



**Environmental
Protection Agency**

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

Re: Erie County
North Port Condominiums
Construction
Storm Water

August 24, 2012

Mr. Steve Johnson
Steven James, Inc.
406 Sail Away Drive
Huron, Ohio 44839

Dear Mr. Johnson:

On July 26, 2012, Judson Delancey and I inspected North Port Condominiums at 940 Main Street, Huron (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. 2GC01622*AG. The inspection was conducted under the provisions of Ohio's water pollution control statutes, Ohio Revised Code (ORC) Chapter 6111. No one was present at the time of the visit.

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

1. At the time of the inspection, there was no active construction on any lots. Roads, curbs, and utilities were installed. It appeared that Lots 101, 117, 135, 137 and 140 had homes on them and the rest were undeveloped. According to the Erie County Auditor, Water Street Properties, Inc., owns the undeveloped lots.
2. Due to the absence of personnel, the Storm Water Pollution Prevention Plan (SWP3) and inspection logs were not available for review.
3. I observed torn inlet protection south of the site. This will need to be fixed before earthwork resumes. *Please see Part III.G.2. of the permit.*
4. The majority of the site appeared to drain to an extended detention pond. Without reviewing the SWP3 in depth, I cannot verify whether the extended detention pond is of sufficient depth, volume, and configuration to fulfill the requirements of a sediment settling basin. Previous letters have noted that the pond did not appear to meet permit requirements for a sediment settling basin. When individual lot construction resumes, it will be necessary to install an adequate sediment settling pond. Lynette Hablitzel's March 2008 and July 2009 letters mentioned that the grate was missing from the top of the concrete outlet structure and needed to be replaced. It was not evident whether this grate had yet been installed.

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5. According to our records, no other permittees have been granted CGP coverage for this site. The act of selling lots does not automatically relieve the original permittee of his permit obligations. Permit coverage must be continued on sold lots until the lots are eligible for, and the permittee has submitted, a Notice of Termination (NOT). For developments that require the use of centralized sediment and erosion controls (controls that address runoff from one or more lots, such as inlet protection and sediment settling basins), for which the transfer of permit coverage for a portion of the development will either prevent or impair the implementation of the controls, the permittee is required to maintain responsibility for the implementation of those controls. Where this is not the case, the permittee must temporarily stabilize sold lots seven days prior to permit transfer, inform the individual lot owner of the permit obligations, and ensure that the Individual Lot Notice Of Intent (Lot NOI) application is submitted to Ohio EPA. *Please see Part I.D. of the permit.* Copies of the Lot NOI are available on our website at: <http://www.epa.state.oh.us/dsw/storm/stormform.html>. There is no application fee. Please contact the new lot owners about their permit obligations and submitting the Lot NOI.

Within 10 days of the date on this letter, please submit to this office **written** notification as to the reasons for the above mentioned comments, including documentation that the grate had been installed on the outlet structure, as well as the actions taken or proposed to prevent any future violations.

If there are any questions, please contact Ms. Lynette Hablitzel at (419) 373-3009.

Sincerely,



for Jessica Heitman
Division of Surface Water
Storm Water Program

/jlm

ec: Andrew White, City Manager, City of Huron
Crystal Dymond, Storm Water Program Coordinator, Erie SWCD
Tracking