

Plat Name: Arora Estates

Plat #: 220240410

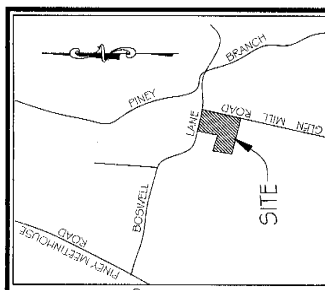
Location: Located southwest of the intersection of Boswell Lane and Glen Mill Road

Master Plan Potomac Sub-Region Master Plan

Plat Details: RE-2 zone; 4 lots

Owner: Ashwani and Janak Arora

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120230050 (MCPB Resolution No. 23-099), 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.



OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND COVERED BY THE FOLLOWING CONVEYANCE AS KNOWN AS **ASHTAMUN AVENUE, ASHTAMUN ARORA, JARAK ARORA, AND JARAK ARORA BY DEED DATED FEBRUARY 1, 2002 AND RECORDING BOOK 48-155, PAGE 155** AND **ASHTAMUN AVENUE, ASHTAMUN ARORA, JARAK ARORA, AND JARAK ARORA BY DEED DATED FEBRUARY 1, 2002 AND RECORDING BOOK 48-155, PAGE 155** AND **ASHTAMUN AVENUE, ASHTAMUN ARORA, JARAK ARORA, AND JARAK ARORA BY DEED DATED FEBRUARY 1, 2002 AND RECORDING BOOK 48-155, PAGE 155** AND **ASHTAMUN AVENUE, ASHTAMUN ARORA, JARAK ARORA, AND JARAK ARORA BY DEED DATED FEBRUARY 1, 2002 AND RECORDING BOOK 48-155, PAGE 155**.

DATE 7-11-24 **BY** MES Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

VICINITY MAP

SUBDIVISION MAP SHEET # 217W10
 WSSO 200 SHEET # 217W10

WITNESSES:

DATE 7-11-24 **BY** MEAS Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

DATE 7-11-24 **BY** MEAS Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION

DATE 7-11-24 **BY** MEAS Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

DATE 7-11-24 **BY** MEAS Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

7-6-24 Ashmun Ave - P/E/S/A
 ASHTAMUN ARORA
WITNESS

7-6-24 Jarak Arora
 JARAK ARORA
WITNESS

MEAS Associates, LLC
 6215 N. WOODSON ROAD, SUITE 100
 WASHINGTON, DC 20024
DATE 7-11-24 **BY** MEAS Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND COVERED BY THE FOLLOWING CONVEYANCE AS KNOWN AS **ASHTAMUN AVENUE, ASHTAMUN ARORA, JARAK ARORA, AND JARAK ARORA BY DEED DATED FEBRUARY 1, 2002 AND RECORDING BOOK 48-155, PAGE 155** AND **ASHTAMUN AVENUE, ASHTAMUN ARORA, JARAK ARORA, AND JARAK ARORA BY DEED DATED FEBRUARY 1, 2002 AND RECORDING BOOK 48-155, PAGE 155** AND **ASHTAMUN AVENUE, ASHTAMUN ARORA, JARAK ARORA, AND JARAK ARORA BY DEED DATED FEBRUARY 1, 2002 AND RECORDING BOOK 48-155, PAGE 155**.

DATE 7-11-24 **BY** MEAS Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

MEAS Associates, LLC
 6215 N. WOODSON ROAD, SUITE 100
 WASHINGTON, DC 20024
DATE 7-11-24 **BY** MEAS Associates, LLC
DATE 7-9-24 **BY** MEAS Associates, LLC

BY: KHANH DANG
 TITLE: DIRECTOR OF CONSUMER CREDIT



GENERAL NOTES

- ALL LINES, DIMENSIONS, AND RECORDATIONS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR RECORDATION OF THIS PLAT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE APPROVED FOREST CONSERVATION PLAN NO. 102020030.
- THE PROPERTY IS DIVIDED INTO SIX (6) UNITS AND SEVEN (7) SEPTIC SYSTEMS ONLY. ALL BUILDING RESTRICTIONS, EASEMENTS, AND RIGHTS RESERVED TO THE OWNER SHALL BE SUBJECT TO CHANGE AT THE DISCRETION OF THE PLANNING BOARD.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY BY DESIGN ENGINEERING, INC. DATED 07/25/2023.
- THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE RIGHTS OF THE OWNER. THE OWNER IS ADVISED THAT THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE REPORT OR TO DEPEND ON ANY MATTER AFFECTING TITLE.
- PROPERTY MARKERS LOCATED IN THE FIELD MARKED THIS PLAT SHALL BE SET SHOWN THIS DATE: 7/6/2024
- THE TOTAL AREA ON THIS PLAT IS 303,000 SQUARE FEET OR 6.980 ACRES OF WHICH 0.4149 ACRES IS DEDICATED TO PUBLIC USE.

