

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 Vanguard Properties of Winston-Salem, LLC & Ramey Development Corporation, (Zoning Docket W-3578). 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, Multi-Family; Residential Building, Townhouse; Residential Building, Duplex; Residential Building, Twin Home; Residential Building, Single Family; and Planned Residential Development), approved by the Winston-Salem City Council the _1_ day of _____ May _____, 2023 __" 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 GRADING PERMITS:**
 - a. 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.
 - b. Developer shall cordon off all areas shown on the site plan as stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Vegetation in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
 - c. Developer shall obtain a driveway permit from WSDOT; additional improvements may include but are not limited to:
 - Installation of a 50-foot-long left and right turn storage lanes at both entrances along Cole Road.
 - Dedication of additional right-of-way per WSDOT requirements.
 - Provide fee-in-lieu for sidewalk installation along the frontage of Cole Road.

- **PRIOR TO SIGNING OF FINAL 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 build proposed streets to UDO street standards.
 - c. Final plat shall show lots, common areas, streets, and utilities.
 - d. Developer shall complete all requirements of the driveway permit.
 - e. The final plat shall include the dedication of a 40-foot greenway easement along the north side of Fiddlers Creek. The easement shall begin outside of the undisturbed portion of the required stream buffer per the Stormwater Management Ordinance.
- **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.