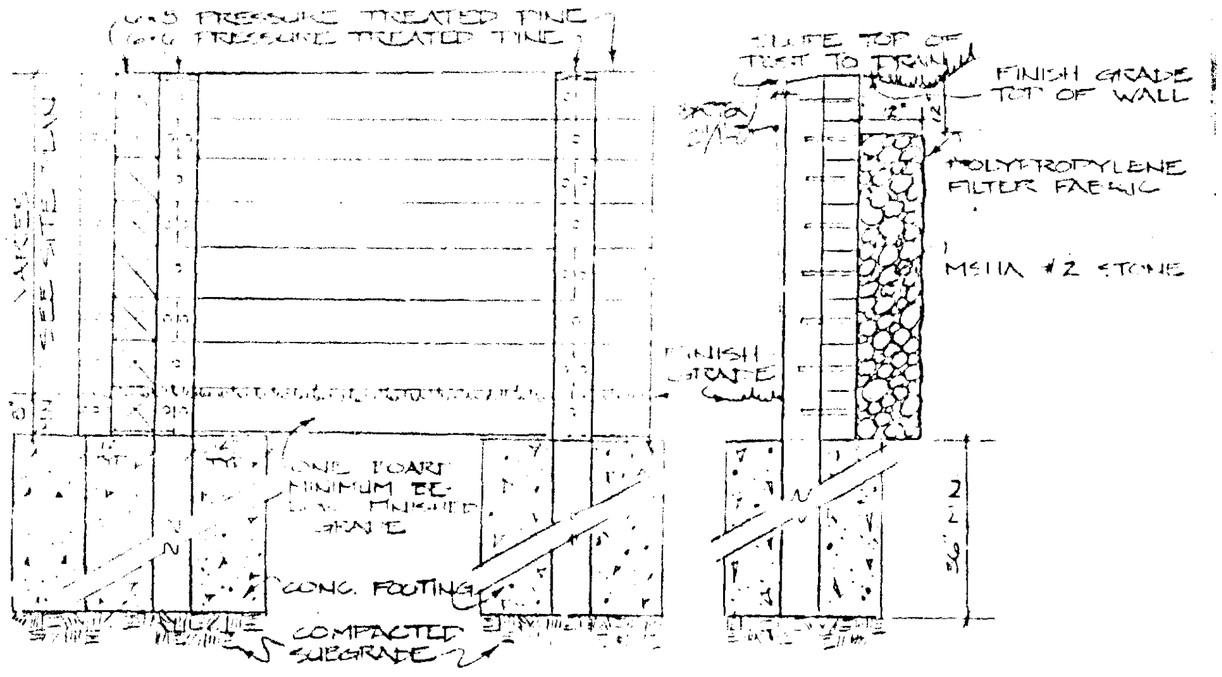
[illegible] shall be [illegible] in compliance with the [illegible] which are considered [illegible] and [illegible] the extreme [illegible] by the [illegible] standards for soil erosion [illegible] Maryland registered [illegible] shall certify [illegible].

1. All disturbed areas within [illegible] prior to construction not [illegible] surfacing, shall be fine [illegible] in accordance with the [illegible]
2. The Contractor shall notify [illegible] mum of three (3) working [illegible] prior to planting.
3. Damage to existing conditions [illegible] shall be repaired as requested [illegible] the expense of the Contractor.
4. The existing information shown [illegible] venience of those concerned [illegible] ness of the information shown [illegible] The Contractor shall verify [illegible] satisfaction.
5. All construction shall follow [illegible] Standards and Specifications.

K&E BALTIMORE 19 1253 HERCULENE 7-78 MC82034

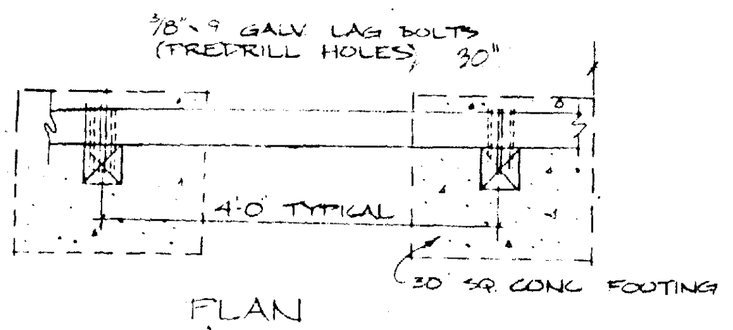


K&E BALTIMORE 19 1253 HERCULENE 7-78 MC8203

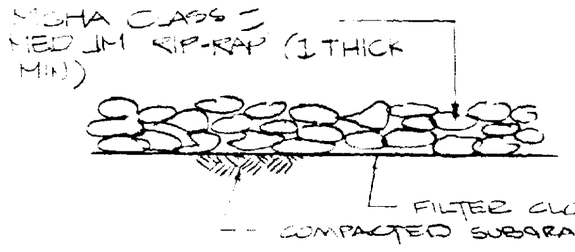


ELEVATION SECTION

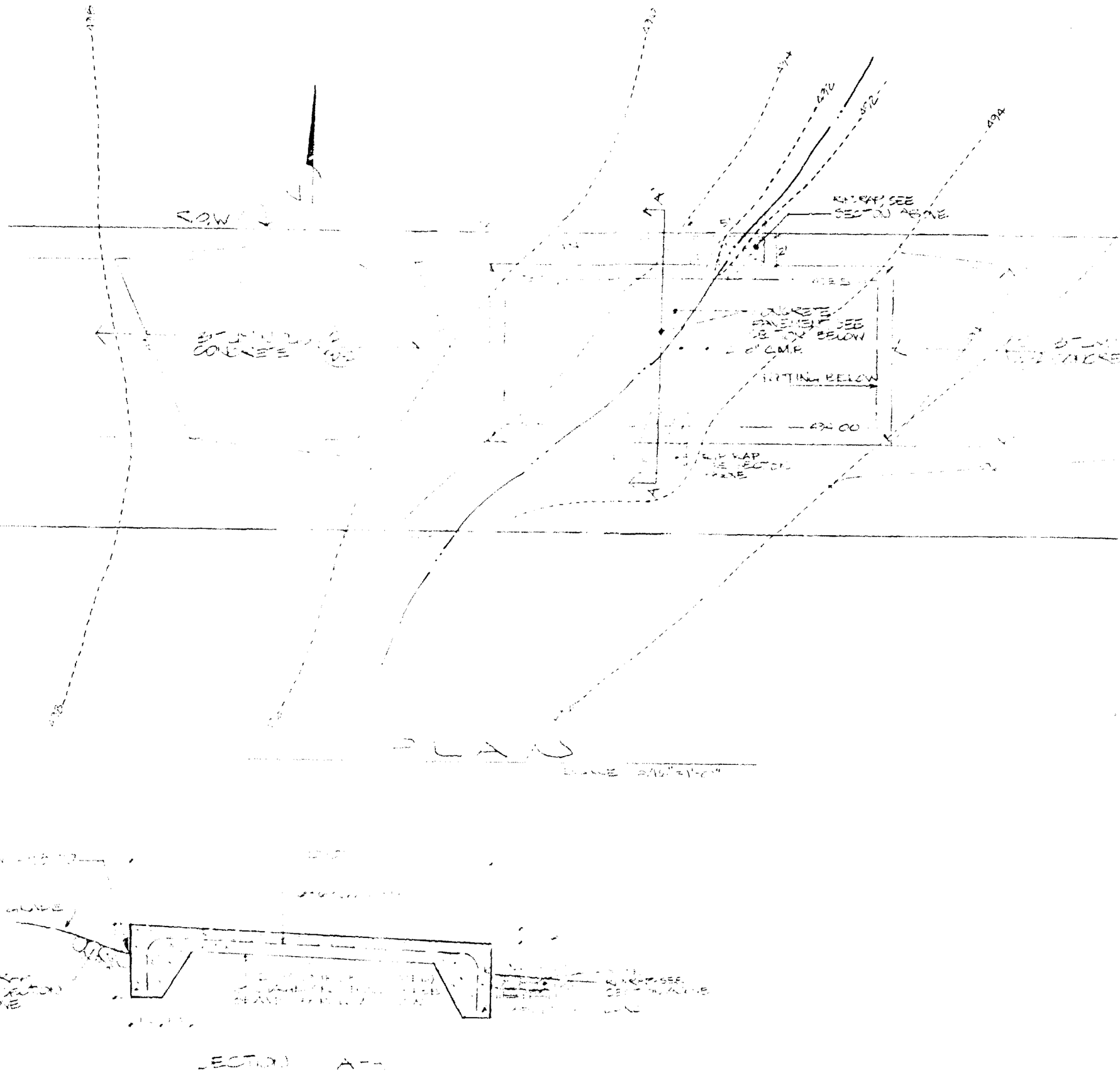
4/2 WOOD TIE RETAINING WALL DETAIL SCALE 3/4"=1'-0"



PLAN

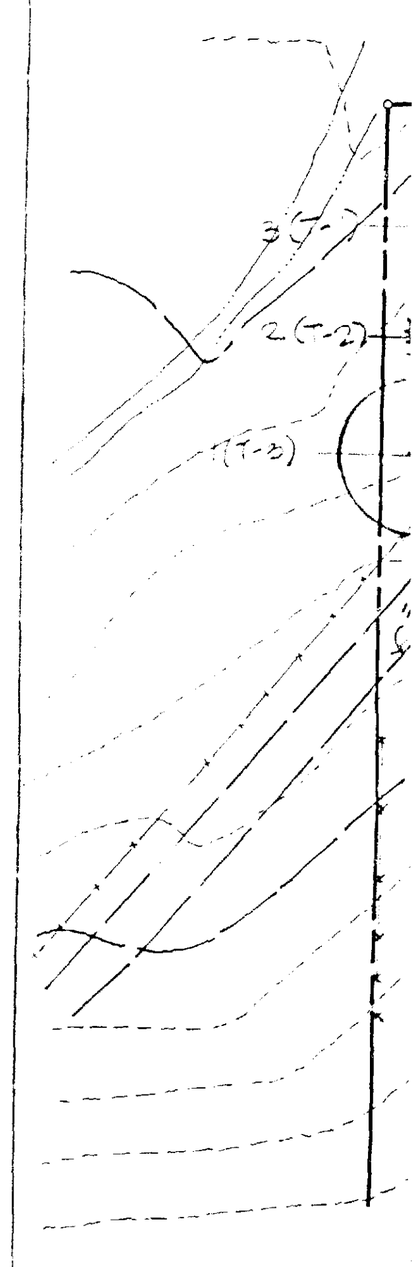


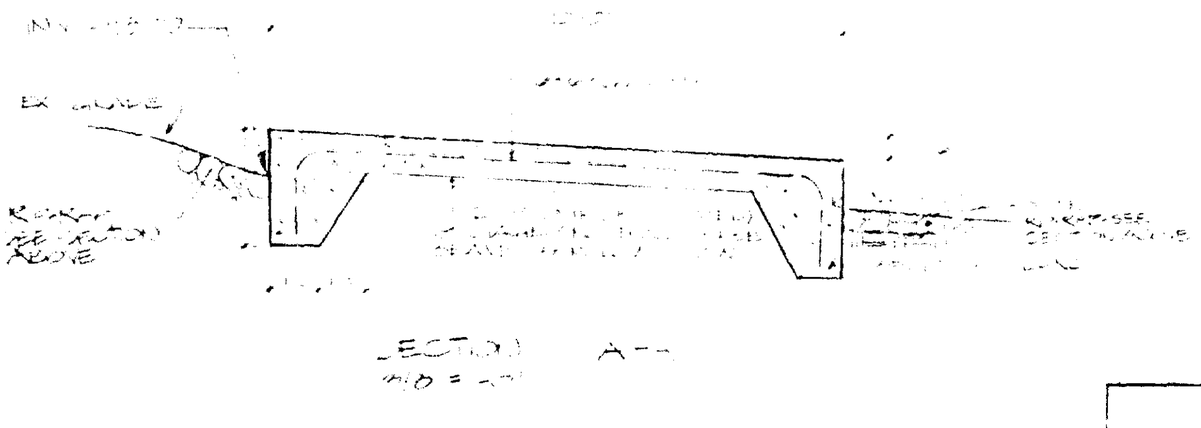
RIP-RAP
NO SCALE



PLAN

SCALE 3/16"=1'-0"





(15) 14'-0" GATE / TYPICAL SECTION

(1) STORM DRAINAGE DETAILS PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE
(not to scale)

Construction Specifications

1. Stone size - Use MSHA size no. 2 (2-1/2" to 1") or AASHTO designation No. size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 50 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of ingress or egress.
5. Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

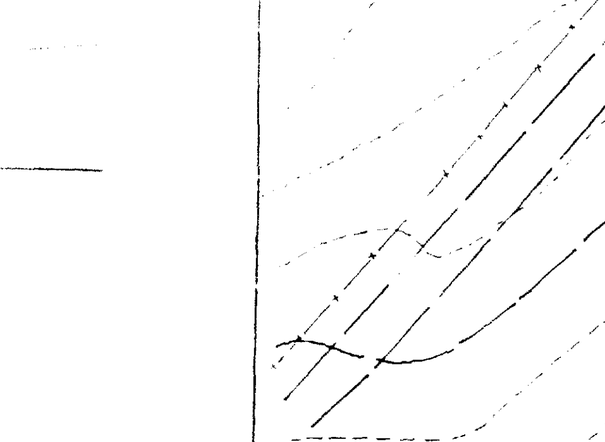
Standard Symbol SCE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

STABILIZED CONSTRUCTION ENTRANCE

Issued
Revised
Revised
PLATE SCE-1

RIPRAP OUTLET SEDIMENT TRAP



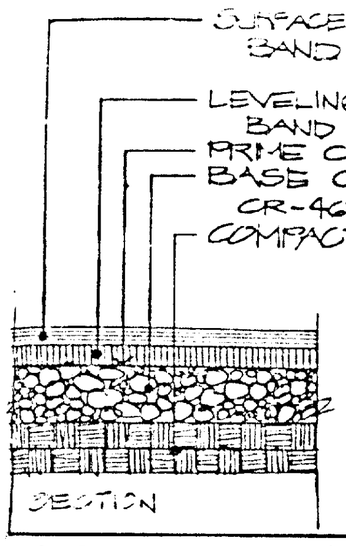
Construction Specifications

The construction specifications for this practice will be the same as the Stone Outlet Sediment Trap except for the following:

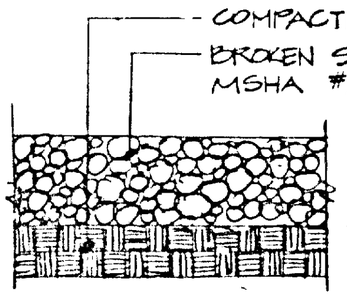
1. The stone used in the outlet shall be small riprap 3" - 15", with a 1' thickness of #2-A crushed stone placed on the up-grade side of the small riprap.
2. Drainage area for this practice is limited to 3 acres or less.

