

Zoning Commissioner
County Office Building
Towson, Maryland 21204

September 23, 1987



Dennis F. Rasmussen
County Engineer

Item No. 79 -ZAC- Meeting of September 1, 1987
Property Owner: Durban Road Limited Partnership
Location: W/S Yvonne Avenue opposite
Durleigh Road
RAE 1
Existing Zoning: Variance to permit 100% of
Proposed Zoning: the apartments units less than
52 feet in height in lieu of
the permitted 20% maximum
17.76 acres
Area: 17th Election District
District:

Dear Zoning Commissioner:

Please see the C.R.G. comments for this site.

Very truly yours,

Michael S. Flanagan

Michael S. Flanagan
Traffic Engineer Associate II

RECEIVED
SEP 30 1987

ZONING OFFICE

MSP:nb

Baltimore County
Fire Department
Towson, Maryland 21204-5506
684-4500

John H. Reicks
Chief

September 1, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Engineer

Re: Property Owner: Durban Road Limited Partnership

Location: W/S Yvonne Avenue opposite Darleigh Road

Item No.: 79

Zoning Agenda: Meeting of 9/1/87

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 operation.
- (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", 1974 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED *John F. O'Neill* Noted and Approved
Baltimore County Fire Department
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Committee/009

Date: November 23, 1987

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning

SUBJECT: Zoning Petition No. 88-226-SA

This project was approved by the Planning Board at its regular meeting on November 19, 1987.

Norman E. Gerber
Director

RE: 009/009

cc: Mr. Shirley M. News, Legal Assistant, People's Counsel
File

RECEIVED
NOV 30 1987
ZONING OFFICE

CP3-006

88-226-A

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
3RD day of NOVEMBER, 1987.

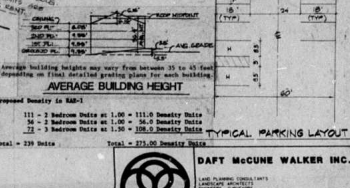
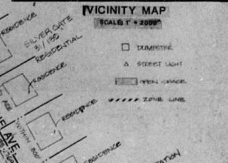
J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Petitioner: Durban Road Limited Partnership
Petitioner's Attorney: *John B. Howard, Esq.*
Received by: *Norman E. Gerber*
Chairman, Zoning Plans Advisory Committee

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Journal compilation © 2006 Blackwell Publishing Ltd

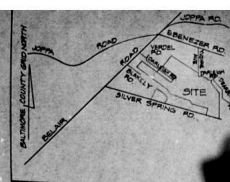
This property has been the subject of zoning case number 84-239A and of related case 84-101 which dealt with an appeal to prevent the City plan approval on December 27, 1983. The Zoning Commissioner on March 21, 1984 granted in case 84-137A the requested variance to permit Primary vehicle access from property situated 840-1 to a local street.

This was appealed to the Board of Appeals and consolidated with Case City 84-192. The Board on June 28, 1985 issued an order affirming the Zoning Commissioner's order of March 23, 1984 granting the variance and dissolved the CMA appeal.

The Board's order was appealed. On 10/16/85, Circuit Court

[illegible]

		CITY OF LOS ANGELES PUBLIC WORKS DEPARTMENT 480 NORTH GUYER STREET LOS ANGELES, CALIF. 90012	
CRG PLAN			
SILVER SPRING STATION			
RESUBDIVISION OF PART			
SECTION V AND SECTION XI			
PLAN & PLAT TO ACCOMPANY ZONING VARIANCE			
PLANNING NO.		CRG NO.	
PUBLIC SERVICES CRG NO. 87179		SCALE:	
		1" = 50' JOB ORDER NO. 84129-A ISSUE DATE 5/22/87	
REVISIONS			
6	0-2	1	0-2
5	0-2	1	0-2
4	0-2	1	0-2
3	0-2	1	0-2
2	0-2	1	0-2
1	0-2	1	0-2



B.M. X - 14550 N3538184
E 36407.88, ELEV. 224.981
RAILROAD SPIKE IN MAC. S.
SIDE BELAIR RD. 6 BLAKELY
AVE.
LOCATION MAP
SCALE 1" = 500'

