



**Environmental  
Protection Agency**

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

Re: **Notice of Violation**  
Lucas County  
Bayshore Self Storage  
Construction  
Storm Water

July 3, 2012

Mr. Wayne Mizer  
President  
Centeq Properties  
P.O. Box 118007  
Toledo, Ohio 43611

Dear Mr. Mizer:

On June 4, 2012, Lynette Hablitzel, Jessica Heitman, and I inspected the Bayshore Self Storage on 4961 Wynnscape Drive, Oregon (photos 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, Facility ID No. 2GC02828. The inspection was conducted under the provisions of Ohio's water pollution control statutes, Ohio Revised Code (ORC) Chapter 6111. Our records indicate that there are no co-permittees on this project. No one was present onsite to provide information on the project.

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

1. At the time of inspection, the storage building, a perimeter security fence, and pavement were installed. No earthwork was occurring and earthmoving equipment was not onsite.
2. An extended detention pond was present east of the facility, outside the perimeter fence. Without reviewing the Storm Water Pollution Protection Plan, I am unable to determine if the pond meets the requirements of the permit.

*Permit Requires:* Concentrated runoff and runoff from drainage areas that 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 five acres or more, the dewatering zone shall have a minimum 48 hour drain time; a sediment storage zone sized at 1000 c.f. per disturbed acre; and the distance between inlets and the outlet at least 2:1 length:width ratio. *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. In your reply to this letter, please verify if you are using the pond as a sediment settling pond and if it meets the permit's design requirements.

3. Storm drain inlet protection had been installed on catch basins located outside the perimeter fence, but it was in disrepair. The stakes and geotextile were down. Unless the catch basins

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lead into a sediment settling pond (see pond requirements listed above), the inlet protection must be repaired. *Please see Part III.G.2.d.iv of the permit.*

4. A line of silt fence ran parallel to the pond on its west side. It was in disrepair. If the pond does not meet the specifications of a sediment settling pond, the silt fence must be reinstalled and remain functional until the upslope ground has been stabilized.
5. I observed an unstabilized soil stockpile west of the storage building. Ground to the north and west of the storage building was weathered and not stabilized. The amount of weed growth present indicates that the time for stabilization may have been exceeded on the lot, and stockpiles inside the fenced in area. The pond on the northern side of the site has not reached 70% density of perennial vegetative growth and needs to be reseeded.

*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. 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.* Optimum seeding dates for Northwest Ohio are generally from April to May, or from mid-August till the end of September, depending on the type of vegetation planted. Unless you are willing to water any seedlings, I recommend that all inactive, unstable areas be mulched until the fall, when conditions are more favorable for permanent seeding.

Within 10 days of the date on this letter, please submit to this office a **written response** to the above comments. Your reply should describe the actions taken or proposed to prevent any future violations, including dates for the completion of the actions. Please describe how the post construction storm water management requirements will be met for this project. Your reply should include the type(s) of practices you are implementing and the basis for their design.

If there are any questions, please contact me at 419-373-3011.

Sincerely,



Bernard E. Weik  
Division of Surface Water  
Storm Water Program

/jlm

cc: Paul Roman, P.E., Director of Public Service, City of Oregon  
Tracking