RIPRAP OUTLET SEDIMENT TRAP

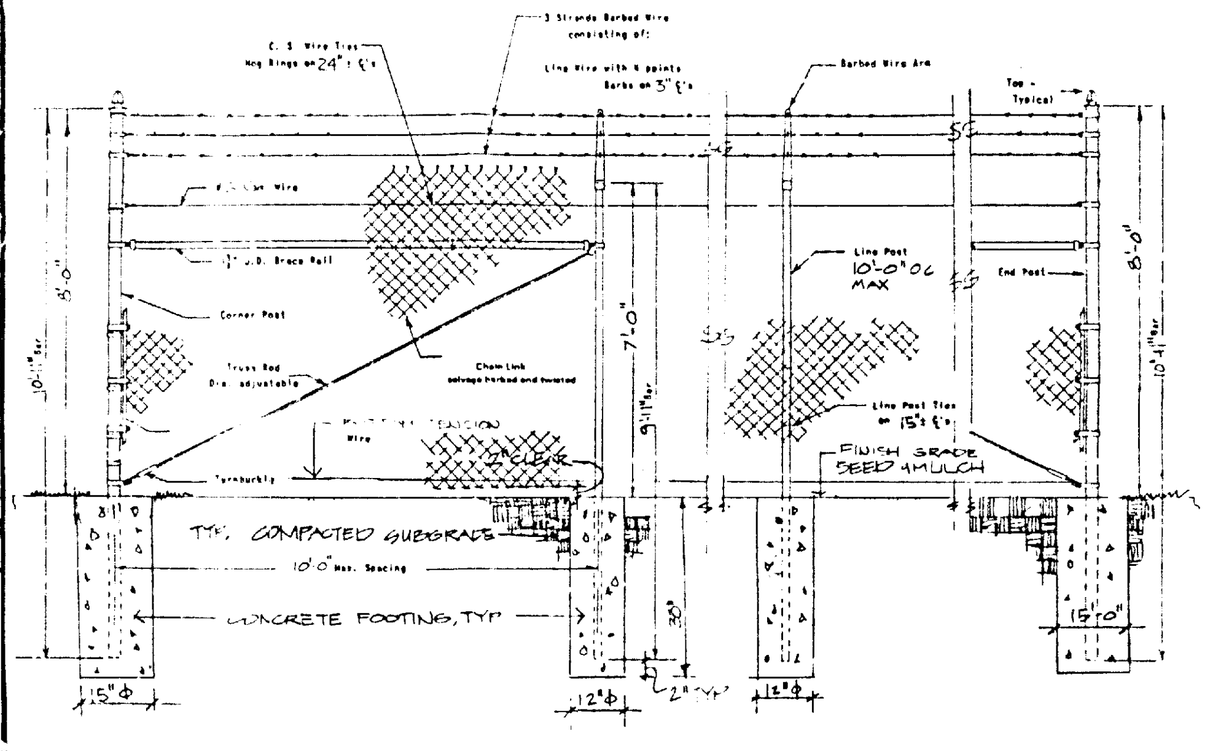
9-77



BITUMINOUS PAVING NOT TO SCALE



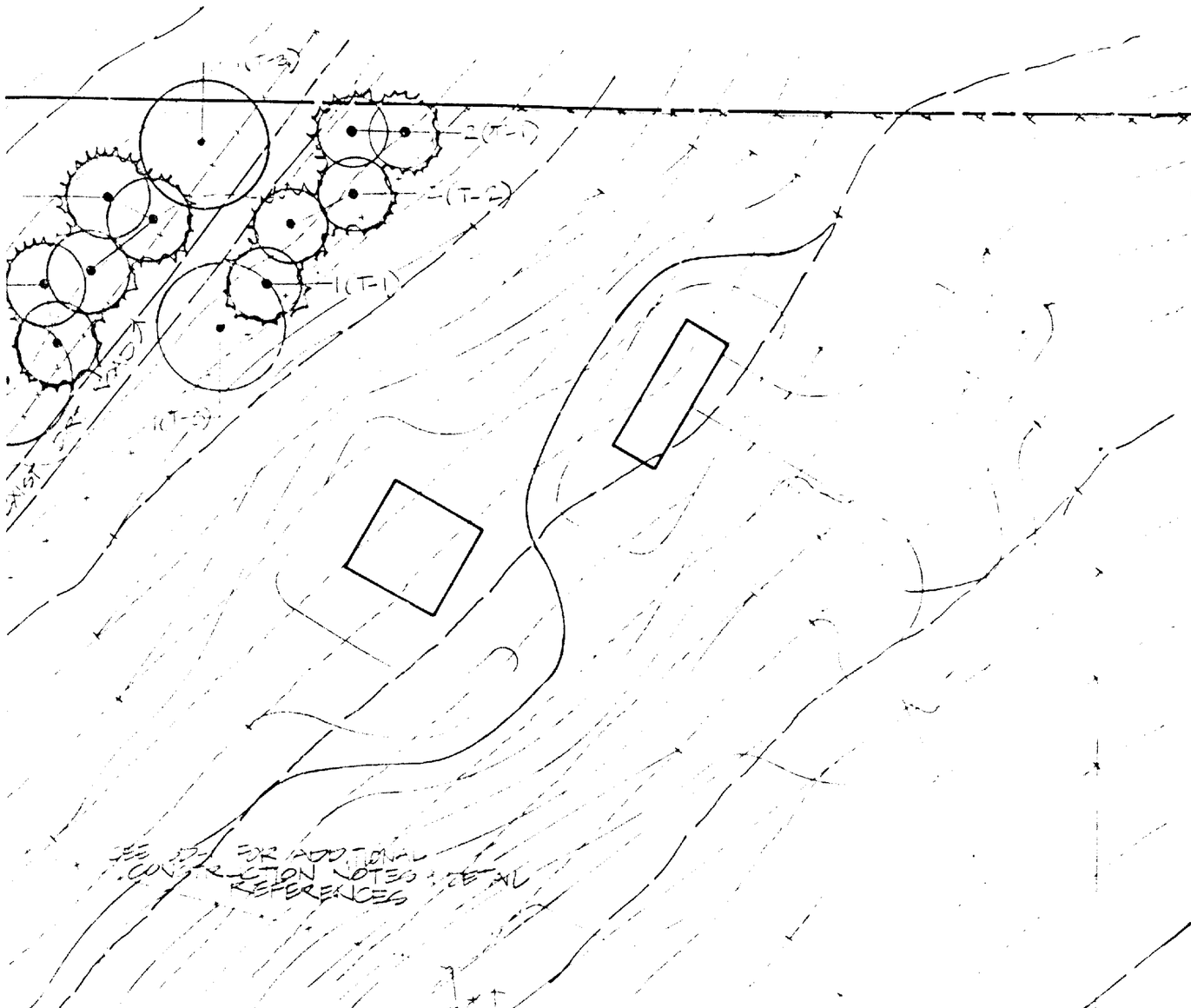
STONE PAVING NOT TO SCALE



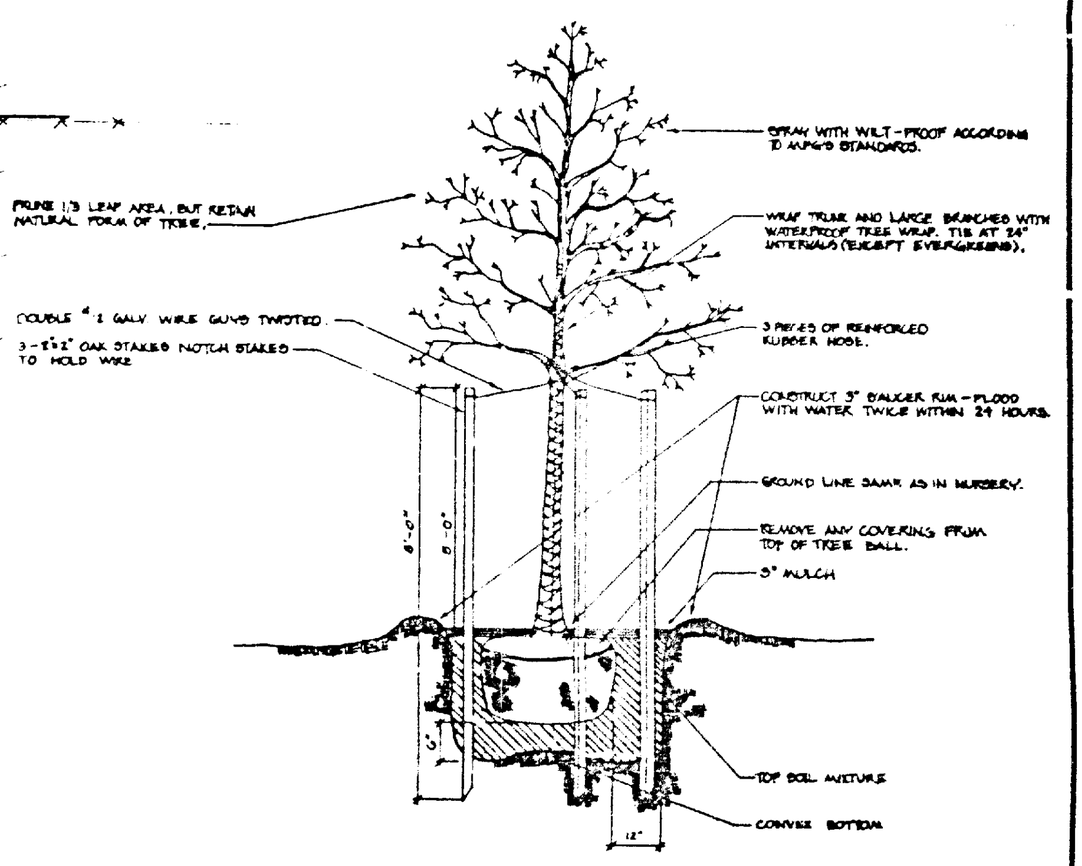
SECTION

NOTE:
1. CENTER LINE OF POSTS SHALL BE 8" SOUTH & EAST OF LEASE LINE.
2. SEE SPECS FOR SIZES & GUAGES & COMPLETE CONSTRUCT. INFO.

CHAIN LINK FENCE DETAIL NOT TO SCALE



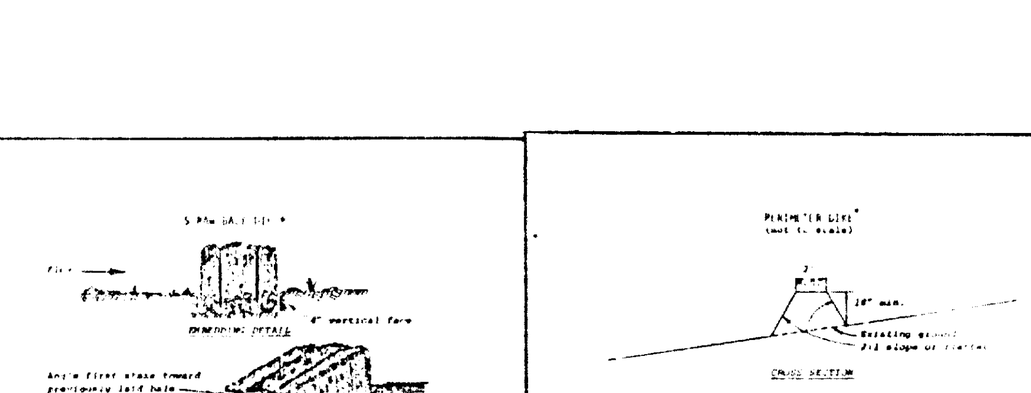
PLANTING PLAN
SCALE: 1" = 20'



PLANTING DETAIL FOR TREES 1¼"-4" CAL.
NO SCALE

PLANTING SCHEDULE

SYM	NO	BOTANICAL NAME / COMMON NAME	SIZE	COND
1-1	6	PINUS STROBUS WHITE PINE	7'-8' HT	B&B
1-2	4	PINUS THUNBERGI JAPANESE BLACK PINE	7'-8'HT	B&B
1-3	3	TILIA AMERICANA AMERICAN LINDEN	3½-4'	B&B



Construction Specifications

1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4".
3. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

Standard Symbol

* Drainage area less than 1/2 acre.

STRAW BALE DIKE

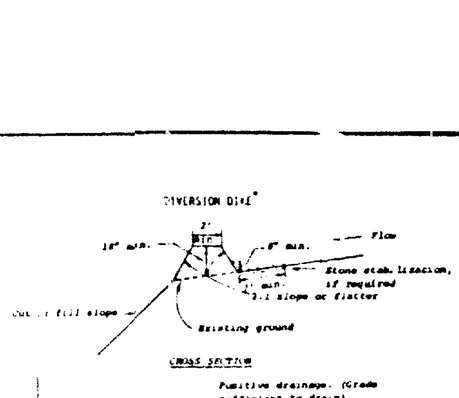
Construction Specifications

1. All dikes shall be machine compacted.
2. All perimeter dikes shall have positive drainage to an outlet.
3. A Diverted runoff from a protected or stabilized area shall outlet directly into an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   b Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, when required, shall be done in accordance with Standard and Specifications for Grassed Waterway. The minimum area to be stabilized shall be the channel flow area.
5. Periodic inspection and requisite maintenance shall be provided.

Standard Symbol

* Drainage area less than 5 acres

PERIMETER DIKE



Construction Specifications

1. All dikes shall be machine compacted.
2. All diversion dikes shall have positive drainage to an outlet.
3. A Diverted runoff from a protected or stabilized area shall outlet directly to an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   b Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
6. Stabilization, as specified by the plans, shall be: (1) in accordance with Standard and Specifications for Grassed Waterway, and the area to be stabilized shall be the channel (flow area); or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or AASHTO #57 size No. 2 or 24 which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing above.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol

* Drainage area less than 5 acres

DIVERSION DIKE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO., COUNTY, MD. ~ ELEC. DIST. #2

SCALE: AS NOTED

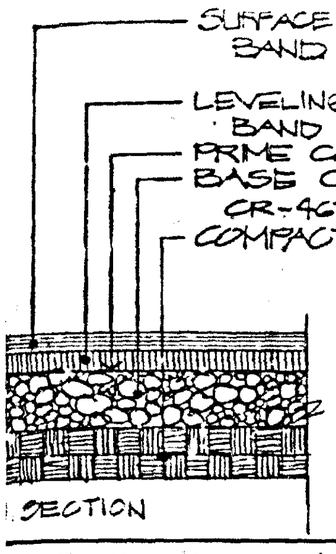
JOB ORDER NO. B-7959 b

ISSUE DATE JUNE 17, 1980

DATE	REVISIONS

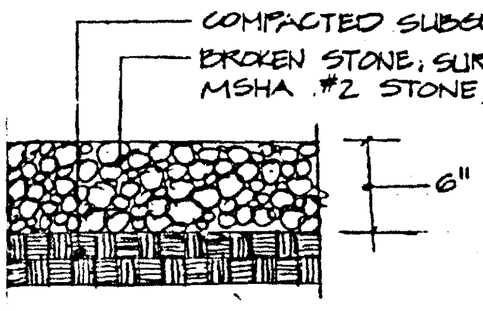
SHEET NO: SD-2

MICROFILMED



SECTION

BITUMINOUS PAVING NOT TO SCALE



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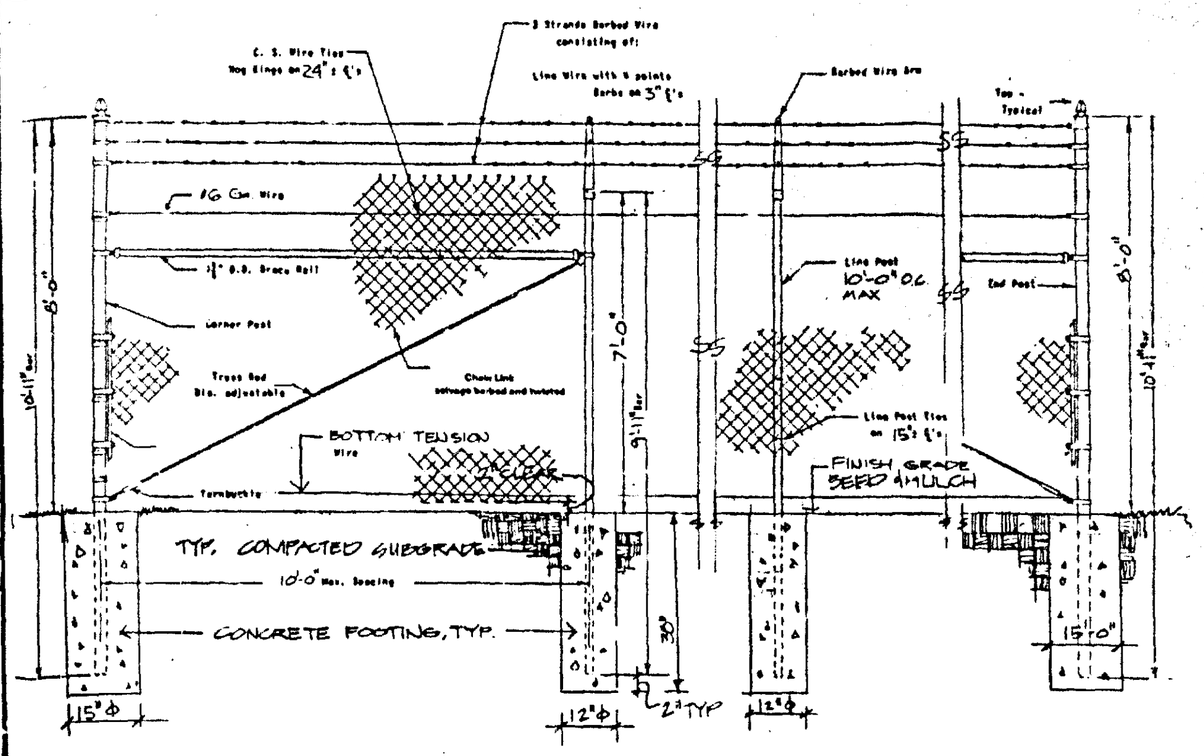
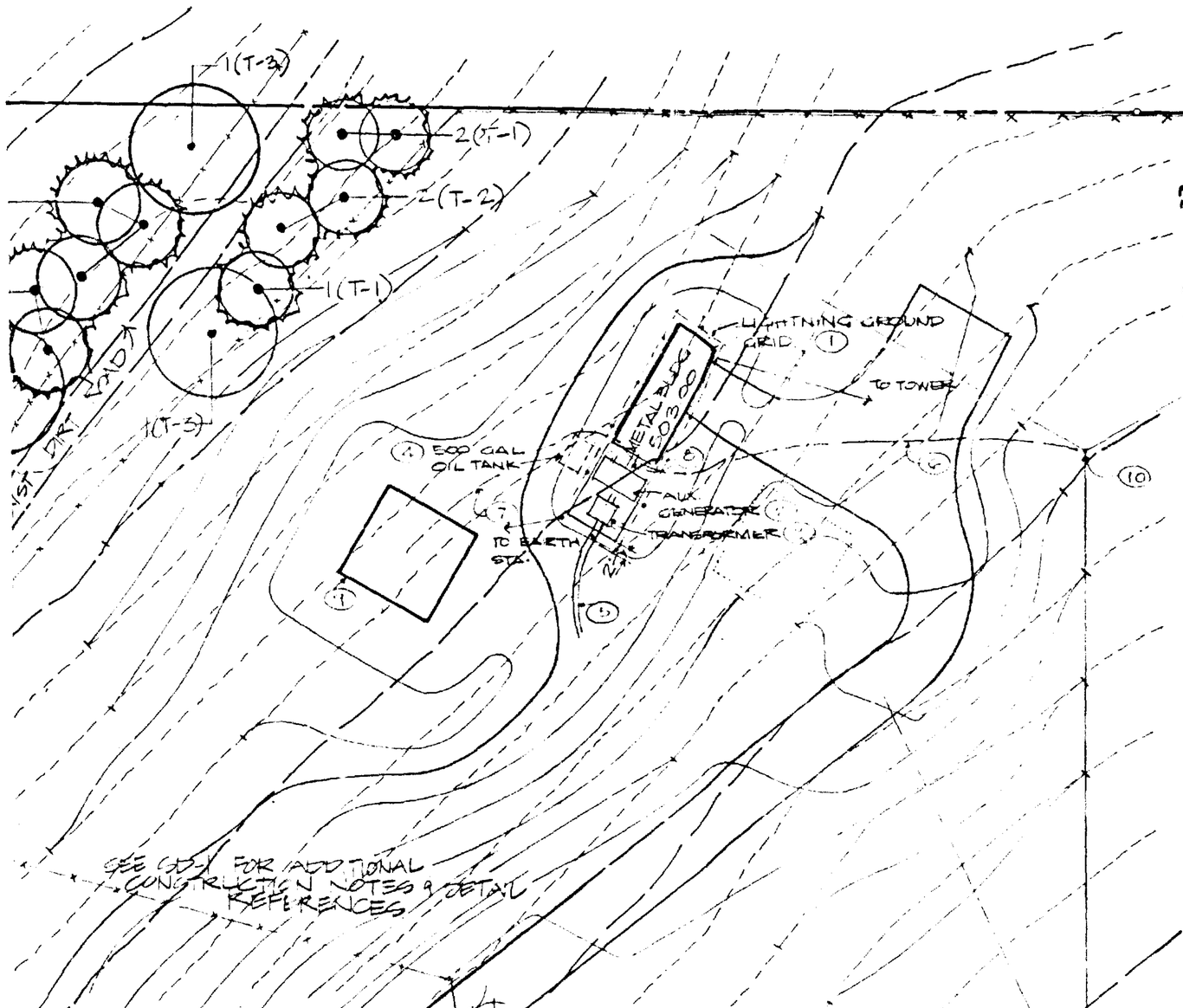
STONE PAVING NOT TO SCALE



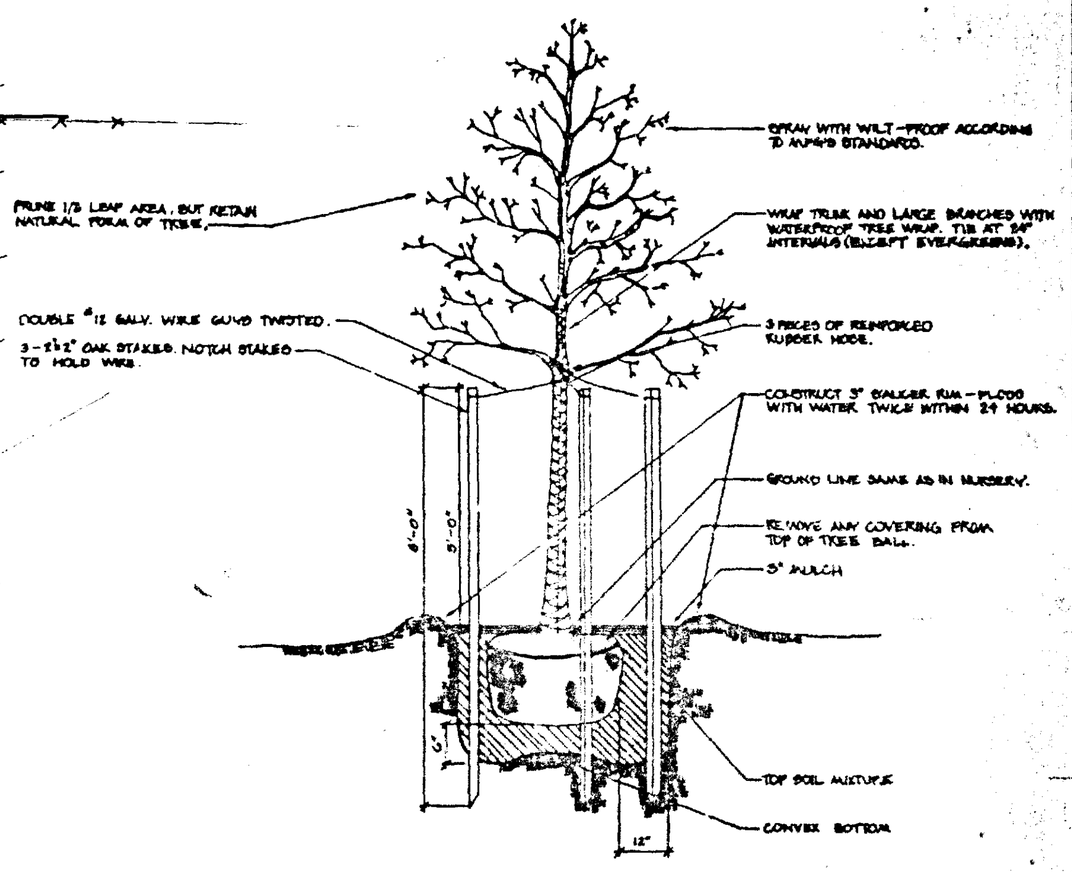
SECTION

NOTE:
1. CENTER LINE OF POSTS SHALL BE 8' SOUTH & EAST OF LEASE LINE.
2. SEE SPECS. FOR SIZES & GUAGES & COMPLETE CONSTRUCT. INFO.

