

13-916-1017

# URBAN DESIGN PLAN FOR MADISONVILLE PHASE II

PREPARED FOR:  
THE DEPARTMENT OF DEVELOPMENT  
CITY OF CINCINNATI, OHIO  
BY:  
THE OFFICE OF ARCHITECTURE AND  
URBAN DESIGN  
CITY OF CINCINNATI, OHIO

*circa. 9/79*

**pams**  
room 141 city hall  
cincinnati, ohio 45202  
513-352-3441

## I. Preface

This section outlines the general goals and land use objectives for the Madisonville community and specifically the Eastwood Village site as presented in the Madisonville-Eastwood Community Plan, 1975. This land use plan was developed by City Planning Commission staff and the Madisonville Coordinating Committee; and accepted by the City Planning Commission and City Council in October, 1975.

The plan specified land use priorities for the then, unoccupied portion of Eastwood Village. Although the western occupied section of Eastwood Village was shown as deteriorated in the building condition analysis, there was hope that the housing could be rehabilitated. Over the ensuing years, housing rehabilitation opportunities evaporated along with the communities' commitment to housing, as more and more buildings became vacant, abandoned and vandalized. Through the Eastwood Urban Redevelopment Corporation, the community sought other alternatives as presented in this document.

The Madisonville-Eastwood Community Plan elements presented here still provides a framework for the industrial use decisions pursued by ECURC.

## II. General Characteristics of Madisonville

### A. Overall Conditions and Concerns

The rural, suburban character with hillsides to the north and east is a real asset to this community. These 1400 acres, about 8 miles from downtown, are bounded on the west by the Penn-Central Railroad and elsewhere by the City limits. The 17,000 residents, about 1/3 black, have maintained a relatively stable level of integration for many years. Median income, percentage of employment, white collar workers, single-family and owner-occupied residences -- are higher in Madisonville than in Eastwood. Madisonville housing is being improved by a privately financed code enforcement program; although Amy Avenue, Corsica Hollow and Eastwood Village show deterioration. Other community concerns include the preponderance of new apartments, scarce public open space and indoor recreation facilities, business district deterioration, industrial truck traffic, auto traffic; on-street parking by some of the 3300 employees (9/10 non-residents); future increased Red Bank Expressway traffic; and improved bus service for 5800 residents now driving to work.

### B. Building Conditions (Fig. 1)

In the Madisonville-Eastwood Community Plan, 1975, the City Planning Commission staff conducted a windshield survey of Madisonville (See Figure 1). The conclusions

