



State of Ohio Environmental Protection Agency

Northwest District Office

347 North Dunbridge Rd.
Bowling Green, OH 43402-9398

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

Re: Lucas County
Arbors at Oregon
Construction
Storm Water

July 8, 2009

Mr. Keith Ritz
Arbors at Oregon
23775 Commerce Park
Suite 7
Beachwood, Ohio 44122

Dear Mr. Ritz:

On June 8, 2009, Lynette Hablitzel and I inspected the Arbors at Oregon on the south side of Navarre Avenue, west of Wynn Road, Oregon. The purpose of the visit was to evaluate compliance of the site with the National Pollutant Discharge Elimination System (NPDES) permit for storm water associated with construction activity (Construction General Permit), Facility ID No. 2GC02225. 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.

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

1. At the time of the inspection, the site was active. The units on the east side of the site were sided and roofed. Grass seed had been applied to the ground east of the drive and by these units. It had germinated. The units located west of the entrance drive and just south of the retention pond were framed and roofed. Utilities had been installed for at least the northeast portion of the development. Due to the absence of personnel or a construction trailer, the Storm Water Pollution Prevention Plans (SWP3) and inspection logs were not available for review.
2. A large riser pipe located inside a manhole to the northeast of the pond appeared to form the outlet structure. An approximately 3 to 4 inch diameter orifice was evident on the riser pipe. The pond is required to meet the design requirements for a sediment settling pond until construction activities have ended and a perennial vegetative cover of 70% density has been achieved over the entire tributary area.

Without reviewing the SWP3, I am unable to determine if the pond meets the requirements of the permit. *Permit Requires:* Sediment settling ponds must meet the following criteria: a dewatering volume with a maximum depth of 5 ft., sized at 67 c.y. per drainage acre, and for drainage areas of 5 acres or more: a minimum 48 hour dewatering time; a sediment storage volume of 1000 c.f per disturbed acre provided below the dewatering zone; and at least a 2:1 length to width ratio between the nearest inlet and the outlet. *Please see Part III.G.2.d.ii. of the permit.* It will be necessary to modify the pond, if it does not already meet all of these requirements.

3. Inlet protection was present on the yard drains on the north end of the site. However, the structure around the outlet manhole was in disrepair, with the fabric missing on one side. The silt fence on the east side of the site was installed, but there were some sections of the fence that had been knocked down or torn. *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.* For more information on the correct installation and maintenance techniques for these practices, please see the *Rainwater and Land Development Manual*.
4. There were some areas on the east side of the site where silt fence was not apparent. *Permit Requires:* Structural controls shall be used on all sites remaining disturbed for more than 14 days. Sheet flow from denuded areas shall be intercepted by sediment barriers. Flows which exceed the design capacity of sediment barriers shall pass through a sediment settling pond. Controls practices shall prevent sediment laden water from entering storm drain systems and shall protect adjacent streams. *This is a violation of Parts III.G.2.d. of the permit.*
5. The dumpster to the east of the pond was uncovered, and trash and debris was present on the ground west of it. *Permit Requires.* No solid or liquid waste, including building materials, shall be discharged in storm water runoff. The permittee must implement all necessary BMPs to prevent the discharge of non-sediment pollutants to the drainage system of the site or surface waters of the State. *This is a violation of Part III.G.2.g.i. of the permit.*

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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 as well as a current copy of the site's Storm Water Pollution Prevention Plan, including completed inspection logs. If there are any questions, please contact me at (419) 373-3085.

Sincerely,



Korey Sarven
Division of Surface Water

/llr

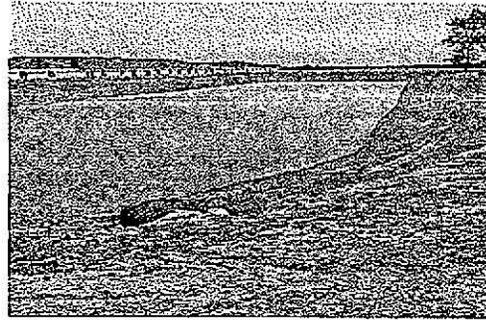
pc: DSW:NWDC:File
Brian Miller, P.E., Assistant Drainage Engineer
Jeff Grabarkiewicz, Lucas SWCD
Andrea Beard, City of Oregon

