

CITY - SPECIAL USE DISTRICT PERMIT

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Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Ujima Community Development Corporation, (Zoning Docket W-3514). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM8-S, approved by the Winston-Salem City Council the 7th day of February, 2022" and signed, provided the property is developed in accordance with requirements of the RM8-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF ANY PERMITS:**
 - a. Developer shall submit to the Stormwater Division as-built records to verify the previously approved stormwater management system was constructed and is functioning per the approved design. If the system has not been constructed and/or is not functioning, the developer shall submit to the Stormwater Division a written timeframe detailing when the required as-builts will be submitted.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. A Type I bufferyard shall be installed along the Barbara Jane Avenue frontage as depicted on the rezoning site plan for case W-3062.