

Plat Name: KPC Buddhist Temple
Plat #: 220150560

Location: Located on the south side of River Road, approximately 7,200 feet east of Hughes Road.

Master Plan: Agriculture & Rural Open Space Master Plan

Plat Details: AR zone; 1 lot

Owner: Kunzang Palyul Odsal Changchub Choling

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(7)** of the Subdivision Regulations, which states:

Plats for Existing Places of Worship, Private Schools, Country Clubs, Private Institutions and Similar Uses Located on Unplatted Parcels. A plat may be recorded under the minor subdivision procedure provided:

- a. The requirements for adequate public facilities, under Sec. 50-35(k), are satisfied prior to plat recordation;
- b. Any required street dedications are shown on the record plat;
- c. Forest conservation and stormwater management requirements, if applicable, are satisfied prior to recording the plat;
- d. If located in a special protection area, as shown on the approved and adopted master plan, all applicable special area protection requirements and guidelines, including the approval of a water quality plan, are satisfied prior to recordation of the plat; and
- e. A landscaping and lighting plan including the parking lot layout is submitted for staff approval prior to recording the plat.
- f. If the property is the subject of an approved special exception, all conditions of the special exception approval remain in full force and effect.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(7) and supports this minor subdivision record plat.

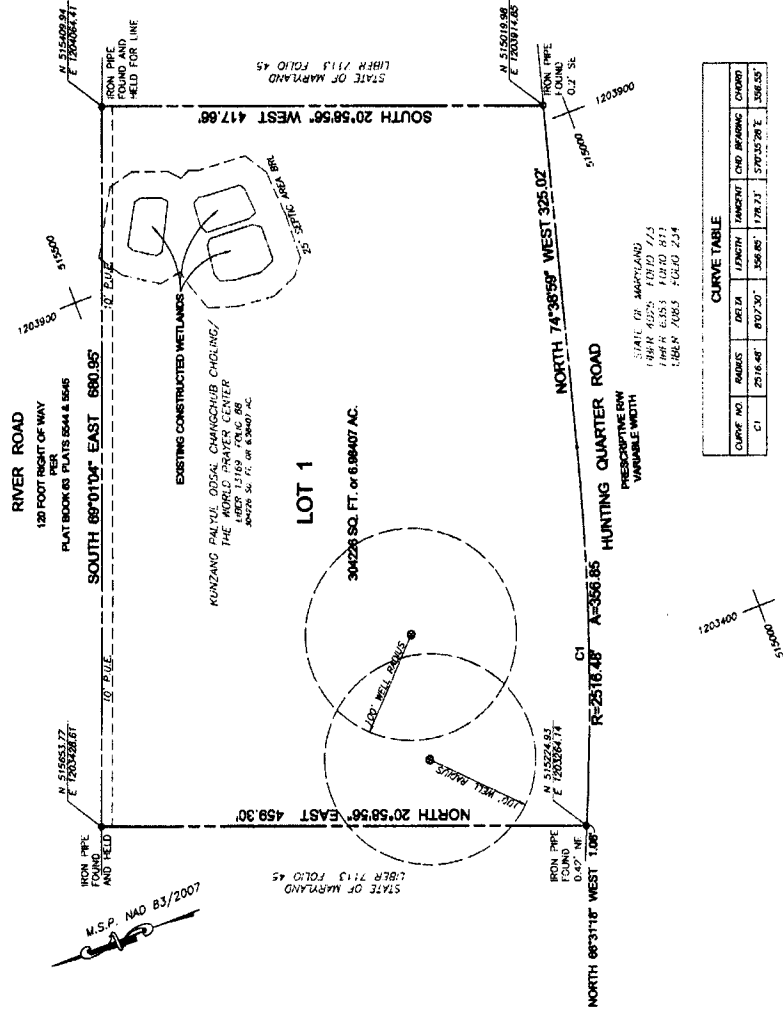
SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of all the property acquired by Kunzang Caso, Payal Chongsub Choling/The World Prayer Center in a deed from John F. Windolph, Catherine E. Windolph, Ted L. Kurkowski, Don S. Allen and Karen Williams dated December 7, 1994 and recorded December 28, 1994 in the Land Records of Montgomery County in Liber 13169 folio 85.