NOTE:
SECTION
PROVIS
SECTION



NOTES

- [illegible]

PROVISORY SECTION

1. The Provisionary Section of this partial development plan is not intended to be utilized as a Final Development Plan, but is intended to be utilized as a Final Development Plan when the following conditions are met:
- a. The purpose is to provide those who purchase homes within 1/2 mile of the proposed residential subdivision with a means of access to the water and sewerage system. It is likely to improve all adjoining water and sewer lines within 1/2 mile of the proposed residential subdivision.
- b. The proposed residential subdivision is in accordance with the zoning regulations as they currently exist, or will be so amended.
2. The dimensioned boundaries of the Provisionary Section, as indicated herein, are not intended to separate it from the overall area of this partial development plan. The boundaries of the Provisionary Section are intended to indicate the area of major deviation from this partial development plan, including the proposed residential subdivision, and the proposed residential subdivision with Section 1501, 3.47.
3. Approval of the "Provisionary Section" is not based on final engineering plans. The final engineering plans are intended to establish: site configuration, use, and density of building lots; the proposed residential subdivision and type of building; and major vegetation that is to be retained.
4. At the time of Building Permit Applications, the "Provisionary Section" of this development plan is intended to be complied with in all respects to the zoning regulations.

ACCESSORY NOTE

Envelopes shown herein are for the location of all principal building only.

Accessory structures, fences and projections into yards must be constructed outside the envelope but must comply with setbacks 400 and 800 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits.)

DEWITT TRANSLATIONS - OVERALL SIZE (CONT.)

6. AMENITY OFFICE SPACE IN BAY 1 - 2 BAY

REQUIREDS: 70% OF 27.04 AC = (GROUND FLOOR AREA) = 11.00 AC

TOTAL PLANNED PLAIN AREA IN AMENITY OFFICE SPACE AREA AC = 0.96

NET AMENITY OFFICE SPACE PROVIDED = AC = 11.96

DWARD - IN ATTACHE COUNTRY BEARING FIELD
CRA - ON FT.
RECEIVED - READING ROOM FOR
FIELD ACCESS LOCATIONS INTO FRANKS
AVE
SECTION IS BEING REFERRED TO FRANKS
COUNTY CIRCUIT COURT
CASE # 94-CG-273

THE CIVIL SERVICE BOARD HAS NOT BEEN
FOR THE COUNTY LARGELY HAS THE OFFICE
TO THE AREA WITHIN THE OFFICE AND I
AMWARE THAT CHANGES PLAN DURING
SECTION BEHAVES AS SHOWN ON THE SHEET

CRO PLAN WAS APPROVED ON 02/25/83
REVISED CRO PLAN APPROVED ON 10/18/84
FINAL AMENDED CRO PLAN APPROVED ON 10/18/84

PETITIONER'S
EXHIBIT 2

EXHIBIT -
FOURTH AMENDED
FINAL DEVELOPMENT PLAN
SILVER SPRING STATION

11721 11 TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE: 1"=50'
DATED OF FIRST AMENDMENT 4/1/85
NO CHANGES THIS SHEET
DATED OF SECOND AMENDMENT 1/14/86
DATE OF THIRD AMENDMENT 1/12/86

SHEET 3 OF 4

REASONS FOR FOURTH AMENDMENT- SEPT. 23, 1987
1. RENAMED SECTION 2 PROVISIONARY SECTION (SECTION 11)
TO REFLECT CURRENT CIRC.

2. LOTS HAVE BEEN SOLD WITHIN 300'. A PUBLIC HEARING IS BEING SCHEDULED.

REASONS FOR THIRD AMENDMENT (7-22-82)
1. ADDS DETAIL OF PASSAGEWAY CONNECTION OF THE TWO
GARDEN APARTMENT BUILDINGS ON PARCEL "L" OF
SECTION 10.

