Plat Name: Cabin Branch
Plat #: 220170240

Location: Located in the area bounded by Broadway Avenue, Dovekie Avenue and Fulmer Avenue
Master Plan: Clarksburg Master Plan
Plat Details: CRT- zone; 12 lots and 1 parcel
Owners: NVR Inc. and Winchester Homes Inc.

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A(a)(5) of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

Staff notes for the Board that the subject plat application has been submitted to correct erroneous lot area sizes, clarify lot line delineations, and add an omitted signature to the Owner Certificate which is applicable to a sliver of land included upon the previous record plat as shown on the amended Site Plan 82007014B. Staff concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.