

**ARTICLE IX
SITE IMPROVEMENTS**

Section 9.01 General

The improvements required by these subdivision regulations shall conform to the City Standard Plans and Specifications, the Southwest Ohio Engineering Association Design Criteria as adopted by the City of Greenville in Ordinance 76-109, and other applicable ordinances of the City. Such improvements shall be designed and installed by the Owner/ Developer of the subdivision. The Owner/ Developer shall be responsible for the costs of all inspections and tests required by the City Engineer to establish that the materials and methods utilized in construction of the improvements meet the specifications. Subdivisions shall be provided with the same improvements, whether the streets are public or private, except in special situations as approved by the Planning and Zoning Commission.

Section 9.02 Grading

A. Lot Grading

Individual lots shall be graded so that water drains away from each building site. Surface drainage swales shall have a minimum slope of two percent (2%) and shall be so designed that surface water will drain into a driveway, street gutter, storm sewer or natural drainage way.

B. Street Grading

No final street grading shall be performed nor improvements installed until the final construction plans have been approved by the City Engineer, construction guarantees have been provided and approved pursuant to Article VII, and inspection fees have been paid. No street grading shall be commenced without three (3) working days notice to the City Engineer.

Section 9.03 Erosion and Sedimentation Control

During construction, the following measures shall be implemented to control on-site erosion and sedimentation:

- A. The preliminary and final plans for the development shall be designed so as to create the least potential erosion.
- B. The smallest practical area of land should be exposed at any one time during development.
- C. When land is exposed during development, the exposure shall be kept to the

shortest practical period of time.

- D. Where necessary, temporary vegetation and/or mulching shall be used to protect exposed areas during development.
- E. Sediment basins or silt traps should be installed and maintained to remove sediment from runoff of land undergoing development.
- F. Permanent final vegetation and structures should be installed as soon as practical.
- G. Topsoil shall not be removed from residential lots or used as spoil, but shall be redistributed evenly on the lot, and shall be stabilized by seeding or planting.

Section 9.04 Responsibility and Liability During Construction

No streets or public improvements shall be the responsibility of any public entity prior to formal acceptance. Until such time as such improvements have been approved and accepted, the Owner/Developer shall assume full responsibility and liability for all areas dedicated to the public, and the improvements thereon. The Owner/Developer shall agree to indemnify and hold harmless the City of Greenville until such time as the improvements are accepted.