



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Roshdieh
Director

October 24, 2022

Mr. Tsaiquan Gatling, Senior Planner
DownCounty Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Dr.
Wheaton, MD 20902

RE: Administrative Subdivision Plan No. 620210160
BF Gilberts Subdivision of Takoma Park

Dear Mr. Gatling:

We have completed our review of the Administrative Subdivision plan uploaded in eplans dated September 21, 2022.

The public street fronting the subject property; Oswego Avenue is maintained by the City of Takoma Park. MCDOT does not have any jurisdiction and therefore, we do not have any comments.

Thank you for the opportunity to review this Administrative Subdivision plan. If you have any questions or comments regarding this letter, please contact myself for this project at brenda.pardo@montgomerycountymd.gov or (240) 777-7170.

Sincerely,

Brenda M. Pardo

Brenda M. Pardo, Engineer III
Development Review Team
Office of Transportation Policy

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

Mr. Jeffrey Server
Administrative Subdivision Plan No. 620210160
October 24, 2022
Page 2

SharePoint\Transportation\Director's Office\Development Review\Brenda\Administrative Subdivision\AS620210160 Gilbert Sub of
Takoma Park\Letter\ 620210160-Gilbert Sub Takoma Park-MCDOT Subdivision Letter_10.24.22

cc: Correspondence folder FY 2023

cc-e:	Mike Razavi	Raztec Associates, Inc.
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Mark Terry	MCDOT DTEO
	Rebecca Torma	MCDOT OTP



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 22-Mar-24
TO: Mike Razavi
Raztec Associates Inc.
FROM: Marie LaBaw
RE: BF Gilberts Subdivision of Takoma Park
620210160

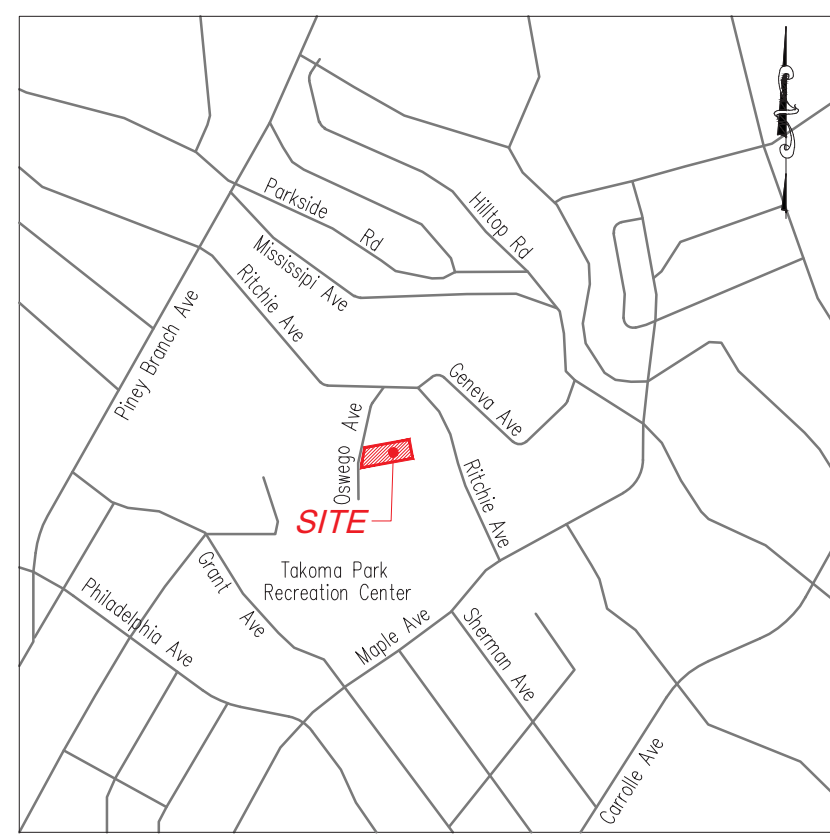
PLAN APPROVED

1. Review based only upon information contained on the plan submitted **22-Mar-24**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

