



State of Ohio Environmental Protection Agency

STREET ADDRESS:

Central District Office

MAILING ADDRESS:

Lazarus Government Center
50 W. Town St., Suite 700
Columbus, Ohio 43215

TELE: (614) 728-3778 FAX: (614) 728-3898
www.epa.state.oh.us

P.O. Box 1049
Columbus, OH 43216-1049

September 24, 2007

Mr. Charles Vince
CV Real Property LLC
110 Polaris Parkway
Suite 301
Westerville, OH 43082

Re: Hidden Oaks / Delaware County

Dear Mr. Vince:

This letter is written regarding the storm water inspections that Melissa Gray, of Ohio EPA, conducted at Hidden Oaks, located at East Orange and Bale-Kenyon Road in Delaware County, on September 11, 2007. The Agency understands that these construction activities are currently covered under the General Storm Water Permit Associated with Construction Activities. Based on the site inspection and the General Storm Water Permit, the following items must be addressed:

Sediment and Erosion Controls:

- Sediment controls for this project must be implemented in accordance with the General Storm Water Permit. It was noted during the inspection that multiple areas on this site have silt fencing which has been covered with fill or has collapsed due to direction of the concentrated flow (see figures 1 and 2). Silt fencing must be implemented along the contour and control areas where sheet flow is present. The silt fence must be trenched in, otherwise proper reinstallation will be required. Sediment traps must be utilized for areas of concentrated flow and must be sized with a sediment storage volume of 67 cubic yards per acre of drainage (not disturbance). These sediment impoundments will require cleaning once they have exceeded 50 percent of their capacity.
- It was noted that sediment impoundments have been installed for this site. Please be able to demonstrate that these impoundments meet the required sediment storage volume of 67 cubic yards per acre of drainage. These calculations must be submitted to my attention within seven (7) days of receipt of this letter.
- During the inspection it was noted that the sediment impoundments associated with this site are currently void of proper sediment and erosion controls (see figure 3). These controls must be implemented within seven (7) days of receipt of this letter.

Ted Strickland, Governor
Lee Fisher, Lieutenant Governor
Chris Korleski, Director

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CV Real Property LLC
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- In addition to the placement of outlet controls, please ensure that diversion channels, berms, sediment traps and straw bale barriers are installed to ensure that all storm water in association with disturbed areas is treated properly (see figures 4 and 5).
- The general permit states that all sediment controls will be inspected and maintained every seven (7) days or within 24 hours of a precipitation event equal to or greater than 0.5 inches. A log of inspection must be maintained on-site for the agency to review.
- During the inspection, it was noted that the construction entrance was not protected, resulting in mud tracking onto the road. The entrance must be stabilized with number two stone to minimize offsite vehicle tracking.
- Be aware that the General Permit states that all barren areas which remain idle in excess of 21 days must be protected from erosion within seven (7) days of the last earth disturbing activities. In addition, erosion protection must be implemented for all areas of final grade within seven (7) days.

Post Construction Requirements:

The General Permit mandates specific water quality treatment for storm water following the completion of construction (see attachment). Please be able to demonstrate that your post construction requirements per the General Permit will be met. Please submit to my attention, the water quality calculations demonstrating compliance. This information can be sent to my attention via a response letter, or to my email at greg.sanders@epa.state.oh.us.

If you have any questions regarding this letter or my inspection, please do not hesitate to call me at our Central District Office at (614) 728-3851. In addition, please provide a written response to the action items addressed above within ten days from receipt of this letter. A follow up inspection will be conducted to ensure the minimum conditions of the General Permit have been met.

Sincerely,



Gregory L. Sanders
Environmental Specialist
Division of Surface Water
Central District Office

