





MCPB
Item # 1B
11-5-2015

MEMORANDUM

DATE: October 27, 2015

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
Jay Beatty, Planner 
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for November 5, 2015

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220150420 United Therapeutics Addition to Sliver Spring

220151310 Burning Tree Valley

Plat Name: United Therapeutics Addition to Sliver Spring
Plat #: 220150420

Location: Located at the southwest quadrant of Spring Street and Colesville Road (US 29)

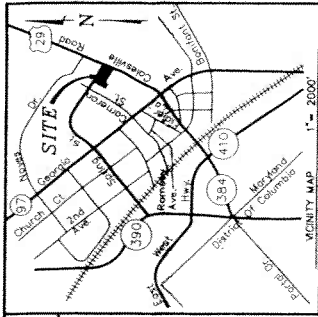
Master Plan: Silver Spring CBD Sector Plan

Plat Details: CR (formerly CBD-1) zone; 1 lot

Applicants: Montgomery County, Maryland

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120130190 (MCPB Resolution No. 13-132) and Site Plan No. 821040110 (approved 2/3/15), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

PLAT No.



TAX MAP No. JN343

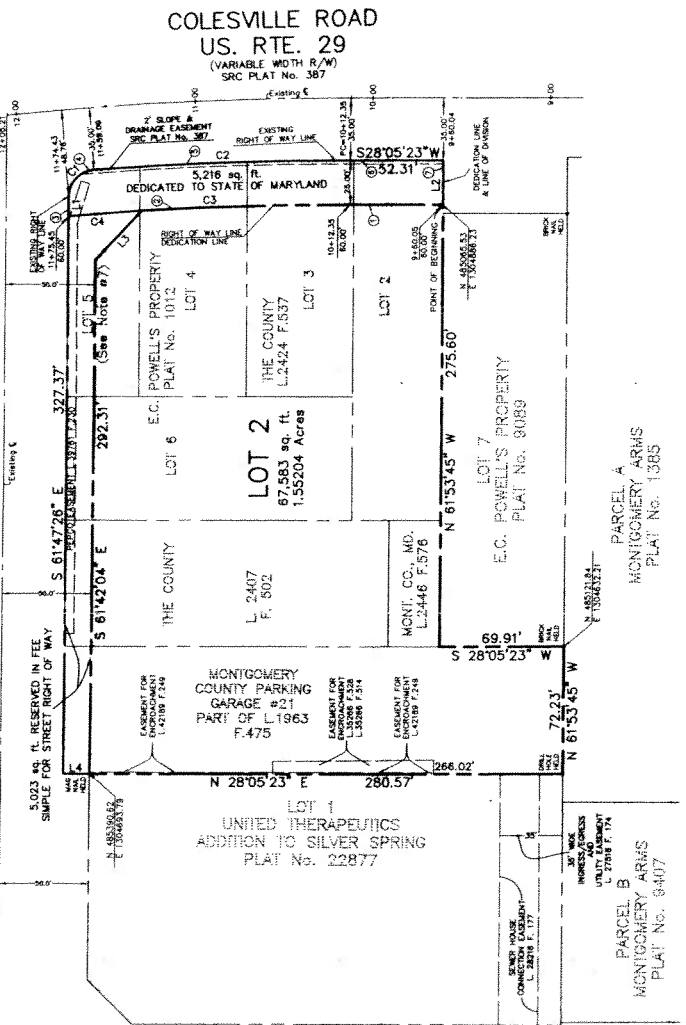
PLAT TABULATION
 Number of Lots = 7
 Area of Lots = 5,218 sq. ft.
 Area Reserved in Fee Simple = 5,218 sq. ft.
 Area Dedicated to the State of Maryland = 5,218 sq. ft.
 1018' AVG
 of 1,786.59 acres

LINE	BEARING	LENGTH	SCOPE	DIST
1	N 81°47'26" E	292.31'	C1	14.55
2	S 81°47'26" W	292.31'	C2	14.55
3	S 81°47'26" W	292.31'	C3	14.55
4	N 81°47'26" E	292.31'	C4	14.55

CURVE	ARC LENGTH	RADIUS	TANGENT DIST.	ANGLE	CHORD BEARING	CHORD LENGTH	SCOPE	DIST
C1	22.30'	13.00'	13.86'	45.241°	S 13°10'51" E	14.401'	C1	14.55
C2	144.05'	1874.86'	424.08'	4.2410°	S 25°53'20" W	144.01'	C2	14.55
C3	197.87'	1549.85'	78.03'	4.5334°	N 25°53'20" E	157.97'	C3	14.55
C4	40.10'	1949.85'	20.05'	174.31°	S 23°49'05" W	40.10'	C4	14.55

