

MEMORANDUM

DATE: November 21, 2025

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 
Jay Beatty, West County Planning Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for December 4, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220260050 Takoma Park

220260290 Merrimack Park

Plat Name: Takoma Park

Plat #: 220260050

Location: Located in the northwest quadrant of the intersection of Carroll Avenue (MD 195) and Willow Avenue

Master Plan: Takoma Park Master Plan

Plat Details: NR zone; 1 lot

Owner: 6950 Carroll Avenue, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Subdivision Waiver Request No. SRW202502 (MCPB Resolution No. 24-084), and Site Plan No. 820250060 (Certified Site Plan dated October 8, 2025) 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 aforementioned application. 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.

CERTIFICATE BY REGISTERED SURVEYOR

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, THAT IT IS A SUBDIVISION OF A PORTION OF LAND CONVEYED BY 713 SUGO, LLC, TO 6950 CARROLL AVE, LLC, BY DEED DATED AUGUST 29, 2023 AND RECORDED AMONG THE RECORDS OF MONTGOMERY COUNTY, MARYLAND, AT PAGE 67343, AND A PORTION OF PROPERTY DESCRIBED AS "PART OF LOT 4, BLOCK 5, LIPSCOMB AND EARNEST TRUSTEES' ADDITION TO TAKOMA PARK", AS SHOWN IN PLAT BOOK 1, PLAT 46, AND RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 1, PLAT 46.

THE TOTAL AREA OF TRACK ONE (1) INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 9,360 SQUARE FEET, OF WHICH ZERO (0) SQUARE FEET IS DEDICATED TO PUBLIC USE FOR STREETS.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE, HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN "O" WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.



CHRISTOPHER DAVID FERRARA
PROFESSIONAL LAND SURVEYOR NO. 22108
LICENSE EXPIRES 10/20/2026

GENERAL NOTES:

1. ZONE: NR-0.75; H-50 (COMMERCIAL)
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PLAN FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
3. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
6. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF SRW025002 AND SITE PLAN 820250060.

AREA TABULATION:

LOT 15 9,360 SQ. FT. OR 0.2149 ACRES
STREET DEDICATION 0 SQ. FT. OR 0.0000 ACRES
TOTAL AREA 9,360 SQ. FT. OR 0.2149 ACRES

APPROVALS/INFORMATION CHART

TAX MAP GRID	JN41
WSSC GRID NUMBER	208 NW 01
ZONING CATEGORY	NR-0.75; H-50

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS, AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, LEASES, MORTGAGES OR TRUSTS INCLUDED IN THIS SUBDIVISION RECORD PLAT EXCEPT A DEED OF TRUST RECORDED IN BOOK 67343, PAGE 445 AND IN BOOK 67343, PAGE 475 AND THE PARTIES THERE TO HAVE BELOW INDICATED THEIR ASSENT.

JEFF HARNER, MANAGING MEMBER
OF 6950 CARROLL AVE, LLC.

DATE

WITNESS

EAGLE BANK, LENDER
RYAN A. RIEL, TRUSTEE

DATE

WITNESS

EAGLE BANK, LENDER
DOREEN HOMMET, TRUSTEE

DATE

WITNESS

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

APPROVED: _____

CHAIR _____
MONTGOMERY PLAT SECRETARY
FOR SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

