

Plat Name: B. F. Gilberts Addition to Takoma Park
Plat #: 220250680

Location: Located on the east side of Oswego Avenue, 400 feet south of Maple Avenue
Master Plan Takoma Park Master Plan
Plat Details: R-60 zone; 2 lots
Owner: Jason Schechter and Kim Truong

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620210160 (MCPB Resolution No. 24-045), 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. Staff recommends approval of the proposed plat, conditioned upon the following:

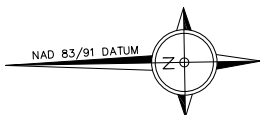
Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

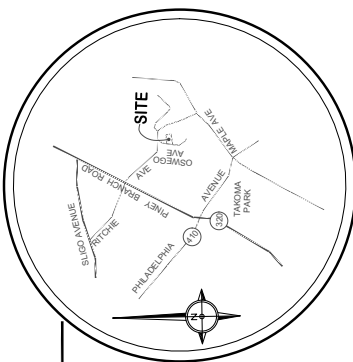
NOTES:

1. The property is zoned R-40.
2. All terms, conditions, agreements, limitations, and requirements associated with the zoning are met.
3. The property is located within the boundaries of the City of Montgomery County Planning Board and is subject to the jurisdiction of the Montgomery County Planning Board. The property is not subject to any special limitations by the Montgomery County Planning Board, and there are no available public records listing normal business hours.
3. The property is served by Public Water and Sewer service only.
4. This subdivision record plan is not intended to show any matter affecting the property, and the plan is not intended to show any matter affecting the use of the property. This subdivision record plan is not intended to require an examination of title or to depict or note all matter affecting title.
5. This Property is located in Flood Zone X in an area of Minimal Flood Hazard as depicted on U.S. FIRM 140310404D dated September 29, 2006.

R.C.S.= REBAR CAP SET
 O.P.F.= OPEN PIPE FOUND
 B.R.L.= BUILDING RESTRICTION LINE
 P.B.= PLAT BOOK
 P.NO.= PLAT NUMBER
 R.W.= RIGHT OF WAY
 P.B.A.P. NO.= PLAT BOOK A PLAT NUMBER



VICINITY MAP
1"=2000'



SURVEYOR'S CERTIFICATE

CONVEYANCE CERTIFICATE

I hereby certify that the data shown hereon is correct: That it is a subdivision of all of the property conveyed to JASON ANDREW SCHECHTER and KIM LEE TRUONG from NEEBAJ and NORMA D. AROKA by deed recorded September 15, 2023 and recorded among the Land Records of Montgomery County, Maryland in Book 00757726 page 001, set all property markers and other boundary markers shown there - • - I also certify that, as the owner of the property, I have engaged, I will, all property corners in accordance with Section 50.4.G of the Subdivision Regulations of Montgomery County, Maryland. The total area included on this plat is 26,400 square feet or 0.6060 acres of land. None of which is dedicated to public use.

Date _____

Michael S. Edwards
Professional Land Surveyor
Maryland Registration No.
21171
Expiration Date: June, 2027



OWNER'S DEDICATION

We, Jason Andrew Schechter and Kim Le Truong owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines as shown hereon.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50.4.3.g of the subdivision regulations of Montgomery County, Maryland.

Further, we hereby grant an Easement in, on and over the land Identified hereon described as a "Public Utility Easement," designated hereon as "P.U.E.", with the terms and provisions of said grant set forth in that certain document titled "Declaration of terms and provisions of Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

There are no Suits, Actions at Law, Liens, Leases, Mortgages or Trust affecting The Property shown hereon, except as indicated below.

Y: _____ Date: _____ Witness: _____

Y: FOR FURTHER INFORMATION, CONTACT THE AUTHOR OR THE PUBLISHER.
Jason Andrew Schechter

Y: _____ Date: _____ Witness: _____

Y: _____ Date: _____ Witness: _____

We, Pennymac Loan Services, LLC, owners of a deed of trust dated October 7, 2024 and recorded December 11, 2024 in Book 68687 at Page 225 hereby Consent to this Plat of Subdivision.

by: _____ Date: _____ Witness: _____

AREA TABULATION:

2 LOTS 26,400 SQ. FT. OR 0.6060 ACRES
STREET DEDICATION 0 SQ. FT.

TOTAL: 26,400 SQ. FT. OR 0.6060 ACRES



CORNERSTONE SURVEYING, INC.

