

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, THE VICKERY LAND CORPORATION, legal owner, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an 16114 zone to an 68-151-X zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for, Community Swimming Pool.

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

I, or we, agree to pay expenses of above reclassification and/or 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.

Summer Hill Club, Inc. The Vickery Land Corporation
Contract purchaser Legal Owner
Address 2001 Chase Road Address 305 Allegheny Avenue
Towson, Maryland 21204 Towson, Maryland
John E. Over John E. Over
Petitioner's Attorney Protestor's Attorney
Address _____

ORDERED By The Zoning Commissioner, of Baltimore County, this 12th day of December, 1968, 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 15th day of January, 1969, at 10:00 o'clock A.M.

The Vickery Land Corporation
305 Allegheny Avenue
Towson, Maryland 21204
Attention: Mr. P. Schaffhauser, Pres.

- 2 - December 21, 1967

Very truly yours,

John E. Over
Principal Zoning Technician

Witness

by Carlyle Brown-Bur. of Engr.; John Meyers-State Roads Commission; William Groomall-Health Dept.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE DEPUTY
N/S Bardon Road 60' from Manda Hill : ZONING COMMISSIONER
Road - 10th District : OF
The Vickery Land Corporation, Pet. :
NO. 68-151-X : BALTIMORE COUNTY

This is a Petition for a Special Exception requesting permission to construct a community swimming pool on the subject property, which consists of 2.4 acres.

A large number of people appeared at the hearing, most of whom were in favor of the requested Special Exception. There was some dissent, however, and the Deputy Zoning Commissioner advised that no formal Order would be signed until the Summer Hill Community Association had a chance to discuss the Petition at a meeting. On January 23, 1968, a letter from the improvement association signed by Mr. Robert J. Quinn, President, was submitted as an exhibit in the subject proceeding. It would appear that the majority of the neighborhood wants a community swimming pool. Various other letters from concerned property owners were received.

Without reviewing the evidence in detail, the Deputy Zoning Commissioner feels the granting of this Special Exception for a community pool would not have an adverse effect on the neighborhood and the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13 day of February, 1968, that a Special Exception for a community swimming pool should be and the same is granted, from and after the date of this order, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot and this light shall be directed away so as not to reflect on the Thomas residence.
2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day.
3. There shall be no playing of music.
4. Alcoholic beverages on the premises are prohibited.
5. No loud speaking equipment shall be permitted except in the case of emergency.

ORDER RECEIVED FOR FILING

DATE 7/13/68
BY J. E. Over

THE VICKERY LAND CORP.
305 ALLEGHENY AVE.
TOWSON, MD. 21204
11-15-1968

68-151-X

LARRY R. THORNTON and
PEGGY THORNTON
Summer Hill Drive
Phoenix, Maryland 21131
et al
vs.
WILLIAM S. BALDWIN
JOHN A. MILLER
WALTER A. REITER, JR.
Constituting the County
Board of Appeals of
Baltimore County

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Miscellaneous
File:
Docket:
Folio:

PETITION

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Appellants, by POWER AND MOSNER, their Attorneys, pursuant to Rule 32 [a] file the following petition:

1. The action appealed from is the Order of the County Board of Appeals of Baltimore County dated May 22, 1968, in Case No. 68-151-X, which granted a special exception to construct a community swimming pool on Bardon Road in the Summer Hill development, in the Tenth Election District of Baltimore County.
2. Appellants contend that the County Board of Appeals was in error in passing said Order for the following reasons:
(a) There was no substantial evidence upon which to base such a decision.
(b) Petitioner failed to show the proposed use would be in harmony with the zoning plan.
(c) Petitioner failed to show the proposed use would not "be detrimental to the health, safety or general welfare of the locality involved."
3. Appellants seek to have the said Order of the County Board of Appeals reversed and the Petition for special exception denied.

POWER AND MOSNER

George G. Power
George G. Power
11 N. Hampden
Towson, Maryland 21204
Valley View

6. Water to be used in filling the pool shall be brought in by means of tank trucks.
7. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department and the Office of Planning and Zoning.

