



MEMORANDUM

DATE: ~~April 25, 2024~~ **April 29, 2024**

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178

SS
JCB

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 9, 2024

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:

220230610 Shivacharan

220240390 Woodhaven (Added April 29, 2024)

Plat Name: Shivacharan

Plat #: 220230610

Location: Located on the south side of Whites Ferry Road (MD 107), 1300 feet west of Morrow Road

Master Plan: Agriculture and Rural Open Space Master Plan

Plat Details: AR zone; 1 lot

Owner: Bangalore and Anupama Shivacharan

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620220060 (MCPB Resolution No. 22-112), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.



VICINITY MAP
SCALE: 1" = 200'



LINE TABLE

Line #	Distance	Bearing
L1	124.77'	S 84°07'16" E
L2	210.95'	S 72°05'05" E
L3	201.81'	S 65°59'17" E
L4	150.81'	S 29°10'10" N
L5	48.79'	S 11°55'10" N
L6	94.05'	S 26°40'07" N
L7	148.50'	S 55°10'10" N
L8	82.50'	S 17°25'10" N
L9	202.12'	S 14°55'10" N
L10	178.20'	S 04°10'10" N
L11	150.15'	S 05°40'10" N
L12	273.90'	S 12°25'10" N
L13	86.53'	S 33°40'10" N
L14	132.00'	S 43°40'10" N
L15	64.56'	S 26°55'50" E
L16	105.00'	S 31°53'20" E
L17	286.10'	S 71°20'30" N
L18	118.40'	N 65°43'00" N
L19	35.22'	N 03°38'50" E
L20	462.64'	N 70°23'30" N
L21	402.91'	N 05°29'20" N
L22	536.91'	S 01°24'40" E
L23	290.15'	N 01°22'50" N
L24	616.98'	N 00°32'10" N
L25	168.15'	N 37°08'00" E

WHITES FERRY ROAD
MARTLAND ROUTE 107
(RIGHT-OF-WAY VARIES)
(LIBER 9821, FOLIO 747)
(SHA PLAT #52462)
(SHA PLAT #52463)



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
①	170.51'	1,507.69'	170.42'	S 82°54'01" E	09°26'20"



10 South Bentz Street
Frederick, Maryland 21701
301-937-8031 office
www.casengineering.com
info@casengineering.com



Recorded _____
Plat No. _____

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief that it is a resubdivision of all of the lands conveyed by Bangorale S. Shivacharan and Anupama R. Shivacharan into Bangorale S. Shivacharan and Anupama R. Shivacharan, Trustees under the Bangorale S. Shivacharan Trust dated August 8, 2011, and Anupama R. Shivacharan and Bangorale S. Shivacharan, Trustees under the Bangorale S. Shivacharan Trust dated August 8, 2011, by a deed dated January 29, 2018, and recorded Folio 15, 2018 in the Land Records of Montgomery County, Maryland, and the total area involved in this plat is 1,102,400 square feet, none of which is dedicated to public use, and that all property corners marked thus \bullet are in place as shown herein in accordance with Section 301.4.3 of the Subdivision Regulations of Montgomery County, Maryland.

4/8/2024
Date
Jelky Agha-Harmond
Professional Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2025



SUBDIVISION RECORD PLAT
LOT 1
SHIVACHARAN

BEING IN PART A RESUBDIVISION OF LOT 1, MANOR JONES
POOLESVILLE (3RD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 200' MARCH, 2024

- NOTES**
- This property is served by private well and septic systems only.
 - IFS = Iron Pin with Cap Set
OIPF = Open Iron Pipe Found
PFF = Pried Iron Pipe Found
 - The property shown hereon is located on Tax Map C5.
 - This property shown hereon is located on W.S.C.C. 200-foot sheet 222, NW 10.
 - This plat is subject to the uses and conditions as required by the Administrative Subdivision Plan 62020060, SHIVACHARAN.
 - Water / Sewer Category: W/S, S-4
 - Septic Area is approved for a 4-bedroom house.
 - The sand mound shall be installed for the initial and future uses of the dwelling to be served. The sand mound shall be installed from physical space reserved for the septic system. There must be no disturbance to the native soil, including but not limited to compaction, grading, cut or fill, etc., for the area of the mound and the area within 25 feet of each mound. Any such disturbance may require the septic approval of the lot owner or may revoke the property owner's ability to expand the septic system. The sand mound shall be installed on a level, well-drained area, such as grass, wildflowers, or leafy ground cover. No trees or shrubs are allowed. Inexpensive sand coverings such as approved on wooded sites, the trees must remain undisturbed until the sand mound is constructed. At that time, the trees must be cut flush with the ground surface, and the stumps must be allowed to remain. Vehicle traffic over the mound sites is limited to mowing equipment only.
 - Approved sand mound sites shall be sufficiently protected from grading or other disturbance by the abuttee by the installation of a sand mound. The sand mound shall be installed on a level, well-drained area, such as grass, wildflowers, or leafy ground cover. No trees or shrubs are allowed. Inexpensive sand coverings such as approved on wooded sites, the trees must remain undisturbed until the sand mound is constructed. At that time, the trees must be cut flush with the ground surface, and the stumps must be allowed to remain. Vehicle traffic over the mound sites is limited to mowing equipment only.
 - Septic field building (MCPDS) before approval of any permits for the lots.
 - Septic field building restriction line is subject to change upon approval by the Montgomery County Department of Permitting Services and Septic Section.
 - The property that is the subject of this record plat is in the AR zone as of the date of plat recordation.
 - Declaration of Septic Easement dated April 1, 2013, and recorded April 12, 2013 in Liber 46512 at Folio 10 to 13.
 - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, and final subdivision record plat of this property and approved by the Montgomery County Planning Board are incorporated into this subdivision record plat. The Board is invited to schedule a public hearing on this subdivision record plat and to schedule a 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. This subdivision record plat is not intended to replace an examination of title or of deed or other all matters affecting title.
 - This property is subject to a Stormwater Management Right of Entry by deed and recorded in Book 62085 at Page 118.
 - The 100-year floodplain and associated 25-foot B.F.L. shown per FEMA Floodplain Map 24031C0305D.

OWNERS' CERTIFICATE

We, Bangorale S. Shivacharan and Anupama R. Shivacharan, trustees under the Bangorale S. Shivacharan Trust dated August 8, 2011, and Anupama R. Shivacharan and Bangorale S. Shivacharan, Trustees under the Anupama R. Shivacharan Trust dated August 8, 2011 of the property shown and described herein, hereby adopt this plat of subdivision and in the minimum zoning restriction lines.

We, the undersigned, being duly sworn, depose and say that we are the owners of the property shown herein as "107 P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3084 at Folio 457 among the Land Records of Montgomery County, Maryland.

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

4/1/2024 *Bangorale Shivacharan* Witness
Date Anupama R. Shivacharan, Trustee

4/1/2024 *Anupama Shivacharan* Witness
Date Bangorale S. Shivacharan, Trustee

PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Lot(s)	1,102,400.0 sq. ft.
Area of Parcel(s)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	1,102,400.0 sq. ft. (25.308 Acres)

Department of Permitting Services
Montgomery County, Maryland
Date: 4-15-2024
Approved: *Ralph J. Seltzer* Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Approved: _____
Chair
Montgomery Plat Signatory
for Secretary - Treasurer
M.N.C.P. & P.C. Record File No. _____