6024 Clairemont Drive
Owings, Maryland 20736
Phone: (410) 286-2577
Fax: (410) 224-7592
www.cornerstonesurvey.com

Montgomery County Department
of Permitting Services

The Maryland-National Capital and Planning Commission
Montgomery County Planning Board

1000

Approved: _____

Chair	Montgomery Plat Signatory for Secretary-Treasurer
MNCPPC Record File No.	

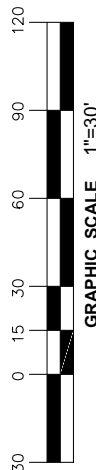
DRAWN	MSE
COMPUTED	MSE
CHECKED	MSE

PLAT NO.:

RECORDED -
PLAT NO.

**SUBDIVISION RECORD PLAT
B.F. GILBERTS ADDITION
TO TAKOMA PARK**

LOTS 32 & 33 - BLOCK "80"
 Resubdivision of Lot 19 - Block 60"
 ELECTION DISTRICT NO. 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' APRIL, 2025



GRAPHIC SCALE 1"=30'

Approval/Information Chart:

- (a) WSSC Map Location 209NE01 & 209NNW01; Tax Map JN52.
- (b) Zoning Category: R60
- (c) Administrative Subdivision Plan: #620210160
- (d) Approved Forest Conservation Plan # (Exemption #42023134F).

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

B.F. GILBERTS SUBDIVISION OF TAKOMA PARK

37 OSWEGO AVENUE

SHEET INDEX
COVER SHEET
INVASIVE SPECIES MANAGEMENT NOTES
APPROVALS
CASP 1 OF 4
CASP 2 OF 4
CASP 3 OF 4
CASP 4 OF 4



MONTGOMERY PLANNING DEPARTMENT
12/26/24
APPROVAL



VERT. DATUM: NVD 1929



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED LOT
[Symbol]	EXISTING LOT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED PARKING
[Symbol]	EXISTING PARKING
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	EXISTING STREET LIGHT
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED LANDSCAPE
[Symbol]	EXISTING LANDSCAPE

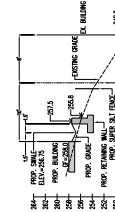
SCALE: 1"=20'

DATE

REVISION

NOTES:

- Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation and sidewalks shown on the Administrative Subdivision Plan are illustrative. The final locations of buildings, structures, parking, site circulation and sidewalks shall be determined by the applicant in accordance with the zoning ordinance and the final plat. The applicant shall be responsible for obtaining all necessary permits for the proposed development. Please refer to the zoning ordinance for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.
- The Applicant must schedule an on-site preconstruction meeting with the Planning Board prior to the start of construction. The meeting shall be held on-site. The Applicant, along with their representative, must attend the pre-construction meeting with the M-NCPPC Inspector. A copy of the approved Certified Administrative Subdivision Plan is required to be on-site at all times.



OSWEGO AVE AND CROSS SECTION

SCALE: 1"=20'

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

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REVISION

COVER SHEET

#20210160

37 OSWEGO AVE

OWNER/APPLICANT INFO

37 OSWEGO AVE, SILVER SPRING, MD 20910

APPLICANT: RAZTEC ASSOCIATES, INC.

37 OSWEGO AVE, SILVER SPRING, MD 20910

PROJECT ADDRESS

37 OSWEGO AVE, SILVER SPRING, MD 20910

ZONE: R-1

WIDE CORP: 20'x10'

LOT: 10

MONTEGOMERY COUNTY, MARYLAND



RAZTEC ASSOCIATES, INC.

CIVIL ENGINEERS & PLANNERS

10000 RIVER ROAD, SUITE 100

ROCKVILLE, MD 20850

PHONE: 301-771-1111

EMAIL: raztec@raztec.com

DATE: DEC. 2024

DRAWN BY: MR

CHECKED BY: MR

SHEET NUMBER: CASP 1 OF 4