Charles D. Haden
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE 7/13/68
BY J. E. Over

I HEREBY CERTIFY that on this 24 day of Jan, 1968, a copy of the foregoing Petition was served upon the County Board of Appeals of Baltimore County.

George G. Power
George G. Power
Of Counsel for Appellants and
Protestants

SERVICE of the foregoing Petition admitted this day of , 1968.

I HEREBY CERTIFY that on this 24 day of Jan, 1968, a copy of the foregoing Petition was mailed to H. Robert Simon, Esquire, 9th Floor Tower Building, Baltimore, Maryland 21201 and Lee S. Thomson, Esquire, 414 Jefferson Building, Towson, Maryland 21204, Attorneys for the Vickery Land Corporation.

George G. Power
George G. Power

December 21, 1967

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
The Vickery Land Corporation
305 Allegheny Avenue
Towson, Maryland 21204
Attn: Mr. Preston Schaffhauser, Pres.

SUBJECT: Special Exception for a Community swimming pool, for the Vickery Land Corporation, located at Bardon Road, SW of Manda Hill Lane, 8th District (Item 4), December 12, 1967)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

BUREAU OF ENGINEERING

Water and sewer not available.
Roads to be developed as shown on the submitted plan.

STATE ROADS COMMISSION

There are no State roads involved - therefore this office has no comment.

HEALTH DEPARTMENT

Public utilities are not available to this site, therefore, private water well, sewage disposal facilities and disposal for backwash water from the pool filter must be provided. A revised plan should be submitted showing proposed locations of the above utilities.

Prior to approval of a building application for the pool and bathhouse two complete sets of plans and specifications must be submitted to this office for review and approval. Also, soil tests must be conducted to determine the suitability of the soil for underground sewage disposal.

ZONING ADMINISTRATION DIVISION

Revised plans must be submitted in accordance with Health Dept. comments prior to the hearing.

If the petition is granted, no occupancy may be had until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engr.
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

ZONING DESCRIPTION

SUMMER HILL CLUB
LOT 17 BLOCK B
ADDITION TO SUMMER HILL SUBDIVISION

Beginning for the same at a point situate on the northerly right of way line of Bardon Road, said point being also situate the following courses and distances from the intersection of the northerly right of way line of Bardon Road and the westerly right of way line of Manda Hill Lane, North 87 degrees, 06 minutes, 15 seconds West, 54.21 feet to a point of curvature, thence by a curve to the left have a radius of 695.00 feet an arc distance of 341.43 feet to the aforementioned point of beginning, thence leaving the said point of beginning and running with the line of division for lot 16 North 49 degrees 42 minutes 13 seconds West, a distance of 303.84 feet to a point, thence with the lines of division for lots 4 and 5, South 31 degrees 22 minutes 52 seconds West, a distance of 222.31 feet to a point, thence with the line of division for lot 3, South 23 degrees 37 minutes 30 seconds West a distance of 150.00 feet to a point, thence with the line of division for lot 2, South 01 degree 30 minutes 15 seconds West a distance of 147.62 feet to a point on the northerly most property line of the land now or formerly of Robert H. Thomas, recorded in the land records of Baltimore County in Liber M. J. R. 3950 folio 25 thence running with a part of said line North 72 degrees 09 minutes 00 seconds East a distance of 281.63 feet to a point on the northerly right of way line of Bardon Road, thence with said right of way line by a curve to the right having a radius of 695.00 feet an arc distance of 235.60 feet to the point of beginning

Containing 2.4 Acres ±

Subject to one half of a 10 foot drainage and utility easement along the northerly and westerly most lines and a 10 foot drainage and utility easement along the southerly most line.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James Dyer Date: December 13, 1967
 FROM: William Greenwalt, Department of Health
 SUBJECT: Item No. 43 of Zoning Advisory Committee on Tuesday, December 12, 1967 regarding special exception for swimming pool to be located on Bardon Road - 8th District

Public utilities are not available to this site, therefore, private water well, sewage disposal facilities and disposal for backwash water from the pool filter must be provided. A revised plan should be submitted showing proposed locations of the above utilities.

