

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 (cfs) 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 lot separate from a dwelling within the proposed R-4 zoning district, and owned and maintained by a homeowner's association.