Enclosure

c: Jeff Bohne, Water Quality Supervisor, DSW/CDO

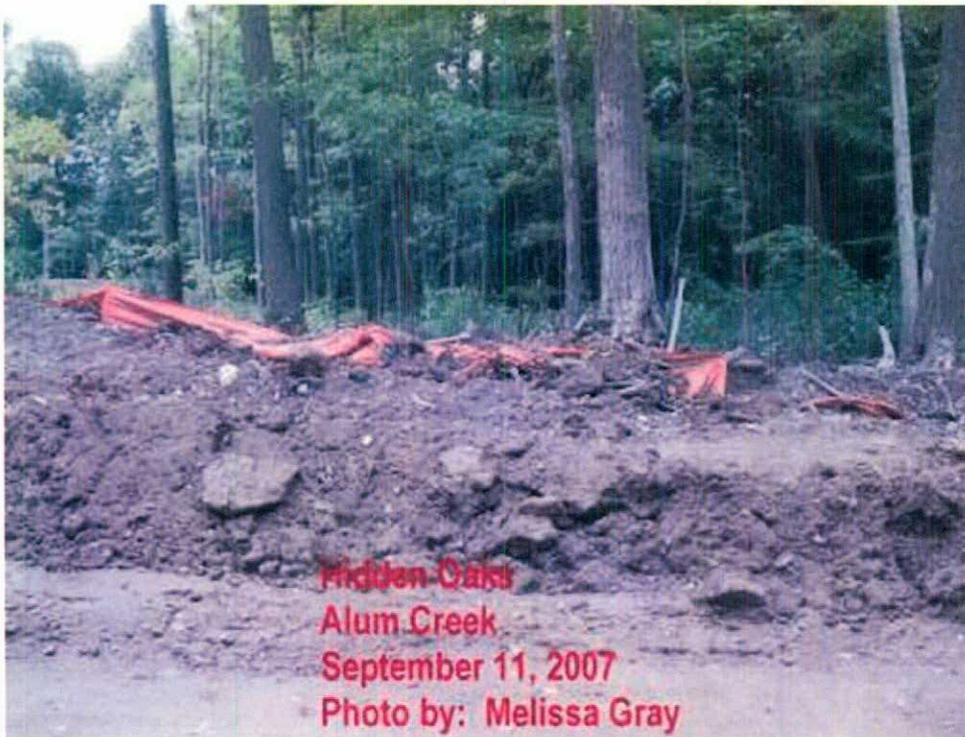


Figure 1

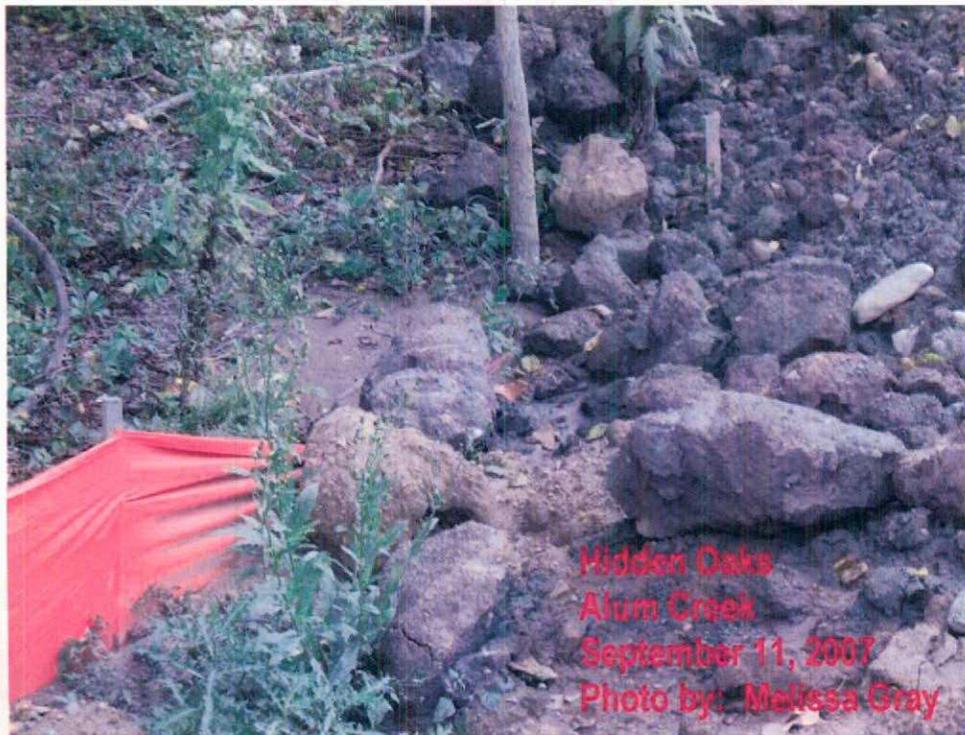