# Building Conditions

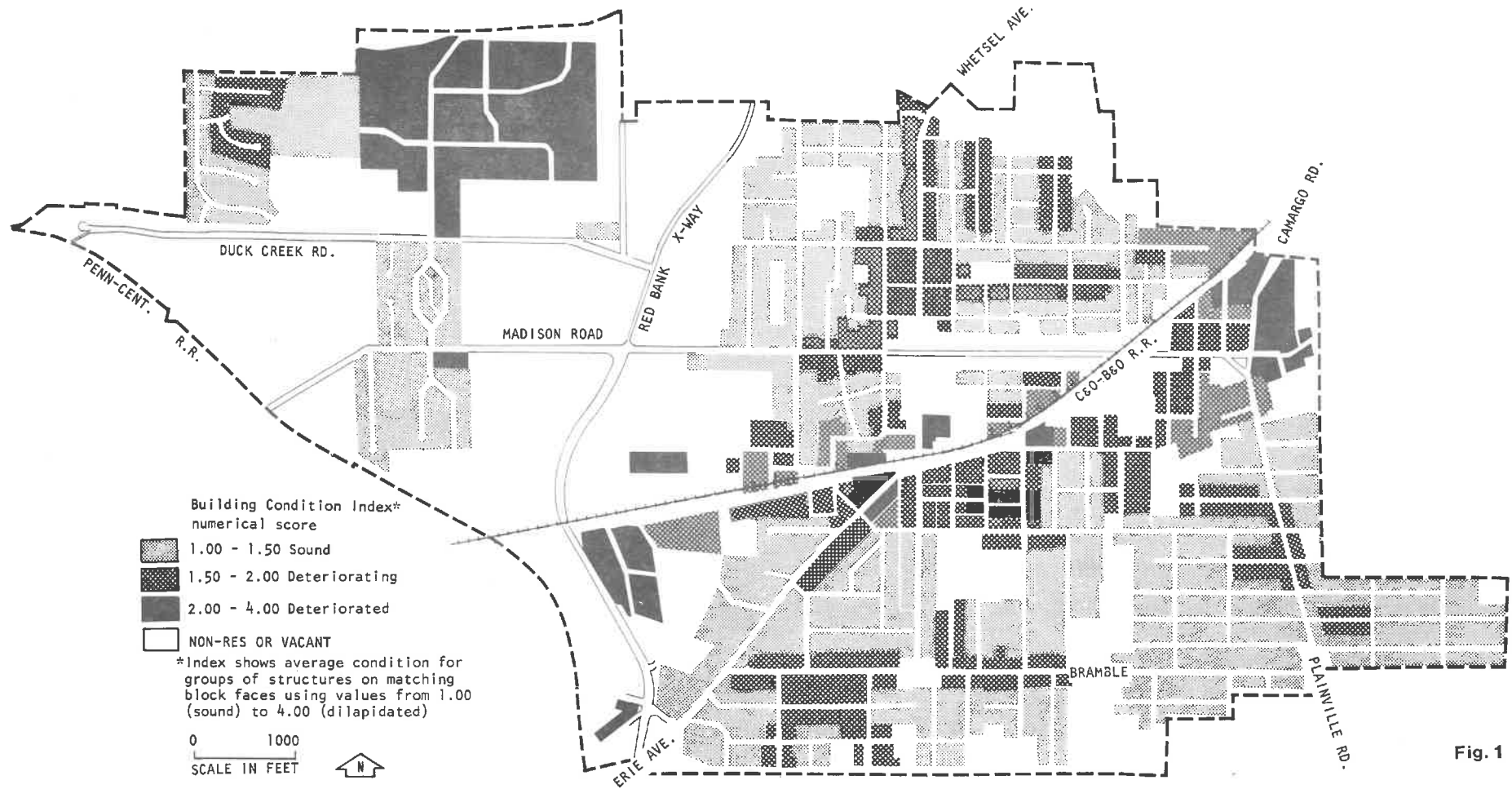


Fig. 1

about the building conditions were based on observation of the exterior fronts of the buildings and then were grouped by opposing block faces. The information depicted on Figure 1 served as a guideline to help determine which sections of the community was in the most need of attention.

### III. General Land Use Plan (Fig. 2)

The General Land Use Plan is a combination of the plans for Open Space, Residential Areas, Business District, Industrial Districts and Circulation. The Plan resulted from proposed uses contained in documents previously approved by the Madisonville Coordinating Committee such as "Little Duck Creek Plan", 1972; or the "Report to the Madisonville Planning Committee on Redevelopment Alternatives and Considerations for the Madisonville Neighborhood Business District, 1972;" (both of these were unpublished reports by the Planning Commission staff). Other documents were those already approved by the City Planning Commission, such as the Study of the Cincinnati Hillside and General Development Plan, 1969; Cincinnati Hillside: Recommended Design Process and Action Program, 1971; Red Bank - Corsica Hollow Redevelopment Plan, Revised, 1964. Documents from consultants for the Cincinnati Recreation Commission and for the Southwest Ohio Regional Transit Authority were also used. Other sections of the Plan indicate changes in existing land use where existing properties are vacant, largely undeveloped, where residential uses are deteriorated and where adjacent uses may deteriorate existing residences. Of 40 such locations, 21 have uses which are proposed by the staff itself, and 19 others have uses which were chosen from alternatives presented to the Madisonville Planning Committee with recommendations of the staff. The remainder of the plan are existing uses which seem stable. The plan represents the following amount of change in acres from existing uses:

- a) One additional acre of Education Use, 98 additional Park-Recreational acres, 76 additional Manufacturing acres;
- b) 53 fewer residential acres (not counting hillside apartments shown in the plan as Park-Recreation because they are part of the city-wide hillside preservation system, (also assuming that new uses along Madison Road in between future commercial clusters would be half Residential and half Offices);
- c) 18 fewer Public, Semi-public and Utilities acres;