Arbors at Oregon

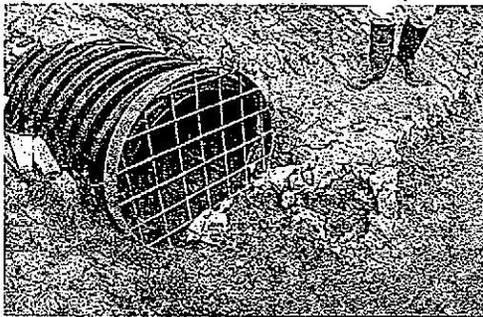
Lucas County

June 08, 2009

Photographer: Lynette Hablitzel



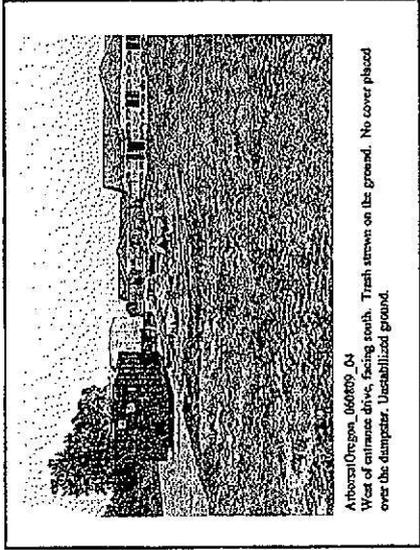
ArborsatOregon_060809_01
West side of entrance drive, looking west. Retention pond. Lower banks appeared to have been seeded. Houses south of pond are roofed and framed. Grading has been done and appears to be 2:1.



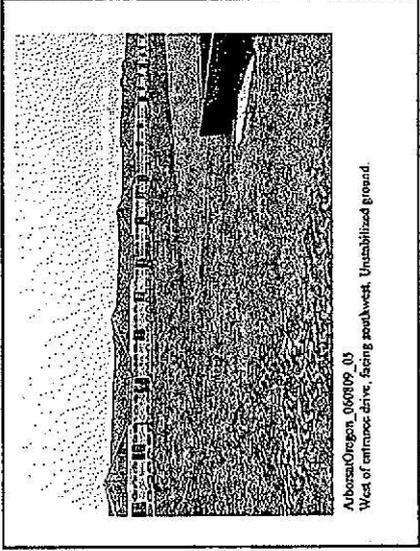
ArborsatOregon_060809_02
Outlet from Retention Pond.



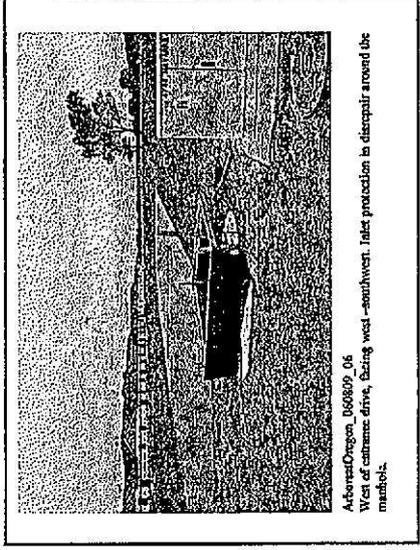
ArborsatOregon_060809_03
Manhole after pond outlet. Appears to be riser pipe inside of manhole, with a 3-4 inch orifice on it.



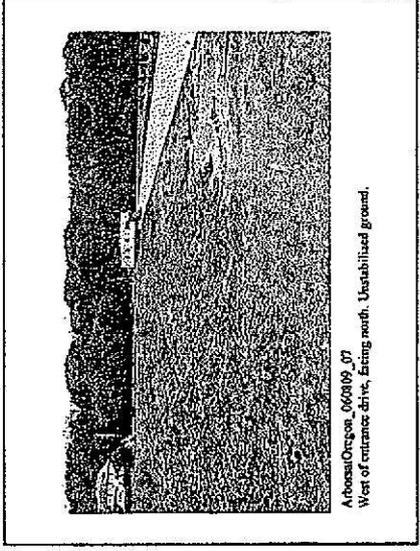
AlbionOregon_060809_04
West of entrance drive, facing south. Trash strewn on the ground. No cover placed over the dumpster. Unstabilized ground.



AlbionOregon_060809_05
West of entrance drive, facing south-west. Unstabilized ground.



AlbionOregon_060809_06
West of entrance drive, facing west-southwest. Inlet protection is disrepair around the manhole.



AlbionOregon_060809_07
West of entrance drive, facing north. Unstabilized ground.