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2010/10/14

4GC01296

PARKWAY CROSSING MULTIFAMILY DEVEL



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

October 14, 2010

Jason Wright
Schottenstein Real Estate Group
2 Easton Oval, Suite 510
Columbus, OH 43219

Re: Parkway Crossings Condominiums, Franklin County

Dear Mr. Wright:

This letter is written regarding the storm water inspection I conducted of the construction activities at the project located at Parkway Crossings Condominiums, located along Buckeye Place, on October 12, 2010. This Agency received a complaint stating that sediment and mortar mix was eroding from the site. I understand this site is currently covered under the General Storm Water Permit Associated with Construction Activities. Based on my site inspection and the conditions set forth in the General Permit, the following items must be addressed:

Sediment and Erosion Controls:

The project site had several large barren areas that appeared to be at final grade and were not stabilized. Please see attached pictures. Please be aware the General Permit mandates specific permanent and temporary stabilization requirements. All disturbed areas which remain idle in excess of 21 days must be protected from erosion within seven days of the last earth disturbing activities. All areas of final grade must be protected within seven days. All earth disturbing activities should be clearly logged in your inspection reports to ensure the 21 day / seven day requirement is not violated.

Silt fence was not installed at the site. Silt fence needs to be installed around the perimeter of the barren areas, including the barren area along Buckeye Place. The General Permit requires the permittee to conduct inspections of all sediment and erosion controls every seven days or within 24 hours of a rain event equal to or greater than 0.5 inches. A log of the inspections and resulting corrective actions must be maintained on site available for review. All earth disturbing activities must be clearly documented in your inspection reports to ensure the temporary or permanent stabilization requirements are not violated. Please see attached pictures.

Please maintain erosion controls such as dandy bags on the storm water drains. Please see attached pictures.

It appears that concrete wash-out was being disposed of on to the ground at various places on the site and was discharging off-site via storm drains. A concrete wash-out pit must be installed at the site and the concrete haulers notified of its location.

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



Jason Wright
Schottenstein Real Estate Group
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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.

Sincerely,



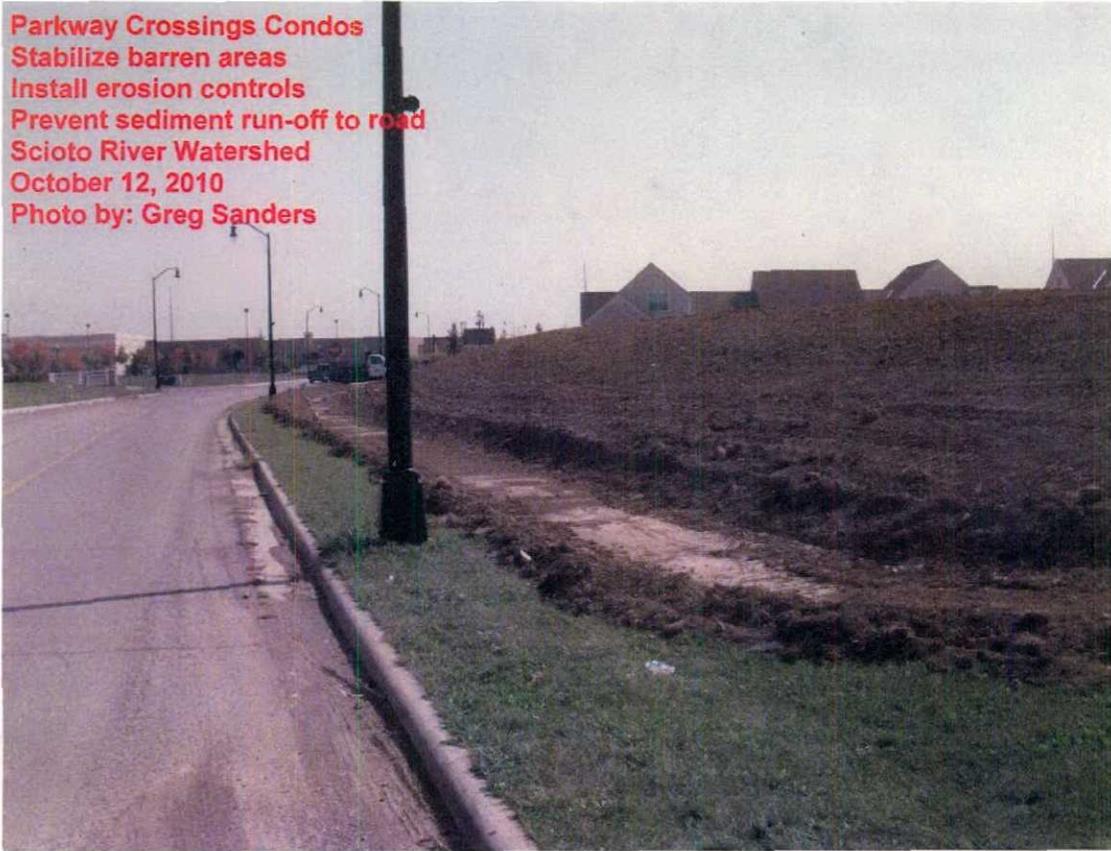
Gregory L. Sanders
Environmental Specialist
Stormwater Section
Division of Surface Water
Central District Office

Enclosure

c: Jeff Bohne, DSW/CDO

GLS/nsm Parkway Crossings Condominiums, October 12, 2010

Parkway Crossings Condos
Stabilize barren areas
Install erosion controls
Prevent sediment run-off to road
Scioto River Watershed
October 12, 2010
Photo by: Greg Sanders



Parkway Crossings Condos
Install & maintain erosion controls
Scioto River Watershed
October 12, 2010
Photo by: Greg Sanders

