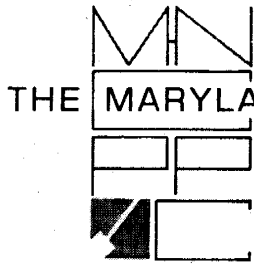


Item #2



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

M E M O R A N D U M

**DATE:** July 9, 2004  
**TO:** Montgomery County Planning Board  
**FROM:** Catherine Conlon  
Development Review Division  
(301) 495-4542  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for July 15, 2004.

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Attached are copies of plan drawings for Item #02, #04 and #10. These subdivision items are scheduled for Planning Board consideration on July 15, 2004. The items are further identified as follows:

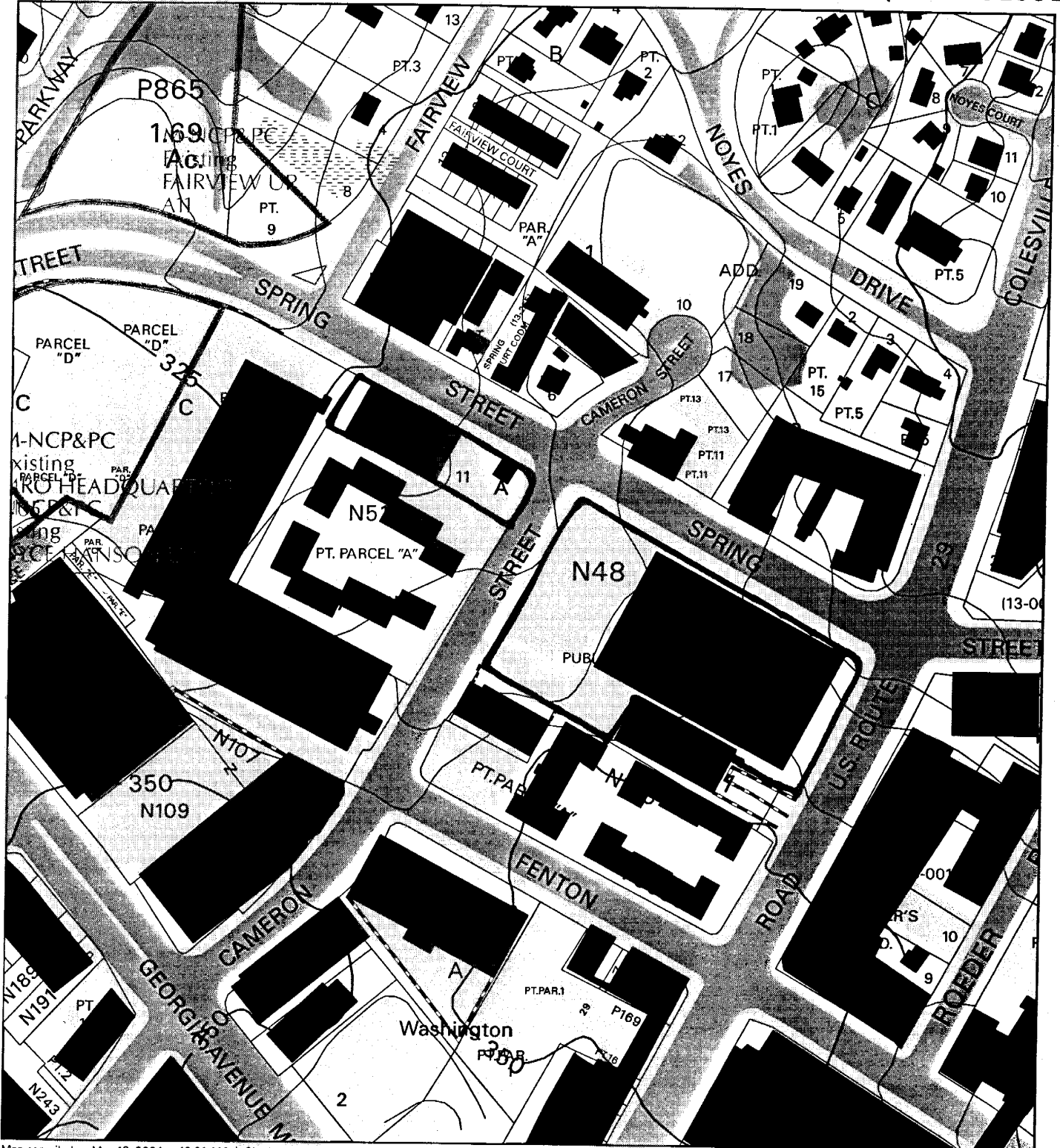
Agenda Item #02 - Subdivision Regulation Waiver SRW-04004  
United Therapeutics, Silver Spring  
Campus