SPRING STREET

SEE NOTE #7
 (VARIABLE WIDTH R/W)
 L: 63' F: 47.5' L: 228' F: 15'
 L: 228' F: 17' Plat No. 1012



OWNER'S CERTIFICATE
 Montgomery County, Maryland, a body corporate, owner of the property shown hereon, hereby adopts this plat of subdivision; reserves in fee simple for the property shown hereon; declares the streets as shown hereon to be a public road for the State of Maryland for the use and enjoyment of the public; and, as owner of the subdivision, waives, for successors and assigns, all claims for damages or compensation for the taking of land for a public use, 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 subdivision.

SURVEYOR'S CERTIFICATE
 I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat hereon is correct, that it is a subdivision of part of the land conveyed by Roy R. Hunt & Wilbur W. Hunt to Montgomery County, Maryland, by deed dated September 9, 1954 and recorded among the Land Records of Montgomery County, Maryland, in Liber 475, and also being a subdivision of all of the land conveyed by Sam Eg & Esther Eg to Montgomery County, Maryland, in Liber 2407 at Folio 502, and also being a subdivision of the land conveyed by Silver Spring Shopping Center, Inc. to Montgomery County, Maryland, by deed dated Folio 537, and also being a subdivision of the land conveyed to Montgomery County, Maryland, in Liber 2424 at Folio 537, and also being a subdivision of the land conveyed to Montgomery County, Maryland, in Liber 2446 at Folio 578, and also being a resubdivision of all of lots 2-4 recorded among said Land Records as Plat No. 1012.
 I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the plat, the monuments and other boundary markers will be set in accordance with the Montgomery County Code, and that I am responsible for the setting of the monuments and other boundary markers. The total area of the subdivision is 67,983 square feet, including 5,023 square feet reserved in fee simple for street right of way to the State of Maryland.

LAND DEDICATED TO THE PURPOSES OF A PUBLIC ROAD

LINE	COURSE	DISTANCE
1	N 28°05'23" E	52.30'
2	R=1 849.86' CHD. N25°53'36" E	L=157.07' 137.92'
3	S 81°47'26" E	11.29'
4	R=15.00' CHD. S19°03'05" E	L=22.38' 20.36'
5	R=1 874.86' CHD. S25°53'20" W	L=144.01' 144.01'
6	S 28°05'23" W	52.31'
7	N 81°53'45" W	25.00'

DEDICATION AREA
 5,218 SQ. FT. OR 0.120 ACRE±
 SHOWN THUS:

GRAPHIC SCALE
 1 inch = 50 ft.
 1 inch = 15.24 m.

MONTEGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES
 APPROVED: *October 26, 2015*
Dianna St. James
 DIRECTOR

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED:
 CHAIRMAN _____
 SECRETARY-TREASURER _____
 M.N.C.P. & P.C. RECORD FILE NO. _____