# Existing Land Use Plan

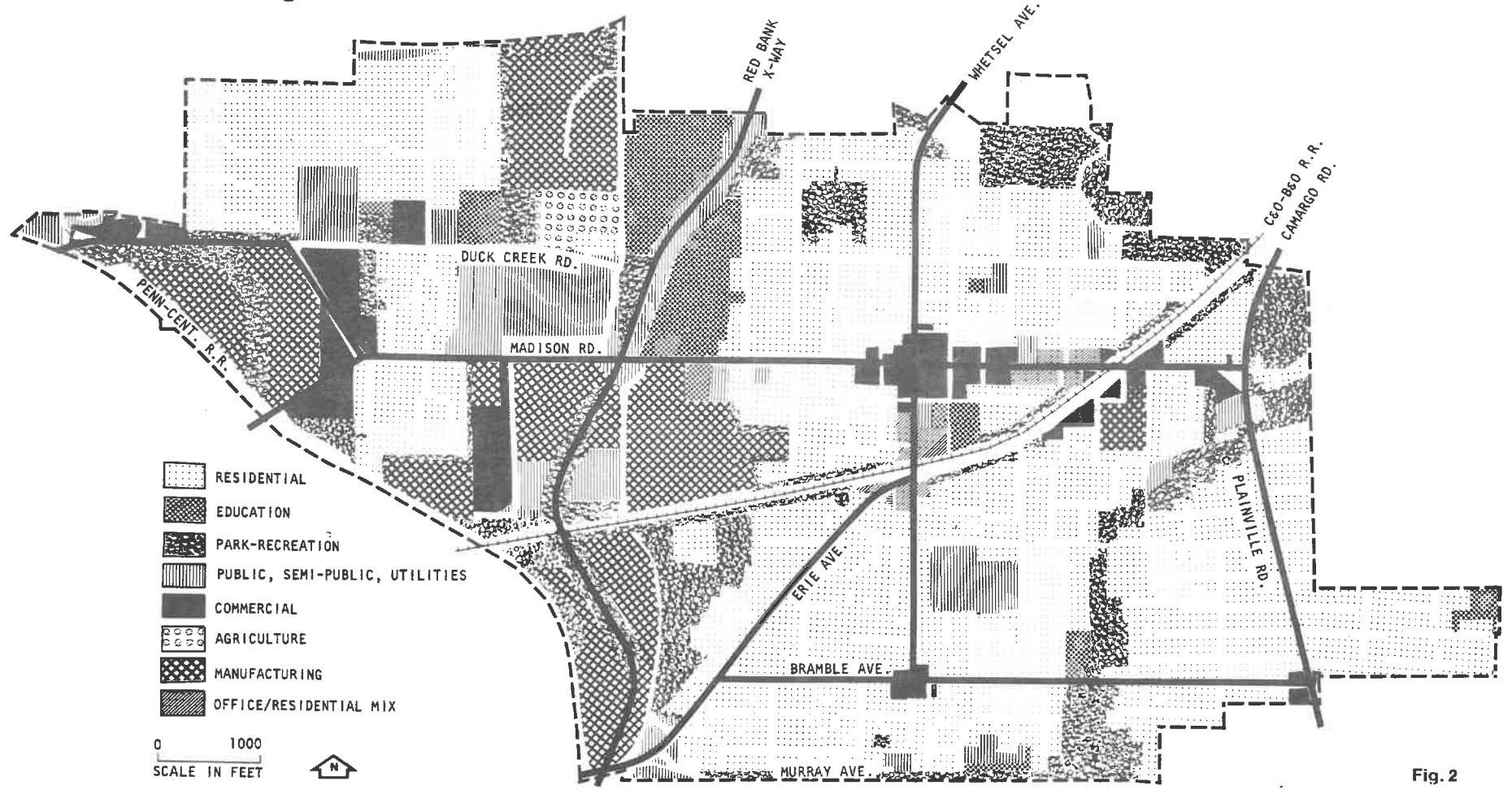


Fig. 2

- d) 23 fewer Commercial acres; 1/5 less Agricultural acre; and 81 fewer Vacant acres (no vacant acres remain shown, although many are part of "visible" Open Space.

In the plan the Madisonville Coordinating Committee established the following policy for itself and the City:

The General Land Use Plan after appropriate consideration and approval should be adopted, as part of the community plan, by the City Planning Commission as an amendment to the City Master Plan or any other overall City Plan which may subsequently be adopted. It should be open to future review by the commission and/or the community, either party to receive notice from the other when and why such a review seems necessary (See Figure 2).

#### IV. Housing Plan

The Madisonville Coordinating Committee set out three goals for treatment of housing in Madisonville. They are:

1. "Sound" housing as shown on figure 1 should be considered for preservation or maintenance type of treatment.
2. "Deteriorating" housing should be considered for maintenance or rehabilitation.
3. "Deteriorated" housing should be considered for rehabilitation or demolition.

The above three recommendations pertain to the improvement of existing housing. Two programs have begun which could help to implement these proposals. The first is the community-approved Neighborhood Housing Services Program sponsored by the Federal Home Loan Bank Board and funded by the Ford Foundation, the Clark Fund and 30 local savings and loan institutions. Administered by a corporation board of community residents and savings and loan representatives, it has a full time staff. City housing inspectors would, at the Board's request, determine work needed to correct Code violations on a house by house basis. Meanwhile, the staff would work with owners to correct the violations, remodel or rehabilitate the houses, obtain conventional remodeling loans, or direct financial assistance through a special high-risk loan fund; educate them regarding credit and credit rating improvement. This program is currently beginning in a portion of Madisonville east of Madison and Whetsel, and will not be applied in Eastwood (Census Tract 108).

V. Industrial Plan (Fig. 3)

The Madisonville-Eastwood Community Plan - 1975 addressed the need for new industrial uses in the Community. Three applicable goals to the Eastwood Village situation were:

1. Encourage development of all vacant, industrially zoned sites for industry as indicated on Figure 3.

This will probably depend on community efforts to recruit appropriate clean, light industrial activity to provide jobs especially for the community's blue collar and white collar workers. Such change may depend on the availability of industrial land adjacent to existing industry which needs expansion area; or on recruiting new occupants who would find it advantageous to locate near I-71; and on adequate personal and property protection to encourage new development and help maintain resale values.

2. If no new recreational or residential development occurs, redevelop the unoccupied portion of Eastwood Village for light industrial use if the land is marketable and the activity compatible with adjacent residences.

This would require change of zoning to an industrial district and may even require some public subsidy to offset expensive land development costs, including demolition of existing structures.

3. A less preferred but suitable alternative for the unoccupied portion of Eastwood Village is residential land use.

This may include rehabilitation of existing structures or else their demolition and redevelopment by private sources. New development should be no more dense than permitted by a multi-family low density zone and should include an appropriate amount of new park-recreation area to accommodate the new population.