④ CHAIN LINK FENCE DETAIL NOT TO SCALE



PLANTING PLAN
SCALE: 1" = 20'

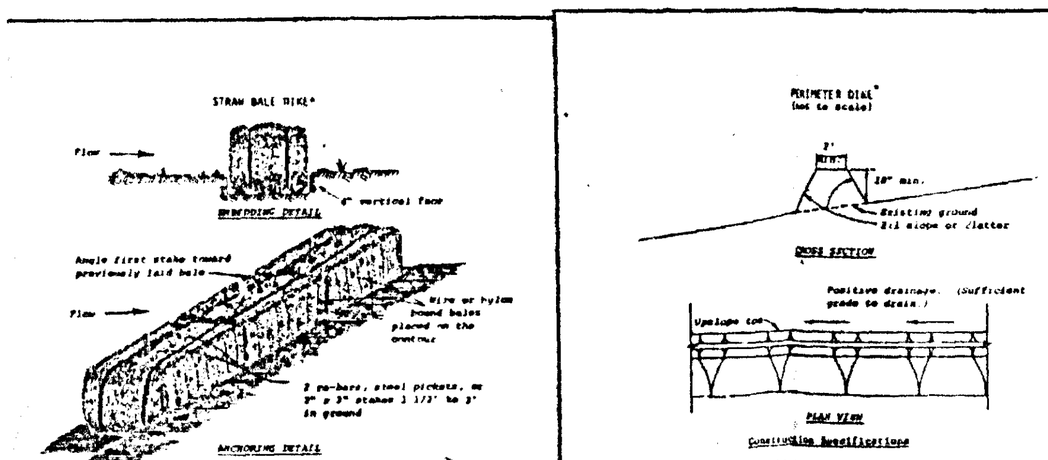


PLANTING DETAIL FOR TREES 1¼" - 4" CAL.
NO SCALE

PLANTING SCHEDULE

SYM	NO	BOTANICAL NAME / COMMON NAME	SIZE	COND
T-1	6	PINUS STROBUS WHITE PINE	7'-8' HT	B&B
T-2	4	PINUS THUNBERSI JAPANESE BLACK PINE	7'-8' HT	B&B
T-3	3	TILA AMERICANA AMERK J LINDEN	3½-4"	B&B

UTILITY DRAWING



Construction Specifications

1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4".
3. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness or so not to block or impede storm flow or drainage.

Standard Symbol SBD

* Drainage area less than 1/2 acre.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS | STRAW BALE DIKE | ISSUED ____ APPROVED ____ PLATE SBD-1

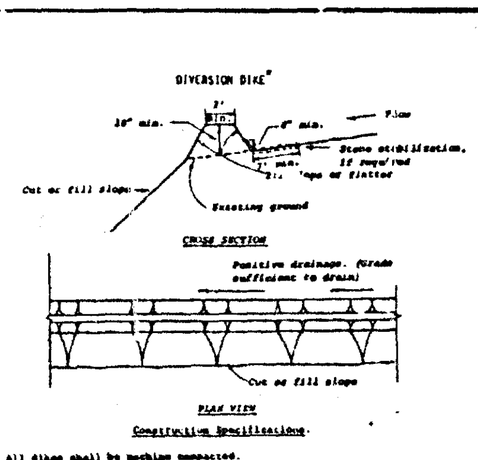
Construction Specifications

1. All dikes shall be machine compacted.
2. All perimeter dikes shall have positive drainage to an outlet.
3. A. Diverted runoff from a protected or stabilized upland area shall outlet directly into an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, when required, shall be done in accordance with Standard and Specifications for Grassed Waterway. The minimum area to be stabilized shall be the channel flow area.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol PD

* Drainage area less than 5 acres

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS | PERIMETER DIKE | ISSUED ____ APPROVED ____ PLATE PD-1



Construction Specifications

1. All dikes shall be machine compacted.
2. All diversion dikes shall have positive drainage to an outlet.
3. A. Diverted runoff from a protected or stabilized area shall outlet directly to an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, as specified by the plans, shall be: (1) in accordance with Standard and Specifications for Grassed Waterway, and the area to be stabilized shall be the channel (flow area)) or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or AASHTO M43 size No. 3 or 24 which is placed in a 2 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing shown.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol DD

* Drainage area less than 5 acres

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS | DIVERSION DIKE | ISSUED ____ APPROVED ____ PLATE DD-1

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO., COUNTY, MD. ~ ELEC. DIST. NO. 2.

STATE OF MARYLAND — JAMES R. MINNICH — NO. 1005 — REGISTERED LANDSCAPE ARCHITECT

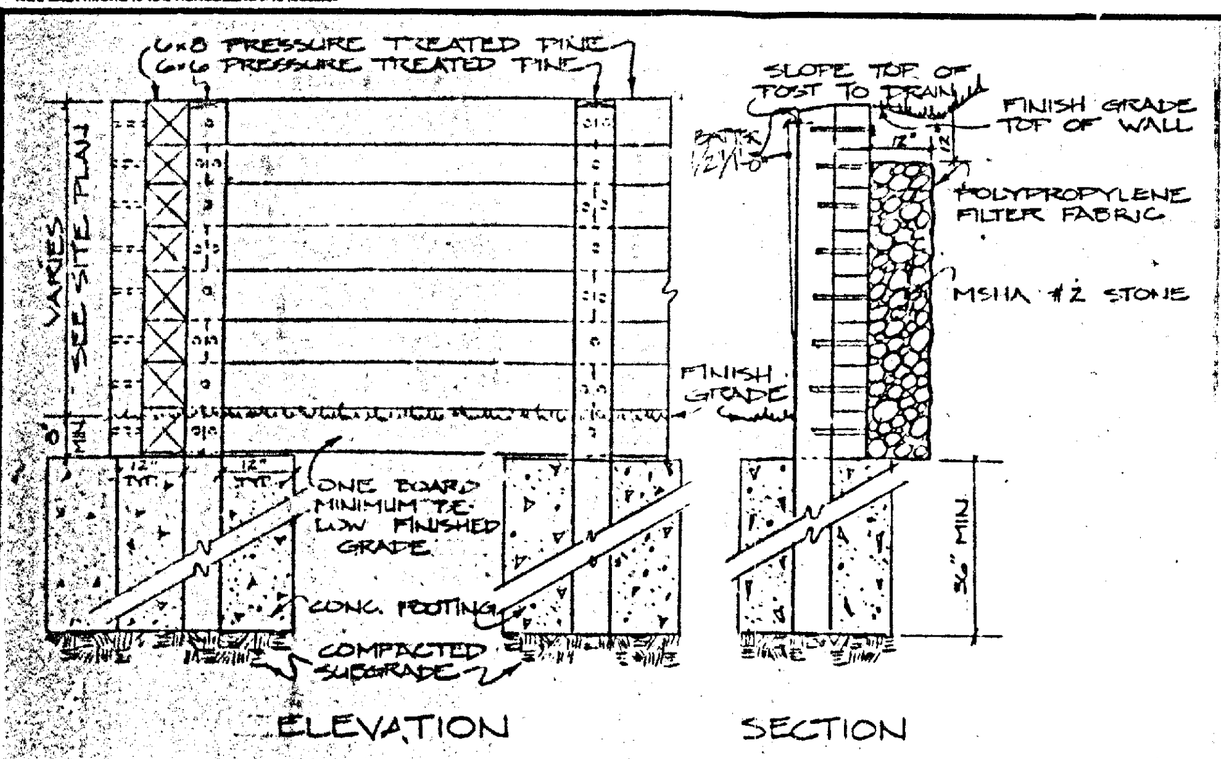
SCALE: AS NOTED

JOB ORDER NO. B-7959 b

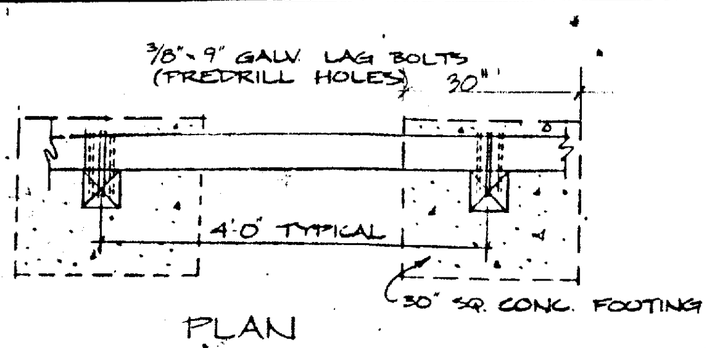
ISSUE DATE JUNE 17, 1980

DATE	REVISIONS

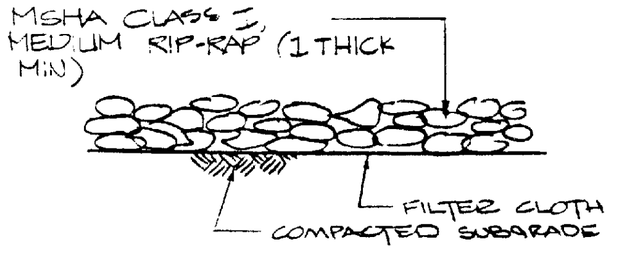
SHEET NO: SD-2



4/2 WOOD TIE RETAINING WALL DETAIL SCALE 1/2"=1'-0"



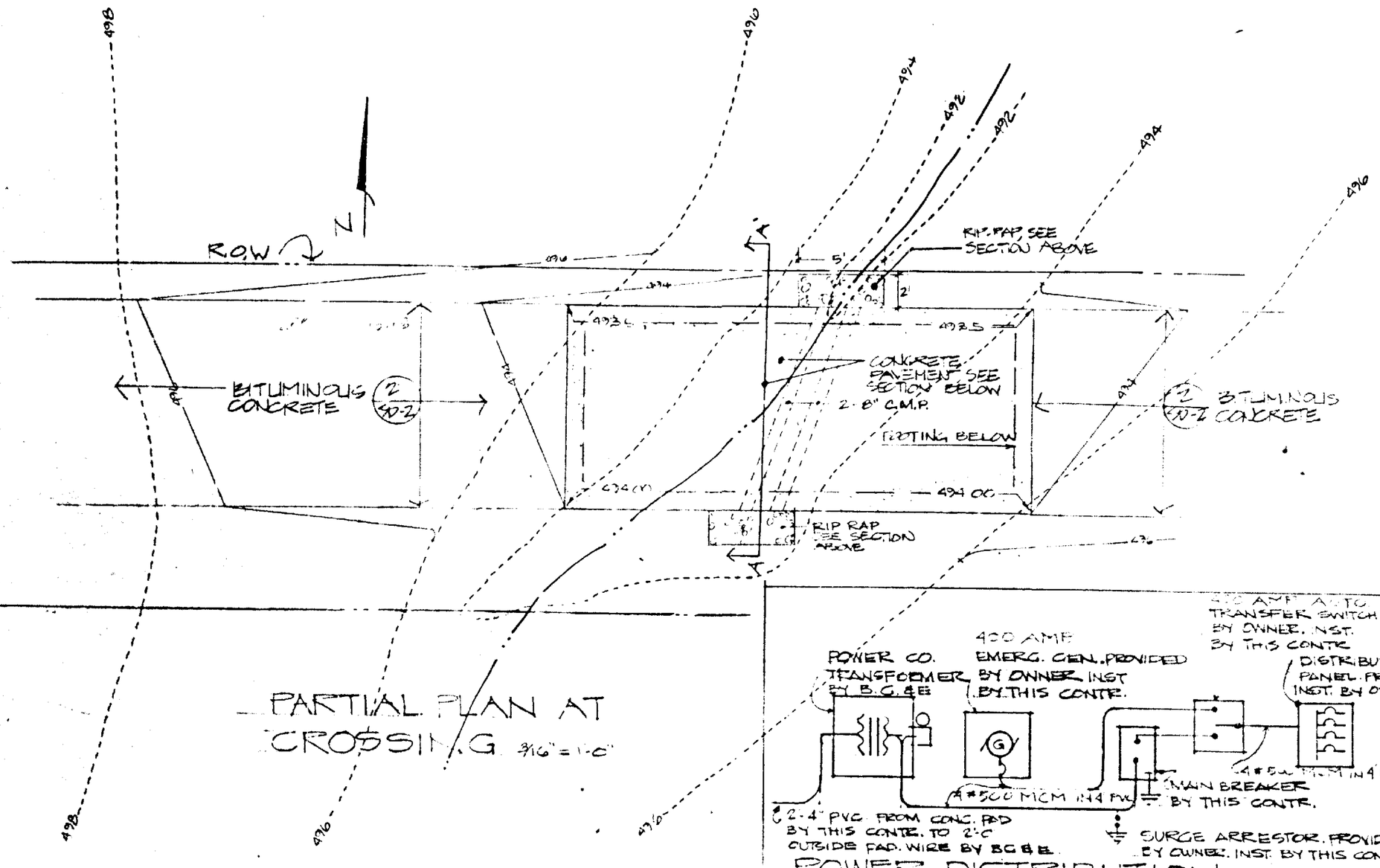
PLAN



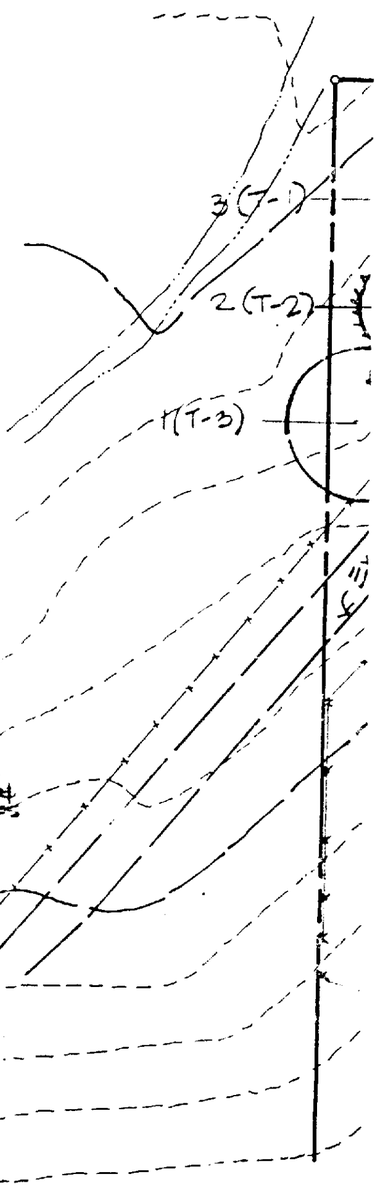
RIP-RAP
NO SCALE

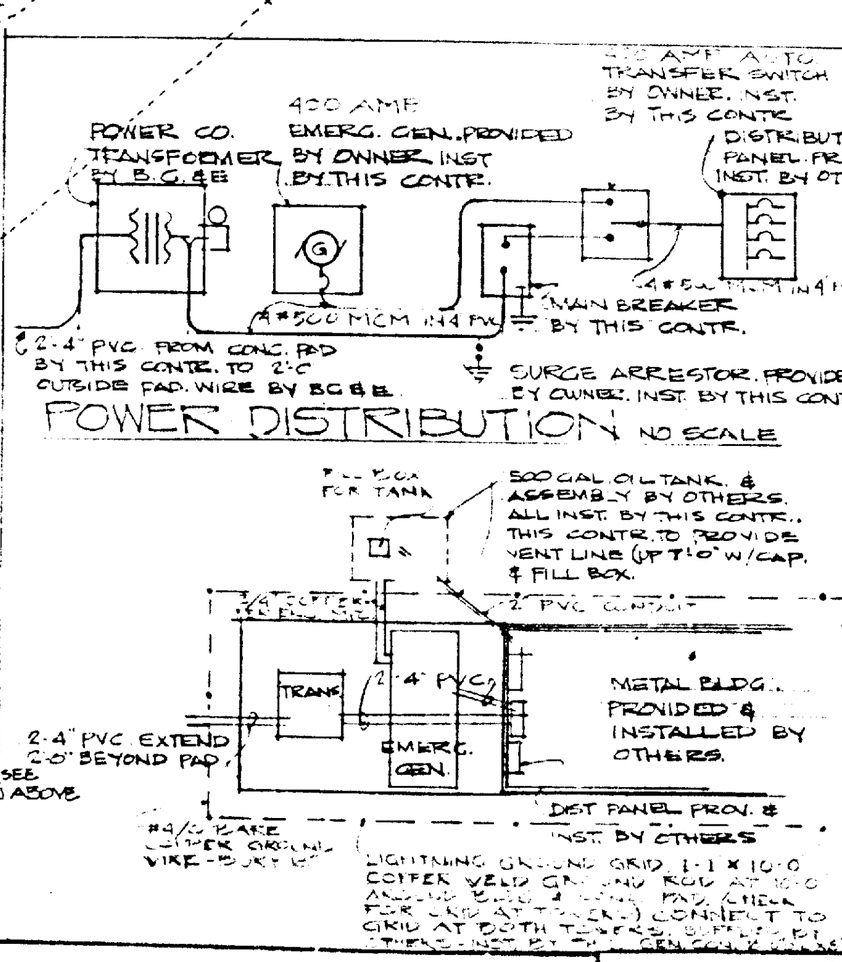
2.

3.

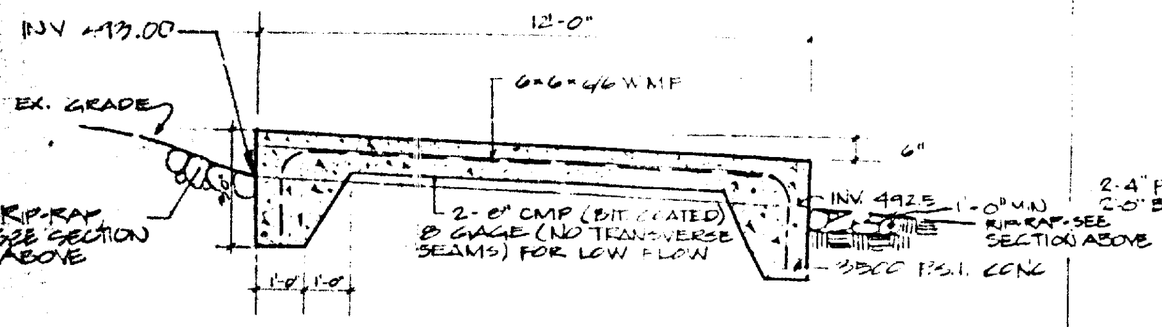


PARTIAL PLAN AT CROSSING 3/16"=1'-0"





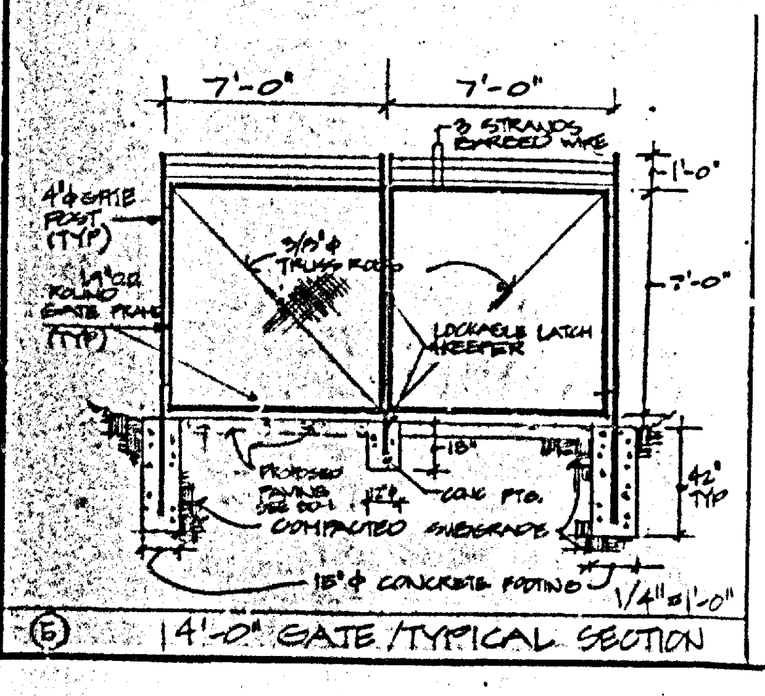
POWER DISTRIBUTION NO SCALE



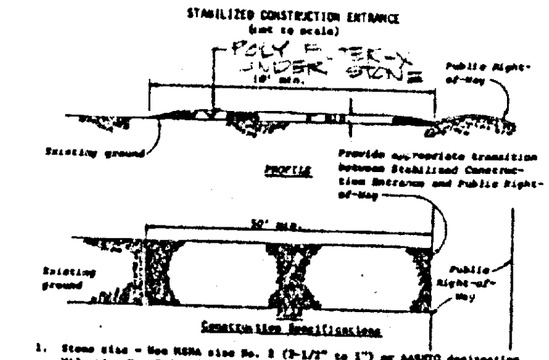
SECTION A-A' 3/8"=1'-0"

NOTES:

1. STORM DRAINAGE DETAILS & PLAN VIEW



5. 14'-0" GATE/TYPICAL SECTION



Construction Specifications

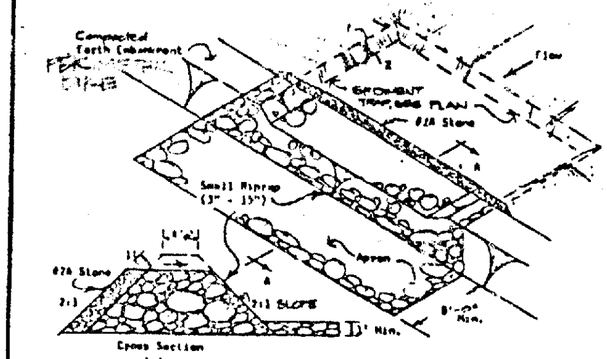
1. Stone size - Use MSHA size No. 2 (3-1/2" to 1") or AASHTO designation M43, size No. 2 (3-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 50 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of ingress or egress.
5. Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

Standard Symbol SCE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

STABILIZED CONSTRUCTION ENTRANCE

Issued _____
Issued _____
Issued _____
PLATE SCE-1



Construction Specifications

The construction specifications for this practice will be the same as the Stone Outlet Sediment Trap except for the following:

1. The stone used in the outlet shall be small riprap 3" - 15", with a 1' thickness of #2-A crushed stone placed on the up-grade side of the small riprap.
2. Drainage area for this practice is limited to 3 acres or less.