Montgomery County, Maryland
 Planning Department
 OCT 26 2015
 Montgomery County, Maryland
 Planning Department
 20888-1278
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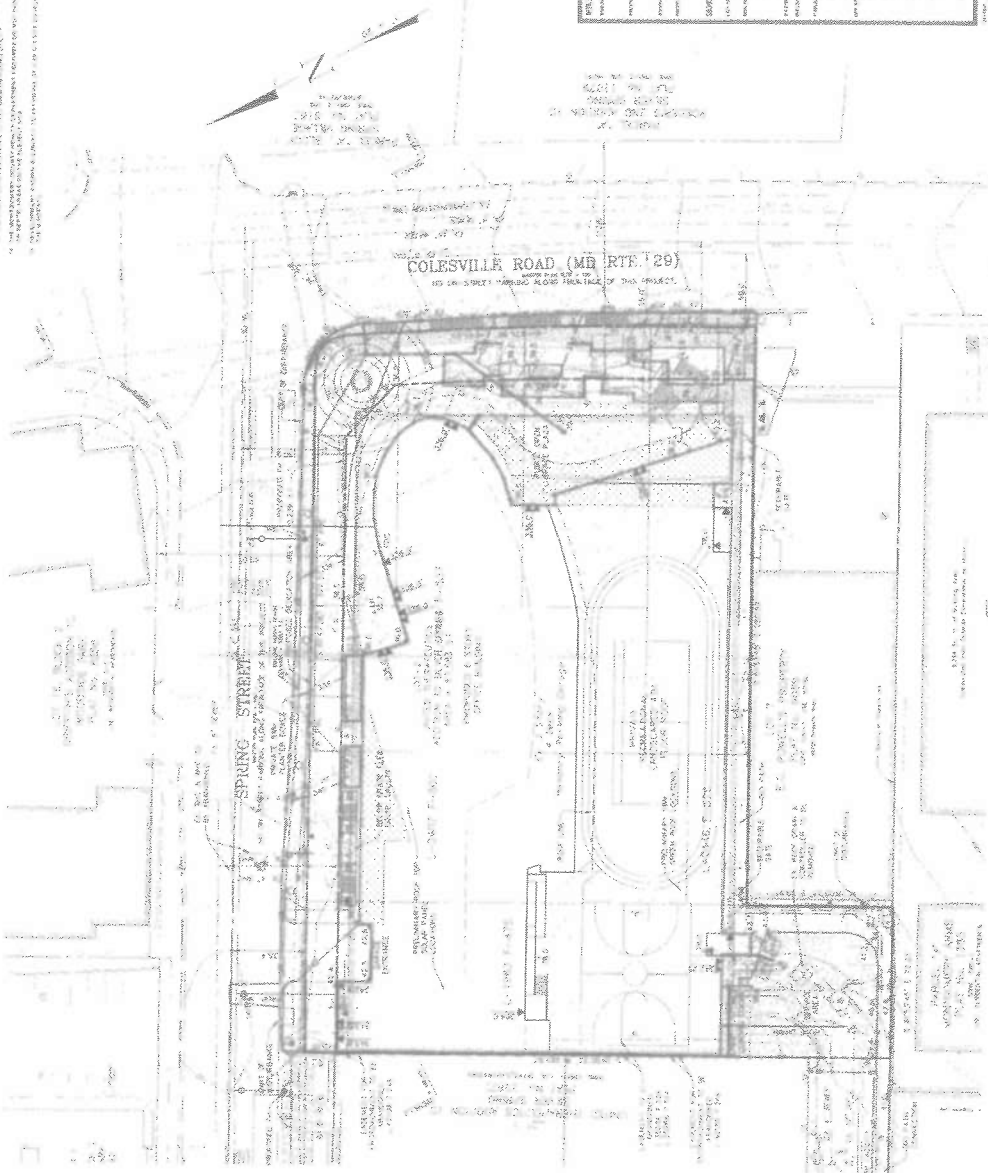
Montgomery County
 Planning Department

- NOTES:**
1. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENTS.
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UNIT MAP

Symbol	Description
(Symbol)	Proposed
(Symbol)	Existing
(Symbol)	Right of Way
(Symbol)	City of Silver Spring
(Symbol)	County of Montgomery
(Symbol)	State of Maryland
(Symbol)	Water
(Symbol)	Highway
(Symbol)	Other



LEGEND

Symbol	Description
(Symbol)	Proposed
(Symbol)	Existing
(Symbol)	Right of Way
(Symbol)	City of Silver Spring
(Symbol)	County of Montgomery
(Symbol)	State of Maryland
(Symbol)	Water
(Symbol)	Highway
(Symbol)	Other



PRELIMINARY PLAN
 LOT 1-3 UNITED THERAPEUTICS ADDITION TO SILVER SPRING
 UNITED THERAPEUTICS SILVER SPRING CAMPUS - PHASE 3
 1-3863 F-475, 1-7489 F-402, 1-7424 F-517 & 1-7446 F-578
 1376 ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 MONTGOMERY COUNTY
 MARYLAND
 UNITED THERAPEUTICS
 1376 ELECTION DISTRICT
 MONTGOMERY COUNTY
 MARYLAND



ARCHITECT
 UNITED THERAPEUTICS CORPORATION
 SILVER SPRING, MD 20910
 CONTACT: J. B. SPANGLER
 PHONE: 301-951-1188

ENGINEER
 MONTGOMERY COUNTY
 100 EDISON PARK DRIVE, 4TH FLOOR
 SILVER SPRING, MD 20910
 CONTACT: J. B. SPANGLER
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