

Ordinance #22-0782
2023 Ordinance Book, Page 25

UDO-CC20
**AN ORDINANCE AMENDING CHAPTER 3 OF THE UNIFIED DEVELOPMENT
ORDINANCES (UDO) TO ADD THAT THE FIRST/BOTTOM LAYER OF ASPHALT
BE INSTALLED AND APPROVED IN SUBDIVISION STREETS PRIOR TO
ACCEPTANCE OF SURETY FOR REMAINING INFRASTRUCTURE
IMPROVEMENTS AND FINAL PLAT RECORDATION**

Be it ordained by the Winston-Salem City Council, that the Unified Development Ordinances are amended as follows:

Section 1. Section 3.2.5 of the UDO is amended as follows:

3 PROCEDURES

3.2 SPECIAL DEVELOPMENT APPLICATIONS

3.2.5 FINAL PLAT

B. REQUIRED INFORMATION AND CERTIFICATES

2. PLAT RECORDATION: RESIDENTIAL (SINGLE FAMILY; DUPLEX; TWIN HOME; TRIPLEX; AND TOWNHOUSE)

Prior to Recordation of Plat:

- a. Construction plans for infrastructure (public and private) approved by the appropriate jurisdiction, and
- b. Complete all utilities (unless City-County Utilities Director has agreed to surety in lieu of construction for off-site sewer outfalls), drainage, curbing, stone base, **first/bottom layer of asphalt**, and street signs to be in place, **approved** and functioning. ~~In lieu of~~ **Prior to** placing first/bottom layer of asphalt, developer shall protect manholes, inlets, pipes, valves, hydrants, and curb during ~~building~~ construction, and
- c. Detailed estimate of incomplete infrastructure, based on approved plans in **Section 3.2.5B.2.a** ~~above~~, prepared by the design engineer and approved by the holder of the surety, and
- d. Form and conditions of surety for incomplete infrastructure approved by the City Attorney to be held until final acceptance of streets, drainage, and utilities.
- e. For duplex, triplex, townhouse, and multifamily development, two (2) stage platting will be allowed. The final plat will verify common wall and infrastructure as-built locations.

Section 2. This ordinance shall be effective upon adoption.

NOTE: Items to be removed are indicated with a ~~strike through~~; items to be added are shown as **highlighted**. Items with a single underscore are applicable to Forsyth County only, and *italicized* items are applicable to Winston-Salem only.

