

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 William Crouse, (Zoning Docket W-3348). 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 RM8-S (Life Care Community; Residential Building, Single Family; and Planned Residential Development), approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of the RM8-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 flag in the field the Tree Save Area as noted on the site plan. Vegetation in this area shall be protected from grading encroachment in accordance with UDO requirements.
- b. Developer shall obtain a driveway permit from NCDOT/City of Winston-Salem; additional improvements may be required prior to issuance of driveway permit. Required improvements include:
  - Dedication of right-of-way along Clemmons Road forty (40) feet from centerline.
  - Install sidewalk and curb and gutter along Clemmons Road.

• **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Developer shall complete all requirements of the driveway permit.