RIP-RAP OUTLET SEDIMENT TRAP

8-77

K&E BALTIMORE 18 1253 HERCULENE 7-78 MADE IN USA

1,400' TO CENTERLINE OF LONG HILL ROAD

307' ±

ZONE RC-3 24' WIDE

O.H. WIRES

PROPOSED CHAIN LINK FENCE & GATE

JOHN T. TILLMAN, ET AL
5542/443 P. 34

N 85°44'50"W 852.61

LEASE LINE

PROPOSED

S 18°18'14"W
20.61'

McDONOGH RD

PROPERTY LINE

N 32200

WASHINGTON HOUSING CORP
386/113 38.74A P. 23

S 85°44'50"E 1314.38

BITUMINOUS PAVED ENTRY

ZONE DR-1

ZONE DR-2

RC-3 ZONE

EX. MACADAM

RC-3 ZONE
ZONE DR-2

EX. 2 sty
FR. DWG.

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P-34

EX. CONC.
BLK. BARN
(IN RUINS)

N 32300

N 66°W
NEAREST DWELLING
455'±

N 32462.47
E 47769.31

N 85° 14' 43" W

480

40'-0" SIDE YARD SETBACK

LOWER POLY LINE

460'

260'

CONCRETE PAD W/GENERATOR

PROPOSED BUILDING

PROPOSED FENCE

70'-0" FRONT YARD SETBACK

AERIAL CABLE ENTRANCE 8' ± ABOVE GRADE

± FUTURE EARTH STATION

LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH "DISH")

FUTURE EARTH STATION

TOTAL ACREAGE: 3.625 AC

INTERMITTENT STREAM

4' HT. METAL FENCE

EX. FRAME BARN

JOHN T. TILLMAN ETAL
5542/443 P-34

PASTURE

LEASE LINE

1290.00'

S 04° 15' 19" W

DR-1

SCHEMATIC ELEVATION

MATCH LINE

GATE

EX. DIRT RD

N 32173.27
E 47790.82

12' WIDE

EX. DIRT

N 85°44'50"W 852.61

LEASE LINE

EX DIRT RD

PROPOSED ROAD, 12' WIDTH

ZONE DR-1
ZONE DR-2

ZONE DR-1

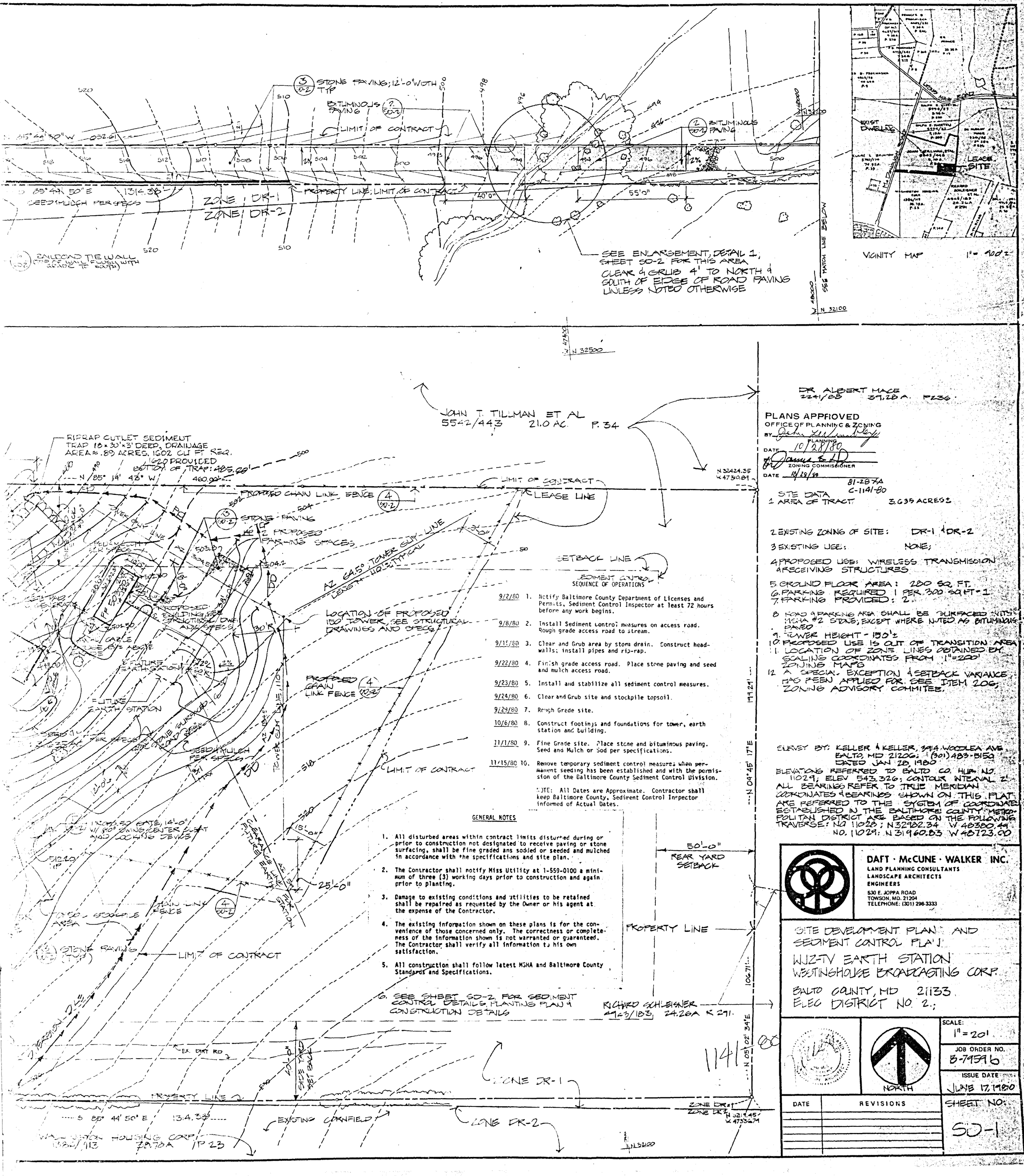
PROPERTY LINE

N 32153.33
E 47792.30

ZONE DR 2

S 85° 44' 50" E 1314.38

WASHINGTON HOUSING CORP
1386/113 38.70A



SEDIMENT CONTROL
SEQUENCE OF OPERATIONS

9/2/80	1.	Notify Baltimore County Department of Licenses and Permits, Sediment Control Inspector at least 72 hours before any work begins.
9/8/80	2.	Install Sediment Control measures on access road. Rough grade access road to stream.
9/15/80	3.	Clear and Grub area by storm drain. Construct headwalls; install pipes and rip-rap.
9/22/80	4.	Finish grade access road. Place stone paving and seed and mulch access road.
9/23/80	5.	Install and stabilize all sediment control measures.
9/24/80	6.	Clear and Grub site and stockpile topsoil.
9/29/80	7.	Rough Grade site.
10/6/80	8.	Construct footings and foundations for tower, earth station and building.
11/1/80	9.	Fine Grade site. Place stone and bituminous paving. Seed and Mulch or Sod per specifications.
11/15/80	10.	Remove temporary sediment control measures when permanent seeding has been established and with the permission of the Baltimore County Sediment Control Division.

NOTE: All Dates are Approximate. Contractor shall keep Baltimore County, Sediment Control Inspector informed of Actual Dates.

GENERAL NOTES

1. All disturbed areas within contract limits disturbed during or prior to construction not designated to receive paving or stone surfacing, shall be fine graded ans sodded or seeded and mulched in accordance with the specifications and site plan.
2. The Contractor shall notify Miss Utility at 1-559-0100 a minimum of three (3) working days prior to construction and again prior to planting.
3. Damage to existing conditions and utilities to be retained shall be repaired as requested by the Owner or his agent at the expense of the Contractor.
4. The existing information shown on these plans is for the convenience of those concerned only. The correctness or completeness of the information shown is not warranted or guaranteed. The Contractor shall verify all information to his own satisfaction.
5. All construction shall follow latest MSHA and Baltimore County Standards and Specifications.
6. SEE SHEET SD-2 FOR SEDIMENT CONTROL DETAILS, PLANTING PLAN & CONSTRUCTION DETAILS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John Lillmann Jr. PLANNING
DATE 10/28/80
BY James E. Dyer ZONING COMMISSIONER
DATE 10/29/80
81-28-XA
C-114/-80

SITE DATA

1. AREA OF TRACT 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. ROAD & PARKING AREA SHALL BE SURFACED WITH MSHA #2 STONE; EXCEPT WHERE NOTED AS BITUMINOUS PAVED
9. TOWER HEIGHT - 150'±
10. PROPOSED USE IS OUT OF TRANSITION AREA
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. A SPECIAL EXCEPTION & SETBACK VARIANCE HAS BEEN APPLIED FOR. SEE ITEM 206, ZONING ADVISORY COMMITEE.

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE., BALTO, MD 21206; (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUM. NO. 11029; ELEV 543.326; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN

COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028; N 32982.34 W 46380.44
NO. 11029: N 31960.83 W 46723.90

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN

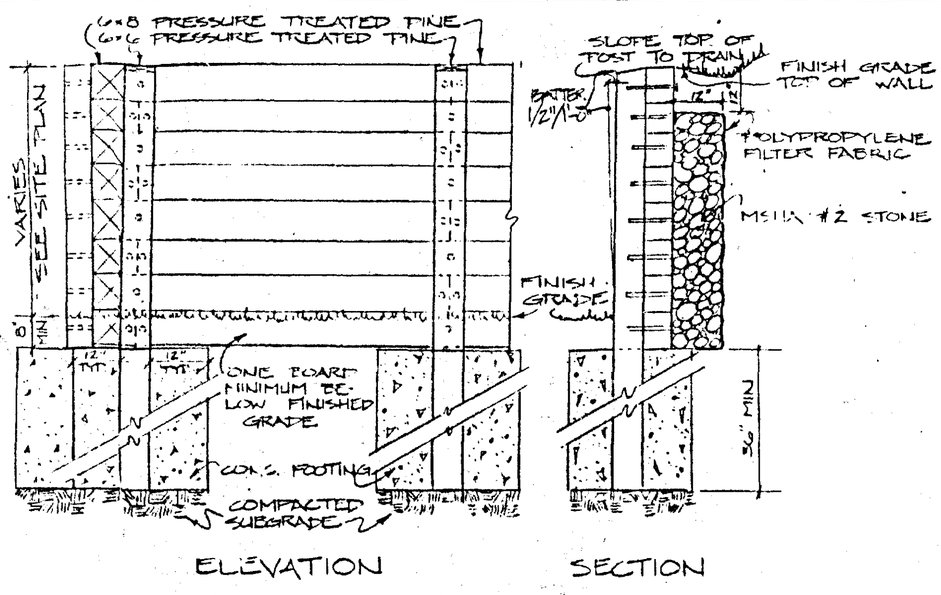
WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2.;

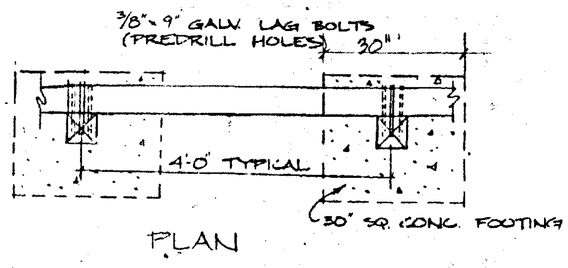
SCALE: 1" = 20'
JOB ORDER NO. B-79596
ISSUE DATE: JUNE 17, 1980
SHEET NO: SD-1

DATE	REVISIONS

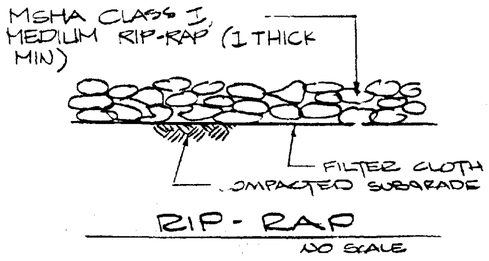
K&E BALTIMORE 1P 12X3 HERCULENE 7-78 MC82039



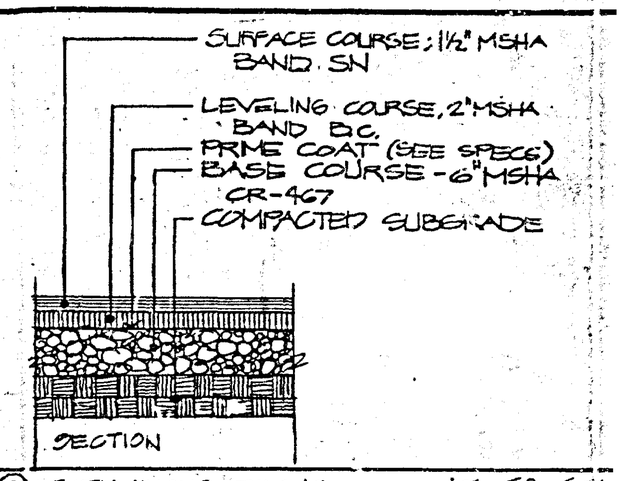
(4/2) WOOD TIE RETAINING WALL DETAIL SCALE: 1/2"=1'-0"



