Montgomery Planning
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2425 Reedie Drive
Floor 14
Wheaton, MD 20902

MontgomeryPlanning.org

MEMORANDUM

DATE: October 26, 2026

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - ADDITIONAL Record Plat for the Planning Board Agenda for November 5, 2026

In addition to the record plats previously listed in a memorandum dated October 22, 2026, the following record plat is 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.

220270130 Washington Episcopal Day School

Plat Name: **Washington Episcopal Day School**
Plat #: **220270130**

Location: Located on the west side of Little Falls Parkway, 450 feet south of Dorset Avenue
Master Plan: Westbard Sector Plan
Plat Details: CRT zone; 1 lot
Owner: Washington Episcopal Day School, Inc.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12015016B (MCPB Resolution No. 26-66) and with Site Plan No. 820260080 (Certified Site Plan dated October 8, 2026), 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.

PLAT No.

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a resubdivision of the remaining part of the land conveyed by 5161 River Limited Partnership, a Maryland limited partnership, to Washington Episcopal Day School, Inc., a District of Columbia not-for-profit corporation, by a special warranty deed dated February 22, 2005 and recorded among the Land Records of Montgomery County, Maryland, in Liber 29318 at Folio 443; said lands being the remainder of Parcel A as delineated on a plat of subdivision entitled "LITTLE FALLS OFFICE PARK" as recorded among said Land Records as Plat No. 22176; and also being a resubdivision of all of the land described as Exhibit A in an Agreement and Declaration of Condominium Termination by the Washington Episcopal Day School, Inc., a District of Columbia nonprofit corporation dated March 31, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 39085 at Folio 358.

I further certify that once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. I hereby certify that this document was prepared by me or under my responsible charge, all in compliance with COMAR, Title 09.13.06.02.

The total area included on this plat is 444,532 square feet or 10.20505 acres. There is no street dedication by this plat.

Date

Macris, Hendricks & Glascock, P.A.
By: Wayne F. Aubertin
Professional Land Surveyor
MD. Reg. No. 21330
License Expires: January 7, 2027

OWNER'S CERTIFICATE

We, Washington Episcopal Day School, Inc., a District of Columbia not-for-profit corporation, owners of the property shown hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines. As owners of this subdivision, We, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-4.3.D(1)(2) of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust dated October 1, 2021 and recorded November 3, 2021 among the Land Records of Montgomery County, Maryland in Book 64486 at Page 404; and the parties in interest thereto have indicated their assent below.

Washington Episcopal Day School, Inc., a District of Columbia not-for-profit corporation

Date

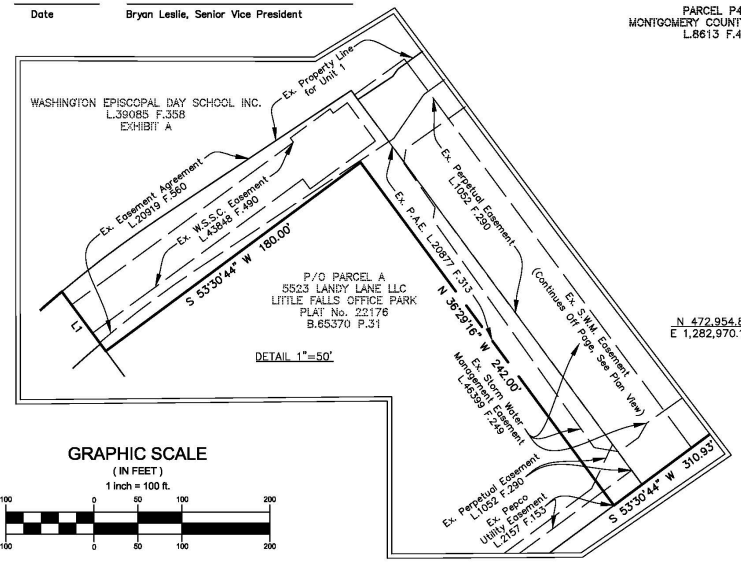
Daniel Vogelman, Head of School

We, Truist Commercial Equity, Inc., successor to BB&T Community Holdings Co., as Purchaser under the Deed of Trust dated October 1, 2021 and recorded November 3, 2021 in the Montgomery County Land records in Book 64486 Page 404, hereby assent to this plat of subdivision.

