



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

October 29, 2012

Jim Lipnos
Homewood Corporation
2700 East Dublin-Granville Road
Suite 300A
Columbus, OH 43231

**Re: Winchester/Gender Development, Franklin County
Construction Storm Water Permit #4GC03845*AG**

Dear Mr. Lipnos:

This letter is written regarding the storm water inspection I conducted on October 23, 2012, of the construction activities of the Winchester/Gender Development, located at 5662 Gender Road, in Canal Winchester, Ohio. I understand this site is currently covered under the General Storm Water Permit Associated with Construction Activities. Based on my site inspection and the conditions set forth in the General Permit, the following items must be addressed (also see attached pictures):

Sediment and Erosion Controls:

The project site had active construction. Please be aware the General Permit mandates specific permanent and temporary stabilization requirements. All disturbed areas which remain idle in excess of 21 days, such as the soil stockpile, must be protected from erosion within seven days of the last earth disturbing activities. All areas of final grade must be protected within seven days. All earth disturbing activities should be clearly logged in your inspection reports to ensure the 21 day / seven day requirement is not violated. Given the time of year alternate erosion control measures such as erosion control matting, crimped mulching, mulch with netting and/or tackifier, or an approvable alternative must be implement for this site to ensure effective erosion control for the upcoming winter months.

Silt fence or other erosion controls were installed around the barren areas. The General Permit requires the permittee to conduct inspections of all sediment and erosion controls every seven days or within 24 hours of a rain event equal to or greater than 0.5 inches. A log of the inspections and resulting corrective actions must be maintained on site available for review.

Please include a sediment basin or sediment trap at the site with a riser on the effluent discharge pipe.

Your general contractor(s), such as Eramo and Sons, will need to complete and submit a construction storm water co-permittee notice of intent application. This application may be obtained at the following weblink: <http://www.epa.state.oh.us/dsw/storm/stormform.aspx>. Your contractor is considered an operator per the construction permit. "Operator" means any party associated with a construction project that meets either of the following two criteria:

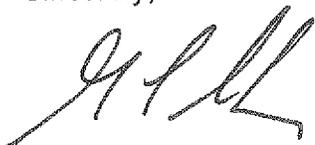
1. The party has operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications; or
2. The party has day-to-day operational control of those activities at a project which are necessary to ensure compliance with an SWP3 for the site or other permit conditions (e.g., they are authorized to direct workers at a site to carry out activities required by the SWP3 or comply with other permit conditions). As set forth in Part II.A, there can be more than one operator at a site and under these circumstances, the operators shall be co-permittees.

Post Construction Requirements:

The General Permit mandates specific water quality treatment for storm water following the completion of construction (see attachment). Please be able to demonstrate your post construction requirements per the General Permit will be met. Although your initial construction is for a smaller area, it is part of a larger common plan of development which is approximately 11 acres. I do not believe that the storm water pond to the north of this parcel was designed to serve this property. This size would require a post construction BMP to detain storm water for protection of stream channels. Please submit to my attention the water quality calculations demonstrating compliance. This information can be sent to my attention via a response letter, or to my email at greg.sanders@epa.state.oh.us. The calculations should be signed and stamped by a professional engineer.

If you have any questions regarding this letter or my inspection, please do not hesitate to call me at our Central District Office at (614) 728-3851.

Sincerely,



Gregory L. Sanders
Environmental Specialist
Stormwater Section
Division of Surface Water
Central District Office

Enclosure

ec: Gregory L. Sanders, DSW/CDO