# Industrial Plan

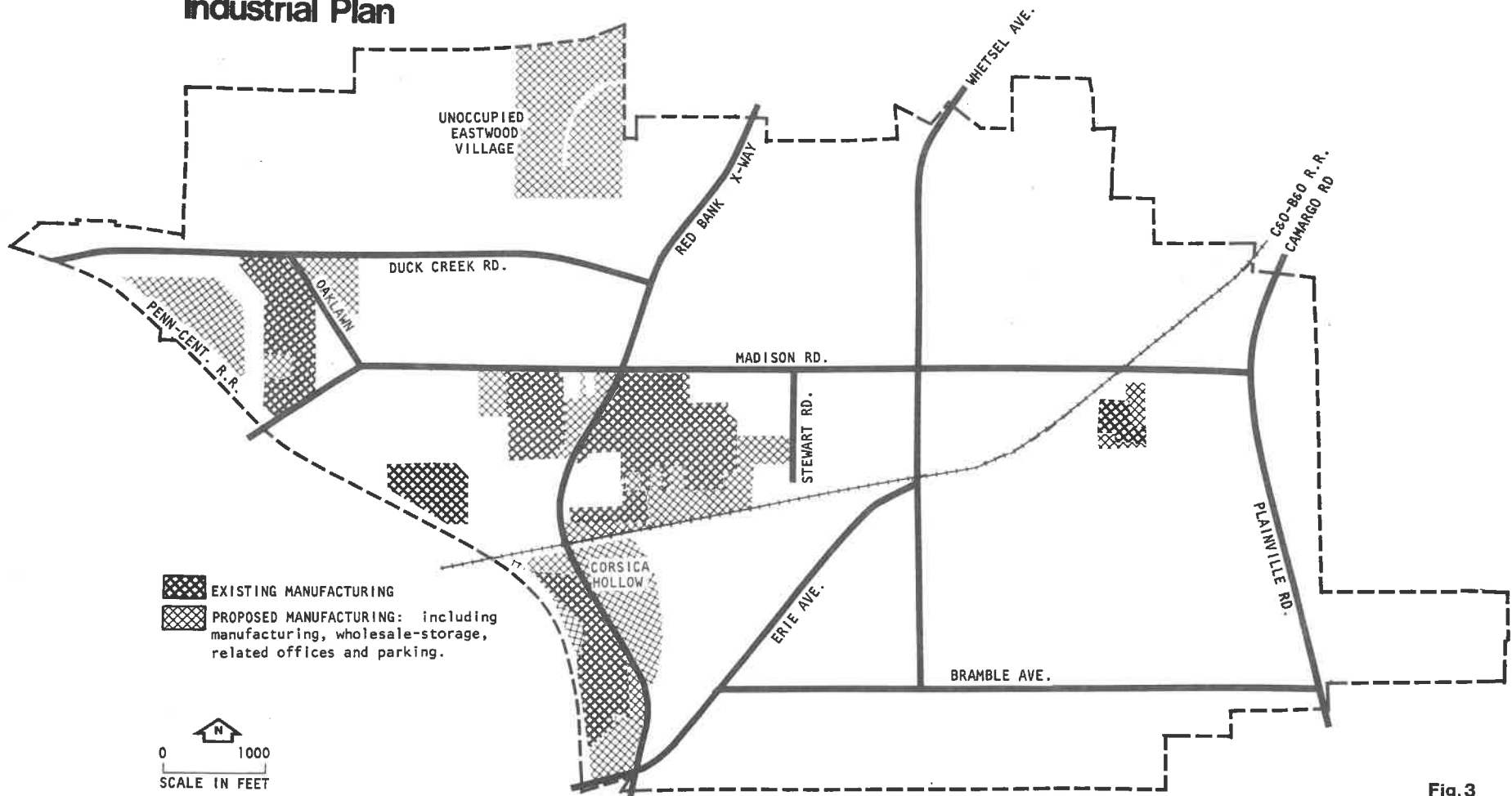


Fig. 3



MADISONVILLE COMMUNITY BOUNDARY DESCRIPTION

BEGINNING at a point said point being the intersection of the corporation line of the City of Cincinnati and the east right of way line of the Penn-Central Railroad (west of the intersection of Erie Avenue and Red Bank Road); thence, moving in a northwestwardly direction along the said east right of way line of the Penn-Central Railroad to a point, said point being the intersection of the corporation line of the City of Cincinnati and the said east right of way line of the Penn-Central Railroad (near the intersection of Interstate Highway 71 and the Penn-Central Railroad); thence, moving along the said corporation line of the City of Cincinnati in an eastwardly; thence in a southwardly; thence a westwardly direction, circumscribing the Madisonville Community, to a point and THE PLACE OF BEGINNING.

MADISONVILLE/EASTWOOD PROJECT DESCRIPTION

*The subject property is situated in the City of Cincinnati and Hamilton County, State of Ohio and is composed of three separate parcels which are described as follows: (see fig. 4)*

PARCEL ONE

*Situated in Section 23, Town 4, Fractional Range 2 and beginning at a point in the east line of said Section 23, North 87° 27' 30" West 400.30 feet from the southeast corner of said Section 23, as measured along the South line of Section 23, said south line of Section 23 being also the centerline of Duck Creek Road; thence North 1° 08' 00" East 210.00 feet; thence South 87° 27' 30" East, 300.30 feet; thence North 1° 08' 00" East 809.28 feet; thence North 87° 29' 00" West 192.22; thence North 1° 08' 00" East 250.00 feet to the south line of the land as shown on Registered Land Certificate No. 102651; thence along the South line of said Registered Land North 87° 29' 00" West 1140.52 feet; thence continuing along the South line of the land as shown on Registered Land Certificate No. 105 744 North 87° 29' 00" West 761.80 feet; thence South 66° 47' 33" West 233.23 feet; thence South 2° 32' 30" West 120.00 feet; thence North 87° 27' 30" West 501.00 feet; thence South 1° 35' 00" West 255.00 feet; thence South 0° 52' 30" West 792.03 feet; thence South 87° 27' 30" East 726.97 feet; thence North 2° 32' 30" East 625.56 feet; thence South 87° 27' 30" East 607.46 feet; thence South 1° 08' 00" West 300.00 feet; thence South 87° 27' 30" East 80.00 feet; thence South 1° 08' 00" West 325.68 feet; thence South 87° 27' 30" East 828.92 feet to the point of beginning.*

PARCEL TWO

Situated in Section 23, Town 4, Fractional Range 2 and being more particularly described as follows:

Beginning at a point in the east line of said Section 23, North  $1^{\circ} 08'$  East 1364.32 feet from the southeast corner of said Section 23, as measured along the east line of said Section 23, said east line of Section 23, being also the centerline of Red Bank Road; thence North  $87^{\circ} 29'$  West 192.22 feet; thence South  $1^{\circ} 08'$  West 95.04 feet to the south line of the land as shown on Registered Land Certification No. 20312; thence along the south line of said Registered Land, North  $87^{\circ} 29'$  West 1140.52 feet; thence North  $27^{\circ} 05' 30''$  West 10.88 feet; thence northwardly along a curve to the right, having a radius of 151.26 feet for a distance of 78.21 feet, (the chord of said curve bearing North  $12^{\circ} 16' 45''$  West 77.34 feet); thence North  $2^{\circ} 32'$  East, tangent to the last described curve, 669.50 feet to the north line of said registered land; thence South  $87^{\circ} 28'$  East, along the north line of said registered land, 1339.48 feet to a point in the east line of Section 23; thence South  $1^{\circ} 08'$  West along the east line of said Section 23, which is also the centerline of Red Bank Road 658.48 feet to the place of beginning.

