

Planned Development District Special Conditions:

- (a) Signage: All new signs on the site must be in compliance with the City of University Park sign regulations in effect at the time of the sign permit application. Alternatively, the developer may request consideration of a special sign district to serve the proposed development.
- (b) City Alley Abandonment and Easements: The developer shall provide a survey of the site, including a legal description of the alley proposed to be abandoned by the City and the alley and utility easements to be provided to the city as shown on the site plan. The City will commission an appraisal of the alley proposed to be abandoned, together with the proposed new alley and utility easements to be dedicated. The descriptions and appraisal will be at the cost of the Church. The City Council will then consider an abandonment ordinance for the alley.
- (c) Utilities and Easements: Details of size and location of water and sewer lines, taps, and meters, and the location of all private utilities (gas, electric and communication services) and easements including relocations to serve the proposed development will be reviewed in accordance with city policies and approved by the Public Works Department before the issue of a building permit.
- (d) Construction Fence: An 8-foot solid plywood screening fence must be installed around the construction site during construction and remain in place while construction is ongoing. The fence must be painted green, or as otherwise approved by the City Council, and installed prior to demolition of any structure on the subject site.
- (e) Explosives. No explosives may be used in the demolition and construction on the subject property.
- (f) Neighborhood Liaison. Applicant will provide a liaison during construction to respond to questions and complaints from residents. Applicant will provide notice to residents located within 2 blocks of the subject property of the name and methods of contacting the liaison 24 hours a day, seven days a week. The contact name and number will be posted on the construction site.
- (g) Construction Vehicles. Construction vehicles and equipment may not be parked on City streets, except on streets closed for construction. All parking will be accommodated on-site. If additional parking is required, then developer will provide off-site parking and shuttle workers to the site.
- (h) Construction Hours. Unless written permission is granted by the Director of Community Development, construction work on the site is restricted to Monday through Friday from 7:00 am to 6:00 pm and 8:00 am to 6:00 pm on Saturdays
- (i) Background Checks. All contractors must perform background checks on all construction workers prior to their working at the site. The contractors must keep the background check information on file. No registered sex offender may work on the site.