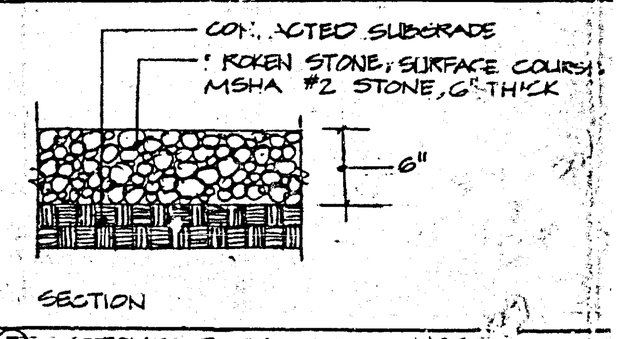
PLAN



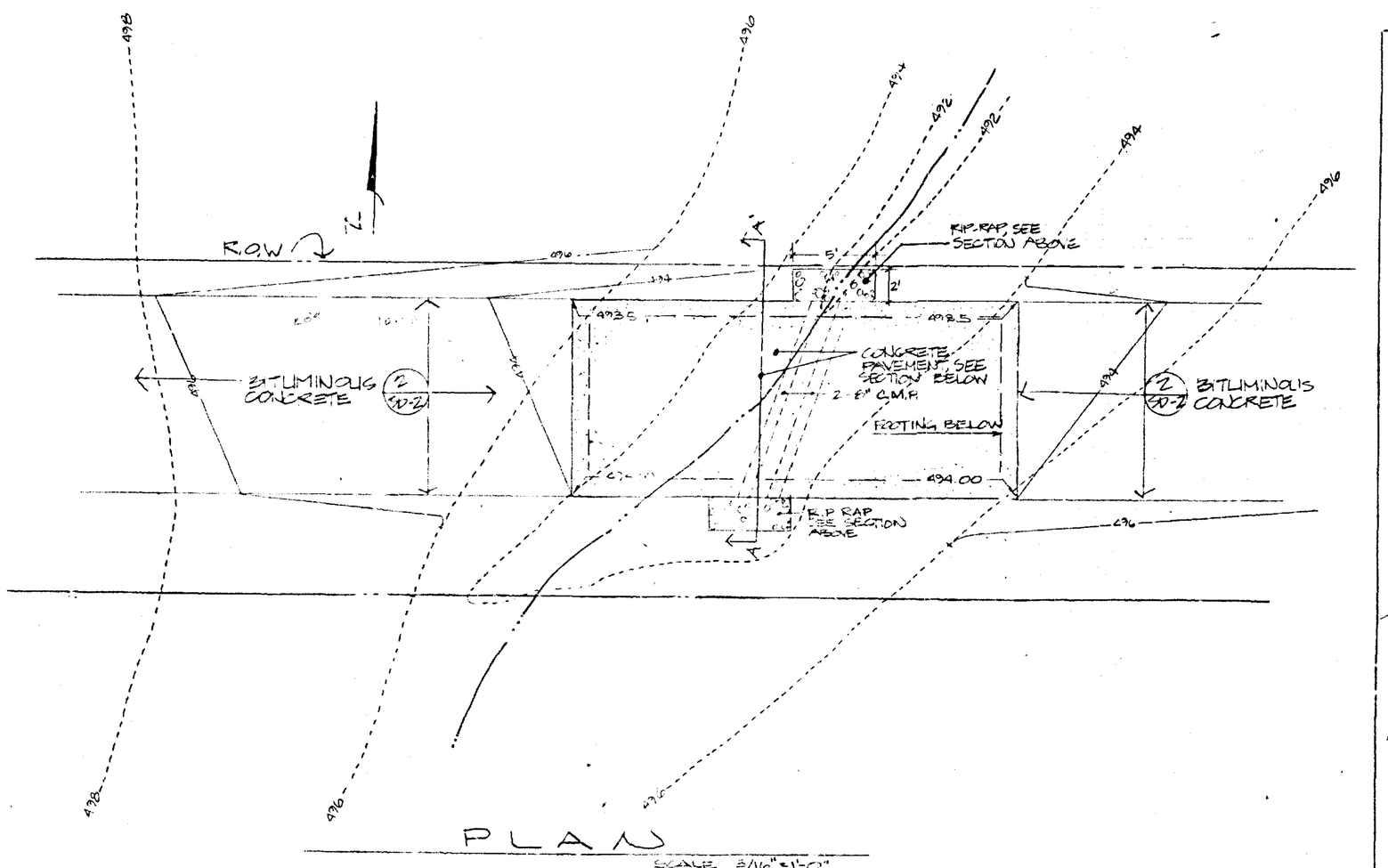
RIP-RAP
NO SCALE



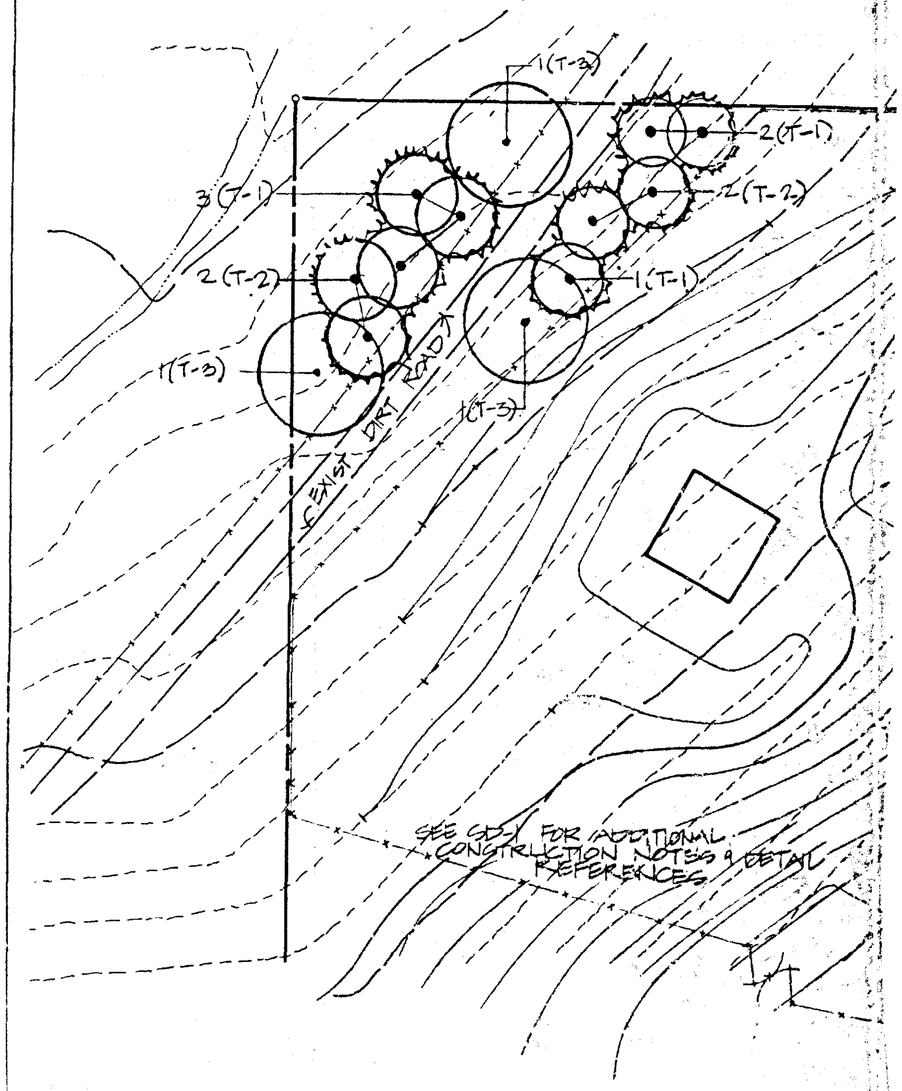
(2) BITUMINOUS PAVING NOT TO SCALE



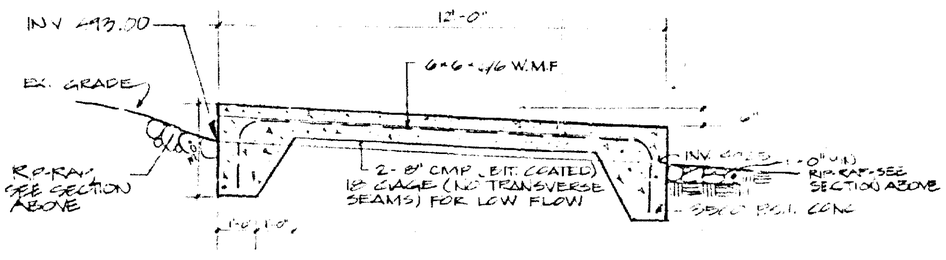
(3) STONE PAVING NOT TO SCALE



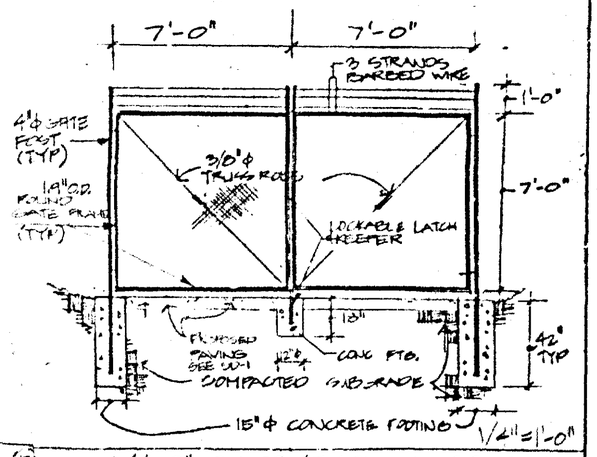
PLAN
SCALE: 3/16"=1'-0"



PLANTING
SCALE: 1"=20'

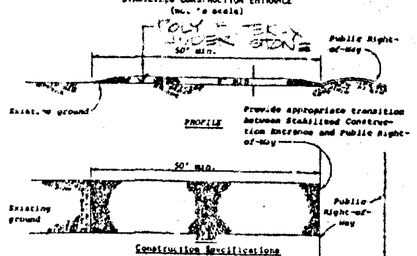


(1) STORM DRAINAGE DETAILS & PLAN VIEW



(5) 14'-0" GATE / TYPICAL SECTION

STABILIZED CONSTRUCTION ENTRANCE
(no. 3 scale)



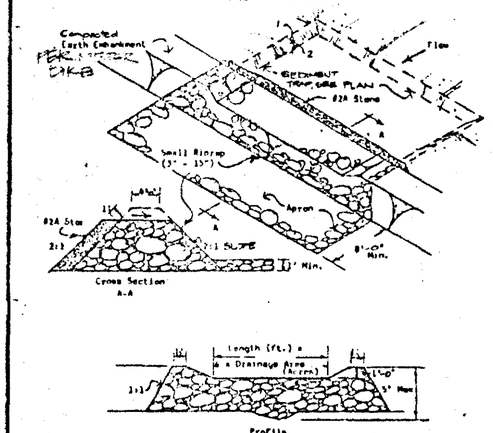
Construction Specifications

1. Stone size - Use MSHA size No. 2 (2-1/2" to 1") or AASHTO designation No3, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
2. Length - As effective, but not less than 50 feet.
3. Thickness - Not less than eight (8) inches.
4. Width - Not less than full width of all points of ingress or egress.
5. Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

Standard Symbol SCE

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
STABILIZED CONSTRUCTION ENTRANCE
PLATE SCE-1

RIPRAP OUTLET SEDIMENT TRAP



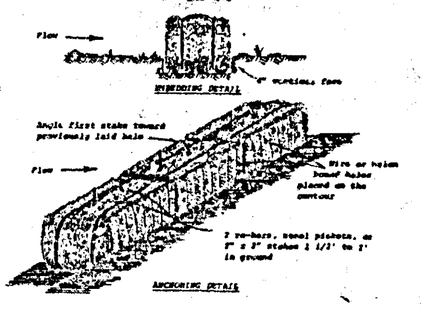
Construction Specifications

The construction specifications for this practice will be the same as the Stone Outlet Sediment Trap except for the following:

1. The stone used in the outlet shall be small riprap 3" - 15", with a 1' thickness of #2A crushed stone placed on the up-stream side of the small riprap.
2. Drainage area for this practice is limited to 3 acres or less.

RIP-RAP OUTLET SEDIMENT TRAP
6-77

STRAW BALE DIKE*



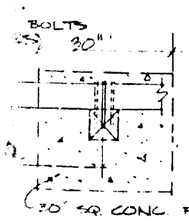
Construction Specifications

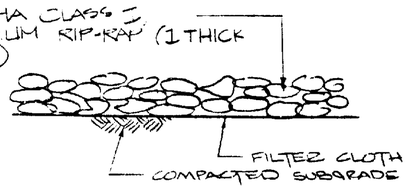
1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4".
3. Bales shall be securely anchored in place by stakes or re-bar driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their purpose so as not to block or impede storm flow or drainage.

Standard Symbol SBD

* Drainage area less than 1/2 acre.

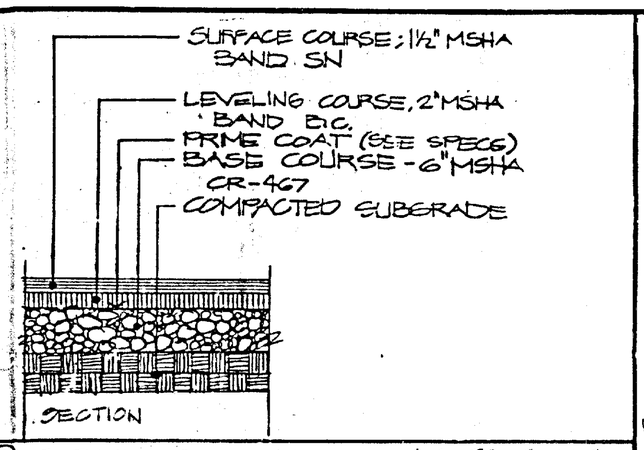
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
STRAW BALE DIKE



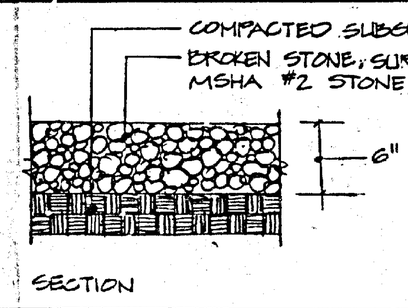


RIP-RAP

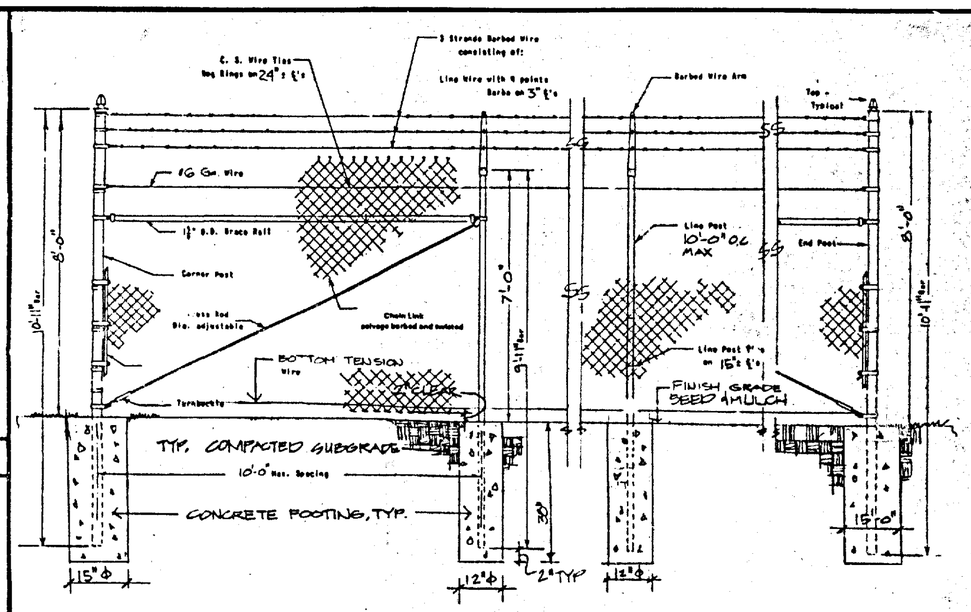
NO SCALE



(2) BITUMINOUS PAVING NOT TO SCALE



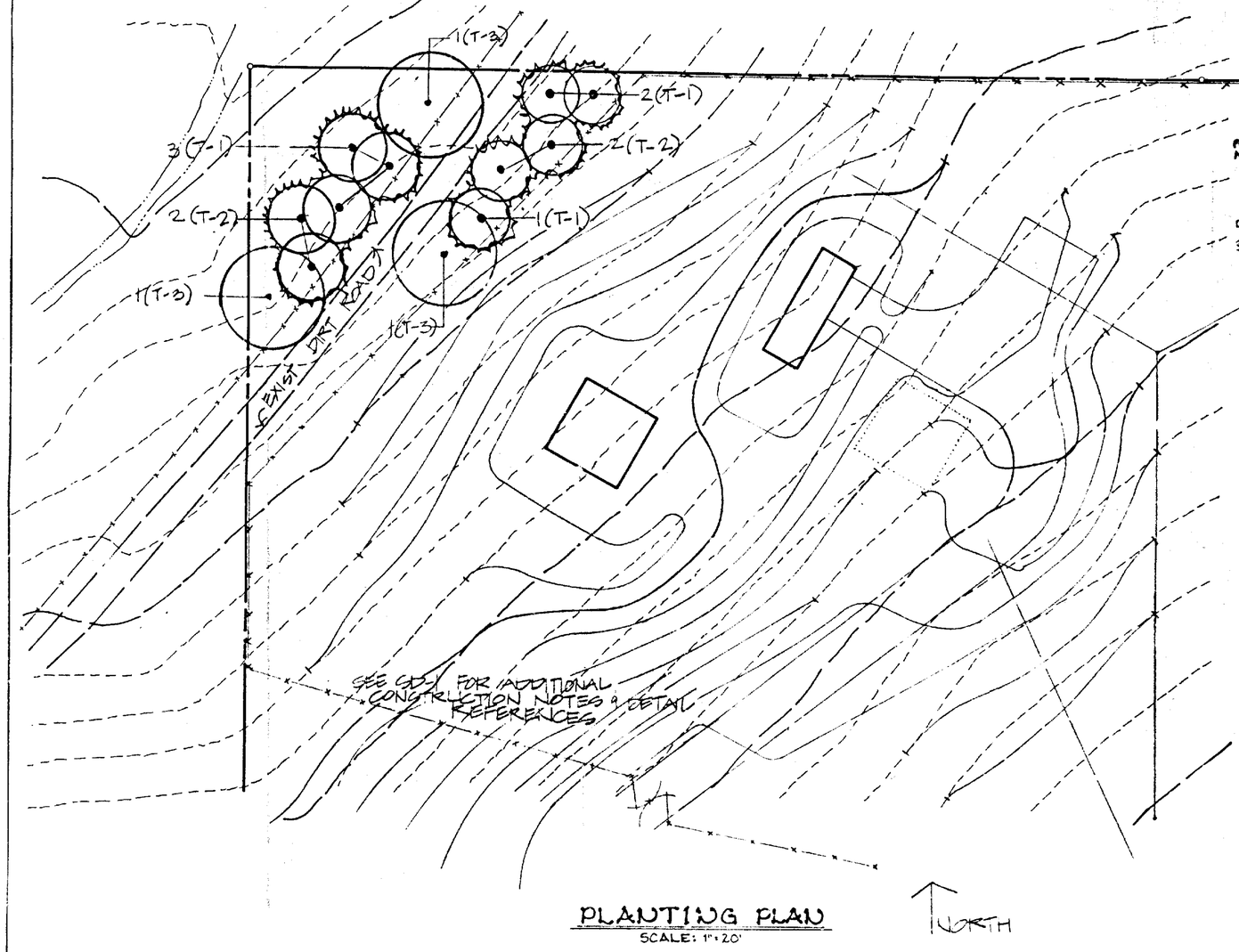
(3) STONE PAVING NOT TO SCALE



SECTION

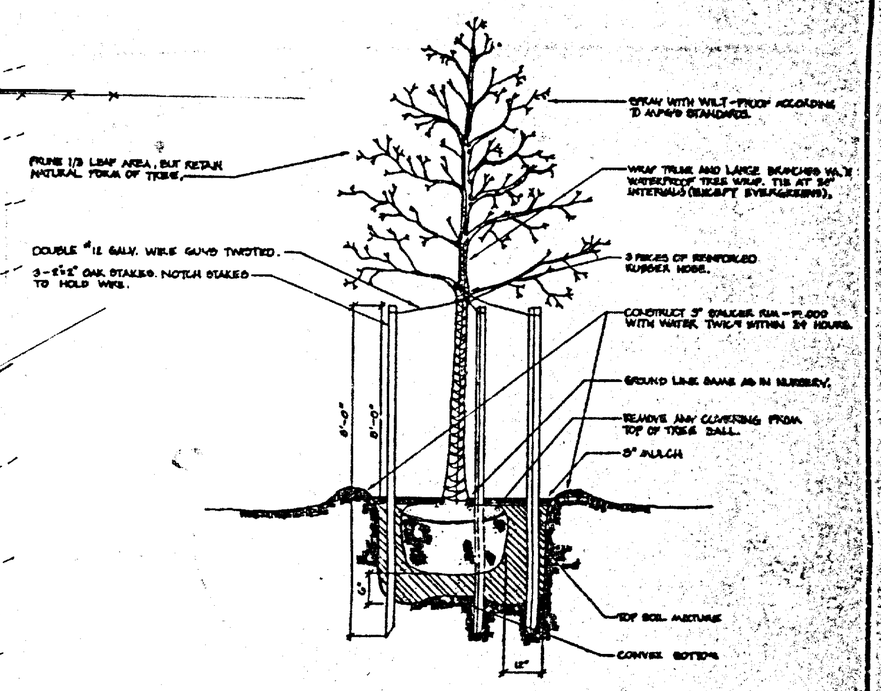
(4) CHAIN LINK FENCE DETAIL NOT TO SCALE

NOTE:
1. CENTER LINE OF POSTS SHALL BE 6' SOUTH & EAST OF LEASE LINE.
2. SEE SPECS FOR SIZES & GUAGES & COMPLETE CONSTRUCT. INFO.



PLANTING PLAN

SCALE: 1"=20'

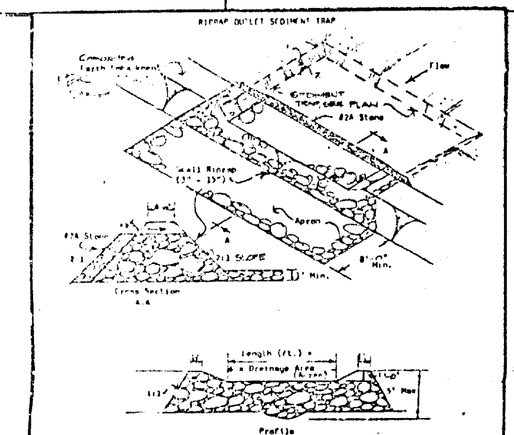


PLANTING DETAIL FOR TREES 1¼"-4" CAL

TYPICAL ALL TREES NO SCALE

PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	CONT.
T-1	6	PINUS STROBUS WHITE PINE	7'-8' HT	B&B
T-2	4	PINUS THUNBERGI JAPANESE BLACK PINE	7'-8½' HT	B&B
T-3	3	TILA AMERICANA AMERICAN LINDEN	3½"-4"	B&B

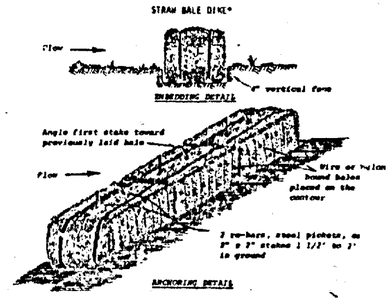


Construction Specifications

The construction specifications for this practice will be the same as the Straw Outlet Sediment Trap except for the following:

1. The stone used in the outlet shall be small riprap 3" - 15", with a 1" thickness of #57-A crushed stone placed on the up-grade side of the small riprap.
2. Drainage area for this practice is limited to 3 acres or less.

RIP-RAP OUTLET SEDIMENT TRAP 8-77



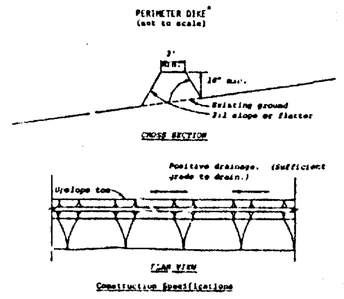
Construction Specifications

1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4".
3. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

Standard Symbol SBD

* Drainage area less than 1/2 acre.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — STRAW BALE DIKE — ISSUED ____ REVISED ____ DRAWN ____ PLATE SD-3



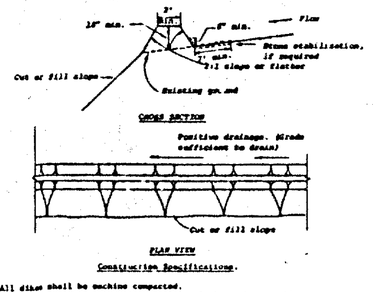
Construction Specifications

1. All dikes shall be machine compacted.
2. All perimeter dikes shall have positive drainage to an outlet.
3. A. Diverted runoff from a protected or stabilized upland area shall outlet directly onto an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, when required, shall be done in accordance with Standard and Specifications for Grassed Waterway. The minimum area to be stabilized shall be the channel flow area.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol PD

* Drainage area less than 5 acres

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — PERIMETER DIKE — ISSUED ____ REVISED ____ DRAWN ____ PLATE SD-4



Construction Specifications

1. All dike shall be machine compacted.
2. All diversion dike shall have positive drainage to an outlet.
3. A. Diverted runoff from a protected or stabilized area shall outlet directly to an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, as specified by the plans, shall be: (1) in accordance with Standard and Specifications for Grassed Waterway, and the area to be stabilized shall be the channel (flow area); or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or AASHTO M43 size No. 2 or 24 which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing above.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol DD

* Drainage area less than 5 acres

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS — DIVERSION DIKE — ISSUED ____ REVISED ____ DRAWN ____ PLATE SD-5

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO., COUNTY, MD. ~ ELEC. DIST. 1N2

STATE OF MARYLAND — KENNETH R. RUNKLE — No. 405 — REGISTERED LANDSCAPE ARCHITECT

SCALE: AS NOTED

JOB ORDER NO. B-7959 b

ISSUE DATE JUNE 17, 1980

DATE	REVISIONS

SHEET NO. SD-2

K&E BALTIMORE 10 1203 HERCULENE 7-78 MC82039

EX. 2 sty FR. DWG.