I further certify that if engaged, I will set property corner markers in accordance with Section 50-24(a) of the Subdivision Regulations of Montgomery County, Maryland.

I further certify that the total area in this subdivision record plat is 304,226 square feet, or 6.98407 acres of land. There is no street dedication by this plat.

David B. Shook 3/15/15
 David B. Shook
 Registered Property Line Surveyor
 Registration No. 375
 Expires 9/10/2016



APPROVED: _____
 CHAIRMAN
 M-NCM&PC RECORD FILE NO. _____

APPROVED: *Diane R. d. Jena*
 DIRECTOR

RECORDED: _____
 PLAT NO. _____



Plat No.

NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the subdivision of the property, shall remain in effect. The Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the Planning Board as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This property is served by private on-site water wells and an on-site wastewater treatment plant only.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor the location of the property, but only the matters intended to replace an examination of this or to depict or note all matters affecting title.
- This plat conforms to the requirements for minor subdivision approvals contained in Section 50-24(a) of the Montgomery County Subdivision Regulations, Chapter 50 of the County Code. This plat involves the creation of a lot for an Existing Place of Worship as provided for in Section 50-35(a)(3)(c).
- This property is served by an on-site wastewater treatment plant (constructed wetlands) as governed by MJE Discharge Permit #MD00057538. Maximum daily wastewater flow for all uses of property to the treatment plant is 3100 gallons per day. Department of Permitting Services (DPS) permit applications require MDJ review and approval.
- Coordinates shown hereon are in the Maryland State Plane Coordinate System NAD 83/2007 as defined by NCS and are for GIS purposes only. Coordinates are a result of RTK-GPS observations and conventional ground surveying. Controlling station is Leica Smartnet 10Y4 having a value of N. 550272.246 and E. 1246787.088 (U.S. Survey Feet). The average scale factor for this project is 0.99995019. Hunting Quarter Road is a varicose with Right of Way for which no Deed or Plat reference that establishes the Right of Way for the existing road has been located in the public records.

OWNERS CERTIFICATE

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision and guarantee compliance with the provisions of Section 50-24 of the subdivision regulations.

Further, we grant the applicable utility companies, their respective successors and/or assigns, a Public Utility easement in, on and over the land designated hereon as to be used for the installation, maintenance and operation of lines set forth in that certain easements, articles of incorporation or Terms and Provisions of Public Utility Enterprises, recorded in Liber 3834 folio 457 among the Land Records of Montgomery County.

As owners of this Subdivision we, our successors and assigns, will cause all property corner markers and any other monumentation to be set by a Registered Land Surveyor in accordance with Section 50-24 (c) of the Montgomery County Code.

There are no suits or actions of law, leases, liens, mortgages or trusts affecting the property hereon.

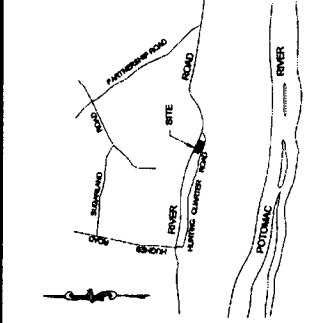
Clair C. Wagnier 3/15/15
 Clair C. Wagnier
 President
 Kunzang Payal Chongsub Choling/The World Prayer Center

SUBDIVISION RECORD PLAT

LOT 1

KPC BUDDHIST TEMPLE

POOLESVILLE (3RD) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 NOVEMBER, 2014 SCALE: 1"=80'



Tax Map/Parcel	CR Parcel 05A
Tax Acad.	09-026-03841
W.S.S.C. Card	218NWH
Zoning	AR
FC Exemption	#4201511EE