

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 Jak Ventures LLC, (Zoning Docket W-3397). 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 Residential Building, Multifamily, approved by the Winston-Salem City Council the 3<sup>rd</sup> day of June, 2019" 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 GRADING PERMITS:**

- a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- b. Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
  - Installation of an All-Way Stop Condition (AWSC) at the intersection of Olivers Crossing Drive and Olivers Crossing Circle, with the appropriate advanced signage per MUTCD specifications.
  - Installation of sidewalk along Olivers Crossing Drive.

• **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. Developer shall complete all requirements of the driveway permit.
- c. As volunteered by the petitioner, the six (6) foot tall wooden opaque fence along the Western property line shall be extended to the Northern property line and continue to the East, along the Northern property line, terminating at the Western edge of the street buffer.