

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

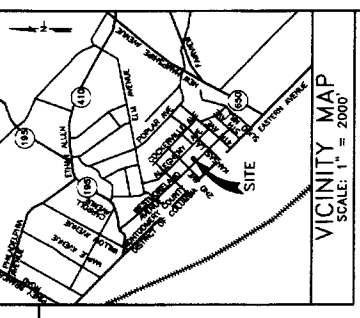
Owner: 6509 Westmoreland LLC

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.



PLAT NO.

OWNER'S CERTIFICATE

We, 6509 Westmoreland LLC, owner of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, we grant a public utility easement (P.U.E.) 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 3834 Folio 457 which said terms are incorporated herein.

There are, no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon, except a certain deed of trust recorded in Liber 48076 of Folio 094 and the party in interest thereto has below indicated its assent.

Witness: David V. Altomare Date: 5/21/14
6509 Westmoreland LLC

We hereby assent to this plan of subdivision:
David R. Rogini Date: 5/23/14
SVP/Director of Real Estate
City First Bank of DC

NOTES

- All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan of this property, approved by the Montgomery County Planning Board and intended for recordation, shall be deemed approved. 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 Minor Subdivision approvals contained in Chapter 50 of the Montgomery County, Maryland, Subdivision Regulations, being Chapter 50 of the Code of Regulations, which provide for the consolidation of a lot and parts of lots into a lot in accordance with Section 50-35M(e)(3).
- The Zoning is R-60.
- Tax Map JN561
- WSSC Sheet No. 208 Nk. 01
- This property is to be served by public water and sewer systems only.

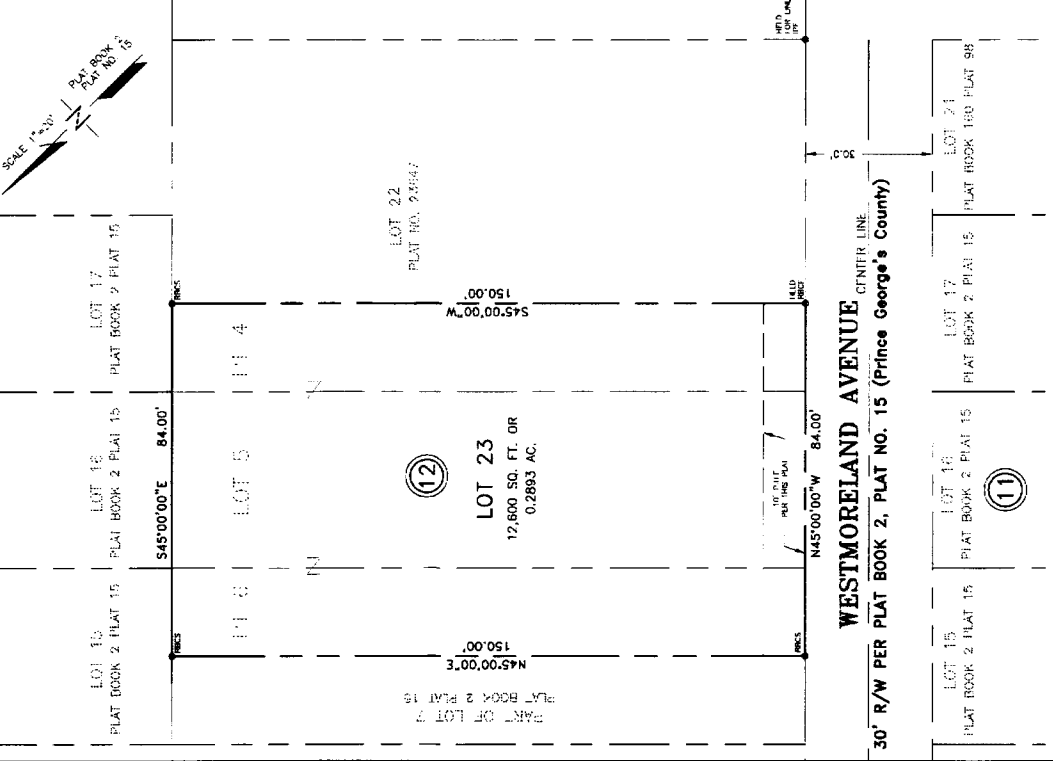
SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of all of the lots conveyed on an A. Wanninger and Ann L. Wanninger, his wife, 6509 Westmoreland LLC, recorded in Liber 48076 of Folio 094, July 8th, 2013, and recorded among the Land Records of Montgomery County, Maryland in Liber 47358 of Folio 263, said land known as Lot 5, 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 2, Plat No. 15 of said Land Records.

I further certify all property markers are in place in accordance with the provisions of Section 50-74(e)(7) of the Montgomery County Code.

The total area included on this Plat is 12,800 square feet or 0.2893 acres. There is no dedication to public use made by this Plat.

Date: 5/20/14
Charles J. Grimley
Professional Land Surveyor
Maryland No. 21392
Expiration Date: February 4, 2016



- LEGEND:
 - RINGS RETURN W/CAPI SH I
 - RINGS RETURN W/CAPI FOUND

22014/240

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

APPROVED ON: _____
DIRECTOR: _____

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

MNCPPC RECORD FILE NO.: _____



LANDMARK ENGINEERING, INC.
 6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5881
 ROCKVILLE, MARYLAND 20862 FAX: (301) 230-5884
 CONSULTING ENGINEERS PLANNERS SURVEYORS

SUBDIVISION RECORD PLAT
PINE CREST
LOT 23, 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

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: PIWE CREST Plat Number: 220141260
 Plat Submission Date: 3-20-14
 Plat Reviewer: S. Smith
 Prelim Plan Reviewer: N/A
 *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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	3-26-14	4-11-14		
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DARC	Keiona Clark				

Review:

Consultant Notified (Initial Mark-up):	<u>SOS</u>	<u>4/21/14</u>
Consultant Notified (Submit Mylar):	<u>SOS</u>	<u>4/21/14</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>5-22-14</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>5-28-14</u>

Board Approval of Plat:

Plat Agenda:	<u>SOS</u>	<u>6-5-14</u>
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	_____	_____

No. _____

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: ok
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: _____