

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 Grand at Union Cross, LLC, (Zoning Docket W-3404). 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 RM18-S (Residential Building, Multifamily; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Duplex; and Residential Building, Single Family), approved by the Winston-Salem City Council the 6<sup>th</sup> day of May, 2019" and signed, provided the property is developed in accordance with requirements of the RM18-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 ANY PERMITS:**
  - a. Developer shall receive rezoning approval from the Winston-Salem City Council prior to Final Development Plan approval taking effect.
- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall submit a stormwater management plan that meets all of the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.
  - b. Developer shall obtain a driveway permit from the City of Winston-Salem and an encroachment agreement from NCDOT; additional improvements may be required prior to issuance of the driveway permit.
- **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
  - a. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations for the multifamily buildings and all access and utility easements.
  - b. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" and as verified by Planning staff.
  - c. Developer shall obtain a post construction stormwater management permit prior to the signing of plats.
- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**

- a. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department to delineate the beginning of private streets.
  - b. All required improvements of the City of Winston-Salem driveway permit and NCDOT encroachment agreement shall be completed.
- **OTHER REQUIREMENTS:**
    - a. The berm along the Solomon Drive street frontage shall be extended to the western edge of the proposed dog park/recreational area.
    - b. Any freestanding signage shall be limited to one monument sign with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.