



Environmental  
Protection Agency

John R. Kasich, Governor  
Mary Taylor, Lt. Governor  
Scott J. Nally, Director

Re: Hancock County  
Fox Run Manor  
Construction  
Storm Water

June 22, 2011

Mr. Revis Nickles  
HCF Management  
1100 Shawnee Road  
Lima, Ohio 45805

Mr. Ron Winner  
R D Jones Excavating, Inc.  
10225 Alger Road  
P.O. Box 127  
Harrod, Ohio 45850

Dear Mr. Nickles & Mr. Winner:

On May 17, 2011, Lynette Hablitzel, Judson Delancey and I inspected Fox Run Manor at 11745 Township Road 145, Findlay. The purpose of our visit was to evaluate compliance of the site with the National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activity, Facility ID No. 2 GC02755\*AG. The inspection was conducted under the provisions of Ohio's water pollution control statutes, Ohio Revised Code (ORC) Chapter 6111. Steve Loughridge, RCS (the electrical contractor), was present to provide information on the project.

As a result of the inspection, we have the following comments:

1. At the time of inspection, the site was active. The site had been rough graded. Sanitary and storm sewers were installed, but not the water lines. Work was occurring on building pads and foundations. Stone access roads and drives were in place. Approximately 15 acres of land were disturbed and barren.
2. A Storm Water Pollution Prevention Plan (SWP3) had been developed for the site and was available. A general overview indicated some deficiencies, such as the site map did not show the current location of fuel tanks and the drainage areas were not delineated on the site map with their contributing drainage area (in acres) shown. This information is a required component of the site's SWP3. *This is a violation of Part III.G. of the permit.*

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3. Inspection logs were not available. It is our understanding from Mr. Loughridge that Paul Bilow, Project Manager with HCF Management, is responsible for these records. Mr. Bilow was not onsite that day but is generally onsite every other day. Inspections logs are part of the SWP3, which must be available onsite during normal working hours when the site is active. *This is a violation of Part III. G.2.i. of the permit.* The permit also requires that a log documenting grading and stabilization activities, as well as amendments to the SWP3, be maintained (see Part III.G.1.m. of the permit).
4. Stone access drives were in place. We did not observe any sediment tracking offsite.
5. The majority of the site appeared to drain via storm sewers into a retention pond. Water discharging from the pond (observed in the catch basin located east of the site, along Main Street) appeared clear. The pond's configuration appeared to meet the required minimum 2:1 length to width ratio. The outlet pipe, without a riser or a floating skimmer, did not appear to be designed to meet the 48 hour drawdown time for the 67 cy/drainage acre dewatering volume. Without reviewing the SWP3 in depth we cannot verify whether the retention pond is of sufficient depth, volume and configuration to fulfill the requirement of a sediment settling basin.

*Permit Requires:* Concentrated runoff and runoff from drainage areas which exceed the design capacity of silt fence or inlet protection shall pass through a sediment settling pond. To qualify as a sediment settling pond, structures must meet the following specifications: a dewatering zone sized at 67 cubic yards per total contributing drainage acre; dewatering depth less than or equal to 5 ft. (optimal depths are between 3 to 5 ft.); for ponds serving 5 acres or more, the dewatering zone shall have a minimum 48 hr. drain time; a sediment storage zone sized at 1000 c.f. per disturbed acre; and the distance between inlets and the outlet at least 2:1 length:width ratio. *Please see Part III.G.2.d.ii. of the permit.* Please submit those portions of the SWP3 that demonstrate how this requirement has been met. Include with your submittal: the site map of the pond with its drainage area delineated and size noted in acres; detail drawings showing: riser pipe/dewatering weir/spillway locations, riser pipe/dewatering weir/spillway elevations and dimensions, the elevations of the required sediment settling volume and the provided sediment settling volume; and supporting calculations. If the design criteria have not been met, you must modify the pond as soon as possible and no later than 10 days from the date on this letter.

6. While silt fence surrounded most of the site's perimeter, there was an area immediately west of the west access drive, along the roadside ditch, where runoff would not be addressed by a sediment control (photo taken). *Permit Requires:* Sheet runoff from denuded areas shall be intercepted by silt fence or diversions to protect adjacent properties and water resources. *This is a violation of Part III.G.2.d. of the permit.* We recommend that the silt fence be extended to the east to address this bare area.
7. We observed torn silt fence northwest of the retention pond. The fabric was down in sections southeast of the site and north of the retention pond. *Permit Requires:* All control practices shall be maintained and repaired as needed to assure continued performance of their intended function. *This is a violation of Part III.G.2.h. of the permit.* The silt fence must be repaired.
8. All temporary or permanent stabilization has not been established. Long term erosion was evident by the rills present on the pond banks and the soil stockpile located on the west side of the site. The presence of rills and the amount of weed growth indicate the timeframe for stabilization may have been exceeded.

*Permit Requires:* Portions of the construction site which will be inactive for more than 21 days must have temporary stabilization initiated within the first seven (7) days . Temporary stabilization is required prior to the onset of winter weather for ground that will be idle over winter. Permanent stabilization is required within seven (7) days on any portion of the site that has reached final grade or will be idle for longer than one (1) year. Soil stabilization practices shall be initiated within two (2) days on inactive, barren areas within 50 feet of a stream. Permanent seeding and mulching is required before construction activity is completed throughout the entire site. If seasonal conditions prohibit the establishment of vegetative cover, other means, such as mulching and matting, must still be used and maintained until more permanent methods can be implemented. *Failure to do so is a violation of Part III.G.2.b.i. of the permit.* All areas not being actively worked must be stabilized as per the requirements of the permit. We recommend that all inactive, unstable areas be seeded and mulched (straw at 2 tons/acre). Where portions of the roadside ditch have been disturbed and for the pond banks, erosion control matting may be required in lieu of straw mulch.

9. While fuel tanks were not stored near any drainage ways, secondary containment was not provided. We recommend that an earthen containment berm be constructed.

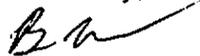
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9. **Post-Construction Storm Water Management** - It appears that the retention pond may be intended to meet the post-construction storm water management requirements of the permit. Without reviewing the SWP3, this cannot be verified. Fox Manor is required to have one or more of the permanent structural post-construction Best Management Practices (BMPs) listed in Table 2 of the permit to treat the water quality volume (WQv) and ensure compliance with Ohio's Water Quality Standards listed in *Ohio Administrative Code 3745-1*. An additional volume equal to 20% of the WQv is to be incorporated into the BMP for sediment storage and/or reduced infiltration capacity. Drain times must meet those in Table 2 of the permit.

Within 10 days of the date on this letter, please submit to this office written notification as to the actions taken or proposed to prevent any future violations. Your response should include the dates, either actual or proposed, for the completion of the actions. Please assess the constructed retention pond and include verification that it currently meets the design requirements of the permit for a sediment settling pond. Please also submit the information in your SWP3 that demonstrates how the post construction storm water management requirement will be met. Your reply should include a statement about the type(s) of BMPs implemented, a site map showing the location of each practice, a delineation of its tributary drainage area and its size, and the basis for its design. For each control include: the calculations of the Water Quality Volume (WQv), a detail drawing of the structure with relevant elevations, stage-storage tables, release rate calculations, and a drawdown volume/time curve or equivalent.

If there are any questions, please contact me at (419) 373-3006.

Sincerely,



Brian Mcglown  
Division of Surface Water  
Storm Water Program

/llr

pc:   
Meghan Clement, P.E., Interim Chief Engineer