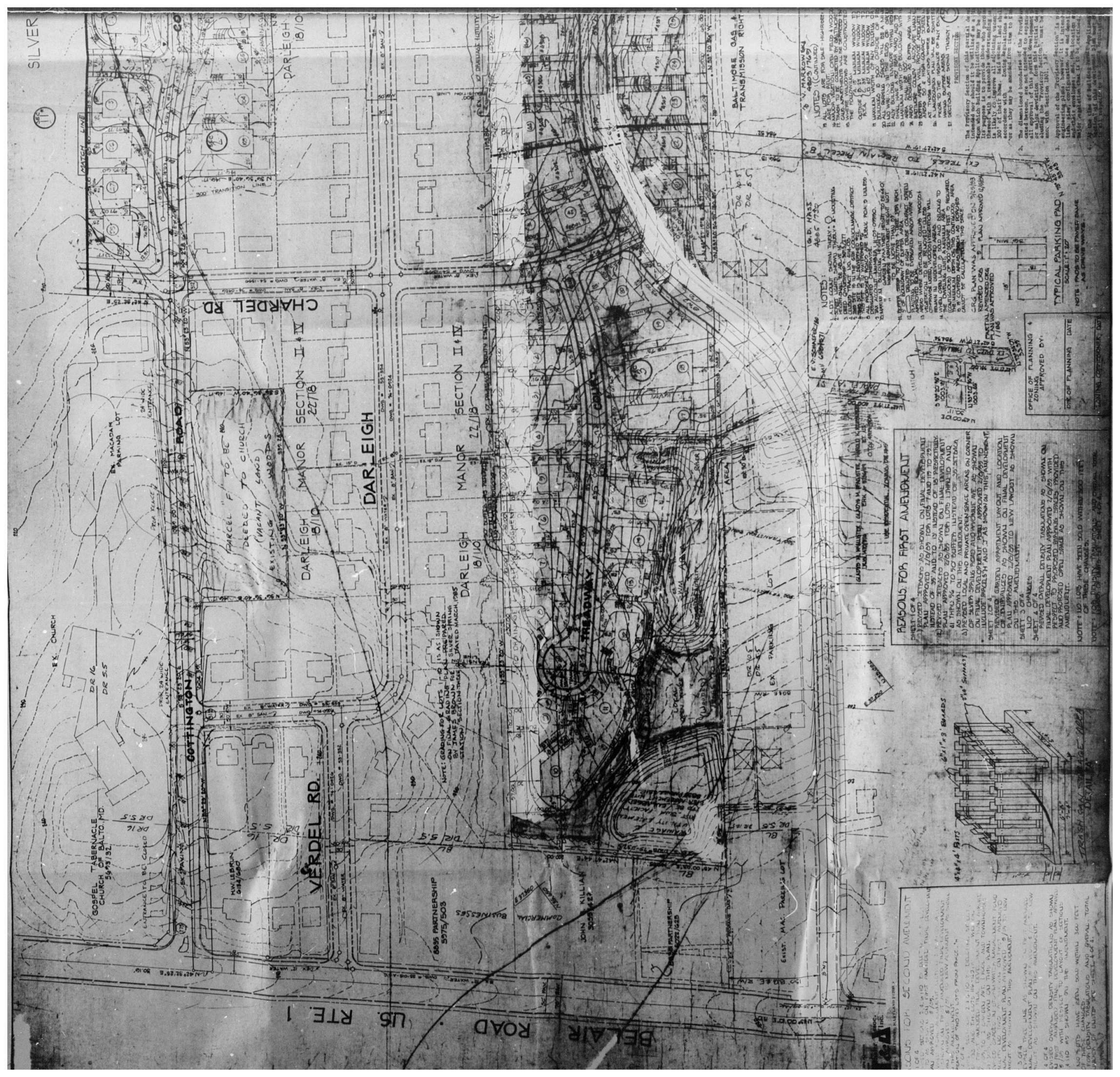
REASONS FOR SECOND AMENDMENT
REVISED THE MAP AS SHOWN ON THAT
AMENDED FINAL DEVELOPMENT PLANS APPLY
57% TO NEW LOTHS AS SHOWN ON THE
AMENDMENT.
200 LOTHS HAVE BEEN SOLD WITHIN TWO FEET
OF THESE CHANGES

