



**Environmental
Protection Agency**

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

Re: Huron County
Wood Ridge Estates and
Wood Ridge Estates Phase II
Construction
Storm Water

August 19, 2011

Mr. Jeff Hipp
Maple City Builders
370 Cleveland Road
Norwalk, Ohio 44857

Dear Mr. Hipp:

On June 9, 2011, Ohio EPA representative Judson Delancey inspected the Wood Ridge Estates and Wood Ridge Estates Phase II on Old State Road, Norwalk Township (photos taken). The purpose of the visit was to evaluate the compliance of the site with the National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activity, Facility ID Nos. 2GC00523*AG (Wood Ridge Estates Phase II) and OHR105849 (Wood Ridge Estates). The inspection was conducted under the provisions of Ohio's water pollution control statutes, Ohio Revised Code (ORC) Chapter 6111. Ohio EPA has no record of other permittees for this site.

For Wood Ridge Estates Phase I:

It appears that the construction activities at Wood Ridge Estates Phase I are near completion. Accordingly, a Notice of Termination (NOT) must be filed to relieve you of the obligation to comply with this general permit. An NOT may be filed if one or more of the following conditions have been met:

- Final stabilization has been achieved on all portions of the site for which the permittee is responsible. Final stabilization means either that:
 1. All soil disturbing activities at the site are complete and a uniform perennial vegetative cover of at least 70% density has been established over the entire site. All temporary erosion and sediment control measures have been removed, properly disposed of, and all trapped sediment has been permanently stabilized; or
 2. For construction projects on land used for agricultural purposes, final stabilization may be accomplished by returning the disturbed land to its pre-construction agricultural use. If not returned to its pre-construction agricultural use, the land must meet the final stabilization criteria in (1).

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- Another operator(s) has assumed control over all areas of the site that have not been fully stabilized.

Your site appears to meet the above criteria. If you also believe this to be true, please file a NOT form. The NOT form and instructions can be found on our website:

<http://www.epa.ohio.gov/dsw/storm/stormform.aspx>. NOTs must be filed with Ohio EPA's Central Office within 45 days of when the above criteria are met.

For Wood Ridge Estates Phase II:

1. At the time of inspection, there was no construction activity occurring. The utilities and roads appeared to be installed for Wood Ridge Estates. A staging area with 8" PVC pipes located on Leander Road indicates that not all utilities have been installed for Wood Ridge Estates Phase 2. Lots 11 and 13 on Chelsea Drive and Lots 2, 4, 6, 10, 11, and 12 on Leander Road are developed, all remaining lots (totaling over one acre) were undeveloped and covered.
2. The staging area appeared to have some weathered soil and weed growth. The amount of weed growth and how weathered the soil was indicate that the timeframe for stabilization may have been exceeded.

Permit Requires: Portions of the construction site that will be inactive for more than 21 days must have temporary stabilization initiated within the first seven. 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 days on any portion of the site that has reached final grade or will be idle for longer than one year. Soil stabilization practices shall be initiated within two days on inactive, barren areas within 50 feet of a stream. In addition, disturbed areas in residential subdivisions must be stabilized at least seven days prior to transfer of permit coverage for the individual lot(s). 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. *Please see Part III.G.2.b.i. of the permit.*

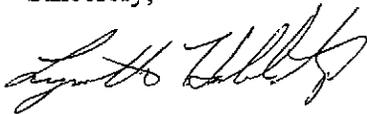
3. It was not evident if post-construction storm water management facilities had been installed that meet permit requirements. The NOI indicates that Wood Ridge Estates Phase II is large construction activity under the terms of the permit. As such, permanent structural post-construction Best Management Practices (BMPs) must be installed to treat the water quality volume (WQv) and ensure compliance with Ohio's Water Quality Standards in Ohio Administrative Code 3745-1. An additional volume equal to 20% of

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the WQv shall be incorporated into the BMP for sediment storage and/or reduced infiltration capacity. BMP types and drain times shall meet those in Table 2 of the permit. Please see Part III.G.2.e. of the permit. Please send a written reply within ten days of the date of this letter describing how this requirement will be met. Your reply should include the type(s) of practices you are implementing, the basis for their design, and installation dates.

If there are any questions, please contact me at (419) 373-3009.

Sincerely,



Lynette Hablitzel, P.E.
Division of Surface Water
Storm Water Program

JD/jlm

pc: Joseph B. Kovach, P.E., P.S., Huron County Engineer
Huron County SWCD
Bridget Musso, Fiscal Officer, Norwalk Township
NWDO File