Agenda Item #04 - Preliminary Plan 1-04087  
United Therapeutics, Silver Spring  
Campus

Agenda Item #10 - Preliminary Plan 1-04018  
Airpark Industrial Park North

Attachment

# UNITED THERAPEUTICS, SILVER SPRING CAMPUS (SRW-04004)



Map compiled on May 18, 2004 at 10:31 AM | Site located on base sheet no - 210NW01

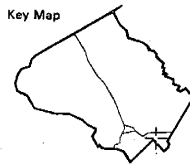
## NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map

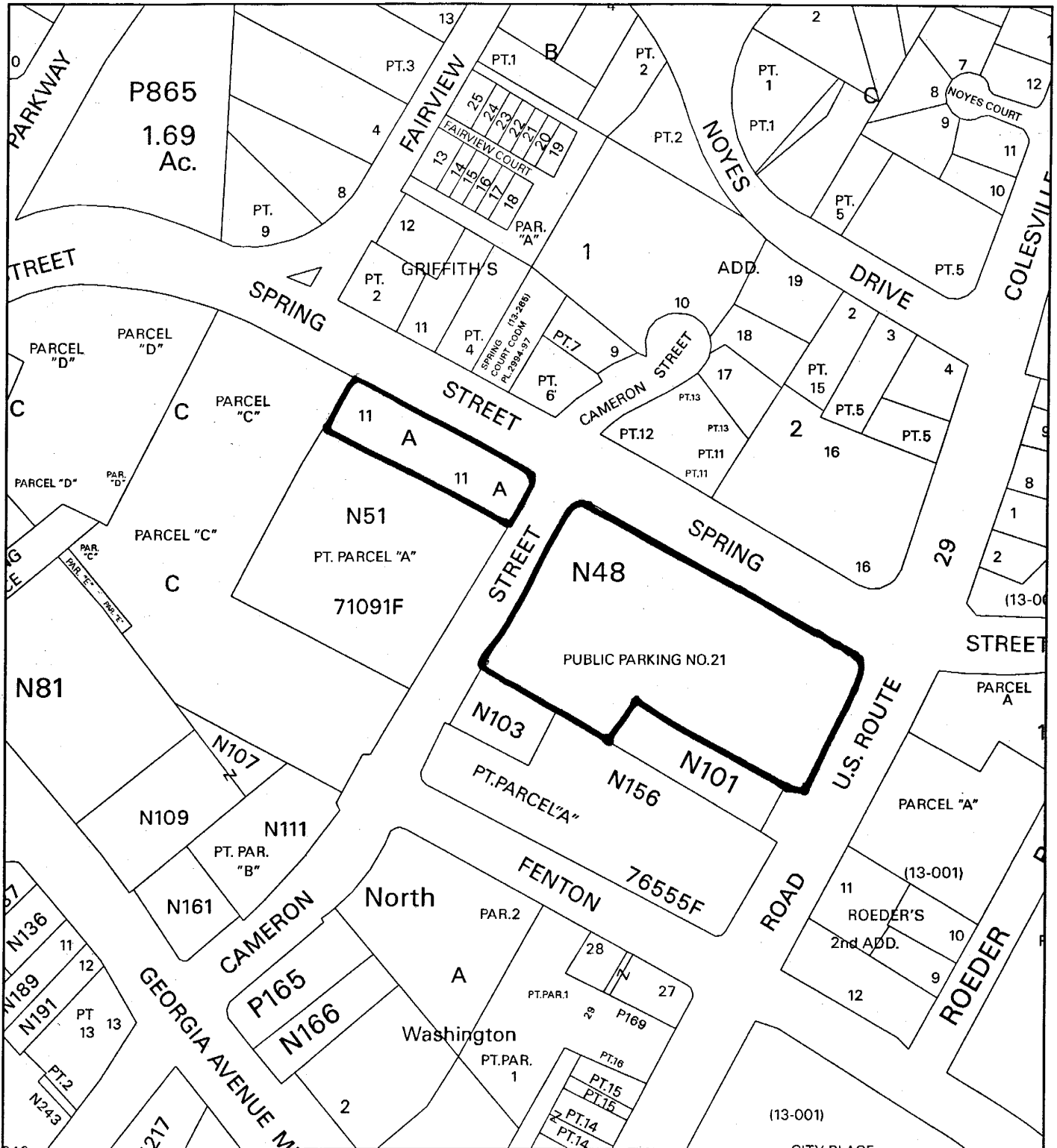


Research & Technology Center

0 200

1 inch = 200 feet  
1 : 2400

# UNITED THERAPEUTICS, SILVER SPRING CAMPUS (SRW-04004)



Map compiled on May 18, 2004 at 10:43 AM | Site located on base sheet no - 210NW01

## NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

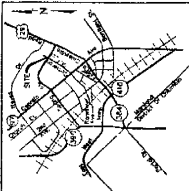
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



N





**VICINITY MAP**  
SCALE 1" = 2,000'

Symbol	Description
[Symbol]	Proposed Building
[Symbol]	Existing Building
[Symbol]	Proposed Parking
[Symbol]	Existing Parking
[Symbol]	Proposed Driveway
[Symbol]	Existing Driveway
[Symbol]	Proposed Sidewalk
[Symbol]	Existing Sidewalk
[Symbol]	Proposed Street
[Symbol]	Existing Street
[Symbol]	Proposed Utility
[Symbol]	Existing Utility
[Symbol]	Proposed Easement
[Symbol]	Existing Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Existing Right-of-Way
