

## **SUBDIVISION CASE #12-01-ORPL-00108**

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### **Subdivision Case #12-01-ORPL-00108. Andy C. Brown and Tammy Brown.**

Owned by Carolyn C. Brown. Located on the north side of Scoggins Road, approximately 1900 feet west of Linville Road, in Oak Ridge Township. Guilford County Parcel # 0166242. This plat consists of one lot for a total of 3.204 acres. Zoned AG. Surveyor: Vaughn Surveying Co., Inc.

### **STAFF COMMENTS:**

Please note the following comments, sent to the surveyor on January 18. It is likely these comments will be addressed and the plat resubmitted by the meeting date.

1. The Oak Ridge Tree Preservation Ordinance requires four new canopy trees to be planted for any lot that currently has no trees. Either show the location and species of four new canopy trees, OR show and preserve the line of trees that appears in the aerial photo along the western property line (if they are on this property, that is).
2. Provide a 20' utility easement along the road frontage, unless utilities are available from the public right-of-way. If so, please show their location and provide note that utilities are available from the public r/w.
3. Please note the remaining acreage on the Carolyn Brown tract.
4. Label new lot as Lot 1.

Staff recommends **conditional approval** of the preliminary plat, subject to the above comments.