

and provide such building space at the anticipated percentage of occupants, visitors or patrons, driving automobiles; and the need for safe and convenient loading space for visitors or patrons and goods arriving by motor transport.

1. Sediment Control

Prior to site grading and prior to disposition of reuse parcels by the LPA, sediment control programs shall be developed. These programs shall include written statements of steps that will be taken with respect to the following:

- Area of land to be exposed
- Time land will be exposed
- Natural vegetation to be retained
- Type of temporary vegetation or mulching which will be employed on exposed areas
- Location of temporary sediment basins which will be constructed to catch sediment during development
- Amount of increased run-off and provisions to safely carry increased run-off waters from exposed landscaping development
- Type of permanent vegetation which will be planted and erosion control structures which will be installed.

The LPA shall have responsibility to review and approve required sediment control programs, to review work in progress and may, at its discretion, require performance bonds to insure that conservation measures will be carried out.

4. Urban Design Objectives and Controls

a. LPA Review of Developer's Proposals

Before an application shall be made for a building permit on any disposal parcel sold by the LPA, whether for public or private reuse, a site plan and preliminary building plans including proposed landscaping shall be submitted to the LPA for their review and finding that said plans conform to all Land Use Standards and Controls and any other conditions of sale and that said plans meet the objectives of the Urban Renewal Plan and these Restrictive Covenants.

b. Permits Required

- (1) Demolition permit required. No building or structure shall be demolished before the issuance of a demolition permit.

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