CUTTERS LANE
 (PLAT NO. 11760) 5,100 SQ. FT.

LOT 1
 93,862 SF
 SEPTIC AREA (15,572 SF)

LOT 2
 114,055 SF
 SEPTIC AREA (14,400 SF)

LOT 3
 90,326 SF
 SEPTIC AREA (15,007 SF)

LOT 4
 87,134 SF
 SEPTIC AREA (15,127 SF)

LOT 15
 2,817.51 SF
 SEPTIC AREA (1,809.08 SF)

LOT 16
 18,075.50 SF
 SEPTIC AREA (18,075.50 SF)

LINE TABLE

LINE	BEARING	DIST.	ACCUM. BEARING	ACCUM. DIST.
1	N 75°47'31" W	351.18'	N 75°47'31" W	351.18'
2	S 72°31'54" E	310.82'	S 72°31'54" E	310.82'
3	S 75°22'35" E	402.12'	S 75°22'35" E	402.12'
4	N 14°21'22" E	171.31'	N 14°21'22" E	171.31'
5	S 13°9'29" E	329.31'	S 13°9'29" E	329.31'
6	N 14°21'22" E	150.93'	N 14°21'22" E	150.93'
7	S 72°31'54" E	310.82'	S 72°31'54" E	310.82'
8	S 75°22'35" E	402.12'	S 75°22'35" E	402.12'
9	N 14°21'22" E	171.31'	N 14°21'22" E	171.31'
10	S 13°9'29" E	329.31'	S 13°9'29" E	329.31'
11	N 14°21'22" E	150.93'	N 14°21'22" E	150.93'
12	S 72°31'54" E	310.82'	S 72°31'54" E	310.82'
13	S 75°22'35" E	402.12'	S 75°22'35" E	402.12'
14	N 14°21'22" E	171.31'	N 14°21'22" E	171.31'
15	S 13°9'29" E	329.31'	S 13°9'29" E	329.31'
16	N 14°21'22" E	150.93'	N 14°21'22" E	150.93'

PARCELS:

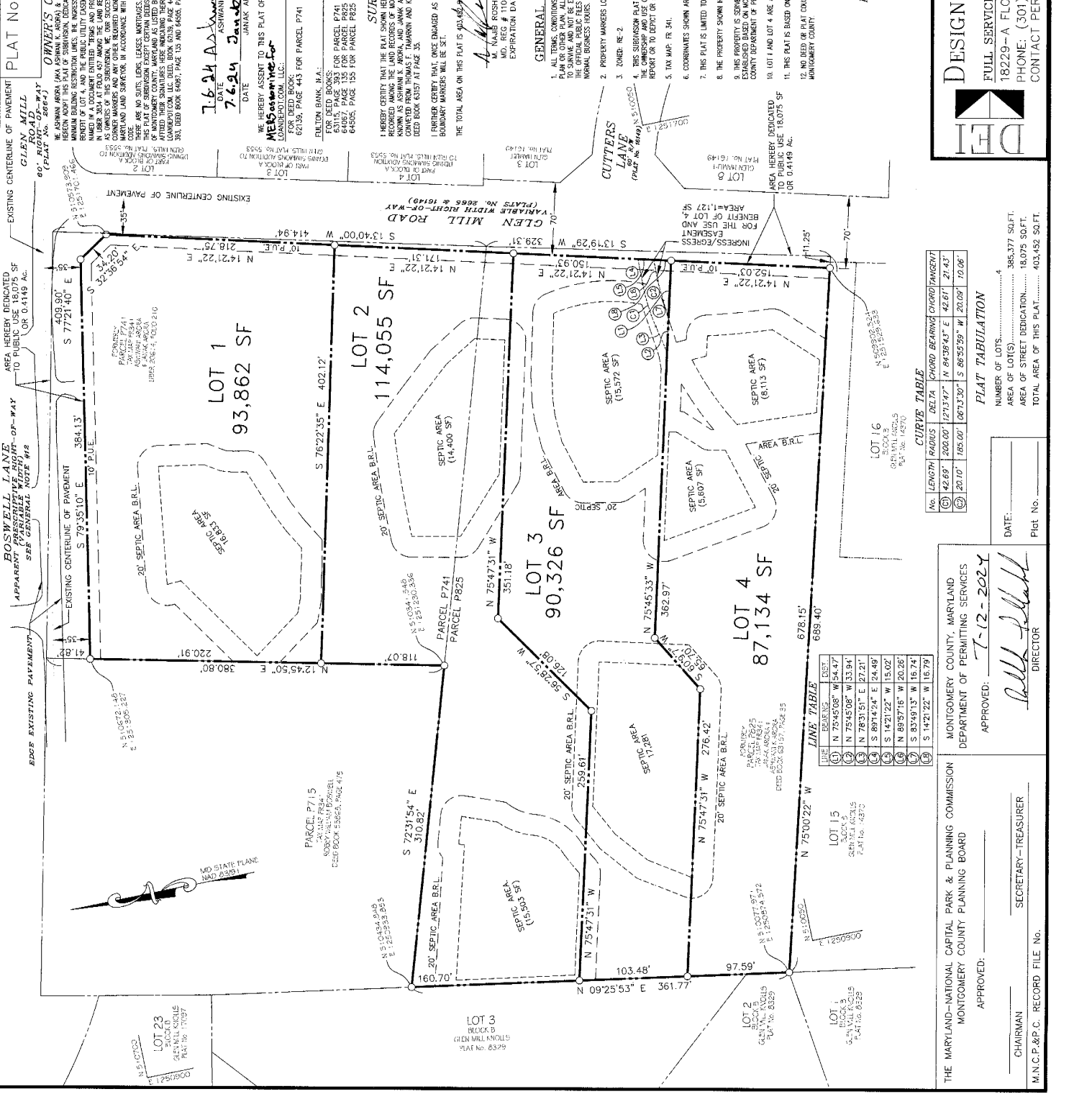
- PARCEL P741: 93,862 SF
- PARCEL P825: 114,055 SF
- PARCEL P826: 90,326 SF
- PARCEL P827: 87,134 SF
- PARCEL P828: 2,817.51 SF
- PARCEL P829: 18,075.50 SF

