

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 Hubbard Realty of Winston-Salem, Inc., (Zoning Docket W-3529). 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 RM5-S (Adult Day Care Home; Child Day Care, Small Home; Family Group Home A; Residential Building, Duplex; Residential Building, Single Family; Residential Building, Twin Home; Swimming Pool, Private; Planned Residential Development; Residential Building, Townhouse; Utilities; and Child Day Care, Large Home), approved by the Winston-Salem City Council the 1st day of November, 2022" and signed, provided the property is developed in accordance with requirements of the RM5-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 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 with appropriate taper to be approved by City of Winston-Salem Engineering;
 - 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.

- **OTHER REQUIREMENTS:**

- a. Developer shall provide and maintain the construction entrance for the project via the Somerset Drive street connection/construction entrance. No construction entrance shall be permitted via Lockwood Drive. No construction traffic shall be permitted via Lockwood Drive until such time as the street connection to Lockwood Drive (Wheat Hill Way) is under construction, and this construction traffic shall be limited to what is necessary to construct the Wheat Hill Way connection to Lockwood Drive via the street network internal to the site.