Prior to approval of a building application for the pool and bathhouse two complete sets of plans and specifications must be submitted to this office for review and approval. Also, soil tests must be conducted to determine the suitability of the soil for underground sewage disposal.

William Greenwalt
 Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

JMG/CA

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 3, 1968
 FROM: George E. Gavrellis, Director of Planning
 SUBJECT: Pet. #68-151-X. North side of Bardon Road 601 feet from Manda Mill Road. Petition for Special Exception for a Community Swimming Pool. The Vickery Land Corporation - Petitioners.

10th District

HEARING: Monday, January 15, 1968. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a community swimming pool. It has the following advisory comments to make with respect to pertinent planning factors:

1. As a special exception, the proposed swimming pool will have to meet the proofs required in Section 500.2 of the Zoning Regulations. Will a swimming pool here have an adverse effect on adjoining properties? In light of the general situation in the area with respect to ground water supply, will a swimming pool here have an adverse effect on water supply in the area? Is the site such that it can accommodate the waste from club members on a lot that was essentially established for one family?
2. The staff notes that access to the proposed facility would be by means of a driveway through Harcum Road. It appears that access from Bardon Road would be more feasible and would have less of an impact on adjoining properties. The staff also notes that parking is provided, but that no screening for that parking is proposed. The staff also is uncertain as to whether or not the parking for 60 cars would in fact be adequate to accommodate the proposed use here.

GEG:cm

#68-151-X
 MAP
 #10
 RECORD
 PRINT
 X
 SHEET 3-D

RE: PETITION FOR SPECIAL EXCEPTION
 for a Community Swimming Pool
 N/S Bardon Road 601' from Manda Mill Road,
 10th District
 The Vickery Land Corp., Petitioner
 Summer Hill Club, Inc.,
 Contract Purchaser

BEFORE
 COUNTY BOARD OF APPEALS
 OF
 BALTIMORE COUNTY
 No. 68-151-X

OPINION

The petitioner in this case seeks a special exception to construct a community swimming pool on Bardon Road in the Summer Hill development, in the Tenth Election District of Baltimore County.

The Summer Hill development is a fine residential community zoned R-6, but being without public and water facilities the lot sizes in the subdivision are all one acre or more. A community swimming pool is a permitted use in all residential zones except R-G as a special exception. The only question before the Board is whether or not the construction of the community swimming pool proposed by the petitioner would violate Section 502.1 of the Zoning Regulations.

Testimony produced by the petitioner indicated that a large number of the residents in the Summer Hill development desire a community swimming pool primarily for the use of the residents of the Summer Hill subdivision. The developer of Summer Hill testified that the subdivision as platted (petitioner's exhibit #1) is laid out in 189 lots, and that 112 to 115 homes have been built. He also testified that the corporation owns an additional 25 acres next to the existing subdivision which it intends to develop in the near future. He testified that many residents of the community have expressed the desire for a community swimming pool, and that as a consequence a swimming club corporation was formed and had agreed to purchase the subject site from him, which is lot #17 on Book 8 of the plat of an addition to Summer Hill. He further testified that he had no interest whatsoever in the swimming club other than to sell the corporation the land on which the pool is proposed to be constructed.

Mr. Jerry Weiss, an expert in the business of constructing and managing swimming pools, testifying on behalf of the petitioner, stated that he has a contract to build the pool and introduced petitioner's exhibit #2 showing the proposed construction. In his opinion the sanitary facilities are more than adequate to conform to the Health Department regulations, and the water use of the pool (confirmed by a later witness) would be in all probability considerably less than if the property were improved with two homes. He and other witnesses further testified that in their opinion the pool would be a financial success, and that there are adequate assurances of support among the residents of Summer Hill to insure this.

The Vickery Land Corp. - #68-151-X

Mr. William Wendler, President of the Summer Hill Club, Inc. (the pool corporation) testified that they presently have 65 paid up members, and have stopped taking applications for further memberships pending the outcome of obtaining proper zoning. He further testified that the subject site, lot #17, was selected because of its distance from existing homes in the development. The witness went into great detail as to the intents and purposes of the Summer Hill Club, Inc. and the financial details of constructing and maintaining the pool.

