






Project Summary





Overview

| Site Description | |
|------------------------------------------------|--------------------------------------------------------|
| Project Name | The Oaks Condominiums Stormwater Drainage Improvements |
| Address | 101 Oak Tree Drive |
| Property Description | 14.17 acres |
| Existing | Multi-family development-The Oaks Condominiums |
| Orange County Parcel Identifier Numbers | 9798-45-1394 |
| Existing Zoning | Residential-4 (R-4) |
| Proposed Zoning | No rezoning proposed |


Development Intensity

| | Comment | Advisory Board | Status |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------|----------|
| Use/Density (Sec. 3.7) | Multi-family development; 130 condominiums and clubhouse | PC | |
| Dimensional Standards (Sec. 3.8) | 22 ft. street, 8 ft. interior, 9 ft. solar setbacks | PC | |
| Floor area (Sec. 3.8) | Not applicable | PC | |
| Modifications to Regulations (Sec. 4.5.6) | Landscape buffer on Burning Tree Drive, east property line | PC | M |
| Adequate Public Schools (Sec. 5.16) | Not applicable | PC | |
| Inclusionary Zoning (Sec. 3.10) | Not applicable | | |
| Landscape | | | |
| Buffer – North (Sec. 5.6.2) | Not applicable (20' External Type "C" required) | PC | |
| Buffer – East (Sec. 5.6.2) | 20' Internal Type "C"; providing fewer plants and less width. See Modifications section. | PC | M |
| Buffer – South (Sec. 5.6.2) | Not applicable (30' Internal Type "D") | PC | |
| Buffer - West (Sec. 5.6.2) | Not applicable (15' Internal Type "B") | PC | |
| Tree Canopy (Sec. 5.7) | Minimum 30% canopy | CDC | |
| Landscape Standards (Sec. 5.9.6) | Constructed to Town standards | PC | |

| Environment | | | |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------|
| Resource Conservation District (Sec. 3.6) | Encroachment into the RCD is proposed to install drainage pipes. LUMO allows utility service lines all zones of the RCD where there is a practical necessity. | ESAB |  |
| Erosion Control (Sec. 5.3.1) | More than 1 acre of land disturbance proposed; Performance bond required. | ESAB | FP |
| Steep Slopes (Sec. 5.3.2) | Not applicable | ESAB |  |
| Stormwater Management (Sec. 5.4) | Underground Stormwater treatment measure | ESAB |  |
| Land Disturbance | 83,200 sq. ft. (106% of net land area, includes off-site work) | ESAB |  |
| Impervious Surface (Sec. 3.8) | Not applicable | ESAB |  |
| Solid Waste & Recycling | Not applicable | OCSW |  |
| Jordan Riparian Buffer (Sec. 5.18) | Jordan Buffer Authorization approval issued by Town's Stormwater Division for removing trees | ESAB |  |
| Access and Circulation (Sec. 5.8) | Not applicable | TCAB |  |
| Road Improvements (Sec. 5.8) | Not applicable | NCDOT |  |
| Vehicular Access (Sec. 5.8) | Not applicable | TCAB |  |
| Bicycle Improvements (Sec. 5.8) | Not applicable | TCAB |  |
| Pedestrian Improvements (Sec. 5.8) | Not applicable | TCAB |  |
| Traffic Impact Analysis (Sec. 5.9) | Not Applicable | TCAB Staff |  |
| Vehicular Parking (Sec. 5.9) | Not applicable | TCAB, PC |  |
| Transit (Sec. 5.8) | Not applicable | TCAB |  |
| Bicycle Parking (Sec. 5.9) | Not applicable | TCAB, PC |  |
| Parking Lot Standards (Sec. 5.9) | Not applicable | TCAB |  |
| Technical | | | |

| | | | |
|-------------------------------------------------------|------------------------------------------------|-------|-------------------------------------------------------------------------------------|
| Fire | Not applicable | Staff |  |
| Site Improvements | New stormwater drainage system. | Staff |  |
| Schools Adequate Public Facilities (Sec. 5.16) | Not applicable | Staff | N/A |
| Inclusionary Zoning Ordinance (Sec. 3.10) | Not applicable | Staff | N/A |
| Recreation Area (Sec. 5.5) | Not applicable | PC |  |
| Lighting Plan (Sec. 5.11) | 0.3 foot-candles at property line | CDC |  |
| Homeowners Association (Sec. 4.6) | Application made on behalf of the Association. | Staff | N/A |

Project Summary Legend

| Symbol | Meaning | Symbol | Meaning |
|------------------------------------------------------------------------------------|------------------------------|--------------|---------------------------------------------|
|  | Meets Requirements | CDC | Community Design Commission |
| M | Seeking Modification | HAB | Housing Advisory Board |
| C | Requires Council Endorsement | TCAB | Transportation and Connectivity Board |
| FP | Required at Final Plan; | ESAB | Environmental and Sustainability Board |
| NA | Not Applicable | OCSW | Orange County Solid Waste |
| PC | Planning Commission | NCDOT | North Carolina Department of Transportation |