Plat Name: Cabin Branch
Plat #: 220180800

Location: Located on the west side of Cabin Branch Avenue, 225 feet north of Wellspring Avenue
Master Plan: Clarksburg Master Plan
Plat Details: CRT zone (formerly MXPD); 2 lots
Owner: Winchester Homes, 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 subject plat application has been submitted solely to correct erroneous lot width dimensions on the previously recorded plat. This plat is in conformance with approved Site Plan No. 82006029A and Staff supports thisplat of correction.

Planning Board Agenda: May 31, 2018