An expert land planner, Mr. Bernard Willemain, testified that the construction of the pool as proposed would not in any way violate Section 502.1 of the zoning regulations, and that indeed it could be a benefit to the community in that it would meet what he described as a group need for a recreational facility in the neighborhood.

The petitioners, in a further effort to insure that the pool would not be detrimental to the general community, agreed to an effective set of restrictions on the use of the pool, which restrictions were incorporated into the Order of the Deputy Zoning Commissioner.

George E. Gavrellis, Director of Planning for Baltimore County, testified and his comments dated January 5, 1968 were introduced into the record as petitioner's exhibit "B". Mr. Gavrellis took no position either for or against the proposed pool, merely stating that the burden was on the petitioner to show that the pool would not have any adverse effect on surrounding property or violate Section 502.1 of the zoning regulations.

The protestors generally feared an increase in traffic on the streets within the development, a lowering of the water table, and a fear that children in going from their homes to the pool would cut across private property rather than use the public streets to reach the facility. There was also testimony by some of the protestors that they feared the pool would interrupt the peace and tranquility of the community.

The Board finds as a fact from the testimony of the witnesses, that while proper restrictions placed upon the special exception the pool will not violate Section 502.1(e) of the regulations. Further, due to the fact that there are no through streets in the development and with proper restrictions there would be practically no additional traffic generated from outside the development, the proposed use would not violate Section 502.1(b) of the regulations. The Board also finds from all of the testimony that the special exception, if granted, would not be detrimental to the health, safety and general welfare of the locality involved. We particularly deal with these three subsections of Section 502.1 as there is nothing in the testimony that would indicate

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The Vickery Land Corp. - #68-151-X

that the protestors seriously contend that the special exception, if granted, would violate subsections c, d, and f of the above mentioned section.

For the reasons given above the Board finds as a fact that the special exception will not in any way violate Section 502.1 of the zoning regulations and, therefore, should be granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 22nd day of May, 1968 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. No lighting shall be permitted with the exception of one night light on the parking lot, and this light shall be directed away so as not to reflect on nearby residences.
2. Hours of operation shall be from 11 a.m. to 8 p.m. on any given day.
3. There shall be no playing of music.
4. Alcoholic beverages on the premises are prohibited.
5. No loud speaking equipment shall be permitted except in the case of emergency.
6. Water to be used in filling the pool shall be brought in by means of tank trucks.
7. That membership to the pool shall be limited to not more than 200 family memberships.
8. That total membership of families living outside of the Summer Hill development shall be limited to not more than 15% of the total club membership.
9. The site plan is subject to approval of the Bureau of Public Services, the Baltimore County Health Department, and the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of Maryland Rules of Procedure, 1961 edition.

- 4 -

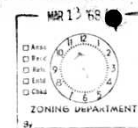
The Vickery Land Corp. - #68-151-X

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Miller

Walter A. Eicher, Jr.

ELR:jr/jen
3/13/68

RE: PETITION FOR SPECIAL EXCEPTION
 N/S Bardon Road 601' from Manda Mill
 Road - 10th District
 The Vickery Land Corporation, Pet.
 No. 68-151-X

BEFORE THE
 ZONING COMMISSIONER
 OF
 BALTIMORE COUNTY

ZONING COMMISSIONER JOHN G. ROSE:

Please enter an appeal from the decision rendered by the Deputy Zoning Commissioner, Mr. Edward D. Hardesty, dated February 13, 1968 wherein he granted a special exception for a community swimming pool in the above-entitled cause.