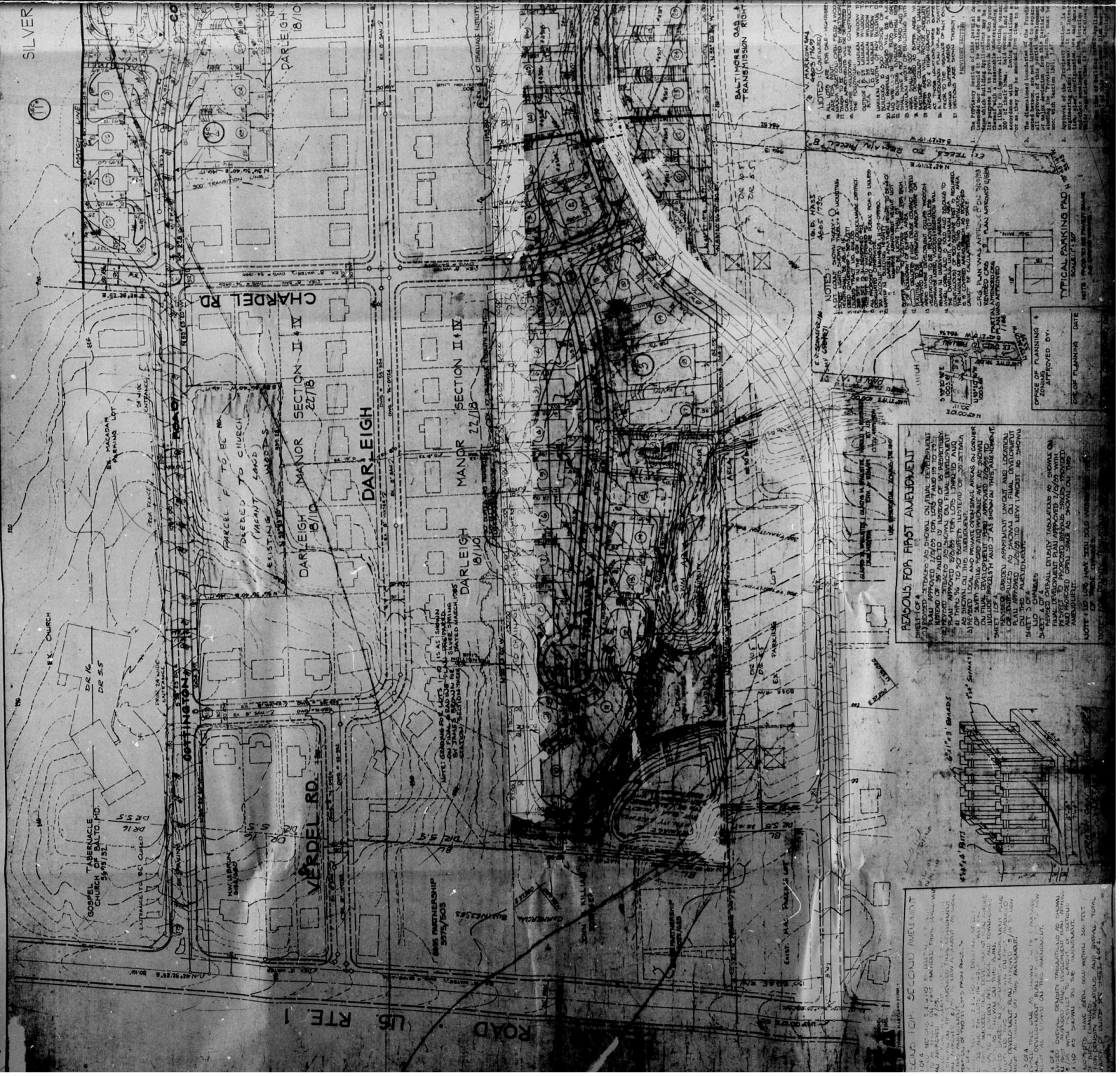
OFFICE OF PLANNING/ZONING
APPROVED BY:

DR. OF PLANNING DATE

OWNER DEVELOPER
SILVER SPRING STATION JOINT VENTURE
K.D.S. CORPORATION GENERAL PARTNER
56 KIMBERLY STRUTT
54 SCOTT ADAM ROAD
SUITE 101
HUNT VALLEY, MD. 21030
301-226-2207
HARRY HUNT, MILLON, ENGLISH

