



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #1B**  
**4-8-2021**

**MEMORANDUM**

**DATE:** March 30, 2021

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Coordinator *SS*  
Jay Beatty, Senior Planner  
I.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for April 8, 2021

---

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:

**220210180 Griffith's addition to Woodside Park**

**Plat Name:** Griffith's addition to Woodside Park  
**Plat #:** 220210180

**Location:** Located on the west side of Cameron Street, 150 feet north of Spring Street.  
**Master Plan:** North and West Silver Spring Master Plan  
**Plat Details:** EOF and R-60 zones; 1 lot  
**Owner:** United Therapeutics Corporation

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.D.** of the Subdivision Regulations, which states:

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
  2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
  3. all land in the original subdivision lot is included in the plat; and
  4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the 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 50.7.1.D. and supports this minor subdivision record plat.

**Surveyor's Certificate**

I hereby certify that the data shown herein is correct; that it is a resubdivision of Lot 9, Block 1, as shown on a plat of subdivision entitled "Griffith's Addition to Woodside Park" and recorded among the Land Records of Montgomery County, Maryland, under Plat No. 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

For: *Thomas Kaufman*  
 By: *Thomas Kaufman*  
 Professional Land Surveyor  
 Maryland Registration No. 21818  
 (License Expiration Date: 01-06-2022)

**General Notes:**

- Horizontal datum is the Maryland Coordinate System (NAD83/91, SRCS zone 1900(ND)), U.S. Survey Feet, based on real time GPS positioning and conventional surveying methods. (Conversion factor for the site is 0.999994105. The average omitted scale X elevation) factor for the site is 0.999994105. The average omitted scale X elevation) factor for the site is 0.999994105. The average omitted scale X elevation) factor for the site is 0.999994105.
- 20815 Northing: 484433.857 Easting: 1302004.187
- 20822 Northing: 484415.679 Easting: 1304351.723
- This Plat: L-10; Zone: R-40; Zone: 200-230
- This Plat: L-10; Zone: R-40 and FOF-3.0 H-100.
- All terms, conditions, agreements, limitations and requirements associated with any property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained in the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property, but only those matters which are intended to replace an examination of title or to depict or note all matters affecting title.
- This plat was prepared without the benefit of a title commitment.
- This plat conforms to the requirements for minor subdivision approvals in Section 50.4.3.6 of the Montgomery County Code.
- This plat conforms to the requirements for minor subdivision approvals in Section 50.4.3.6 of the Montgomery County Code.

**Owner's Certificate**

We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the boundaries shown hereon, and guarantee compliance with the provisions of Section 50.4.3.6 of the subdivision regulations.

As owners of this subdivision we, our successors and assigns, will locate all property corner markers and all other monuments and boundaries shown hereon by a Registered Maryland Surveyor in accordance with Section 50.4.3.6 of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

