Plat Name: **Potomac Conference Corporation of Seventh Day Adventists**
Plat #: **220270060**

Location:	Located on the west side of New Hampshire Avenue (MD 650), 450 feet north of Blick Drive
Master Plan:	White Oak Master Plan
Plat Details:	R-200 zone; 1 lot
Owner:	Potomac Conference Corporation of Seventh Day Adventists

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620260070, as approved by the Director on March 9, 2026, and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plans. 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 items staff will forward the plat to the Chair for signature.

PLAT NO.:

HORIZONTAL CONTROL NOTE:

HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID. NAD 83/2011 AND IS BASED UPON THE FOLLWOING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTH	EAST
AJ8045	SPRINGBROOK HIGH SCHOOL	506,743.78	1,310,968.49
JV6671	19704	511,900.55	1,324,595.32
JV7137	20345	501,683.21	1,297,589.77

PROJECT COMBINED GRID FACTOR=1.0

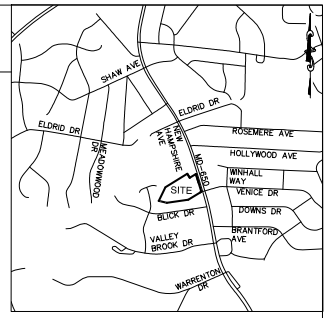
BEARINGS ARE NAD 83/2011 BASED UPON THE ABOVE LISTED MONUMENTS

DISTANCES ARE "GROUND" DISTANCES

GRID NORTH
MARYLAND COORDINATE SYSTEM NAD83(2011)
PER TOPCON LIVE GPS NETWORK

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
1	N 58°57'14" E	15.47'
2	S 16°50'09" E	394.31'
3	S 58°33'11" W	15.03'
4	N 16°50'09" W	394.42'

FEE SIMPLE AREA = 0.1358AC± 5915 SQ. FT.
SHOWN THUS:



VICINITY MAP
SCALE : 1" = 2000'

GENERAL NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED ON THIS PLAT, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
3. THE PROPERTY SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE ADMINISTRATIVE SUBDIVISION PLAN NO.#620260070
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF MONTGOMERY COUNTY FOREST CONSERVATION LAW CHAPTER 22A, INCLUDING THE TERMS OF FINAL FOREST CONSERVATION PLAN #F20260240
5. THE PROPERTY IS ZONED: R-200
6. THE PROPERTY IS SHOWN IN TAX MAP JQ563 PARCEL P355
7. THE PROPERTY IS SHOWN ON WSSC 200' SHEET: 216NE01
8. WATER & SEWER CATEGORIES: W-1 / S-1
9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO A REVOCABLE AGREEMENT NO. RA-1840 RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 69438 AT PAGE 479.
11. THIS PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE ROADS, PRIVATE PARKS, PRIVATE OPEN SPACES, AND PRIVATE STORM DRAIN SYSTEMS) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 58268 AT PAGE 42.

PARCEL A
NEW HAMPSHIRE AVENUE
GOSPEL CHAPEL
PLAT NO. 6796

NEW HAMPSHIRE AVENUE
GOSPEL CHAPEL,INC.
TAX MAP JQ563 PARCEL P355
LIBER 32532 FOLIO 115

OPEN-ENDED PIPE FOUND
N:508387.55
E:1312603.72

OPEN-ENDED PIPE HELD
N:508393.35
E:1312419.75

OPEN-ENDED PIPE HELD
N:508308.32
E:1312472.40

N 31°51'45" W
99.86'

S 58°57'14" W 153.20'

P.O.B.
N:508379.570
E:1312590.463

① N 58°57'14" E
15.47'

69.0'

10' P.U.E.