DST & A





[illegible][illegible][illegible]

TYPICAL PAVING SECTION
NO SCALE

ONALHOUSE / GARDEN COURTOYARDS
TYPICAL PARKING
SPACE DETAIL

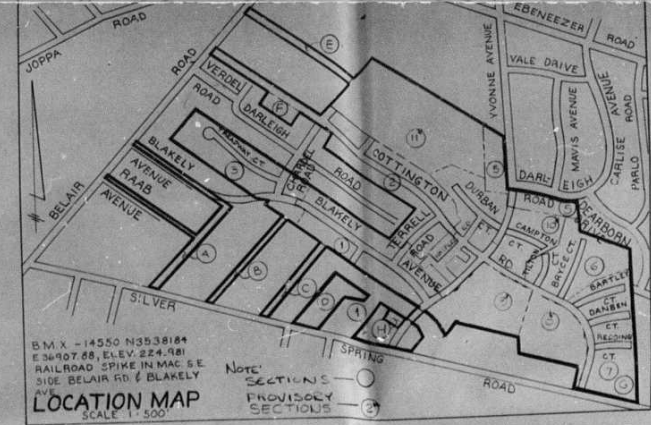
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SECTION D
TOPPA VALE
FIELD 24/109

OFFICE OF PLANNING &
ZONING
APPROVED BY

VICINITY MAP

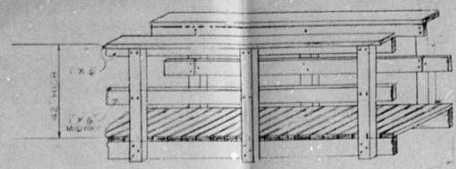
SCALE 1" = 200'



BM X - 14550 N3538184
E 34° 07' 58" ELEV 224.981
RAILROAD SPIKE IN MAC S.E.
SIDE BELAIR RD & BLAKELY
AVENUE

LOCATION MAP
SCALE 1" = 500'

NOTE:
SECTIONS 1-10
PROVISIONAL SECTIONS 11-12



WOODEN POST AND RAIL FENCE
1/2" SCALE

NOTE:

1. REAR WALL SHALL BE CONSTRUCTED BY A STRUCTURAL ENGINEER.
2. REAR WALL SHALL BE CONSTRUCTED BY A STRUCTURAL ENGINEER.
3. REAR WALL SHALL BE CONSTRUCTED BY A STRUCTURAL ENGINEER.

NOTES:

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PROVISIONAL SECTION

1. The Provisional Section of this partial development plan is not intended nor should it be used as a final development plan. Its purpose is to provide those who purchase homes within the development with a reasonable understanding as to how the developer is likely to improve all adjoining vacant land that lies within 300' of their home. Said vacant land shall be developed in accordance with the Zoning Regulations as they currently exist, or as they may be amended from time to time.
2. The dimensioned boundaries of the Provisional Section, as indicated herein, are not intended to separate it from the overall approval of this partial development plan. Any significant or major deviation from this partial development plan, including the "Provisional Section", must be approved in accordance with Section 1501, 3 A7.
3. Approval of the "Provisional Section" is not based on final engineering plans, however, it is intended to generally establish, size, configuration, use and density of building, site and their envelopes; and, the location and type of existing major vegetation that is to be retained.
4. At the time of Building Permit Application, the "Provisional Section" of this development plan must be updated to comply in all respects to the Zoning Regulations.

ACCESSORY NOTE

Envelopes shown herein are for the location of all principal building only. Accessory structures, fences and projections into yards may be constructed outside the envelope but must comply with Sections 400 and 801 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).

DENSITY TABULATIONS - OVERALL SITE (CONT.)

6. AMENITY OPEN SPACE IN RAE - 1.50% REQUIRED: 70% OF 27.54 AC. (19.28 AC. FLOOR AREA)
TOTAL FLOOR FLOOR AREA IN AMENITY OPEN SPACE AREA AC + 0.94
TOTAL AMENITY OPEN SPACE PROVIDED: 11.31 AC.

