


**MEMORANDUM**

DATE: January 28, 2022

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 
Jay Beatty, Senior Planner, IRC Division (301)-495-2178

SUBJECT: Informational Maps and Summary of Record Plats (Item No. 1B) for the Planning Board Agenda for February 10, 2022.

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220220300 Cabin Branch

Plat Name: Cabin Branch

Plat #: 220220300

Location: Located on the west side of Dunlin Street, 100 feet north of Caspian Tern Drive

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone (formerly RMX-1/TDR); 2 lots

Owner: Tri Pointe Homes DC Metro, Inc.

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.F.** of the Subdivision Regulations, which states:

F. *Plat of correction.* A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
2. to revise easements to reflect a Board action;
3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that the plat has been submitted to modify the boundary of the subject lots in order to accommodate a switch of single family detached dwelling types between the two respective lots.

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 50.7.1.F. and supports this minor subdivision record plat.

