Plat Name:  Pine Crest  
Plat #:  220141260

Location:  Located on the east side of Westmoreland Avenue, 250 feet south of 2nd Avenue.
Master Plan:  Takoma Park Master Plan
Plat Details:  R-60 zone; 1 lot  
Community Water, Community Sewer
Owner:  6509 Westmoreland LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(3) of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.

b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958.

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)(3) and supports this minor subdivision record plat.
OWNER'S CERTIFICATE

We, 5059 Westmoreland, LLC, owner of the property shown and described hereon, hereby adopt this plan of subdivision and establish the minimum building restriction lines.

Further, we grant a public utility easement (PLE") as shown hereon to the parties named in a document titled "Declaration of Terms and Provisions of Public Utility Easements", as recorded among the Land Records of Montgomery County, Maryland in Liber 2654 Page 457 which said terms are incorporated hereon.

There are no sues, actions-at-law, liens, mortgages or trusts affecting the property shown hereon, except a certain deed of trust recorded in Liber 4823 at Folio 240 and the party in interest thereto has below indicated its consent.

We hereby assent to this plan of subdivision:

[Signature]

Daniel R. McLean
President
5059 Westmoreland LLC

NOTES

1. All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan showing development of this property, approved by the Montgomery County Planning Board, are intended to be incorporated in the recordation of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan is available at the Planning Board and available for public review during normal business hours.

2. This plat conforms with the requirements of Minor Subdivision approvals contained in Section 50.35A of Montgomery County, Maryland, Subdivision Regulations, being Chapter 50 of the County Code. This plat involves the consolidation of 6 lots and parts of lots into 6 lots in accordance with Section 50.35A(C)(3).

3. The Zoning is R-60.


5. WSCC Sheet No. 200 NL 01

6. This property is to be served by public water and sewer systems only.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief, that it is a subdivision of all of the land conveyed from Alan A. Winneberger and Ann L. Winneberger, his wife to 5059 Westmoreland, LLC, part of the second part, by deed dated July 6th, 2013 and recorded among the Land Records of Montgomery County, Maryland in Liber 4705 at Folio 243, said land known as Lot 10, Part of Lot 4 and Part of Lot 6, Block 12 in a subdivision known as "Pine Crest" and being recorded among the Land Records of Prince George's County, Maryland, in Plat Book 4, Plat No. 15 of said Land Records.

I further certify all property markers are in place in accordance with the provisions of Section 50.24(d)(2) of the Montgomery County Code.

The total area included on the Plat is 12,600 square feet or 0.2893 acres. There is no dedication to public use made by this Plat.

[Signature]

Charles L. Griner
Professional Land Surveyor
Maryland No. 121322
Expiration Date: February 4, 2015.

SUBDIVISION RECORD PLAT
PINE CREST
LOT 22, BLOCK 12
A RESUBDIVISION OF
LOT 5, PART OF LOT 4 AND PART OF LOT 6, BLOCK 12
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 20' MAY, 2014

LANDMARK ENGINEERING, INC.
8110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 226-5981
ROCKVILLE, MARYLAND 20852 FAX: (301) 226-5984
CONSULTING ENGINEERS PLANNERS SURVEYORS

MEMOIREX RECORD FILE NO.
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: PINE CREST  Plat Number: 220141260
Plat Submission Date: 3-22-14
Plat Reviewer: S. Smith
Prelim Plan Reviewer: WJ
*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

Review Items: Refer the Plat Review Checklist

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Review:
Consultant Notified (Initial Mark-up):
Consultant Notified (Submit Mylar):
Final Mylar & DXF/DWG Received:
Final Mylar Review Complete:

Board Approval of Plat:
Plat Agenda:
Planning Board Approval:
Chairman’s Signature:

MCDPS Approval of Plat:
Consultant Pick-up for DPS Signature:
Final Mylar for Reproduction Rec’d:

Plat Reproduction:
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:
MINOR SUBDIVISION SECTION 50-35A
Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment
   a) Total area does not exceed 5% of combined area affected: ________________
   b) No additional lots created: ________________
   c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ________________
   d) Date sketch plan submitted: ________________
   e) Sketch plan revised or denied within 10 business days: ________________
   f) Final record plat submitted within ninety days: ________________
   g) Sketch shows following information:
      i. proposed lot adjustment: ________________
      ii. physical improvements within 15 feet of adjusted line: ________________
      iii. alteration to building setback: ________________
      iv. amount of lot area affected: ________________

(2) Conversion of Outlot into a Lot
   a) Outlot not required for open space or otherwise constrained: ________________
   b) Adequate sewerage and water service/public or private: ________________
   c) Adequate public facilities and AGP satisfied: ________________
   d) Any conditions/agreements of original subdivision: ________________
   e) Special Protection Area, Water Quality Plan required: ________________

(3) Consolidation Of Two of More Lots
   a) Any prior subdivision conditions: ________________
   b) Part of lot created by deed prior to June 1 1958: yes ✓

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
Any subdivision/conditions; APF agreement satisfied: ________________

(5) Plat of Correction
   a) All owners and trustees signed: ________________
   b) Original Plat identified: ________________

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958
   a) Deed(s) submitted: ________________
   b) Developable with only one single family detached unit: ________________

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels
   a) Adequate Public Facilities satisfied: ________________
   b) Street dedication required: ________________
   c) Forest conservation: ________________
   d) Storm water management: ________________
   e) Special Protection Area/Water Quality Plan: ________________
   f) Landscaping and lighting plan including parking lot layout: ________________
   g) Approved Special Exception: ________________