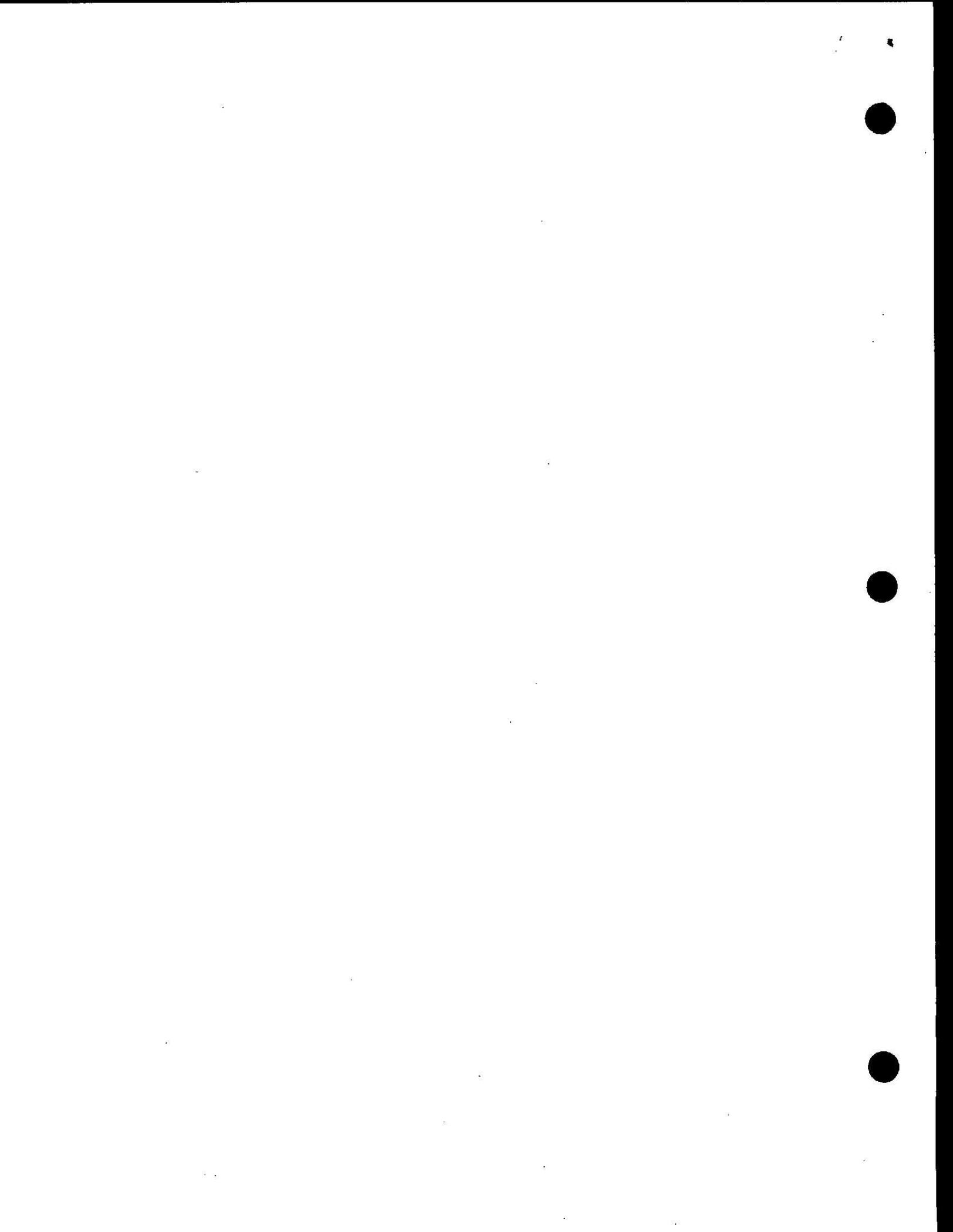
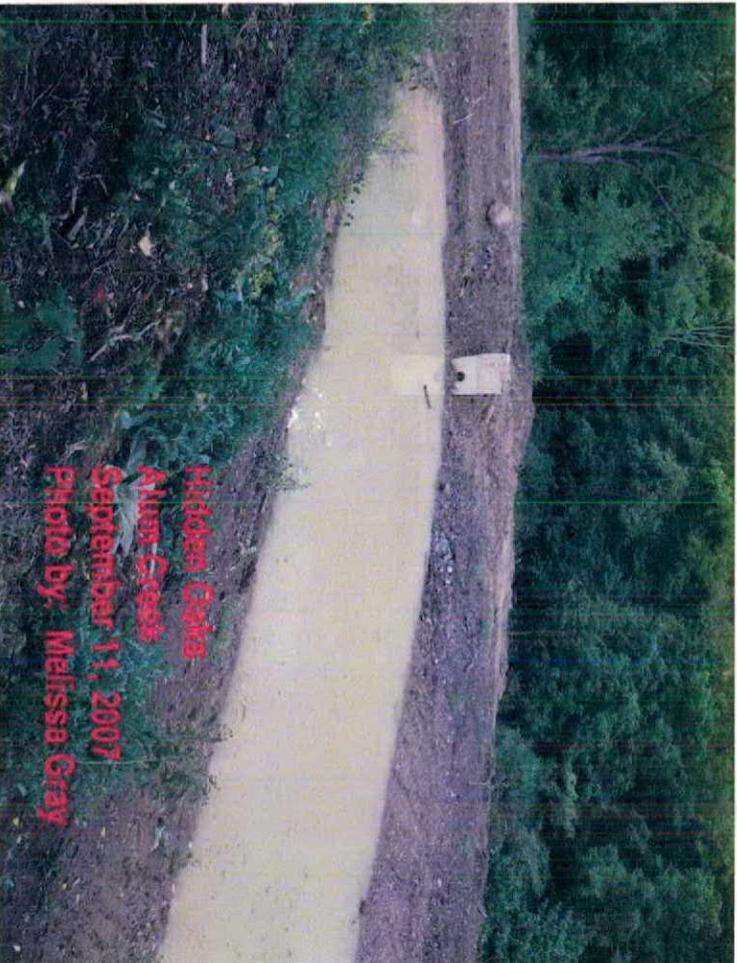


