

Z-111-96 Litchford Road, north side, and Falls of Neuse, east side, being a portion of Wake County Tax Parcel 1718.20 85 5100. Approximately 20.3 acres rezoned to Residential-10 Conditional Use.

Conditions: (7/16/97)

A. Development shall comply with the provisions of CR-7107 of the Raleigh Planning Commission.

B. Reimbursement values, for additional right-of-way required by the City's Development Regulations on Falls of Neuse and Litchford Roads, shall be at the then prevailing rate based upon the Rural Residential and Residential-4 zoning.

C. To supplement the minimum street protective yards otherwise required by the Raleigh City Code, the property owner shall:

1. Provide a street protective yard fronting Litchford Road at least twenty (20) feet in width. Maintain protective yard fronting on Falls of Neuse Road at least thirty (30) feet in width.

2. Provide landscaped focal areas at all project corners that are created by intersections of public streets or the intersection of a private driveway with Falls of Neuse and Litchford Roads. Within these landscaped areas, in addition to perennial and annual landscape materials, these areas may contain identification walls or fences with a minimum height of three and one half (3 1/2) feet, gate houses with a minimum height of twelve (12) feet, arbors, artwork, pedestrian walkways and identification signage may be installed. These areas will be designed and constructed to provide an identification of the property, conform to site triangle requirements, and provide a level of uniformity between resulting projects. These areas are illustrated on the attached Concept Master Plan prepared by Charles Elam and Associates and dated July 14, 1997.

3. Street protective yards shall be planted according to the following schedule:

	Caliper	Circumference	Height	Rate
Canopy Trees	3.5"	10.99"	9.0'***	1 per 40 linear feet
Understory				
Trees	2.0"	6.28"	7.0'***	1 per 70 linear feet
Hedge Evergreen				
Shrubs			42"(at 3 yrs)	3'0" on center
Non-Hedge				
Evergreen Shrubs			42"tat 3 yrs)	1 per 60 linear feet
Flowering Shrubs			24"***	1 per 40 linear feet

** at installation

4. An evergreen hedge to screen the view of cars shall be placed within the street protective yard when the yard is adjacent to parking spaces. The hedge shall run the entire length of all parking spaces, except when the hedge reaches the intersections of public streets or the intersection of a private driveway with a public street. Such intersections shall be constructed and landscaped in accordance with condition C.1 above and Raleigh City Code Section 10-2082.6(b).

5. Street protective yards may contain berms, walls, fences, sidewalks, driveway crossings, utility services and utility service areas.

D. Buildings constructed within 150 feet of the future right-of-way of Falls of Neuse Road shall not exceed two (2) stories (32 feet in height).

E. Exterior lighting within the residential area shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent residential properties or from the public right-of-way. Outside transitional yard free standing light poles shall not exceed eighteen (18) feet in height.

F. Thirty days prior to its filing with local government review agencies, a copy of any site plan or subdivision plan for the subject property shall be forwarded by first class mail to the parties listed by the Wake County tax office as owners of PIN Numbers 1718.15 74 4326, 1718.15 74 6401, and 1718.15 64 8247.

G. At the time of site plan approval, a unity of development plan will be formulated for all landscaping on the site assuring complementary landscaping style, materials and cross-access ways.

H. Residential development shall not exceed fourteen units per acre.