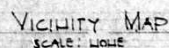
Please enter appeal on behalf of the following people, individually and severally: Larry R. Thornton and Peggy Thornton, Summer Hill Drive, Phoenix, Maryland 21131; Norman J. Siskels and Betty H. Siskels, Summer Hill Drive, Phoenix, Maryland 21131; E. Allan Zimmerman and Barbara E. Zimmerman, Summer Hill Drive, Phoenix, Maryland 21131; John V. Amy and Regina S. Amy, Stamwick Road, Phoenix, Maryland 21131; William W. Woolston, Jr. and Inez E. Woolston, Summer Hill Drive, Phoenix, Maryland 21131; Etta Powder, Bardon & Stamwick Roads, Phoenix, Maryland 21131; Paul C. Hock and Talitha H. Hock, Bardon Road, Phoenix, Maryland 21131; William T. Sewell and Elizabeth Sewell, Stamwick Road, Phoenix, Maryland 21131; Albert E. Schaible and Elizabeth E. Schaible, Bardon Road, Phoenix, Maryland 21131; Thomas Eader and Elizabeth Eader, Summer Hill Drive, Phoenix, Maryland 21131;

Jean R. Moser, Summer Hill Drive, Phoenix, Maryland 21131;
 Leroy W. Loyett and Doris V. Loyett, Summer Hill Drive, Phoenix, Maryland 21131; Howard E. Bosley and Lora Bosley, 581 Brock Road, Towson, Maryland 21204; and Charles Clayton McNally, Bardon Road, Phoenix, Maryland 21131.

Elmer L. Reese, Jr.
 Elmer L. Reese, Jr.
 600 Nottingham Building
 Towson, Maryland 21204
 823-1800

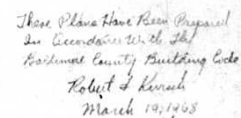
Attorney for Larry R. Thornton and Peggy Thornton; Norman J. Siskels and Betty H. Siskels; E. Allan Zimmerman and Barbara E. Zimmerman; John V. Amy and Regina S. Amy; William W. Woolston, Jr. and Inez E. Woolston; Etta Powder; Paul C. Hock and Talitha H. Hock; William T. Sewell and Elizabeth Sewell; Albert E. Schaible and Elizabeth L. Schaible; Thomas Eader and Elizabeth Eader; Jean R. Moser; Leroy W. Loyett and Doris V. Loyett; Howard E. Bosley and Lora Bosley; and Charles Clayton McNally.

ELMER L. REESE, JR.
 600 NOTTINGHAM BUILDING
 TOWSON, MD. 21204
 823-1800



1. ALL UNDERGROUND REGULATOR PIPE PIPE TO BE SCH. 40 R.V.C. TYPE 1
2. FRESH WATER LINE TO BE COPPER
3. BATH HOUSE, FILTER ROOM, DECK & INCLUDING 1/2" COMP. EXPANSION JOINT AT JUNCTION OF COPINGS & FLOORING
4. ELECTRIC SERVICE TO FILTER ROOM INCLUDING PANEL BOX, CIRCUIT BREAKERS & MG/440 V. 3-PHASE SERVICE FLY PUMP & MOTOR
5. FRESH WATER LINE TO WITHIN 4' OF PUMPING BY OWNER
6. OPEN SITE DRAIN TO SETTLEMENT TANK BY OWNER
7. SOD AREA 4' WIDE GRAVEL DRAIN BY OWNER
8. LANDSCAPING & SITE GRADING TO DECK LEVEL. DECK TO BE 2" OVER FINISH GRADE
9. PLACE DEPTH METER AT EVERY 1' INCREMENT IN DEPTH UNDER 5' AND EVERY 5' INCREMENT IN DEPTH OVER 5'. ON HORIZ. & VERT. SURFACES
10. ALL ELECTRICAL WIRING, BONDING & GROUNDING TO CONFORM TO THE N.E.C. ART. 685

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: AL. [Signature]
DATE: Aug. 7, 1976
File No. 68-1518



395
 JUL 1964
 FADDOCK, E. STEERING
 2411 KILPAT STREET, SUMMIT
 ARLINGTON, VIRGINIA
 DR. J. W. ...
 ... MAR 1964

MICROFILMED

68-151-X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 3-3000

GEORGE E. GAVRELIS
DIRECTOR
Edward D. Hardesty
ZONING COMMISSIONER

November 17, 1970

Michael G. Ventura, Esquire
601 North Broadway
Baltimore, Maryland 21205

Re: Summer Hill Club, Inc.
N/S of Bordon Road 600'± from
Manda Mill Road
10th Election District
Baltimore County, Maryland

Dear Mr. Ventura:

As a result of a personal field examination of the subject property and after careful consideration of all pertinent facts relative to the site, I am this day approving a revised site plan.