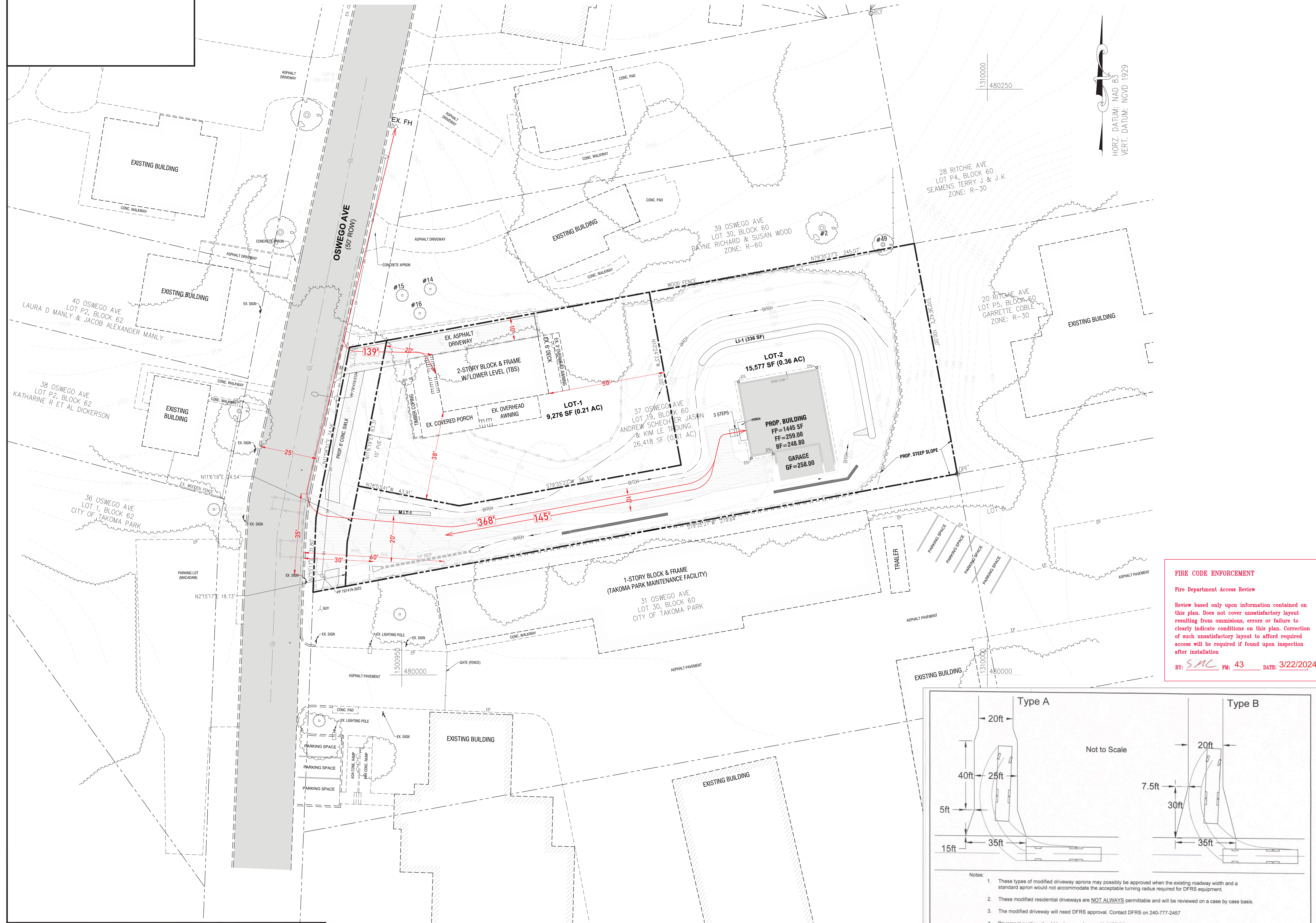
FIRE ACCESS PLAN

B.F. GILBERTS SUBDIVISION OF TAKOMA PARK

37 OSWEGO AVENUE



VICINITY MAP SCALE: 1"=1000'

