

Zoning Case No.: W-3578

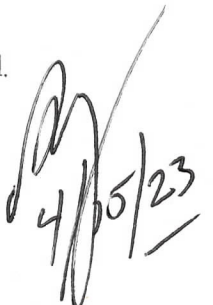
Property Address: 0 Cole Road

Parcel Identification Number(s): 6854-34-9337 and 6854-33-1619

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 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.


4/15/23

• **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:**

Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.

This the 15th day of April, 2023.

By: _____

Name: STEPHAN M. GERBER

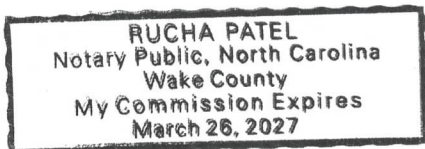
Title: Mayor

Date: 4/15/23

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: _____.



Notary Public: _____

Printed Name: RUCHA PATEL

Commission Expires: March 26, 2027