

**Addendum to:**  
Town of Summerfield  
Birkhaven Phase Six Subdivision Report  
Staff report: Julie A. Reid, Interim Town Planner

**Owner:** Dorothy Gilmor (contract pending)  
6606 Coventry Pt.  
Austell, GA 30168

**Applicant:** Combs, Incorporated (Kevin Combs)  
P.O. Box 790  
Oak Ridge, NC 27310

**Location:** The proposed site is approximately one half mile south on Birkhaven Drive Road from Oak Ridge Road, then right on Braelands Drive, then right on Briardenn Drive. The current road dead ends into the subject property. Guilford County Tax Parcel 0149857.

**REVISIONS TO THE PRELIMINARY PLAT**

There were two major issues with the original proposal for Birkhaven Six.

The first was the inclusion of primary conservation areas within lots where building envelopes and septic systems would have disturbed these areas significantly. The entire primary conservation area has now been included in the open space designation by moving the rear lot lines of the affected lots adjacent to the conservation area. In addition, the cul-de-sac has been foreshortened with the loss of one lot. This also shifted the remaining lots closer to the good soils on the site. One further benefit is the reduction in amount of land with impervious surface.

The second issue was concern about the future alignment of the proposed road. Concerns were how to avoid crossing a primary conservation area (slope, a stream and required buffer) and how and where the road could intersect with Oak Ridge Road (Hwy 150 West) safely. Attached is a proposed alignment that meets the criteria of avoiding the stream crossing, providing access to potential areas of subdivision, and intersecting Oak Ridge Road (Hwy 150 West) at a ninety degree angle to meet with Eversfield Road with no offset.

The final issue addressed was with the removal of trees. There was no indication of any effort to preserve existing tree stands. It is proposed that the developer restrict tree removal to road right-of-way, the driveway and building envelope and area for installation of well and septic system. Top soil should be set aside for top dressing of lots and more specifically not removed from the project site.

The Guilford County Erosion and Sedimentation did determine that permits would be required and specific plans will need to be submitted for review and approval before any ground clearing activity of any kind occurs.

Suggested Motion

**Denial:**

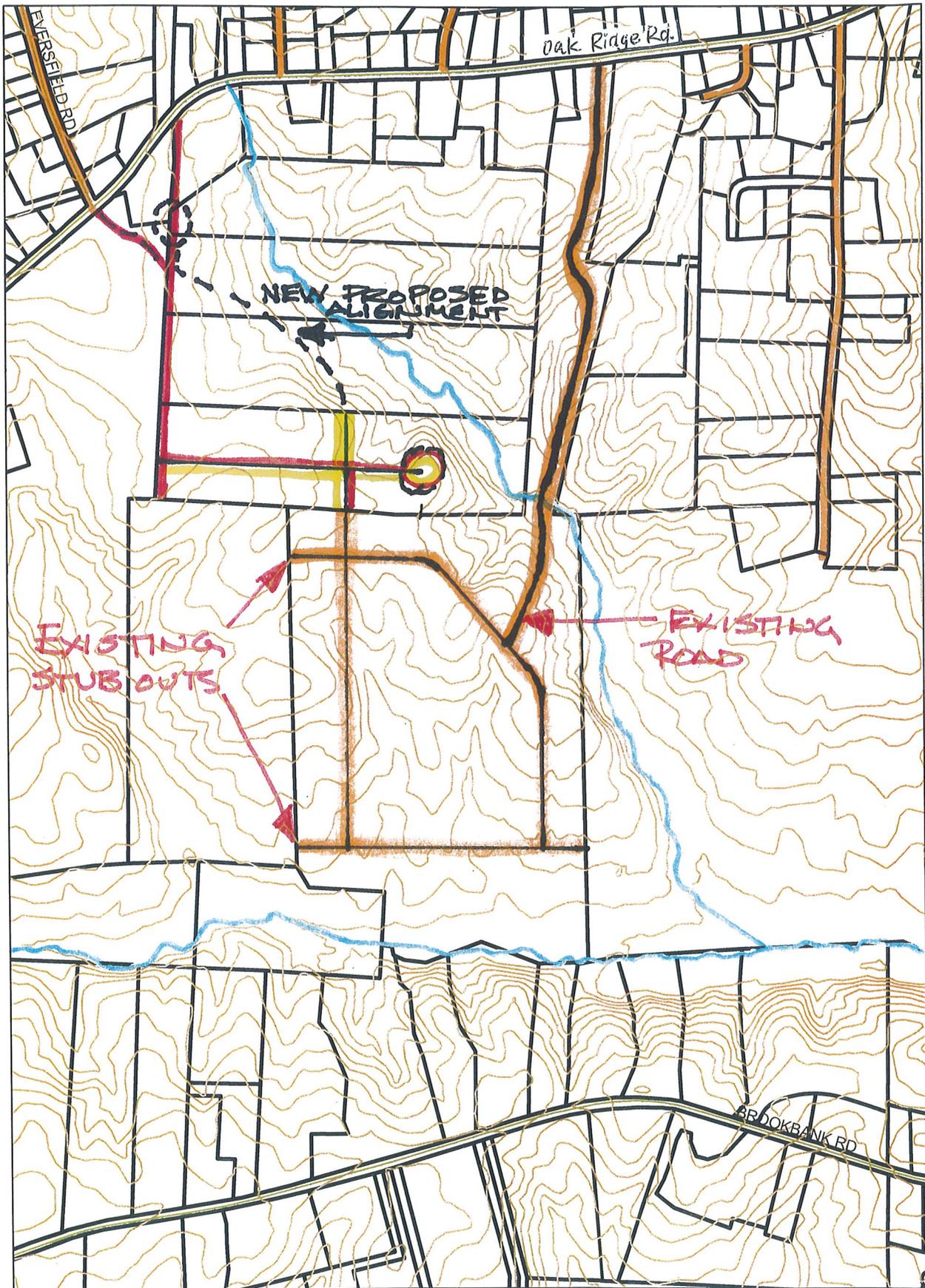
I move that the application for the Preliminary Plat Approval for Birkhaven Subdivision Phase Six be (denied). The reason for this action is: \_\_\_\_\_

**Conditional Approval:**

I move that the application for the Preliminary Plat Approval for Birkhaven Subdivision Phase Six be given conditional approval. Conditions that must be met prior to an unconditional approval are \_\_\_\_\_ . *Please add items below.*

1. Conditioned upon the *approval of each lot for the installation of septic tank systems by the Guilford County Health Department.*
2. Correct the approval certificate by removing the word "Oak Ridge" and inserting the word "Summerfield".
3. Indicate who will be the owner or receiver of the open space on the plat. If this is a Homeowner's Association, please submit a draft of the agreement to be filed.
4. Note whether Birkhaven Six will belong to the same homeowner's associate as Birkhaven 1-5.
5. No clearing of any kind will occur until the erosion and sedimentation plans have been approved. Further, that tree removal shall be restricted to road right-of-way, the driveways, building envelope and area for installation of well and septic system.

# Potential Road Alignments



- EXISTING ROAD ALIGNMENTS
- POSSIBLE ALIGNMENT
- PROPOSED ALIGNMENT



