ORDINANCE (2001) 964 ZC 495
Effective: 3/20/2001

Z-22-01 MacKinac Island Lane, east side, being Wake County PINs 1731 99 1049, and 1731 98 3623, approximately 10.37 acres rezoned Residential-6 Conditional Use according to conditions dated February 25, 2001 as follows:

Conditions:

1. Upon development, the rate of stormwater runoff will comply with CR-7107 for R-4 development. Surface stormwater runoff and piped stormwater from parcel PIN# 173199049, south and east of the Battleridge Subdivision will be diverted and/or discharged from the property so that the runoff will be directed to the east and southeast and no runoff, except surface runoff from the buffer will flow into the lots north and west of parcel PIN#1731991049.

2. Cross-access agreements between PIN# 1731991049 and PIN #1731983623 shall be provided upon development of either PIN# 1731991049 and PIN#1731983623.

3. A 20 (twenty) foot Natural Protective Yard will be maintained between the project and the adjacent properties to the south, west, and north.

4. Lighting within the property will be designed and located in a manner so that no pole light bulb is visible from adjoining properties. All pole and flood lights located on private property will be shielded so as to not project rays from bulbs into adjoining properties. Light from flood and pole lights shall not exceed 0.5 foot candles at property lines which abut R-4 and R-6 zones.

5. Payments to the property owner by the City for dedication of required roadways will be at R-4 values.

6. A privacy fence will be constructed by the developer along the western property line between Parcel PIN# 1731 99 1049 and/or on the lots in Battleridge Subdivision with MacKinac Lane addresses of 4001, 4009, 4013, 4017, 4025, 4029, 4033 and 4037. The fence will be six feet tall and be constructed of pressure treated wood or comparable materials. In addition to the lots enumerated above, the fence will be constructed along all other lots adjacent to the western property line.

7. 50% of the trees on the property that are greater than 24” d.b.h. shall be preserved and protected according to established arboricultural standards.

8. Lighting and mailboxes shall match those of the River Ridge community.