

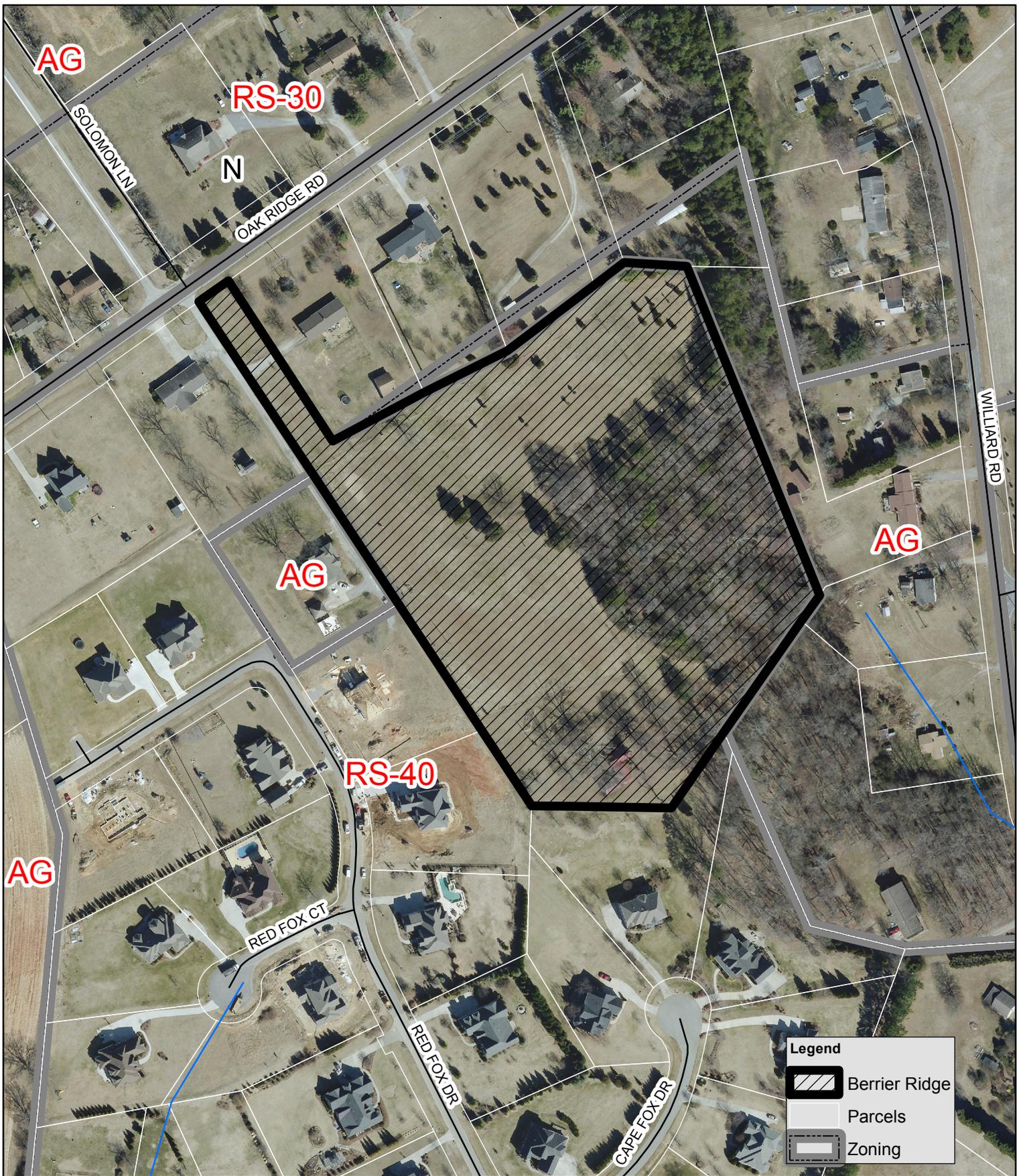
SUBDIVISION CASE #16-08: Berrier Ridge

Located at 1830 Oak Ridge Road, on the south side of Oak Ridge Road approximately 1100 feet west of Williard Road, in Oak Ridge Township. The applicant seeks approval for a 6-lot subdivision and right-of-way dedication on a total of approximately 10.12 acres. Being Guilford County Tax Parcel #0165486. Zoned RS-40, Greensboro (GW-III) Watershed, Scenic Corridor Overlay Zone. Applicant: Mark Disney. Designer: Land Solutions.

Staff comments:

1. All lots as proposed meet the requirements of the RS-40 district and meet all subdivision requirements.
2. Lot 6 is an existing home that currently accesses NC 150 via a private drive and access easement. At the request of the owner of Lot 6, the applicant is providing road frontage for Lot 6 on the new Berrier Ridge Court.
3. The tree preservation area includes all required drainage areas, and the area around the existing residence that contains several large specimen hardwood trees.
4. No road connections are proposed or required. The Oak Ridge Collector Street Plan shows no connections, the cul-de-sac as proposed does not exceed the 800 foot maximum cul-de-sac length, and only 6 lots will be developed on this single entrance.

The subdivision as presented meets the technical requirements of the Oak Ridge Development Ordinance. Staff recommends **approval**.



Subdivision Case #Sub-16-08
 Berrier Ridge



Scale: 1"=200'