Ordinance (2002) 311 ZC 525
Effective: October 15, 2002

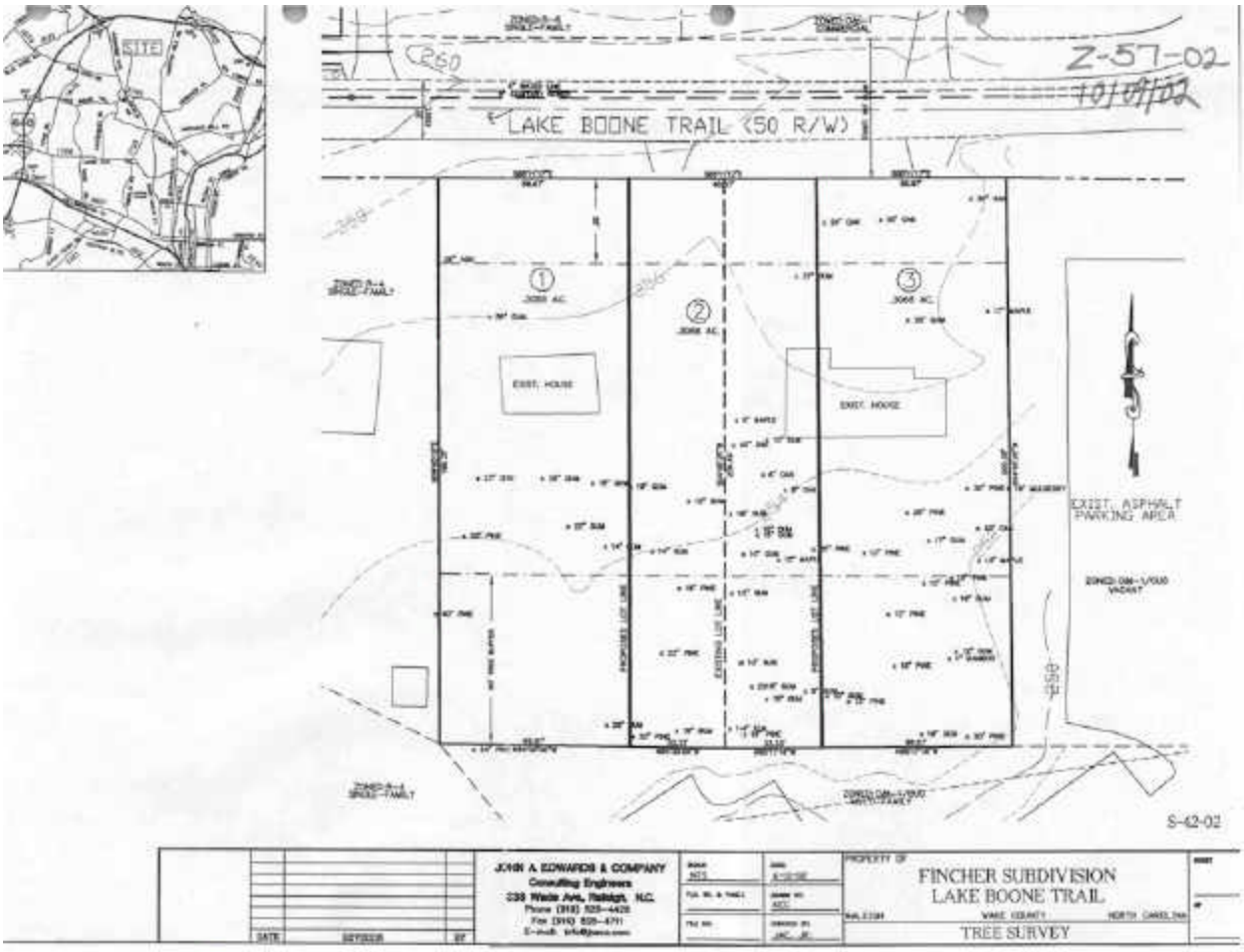
Z-57-02 Lake Boone Trail, south side, being Wake County PIN 0795.20-92-8434 and 0795.02-92-9433. Approximately 0.87 acre rezoned to Residential-6 Conditional Use District.

Conditions dated: (9/30/02)

A. Residential development will be restricted to one single family detached dwelling unit per lot, not to exceed a maximum of three (3) dwelling units on the total acreage of the rezoned Property.

B. Any building constructed upon the Property shall not exceed thirty-five and one-half (35 1/2) feet in height as measured per the code of the City of Raleigh.

C. Except for trees which are dead, diseased, damaged, or posing a hazard to person or property, no trees eight inches in caliper or greater measured at breast height (4 1/2 feet above the ground) located within sixty feet (60') of the southern property line (common boundary line with Wake County Tax PIN # 1705.17 02 2013) shall be removed. Attached is a copy of a tree survey dated June 11, 2002 ("Tree Survey"). Conspicuously colored temporary fencing shall be installed the sixty foot line prior to site preparation, grading and construction on the property. In the event a protected tree is removed, it shall be replaced with a tree or trees of similar species and equal diameter. The minimum size of any replacement tree shall be at least three inches in caliper measured at breast height (4 ½ feet above the ground) which shall be planted in a minimum planting area of 350 square feet.

D. At least 50% of the hardwood trees shown on the attached Tree Survey within 30 feet of the Lake Boone Trail right-of-way will not be removed during the re-development of this property. Conspicuously colored temporary fencing covering a radius of ten (10) feet around each protected tree shall be installed prior to site preparation, grading and construction on the property.

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