



2GC0252320100810

LUCAS	WHITEHOUSE SQUARE SENIOR VILLAGE	2GC02523	2010/08/10	HABLITZEL, LYNETTE	WHITEHOUSE
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**Environmental
Protection Agency**

Ted Strickland, Governor
Lee Fisher, Lt. Governor
Chris Korleski, Director

Re: Lucas County
Whitehouse Square Plat 3/Senior Village
Construction
Storm Water

August 10, 2010

Mr. Steve Gillenwater
1500 Coining Drive
Toledo, Ohio 43615

Mr. Michael Athan
Whitehouse Square Senior Village LLC
9349 Waterstone Boulevard
Cincinnati, Ohio 45249

Dear Sirs:

On June 3, 2010, Sarah Clement, Judson Delancey, and I inspected Whitehouse Square Plat 3 and Whitehouse Square Senior Village on the east side of Whitehouse Square Boulevard in Whitehouse, Ohio. The purpose of our visit was to evaluate compliance of the sites with the National Pollutant Discharge Elimination System (NPDES) permit for storm water associated with construction, Facility ID Nos. 2 GC02565*AG (Plat 3) and 2GC02523 (Senior Village). This inspection was conducted under the provisions of Ohio's water pollution controls statutes, Ohio Revised Code (ORC) Chapter 6111.

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

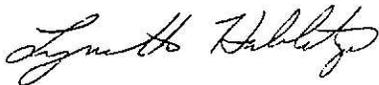
1. Due to the absence of personnel, the Storm Water Pollution Prevention Plan (SWP3) and inspection logs were not available for review. Without this information it is difficult to make detailed recommendations regarding the placement and type of any needed structural sediment or erosion controls.
2. At the time of inspection the site was inactive. There were stakes in the site and it appeared that vehicles had entered the site from Whitehouse Square Boulevard on the west side of the site.
3. On June 4, 2010, Sarah Clement spoke with Steve Gillenwater of JCT Enterprises, Ltd. He informed her that JCT Enterprises, Ltd. is installing a road extension on the site and Whitehouse Square Senior Village, LLC is developing the land. JCT Enterprises, Ltd. planned to break ground in roughly one week.

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4. Some tracking of soil was noted off Whitehouse Square Boulevard on the west side of the site where vehicles were accessing the property. A construction entrance was needed in this location. This is a violation of Part III.G.2.g.ii. The requirements for a proper construction entrance can be found in Ohio's Rainwater and Land Development Manual (ODNR).
5. As construction progresses, please keep in mind the permit's conditions, such as documenting the weekly self inspections and applying an erosion control cover to any bare soil that will be idle for 21 days or more. Also, a sediment settling pond is required with a project this size. 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 is at least a 2:1 length:width ratio. Sediment settling ponds are required to be installed prior to grading and within seven (7) days from the start of grubbing.

Please send written notification of what corrective measures you have taken to this office within 10 days of the date on this letter. If there are any questions, please contact me at (410) 373-3009.

Sincerely,



Lynette Hablitzel, PE
Division of Surface Water
Storm Water Program

/llr

pc: ~~DSW:NWDO File~~
Dennis Recker, Village of Whitehouse Administrator