

Ordinance 643 ZC 465
Effective 10/6/99

Z-75B-99 Forestville Road, west side, south of Mitchell Mill Road, being Wake County Tax Map Parcel 1747.01 35 9808 and 1747.02 55 1390. Approximately 117 acres rezoned to Residential-4 Conditional Use.

Conditions: (09/29/99)

A. The post-development discharge shall be released at a rate (cfg) equal to or less than the rate expected if the site were zoned R-2. This guideline shall be met for the 2 and 10 year frequency storms.

B. Reimbursement for future right-of-way dedication shall be based upon R-2 zoning.

C. A natural protective yard of not less than 15 feet shall be established along the property's southern boundary with Neuse Crossings Subdivision.

D. Vehicular circulation will be installed substantially as shown on a map entitled, "U.S. 401/Forestville Road Regional Analysis," and prepared by Aiken & Yelle Associates, PA, dated 9/29/99 which may include variation by subsequent subdivisions of the property.

E. All natural protective yards shall be on a bt separate from a dwelling within the proposed R-4 zoning district, and owned and maintained by a homeowner's association.