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P-34

EX. CONC.
EX. BARN (IN RUINS)

N 47800
N 32500

N 66°1W (NEAREST DWELLING) 455'±

N. 32462.47
W. 47769.31

1800' TO CENTERLINE OF LYONS MILL ROAD

LIMIT OF CONTRACT

4 / 50-2 CHAIN LINK FENCE

5 / 50-2 PROPOSED GATE: 14'-0" W/100° SWING, CENTER LOCKING DEVICE

524.20

JOHN T. TILLMAN, ET AL
5542/443 P. 34

LIMIT OF CONTRACT

LEASE LINE

N 85° 44' 50" W 1052.61

12'-0"

2'-0"

6'-0"

S 18°18'14" W 20.61'

LIMIT OF CONTRACT

McDONOUGH RD

10"±

BUTT FLUSH WITH EXISTING GRADE; 525.0±

LIMIT OF CONTRACT / PROPERTY LINE

WASHINGTON HOUSING CORP
1386/113 38.74A P. 23

S 85° 44' 50" E 1314.38'

SEED/MULCH PER SPECS

2 / 50-2 BITUMINOUS PAVING

3 / 50-2 STONE PAVING (TYP)

ZONE DR-1
ZONE DR-2

RC-3 ZONE

ZONE DR-1

EX. MACADAM

RC-3 ZONE
ZONE DR-2

PROVIDE STABILIZED CONSTRUCTION ENTRANCE, SEE SD-2.

6 / 50-2 RAILROAD TIE WALL (TOP OF WALL FLUSH WITH GRADE TO SOUTH)

3 / 50-2 STONE PAVING, TYP

BITUMINOUS PAVING

LIMIT OF

ZONE DR-1

ZONE DR-2

PROPERTY LINE; LIMIT

520 510 530 528 526 524 522 520 518 516 514 512 510 508 506 504 502

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector
3. At the end of each working day, all sediment control practices will be inspected and left in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

   75% Certified "Kentucky 31" Tall Fescue
   10% Certified Kentucky Bluegrass
   10% Canada Bluegrass
   5% Red Top
   Seeding Rate: 50-60 pounds per acre
   Fertilizer: For Sod: 20 pounds per 1,000 square feet of 10-10-10
   For Seed: 35 pounds per 1,000 square feet of 10-10-10
   Lime: 2,000 pounds per acre

Mulch in accordance with specifications.

Total Disturbed Area - 54,400 SQ FT 1.25 AC

Owners Certification:
Land clearing and construction of development will be completed pursuant to this plan.

Date 7-22-80

LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that the plan of development and the plan for sediment control meet the requirements, Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas - latest edition.

7-22-80
Date

EX. FRAME BARN

PASTURE

RIPRAP OUTLET SEDIMENT TRAP 10'x30'x3' DEEP, DRAINAGE AREA ≈ .89 ACRES. 1602 CU FT REQ. 1620 PROVIDED
BOTTOM OF TRAP: 485.00'

N 85° 14' 43" W 460.90'

PROPOSED CHAIN LINK FENCE 4 / 50-2

15 / 50-2 STONE PAVING

12 PROPOSED PARKING SPACES

PROPOSED CHAINLINK FENCE 4 / 50-2

SOD PER SPECS

SEED/MULCH PER SPECS

100'-0" LIMIT OF CONTRACT

EXISTING FENCE (RETAIN)

70'-0" FRONT YARD SETBACK

PROPOSED EARTH STATION SEE STRUCTURAL DWGS & SPECS

CONCRETE PAD SPECS GENERATOR

PROPOSED MSL BUILDING SEE STRUCTURAL DWG AND SPECS

TOWER GUY LINE

GUY TOWER LOCATION

LOCATION OF 150' TOWER, SEE DRAWINGS AND

TAXI CABLE BRIDGE 6'± ABOVE GRADE

8' FUTURE EARTH STATION

FUTURE EARTH STATION

PROPOSED 4 / 50-2 CHAIN LINK FENCE

4'HT. METAL FENCE

RETAIN EXIST DIRT ROAD

45'-0"

LEASE LINE PER METER & LAKE

4 / 50-2 CHAIN LINK FENCE

TOTAL LEASE: 3.635AC

SEED & MULCH PER SPECS

LIMIT OF CONTRACT

JOHN T. TILLMAN-ETAL
5542/443 P-34

F / 50-2 PROPOSED GATE, 14'-0" W/ 180° SWING, CENTER LEAT AND LOCKING DEVICE

512.20 HP

LF 509.50

175' TO ℄

TOPSOIL STOCKPILE AREA

CHAIN LINK FENCE 4 / 50-2

CLEARING FUTURE EARTH STATION

25'-0"

3 / 50-2 STONE PAVING (TYP)

LIMIT OF CONTRACT

3 / 50-2 STONE PAVING 12'-0" WIDTH (TYP)

EXISTING ENTRANCE

EX DIRT RD

LIMIT OF CONTRACT

LEASE LINE

N 85° 44' 50" W 1052.61

EX DIRT RD

12'-0"

HP 514.20

N. 32173.22
W. 47790.82

STONE SURFACE ROAD

DIVERSION DIKE

ZONE DR-1 / ZONE DR-2

PROPERTY LINE

LIMIT OF CONTRACT

SEED/MULCH PER SPECS

N. 32153.33
W. 47792.30

ZONE DR-2

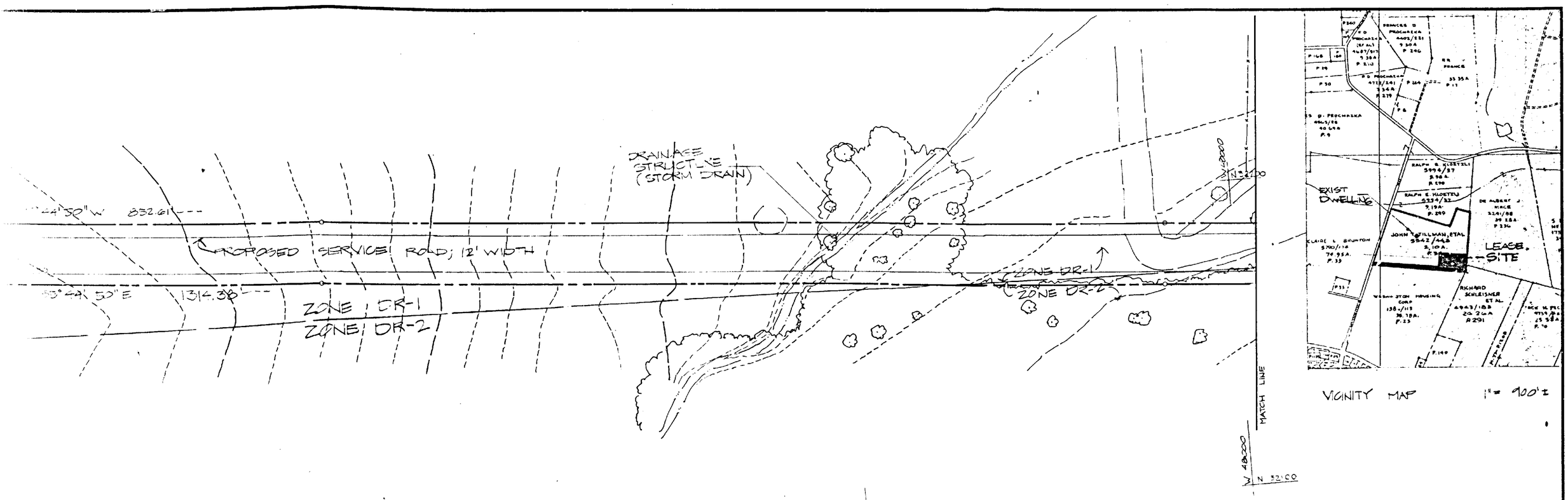
S 85° 44' 50" E 1314.38'

WASHINGTON HOUSING CORP
1386/113 38.78A P-23

EXISTING CORNFIELD

40'-0" SIDE YARD SETBACK

SEE MATCH LINE ABOVE



DR ALBERT MACE
2241/88 39.28 A. P236

1. SITE DATA
2. AREA OF TRACT 3.635 ACRES±
2. EXISTING ZONING OF SITE: DR-1 & DR-2
3. EXISTING USE: NONE;
4. PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES
5. GROUND FLOOR AREA: 280 SQ. FT.
6. PARKING REQUIRED: 1 PER 300 SQ FT = 1
7. PARKING PROVIDED: 2
8. MAIN PARKING AREA SHALL BE SURFACED WITH CRUSHER RUN STONE.
9. TOWER HEIGHT: 150'
10. PROPOSED USE IS OUT OF TRANSITION AREA.
11. LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS
12. CONCRETE PAD FOR "DISH" MAY BE TRIANGULAR WITH 10' SIDES

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206, (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 11029, ELEV 543.326; CONTOUR INTERVAL 2'

ALL BEARINGS REFER TO TRUE MERIDIAN COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028; N32982.34 W 48380.49
NO. 11029: N31960.83 W 48723.00

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
5501 E JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES

BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2;

SCALE: 1" = 20'

JOB ORDER NO. B-79596

ISSUE DATE JAN 28 '80 P.M.

DATE	REVISIONS
4/30/80	REVISED FENCE & FRONT GATE
5/11/80	SETBACK VARIANCE, ROAD ALIGN

REVISED PLANS

K&E BALTIMORE 10 | 359 MERCULENE 7-78 MADE IN USA

1 HOOT TO CENTERLINE OF LONG MILL ROAD

307'±

ZONE RC-3 24' WIDE DR-1

O.H. WIRES

PROPOSED CHAIN LINK FENCE & GATE

JOHN T. TILLMAN, ET AL
5542/443 P-34

N 85°44'50"W 852.61

RELEASE LINE

PROPOSED

S 18°18'14"W
20.61'

McDONOUGH RD

N 32200

PROPERTY LINE

WASHINGTON HOUSING CORP
1386/113 38.74A P. 23

S 85°44'50"E 1314.38'

BITUMINOUS PAVED ENTRY

RC-3 ZONE

ZONE DR-1

ZONE DR-4
ZONE DR-2

EX. MACADAM

RC-3 ZONE
ZONE DR-2

EX. 2 sty FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P-34

N 32330

N 66°1W (NEAREST DWELLING)
455'±

N 32462.47
W 47769.31

400

N 490

N 85° 14' 43" W 460.9'

40'-0" SIDE YARD SETBACK

TOWER FLY LINE

410'-0"

304.3'

280'

CONCRETE PAD W/GENERATOR

PROPOSED BUILDING

PROPOSED FENCE

EARTH CABLE BRIDGE 3'± ABOVE GRADE

70'-0" FRONT YARD SETBACK

LOCATION OF PROPOSED EARTH STATION (CONCRETE PAD WITH "DISH")

FUTURE EARTH STATION

FUTURE EARTH STATION

INTERMITTEN STREAM

4' HT. METAL FENCE

TOTAL ACREAGE: 3.635 AC

LEASE LINE

JOHN T. TILLMAN-ETAL
5542/443 P-34

PASTURE

410

400

S 04° 15' 19" W 129.00'

DR-1

SCHEMATIC ELEVATION

EX. FRAME BARN

MATCH LINE

GATE

EX. DIRT RD

500

N. 32173.27
W. 47790.82

12' WIDE

---N 85°44'50"W 852.61--- LEASE LINE

EX. DIRT RD

PROPOSED ROAD, 12' WIDTH

ZONE DR-1
ZONE DR-2

PROPERTY LINE

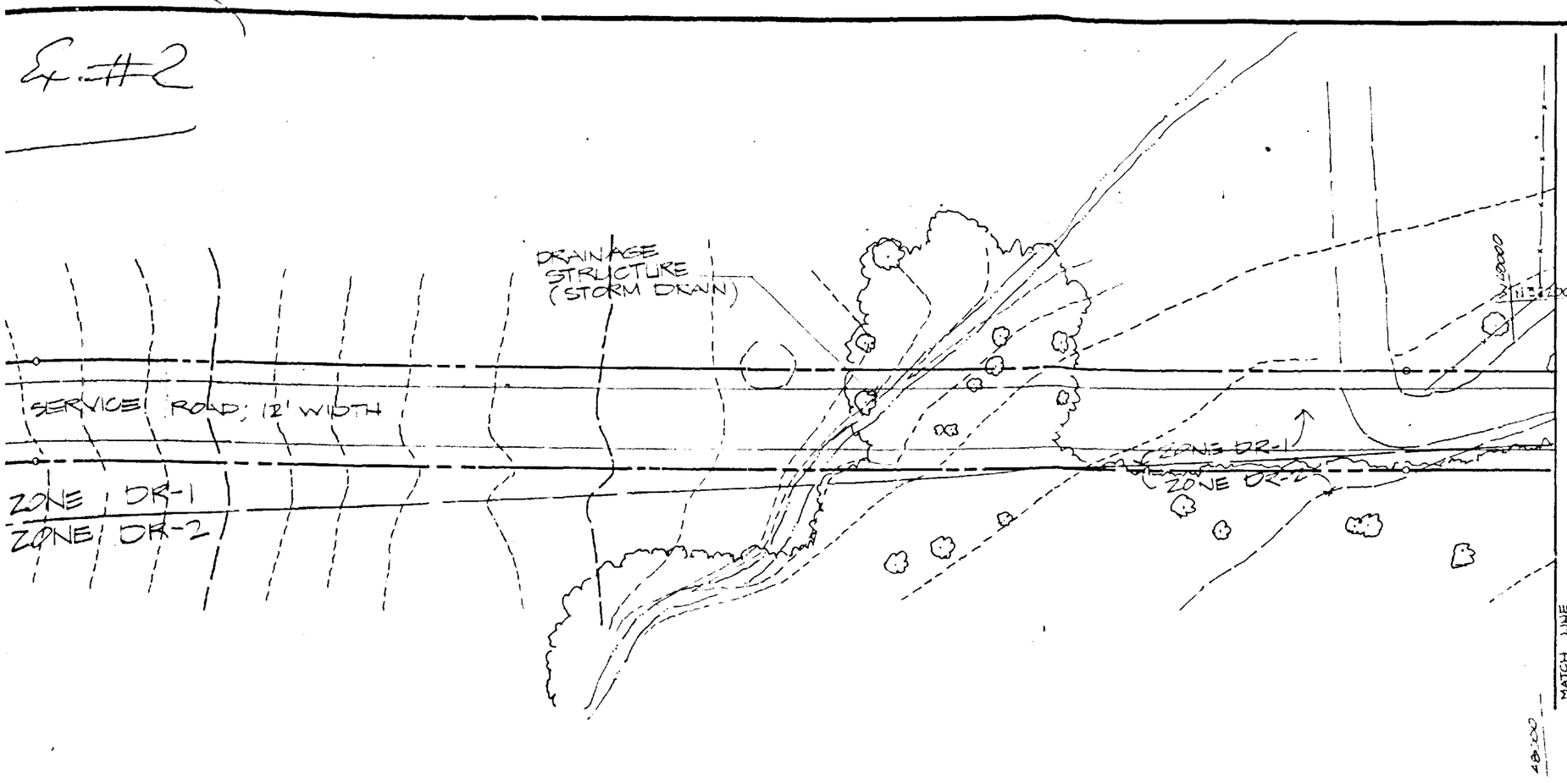
N. 32153.33
W 47792.30

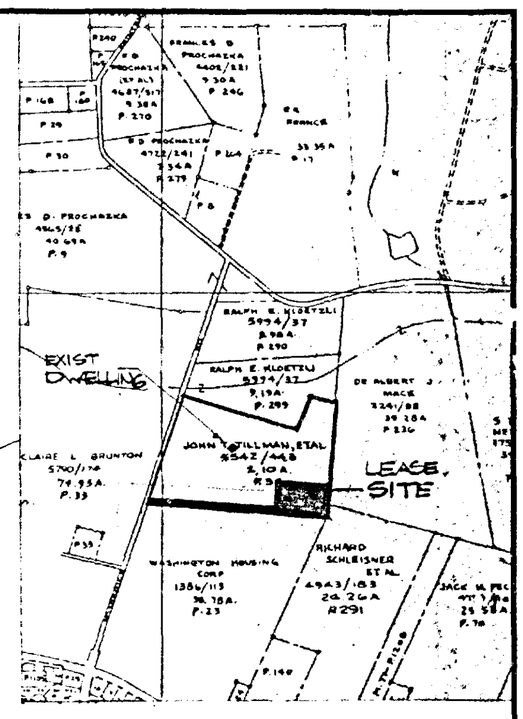
ZONE DR-2

---S 85° 44' 50" E 1314.38'

WASHINGTON HOUSING CORP.
1386/113 38.78A P 2

Ex. #2





VICINITY MAP 1" = 900'±

SITE DATA

1 AREA OF TRACT 3.635 ACRES±

2 EXISTING ZONING OF SITE: DR-1 & DR-2

3 EXISTING USE: NONE;

4 PROPOSED USE: WIRELESS TRANSMISSION & RECEIVING STRUCTURES.

5 GROUND FLOOR AREA: 200 SQ. FT.
6 PARKING REQUIRED 1 PER 300 SQ FT = 1
7 PARKING PROVIDED: 2

8 ROAD & PARKING AREA SHALL BE SURFACED WITH CRUSHER RUN STONE.

9 TOWER HEIGHT: 150'

10 PROPOSED USE IS OUT OF TRANSITION AREA

11 LOCATION OF ZONE LINES OBTAINED BY SCALING COORDINATES FROM 1"=200' ZONING MAPS

12 CONCRETE PAD FOR "DISH" MAY BE TRIANGULAR WITH 3 SIDES

SURVEY BY: KELLER & KELLER, 3914 WOODLEA AVE BALTO, MD 21206, (301) 483-5150 DATED JAN 28, 1980

ELEVATIONS REFERRED TO BALTO CO. HUB NO. 11029; ELEV 543.326; CONTOUR INTERVAL 2'
ALL BEARINGS REFER TO TRUE MERIDIAN
COORDINATES & BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT ARE BASED ON THE FOLLOWING TRAVERSE: NO 11028; N32982.34 W 48380.49
NO. 11029: N31960.83 W 48723.00

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530 E. JOPPA ROAD
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TELEPHONE: (301) 296-3333

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION & VARIANCE FOR WIRELESS TRANSMITTING & RECEIVING STRUCTURES
BALTO COUNTY, MD 21133
ELEC DISTRICT NO. 2.;

NORTH

SCALE: 1" = 20'

JOB ORDER NO. B-79596

ISSUE DATE

DATE	REVISIONS
4/30/80	REVISED FENCE & FRONT GATE
6/17/80	SETBACK VARIANCE ROAD ALIGN

Ex. 2

K&E BALTIMORE 19 1883 HERCULENE 7-78 MC83039

Petitioners

1,400'± TO CENTERLINE OF LONG HILL ROAD

309'±

ZONE RC-3 24' ZONE DR-1

O.H. WIRES

PROPOSED CHAIN LINK FENCE & GATE

JOHN T. TILLMAN, ET AL
5542/443 P. 34

N 85° 44' 50" W 852.61

LEASE LINE

PROPOSED

S 18° 18' 14" W
20.61'

McDONOGH RD.

N 32200

PROPERTY LINE

S 85° 44' 50" E 1314.38

BITUMINOUS PAVED ENTRY

WASHINGTON HOUSING CORP
1386/113 38.74A P. 23

RC-3 ZONE

ZONE DR-1

ZONE DR-2

EX. MACADAM

RC-3 ZONE
ZONE DR-2

EX. 2 sty FR. DWG.