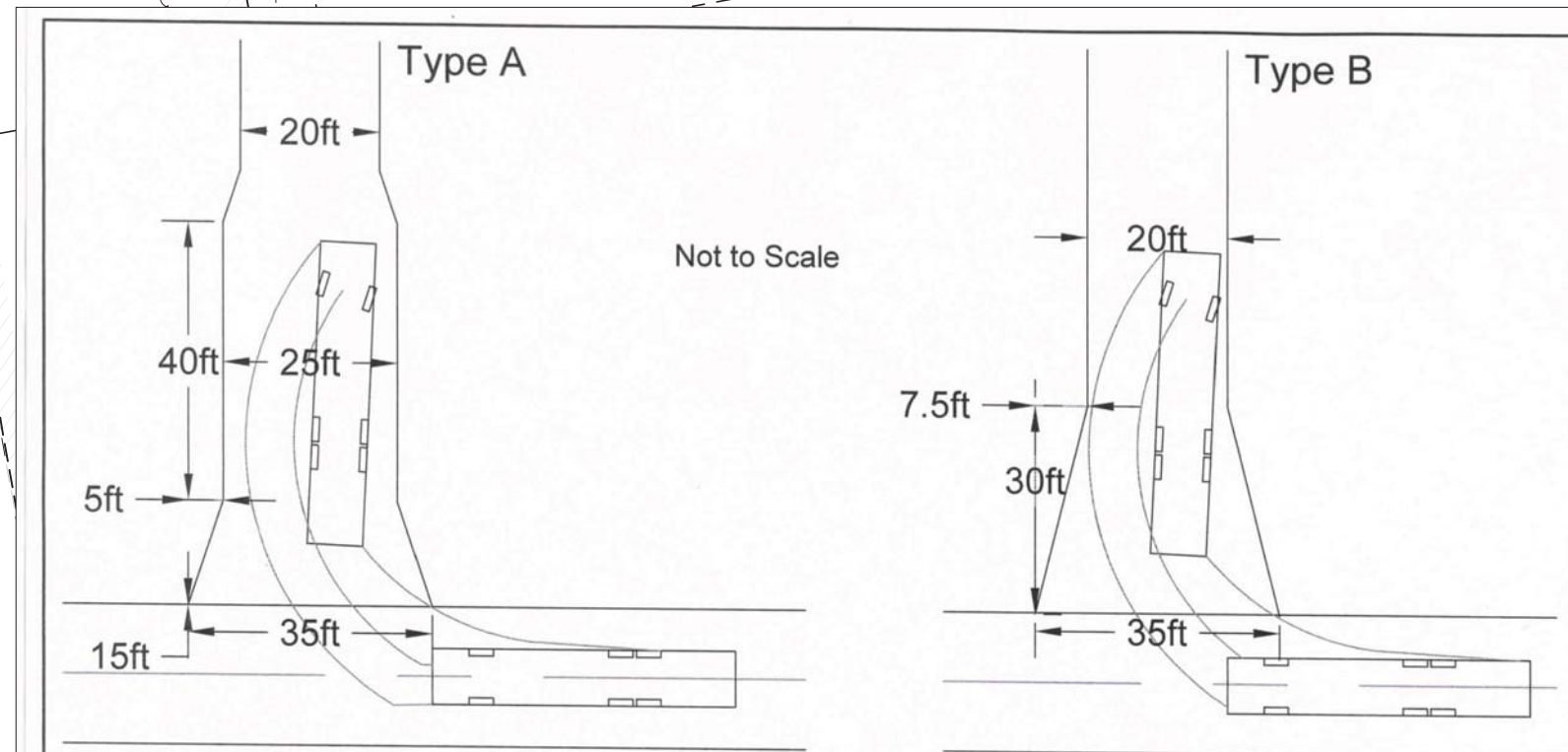


HORIZ. DATUM: NAD 83
VERT. DATUM: NGVD 1929

SITE DATA	
1. Address:	37 OSWEGO AVE, SILVER SPRING, MD 20910
2. Owner Name:	ANDREW SCHECHTER JASON & KIM LE TRONG
3. Legal Description:	B F GILBERT SUBDIVISION OF TAKOMA PARK
4. Lot:	19
5. Block:	60
6. LIBER / FOLIO:	67376 / 1
7. Existing Use:	Residential
8. Proposed Use:	Residential
9. Tax Map:	JN52
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 Clairemont Dr, Owings, MD 20736

