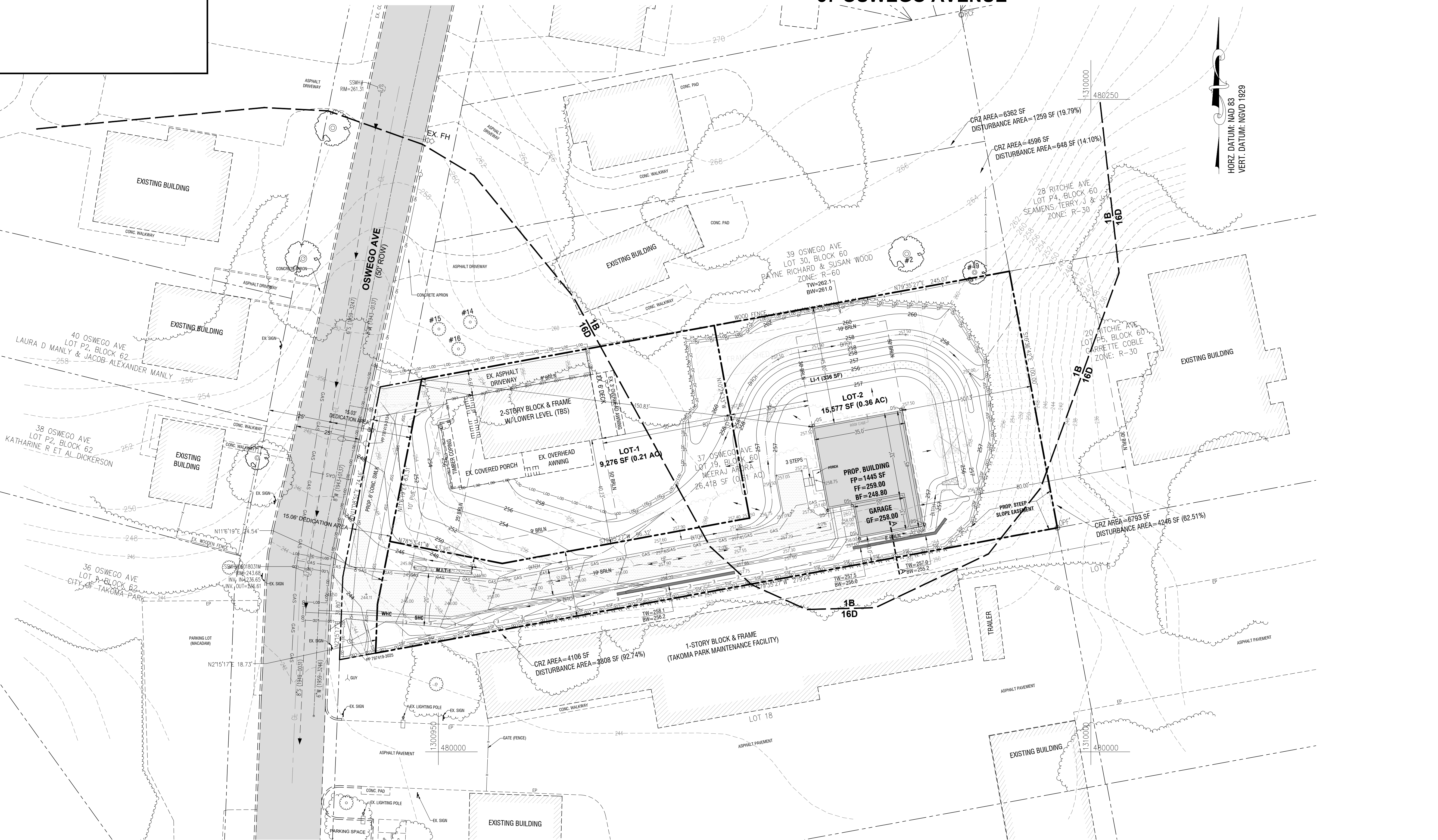
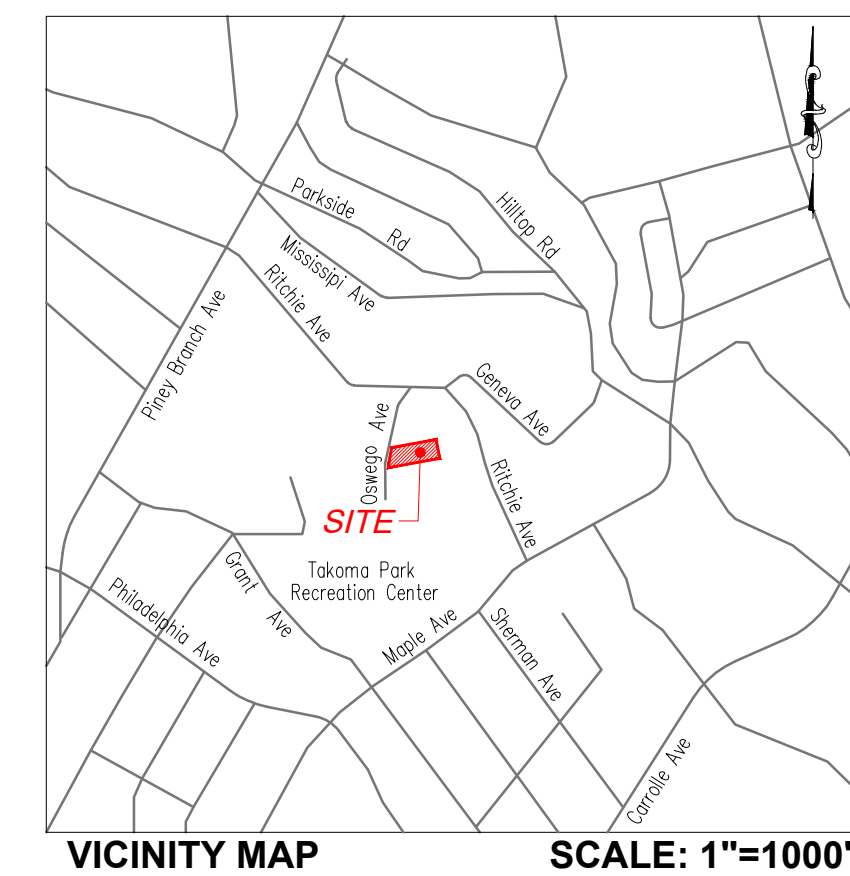


