



2GC0199420090709

LUCAS	STONE OAK BUSINESS CONDOMINIUMS	2GC01994 . 2009/07/09	HABLITZEL, LYNETTE	HOLLAND
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State of Ohio Environmental Protection Agency

Northwest District Office

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

Re: Lucas County
Stone Oak Business Condominiums
Construction
Storm Water

July 9, 2009

Mr. Greg Repass
Stone Oak Business Condominiums
P.O. Box 619
Toledo, Ohio 43697

Dear Mr. Repass:

On June 3, 2009, Lynette Hablitzel and I inspected Stone Oak Business Condominiums at 1590 Albon Road, Springfield Township (pictures taken). 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 (Construction General Permit), Facility ID No. 2GC01994. The inspection was conducted under the provisions of Ohio's water pollution control statutes, Ohio Revised Code (ORC) Chapter 6111.

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

1. At the time of inspection, the site was inactive. The building was constructed and the parking lot was paved. There was no equipment present. It appeared that the property had reached final grade. 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. Proper inlet protection was not used on the catch basins on the property. There was filter fabric placed under the grates of two catch basins and the frame for the silt fence of a third catch basin was not properly constructed. *Permit Requires:* All erosion and sediment control practices used to meet the conditions of this permit should meet the standards and specifications of the current edition of Ohio's *Rainwater and Land Development Manual* (ODNR) or other standards acceptable to Ohio EPA.. *This is a violation of Part III.G.2. of your permit.* Unless these inlets drain to a properly designed sediment settling pond, I recommend that proper inlet protection be installed.

3. The soil appeared slightly weathered and weeds were observed growing. It appears that the timeframes for stabilization 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. 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. For areas within 50 ft. of a surface water, permanent and temporary stabilization must be applied to the soil within two days. 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.*

4. Structural controls were not in place to address all runoff from the site. More specifically, the ditch on the north side of the property where the pond discharges was unprotected. *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. Control practices shall protect adjacent streams. *This is a violation of Parts III.G.2.d. iii. and v. of the permit.*

I recommend that a silt fence be placed along the disturbed ground above the ditch to minimize sediment entering the ditch.

5. While a detention pond was present, it did not appear to meet the design requirements for a sediment settling pond. The outlet (large pipe located on the bottom of the basin) did not appear to provide a sediment storage volume below the sediment settling volume. It appeared too large to provide a minimum 48 hour dewatering time. There also did not appear to be a minimum 2:1 length to width ratio between inlets and the outlet. *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 feet (optimal depths are between 3 to 5 feet); 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 cubic feet per disturbed acre; and the distance between inlets and the outlet at least 2:1 length:width ratio. *This is a violation of Part III.G.2.d.ii. of the permit.* It will be necessary to modify the pond if it does not already meet these criteria.

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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 (SWP3). The permit requires that post-construction Best Management Practices (BMPs) are installed during construction to control pollutants in the storm water discharges that will occur after construction has concluded. Such practices may include, but are not limited to: storm water extended detention structures; retention structures; water quality swales; and bioretention areas. Your SWP3 must show the type(s) of post construction practices that will be installed and the basis for its design, including the calculations of the Water Quality Volume (WQv) and the runoff coefficient, detail drawings of the structure with relevant elevations, stage-storage tables, and release rate calculations. If there are any questions, please contact me at (419) 373-3006.

Sincerely,



Danielle Meienburg
Division of Surface Water
Storm Water Program

/llr

pc: {DSW-NWDO-File }
Brian Miller, P.E., Assistant Drainage Engineer
Jeff Grabarkiewicz, Lucas County SWCD
Leslie Kohli, Springfield Township Administrator