

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

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 Longleaf Properties, LLC and Wilson Legacy, LLC, (Zoning Docket W-3667). 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 RMU-S (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Residential Building, Townhouse; Residential Building, Multifamily; Planned Residential Development; and Swimming Pool, Private), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the RMU-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 ISSUANCE OF INFRASTRUCTURE PERMITS:**
 - a. A stormwater management permit may be required for this development to demonstrate compliance with the applicable provisions of the City of Winston-Salem's Post-Construction Stormwater Management Ordinance.
 - b. The developer shall obtain a commercial infrastructure permit from the City of Winston-Salem; additional improvements or fee-in-lieu may be required prior to issuance of the commercial infrastructure permit(s). Required improvements or fee-in-lieu for the project will include:
 - Relocate primary driveway to align with Bethabara Road/Old Town Road intersection.
- **PRIOR TO 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 ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. The developer shall complete all requirements of the infrastructure permit(s).
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.