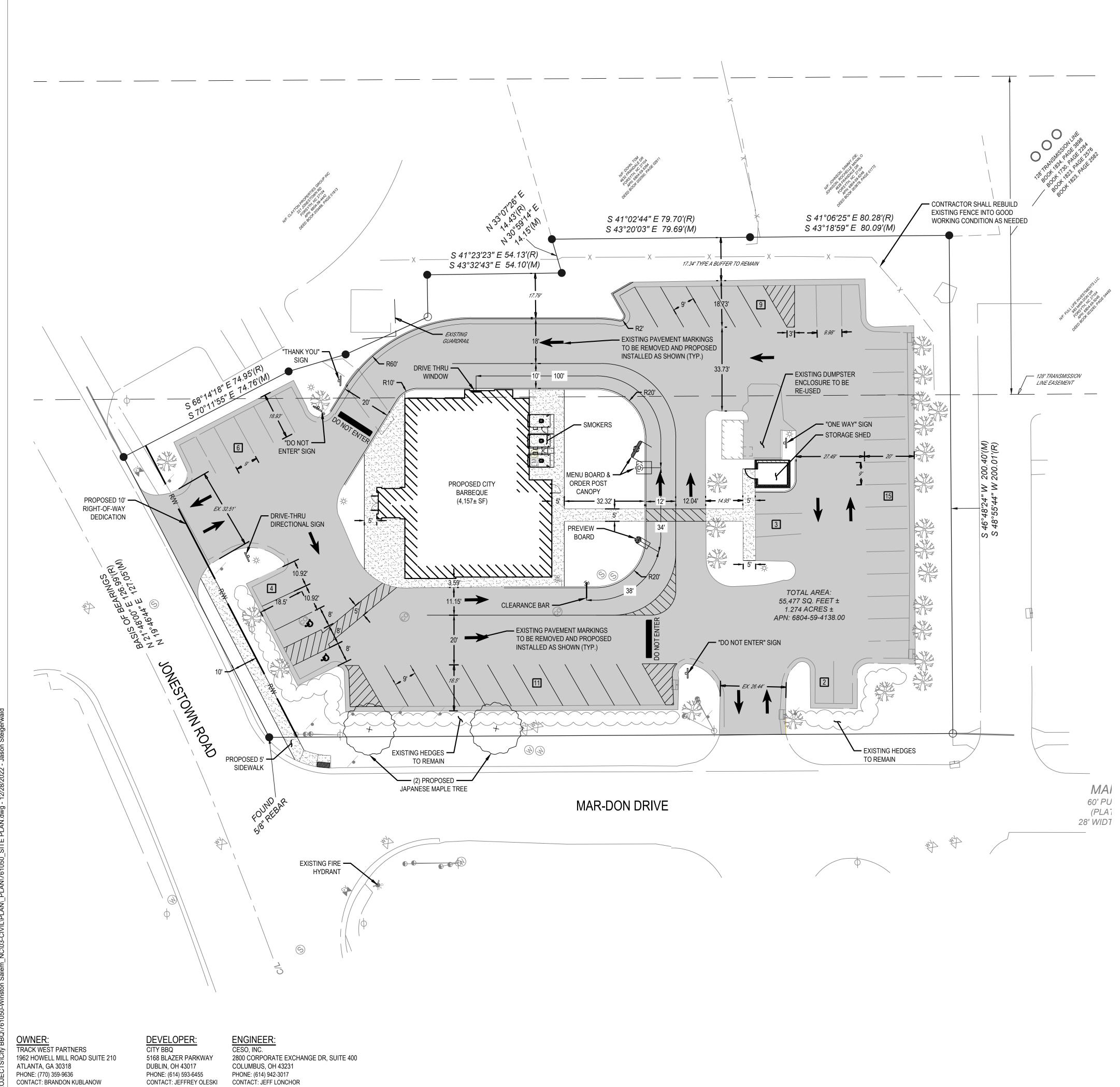
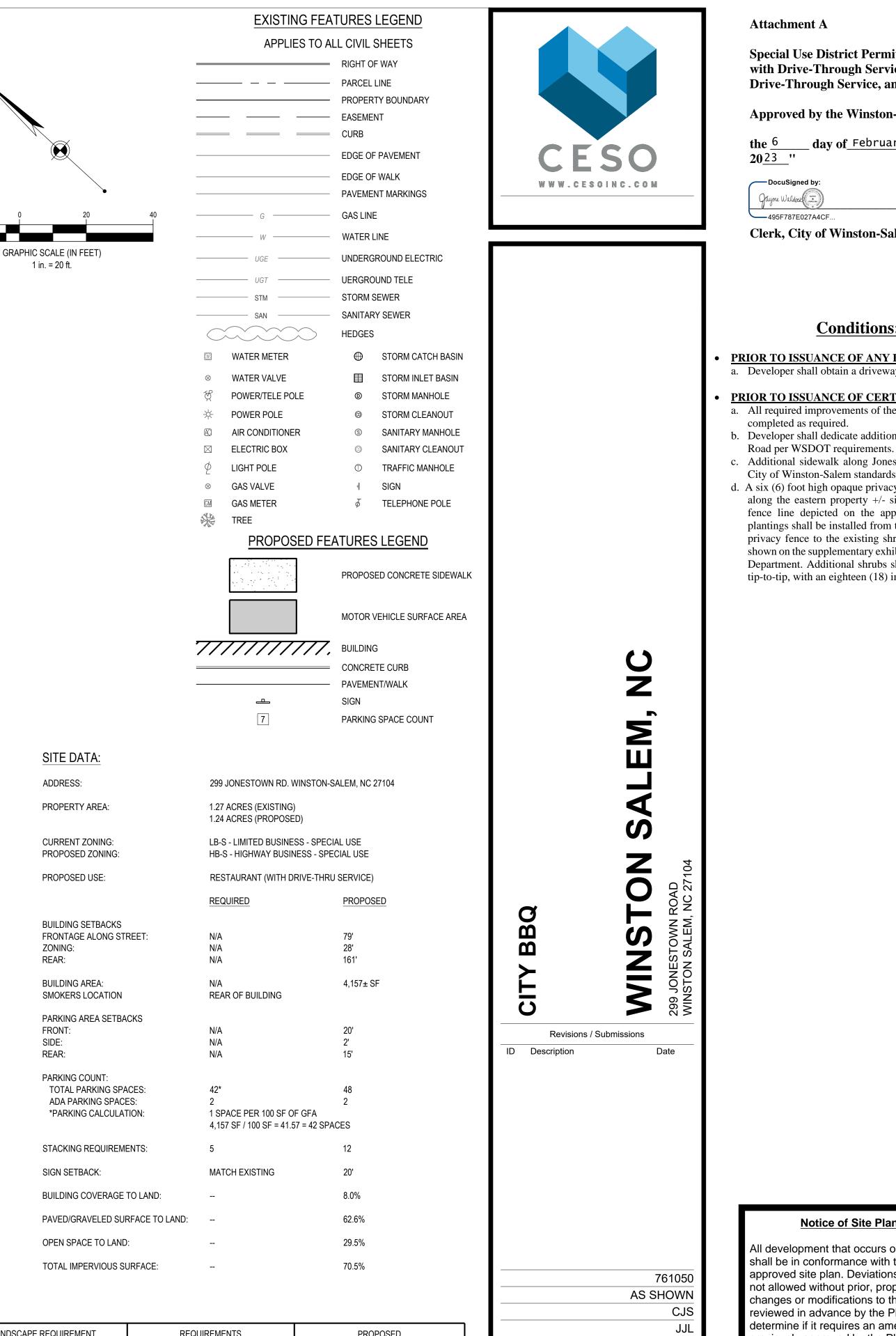
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PARKIN