BOARD OF APPEALS HEARING HELD
DATE: 10/18/03
PARTIAL AMENDED CRG PLAN WAS APPROVED 1/18/04

CRG PLAN WAS APPROVED ON 2/25/03
REVISED CRG PLAN APPROVED ON 1/15/04
PARTIAL AMENDED CRG PLAN WAS APPROVED 1/18/04

FOURTH AMENDED FINAL DEVELOPMENT PLAN SILVER SPRING STATION

11721 11 TH ELECTION DISTRICT
SCALE: 1" = 50'
DATE OF FIRST AMENDMENT 4/1/03
NO CHANGE THIS SHEET
DATE OF SECOND AMENDMENT 10/18/03
DATE OF THIRD AMENDMENT 1/15/04
DATE OF FOURTH AMENDMENT 1/18/04
SHEET: 3 OF 4

OWNER DEVELOPER
SILVER SPRING STATION JOINT VENTURE
K.B.S. CORPORATION GENERAL PARTNER
50 KIMBERLY STREET
SUITE 101
HUNT VALLEY, MD 21030
301-226-2201
HARRY HUNT - MINOR PARTNER

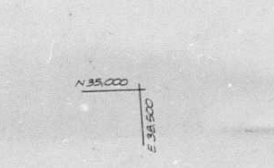
OFFICE OF PLANNING FINANCING
APPROVED BY:
DIR. OF PLANNING DATE
ZONING COMMISSIONER DATE

REASONS FOR FOURTH AMENDMENT - SEPT. 23, 1987
1. REVISED SECTION 2. PROVISIONAL SECTION (SECTION 11) TO REFLECT CURRENT CRG.
2. LOTS HAVE BEEN SOLD WITHIN 300' A PUBLIC HEARING IS BEING SCHEDULED.

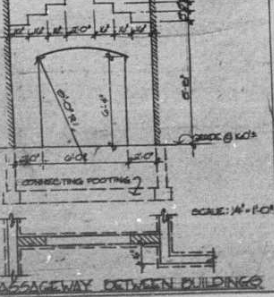
REASONS FOR THIRD AMENDMENT (7-12-04)
1. ADDED DETAIL OF PASSAGEWAY CONNECTION OF THE TWO GARDEN APARTMENT BUILDINGS ON PARCELS 10 & 11.

REASONS FOR SECOND AMENDMENT
1. REVISED THE LINE AS SHOWN ON FIRST AMENDMENT TO SHOW DEVELOPMENT FROM APPROVED 2/1/03 TO NEW LAYOUT AS SHOWN ON THIS AMENDMENT.
2. LOTS HAVE BEEN SOLD WITHIN 300' OF THESE CHANGES.

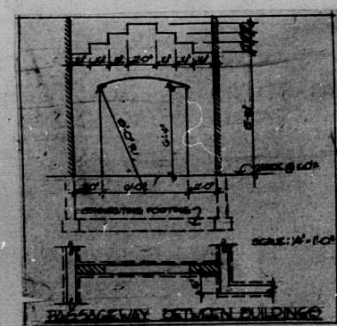
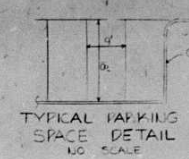
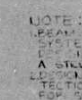
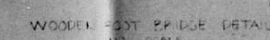
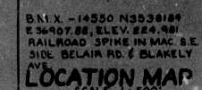
TYPICAL PARKING SPACE DETAIL
1/2" SCALE



TYPICAL PAVING SECTION



PASSAGEWAY BETWEEN BUILDINGS



1. The Provisionary Section of this partial development plan is not intended nor should it be utilized as a final Development Plan from which Building Applications may be approved or issued. Its purpose is to provide those who purchase lots with a "road map" of the proposed subdivision and to show the developer is likely to improve all adjoining vacant land the lies within 100' of their home. The plan is not to be developed in accordance with Zoning Regulations as they currently exist or as they may be amended from time to time.
2. The dimensioned boundaries of the Provisionary Section, as indicated on the plan, are not to be used as a basis for the overall approval of this partial development plan. Any significant or major deviation from this partial development plan, including the "Provisionary Section", must be approved in accordance with Section 18D1, 3 A7.
3. Approval of the "Provisionary Section" is not based on final engineering plans; however, it is intended to generally establish the configuration of the proposed subdivision, the proposed lots and their envelopes; and, the location and type of existing major vegetation that is to be retained.
4. At the time of Building Permit Applications, the "Provisionary Section" of this development plan must be updated to comply with all requests for changes.

