

Zoning Case No.: W-3566

Property Address: 0 Peters Creek Parkway

Parcel Identification Number(s): 6823-80-2904

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:
 3. I acknowledge that this written consent is a condition precedent to placement of the Property into a special use district.
- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. The developer shall obtain a driveway permit from the North Carolina Department of Transportation; additional improvements may be required prior to issuance of the driveway permits. Additional improvements include but are not limited to:
 - The installation of a right-turn lane on Peters Creek Parkway at the development entrance.
 - b. The developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements include but are not limited to:
 - Fee in-lieu of sidewalk and curb and gutter along the frontage of Peters Creek Parkway.
 - Coordination with the Winston-Salem Transit Authority for the installation of a WSTA transit stop along the frontage of Peters Creek Parkway.
 - c. The developer shall submit a stormwater management study 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 or existing vegetated areas designated to remain, or in close proximity to adjacent property with residential zoning, shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - **PRIOR TO ISSUANCE OF BUILDING PERMITS:**
 - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.

- **PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY:**
 - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
 - b. Developer shall complete all requirements of all driveway permits.
 - c. The developer shall install a 15-foot Type II Bufferyard along the frontage of Peters Creek Parkway.
 - d. The developer shall install a six-foot opaque fence as shown on the site plan.

This the 21st day of APRIL, 2023.

By: Garry P. Walston
 Name: GARRY P. WALSTON
 Title: SR. LANDSCAPE ARCHITECT
 Date: 4-21-23

STATE OF NORTH CAROLINA
 COUNTY OF Wake

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: SR. Landscape Architect (BNC)



Notary Public: Sarah Pikett
 Printed Name: Sarah Pikett
 Commission Expires: 6/27/2026