

**Plat Name:** Littonville  
**Plat #:** 220120620

**Location:** Located on the east side of Brookville Road, approximately 100 feet northeast of Lyttonsville Place  
**Master Plan:** North & West Silver Spring  
**Plat Details:** I-1 zone; 1 lot  
Community Water, Community Sewer  
**Applicant:** United Therapeutics Corporation

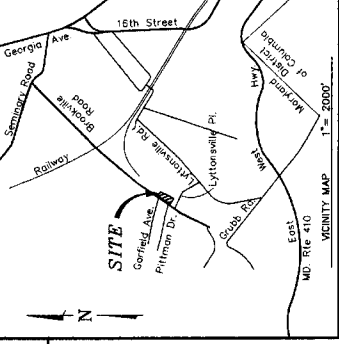
Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(10)** of the Subdivision Regulations, which states:

**Combining a Lot and an Adjoining Property.** Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created by deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional requirements of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(10) of the Subdivision Regulations and supports this minor subdivision record plat.

**PLAT NO.**



TAX MAP HP 561

**SURVEYORS CERTIFICATE**

We hereby certify that this plat shown hereon is correct; that it is a subdivision of the lands conveyed by Memo B. Koster, Living Trust, Property to United Therapeutics Corporation, a Delaware Corporation, by deed dated June 10, 2011 and recorded in Liber 41757 at Folio 148; that the plat shown hereon is a true and correct copy of the original plat of subdivision entitled "Lyttonville" as recorded among said Land Records as Plat No. 36; and also being a resubdivision of all of Lot 13, as delineated on a plat of subdivision entitled "Lot 13, Lyttonville" as recorded among said Land Records as Plat No. 13. The surveyors have carefully examined the monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(a) of the Code of Montgomery County, Maryland. The total area included on this plat is 51,127 square feet (1.17371 acres).

*[Signature]*  
 By: Jonathan A. Russell  
 Property Map Surveyor  
 License No. 350  
 Expiration Date: 10/15/12

*[Signature]*  
 By: Hendrick & Glascock, P.A.  
 Surveyors  
 License No. 350  
 Expiration Date: 10/15/12

**OWNERS CERTIFICATE**  
 United Therapeutics Corporation, a Delaware Corporation, owner of the property shown hereon, hereby adopt this plat of resubdivision; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 41757 at Folio 148, subject to all current and applicable regulations of all federal, state, and local governing agencies; As owners of this subdivision, we, our successors and assigns, do hereby grant to the State of Maryland, its successors and assigns, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