EX. CONC. BLK. BARN (IN RUINS)

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P-34

N 32320

N 32500

N 66° 1W (NEAREST DWELLING)

455'±

N 32242.47
E 47769.31

Photo #2

Photo #1

400

490

N 85° 14' 43" W 46

40'-0" SIDE YARD SETBACK

TOWER GUY LINE

N 304

40'-0"

CONCRETE PAD W/GENERATOR

Photo #3

PROPOSED BUILDING

PROPOSED FENCE

70'-0" SIDE YARD SETBACK

COAXIAL CABLE UNDERGROUND 6'± ABOVE GRADE

FUTURE EARTH STATION

LOCATION OF PROPOSED EARTH STATION (DISH) PAD WITH "DISH"

FUTURE EARTH STATION

TOTAL ACREAGE: 3.635AC

EX. FRAME BARN

INTERMITTENT STREAM

4' HT. METAL FENCE

JOHN T. TILLMAN ET AL
5542/443 P-34

LEASE LINE

PASTURE

430

N 32173.27
N 47730.82

S 04° 15' 10" W

SCHEMATIC ELEVATION

MATCH LINE

GATE

EX. DIRT RD.

N 85° 44' 50" W 852.61

LEASE LINE

EX. DIRT RD.

PROPOSED ROAD 12' WIDTH

ZONE DR-1

ZONE DR-2

PROPERTY LINE

N 32163.33
N 47792.30

ZONE DR-2

ZONE DR-1

EX. DIRT

PROPERTY L

S 85° 44' 50" E 1314.38

WASHINGTON HOUSING CORP
1386/113 38.74A P.

K&E BALTIMORE 10 1253 HERCULENE 3-72 • C2020

ZONING & SPECIAL EXCEPTION NOTES

The area inside the security fence shall be seeded, mulched, and maintained by mowing.

The terms of the Declaration signed July 24, 1980, by Charles G. Perry III, Vice President of Westinghouse, recorded among the Land Records of Baltimore, Liber 6187, folio 681, shall be met.

The tower shall be constructed in compliance with the BOCA (Building Officials Conference of America) Code and the EIA (Electronic Industry Association) Standards (RS 222c) and a Maryland registered engineer shall certify compliance.

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector
3. At the end of each working day, all sediment control practices will be inspected and left in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

   75% Certified "Kentucky 31" Tall Fescue
   10% Certified Kentucky Bluegrass
   10% Canada Bluegrass
   5% Red Top
   Seeding Rate: 50-60 pounds per acre
   Fertilizer: For Sod: 70 pounds per 1,000 square feet of 10-10-10
   For Seed: 35 pounds per 1,000 square feet of 10-10-10
   Lime: 2,000 pounds per acre

   Mulch in accordance with specifications.

Total Disturbed Area - 5+/- ACRES

Owners Certification:
Land clearing and construction of development will be completed pursuant to this plan.

Date

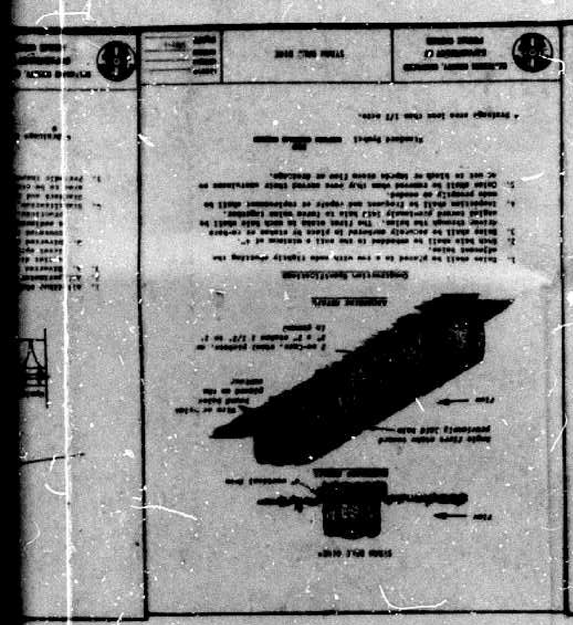
LANDSCAPE ARCHITECT'S CERTIFICATION

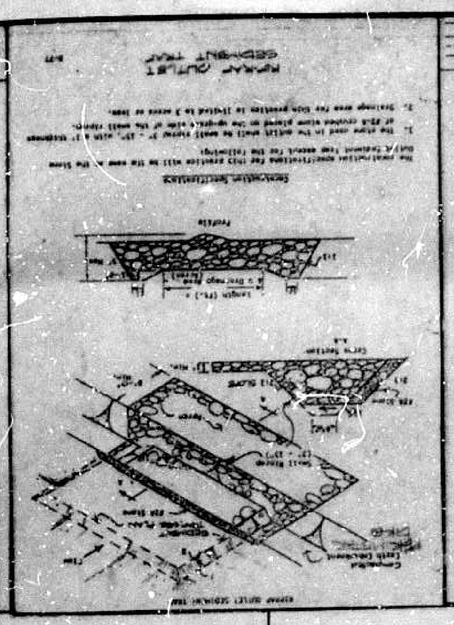
I certify that the plan of development and the plan for sediment control meet the requirements, Standards and Specifications for soil erosion and sediment control in Developing Areas, latest edition.

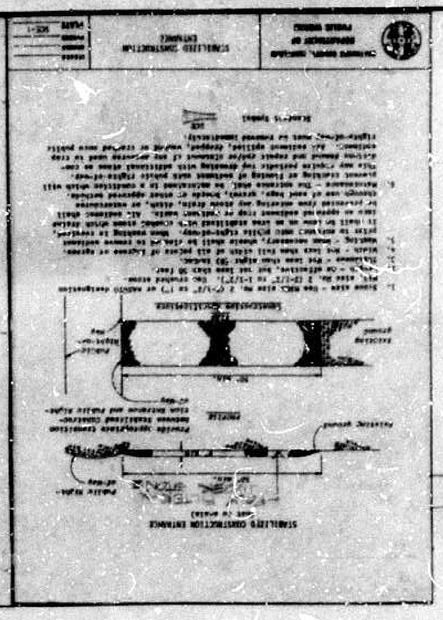
Date

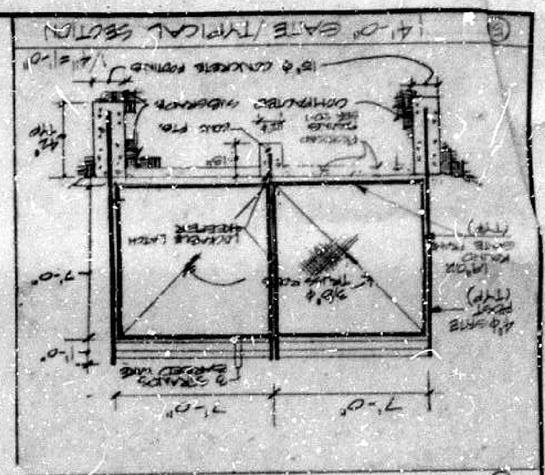
GENERAL NOTES

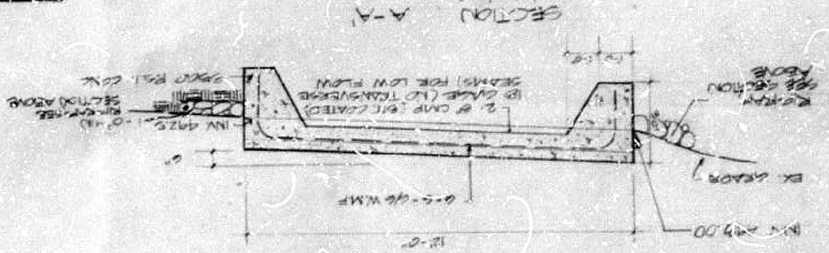
1. All disturbed areas within contract prior to construction not designated surfacing, shall be fine graded and in accordance with the specification
2. The Contractor shall notify Miss Ut mum of three (3) working days prior prior to planting.
3. Damage to existing conditions and ut shall be repaired as requested by th the expense of the Contractor.
4. The existing information shown on th venience of those concerned only. T ness of the information shown is not The Contractor shall verify all info satisfaction.
5. All construction shall follow latest Standards and Specifications.
6. SEE SHEET SD-2 FO CONTROL DETAILS PLAN CONSTRUCTION DETAILS

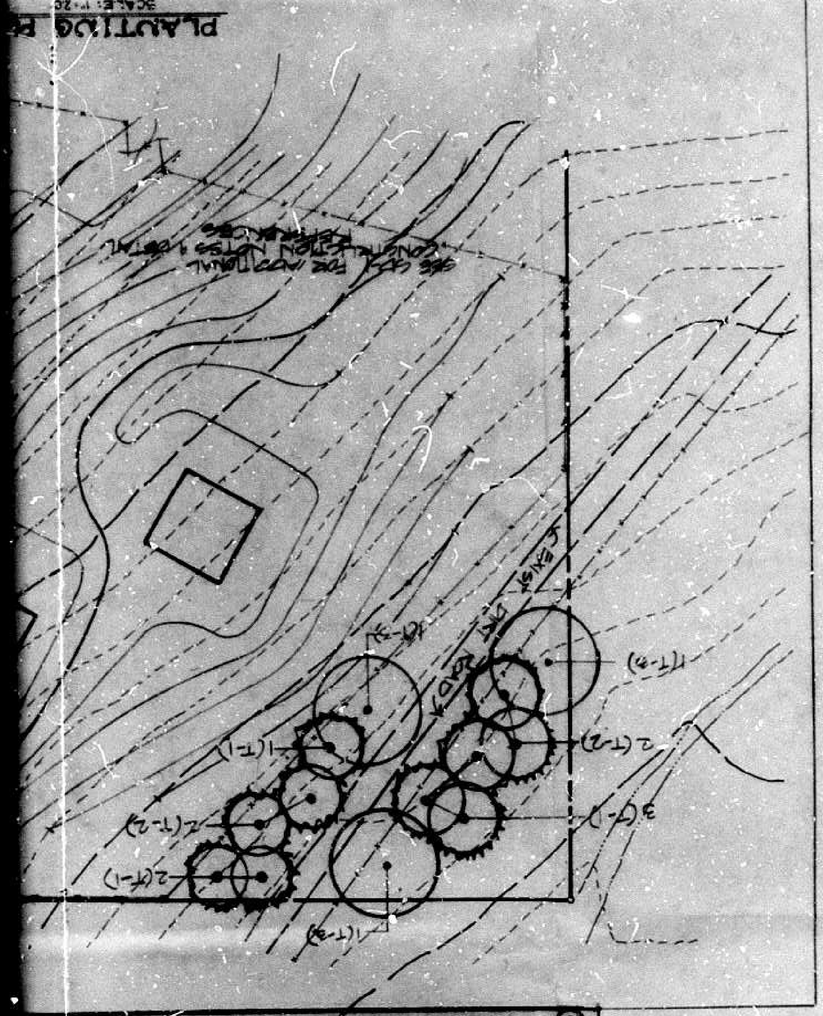


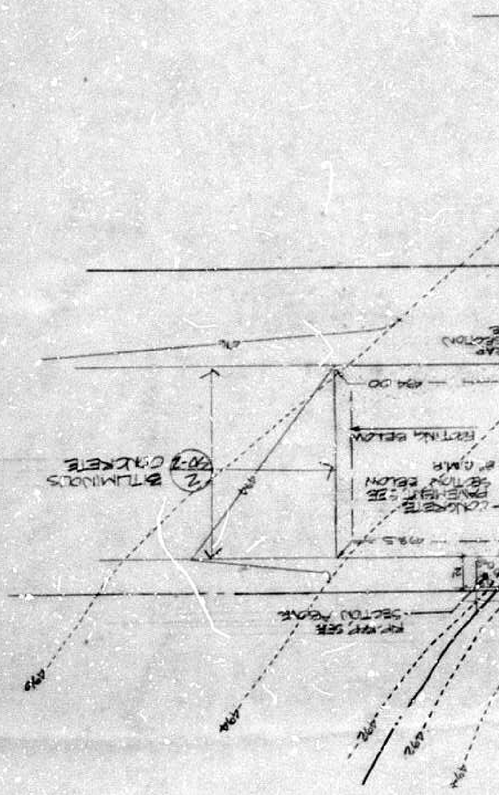


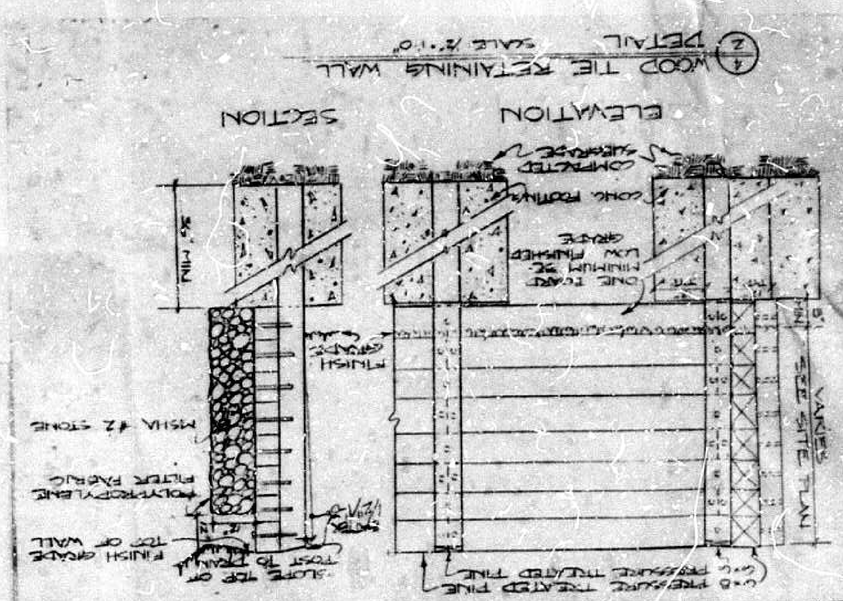


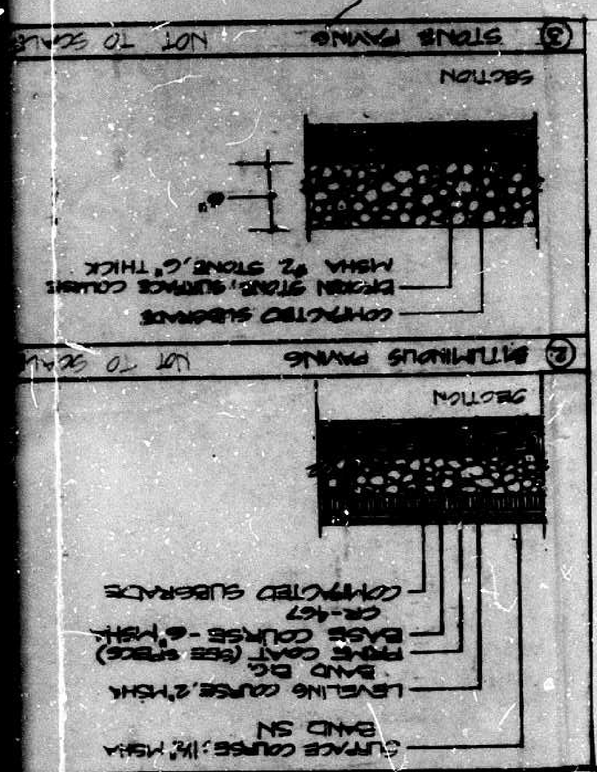


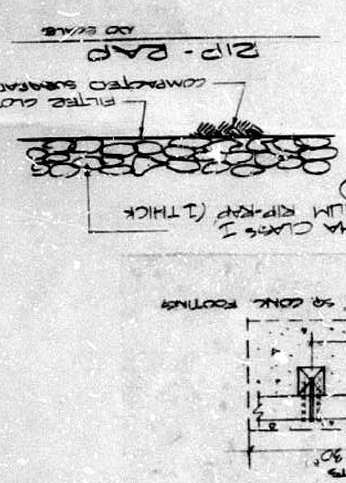


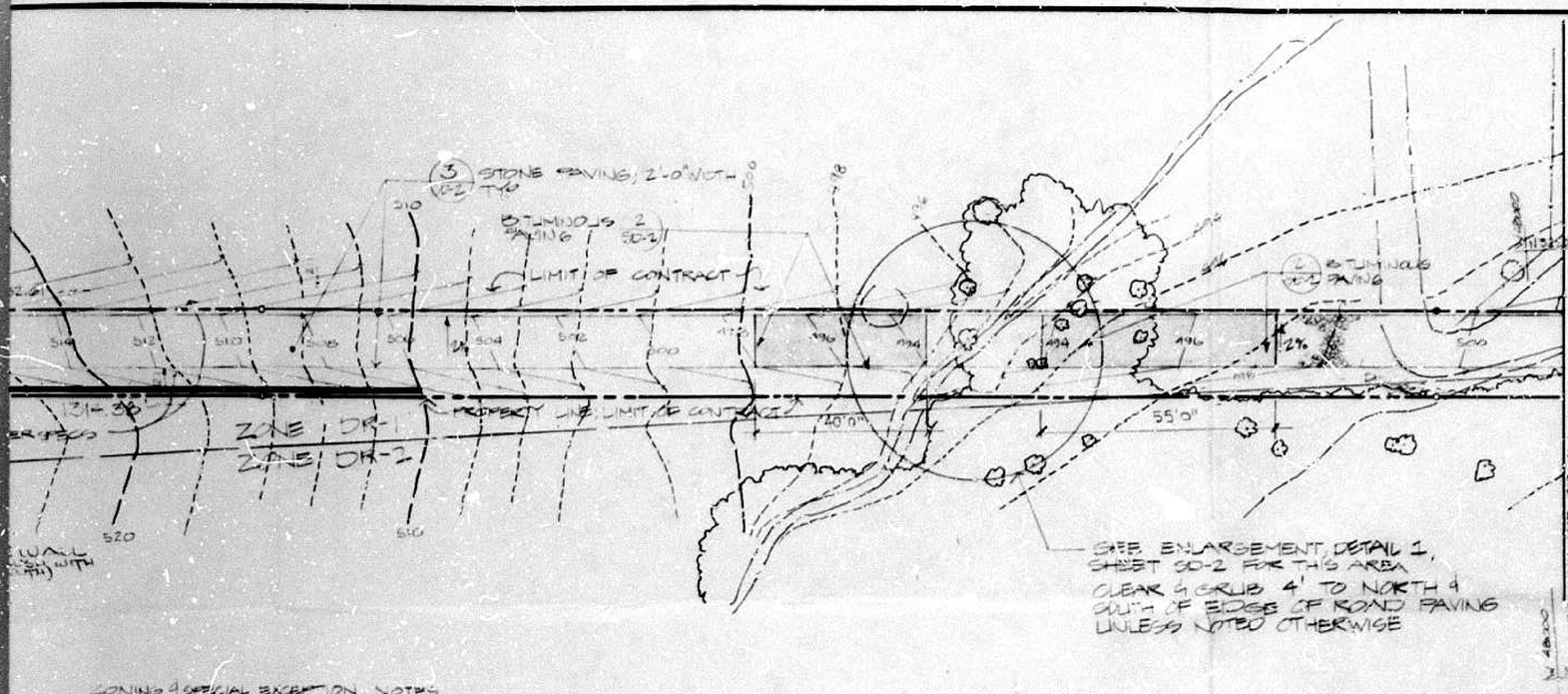


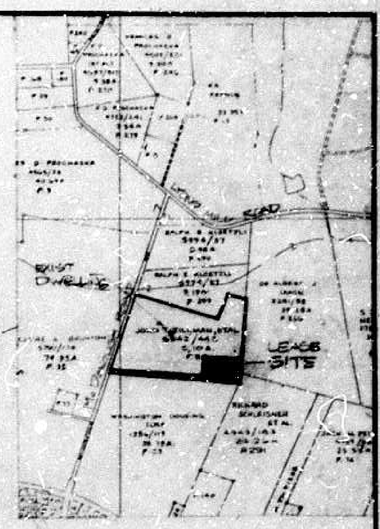












VICINITY MAP 1" = 800'±

ZONING & SPECIAL EXCEPTION NOTES

The area inside the security fence shall be seeded, mulched, and maintained by mowing.

The terms of the Declaration signed July 24, 1980, by Charles G. Perry III, Vice President of Westinghouse, recorded among the Land Records of Baltimore, Liber 6187, folio 681, shall be met.

The tower shall be constructed in compliance with the BOCA (Building Officials Conference of America) Code and the EIA (Electronic Industry Association) Standards (RS 222c) and a Maryland registered engineer shall certify compliance.