# ADMINISTRATIVE SUBDIVISION PLAN

B.F. GILBERTS SUBDIVISION OF TAKOMA PARK

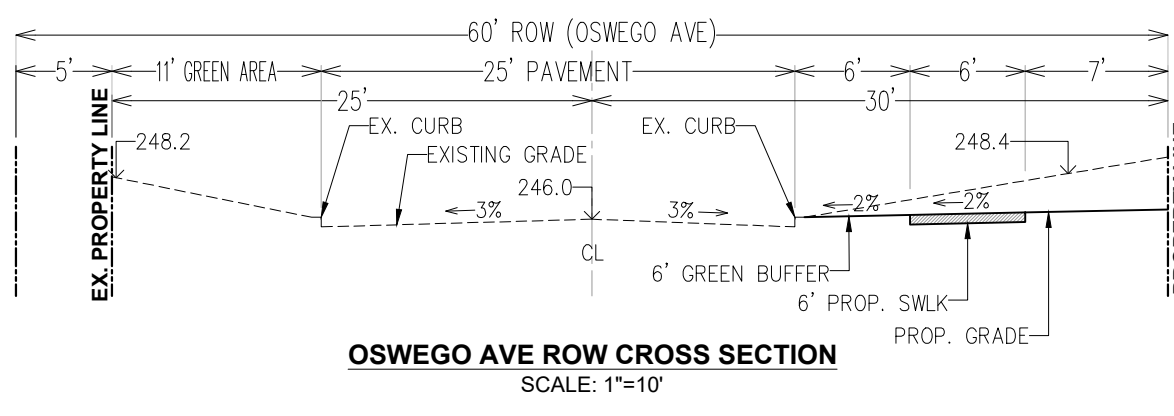
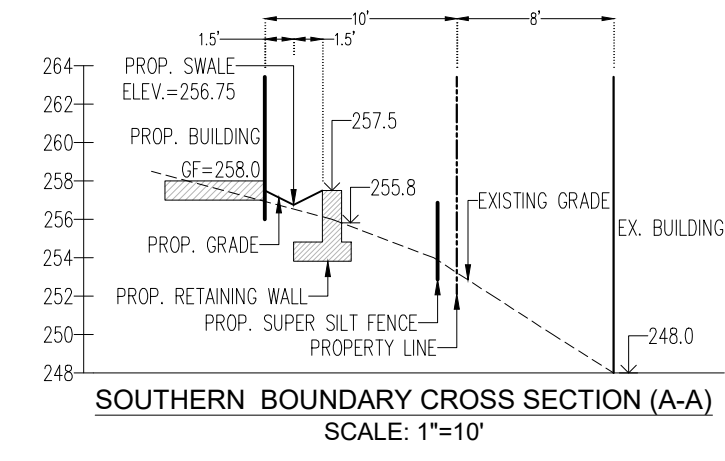
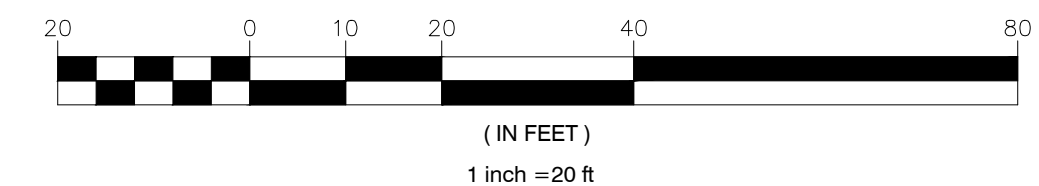
37 OSWEGO AVENUE