[Symbol]	Proposed Fence
[Symbol]	Existing Fence
[Symbol]	Proposed Wall
[Symbol]	Existing Wall
[Symbol]	Proposed Gate
[Symbol]	Existing Gate
[Symbol]	Proposed Sign
[Symbol]	Existing Sign
[Symbol]	Proposed Light
[Symbol]	Existing Light
[Symbol]	Proposed Tree
[Symbol]	Existing Tree
[Symbol]	Proposed Plant
[Symbol]	Existing Plant

**SUBJECT PROPERTY:**  
LOT 1, BLOCK A, J.C. WILSON ESTATE - SILVER SPRING  
LOT 1, BLOCK A, J.C. WILSON ESTATE - SILVER SPRING

**LOT AREA:**  
TOTAL AREA: 10,000 S.F.  
TOTAL AREA: 10,000 S.F.

**DEVELOPMENT STANDARDS FOR DISTRICT 10:**  
MINIMUM LOT AREA: 10,000 S.F.  
MINIMUM FRONT SETBACK: 10 FEET  
MINIMUM SIDE SETBACK: 5 FEET  
MINIMUM REAR SETBACK: 5 FEET  
MAXIMUM BUILDING HEIGHT: 3 STORIES  
MAXIMUM GROUND COVER: 20%  
MAXIMUM LOT COVERAGE: 40%  
MINIMUM OPEN SPACE: 10%  
MINIMUM TREE CANOPY: 10%  
MINIMUM BIENNEZIAL PLANTING: 10%  
MINIMUM PERENNIAL PLANTING: 10%

**DEVELOPMENT STANDARDS FOR DISTRICT 10 (OPTIONAL METRO PARKS):**  
MINIMUM LOT AREA: 10,000 S.F.  
MINIMUM FRONT SETBACK: 10 FEET  
MINIMUM SIDE SETBACK: 5 FEET  
MINIMUM REAR SETBACK: 5 FEET  
MAXIMUM BUILDING HEIGHT: 3 STORIES  
MAXIMUM GROUND COVER: 20%  
MAXIMUM LOT COVERAGE: 40%  
MINIMUM OPEN SPACE: 10%  
MINIMUM TREE CANOPY: 10%  
MINIMUM BIENNEZIAL PLANTING: 10%  
MINIMUM PERENNIAL PLANTING: 10%