There is excepted from the above described property the following tract:

Beginning at a point in the east line of said Section 23, North  $1^{\circ} 08'$  East 1364.32 feet from the southeast corner of said Section 23, as measured along the east line of said Section 23, said east line of Section 23 being also the centerline of Red Bank Road; thence North  $87^{\circ} 29'$  West 192.22 feet; thence South  $1^{\circ} 08'$  West 26.94 feet; thence North  $56^{\circ} 12' 30''$  West 502.39 feet to a point, said point being the point of curvature of a curve to the left with an arc length of 208.34 feet and with a radius of 217.30 feet that subtends a chord of 200.45 feet along a course North  $30^{\circ} 00' 00''$  East to a point of tangency; thence North  $2^{\circ} 32'$  East 246.73 feet; thence South  $87^{\circ} 28'$  West 512.48 feet; thence South  $1^{\circ} 08'$  West 658.48 feet to the place of beginning.

PARCEL THREE

Situated in Section 23, Town 4, Fractional Range 2 and being more particularly described as follows:

Beginning at the southeast corner of Section 23, thence proceeding northwardly along the east line of Section 23, a distance of 2,022.80 feet to a point; thence westwardly North  $87^{\circ} 28'$  West, a distance of 1,339.48 feet to a point; said point being the true point of beginning; thence South  $2^{\circ} 32'$  West, a distance of 669.50 feet to a point, said point being the point of curvature of a curve to the left with an arc length of 78.21 feet and with a radius of 151.26 feet that subtends a chord of 77.34 feet along a course South  $12^{\circ} 16' 45''$  East to a point of tangency; thence South  $27^{\circ} 05' 30''$  East, a distance of 10.88 feet to a point; thence North  $87^{\circ} 29'$  West, a distance of 761.80 feet to a point; thence North  $66^{\circ} 47' 33''$  East, a distance of 10.21 feet to a point; thence South  $87^{\circ} 27' 30''$  East, a distance of 140.00 feet to a point; thence North  $2^{\circ} 32' 30''$  East, a distance of 200.00 feet to a point, said point being the point of curvature of a curve to the right with an arc length of 50.01 feet and with a radius of 427.68 feet that subtends a chord of 49.98 feet along a course North  $5^{\circ} 53'$  East to a point of tangency; thence North  $87^{\circ} 27' 30''$  West, a distance of 145.00 feet to a point; thence North  $20^{\circ} 19' 25''$  West, a distance of 387.02 feet to a point; thence North  $84^{\circ} 26' 31''$  East, a distance of 113.47 feet to a point; thence North  $76^{\circ} 20' 42''$  East, a distance of 455.49 feet to a point; thence South  $87^{\circ} 28'$  East, a distance of 330.09 feet to a point, said point being also the true point of beginning.

Subject to all legal highways.

