



Environmental  
Protection Agency

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

March 23, 2012

Rick Wolney  
Maple Bay Investors, LLC  
1050 Harris Ave.  
Newark, Ohio 43055

**Re: Storm Water Inspection at Landings at Maple Bay**

Dear Mr. Wolney:

This letter is written in follow-up to our joint storm water inspection conducted at Landing at Maple Bay located in Buckeye Lake, Ohio on March 12, 2012. It is my understanding; the site is in the process of being sold. At your request we evaluated the site to determine the necessary steps for the new owner to resume construction.

Based on our conversation, you indicated the new entity prefers to implement a phased construction approach by extending construction of a few units on the north end of the site at the present time. During the meeting/inspection we discussed the following items:

**404/401 Permits:**

- I spoke with our 401 section regarding the extension of the 404/401 permits. The first step requires you to request an extension of the 404 Permit issued by the Army Corps of Engineers (ACOE). Please call the ACOE directly at 304-399-5210 to request the extension. The 401 permit issued by Ohio EPA is extended pending approval of the 404 extension. In addition, the permits must be transferred. I sent you instructions regarding the transfer protocol in an earlier email correspondence.

**Storm Water Permit:**

- The storm water permit must be transferred to the new owner. Information regarding this process can be found at the following link: <http://www.epa.ohio.gov/dsw/storm/stormform.aspx>

**Sediment and Erosion Controls:**

- Provide a diversion from the northeast corner of the site to the centralized sediment basin on the east side of the site. The intent of the diversion is to provide positive drainage from the areas of proposed construction to the impoundment intended for sediment control.

- The skimmer device on the eastern basin is disconnected. Corrective measures are expected to reconnect the device and clean out the sediment around the discharge structure.
- The eastern pond must be evaluated to assess proper maintenance. In the event the sediment has accumulated beyond 50 percent of the design capacity, clean out is expected prior to additional disturbance.
- The southern pond must be maintained. At this time, measures must be taken to evaluate the pond to determine if 50 percent of the original design capacity is eliminated. The pond design evaluation is not required should the developer pursue immediate measure to restore the impoundment back to original design capacities.
- The eastern and southern ponds must be maintained via the required self-inspection reports. All controls must be inspected for deficiencies every seven days or within 24 hours of a precipitation event equal to or greater than 0.5 inches. A log of all inspection must be maintained on site available for review. Routine inspections which reveal deficiencies must be corrected within 48 hours. The southern pond discharge structure is prone to clogging and must be evaluated in accordance with the maintenance requirements prescribed above.
- Please be aware all barren areas which remain idle in excess of 21 days must be protected from erosion with seven days of the last earth disturbing activities. All areas of final grade must be protected from erosion within seven days.

If you have any questions regarding this letter or the inspection, please do not hesitate to contact me at our Central District Office at (614) 728-3844. Follow-up inspections will be conducted to ensure the conditions of the General Permit are continuing to be met.

Sincerely,



Harry Kallipolitis  
Storm Water Coordinator  
Division of Surface Water  
Central District Office

c: Jeff Bohne, Water Quality Supervisor, DSW/CDO