**DEVELOPMENT STANDARDS FOR DISTRICT 10 (OPTIONAL METRO PARKS):**  
MINIMUM LOT AREA: 10,000 S.F.  
MINIMUM FRONT SETBACK: 10 FEET  
MINIMUM SIDE SETBACK: 5 FEET  
MINIMUM REAR SETBACK: 5 FEET  
MAXIMUM BUILDING HEIGHT: 3 STORIES  
MAXIMUM GROUND COVER: 20%  
MAXIMUM LOT COVERAGE: 40%  
MINIMUM OPEN SPACE: 10%  
MINIMUM TREE CANOPY: 10%  
MINIMUM BIENNEZIAL PLANTING: 10%  
MINIMUM PERENNIAL PLANTING: 10%

**TRUMP AREA:**  
EXISTING BUILDING: 10,000 S.F.  
EXISTING BUILDING: 10,000 S.F.

**PROPOSED BUILDING:**  
PROPOSED 3 STORY OFFICE BUILDING: 30,000 S.F.  
PROPOSED 3 STORY OFFICE BUILDING: 30,000 S.F.

**PROPOSED PARKING:**  
PROPOSED PARKING: 10 SPACES  
PROPOSED PARKING: 10 SPACES

**PROPOSED DRIVEWAY:**  
PROPOSED DRIVEWAY: 10 FEET WIDE  
PROPOSED DRIVEWAY: 10 FEET WIDE

**PROPOSED SIDEWALK:**  
PROPOSED SIDEWALK: 5 FEET WIDE  
PROPOSED SIDEWALK: 5 FEET WIDE

**PROPOSED STREET:**  
PROPOSED STREET: 10 FEET WIDE  
PROPOSED STREET: 10 FEET WIDE

**PROPOSED UTILITY:**  
PROPOSED UTILITY: 10 FEET WIDE  
PROPOSED UTILITY: 10 FEET WIDE

**PROPOSED EASEMENT:**  
PROPOSED EASEMENT: 10 FEET WIDE  
PROPOSED EASEMENT: 10 FEET WIDE

**PROPOSED FENCE:**  
PROPOSED FENCE: 10 FEET WIDE  
PROPOSED FENCE: 10 FEET WIDE

**PROPOSED WALL:**  
PROPOSED WALL: 10 FEET WIDE  
PROPOSED WALL: 10 FEET WIDE

**PROPOSED GATE:**  
PROPOSED GATE: 10 FEET WIDE  