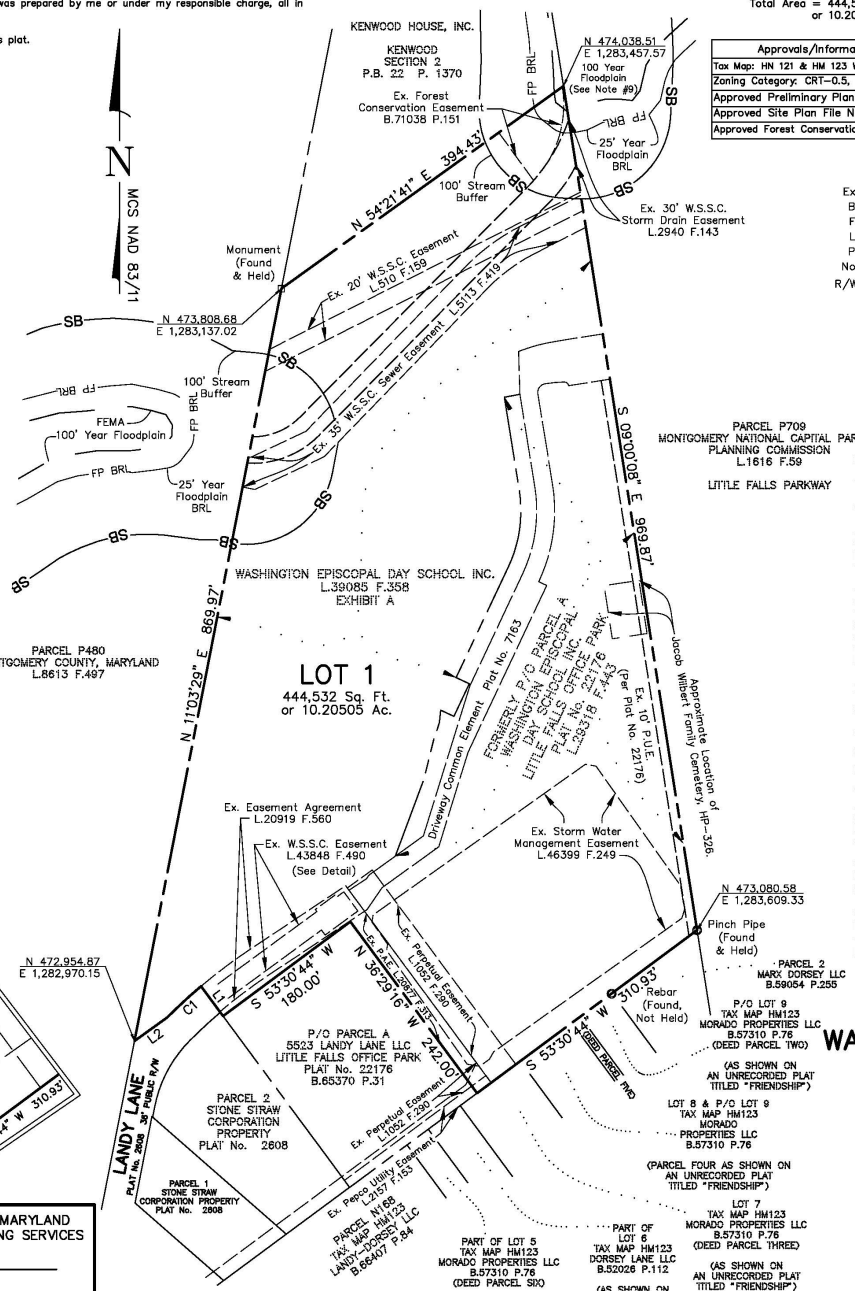
Truist Commercial Equity, Inc.

Date

Bryan Leslie, Senior Vice President



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
100 0 50 100 200
100 0 50 100 200



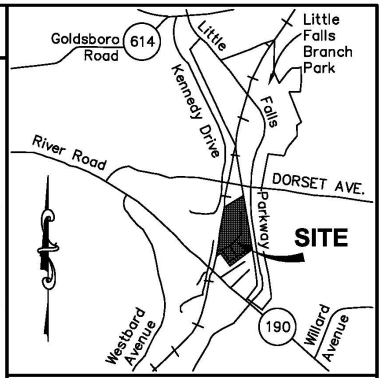
PLAT TABULATION

Lots	= 1
Area of Lots	= 444,532 sq. ft.
Area of Street Dedication	= 0 sq. ft.
Total Area	= 444,532 square feet or 10.20505 acres

Approvals/Information Chart:
Tax Map: HN 121 & HM 123 WSSC Grid No: 207 NW 04
Zoning Category: CRT-0.5, C-0.5, R-0.5 & H-55
Approved Preliminary Plan File No: 12015016B
Approved Site Plan File No: 820260080
Approved Forest Conservation Plan No: F20260430

