

**Conditions for CZ-R-MF-A-049 in the 100 Blk. of Pineview Drive
Parcel 5991-98-6617**

1. Adequate stormwater facilities shall be provided per the requirements of NC DENR and as reviewed by the city engineer.
2. Adequate on-site and off-site public water and wastewater improvements shall be constructed as recommended by the city engineer and in compliance with all current city policies and procedures, including applicable tap fees and developer financing of necessary improvements, to ensure adequate utility service to all housing units and sufficient fire protection capability.
3. The project shall be developed in compliance with all applicable city zoning ordinances, construction manuals, development site plans, and written text requirements as submitted by the developer and as entered into the special use permit hearing records.
4. All required permits must be obtained from the city's inspections department and the city's fire inspections department prior to placing structures on the property. The developer shall have all required inspections done and approved prior to the issuance of a certificate of occupancy.
5. Developer/owner agrees to submit, at the time of building permitting, a buffer design prepared by a licensed landscape architect or landscape contractor. The developer/owner also agrees to submit a scaled drawing of the recreation area and the items to be included therein, per Sec. 32-245(c).
6. Each dwelling unit shall also have a visible unit number in a numbering scheme issued by the city to facilitate rapid emergency response (E- 911). Residences shall have a physical address number attached to the home/unit that is no less than four (4") inches in height. Buildings with multiple tenants shall have their physical address posted on the street side with numbers not less than six (8") inches in height and of a contrasting color.
7. Dumpster sites shall be enclosed and screened by decorative fencing. The minimum height of the fence shall be eight (8') feet and be placed on a minimum 10' X 15' X 6" thick concrete reinforced pad. The containment area shall have a minimum 10' X 8' gate for access by service vehicles, and in addition, a 3' X 8' access door shall be provided for access by residents. See Sec. 32-254(k).
8. A contact person/owner/association shall be responsible for the maintenance, upkeep, and general needs of the Pineview Apartments and shall be readily available to tenants and/or city/county personnel. A contact number shall be posted in a conspicuous place, with a number to reach that person.
9. All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the city or county.
10. Upon written request by the city, evidence of compliance with any of these conditions shall be provided to the city within ten (10) days after each request.
11. The rules and regulations of the Developer/Pineview Apartments shall not be inconsistent with these conditions. Any conflict between said rules and regulations shall be resolved in favor of these conditions.
12. If any of the conditions shall be found to be unreasonable, invalid, or otherwise impermissible by a court of competent jurisdiction, then the city council may impose such alternative reasonable conditions as it finds to be necessary and appropriate to protect the health, safety, and morals of the tenants and surrounding property owners.

13. If any of these conditions once met are not continuously maintained, the permit may be revoked by the city council upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.

The developer/owner of Pineview Apartments agrees to the above-mentioned conditions as stated or amended by the King City Council.

Signature of Developer/ Owner

Date_____

Signature of Mayor of King

Date _____

Signature of City Clerk

Date_____

City Seal