HORIZ. DATUM: NAD 83  
VERT. DATUM: NGVD 1929

SITE DATA																																					
1. Address:	37 OSWEGO AVE, SILVER SPRING, MD 20910																																				
2. Owner Name:	NEERAJ ARORA																																				
3. Legal Description:	B F GILBERT SUBDIVISION OF TAKOMA PARK																																				
4. Lot:	19																																				
5. Block:	60																																				
6. LIBER / FOLIO:	56882 / 0285																																				
7. Existing Use:	Residential																																				
8. Proposed Use:	Residential																																				
9. Tax Map:	JNS2																																				
10. Tax ID No.:	01068298																																				
11. Election District Number:	13																																				
12. Gross Lot Area:	26,418 SF (0.61 Ac.)																																				
13. Dedication ROW Area:	1,565 SF (0.04 Ac.)																																				
14. Net Lot Area:	24,853 SF (0.57 Ac.)																																				
15. Zoning:	R-60																																				
16. WSSC Grid:	209NE01 & 209NW01																																				
17. Water Category:	W-1																																				
18. Sewer Category:	S-1																																				
19. Sewer Basin Name:	Sligo Creek																																				
20. Historic Site:	No																																				
21. Special Protection Area:	No																																				
22. Watershed:	Sligo Creek Watershed																																				
23. The Site Surveyed by:	Cornestone Surveying, Inc 6024 Clairmont Dr, Owings, MD 20736																																				
24. Zoning Regulations:	<table border="1"> <thead> <tr> <th>Minimum Lot Area</th> <th>Required/Allowed</th> <th>Lot-1</th> <th>Lot-2</th> </tr> </thead> <tbody> <tr> <td>6,000 SF</td> <td>9,276 SF (0.21 Ac.)</td> <td>15,577 SF (0.36 Ac.)</td> <td></td> </tr> <tr> <td>35%</td> <td>12.24%</td> <td>9.28%</td> <td></td> </tr> <tr> <td>Minimum Front Setback</td> <td>20.23'</td> <td>150.83'</td> <td></td> </tr> <tr> <td>Minimum Side Setback</td> <td>8' (total 18')</td> <td>9.61', 40.23'</td> <td>45.00', 10.00'</td> </tr> <tr> <td>Minimum Rear Setback</td> <td>20'</td> <td>50.00'</td> <td>50.13'</td> </tr> <tr> <td>Minimum Lot Frontage (Building Line)</td> <td>60'</td> <td>75.00'</td> <td>100.00'</td> </tr> <tr> <td>Minimum Lot Frontage (Street Line)</td> <td>25'</td> <td>63.31'</td> <td>43.27'</td> </tr> <tr> <td>Parking Space for Single Family Unit</td> <td>2.00 x 2 = 4</td> <td>2 *</td> <td>2 *</td> </tr> </tbody> </table>	Minimum Lot Area	Required/Allowed	Lot-1	Lot-2	6,000 SF	9,276 SF (0.21 Ac.)	15,577 SF (0.36 Ac.)		35%	12.24%	9.28%		Minimum Front Setback	20.23'	150.83'		Minimum Side Setback	8' (total 18')	9.61', 40.23'	45.00', 10.00'	Minimum Rear Setback	20'	50.00'	50.13'	Minimum Lot Frontage (Building Line)	60'	75.00'	100.00'	Minimum Lot Frontage (Street Line)	25'	63.31'	43.27'	Parking Space for Single Family Unit	2.00 x 2 = 4	2 *	2 *
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LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	EX	EXISTING WATER LINE	---
PROPOSED STRUCTURES	---	EXISTING SEWER LINE	---
PROPERTY BOUNDARY LINE	---	EXISTING SANITARY SEWER MANHOLE	SM
EXISTING TOPOGRAPHY	---	PROPOSED WATER HOUSE CONNECTION	WHC
PROPOSED SPOT ELEVATION	x 100.2	PROPOSED SEWER HOUSE CONNECTION	SHC
PROPOSED GRADING	-180	EXISTING / PROPOSED GAS LINE	GAS
PROPOSED SPOT ELEVATION	+200.2	PROPOSED UNDERGROUND ELECTRIC LINE	E
TREE LINE (CANOPY)	---	PROPOSED DOWN-SPOUT	DS
EXISTING FENCE	---	ROAD CENTERLINE	---
LIMIT OF DISTURBANCE	---	SOIL TYPE BOUNDARY	---
DITCH	---	SUPER SILT FENCE	---
EXISTING POWER POLE	PP	DIVERSION FENCE	DF
EXISTING POWER POLE WITH STREET LIGHT	PP	10' PUE	---
PROPOSED MICRO INFILTRATION TRENCH	MULT	PROPOSED LANDSCAPE INFILTRATION	LI
BUILDING RESTRICTION LINE	BR	PROPOSED RIPRAP	---
OVERHEAD ELECTRIC WIRE	OH	LIMIT OF DISTURBANCE / TREE PROTECTION FENCE / ROOT PRUNING	---
PROPOSED STEEP SLOPE EASEMENT	---	SOIL TYPE BOUNDARY	---
PROP. STABILIZED CONSTRUCTION ENTRANCE	---	RETAINING WALL	---
EXISTING TREE (24" AND GREATER) (TO BE SAVED)	---	EXISTING TREE (SMALLER THAN 24")	---