LEGEND:

Ex. = Existing
B. = Book
F. = Folio
L. = Liber
P. = Page
No. = Number
R/W = Right-of-Way



VICINITY MAP
SCALE 1" = 2,000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°29'16" W	42.01'
L2	S 54°19'19" W	45.29'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	52.75'	612.98'	4°55'51"	26.39'	S 47°22'30" W	52.74'

Notes:

1. This property shown hereon is currently zoned CRT-0.5, C-0.5, R-0.5 & H-55.
2. The property is served by public water and sewer services only.
3. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
4. 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 recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the planning board and available for public review during normal business hours.
5. This plat is limited to uses and conditions as required by Preliminary Plan No. 12015016B and Site Plan No. 820260080 entitled "WASHINGTON EPISCOPAL DAY SCHOOL".
6. This property is subject to the terms and conditions of a Utility Easement Agreement with Potomac Electric Power Company (Pepco), a District of Columbia and Virginia corporation which is recorded among the Land Records of Montgomery County, Maryland in Liber 44358 at Folio 454.
7. This property is subject to the terms and conditions of a Reciprocal Easement Agreement with Washington Episcopal Day School, Inc., a District of Columbia not-for-profit corporation, its successors and assigns and 5523 Landy Lane LLC, a Maryland limited liability company, its successors and assigns, which is recorded among the Land Records of Montgomery County, Maryland in Book 65370 at Page 37.
8. All coordinates and bearings are based on the Maryland Coordinate System of NAD 83(2011) Datum as projected by NGS and established by Traverse Control Stations #100 (N: 472936.84 E: 1282974.00) and #102 (N: 472955.54 E: 1283380.33).
9. The floodplain and 25-foot Floodplain building restriction line ("FP BRL") shown hereon are taken from a Maryland-National Capital Park and Planning commission floodplain study and shown on their floodplain mylars entitled "Little Falls Branch, Floodplain Information" and identified as "Sheet 7".

SUBDIVISION RECORD PLAT
LOT 1
WASHINGTON EPISCOPAL DAY SCHOOL
A RESUBDIVISION OF PART OF PARCEL A, LITTLE FALLS OFFICE PARK, PLAT No. 22176

ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 100' OCTOBER, 2026

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
301.670.0840
MHGPA.COM

220270130

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

APPROVED: _____

_____ CHAIR

_____ MONTGOMERY PLAT SIGNATORY for SECRETARY-TREASURER

M.N.C.P.& P.C. RECORD FILE No.

