

**Ordinance: 804 ZC 761**  
**Effective 3/6/18**

**Z-9-17 – Edwards Mill Road**, east side, approximately 700 feet north of Glen Eden Drive, being Wake County PINs 0795082452 and 0795084504, approximately 7.78 acres rezoned to Residential-10-Conditional Use (R-10-CU).

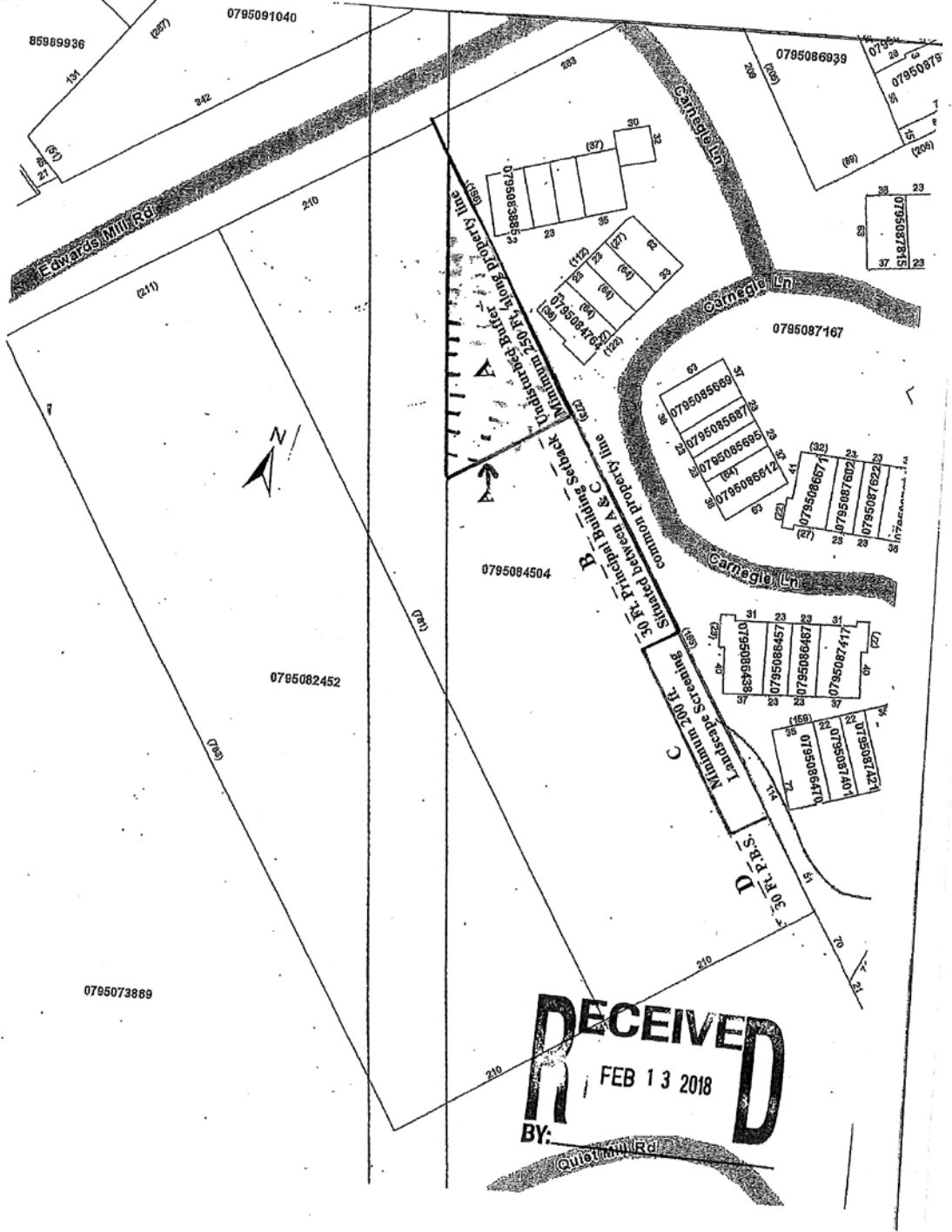
Conditions dated: February 13, 2018

1. The maximum number of dwelling units will be 48.
2. Dwelling units shall be located in a "Townhouse" building type.
3. There shall be a principal building setback is between 54-55 feet as measured from the Right of Way and or future dedicated right of way on Edwards Mill Road whichever is greater. For that portion of the building setback area not located within the power line easement for the CP&L Roxboro-Method East 230 KV line situated between the Edwards Mill Road right-of-way and the closest building to Edwards Mill Road the disturbed area shall be replanted at a rate of seven (7) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and six (6) evergreen understory trees per 100 lineal feet for each 27 feet in width of disturbance; however, such replanting shall not be required for disturbance related to the site access point on Edwards Mill Road.
4. There shall be an undisturbed buffer area for at least 250 feet of length along that portion of the common property line with parcel identified as Wake County PIN 0795087167 (Deed Book 4234, Page 826) situated between the southeast side of the power line easement for the CP&L Roxboro-Method East 230 KV Line and the aforementioned common property line that fronts those parcels identified with Wake County PIN 0795083885 (Deed Book 6087 Page 312; Lot 104 on plat in Book of Maps 1998, Page 141) and 0795084764 (Deed Book 8195 Page 2776; Lots 201 and 201-A on plat in Book of Maps 1988, Page 142), not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line. All or some of the undisturbed area required by this condition may be designated as tree conservation area if such areas comply with the requirements of UDO Article 9.1. The area described by this condition is in that general area identified as "Line A" on the attached Exhibit A.
5. For that portion of the setback area described in Condition 7 that is not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line, and that fronts parcels identified with Wake County PIN 0795086438 (Deed Book 10475 Page 001; Lots 1504 and 1504-A on Book of Maps 1988, Page 622) and 0795086470 (Deed Book 9217, Page 306; Lot 1401 on plat in Book of Maps 1993, Page 773), each parcel shall have a landscape screening of at least 100 feet long within the 30-foot principal building set back area consisting of eight (8) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and eight (8) evergreen understory

trees per 100 lineal feet. The main evergreen trees shall be 8 to 10 feet tall at the time of planting and the evergreen understory trees shall be 4 to 6 feet tall at planting. The area described by this condition is in that general area identified as "Line C" on the attached Exhibit A.

6. The disturbed portions of the setback area described in Condition 7 that (i) are not within areas subject to Conditions 4 or Condition 5, and (ii) are not located within the power line easement for the CP&L Roxboro-Method East 230 KV Line, shall be replanted at a rate of eight (8) evergreen trees comparable in growth patterns to Green Giant Arborvitae or Cryptomeria and eight (8) evergreen understory trees per 100 lineal feet. The main evergreen trees shall be 8 to 10 feet tall at the time of planting and the evergreen understory trees shall be 4 to 6 feet tall at planting. **The** areas subject to this condition are those general areas identified as "Line B" and "Line D" on the attached Exhibit A.
7. There shall be a principal building setback of at least 30 feet as measured from the property's common boundary line with parcel identified with Wake County PIN 0795087167 (Deed Book 4234, Page 826).
8. No more than six dwelling units shall be attached within a single Townhouse building.
9. The façade of the buildings constructed upon the Property shall consist of one or more of the following building siding materials: brick, stone, manufactured stone, simulated stone, fiber cement, wood and or wood/ vinyl trim. Vinyl siding is prohibited.

Exhibit A



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