NEW HAMPSHIRE AVENUE
MD RTE 650
LIBER 4037 FOLIO 804
SRC PLAT #40793

② S 16°50'09" E 394.31'

④ N 16°50'09" W 394.42'

VARIABLE WIDTH RIGHT OF WAY
BASELINE PER SRC PLAT #40793

385
384
383
382

69.0'

15.0'

S 58°17'37" W 546.37'

STORMWATER EASEMENT 2
BOOK 70959 PAGE 477

POTOMAC CONFERENCE
CORPORATION OF SEVENTH DAY
ADVENTISTS
LIBER 5234 FOLIO 273

LOT 1
335,205 SQ. FT
7.6952 AC

RIGHT OF WAY
DEDICATION
5915 SQ. FT
0.1358 AC ±

PERPETUAL EASEMENT
FOR PIPE CULVERT
SRC PLAT #40793
DECLARATION OF COVENANTS
BOOK 69438 PAGE 479

REBAR HELD
N:508010.11
E:1312717.94

③ S 58°33'11" W
15.03'

N 58°33'11" E 326.21'

LOT 16
BLOCK 1
VALLEYBROOK
PLAT NO. 13162

OPEN-ENDED PIPE HELD
N:508106.20
E:1311954.92

STORMWATER EASEMENT 3
BOOK 70959 PAGE 477

S 25°49'32" W 322.26'

LOT 15
BLOCK 1
VALLEYBROOK
PLAT NO. 13162

FOREST CONSERVATION
EASEMENT 1
BOOK 70707 PAGE 441

PERPETUAL DRAINAGE
EASEMENT
LIBER 32814 FOLIO 115

FOREST CONSERVATION
EASEMENT 2
BOOK 70707 PAGE 441

PINCH PIPE HELD
N:507776.75
E:1311971.27

PINCH PIPE HELD
N:507804.46
E:1311861.18

47.51'

S 76°02'27" E 175.13'

113.58'

14.04'

N 81°44'21" E 459.91'

N 81°44'21" E

LOT 10
BLOCK 1
VALLEYBROOK
PLAT NO. 4641

LOT 9
BLOCK 1
VALLEYBROOK
PLAT NO. 4641

LOT 8
BLOCK 1
VALLEYBROOK
PLAT NO. 4641

LOT 7
BLOCK 1
VALLEYBROOK
PLAT NO. 4641

LOT 6A
BLOCK 1
VALLEYBROOK
PLAT NO. 4579

LOT 5A
BLOCK 1
VALLEYBROOK
PLAT NO. 4579

LOT 4A
BLOCK 1
VALLEYBROOK
PLAT NO. 4579

LOT 3A
BLOCK 1
VALLEYBROOK
PLAT NO. 4579

LOT 1A
BLOCK 1
VALLEYBROOK
PLAT NO. 4579

OWNER'S CERTIFICATION

WE, POTOMAC CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE AREAS OF NEW HAMPSHIRE AVENUE TO THE STATE OF MARYLAND FOR PUBLIC USE AS SHOWN HEREON, ESTABLISH MINIMUM BUILDING RESTRICTION LINES, WE FURTHER GRANT A PUBLIC UTILITY EASEMENT SHOWN HEREON AS "P.U.E" TO THE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND, SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION. WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS, AND OTHER REQUIRED MONUMENTATION, TO BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

BY: _____
DAVID KENT SHARPE (VICE PRESIDENT)

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A PARCEL OF ALL OF THE LANDS CONVEYED BY KATHRINE ELIZABETH DAY, MARGARET M. CASHELL, BENJAMINE E. PURCELL, HELEN MARJORIE JEWETT, OTELIA W. PURCELL and THEODORE V. PURCELL ONTO POTOMAC CONFERENCE CORPORATION OF SEVENTH-DAY ADVENTISTS, RECORDED IN LIBER 5234 AT FOLIO 273 DATED OCTOBER 11TH, 1977 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THUS —○— ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.G. OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 341,120 SQUARE FEET OR 7.8310 ACRES OF LAND, OF WHICH 5,915 SQUARE FEET IS DEDICATED TO THE STATE OF MARYLAND FOR PUBLIC USE.

