



MEMORANDUM

DATE: September 28, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for October 12, 2023

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:

220230710 **Horizon Hill**

220240050 **Creekside at Cabin Branch**

Plat Name: Horizon Hill

Plat #: 220230710

Location: Located on the south side of Red Barn Lane, approximately 3,000 feet west of Glen Mill Road

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: Gary and Susan Farha

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.F.2.** 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 Planning Board Action, or as necessitated by a State or County agency or public utility;
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 delineate revised Conservation Easements upon the lot in accordance with Final Forest Conservation Plan 81999044A.

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.2. of the Subdivision Regulations and supports this minor subdivision record plat.

