



# Project Details

## Overview

Site Description	
<b>Project Name</b>	The Oaks Condominiums Stormwater Drainage Improvements
<b>Address</b>	101 Oak Tree Drive
<b>Property Description</b>	14.2 acres
<b>Existing</b>	Multi-family development - The Oaks Condominiums
<b>Orange County Parcel Identifier Numbers</b>	9798-45-1394
<b>Zoning</b>	Residential-4 (R-4) No rezoning proposed

## Development Intensity








Topic	Comment	Status
<b>Use/Density</b> ( <a href="#">Sec 3.7</a> )	Multi-family development; 130 condominiums and clubhouse	
<b>Dimensional Standards</b> ( <a href="#">Sec. 3.8</a> )	22 ft. street, 8 ft. interior, 9 ft. solar setbacks	
<b>Floor area</b> ( <a href="#">Sec. 3.8</a> )	Not applicable	<b>NA</b>
<b>Modifications to Regulations</b> ( <a href="#">Sec. 4.5.6</a> )	Landscape buffer on Burning Tree Drive, east property line	<b>M</b>
<b>Adequate Public Schools</b> ( <a href="#">Sec. 5.16</a> )	Not applicable	<b>NA</b>
<b>Inclusionary Zoning</b> ( <a href="#">Sec. 3.10</a> )	Not applicable	<b>NA</b>

## Landscape


<b>Buffer – North</b> ( <a href="#">Sec. 5.6.2</a> )	Not applicable (20' External Type "C" required)	<b>NA</b>
<b>Buffer – East</b> ( <a href="#">Sec. 5.6.2</a> )	20' Internal Type "C"; providing fewer plants and less width. See Modifications section of the Staff Memorandum.	<b>M</b>
<b>Buffer – South</b> ( <a href="#">Sec. 5.6.2</a> )	Not applicable (30' Internal Type "D")	<b>NA</b>
<b>Buffer - West</b> ( <a href="#">Sec. 5.6.2</a> )	Not applicable (15' Internal Type "B")	<b>NA</b>
<b>Tree Canopy</b> ( <a href="#">Sec. 5.7</a> )	Minimum 30 percent canopy	
<b>Landscape Standards</b> ( <a href="#">Sec. 5.9.6</a> )	Constructed to Town standards	

## Environment

<b>Resource Conservation District</b> ( <a href="#">Sec. 3.6</a> )	Encroachment into the RCD is proposed to install drainage pipes. Utility service lines are permitted in all zones of the RCD where there is a practical necessity.	
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<b>Erosion Control</b> ( <a href="#">Sec. 5.3.1</a> )	More than one acre of land disturbance proposed; Performance bond required.	
<b>Steep Slopes</b> ( <a href="#">Sec. 5.3.2</a> )	Not applicable	NA
<b>Stormwater Management</b> ( <a href="#">Sec. 5.4</a> )	Underground Stormwater treatment measure	
<b>Land Disturbance</b>	33,214 sq. ft.	
<b>Impervious Surface</b> ( <a href="#">Sec. 3.8</a> )	Not applicable	NA
<b>Solid Waste &amp; Recycling</b>	Not applicable	NA
<b>Jordan Riparian Buffer</b> ( <a href="#">Sec. 5.18</a> )	Jordan Buffer Authorization approval issued by Town's Stormwater Division for removing trees	
<b>Access and Circulation</b>		
<b>Road Improvements</b> ( <a href="#">Sec. 5.8</a> )	Not applicable	NA
<b>Vehicular Access</b> ( <a href="#">Sec. 5.8</a> )	Not applicable	NA
<b>Bicycle Improvements</b> ( <a href="#">Sec. 5.8</a> )	Not applicable	NA
<b>Pedestrian Improvements</b> ( <a href="#">Sec. 5.8</a> )	Not applicable	NA
<b>Traffic Impact Analysis</b> ( <a href="#">Sec. 5.9</a> )	Not applicable	NA
<b>Vehicular Parking</b> ( <a href="#">Sec. 5.9</a> )	Not Applicable	NA
<b>Transit</b> ( <a href="#">Sec. 5.8</a> )	Not applicable	NA
<b>Bicycle Parking</b> ( <a href="#">Sec. 5.9</a> )	Not applicable	NA
<b>Parking Lot Standards</b> ( <a href="#">Sec. 5.9</a> )	Not applicable	NA
<b>Technical</b>		
<b>Fire</b>	Not applicable	NA
<b>Site Improvements</b>	New stormwater drainage system.	
<b>Recreation Area</b> ( <a href="#">Sec. 5.5</a> )	Not applicable	NA
<b>Lighting Plan</b> ( <a href="#">Sec. 5.11</a> )	0.3 foot-candles at property line	
<b>Homeowners Association</b> ( <a href="#">Sec. 4.6</a> )	Application made on behalf of the Association.	

### Project Summary Legend

Symbol	Meaning	Symbol	Meaning
	Meets Requirements	<b>NA</b>	Not Applicable
<b>M</b>	Seeking Modification	<b>FP</b>	Required at Final Plan