

Zoning Case No.: **W-3529**

Property Address: **801 Somerset Drive, 2450 and
2515 Lockwood Drive**

Parcel Identification Number(s): **6803-48-8148,
6803-38-5166, and 6803-47-3375**

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 THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a stormwater management study submitted 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, vegetated areas designated to remain, or in 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 driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit. Required improvements include:
 - Construction of an eastbound right slip lane, widening to 12 feet in width over 100 linear feet along Somerset Drive;
 - Construction of a westbound left turn lane with 25 feet of storage along Somerset Drive;
 - Dedication of right-of-way 30 feet from the centerline of Somerset Drive; and
 - Payment in lieu of required sidewalk along the Somerset Drive frontage.
 - **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
 - a. Developer shall record a plat in the office of the Register of Deeds. The plat shall show tentative building locations and all common open space, as well as all access, greenway, and utility easements.
 - b. Developer shall record a negative access easement along Somerset Drive and Lockwood Drive.
 - c. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
 - **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall complete all requirements of the driveway permit.
 - b. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.

This the 16th day of May, 2022.

By:

Name:

Title:

Date:


Jeff Guernier

Market Partner - Land

5-16-22

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



Notary Public:



Printed Name:

Linda Hughes

Commission Expires:

April 7, 2026