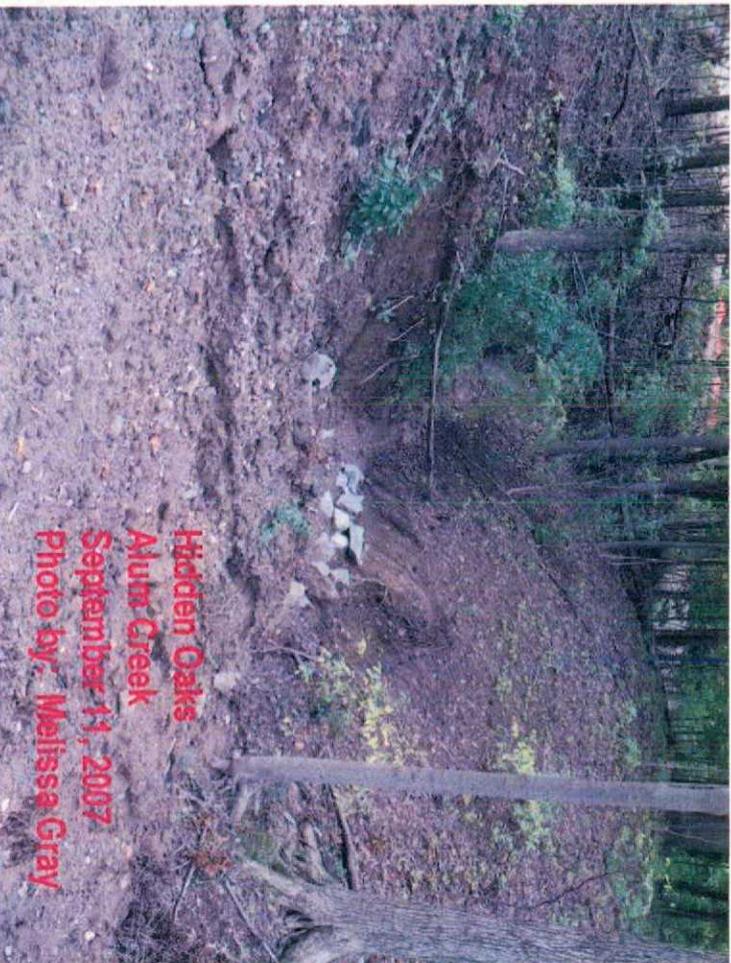
Figure 2





Hidden Oaks
Alum Creek
September 11, 2007
Photo by: Melissa Gray

Figure 3



Hidden Oaks
Alum Creek
September 11, 2007
Photo by: Melissa Gray

Figure 4

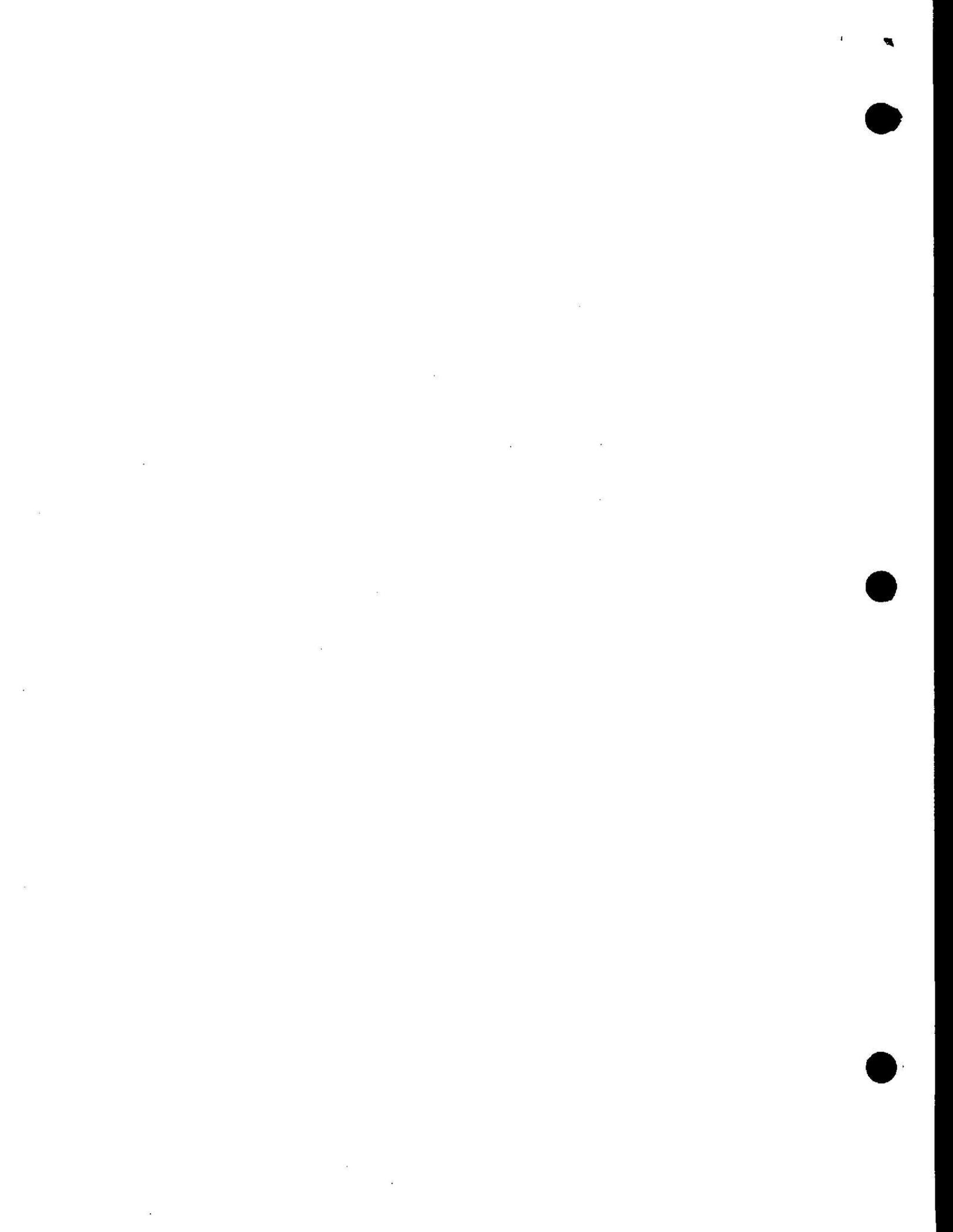




Figure 5