ACCESSORY NOT

- Envelopes shown hereon are for the location of all principal building only. Accessory structures, fences and projections into yards may be constructed outside the envelope but must comply with Sections 400 and 801 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits.)

DENSITY TABULATIONS - OVERALL SITE (CONT)

6. ANENITY OPEN SPACE IN BAS - 1 LONE
REQUIRED: 70% OF 17.09 AC ± (GROSS FLOOR AREA) = 11.96 AC +
TOTAL FLOOD PLAIN AREA IN ANENITY OPEN SPACE AREA AC + 0.96
TOTAL ANENITY OPEN SPACE PROVIDED * AC + 11.96 AC

BOARD OF APPEALS 2ND HEARING HELD
C.A.C. # CBA-24-102
VARIANCE PERMITTED TO ALLOW FOR TWO
VEHICLE ACCESS LOCATIONS UNTIL VARIANCE

SECTION 18 PLANS MAILED TO BALTIMORE COUNTY COURTHOUSE
CASE # 84-CG-273

THE SWINE & DENISE WILL NOT HOLD BALTIMORE COUNTY LAIR FOR THE CATHODE OF THE ABOVE MURDER IN VERMONT AND IS AWARE THAT CHANGES MAY OCCUR TO SECTION ELEVEN AS SHOWN ON THE SHEET.

CRG PLAN WAS APPROVED ON 3/25/83
REVISED CRG PLAN APPROVED ON 12/5/84
FINAL AMENDED CRG PLAN WAS APPROVED 1/18/85

REASONS FOR FOURTH AMFNDMENT- SEPT. 23, 1987

1. REVISED SECTION 2 PROVISORY SECTION (SECTION 11) TO REFLECT CURRENT CRR.
2. LOTS HAVE BEEN SOLD WITHIN 300'. A PUBLIC HEARING IS BEING SCHEDULED.

REASONS FOR THIRD AMENDMENT (7-22-81)
1. ADDED DETAIL OF PASSAGEWAY CONNECTION OF THE TWO
GARDEN APARTMENT BUILDINGS ON PARCEL "L" OF
SECTION 10.

REASON FOR SECOND AMENDMENT
 PERIOD TREE LINE, AS SHOWN ON FIRST
 AMENDED FINAL DEVELOPMENT PLANS APPROVED
 5/7/91 IS NOW LAYOUT AS SHOWN ON THIS
 AMENDMENT.
 TWO LOTS HAVE BEEN SOLD WITHIN 300 FEET
 OF THESE CHANGES.

OFFICE OF PLANNING/ZONING
APPROVED BY:

DIR. OF PLANNING DATE

ZONING COMMISSIONER DATE

OWNER DEVELOPER
SILVER SPRING STATION JOINT VENTURE
KBS CORPORATION GENERAL PARTNER
56 KIMBERLY STUTT
54 SCOTT ADAM ROAD
SUITE 101
HUNT VALLEY, MD. 21030
301-625-2207
HARRY HUNT - MIDCO PARTNER

FOURTH AMENDED
FINAL DEVELOPMENT PLAN
SILVER SPRING STATION

11 TH. ELECTION DISTRICT
SCALE: 1"=50'
DATED OF FIRST AMENDMENT 4/1/85
NO CHANGES THIS SHEET
DATED OF SECOND AMENDMENT 10/8/85
DATE OF THIRD AMENDMENT 4/23/86

BALTIMORE CO., MD.
OCTOBER 26 1984
DEC. 18 1984
OCT. 6 1985
SEP. 22 1986

EQUIP'D
REVISED
REVISED
REVISED

DST & A Thaler Assoc. Inc.