

Z-62-98 Idolbrook Lane, at its southern terminus, west of Six Forks Road, Being Wake County Tax Parcel 1707.14 44 5258. Approximately 4.6 acres rezoned Residential-10 Conditional Use.

Conditions: (04/03/98)

A. The proposed development shall comply with storm water provisions per CR 7107.

B. The proposed development shall not place any dwelling units in the floodplain. The floodplain on this site is defined as a straight line connecting Point A and Point B on the exhibit map dated February 9, 1998. Points A and B are defined as:

Point A: A point located forty five (45') north of the common boundary of the subject parcel and parcels 1707.14 43 7791 (Stoney Hollow Condominiums) and 1707.14 44 7255 (Bethlehem Baptist Church).

Point B: A point located two hundred sixty (260') feet north of the common corner of the subject parcel and parcels 1707.14 43 7791 (Stoney Hollow Condominiums) and 1707.14 43 4747 (Cockrell).

C. Buildings located on the site shall not exceed a maximum of thirty-six feet (36') in height.

D. If dumpster service is required by the City, these units shall not be placed within one hundred feet of the property line of the following parcels:

1707.14 44 7635;	1707.14 44 3217;
1707.14.44 3575;	1707.14 44 3005;
1707.14 44 5528;	1707.14 44 3081;
1707.14 44 5694;	1707.14 43 3898; and
1707.14 44 6655;	1707.14 43 4747

Furthermore, a six foot (6') closed wooden fence with plantings shall be installed around the dumpster area. Plantings shall consist of evergreen shrubs with a minimum height of eighteen inches (18") and species that shall obtain a height of thirty-six inches (36') in three years. These evergreen shrubs shall be planted five (5') feet on center.

E. Dwelling units developed on the site shall contain a mix of sizes that result in an average unit size not less than 1,200 square feet, with not unit being less than 1,172 square feet.

F. Not more than thirty-two (32) dwelling units shall be developed on the site.

G. Dwelling units shall be limited to townhomes. These townhomes shall meet all the requirements and specifications of the City of Raleigh.

H. On site lighting shall consist of lights equipped with fixture heads that create down lighting only, and have the light source shielded from both sides. Lighting fixture poles shall not exceed eighteen feet (18') in height. Furthermore, on site lighting shall be placed in front of dwelling units and toward the interior of the property.

I. Within the zoned area, dwelling units shall maintain a minimum setback to the dwelling units (not including the storage shed) of thirty-five feet (35') from the following parcels:

1707.14 44 3217 (Bruek);	1707.14 44 5694 (McComas);
1707.14 44 3575 (Auyeung);	1707.14 44 6655 (Murowsky); and
1707.14.44 5523 (Gunter);	1707.14 44 7635 (Sy).

J. Facing adjacent properties, "No Trespassing" signs shall be posted along the perimeter of the property.

K. If approved as part of site plan or subdivision, Idolbrook lane will be terminated with a cul-de-sac bubble that shall meet all the city design requirements.

L. The proposed development shall utilize a storm water detention facility located within the 100-year flood plain. This detention facility shall be surrounded by a chain link fence a minimum of four (4') feet in height. Around the perimeter of this chain link fence, a hedge-row of thorn bearing evergreen shrubs shall be planted five (5') on center to further deter entry to the stormwater basin structure. Shrubs shall be a minimum height of eighteen (18") inches when planted and shall be a species that obtains a height of thirty (30") inches in three growing seasons. An opening shall be provided in the hedge for maintenance access to the facility.

M. A six (6') high wooden fence shall be installed along parcels 1707.14 44 5528 (Gunter); 1707.14 44 5694 (McComas); and 1707.14. 44 3575 (Auyeng). This fence shall be a six (6') foot high vertical slat stockade style fence with slats made of 1x6 boards with square cut ends spaced not more than one-half inch apart. On the development side of this fence, a row of Virginia Cedars, or comparable evergreen trees shall be planted twelve (12') on center. These Cedar trees shall be a minimum height of five (5') feet when installed. This fencing shall be terminated in conjunction with the project's entrance landscaping which will be provided on either side of the Idolbrook Lane. Final plans showing this termination will be mailed to the property owners of PIN#'s 1707.14 44 5528 (Gunter); 1707.14 44 5694 (McComas); and 1707.14 44 3575 (Auyeng). This fencing shall be installed immediately after final grading is completed.

N. A 200' long chain link fence four (4') feet in height shall be installed along the common boundary parcel 1707.14 44 7456 (Bethlehem Baptist Church). This fence shall be used to deter unwanted pedestrian and motor traffic from Six Forks Road. On the development side of the fence and evergreen hedge of thorn bearing shrubs shall be installed for the first 150' from the corner of parcel 1707.14 44 6655 and 1707.14. 44 7456. Said shrubs shall be planted five (5') feet on center and average a minimum

height of (18") inches when installed. And shall achieve a height history of thirty (30") in a least three (3) growing seasons.

O. Final grading plans illustrating the extent of a seven and one-half (7-1/2) foot undisturbed buffer along the length of the common boundary between the subject property and parcel 1707.14 44 3217 (Bruek) will be mailed to the property owner of parcel 1707.14 44 3217 (Bruek).

P. Adjacent to parcels 1707.14 43 3898 (Lewis) and 1707.14 43 4747 (Cockrell), a fifty (50') foot undisturbed buffer shall be maintained between the common property boundary and the proposed stormwater detention facility.

Q. The buffer areas mentioned in condition 15. and condition 16. above will remain undisturbed except for the following:

1. Storm drainage facilities, erosion control devices, electric, telephone, cable, television, and similar repair installations, telecommunications exchange systems, vehicular drives, gas, and or water, sanitary sewer installations, and similar utilities approved by the appropriate government authority.
2. The planting of new vegetation, construction of fences, walls, berms, or similar construction that tends to enhance the area's visual appearance.
3. The treatment or removal of nuisance or diseased vegetation. To illustrate, but not limit, the foregoing, trees that encroach on adjacent properties, overhead electric lines, or access points may be removed. Pine trees infested with pine bark beetles or other similar destructive insects and pests may be removed.