

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 Arbor Acres United Methodist Retirement Community, Inc. (Zoning Docket W-3660). 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 (Life Care Community and Nursing Care Institution)"; 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 THE ISSUANCE OF INFRASTRUCTURE PERMITS:**

- a. The developer shall require a Staff Change to move the current stormwater device located east of the Arbor Acres Life Care Community to the southern portion of this property. After Staff Change approval, the petitioner shall submit for stormwater management permitting for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved.

- **PRIOR TO SIGNING OF PLATS:**

- a. All documents including covenants, restrictions, and homeowners' association shall be recorded in the Office of the Register of Deeds. Developer must build or bond public streets to City of Winston-Salem public street standards.
- b. Final plats must show common open space declarations. Covenants relating to stormwater shall be approved by the City of Winston-Salem Stormwater Division.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- a. A 50' Type III Bufferyard shall be installed along the northern boundary of the development adjoining West Twenty-Fifth Street.