1" = 200'  
SEPT., 1978

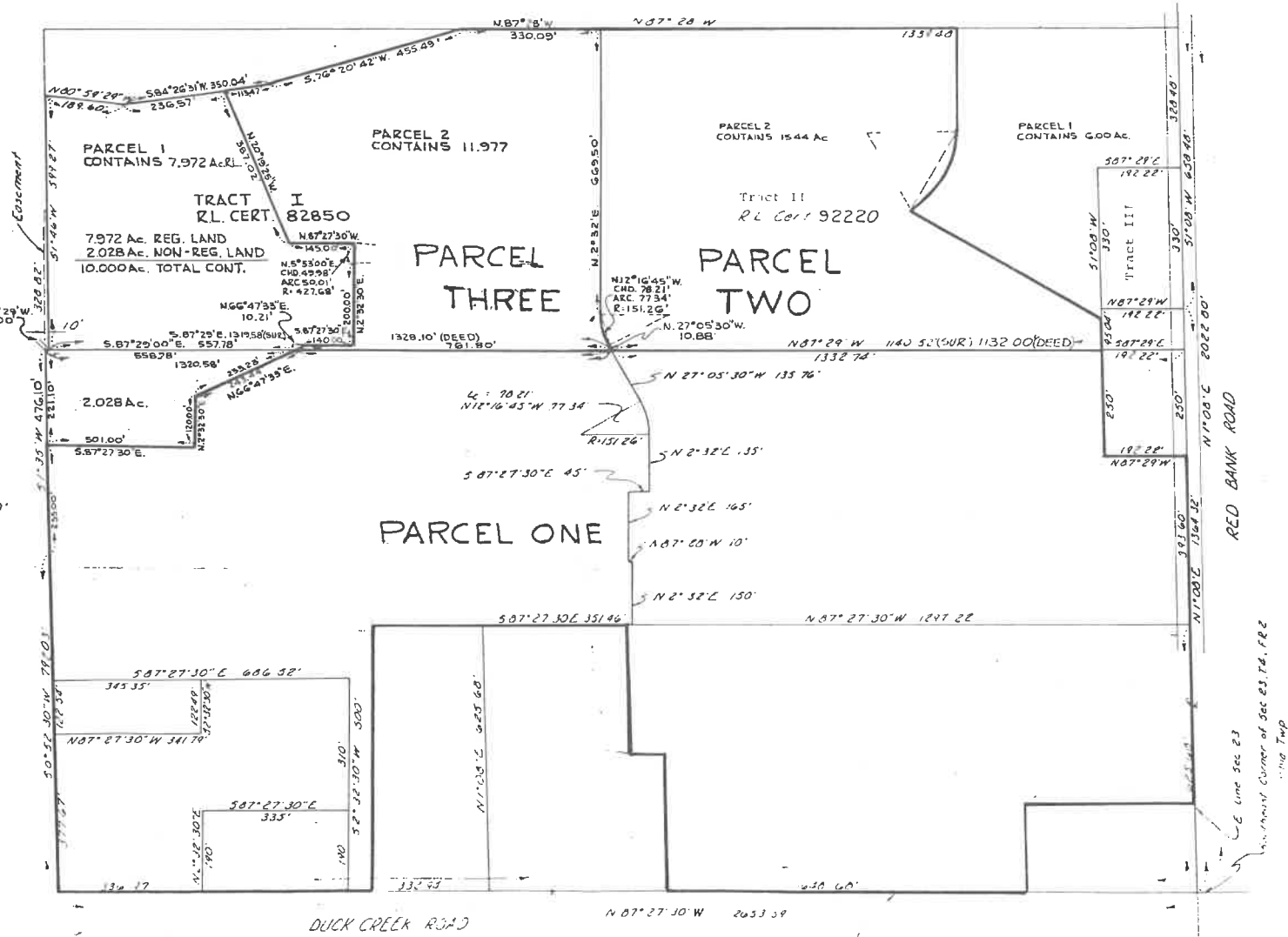


Fig. 4

5 Line Sec 27

Under Chapter 725 of the Cincinnati Municipal Code it was found that "blighted, deteriorating, and deteriorated areas" exist within the City which "contribute to the spread of disease and crime,...; constitute an economic and social liability; and impair...the sound growth of the community." It was found that this blight and deterioration could not be controlled by private enterprise alone. In order to remedy this situation Chapter 725 authorized the City to expend funds to eliminate blight and deterioration and - towards this end - to acquire private property.

In order to expend funds for urban renewal the City must first prepare an urban renewal plan which defines the area which is blighted or deteriorating, states the reasons for defining the area as blighted or deteriorating, and recommends a certain course of action to redevelop or rehabilitate the area. When City Council approves the plan, thereby declaring the subject area to be an "Urban Renewal Area," the City administration is formally authorized to carry out the activities recommended in the plan.

Under Chapter 725 of the Cincinnati Municipal Code an Urban Renewal Area "shall mean a blighted or deteriorating area which is appropriate for redevelopment or rehabilitation as defined in paragraph (a) of Section 725 - 1-U." The City of Cincinnati, for the purposes of this particular plan, therefore, declares that the Madisonville/Eastwood Industrial Area, more particularly defined in Boundary Description of the Urban Design Area is an Urban Renewal Area. Within the Madisonville/Eastwood Industrial Area there exist blighted areas in which a majority of the structures are detrimental to the public health, safety, morals, and general welfare, by reason of age, obsolescence, dilapidation, overcrowding, faulty arrangement, mixture of incompatible land uses, a lack of ventilation or sanitary facilities or any combination of these factors. Or there exist deteriorating areas which because of incompatible land uses, non-conforming uses, lack of adequate parking facilities, faulty street arrangement, inadequate community facilities, increased density of population without commensurate increase in new residential buildings and community facilities, high turnover in residential or commercial occupancy, lack of maintenance and repair of buildings, or any combination thereof are detrimental to the public health, safety, morals, and general welfare, and which will deteriorate, or are in danger of deteriorating, into blighted areas. Through the adoption of this Urban Renewal Plan by City Council, the City Manager is authorized to acquire any property in the area defined in the Urban Design Area, the acquisition of which is necessary in carrying out the Urban Renewal Plan.

Further, the Madisonville/Eastwood Industrial Area Urban Design (Urban Renewal) Plan conforms to the Master Plan for the development of the City. The City has established a feasible method for the relocation of any families or individuals that shall be displaced from the area by any Federally funded public development action.



## Master Plan

Scale 1"=100'



### Legend

- 1 Corporate Office Building
- 2 Raw Materials Warehouse
- 3 Finished Goods Warehouse
- 4 Truck Loading Area
- 5 Control Station
- 6 Eastwood School
- 7 Youth Training Center
- 8 Adult Activity Center
- 9 Coca-Cola Plant
- 10 Coca-Cola Office
- 11 Vending & Sign Operations
- 12 Truck Washing Station

JUNE 1979

Fig. 5

10  
11  
12

## DEVELOPMENT STANDARDS

### 1 Site Coverage

Maximum building coverage of fifty percent (50%) of a Site is allowed. Parking structures shall not be calculated as building area.

### 2 Setbacks

No building shall be located on any one or more parcels nearer to the lot line than as set forth below:

- a) Adjacent to Duck Creek and Kingsley Road - in line with front elevation of school or 50 feet whichever is less. This would include any future building expansion.
- b) Adjacent to side lot lines on other streets - 20' (secondary streets are all other on-site streets)
- c) Adjacent to rear lot lines - 10 feet.

### 3 Parking

Each owner of a site shall provide adequate off-street parking to accommodate all parking needs of the site. The intent is to eliminate the need for any on-street parking. Some or all off-street parking may be provided in structures, however, such structures shall be used only for the parking of company vehicles, employee vehicles, or vehicles belonging to persons visiting the subject firm.

