

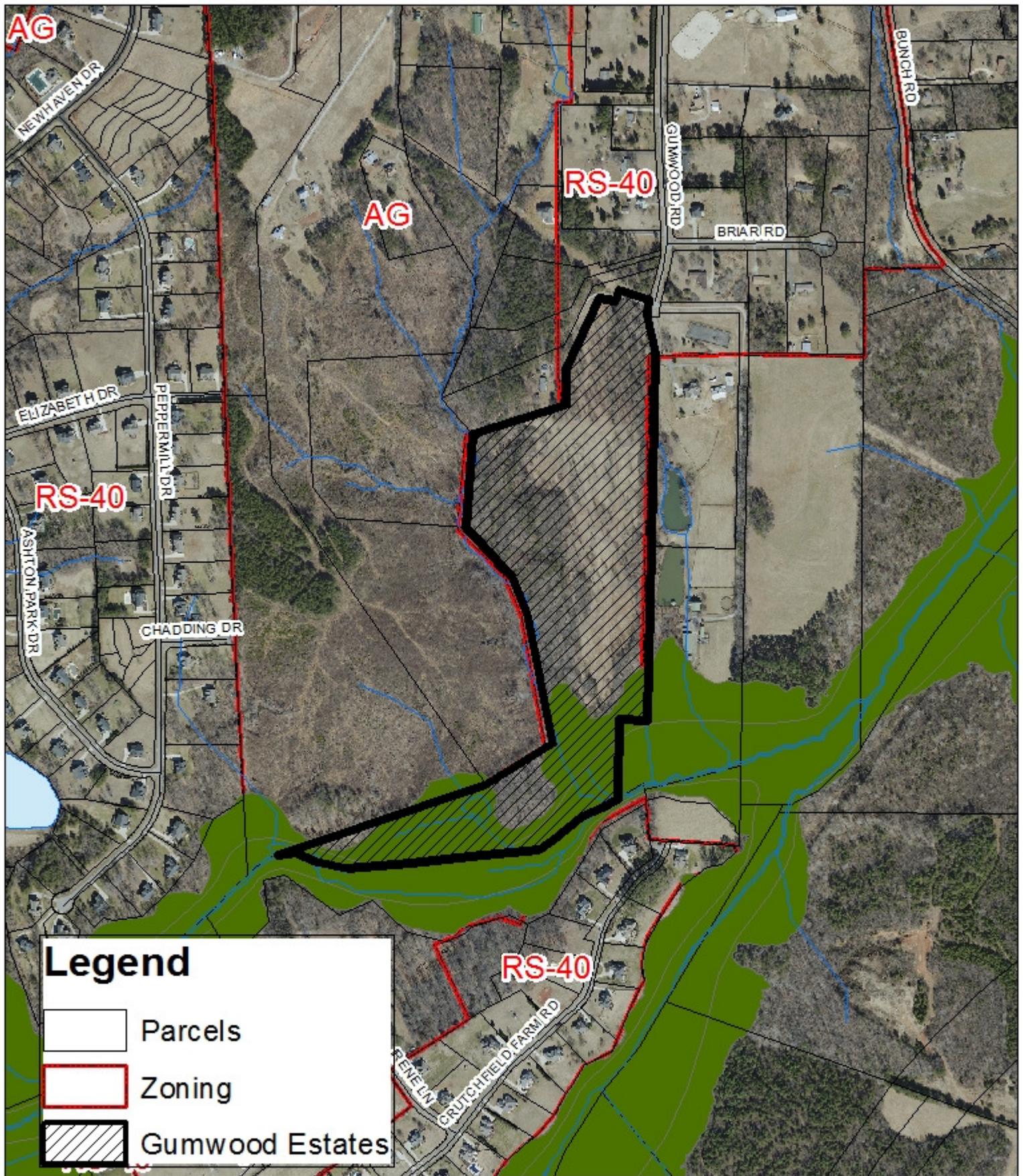
SUBDIVISION CASE #16-04: Gumwood Estates

Located at the terminus of Gumwood Road in Oak Ridge Township. Being Guilford County Tax Parcel 0162648. Zoned RS-40, Greensboro Watershed (GW-III) Overlay. Subdivision consists of 19 building lots, off-site septic areas, right-of-way dedication, and open space dedication for a total of approximately 37.68 acres. Owner by: Scott and Jody A Wimmer. Surveyor: Evans Engineering, Inc.

Staff comments:

1. A portion of this site was zoned to RS-40 in 1992 with the remainder zoned to RS-40 in 2002, but never developed.
2. The applicant has been coordinating with NCDOT and Piedmont Natural Gas to re-engineer the terminus of Gumwood Road to provide for this road extension. The connection to the existing Gumwood Road as shown represents both NCDOT's and PNG's preferred alignment.
3. Gumwood Road currently serves 22 lots. An additional 19 lots would serve a total of 41 lots. The developer has proposed a road stub to the property to the west which could eventually connect with Chadding Drive and provide a loop.
4. As required by the Development Ordinance, all land within the 100-year floodplain has been dedicated as drainageway and open space.
5. Utility easements are typically 20' along public rights-of-way. However, the Town has a policy of accepting smaller utility easements when authorized by all four utility providers. The applicant has been advised to provide this authorization prior to approval of the preliminary plat.
6. Proposed lots meet all dimensional requirements of the RS-40 District.
7. Tree preservation in excess of the required amount has been provided in the dedicated open space.

The subdivision as presented meets the technical requirements of the Oak Ridge Development Ordinance. Staff recommends **conditional approval** subject to utility easement reduction authorization.



Legend

-  Parcels
-  Zoning
-  Gumwood Estates



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Scale: 1"=300'