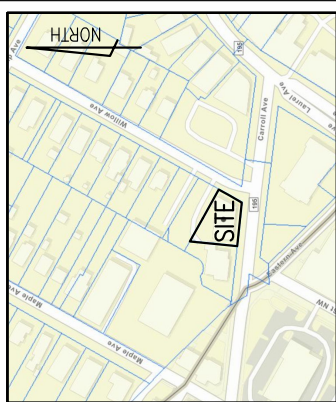
APPROVED: _____

DIRECTOR

DATE: _____

PLAT NO. _____

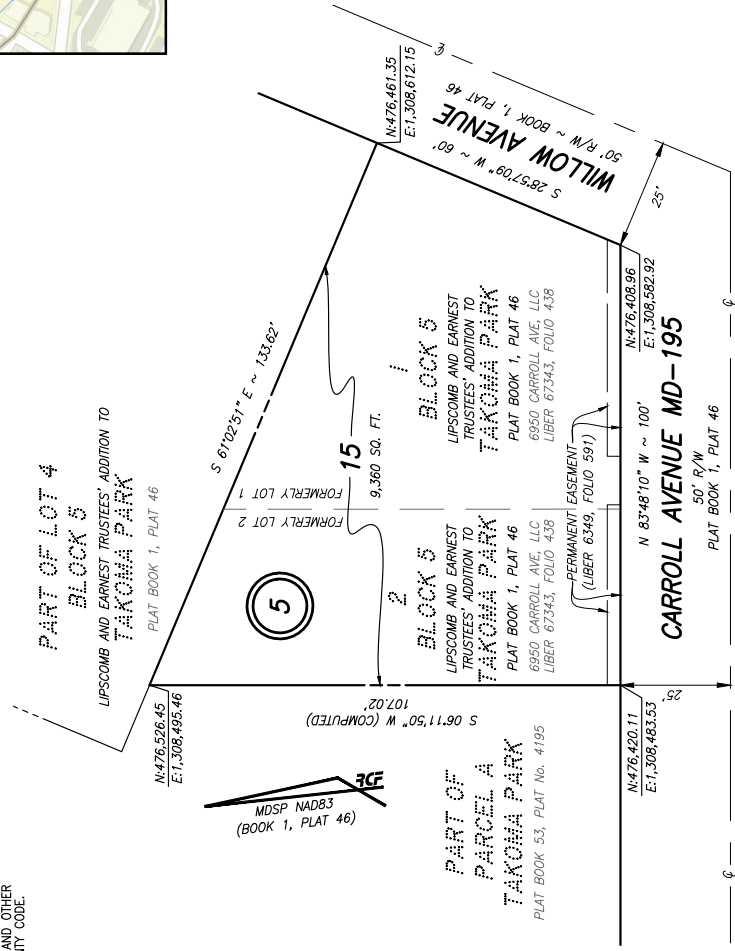
PLAT NO.



VICINITY MAP
SCALE 1" = 200'

TEXT LEGEND:

- ℄ = CENTERLINE
- FT = FEET
- MDSP = MARYLAND STATE PLANE
- NO. = NUMBER
- R/W = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET



SUBDIVISION RECORD PLAT
LOT 15, BLOCK 5
LIPSCOMB AND EARNEST TRUSTEES ADDITION TO
TAKOMA PARK

A RESUBDIVISION OF
LOTS 1 AND 2, BLOCK 5
LIPSCOMB AND EARNEST TRUSTEES ADDITION TO
TAKOMA PARK

PLAT BOOK NO. 1, PLAT NO. 46
ELECTION DISTRICT #13

MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'

625 N. WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
703.549.6422
www.tcfassoc.com

DATE: 11/09/2025

DRAWN 44
CHECKED CF

FILE NO. 23-184
SHEET 1 OF 1





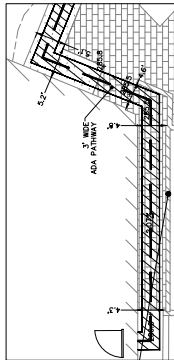
UNIVERSITY OF MARYLAND SYSTEM
SCHOOL OF ARCHITECTURE
100000

SITE PLAN LEGEND

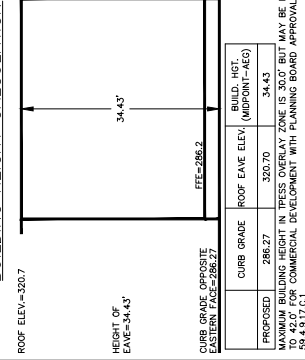
- BUILDING FACE
- EXTERIOR DOOR
- RETAINING WALL
- CURB
- GUARD RAIL
- STAIRS
- CONCRETE WHEEL STOP
- PAVEMENT MARKING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- PAVEMENT MARKING
- OPEN SPACE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- ELECTRIC LINE

LOT COVERAGE CALCULATIONS	
LOT 01, 02, PT. AREA:	16,822 SF (0.382 ACRES)
MAXIMUM LOT COVERAGE:	N/A
ACCESSORY BUILDINGS:	0.5F
MAIN BUILDING:	5,197 SF
TOTAL PROPOSED LOT COVERAGE:	5,197 SF OR 9.9%

FAR CALCULATIONS (COMMERCIAL)	
MAXIMUM FAR:	0.75
EXISTING FIRST FLOOR GFA:	4,305 SF
EXISTING MEZZANINE GFA:	880 SF
ADDITION FIRST FLOOR GFA:	897 SF
TOTAL GFA:	6,274 SF
LOTS 1, 2, PT. TRACT AREA:	16,822 SF
FAR (GFA/LOT AREA):	0.374 SF/16,822 SF = 0.37



BUILDING HEIGHT CALCULATION



CURB GRADE	ROOF EAVE ELEV.	BUILD. HGT.
PROPOSED	320.7	34.5

MAXIMUM BUILDING HEIGHT IN PRESS OVERLAY ZONE IS 30.0' BUT MAY BE INCREASED FOR COMMERCIAL DEVELOPMENT WITH PLANNING BOARD APPROVAL, SECTION 59.4.3.1.7.C.

Developer's Certificate
The University of Maryland System, School of Architecture, certifies that the information provided in this site plan is true and correct to the best of its knowledge and belief.

Developer: 08/24/2021 09:48:43
City: College Park, MD
Address: 100000
Phone: 202-277-7777

Signature: [Signature]
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