Required off-street parking shall be provided on the site of the use served, or on a contiguous site, or within six hundred (600) feet of the subject site. Where parking is provided on other than the site concerned, a recorded document shall be filed with the City of Cincinnati and signed by the owners of the alternate site stipulating to the permanent reservation of the use of the site for said parking.

The parking required for all uses permitted in the Eastwood Park - Subdivision No. 1 shall be

determined from the controlling zoning regulations of the City of Cincinnati.

No parking lot shall be constructed nearer than ten (10) feet to a lot line fronting on a dedicated street and shall be screened with appropriate landscaping, nor nearer than five (5) feet to any other lot line. In general, only visitor and executive parking shall be permitted in the front of the building which parking shall be limited to twenty (20) percent of the total parking spaces required by the development. Employee parking shall be at the side or rear of the building and shall not extend beyond the front line of the building. All access and parking areas shall be concrete or bituminous paving material.

#### 4 Loading Areas

The loading areas required for all uses shall be determined from the controlling zoning regulations of the City of Cincinnati.

No loading shall be allowed which is visible from primary public streets. They shall be located at the side or rear of the building and must be screened from pedestrian view from adjacent streets. Loading areas need not be screened from I-71.

#### 5 Storage Areas

Outside storage of any kind is prohibited, unless approved in writing by the City of Cincinnati and if approved, such outside storage shall be concealed from pedestrian view from adjacent streets and/or property.

#### 6 Garbage and Refuse Collection Areas

No garbage or refuse shall be placed, stored or maintained in Eastwood Park - Subdivision No. 1 except in a sanitary container. All such containers shall be located in the rear of the building adequately screened from pedestrian view from abutting dedicated street right-of-ways and shall be kept in a clean and sanitary condition.

#### 7 Signs

No Sign shall be erected or maintained in Eastwood Park - Subdivision No. 1 except in conformity with the following:

- a) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.

- b) Signs shall be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site or the products produced or sold thereon.
- c) Only one (1) single-faced or double-faced Sign shall be permitted per street frontage. No Sign or combination of Signs shall exceed one (1) square foot in area for each six hundred (600) square feet of total site area. However, no Sign shall exceed two hundred (200) square feet in area per face.
- d) A Sign advertising the sale, lease, or hire of the site shall be permitted in addition to the other Signs listed in this section. Said Sign shall not exceed a maximum area of thirty-two (32) square feet and must be removed upon completion of sale, lease or hire.
- e) No ground Signs shall exceed four (4) feet above grade in vertical height except as approved by the City of Cincinnati and abutting owners. Also, ground Signs in excess of one hundred (100) square feet in area (single face) shall not be erected in the first twenty (20) feet, as measured from the property line of any street side setback area. However, the above standards shall not apply to the Community Directional Sign, Special Purpose Sign, Construction Sign, or Future Tenant Identification Sign.
- f) Wall Signs shall be fixture signs. Signs printed directly on the wall surface shall not be permitted.
- g) A wall Sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- h) One (1) construction Sign denoting the architects, engineers, contractors and other related organizations shall be permitted during construction but shall be removed within ten (10) days after completion of construction. The size of construction Signs shall be limited to 32 square feet.
- i) A Future Tenant Identification Sign listing the name of future tenants, responsible agency or realtor and related subjects shall be permitted during construction but shall be removed within ten (10) days after completion of construction. The size of Future Tenant Identification Signs shall be limited to 32 square feet.
- j) Special Purpose Signs, used to give directions to traffic or pedestrians or give instructions as to special conditions, and Community Directional and/or Identification Signs shall be erected only after approval of the signs and their locations by the City of Cincinnati.



8 Landscaping

The area between all public street curbs and the public street right-of-way and the area between the public street right-of-way and any building which faces the public street right-of-way shall be landscaped by the owners with an effective combination of street trees, trees, ground cover and shrubbery. All unpaved areas not utilized for parking shall be landscaped in a similar manner.

Side and Rear Yard Setback Areas not used for parking shall be landscaped utilizing ground cover and/or shrubs.

Undeveloped areas proposed for future expansion shall be maintained in a weed-free condition with suitable ground cover.

Areas used for parking shall be landscaped and/or fenced in such a manner as to interrupt or screen said areas from view from public streets (except I-71) and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of trees and shrubs.

Recommended Landscaping Material

1. Large Deciduous Trees

Recommended Sizes: 2-1/2" - 3" caliper

- (a) Red Oak (Quercus Borealis)
- (b) Red Maple (Acer Rubrum)
- (c) Silver Linden (Tilia Tomentosa)
- (d) Littleleaf Linden (Tilia Cordata)
- (e) Marshall's Seedless Green Ash (Fraxinus Pennsylvanica)
- (f) Sycamore (Platanus Acerisolia-Bloodgood Strain)

Street trees should be planted 20 to 25 feet on center.

## 2. Screen

### (a) Evergreen - low

Spreading Yew (Taxus Cuspidata)  
Recommended Size: 18 - 24" spread  
Spacing: two staggered rows  
3 feet on center

### (b) Deciduous - high

European Hornbeam upright (Carpinus Betulus Fastigiata)  
Recommended Size: 8 - 10' high  
Spacing: two staggered rows  
5 feet on center

### (c) Evergreen - high

Also clumps of evergreens to emphasize corners, etc.  
Austrian Pine (Pinus Nigra)  
Recommended Size: 6 - 8' high  
Spacing: two staggered rows  
10 feet on center

## 3. Ground Cover

Recommend sodding

## 9 Dirt Removal and Placement

Dirt removal and/or placement required during the development of a site or at any other time may only take place after submission of plans and specifications for said removal and/or placement have been submitted to and approved in writing by the City of Cincinnati.

