

Plat Name: Bedfordshire
Plat #: 220140020

Location: Located on the south side of Wilden Lane, 300 feet east of Bedfordshire Avenue.

Master Plan: Potomac Subregion Master Plan

Plat Details: R-200 zone; 2 lots
Community Water, Community Sewer

Applicant: John C. Barpoulis et al

Staff recommends approval of this minor subdivision plat pursuant to **50-35A(a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

NOTES

1. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER WATER CATEGORY 1 - SEWER CATEGORY 1.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-50 ZONE AS OF THE DATE OF PLAT RECORDED.
3. REF = IRON PIPE FOUND
RIP = IRON PIPE SET
OFF = OPEN IRON PIPE FOUND
REF = REBAR FOUND
4. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER.
5. THIS PROPERTY IS SHOWN ON TAX MAP FIG 341.
6. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 24 NH 10.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND PLANNING BOARD COMMENTS FROM THE PLANNING BOARD'S SITE PLAN REVIEW SHALL BE PART OF THIS PLAT. THE PLANNING BOARD'S SITE PLAN REVIEW AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD SHALL BE PART OF THIS PLAT. THE OFFICIAL RECORD FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR THOROUGH SUBDIVISION APPROVALS CONTAINED IN SECTION 54-26A OF THE SUBDIVISION REGULATIONS, MONTGOMERY COUNTY, MARYLAND. THIS PLAT INVOLVES A PLANNING BOARD REVIEW AND APPROVAL.
9. THE PLANNING BOARD RECORD PLAT WAS INTENDED TO SHOW EVERY PARTY INVOLVED IN THE DEVELOPMENT OF THIS PROPERTY, THE RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY, THE EXAMINATION OF TITLE ON TO DEFECT ON NOTE ALL MATTERS AFFECTING TITLE.
10. THIS PROPERTY WAS APPROVED UNDER THE CLUSTER METHOD OF SUBDIVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, MONTGOMERY COUNTY, MARYLAND. RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.

N/E
PIER'S LAKE
LOT 12, BLOCK C
LIBER 37247-000 RELO 1
P.B. 92, PLAT NO. 10024

N/E
JOHN AND SARAH BARBOULIS
LOT 13, BLOCK C
LIBER 44814-000 RELO 1
P.B. 92, PLAT NO. 10023

LOT 23
14,668 SF

N/E
JOHN C. BARBOULIS
LIVING TRUST
LIBER 44814 / FOLIO 482
P.B. 92, PLAT NO. 10023

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF PARCELS 23 AND 24, BLOCK C, SUBDIVISION RECORD PLAT 92, PLAT NO. 10023, AND ALL OF THE LANDS CONVERTED BY MICHAEL SZAPRANSKI AND SONG SEPTEMBER 19, 2002, AND RECORDED SEPTEMBER 19, 2002 IN LIBER 44814 AT FOLIO 482, ALSO BEING A RESUBDIVISION OF LOT 13 AND LOT 14, BLOCK C, BEDFORDSHIRE, AS RECORDED IN PLAT BOOK 92, PLAT 10023, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 28,002 SQUARE FEET, NAME OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

9/17/13
DATE
J. Allen Natford
PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JULY 13, 2015

Department of
Permitting Services
Montgomery County, Maryland
Director
Approved: _____
Chief: _____
Asst. Secretary - Treasurer

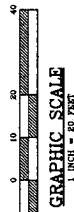
PLAT TABULATION

NUMBER OF PARCELS	0
AREA OF LOTS (S.F.)	28,002.50 FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	28,002.50 FT. (0.65 ACRES)

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
M.N.C.P. & P.C. Record File No. _____

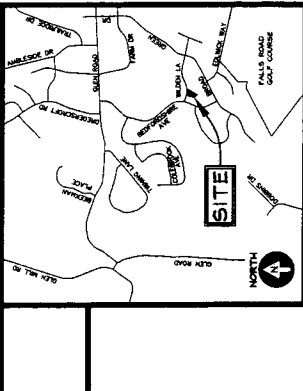
Recorded
Plat No. _____

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CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA ANGLE
C1	153.04'	3717.70'	53.02'	S 87°10'52" E	00°02'54"
C2	40.95'	300.00'	37.49'	S 47°53'00" E	77°14'57"
C3	85.95'	60.00'	74.45'	S 47°53'00" E	77°14'54"



OWNERS' CERTIFICATE
SCALE: 1" = 200'

ME, JOHN BARBOULIS AND SARAH BARBOULIS, AND THE JOHN C. BARBOULIS LIVING TRUST, TRUSTEES OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY GRANT A 0-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MONTGOMERY COUNTY PLANNING BOARD AND THE PLANNING BOARD TO USE FOR THE MONTGOMERY COUNTY PLANNING BOARD'S SITE PLAN REVIEW AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD FOR THE PURPOSES OF THE PLANNING BOARD'S SITE PLAN REVIEW AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, AS RECORDED IN LIBER 44814 AT FOLIO 482, AND THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, LIBER 44814, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

LOT 23 (FORMERLY LOT 13)
DATE 9/19/03 John C. Barboulis Sarah Barboulis
DATE 9/18/13 John C. Barboulis Sarah Barboulis

LOT 24 (FORMERLY LOT 14)
DATE 9/19/03 John C. Barboulis Sarah Barboulis

SUBDIVISION RECORD PLAT
LOTS 23 AND 24, BLOCK C
BEDFORDSHIRE
A RESUBDIVISION OF LOTS 13 AND 14, BLOCK C
POTOMAC (10TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JULY, 2013

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Bedfordshire Plat Number: 220140020
 Plat Submission Date: 7/3/2013
 DRD Plat Reviewer: W. Meyers
 DRD 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 _____

Lot # & Layout _____ Lot Area _____ Zoning _____ Bearings & Distances _____ Coordinates _____
 Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____ Non-standard _____
 BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____
 SPA _____

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>MKF</u> Evelyn Gibson	<u>7/3/13</u>	<u>7/19/13</u>	<u>7/17/13</u>	<u>OK</u>
Research	Bobby Fleury			<u>7/18/13</u>	<u>OK</u>
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): WM 8/12/13
 Final Mylar & DXF/DWG Received: SJS 9-23-2013
 Final Mylar Review Complete: SJS 10-1-2013

Board Approval of Plat:

Plat Agenda: SJS 10-10-2013

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: ok
- b) No additional lots created: ok
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ok
- d) Date sketch plan submitted: June 18, 2013
- e) Sketch plan revised or denied within 10 business days: ok 7-2-13
- f) Final record plat submitted within ninety days: yes 7-3-13
- g) Sketch shows following information:
 - i. proposed lot adjustment: ok
 - ii. physical improvements within 15 feet of adjusted line: ok
 - iii. alteration to building setback: ok
 - iv. amount of lot area affected: 150 SF. (3%)

(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: _____

(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: _____