A copy of this revised site plan will be on file in the Zoning Office for your perusal.

Very truly yours,


GEORGE E. GAVRELIS,
Director

CC: Messrs. Edward D. Hardesty
George H. Pryor, Jr.

68-151-X

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 3-3000

GEORGE E. GAVRELIS
DIRECTOR
Edward D. Hardesty
ZONING COMMISSIONER

November 19, 1970

Lee Stuart Thomson, Esquire
Attorney, Summer Hill Swim Club
Jefferson Building
Towson, Maryland 21204

Re: File No. 68-151-x
Summer Hill Club, Inc.
N/S of Bordon Road 600'± from
Manda Mill Road
10th Election District
Baltimore County, Maryland

Dear Mr. Thomson:

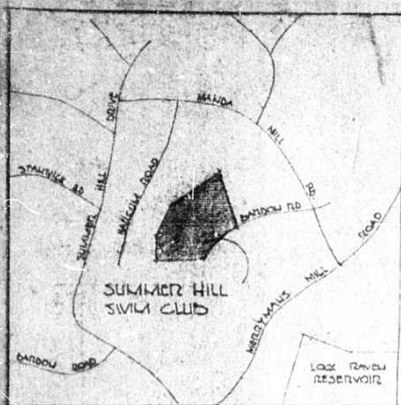
The revised site plan for the subject property submitted by you to the Office of Planning was approved by Mr. George E. Gavrelis, Director of Planning, on November 17, 1970.

Enclosed please find a copy of the aforementioned approved plan for your records.

Very truly yours,

Edward D. Hardesty
Zoning Commissioner

CC: County Board of Appeals
(Enclosure)
Mr. George H. Pryor
(Enclosure)



VICINITY MAP
SCALE: 1/4\"/>

PROPOSED
ENTRANCE RELOCATED
THIS AREA COVERED
WITH SCATTERED TREES
TEMPORARY ACCESS ROAD
UNTIL NEW BARDOL ROAD IS COMPLETED

GENERAL NOTES

1. ALL UNDERGROUND REGULATORING PIPE TO BE SCH 40 P.V.C. - TYPE 1
2. FRESH WATER LINES TO BE COPPER
3. BATH HOUSE, FILTER ROOM, DECK, UNDERGROUND EXHAUSTION UNIT AT JUNCTION OF COPPER & FRESH LINES BY OWNER
4. ELECTRIC SERVICE TO FILTER ROOM INCLUDING PANEL BOX, CIRCUIT BREAKERS 40/100/440 V., 3 PHASE SERVICE FOR PUMP & MOTOR
5. FRESH WATER LINES TO WITHIN 10' OF FILTERS BY OWNER
6. OPEN SITE DRAIN TO SETTLEMENT TANK BY OWNER
7. SOD AREA & 1' WIDE GRUNNEL DRAIN BY OWNER
8. LANDSCAPING & SITE GRADING TO 1' BELOW FIN. DECK ELEV. BY OWNER
9. PLACE DEPTH MARKER AT EVERY 1' INCREMENT IN DEPTH LUBER & ADD EVERY 5' INCREMENT IN DEPTH OVER 5' ON BOTH VERT. SURFACES
10. ALL ELECTRICAL WIRING, BONDING & GROUNDING TO BE CONFORM TO THE N.E.C. ART. 680
11. ALL DRIVEWAYS & PARKING AREA TO BE PAVED WITH DURABLE & DUSTLESS SURFACE

SITE PLAN
SCALE: 1\"/>



These Plans have been prepared
in accordance with the
Baltimore County Building Code
Robert L. Kirsch
March 17, 1970

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 11-17-1970

SITE PLAN

SUMMER HILL SWIM CLUB
BARDOL RD. EAST MEAD, SUMMER HILL
100' WIDE, BALTIMORE COUNTY, MARYLAND

11-23-70