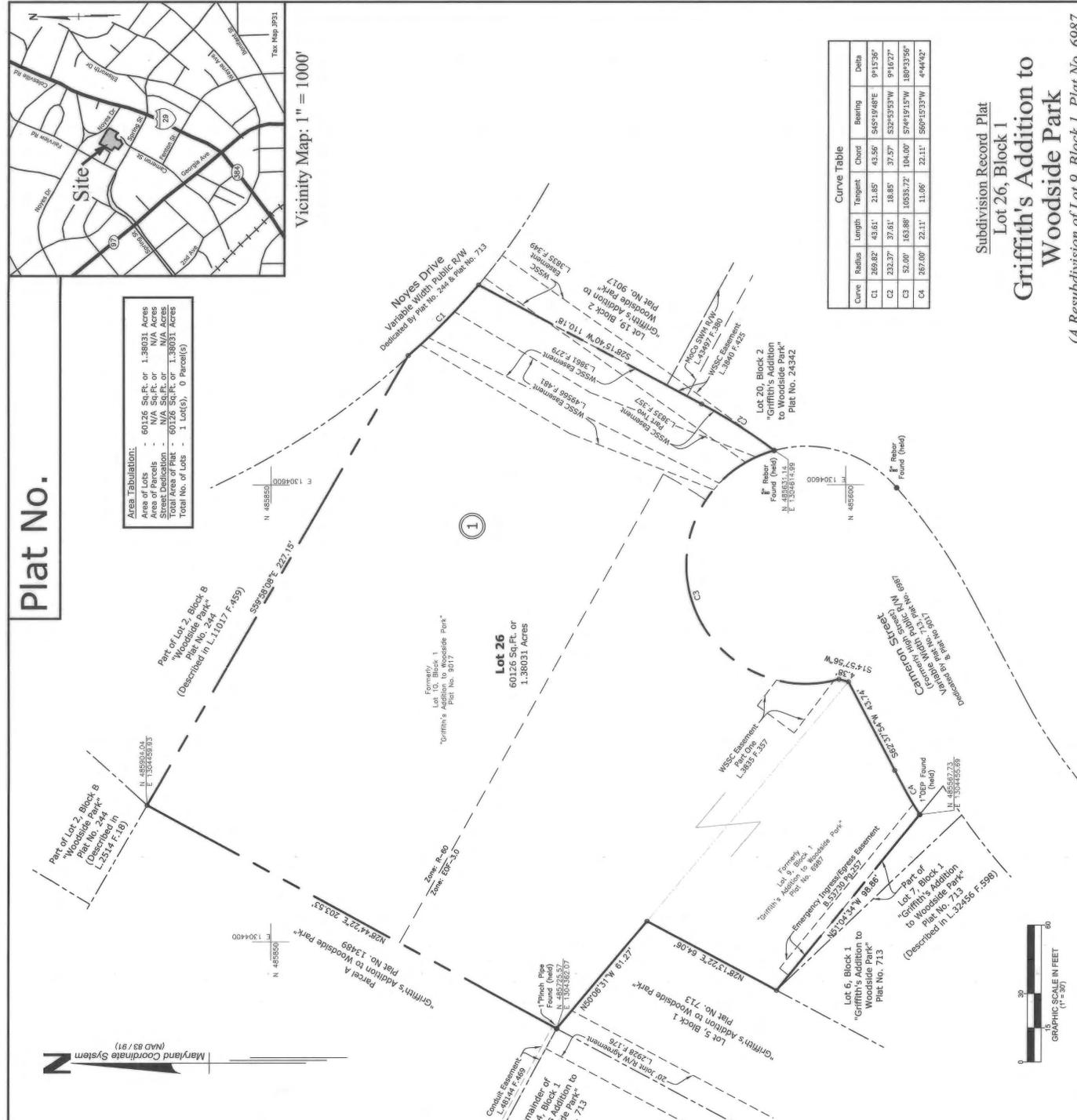
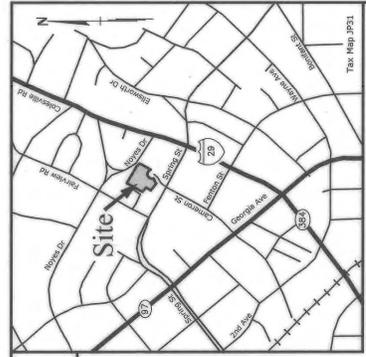
Date: *12/02/2021*  
 Witness: *Thomas Kaufman*  
 UNITED THERAPEUTICS CORPORATION,  
 a Delaware Corporation  
 By: *Thomas Kaufman*, Director, Corporate Real Estate

Approved: \_\_\_\_\_  
 Chairman  
 Approved: *3/23/2021*  
 Montgomery County Department of Permitting Services  
 Approved: \_\_\_\_\_  
 Asst. Secretary-Treasurer  
 Director: *Thomas Kaufman*

**Plat No.**

**Area Tabulation:**  
 Area of Lot 26: 60126 Sq. Ft. or 1.38031 Acres  
 Area of Parcels: N/A Sq. Ft. or N/A Acres  
 Street Dedication: N/A Sq. Ft. or 1.38031 Acres  
 Total Area of Plat: 60126 Sq. Ft. or 1.38031 Acres  
 Total No. of Lots: 1 Lot(s), 0 Parcel(s)

Vicinity Map: 1" = 1000'



Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	269.82'	43.61'	21.85'	S45°19'48"E	9°15'36"	
C2	232.37'	37.61'	18.85'	S22°53'57"W	9°16'27"	
C3	52.00'	163.08'	10555.72'	S74°19'15"W	S89°33'56"	
C4	267.00'	22.11'	11.06'	S69°13'37"W	4°44'42"	

Subdivision Record Plat  
 Lot 26, Block 1  
**Griffith's Addition to  
 Woodside Park**  
 (A Resubdivision of Lot 9, Block 1, Plat No. 6987  
 and Lot 10, Block 1, Plat No. 9017)  
 Wheaton (13th) Election District  
 Montgomery County, Maryland  
 Scale: 1"= 30' October, 2020

**RODGERS CONSULTING**  
 1987 Century Boulevard, Suite 200, Germantown, Maryland 20874  
 Ph: 301.948.4700, Fax: 301.946.6736, www.rodgers.com

Drawn	DEM
Computed	DEM
Checked	AEW
Plotted	
Recorded	
Plat No.	

