

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 Three Properties, LLC, (Zoning Docket W-3340). 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; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development 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 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 Floodplain Development Permit from the Erosion Control Division.
- c. Developer shall obtain a driveway permit from NCDOT/City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
 - Payment-in-lieu of sidewalk construction along the frontage of Peters Creek Parkway.
 - Dedication of right-of-way along Fourth Street sixty (60) feet from centerline.

- Record negative access easements along Peters Creek Parkway and both sides of Apple Blossom Trail.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on “Exhibit A” as verified by Planning staff. As volunteered by the petitioner and noted on the site plan, all buildings shall have exterior façade materials consisting of either brick, cementitious siding, or veneer stone. All rooftop HVAC equipment shall be screened from view of the adjacent public streets.
 - b. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
 - c. Developer shall demonstrate compliance with the requirements of the Floodplain Development Permit.
 - d. Developer shall relocate the sanitary sewer line located in the southeastern portion of the site in order to accommodate the building shown on the site plan.
 - e. Developer shall relocate the storm sewer line located in the southeastern portion of the site in order to accommodate the building shown on the site plan.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Lighting shall be installed per approved lighting plan and certified by an engineer.
 - b. Developer shall complete all requirements of the driveway permit including the construction of Apple Blossom Trail to City of Winston-Salem standards.
 - c. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.
 - d. Freestanding signage along Peters Creek Parkway shall be limited to one (1) six (6) foot high monument sign with a maximum copy area of thirty-six (36) square feet.