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HUNTER'S GLEN



State of Ohio Environmental Protection Agency

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August 3, 2009

Mark Demarest  
Maronda Homes Inc  
3811 Twin Creeks Drive  
Columbus, OH 43204

Dear Mr. Demarest:

This letter is written regarding the storm water inspection that I conducted at the Hunter Glen construction site along Bowen Road in Franklin County on July 20, 2009. ***It appears construction has not started at this site.*** Ohio EPA has received and approved this site for coverage under the General Storm Water Permit associated with Construction Activities. Ohio EPA's Storm Water Staff will be conducting future storm water inspections to ensure compliance with the General Permit. Please be aware the Agency will be ensuring the following conditions are addressed:

**Storm Water Pollution Prevention Plan (SWPPP):** A SWPPP must be developed specific for this site. The plan must address all phases of construction and identify the location and sizing of all sediment and erosion controls. Schedules for temporary and permanent seeding must also be addressed in the SWPPP. This plan must be maintained on-site for the Agency to review. Be aware that the Ohio EPA reserves the right to require modifications to the SWPPP if the minimum conditions of the General Storm Water Permit are not met. The SWPPP must be developed prior to the submission of the NOI.

**Erosion Controls:** Be aware, the General Permit states that all barren areas which remain idle in excess of 21 days must be protected from erosion within seven days of the last earth disturbing activities. In addition, erosion protection must be implemented for all areas of final grade within seven days. This specifically applies to all idle barren areas during the winter months. Preparation must be considered at this time to establish vegetation prior to the onset of the winter months. Please note, in the event that earth moving activities extend beyond the effective growing season, alternative erosion protection will be required to fully stabilize the site for winter.

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

**Post Construction Requirements:** For all large construction activities (involving the disturbance of five or more acres of land or will disturb less than five acres, but is a part of a larger common plan of development or sale which will disturb five or more acres of land), the post construction BMP(s) chosen must be able to detain storm water runoff for protection of the stream channels, stream erosion control, and improved water quality. Structural (designed) post-construction storm water treatment practices shall be incorporated into the permanent drainage system for the site. The BMP(s) chosen must be sized to treat the water quality volume (WQ<sub>v</sub>) and assure compliance with criteria in OAC 3745-1-04. In addition, the discharge must not violate Ohio's Water Quality Standards in OAC 3745-1. The WQ<sub>v</sub> shall be equivalent to the volume of runoff from a 0.75-inch rainfall and shall be determined according to one of the two following methods:

- 1) Through a site hydrologic study approved by the local municipal permitting authority that uses continuous hydrologic simulation and local long-term hourly precipitation records or
- 2) Using the following equation:

$$WQ_v = C * P * A / 12$$

where: WQ<sub>v</sub> = water quality volume in acre-feet

C = runoff coefficient appropriate for storms less than 1 inch (see Table 1)

P = 0.75 inch precipitation depth

A = area draining into the BMP in acres

**Table 1**  
**Runoff Coefficients Based on the Type of Land Use**

Land Use	Runoff Coefficient
Industrial & Commercial	0.8
High Density Residential (>15 dwellings/acre)	0.5
Medium Density Residential (4-15 dwellings/acre)	0.4
Low Density Residential (1-4 dwellings/acre)	0.3
Open Space and Recreational Areas	0.2

Where the land use will be mixed, the runoff coefficient should be calculated using a weighted average. For example, if 60% of the contributing drainage area to the storm water treatment structure is Low Density Residential, 30% is High Density Residential, and 10% is Open Space, the runoff coefficient is calculated as follows: (0.6)(0.3) + (0.3)(0.5) + (0.1)(0.2) = 0.35.

**Table 2**  
**Target Draw Down (Drain) Times for Structural**  
**Post-Construction Treatment Control Practices**

Best Management Practice	Drain Time of WQ <sub>v</sub>
Infiltration	24 - 48 hours
Vegetated Swale and Filter Strip	24 hours
Extended Detention Basin (Dry Basins)	48 hours
Retention Basins (Wet Basins)*	24 hours
Constructed Wetlands (above permanent pool)	24 hours
Media Filtration, Bioretention	40 hours

\* Provide both a permanent pool and an extended detention volume above the permanent pool, each sized at 0.75 \* WQ<sub>v</sub>

An additional volume equal to 20 percent of the Water Quality Volume shall be incorporated into the BMP for sediment storage and/or reduced infiltration.

For redevelopment projects (i.e., developments on previously developed property), post-construction practices shall either ensure a 20 percent net reduction of the site impervious area, provide treatment of at least 20 percent of the Water Quality Volume, or a combination of the two.

If you have any questions regarding this letter or the inspection, please do not hesitate to call me at our Central District Office at (614) 728-3851.

Sincerely,



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

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