JOHN T TILLMAN ET AL
5542/443 21.0 AC P. 34

DR ALBERT MACE
224/108 39.28 AC P236

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____ PLANNING
DATE 12/4/80
_____ ZONING COMMISSIONER
DATE 12/10/80

81-28-XA
C-1348-80

CUTLET SEDIMELT
x 30' x 3 DEEP, DRAINAGE
89 ACRES, 160Z CU FT REQ
620 PROVIDED
BOTTOM OF TRAP: 485.26'

5° 19' 43" W 460.50'

PROPOSED CHAIN LINK FENCE
LIMIT OF CONTRACT
LEASE LINE
N 32424.35
X 47310.81

STONE PAVING
PROPOSED PARKING SPACES
(15'-0" MIN)
17'-0"
SETBACK LINE
CENTER LINE
LOCATION OF PROPOSED 150' TOWER, SEE STRUCTURAL DRAWINGS AND SPECS
PROPOSED CHAIN LINK FENCE
LIMIT OF CONTRACT
EXISTING DWELLING & STRUCTURES TO BE REMOVED
EXISTING ANTENNA TYPE
FUTURE EARTH STATION
SEED & MULCH PER SPECS
CABLE
TOWER GUY LINE TYPICAL
EXISTING DWELLING
EXISTING GARAGE
EXISTING SHED
EXISTING WELL
EXISTING SEPTIC
EXISTING CONCRETE PAD
EXISTING ANTENNA
EXISTING TOWER
EXISTING GUY LINE
EXISTING GUY ANCHOR
EXISTING CHAIN LINK FENCE
EXISTING GRAVEL DRIVE
EXISTING STONE DRIVE
EXISTING BITUMINOUS DRIVE
EXISTING CONCRETE DRIVE
EXISTING STONE WALL
EXISTING WOOD FENCE
EXISTING WIRE FENCE
EXISTING BARN
EXISTING SILO
EXISTING CORNCRIB
EXISTING CHICKEN COOP
EXISTING HOUSE
EXISTING OUTBUILDING
EXISTING TREE LINE
EXISTING TREE
EXISTING BRUSH
EXISTING POND
EXISTING STREAM
EXISTING MARSH
EXISTING WETLAND
EXISTING FLOOD PLAIN
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING UTILITY POLE
EXISTING GUY WIRE
EXISTING LIGHT POST
EXISTING MAIL BOX
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING GAS VALVE
EXISTING SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING CATCH BASIN
EXISTING INLET
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING TELEPHONE
EXISTING CABLE TV
EXISTING GAS METER
EXISTING ELECTRIC METER
EXISTING TELEPHONE PEDESTAL
EXISTING CABLE TV PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND CABLE TV
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD TELEPHONE
EXISTING OVERHEAD CABLE TV
EXISTING OVERHEAD ELECTRIC
EXISTING GAS
EXISTING WATER
EXISTING SANITARY SEWER
EXISTING STORM DRAIN
EXISTING CATCH BASIN
EXISTING INLET
EXISTING MANHOLE

BOLTS @ 30"

30" SQ. CONC. FOOTING

MSHA CLASS I MEDIUM RIP-RAP (1 THICK MIN)

FILTER CLOTH

COMPACTED SUBGRADE

ZIP-ZAP

NO SCALE

SURFACE COURSE; 1½" MSHA BAND SN

LEVELING COURSE, 2" MSHA BAND BC

PRIME COAT (SEE SPECS)

BASE COURSE - 6" MSHA CR-467

COMPACTED SUBGRADE

SECTION

(2) BITUMINOUS PAVING NOT TO SCALE

COMPACTED SUBGRADE

BROKEN STONE, SURFACE COURSE MSHA #2 STONE, 6" THICK

6"

SECTION

(3) STONE PAVING NOT TO SCALE

3 Strands Barbed Wire consisting of:

C. S. Wire Ties

Line Wire with 4 points Barbs on 5" C's

Barbed Wire Arm

Top - Typical

9 G Gal. Wire

1¼" O.D. Brace Rail

Corner Post

Truss Rod

Chain Link

BOTTOM TENSION Wire

Turnbuckle

Line Post

Line Post Ties @ 15" C's

FINISH GRADE SEED & MULCH

TYP. COMPACTED SUBGRADE

10'-0" max. Spacing

CONCRETE FOOTING, TYP.

SECTION

NOTE:

1. CENTER LINE OF POST SHALL BE 2' SOUTH & EAST OF LEASE LINE
2. SEE SPECS FOR SIZES & GUAGES & COMPLETE CONSTRUCTION INFO.

(4) CHAIN LINK FENCE DETAIL NOT TO SCALE

(2) BITUMINOUS CONCRETE.

3(T-3)

2(T-2)

1(T-3)

1(T-1)

2(T-1)

2(T-2)

1(T-3)

20'

SEE GRAD. PLAN FOR ADDITIONAL CONSTRUCTION NOTES & DETAIL REFERENCES

PLANTING PLAN

SCALE: 1" = 20'

NORTH

FIGURE 1/2 LIMIT AREA, BUT RETAIN NATURAL FORM OF TREE.

DOUBLE #12 GALV. WIRE GLOVE TWISTED.

3-2"x2" OAK STAKES NOTCH STAKES TO HOLD WIRE.

REMOVE ALL COVERING FROM TOP OF TREE BALL.

3" MULCH

PLANTING DETAIL FOR TREES 1½"-4" CAL.

TYPICAL ALL TREES NO SCALE

PLANTING SCHEDULE

SYM	NO	BOTANICAL NAME / COMMON NAME	SIZE	COND
T-1	6	PINUS STROBUS WHITE PINE	7'-8' HT	B&B
T-2	4	PINUS THUNBERGII JAPANESE BLACK PINE	7'-8' HT	B&B
T-3	3	TILIA AMERICANA AMERICAN LINDEN	3½"-4"	B&B

RIPRAP OUTLET SEDIMENT TRAP

Concentrated Earth Embankment

Top

Crest of Riser

Small Riprap (3" - 10")

Riprap

Weir

Base

Slope

Cross Section A-A

Length (Ft.)

Drainage Area

Profile

Construction Specifications

The construction specifications for this practice shall be the same as the Stone Outlet Sediment Trap except for the following:

1. The stone used at the outlet shall be small riprap 3" - 10", or a 3" minimum of #3 crushed stone placed on the upgrade side of the small riprap.
2. Drainage area for this practice is limited to 3 acres or less.

RIPRAP OUTLET SEDIMENT TRAP

8-81

STONE DIKE

Flow

Embedding Details

Existing Ground

Triple first stake toward previously laid bale

Wire or nylon around bales placed on the contour

2 anchors, steel pickets, or 2" x 2" stakes 1 1/2" to 2" in ground

Approximate Details

Construction Specifications

1. Bales shall be placed in a row with ends tightly abutting the adjacent bales.
2. Each bale shall be embedded in the soil a minimum of 4".
3. Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
4. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
5. Bales shall be removed when they have served their purpose so not to block or impede storm flow or drainage.

Standard Symbol SBD

Drainage area less than 1/2 acre.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS

STONE DIKE

PERIMETER DIKE

Cut or fill slope

Existing ground

Fill slope or Excavation

Cross Section

Positive Drainage. (Sufficient Slope to Drain.)

Plan View

Construction Specifications

1. All dikes shall be machine compacted.
2. All perimeter dikes shall have positive drainage to an outlet.
3. a. Diverted runoff from a protected or stabilized upland area shall outlet directly into an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   b. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, as specified by the plans, shall be: (1) In accordance with Standard and Specifications for Grassed Waterway. The minimum area to be stabilized shall be the channel flow area; or (2) The flow area shall be lined with stone that meets MSHA size No. 3 or Rip-Rap size No. 2 or 3's which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing plans.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol PD

* Drainage area less than 5 acres

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS

PERIMETER DIKE

DIVERSION DIKE

18" min.

2' min.

6" min.

Flow

Stone stabilization, if required

Cut or fill slope

Existing ground

Fill slope or Excavation

Cross Section

Positive Drainage. (Sufficient to Drain.)

Cut or fill slope

Plan View

Construction Specifications

1. All dikes shall be machine compacted.
2. All diversion dikes shall have positive drainage to an outlet.
3. a. Diverted runoff from a protected or stabilized area shall outlet directly into an undisturbed stabilized area or into a level spreader or grade stabilization structure.
   b. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as a sediment trap or a sediment basin or to an area protected by any of these practices.
4. Stabilization, as specified by the plans, shall be: (1) In accordance with Standard and Specifications for Grassed Waterway. The minimum area to be stabilized shall be the channel flow area; or (2) The flow area shall be lined with stone that meets MSHA size No. 3 or Rip-Rap size No. 2 or 3's which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on the drawing plans.
5. Periodic inspection and required maintenance shall be provided.

Standard Symbol DD

* Drainage area less than 5 acres

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS

DIVERSION DIKE

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
830 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PLANTING PLAN & CONSTRUCTION DETAILS

WJZ-TV EARTH STATION
WESTINGHOUSE BROADCASTING CORP.

BALTO., COUNTY, MD. ~ ELEC. DIST. 1082

STATE OF MARYLAND CHARLES R. PINSON REGISTERED LANDSCAPE ARCHITECT

SCALE: AS NOTED

JOB ORDER NO. B-7959 G

ISSUE DATE JUNE 17, 1980

DATE	REVISIONS

SHEET NO. SD-2

K&E BALTIMORE 10 1291 HERCULENE 7-76 MADE IN

HWY TO CENTERLINE OF LONG HILL ROAD

LIMIT OF CONTRACT

4 / 20-2 CHAIN LINK FENCE

5 / 20-2 PROPOSED GATE, 14'-0" W/ 90° SWING, CENTER DRIVE DEVICE

524.20

JOHN T. TILLMAN, ET AL
5542/443 P. 34

3 / 20-2 STONE PAVING; 2'-0" TYP

BITUMINOUS PAVING 2 / 20-2

LIMIT OF CONTRACT

N 65° 44' 50" W 652.61

PROPERTY LINE

S 11° 18' 14" W 20.61'

LIMIT OF CONTRACT

McDONOUGH RD

12'-0"

522 520 518 516 514 512 510 508 506 504 502

LIMIT OF CONTRACT

WASHINGTON HOUSING CORP
386/113 38.74A P. 23

S 65° 44' 50" E 1314.38

SEED/MULCH PER SPECS

ZONE DR-1
ZONE DR-2

RC-3 ZONE

BUTT FLUSH WITH EXISTING GRADE: 525.0±

2 / 20-2 BITUMINOUS PAVING

3 / 20-2 STONE PAVING (TYP)

ZONE DR-1
ZONE DR-2

6 / 20-2 RAILROAD TIE WALL (TOP OF WALL FLUSH WITH GRADE TO SOUTH)

PROVIDE STABILIZED CONSTRUCTION ENTRANCE, SEE SD-2.

EX. 2 sty FR DWG

ZONE DR 2

JOHN T TILLMAN ET AL
5542/443
P-34

EX. CONC. SILK. BARN (IN RUINS)

N 66°5'W (NEAREST DWELLING) 485'±

N 32500

N 32482.47
W 47769.31

RIPRAP OUTLET SEDIMENT TRAP 10'×30'×3' DEEP, DRAINAGE AREA ≈ .89 ACRES, 160% CU FT REQ.
1620 PROVIDED
BOTTOM OF TRAP: 485.00

N 85° 14' 43" W 460.90'

LIMIT OF CONTRACT

PROPOSED CHAIN LINK FENCE 4 / 20-2

5 / 20-2 STONE PAVING

12 PROPOSED PARKING SPACES

503.0

AZ 64.5° TO [illegible] LENGTH 110'±

LOCATION OF PROPOSED 150' TOWER, SEE DRAWINGS AND SPECS

PROPOSED CHAIN LINK FENCE 4 / 20-2

100'-0"

LIMIT OF CONTRACT

EXISTING FENCE (RETAIN)

SOD PER SPECS

PROPOSED EARTH STATION EQUIPMENT BUILDING SEE STRUCTURAL DWGS AND SPECS

CONCRETE PAD FOR GENERATOR

BERM

PROPOSED BUILDING SEE STRUCTURAL DWGS AND SPECS

FF 512.20

ANTENNA CABLE LADDER SEE ELEVATION

6'-0" CHAIN LINK FENCE

FUTURE EARTH STATION

EQUIPMENT BUILDING

70'-0" FRONT YARD SETBACK

SEED & MULCH PER SPECS

PROPOSED GRAIN LINK FENCE 4 / 20-2

45'-0"

LEASE LINE PARKMEER INC

4 / 20-2 CHAIN LINK FENCE

TOTAL ACREAGE: 3.635 AC

SEED & MULCH PER SPECS

LIMIT OF CONTRACT

JOHN T. TILLMAN ET AL
5542/443 P. 34

PROPOSED GATE, 14'-0" W/ 90° SWING, CENTER DRIVE DEVICE

512.20 HP

25'-0"

FUTURE EARTH STATION

15K TOPSOIL STOCKPILE AREA

CHAIN LINK FENCE 4 / 20-2

3 / 20-2 STONE PAVING (TYP)

LIMIT OF CONTRACT

STONE PAVING 12'-0" WIDTH (TYP) 3 / 20-2

LIMIT OF CONTRACT

N 32178.27
W 47750.62

LEASE LINE

-2-0

EX. DIRT RD

SEE MATCH LINE ABOVE

ZONE DR-1
ZONE DR-2

PROPERTY LINE
LIMIT OF CONTRACT
SEED/MULCH PER SPECS

N 31963.33
W 49792.50

ZONE DR 2

PROPERTY LINE

S 85° 44' 50" E 1314.38'

WASHINGTON HOUSING CORP
1386/113 38.78A P 23

EXISTING CORNFIELD

EX. FRAME BARN

PASTURE

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the "Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector
3. At the end of each working day, all sediment control practices will be inspected and kept in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

75% Certified "Kentucky 31" Tall Fescue
10% Certified Kentucky Bluegrass
10% Canada Bluegrass
5% Red Top
Seeding Rate: 50-60 pounds per acre
Fertilizer: For Sod: 20 pounds per 1,000 square feet of 10-10-10
For Seed: 35 pounds per 1,000 square feet of 10-10-10
Lime: 2,000 pounds per acre

Mulch in accordance with specifications.

Total Disturbed Area - 54.107 for PT. 1 2.8 AC

Owners Certification.
Land clearing and construction of development will be completed pursuant to this plan.

Date

LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that the plan of development and the plan for sediment control meet the requirements, Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas - latest edition.

Date

K&E BALTIMORE 10 1983 MERCULENE 3YR5 MORROW

HOOD TO CENTERLINE OF LIONS MILL ROAD

LIMIT OF CONTRACT

4 (SD-2) CHAIN LINK FENCE

5 (SD-2) PROPOSED GATE, 14'-0" W/100° SWING, CENTER LOCKING DEVICE

524.20

JOHN T. TILLMAN, ET AL
5542/443 P-34

LIMIT OF CONTRACT

N 85° 44' 50" W 1032.61

LEASE LINE

12'-0"

6'-0"

S 18° 18' 14" W 20.61'

LIMIT OF CONTRACT

10'R

2'-0"

520.20

BUTT FLUSH WITH EXISTING GRADE; 525.0±

1/2" BITUMINOUS PAVING (SD-2)

3 (SD-2) STONE PAVING (TYP)

WASHINGTON HOUSING CORP
1386/113 38.74A P. 23

LIMIT OF CONTRACT
PROPERTY LINE

S 85° 44' 50" E 1314.38

SEED & MULCH PER SPECS

ZONE DR-1

ZONE DR-2

RC-3 ZONE

McDONOGH RD

ZONE DR-1

ZONE DR-2

EX. MACADAM

RC-3 ZONE
ZONE DR-2

PROVIDE STABILIZED CONSTRUCTION ENTRANCE, SEE SD-2.

6 (SD-2) RAILROAD TIE WALL (TOP OF WALL FLUSH WITH GRADE TO SOUTH)

3 (SD-2) STONE PAVING (TYP)

BITUMINOUS PAVING

LIMIT OF CONTRACT

520

510

530

EX. 2 sty FR. DWG.

ZONE DR 2

JOHN T. TILLMAN ET AL
5542/443
P-34

EX. CONC. BLK. BARN (IN RUINS)

N 66° W (NEAREST DWELLING) 455'±

N 32482.47
W 47769.31

Y 47800

X 32500

BALTIMORE COUNTY
SEDIMENT CONTROL NOTES

1. Refer to the Standards and Specifications for "Soil Erosion and Sediment Control in Developing Areas," July 1975, latest revised edition for detailed specifications for each practice.
2. During the layout of the sediment control practices required on this plan, minor field adjustments can and will be made to assure the arrest and control of any sediment before it leaves the construction site. Sediment control practice changes require prior approval of the Sediment Control Inspector
3. At the end of each working day, all sediment control practices will be inspected and left in an operational condition.
4. Owner shall obtain at his cost all permits and pay all fees as required for sediment control, except as noted in the contract specifications.
5. Construction to begin on or about September 1, 1980, and continue approximately one year.
6. Permanent Seed/Sod Mix:

   75% Certified "Kentucky 31" Tall Fescue
   10% Certified Kentucky Bluegrass
   10% Canada Bluegrass
   5% Red Top
   Seeding Rate: 50-60 pounds per acre
   Fertilizer: For Sod: 20 pounds per 1,000 square feet of 10-10-10
   For Seed: 35 pounds per 1,000 square feet of 10-10-10
   Lime: 2,000 pounds per acre

Mulch in accordance with specifications.

Total Disturbed Area - 54,400 SF = 1.25 AC

Owners Certification:
Land clearing and construction of development will be completed pursuant to this plan.

[illegible] Date

LANDSCAPE ARCHITECT'S CERTIFICATION

I certify that the plan of development and the plan for sediment control meet the requirements, Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas, latest edition.

7-22-80 Date

EX. FRAME BARN

PASTURE

RIPRAP OUTLET SEDIMENT TRAP 10 x 30' x 3' DEEP, DRAINAGE AREA = .89 ACRES, 1602 CU FT REQ. 1620 PROVIDED
BOTTOM OF TRAP: 485.25'

N 85° 14' 43" W 460.90'

LIMIT OF CONTRACT

PROPOSED CHAIN LINK FENCE

500 PER SF SPECS

PROPOSED CHAIN LINK FENCE (4 SD-2)

100'-0"

LIMIT OF CONTRACT

EXISTING FENCE (RETAIN)

CONCRETE PAD FOR GENERATOR

PROPOSED EARTH STATION SEE STRUCTURAL DWGS & SPECS

70'-0" REAR YARD SETBACK

FF 501.17

PROPOSED BUILDING SEE STRUCTURAL DWGS & SPECS

CABLE / CABLE BRIDGE, 6' = ABOVE GRADE

FUTURE EARTH STATION

12'-0"

45'-0"

LEASE LINE

4 (SD-2) CHAIN LINK FENCE

LIMIT OF CONTRACT

JOHN T. TILLMAN-ETAL
5542/443 P-34

SEED & MULCH PER SPECS

TOTAL ACREAGE = 3.6354 AC

ZONE SURFACE

5 (SD-2) PROVIDED GATE, 14'-0" W/ 80° SWING, CENTER CLEAT AND LOCKING DEVICE

512.20 HP

TOPSOIL STOCKPILE AREA

CHAIN LINK FENCE

3 (SD-2) STONE PAVING (TYP)

LIMIT OF CONTRACT

3 (SD-2) STONE PAVING 12'-0" WIDTH (TYP)

EXISTING GATE TO RETAIN

EX. DIRT RD

LIMIT OF CONTRACT

LEASE LINE

N 85° 44' 50" W 1032.61

N. 32173.27
W. 47790.82

12'-0"

EX. DIRT RD

514 HP 514.20

ZONE DR-1

ZONE DR-2

PROPERTY LINE

LIMIT OF CONTRACT

6'-0"

SEED & MULCH PER SPECS

N. 32163.33
W 47792.50

ZONE DR 2

DIVERSION DIKE

EX. DIRT RD

PROPERTY LINE

S 85° 44' 50" E 1314.38

WASHINGTON HOUSING CORP
1386/113 38.78A P 23

EXISTING CORNFIELD

SEE MATCH LINE ABOVE

LOCATION OF 150' TOWER (DRAWINGS A-1)

PROPOSED CHAIN LINK FENCE

TOWER CITY LINE

SIDE YARD SET BACK

25'-0"

15'-0"

40'-0"