CURVE TABLE

No.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
1	42.69'	200.00'	127°34'47"	N 64°39'43" E	42.61'	21.43'
2	20.10'	100.00'	167°33'30"	S 66°55'59" W	20.09'	10.06'

PLAT TABULATION

NO. OF LOTS	AREA OF LOTS	TOTAL AREA OF THIS PLAT
6	365,377 SQ.FT.	365,377 SQ.FT.
4	18,075.50 SQ.FT.	18,075.50 SQ.FT.
4	403,452 SQ.FT.	403,452 SQ.FT.



DESIGN ENGINEERING INCORPORATED
 FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES
 18229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879
 PHONE: (301) 258-1173 EXT. 102
 CONTACT PERSON: PRITAM ARORA E-MAIL: parora@dei.us.com

ARORA ESTATES
 ROCKVILLE ELECTION DISTRICT NO. 4
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 60'
 DATE: July 5, 2024

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: [Signature] DIRECTOR

SECRETARY-TREASURER
 CHAIRMAN

DESIGN ENGINEERING INCORPORATED
 FULL SERVICE CIVIL ENGINEERING & RELATED SERVICES
 18229-A FLOWER HILL WAY GAITHERSBURG, MARYLAND 20879
 PHONE: (301) 258-1173 EXT. 102
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ZONING DATA TABLE (ZONING: RE-2)

NO.	ITEM	PERMITTED/ LOT 1	LOT 2	LOT 3	LOT 4
1	Lot Area (sqm)	83,862 SF	114,055 SF	90,326 SF	87,134 SF
2	Lot Area at Front Building Line (sqm)	87,134 SF	41,847 SF	150,727 SF	152,237 SF
3	Lot Width at Front Lot Line (m)	35	38.84'	171.36'	150.00'
4	Lot Width at Rear Lot Line (m)	50'	50'	301.5'	303.3'
5	Front Setback (m)	17'	17.7'	19.2'	20.3'
6	Side Setback (m)	35'	35'	32.4'	35.45'
7	Rear Setback (m)	35'	35'	42.4'	42.45'
8	Height (m)	50'	50'	50'	50'

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THESE PLANS AND THESE PROVISIONS AS APPROVED BY ME AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE PROFESSIONAL ENGINEERING AND SURVEYING ACT OF THE STATE OF MARYLAND, LICENSE NO. 11101, EXPIRATION DATE: SEPT. 17, 2024.
 PROJECT NAME: AORLA ESTATES TITLE: PRELIMINARY
 M.P. REG. NO.: 11101



NOTE: GLEN MILL ROAD IS A RESIDENTIAL ROAD.
 SCALE: 1"=40'