LANDSCAPE REQUIREMENT	REQUIREMENTS	PROPOSED
BUFFER	2 DECIDUOUS OR EVERGREEN TREES EVERY 100'. (400' STREET FRONTAGE / 100')*2 TREES = 8 TREES REQUIRED	6 EXISTING TREES, 2 PROPOSED JAPANESE MAPLE TREES ALONG MAR-DON DRIVE. 8 TOTAL TREES ALONG FRONTAGE
ING LOT/ PAVEMENT SCREENING	NATURAL SHRUBS 18" MINIMUM HEIGHT, SPACED 18" TIP-TO-TIP. MAXIMUM OF 30% MAY BE DECIDUOUS	EXISTING 3' TALL HEDGE ALONG JONESTOWN ROAD AND MAR-DON DRIVE

12/06/2022 NOT FOR CONSTRUCTION **RE-ZONING SITE PLAN**

C1.0

an attorney when necessary.

elected body.

W-3561

Special Use District Permit for HB-S (Restaurant with Drive-Through Service, Restaurant without Drive-Through Service, and Offices)

Approved by the Winston-Salem City Council

day of February

Clerk, City of Winston-Salem

Conditions: W-3561

PRIOR TO ISSUANCE OF ANY PERMITS: a. Developer shall obtain a driveway permit from NCDOT as required.

PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY: a. All required improvements of the NCDOT driveway permit shall be

b. Developer shall dedicate additional right-of-way along Jonestown

c. Additional sidewalk along Jonestown Road shall be constructed to City of Winston-Salem standards.

d. A six (6) foot high opaque privacy fence shall be extended southward along the eastern property +/- sixty-six (66) feet from the existing fence line depicted on the approved site plan. Additional shrub plantings shall be installed from the southern terminus of the opaque privacy fence to the existing shrub hedge along Mar-Don Drive as shown on the supplementary exhibit site plan on file with the Planning Department. Additional shrubs shall be spaced eighteen (18) inches tip-to-tip, with an eighteen (18) inch minimum height at planting.

Notice of Site Plan Compliance

All development that occurs on the subject property shall be in conformance with this elected body approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the Planning Board and/or

Notice of Vested Rights:

The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO ClearCode section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with