

Z-76-99, **Forestville Road**, east side, being Wake County Tax Map Parcel 1747.04 53 9547. Approximately 68.4 acres rezoned to Residential-4 Conditional Use, Residential-6 Conditional Use and Conservation Management Conditional Use.

Conditions: (10/12/99)

I. Conditions Applicable to All Zoning Districts:

- 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 Agricultural Productive. This guideline shall be met for the 2 to 10 year frequency storms.
- B. Reimbursement for future right-of-way dedications shall be based upon the pre-existing zoning, Agricultural Productive.
- C. All dwellings shall be single-family detached dwellings.
- D. Residential density shall be limited to 4 units per acre.
- E. 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.
- F. All natural protective yards shall be a lot separate from dwelling within the proposed R-4 and R-6 zoning district, and owned and maintained by a homeowners' association.

II. Conditions Applicable to the R-6 CUD Zoning District:

- A. A natural protective yard area of not less than 15 feet shall be established along the western boundary of Trade Winds subdivision with the subject property, beginning at the northeasternmost boundary of the subject property, continuing along the common boundary with Trade Winds subdivision approximately 1200 feet and ending the tree protection area at the existing lake in the western boundary with Trade Winds subdivision.

III. Conditions Applicable to the R-4 CUD Zoning District:

- A. Dwelling units along the western common boundary with homes fronting on Cartway Lane shall be a minimum of 1375 square feet.
- B. Lots along the western common boundary with homes fronting on Cartway Lane shall have a minimum width of 80 feet.

C. A natural protective yard of not less than 20 feet shall be established along the property's western boundary with Country Lane Subdivision including PIN numbers: 1747.04 54 1214; 1747.04 54 2148; 1747.04 54 3164; 1747.04 54 4043; 1747.04 53 5616; 1747.04 53 5525; 1747.04 53 5445; 1747.04 53 5375; 1747.04 53 6207; 1747.04 53 6126; 1747.04 53 6047; 1747.04 52 7927; 1747.04 52 7719; 1747.04 52 7657.

D. Upon development of the subject property, a closed wood fence six feet in height will be established and maintained on the subject property along the boundary line with Wake County PIN numbers: 1747.04 54 1214; 1747.04 2148; 1747.04 54 3164; 1747.04 54 4043; 1747.04 53 5616; 1747.04 53 5525; 1747.04 53 5445; 1747.04 53 5375; 1747.04 53 6207; 1747.04 53 6126; 1747.04 53 6047; 1747.04 52 7927; 1747.04 52 7719; 1747.04 52 7657. The fence shall be constructed of pressure treated lumber. The fence may stagger or meander along the property boundary line in order to avoid removal or disturbance of existing trees.