LEGEND			
FEATURE	SYMBOL	FEATURE	SYMBOL
EXISTING STRUCTURES	[Symbol]	EXISTING WATER LINE	[Symbol]
PROPOSED STRUCTURES	[Symbol]	EXISTING SANITARY SEWER	[Symbol]
PROPERTY BOUNDARY LINE	[Symbol]	EXISTING SANITARY SEWER MANHOLE	[Symbol]
EXISTING TOPOGRAPHY	[Symbol]	PROPOSED WATER HOUSE CONNECTION	[Symbol]
PROPOSED SPOT ELEVATION	[Symbol]	PROPOSED SEWER HOUSE CONNECTION	[Symbol]
PROPOSED GRADING	[Symbol]	EXISTING / PROPOSED GAS LINE	[Symbol]
PROPOSED SPOT ELEVATION	[Symbol]	PROPOSED UNDERGROUND ELECTRIC LINE	[Symbol]
TREE LINE (CANOPY)	[Symbol]	PROPOSED DOWN-SPOUT	[Symbol]
EXISTING FENCE	[Symbol]	ROAD CENTERLINE	[Symbol]
LIMIT OF DISTURBANCE	[Symbol]	SOIL TYPE BOUNDARY	[Symbol]
DITCH	[Symbol]	SUPER SILT FENCE	[Symbol]
EXISTING POWER POLE	[Symbol]	DIVERSION FENCE	[Symbol]
EXISTING POWER POLE WITH STREET LIGHT	[Symbol]	10" PUE	[Symbol]
PROPOSED MICRO INFILTRATION TRENCH	[Symbol]	PROPOSED LANDSCAPE INFILTRATION	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]	PROPOSED RIPRAP	[Symbol]
OVERHEAD ELECTRIC WIRE	[Symbol]	LIMIT OF DISTURBANCE / TREE PROTECTION FENCE / ROOT PRUNING	[Symbol]
PROPOSED STEEP SLOPE EASEMENT	[Symbol]	SOIL TYPE BOUNDARY	[Symbol]
PROPOSED STORM DRAIN PIPE	[Symbol]	EXISTING FIRE HYDRANT	[Symbol]
PROP. STABILIZED CONSTRUCTION ENTRANCE	[Symbol]	EXISTING TREE (SMALLER THAN 24")	[Symbol]
EXISTING TREE (24" AND GREATER) (TO BE SAVED)	[Symbol]		[Symbol]

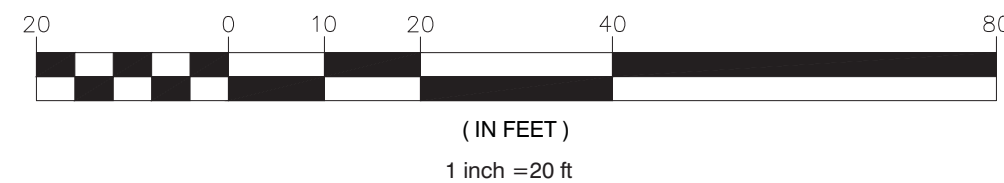
FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
BY: SMC, FM: 43, DATE: 3/22/2024



- Notes:
- These types of modified driveway aprons may possibly be approved when the existing roadway width and a standard apron would not accommodate the acceptable turning radius required for DFRS equipment.
 - These modified residential driveways are NOT ALWAYS permissible and will be reviewed on a case by case basis.
 - The modified driveway will need DFRS approval. Contact DFRS on 240-777-2457
 - Pavement section should be in accordance with MCDOT standard residential driveways.

APPROVED: [Signature]
DATE: 3/22/2024
OFFICE OF THE MONTGOMERY COUNTY FIRE MARSHAL

REV#	DATE	REVISIONS
1	05/06/2022	(REVIEW AGENCY) COMMENTS ADDRESSED
2	03/08/2024	(REVIEW AGENCY) COMMENTS ADDRESSED
3	03/11/2024	(REVIEW AGENCY) COMMENTS ADDRESSED
4	03/22/2024	(REVIEW AGENCY) COMMENTS ADDRESSED



FIRE ACCESS PLAN

#620210160

37 OSWEGO AVE

PROJECT ADDRESS: 37 OSWEGO AVE, SILVER SPRING, MD 20910
OWNER/APPLICANT INFO: ANDREW SCHECHTER JASON & KIM LE TRONG, 37 OSWEGO AVE, SILVER SPRING, MD 20910

ZONE: R-60, TAX AC.: 01068298, TAX MAP: JN52, WSSC GRID: 209NE01, BLOCK: 60, LOT: 19, DISTRICT 13, MONTGOMERY COUNTY, MARYLAND

RAZTEC ASSOCIATES, INC.
civil engineers & planners
3451 Emys Place, Monrovia, Maryland 21770
Tel: (301) 775-4394
email: raztecengr@comcast.net

PROFESSIONALS' REVIEW STATEMENT:
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: MARCH, 2024	SCALE: 1"=20'	SHEET NUMBER: FAP 1 OF 1
CHECKED BY: MR			