PROPOSED GATE: 10 FEET WIDE

**PROPOSED SIGN:**  
PROPOSED SIGN: 10 FEET WIDE  
PROPOSED SIGN: 10 FEET WIDE

**PROPOSED LIGHT:**  
PROPOSED LIGHT: 10 FEET WIDE  
PROPOSED LIGHT: 10 FEET WIDE

**PROPOSED TREE:**  
PROPOSED TREE: 10 FEET WIDE  
PROPOSED TREE: 10 FEET WIDE

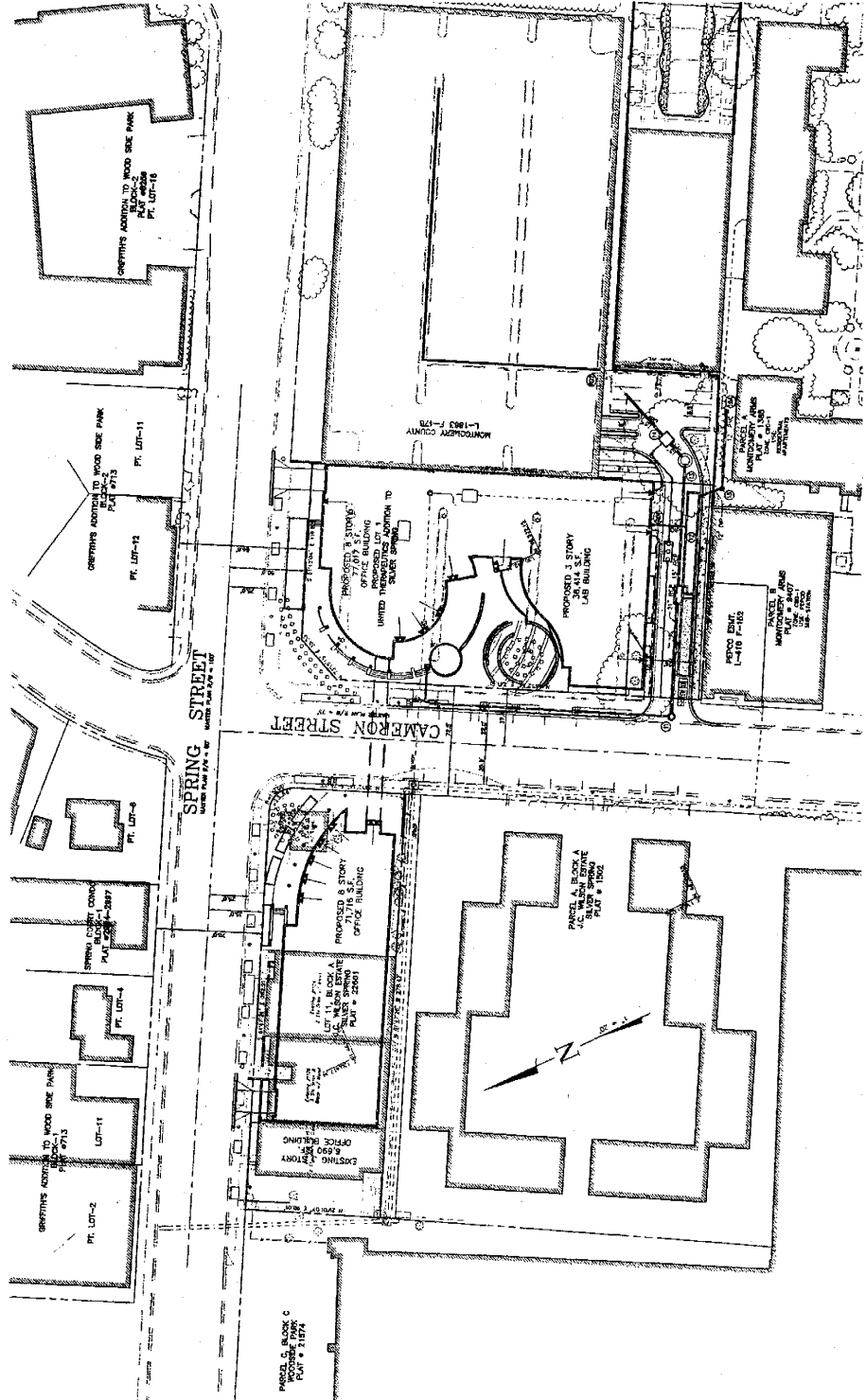
**PROPOSED PLANT:**  
PROPOSED PLANT: 10 FEET WIDE  
PROPOSED PLANT: 10 FEET WIDE

**PROJECT PLAN**  
SCALE 1" = 2,000'

**UNITED THERAPEUTICS**  
LOT-1, UNITED THERAPEUTICS ADDITION TO SILVER SPRING & LOT-11, BLOCK A, J.C. WILSON ESTATE SILVER SPRING 15TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHG**  
Montgomery, Maryland  
Landscape Architecture

**DEVELOPER/APPLICANT:**  
UNITED THERAPEUTICS, INC.  
15 WALNUT STREET  
WELLESLEY, MA 02481  
PHONE: 781-235-7412  
FAX: 781-235-7241  
ATTN.: MR. JAMES L. LEVIN



**DEVELOPER/APPLICANT:**  
UNITED THERAPEUTICS, INC.  
15 WALNUT STREET  
WELLESLEY, MA 02481  
PHONE: 781-235-7412  
FAX: 781-235-7241  
ATTN.: MR. JAMES L. LEVIN

Call: "Miss Utility" at 1-800-257-3777, 48 hours prior to the start of work. In order to meet with all utility companies with required facilities, it is the responsibility of the applicant to provide a complete and accurate record of utility lines and structures. The applicant is responsible for obtaining all necessary permits from the Montgomery County Office.