

Zoning Case No.: **W-3516**

Property Address: **3934 Oxford Station Way**

Parcel Identification Number(s): **6804-76-0458**
and **6804-76-0643**


Hereinafter referred to as the "Property"

**WRITTEN CONSENT TO CONDITIONS
PURSUANT TO 160D-703**

1. I hereby certify that authority has been given to me, by all owners of the Property, to consent to the conditions of the special use district approval.
2. I hereby consent to the following conditions, as required by North Carolina General Statute 160D-703:
 - **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall submit a stormwater management study for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - b. The developer shall record a temporary construction easement for offsite grading on PIN 6804-66-9319.
 - **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.
 - b. Any retaining wall shall be earth tone in color or shall match the color of the primary building, as verified by Planning staff.
 - c. The developer shall record a plat in the office of the Register of Deeds. The plat shall include the continuation of the public access easement for Oxford Station Way through the subject property and connecting with the adjacent property to the south (PIN 6804-66-9319), as well as any necessary utility easements.
 - **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - **OTHER REQUIREMENTS:**

- b. Freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and maximum copy area of thirty-six (36) square feet.
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 18 day of March, 2022.

By: 
Name: BHUPEN PATEL
Title: MANAGER
Date: 3/18/2022