STATE OF MARYLAND
JOHN R. BEICHLER
No. 21707
PROFESSIONAL LAND SURVEYOR

10/16/2026

JOHN R. BEICHLER
MD. PROFESSIONAL LAND SURVEYOR #21707
EXP. 06-04-2027

DATE

GRAPHIC SCALE
1"=50'
0 50 100 150

SUBDIVISION RECORD PLAT

POTOMAC CONFERENCE CORPORATION OF SEVENTH DAY ADVENTISTS

SCALE: 1"=50'
5TH ELECTION DISTRICT

DATE: OCTOBER 2026
MONTGOMERY COUNTY, MARYLAND

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	
APPROVED: _____	APPROVED: _____	Recorded: _____
_____ CHAIR	_____ DIRECTOR	Plat Book: _____
_____ MONTGOMERY COUNTY PLAT SIGNATORY FOR SECRETARY-TREASURER		Plat No.: _____

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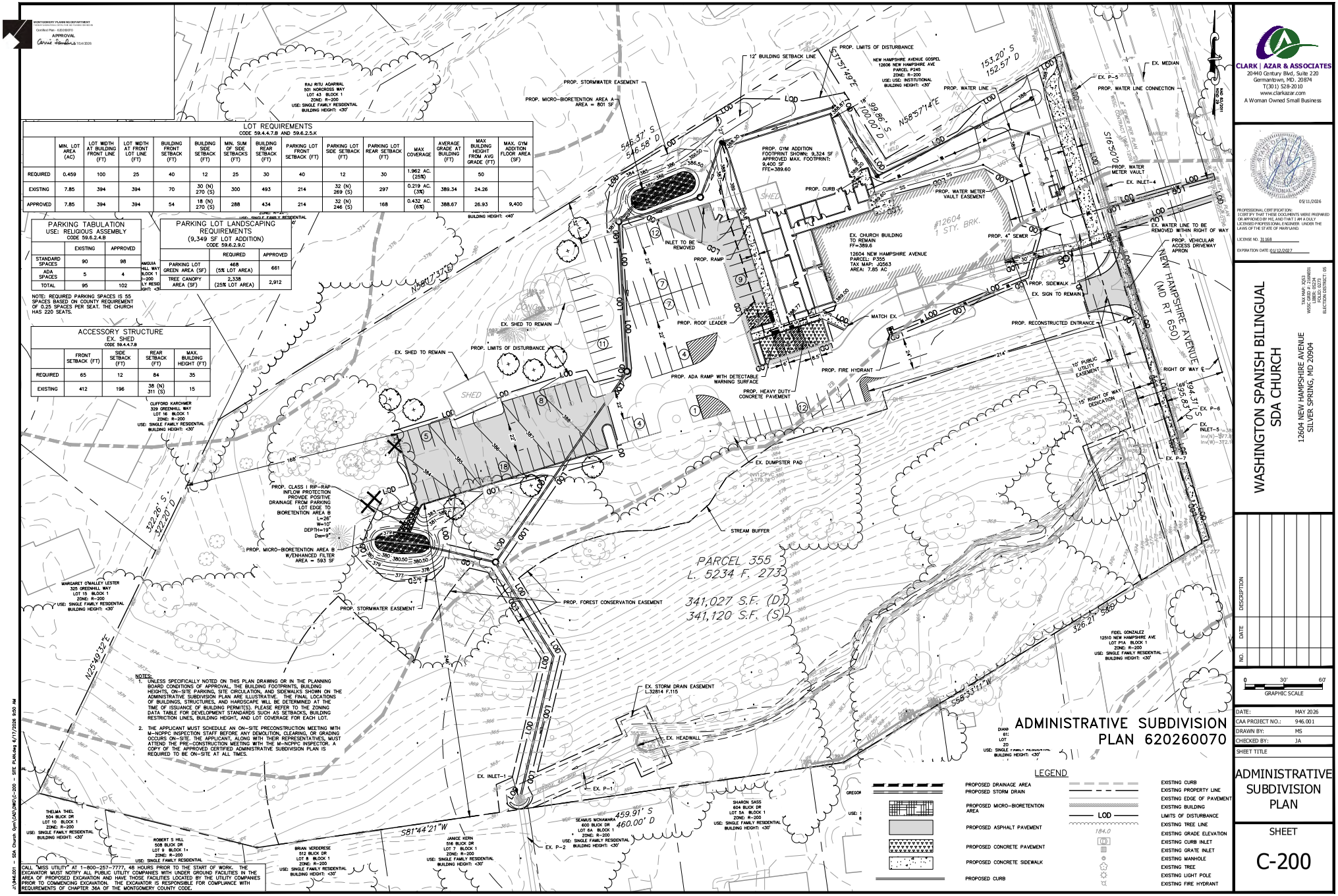
220270060



MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Plan - 620260070
APPROVAL
Carrie Sanders 11/4/2026

LOT REQUIREMENTS
CODE 59.4.4.7.B AND 59.6.2.5.K

	MIN. LOT AREA (AC)	LOT WIDTH AT BUILDING FRONT LINE (FT)	LOT WIDTH AT FRONT LOT LINE (FT)	BUILDING FRONT SETBACK (FT)	BUILDING SIDE SETBACK (FT)	MIN. SUM OF SIDE SETBACKS (FT)	BUILDING REAR SETBACK (FT)	PARKING LOT FRONT SETBACK (FT)	PARKING LOT SIDE SETBACK (FT)	PARKING LOT REAR SETBACK (FT)	MAX. COVERAGE	AVERAGE GRADE AT BUILDING (FT)	MAX BUILDING HEIGHT FROM AVG GRADE (FT)	MAX. GYM ADDITION FLOOR AREA (SF)
REQUIRED	0.459	100	25	40	12	25	30	40	12	30	1.962 AC. (25%)		50	
EXISTING	7.85	394	394	70	30 (N) 270 (S)	300	493	214	32 (N) 269 (S)	297	0.219 AC. (3%)	389.34	24.26	
APPROVED	7.85	394	394	54	18 (N) 270 (S)	288	434	214	32 (N) 246 (S)	168	0.432 AC. (6%)	388.67	26.93	9,400

PARKING TABULATION
USE: RELIGIOUS ASSEMBLY
CODE 59.6.2.4.B

	EXISTING	APPROVED
STANDARD SPACES	90	98
ADA SPACES	5	4
TOTAL	95	102

NOTE: REQUIRED PARKING SPACES IS 55 SPACES BASED ON COUNTY REQUIREMENT OF 0.25 SPACES PER SEAT. THE CHURCH HAS 220 SEATS.

PARKING LOT LANDSCAPING REQUIREMENTS
(9,349 SF LOT ADDITION)
CODE 59.6.2.9.C

	REQUIRED	APPROVED
PARKING LOT GREEN AREA (SF)	468 (5% LOT AREA)	661
TREE CANOPY AREA (SF)	2,336 (25% LOT AREA)	2,912

ACCESSORY STRUCTURE
EX. SHED
CODE 59.4.4.7.B

	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	MAX. BUILDING HEIGHT (FT)
REQUIRED	65	12	84	35
EXISTING	412	196	38 (N) 311 (S)	15

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PROFESSIONAL CERTIFICATION:
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 NO. 31168
EXPIRATION DATE: 01/12/2027
05/11/2026

WASHINGTON SPANISH BILINGUAL SDA CHURCH

12604 NEW HAMPSHIRE AVENUE
SILVER SPRING, MD 20904

TAX MAP: JQ53
WSSC GRID: 226NW13
LIBER: 05234
FOLIO: 00273
ELECTION DISTRICT: 05

NO.	DATE	DESCRIPTION

0 30' 60'
GRAPHIC SCALE

DATE:	MAY 2026
CAA PROJECT NO.:	946.001
DRAWN BY:	MS
CHECKED BY:	JA

SHEET TITLE
ADMINISTRATIVE SUBDIVISION PLAN

SHEET
C-200

ADMINISTRATIVE SUBDIVISION PLAN 620260070

J:\946.001 - SDA Church Gym\CAD\DWG\C-200 - SITE PLAN.dwg 6/17/2026 9:00 AM