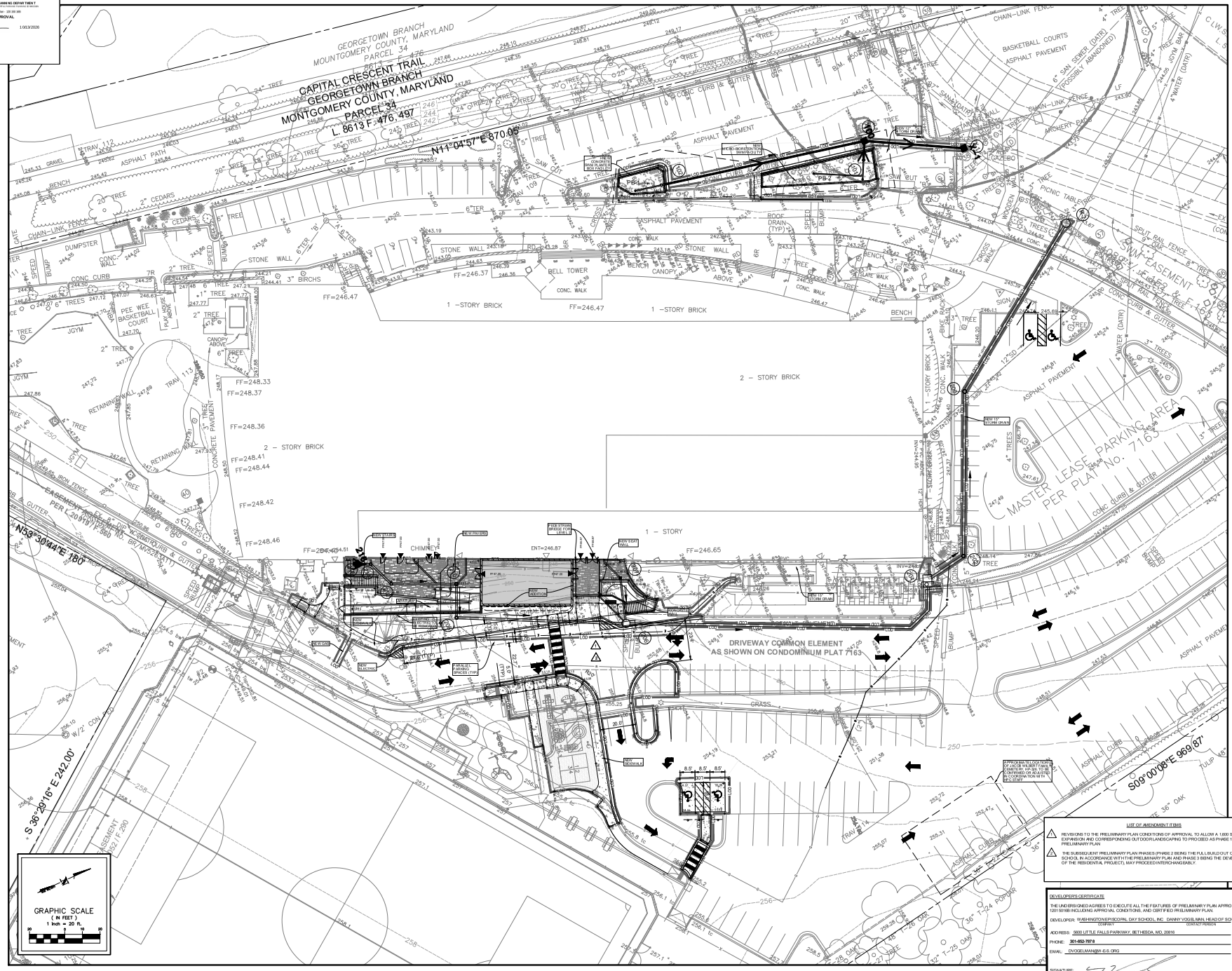
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES

APPROVED: _____

_____ DIRECTOR

DATE: _____
Plat No.: _____

MONTGOMERY PLANNING DEPARTMENT
Certified Preliminary Plan - 220 200 260
APPROVAL
1/03/2026



LIST OF AMENDMENT ITEMS

REVISIONS TO THE PRELIMINARY PLAN CONDITIONS OF APPROVAL TO ALLOW A 1,000 SF MINOR EXPANSION AND CORRESPONDING OUTDOOR LANDSCAPING TO PROCEED AS PHASE 1 OF THE PRELIMINARY PLAN

THE SUBSEQUENT PRELIMINARY PLAN PHASES (PHASE 2 BEING THE FULL BUILD OUT OF THE SCHOOL IN ACCORDANCE WITH THE PRELIMINARY PLAN AND PHASE 3 BEING THE DEVELOPMENT OF THE RESIDENTIAL PROJECT), MAY PROCEED INTERCHANGEABLY.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PRELIMINARY PLAN APPROVAL NO. 120150168 INCLUDING APPROVAL CONDITIONS, AND CERTIFIED PRELIMINARY PLAN.

DEVELOPER: WASHINGTON EPISCOPAL DAY SCHOOL, INC. DANNY VOGELMAN, HEAD OF SCHOOL
COMPANY CONTACT PERSON

ADDRESS: 5600 LITTLE FALLS PARKWAY, BETHESDA, MD. 20816

PHONE: 301-652-7878

EMAIL: DVOGELMAN@WI-ES.ORG

SIGNATURE:

MHG
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STATE OF MARYLAND — GERARD LEE LA VAY — 35186 — ENGINEER

Digitally signed by Patrick La Vay
Date: 2026.01.29 19:56:34 -04'00'

Professional Certification

I hereby 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, Lic. No. 35186 Exp. Date: 01.05.2026

OWNER:

WASHINGTON EPISCOPAL DAY SCHOOL, INC.
5600 LITTLE FALLS PARKWAY

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HM123 WSSC 207NW05

PLAT 7163 & PLAT 22176

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

UNIT 1
L.14394 F.300
RIVER ROAD LAND CONDOMINIUM

PARCEL A, LITTLE FALLS OFFICE PARK

PROJ. MGR	KJH
DRAWN BY	KJH
SCALE	1"=20'
DATE	08/21/2025

PRELIMINARY PLAN NO. 12015016B

PRELIMINARY PLAN PHASE 1

C-012

PROJECT NO. 24.199.12