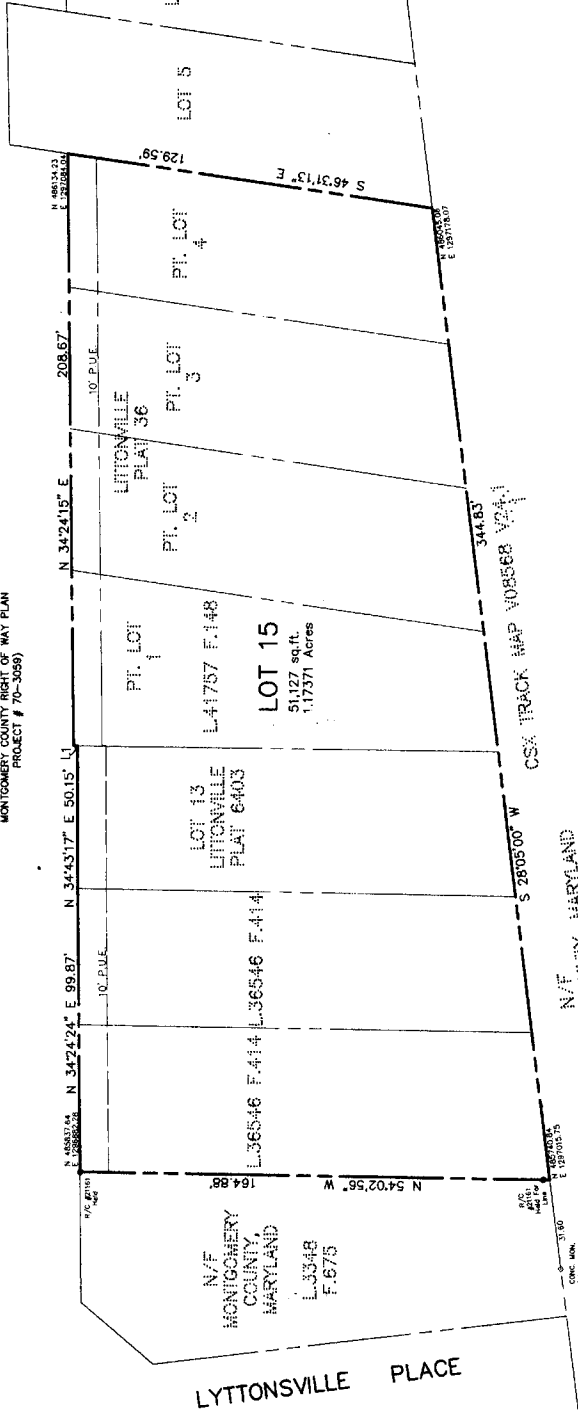
United Therapeutics Corporation

*[Signature]*  
 BY Robert V.P. Corporate Real Estate

6/6/12  
 DATE

**BROOKVILLE ROAD**

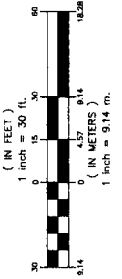
(VARIABLE WIDTH PUBLIC R/W)  
 COUNTY COUNCIL RESOLUTION NO. 8-1-1449  
 EXECUTIVE ORDER NO. RW 25-8D  
 MONTGOMERY COUNTY DEPARTMENT OF WAT PLAN  
 PROJECT # 79-3059



**PLAT TABULATION**

Number of Lots = 1  
 Area of Lots = 51,127 sq. ft.  
 Area of Street = 0 sq. ft.  
 Total Area = 51,127 sq. ft.  
 or 1.17371 acres

**GRAPHIC SCALE**



LINE	BEARING	DISTANCE
LT	N. 54°14'03" W.	1.40'

**FOR PUBLIC WATER AND SEWER ONLY**

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_  
 DIRECTOR

**NOTES.**

- This property is zoned I-1.
- Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, covering development of this property, approved by the Planning Board, shall apply to the development of this property and shall not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 30 of the Montgomery County Code, which require that the owner of an existing record lot and adjoining property as provided for in Section 50-35A (a)(10).
- This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property included hereon is limited to 24,246 square feet of warehouse use or equivalent trig generation unless otherwise modified through an Adequate Public Facilities (APF) review by the Montgomery County Planning Board.
- Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by NGS and are for Geographical Information System (GIS) only. Stations used are No. GAT with Easting of 1,000,000.00 and Northing of 4,000,000.00. The Easting and Northing coordinates are based on the datum of the Maryland State Plane East 1,000,000.00 feet and Northing 4,000,000.00 feet and East 1,000,000.00 feet. The combined scale factor for this site is 0.999940575.

To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor.

The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.

**SUBDIVISION RECORD PLAT  
 LOT 15**

**LITTONVILLE**  
 ELECTION DISTRICT NO. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"= 30' JUNE, 2012



8220 Whitepine Road, Suite 120  
 Montgomery Village, Maryland  
 20886-1279  
 Phone: 301.670.0680  
 Fax: 301.943.0093  
 www.mhga.com

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: LITTONVILLE Plat Number: 220120620  
 Plat Submission Date: 11-29-2012  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: \_\_\_\_\_

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_  
 Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_  
 Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates ok  
 Plan # N/A Road/Alley Widths ok Easements ok Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map ok Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	11/30/12	12/14/12	12-15-11	NO REVISIONS
Research	Bobby Fleury			12-7-11	Add Datum
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>3/20/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>6/13/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>6/19/12</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>WM</u>	<u>6/29/12</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>MCDPS Approval of Plat:</b>		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. \_\_\_\_\_

(8) *Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

(9) *Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance*

- a) Any required street dedication: \_\_\_\_\_
- b) Adequate sewerage/water service to the property: \_\_\_\_\_

(10) *Combining an existing lot with adjoining property created by deed*

- a) Property is not located in an Agricultural Zone \_\_\_\_\_ # OK
- b) Partition of land is unable to be platted on its own \_\_\_\_\_ OK
- c) Applicable conditions for existing lot remain in effect \_\_\_\_\_ OK
- d) Required street dedication \_\_\_\_\_ N/A

(11) *Creation of Lot from part of a lot*

- a) Property contains legal one-family dwelling \_\_\_\_\_
- b) Subject property located in a one-family residential zone \_\_\_\_\_
- c) Conditions creating the original recorded lot remain \_\_\_\_\_