

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 Enclave Land Holdings, LLC, (Zoning Docket W-3350). 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, Single Family; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Multifamily; and Residential Building, Townhouse), approved by the Winston-Salem City Council the 6th day of November, 2017" and signed, provided the property is developed in accordance with requirements of the RM12-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 GRADING PERMITS:

- a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water 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 Site Plan Amendment.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

- a. 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:
 - Dedication of right-of-way along Bethania Station Road forty (40) feet from centerline.
 - Widen Bethania Station Road eighteen (18) feet from centerline.
 - Install sidewalk and curb and gutter along Bethania Station Road.
- b. 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.
- c. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" as verified by Planning staff.

- **PRIOR TO THE SIGNING OF PLATS:**
 - a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations. Covenants relating to stormwater must be approved by the City of Winston-Salem Stormwater Division.
 - b. Developer shall record a twenty-five foot (25') wide cross access easement to the adjoining phase one portion of the development.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Developer shall complete all requirements of the driveway permit.
 - b. Developer shall install an enhanced ten-foot (10') streetyard along the frontage of Bethania Station Road as depicted on the site plan.
 - c. Buildings shall be constructed in substantial conformance with the approved building elevations as approved by Planning staff.