## 10 Temporary Structures

Temporary structures shall not be placed or maintained on any site except during the construction of facilities approved by the City of Cincinnati. Within ten (10) days of the completion of such construction, the temporary structure shall be removed from the site and the area occupied by said structure shall be restored to meet all applicable covenants. When a temporary structure is placed

on a site, it must be located within the building setback lines.

11 Fences

Fences when required to screen parking, loading and storage areas or when otherwise used by the site owner as a landscaping element shall be limited to a height of not more than eight (8) feet, shall be constructed with materials that are compatible and harmonious in appearance with the principal building on the site, and shall be maintained in an orderly and attractive manner.

Fencing when required for security purposes will be permitted but shall be limited to a height not more than twelve (12) feet and shall not be located in the front yard setback area.

Fencing for both screening and security will be permitted but the type and location of such multi-purpose fencing must be approved by the City of Cincinnati.

12 Telephone and Electrical Service

All telephone service and electric service (less than 12 KV) shall be placed underground between the primary service lines and buildings. When overhead electric lines are permitted, they shall be placed only after approval of their location and type by the City of Cincinnati.

13 Building Design and Materials

The City of Cincinnati reserves the right of design review and approval both at the schematic and preliminary stages, with the understanding that the working drawings follow the intent of the preliminary design.

Where a phased building program is proposed, a total master plan for the site will be required.

14 Maintenance

Each site owner shall at all times keep his premises, buildings, improvements and appurtenances in a safe, clean, neat and sanitary condition and shall comply with all laws, ordinances and regulations pertaining to health and safety. Each site owner shall provide for the removal of trash and rubbish from his premises.

During construction it shall be the responsibility of each site owner to insure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction

materials, trailers, shacks and the like are kept in a neat and orderly manner.

15 Review of Plans and Specifications

No building, fence, wall, sign, advertising device, roadway, loading facility, outside storage facility, parking area, site grading, planting, landscaping, facility for industrial waste or sewage disposal, nor any other improvement shall be commenced, erected or constructed, nor shall any addition thereto or change or alteration there be made (except to the interior of a building), nor shall any change in the use of any premises be made, until the plans and specifications therefore, showing the nature, kind, shape, heights, materials, color scheme, lighting and location of the site of the proposed improvements, grading, landscaping, or alternations and the proposed use or change in the use of the premises, shall have been submitted to and approved in writing by the City of Cincinnati and a copy of such plans and specifications as finally approved lodged permanently with the City of Cincinnati. The City of Cincinnati shall have the right to refuse or to approve any such plans or specifications or proposed use of the premises for any reason which the City of Cincinnati, in its sole discretion may deem in the best interests of the Eastwood Park - Subdivision No. 1 and the owners or lessees or prospective owners or lessees of other sites therein.

Before plan approval will be granted by the City of Cincinnati, one copy of a development plan of the area at a scale of not more than one (1) inch to fifty (50) feet shall be filed with the City of Cincinnati prior to filing for a building permit setting forth, identifying and locating the following:

- a. Total area in development project including legal description.
- b. Present zoning of property in question and adjacent properties.
- c. All public and private rights-of-way and easement lines located on and adjacent to the property which are proposed to be continued, created, relocated or abandoned.
- d. Existing topography with a maximum of two-foot contour intervals. Where existing ground is on a slope of less than two (2) percent, either one-foot contours or spot elevations where necessary, but not more than fifty (50) feet apart in both directions.
- e. The proposed finish grade of the development area shown by contours with intervals not larger than two (2) feet, supplemented where necessary by spot elevations.

- f. The location of every existing and proposed building in the described parcel or parcels, the use or uses to be contained therein, the number of buildings including dimensions and height, the gross floor area and number of floors.
- g. Location and dimension of all curb cuts, driving lanes, off-street parking and loading and/or unloading areas including number of spaces, angle of stalls, grades, and illumination facilities.
- h. All walks, malls, and other open areas.
- i. Location of all walls, fences and screen plantings.
- j. Location, size, height and orientation of all signs.
- k. Types of surfacing proposed on the various off-street parking and driveways including cross sections and drainage plans.
- l. Location of all existing and proposed streets, highways, and alleys.
- m. All existing and proposed water and sanitary sewer lines, indicating pipe sizes, types and grades.
- n. A drainage plan of the area showing size and location of each existing and proposed structure. The approximate volume of water generated by development of the subject area and the proposed method of disposing of said water. Provisions shall be included for adequate control of erosion and sedimentation, indicating the proposed temporary and permanent control practices and measures which will be implemented during all phases of clearing, grading and construction.
- o. All data which is required to represent the developer's proposed plans for meeting any general or specific requirements of these development regulations.
- p. Such other information with regard to the development as may be required by the City of Cincinnati to determine conformance with these development standards.

All such development plans shall be reviewed by the City of Cincinnati and the factual determination approving or rejecting such plans shall be made in accordance with the above requirements.

The City of Cincinnati reserves the right to change, amend or delete any and all of the above requirements at any time.

All development plans approved shall be binding upon the site owners, their successors and assigns and shall limit the development to all conditions and limitations established in such plans.

Amendments to plans may be made in accordance with this procedure are subject to the same limitations and requirements as those under which such plans were originally approved.

After final approval, the subject site may be developed in stages, provided all of the procedures required by the City of Cincinnati have been complied with.