

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 Walter T. Wilson and Helen S. Wilson, (Zoning Docket W-3659). 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 (Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Library, Public; Planned Residential Development; Residential Building, Multifamily; Residential Building, Townhouse; Child Day Care Center), approved by the Winston-Salem City Council the ____ day of _____, 20____" 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 ISSUANCE OF INFRASTRUCTURE PERMITS:**
 - a. 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 permits. Required improvements will include installation of sidewalks along Sides Road and Peters Creek Parkway.
 - b. Developer shall submit a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the City of Winston-Salem.
- **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 THE SIGNING OF PLATS:**
 - a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. 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.
 - c. Any required “as-built” plats shall be recorded with the Register of Deeds.