LEGEND			
POB	POINT OF BEGINNING	EP	EDGE OF PAVEMENT
IPS	IRON PIN SET	TC	TOP OF CURB
IRF	IRON PIN FOUND	BC	BACK OF CURB
PP	PINCH PIPE FOUND	TW	TOP OF WALL
CMP	CONCRETE MOUND FOUND	BW	BOTTOM OF WALL
UP	UTILITY POLE	CU	OVERHEAD UTILITY
LP	LIGHT POLE	U	UNDERGROUND UTILITY
FP	FLAG POLE	CMP	CORRUGATED METAL PIPE
SSM	SANITARY SEWER MANHOLE	RCP	REINFORCED CONCRETE PIPE
SMH	STORM DRAIN MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
IN	INVERT	GW	GUY WIRE ANCHOR
FR	FIRE HYDRANT	TR	TRANSFORMER
		JB	JUNCTION BOX
		SWCB	SINGLE WING CATCH BASIN
		DWCB	DOUBLE WING CATCH BASIN
		CLF	CHAIN LINK FENCE
		WV	WATER VALVE
		WM	WATER METER
		CO	SEWER CLEAN-OUT
		GV	GAS VALVE
		(FR)	TO BE REMOVED
		(TS)	TO BE SAVED

REV#	DATE	DESCRIPTION
1	03/17/2022	(REVIEW AGENCY) COMMENTS ADDRESSED
2	02/02/2023	(REVIEW AGENCY) COMMENTS ADDRESSED
3	02/12/2024	(REVIEW AGENCY) COMMENTS ADDRESSED

**ADMINISTRATIVE SUBDIVISION PLAN**  
#620210160

**37 OSWEGO AVE**

**PROJECT ADDRESS**  
37 OSWEGO AVE, SILVER SPRING, MD 20910

**OWNER/ APPLICANT INFO**  
NEERAJ ARORA  
37 OSWEGO AVE, SILVER SPRING, MD 20910

ZONE: R-60 WSSC GRID: 209NE01  
TAX ACC.: 01068298 BLOCK: 60  
TAX MAP: JNS2 LOT: 19

DISTRICT 13  
MONTGOMERY COUNTY, MARYLAND

**NEERAJ ARORA**  
Professional Engineer  
License No. 22742  
State of Maryland

**RAZTEC ASSOCIATES, INC.**  
civil engineers & planners

3451 Emys Place, Monrovia, MD 21770  
Tel: (301) 775-4394  
email: raztecengr@comcast.net

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 22742. EXPIRES: JUNE 15, 2024.

DRAWN BY: PG	DATE: FEB, 2024	SCALE: 1"=20'	SHEET NUMBER: ASP 1 OF 1
CHECKED BY: MR			