



**Environmental
Protection Agency**

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

October 24, 2012

RE: BENTTREE CONDOMINIUMS
PERMIT NO. 3PW00023
PORTAGE COUNTY
MANTUA TOWNSHIP

Mr. Jim Horovitz
Property Manager
Century 21, Wilbur Realty
554 S. Water Street
Kent, Ohio 44240

CERTIFIED MAIL

Dear Mr. Horovitz:

This letter is to serve as documentation of the meeting held at the Northeast District Office on October 17, 2012. Present at the meeting were you, Mr. Dean Stoll, Division of Surface Water Unit Supervisor, and this writer. The purpose of the meeting was to discuss the noncompliance issues concerning Benttree Condominiums. During the meeting, the following items were discussed:

1. The facility's permit has been expired since November 30, 2011.
2. You provided this office with permit renewal forms 1, 2E, and the Antidegradation Addendum along with the appropriate fees.
3. You were provided a copy of the last inspection letter from this office dated August 25, 2011. This letter was sent via certified mail to Mr. Lisewski, former Benttree contact, and was returned to this office as unclaimed, unable to forward.
4. You indicated that you became Property Manager of Benttree Condominiums last Fall.
5. The facility's renewal wastewater permit will contain language, which requires the Operator of Record to meet specified time requirements of being physically present at the sewage treatment facility. In accordance with Ohio Administrative Code 3745-7-04, the sewage treatment facility is classified as a Class A facility. The permittee shall ensure that the treatment works Operator of Record is physically present at the facility twice per week for a minimum of one hour per week.
6. Mr. John Clark, a Class IV Wastewater Operator, is currently contracted by you to operate the wastewater treatment plant.
7. Mr. Clark's date of notification as the Operator of Record for Benttree Condominiums was August 16, 2010.
8. A field log book will be required to be maintained by the Operator of Record documenting the dates, times, and duties performed each time they visit the wastewater treatment plant. The log book is required to be kept on site.
9. You were notified the treatment plant is showing significant signs of deterioration. See Figure 1. Plans should be made to refurbish the treatment plant or pursue tying into the Village of Mantua's Waste Water Treatment plant.
10. You were notified that filter media from the surface sand filter was illegally dumped in the woods Southeast of the chlorine contact tank. See Figure 2. This material is required to be removed from the wooded area immediately and disposed at a licensed solid waste landfill. As discussed, the material can be placed in the facility's dumpster.

On October 18, 2012, an inspection of the above referenced facility was conducted. No one was present to represent the facility. The purpose of the inspection was to: (1) evaluate the performance of the wastewater treatment system along with the facility's compliance status with respect to the terms and conditions of the above-referenced National Pollutant Discharge Elimination System (NPDES) permit and (2) determine required additional actions to be undertaken as part of the permit renewal process

During the inspection, the following items were noted:

1. The plant design of the wastewater treatment system is 12,500 gpd.
2. The blowers were running and the plant was receiving good aeration.
3. The contents of the aeration tank were light brown in color and no foam was present.
4. The sludge return line was functioning properly and returning light brown water.
5. The skimmer return line was functioning properly and was returning clear water.
6. Sludge/solids deposition build-up was present behind the baffle in the settling tank. See Figure 3. The sludge/solids deposition should be removed and properly disposed.
7. The weirs and the trough in the settling tank were covered with algae/sludge. See Figure 4. The weir and trough should be kept free of all algae and sludge.
8. Floating solids were present in the settling tank. See Figure 5. These solids should be removed.
9. Ohio EPA recognizes that some maintenance on the sand filters has been performed. However, the condition of the surface sand filter still remains unacceptable. This was documented in the last two correspondences from this office dated August 25, 2011 and October 29, 2010. Both surface sand filter cells are overgrown with vegetation. See Figure 6. **Maintenance should be performed on both cells immediately.** All vegetation and solids deposition should be removed. **Due to lack of maintenance, additional surface sand filter media may be required after maintenance is performed.** All sludge along with the vegetation should be properly disposed at a licensed solid waste landfill.
10. Once the vegetation is removed in the surface sand filter beds, additional filter media may be required. In general 18 inches of approved filter sand is necessary. Any filter sand that is used must meet the requirements of Ohio Administrative Code (OAC) 3745-42-09. More specifically, for conventional surface sand filters, filter sand shall be washed and free of silt; have an effective size of 0.4 mm to 1.0 mm; and have a uniformity coefficient less than 3.0.
11. One chlorination dispensing tube was missing from the disinfection vault. See Figure 7. The dispensing tube should be replaced immediately. This was also documented in the last two correspondences from this office dated August 25, 2011 and October 29, 2010.
12. The existing chlorination dispensing tube was empty. It should be noted that chlorination is required to be used from May 1st through October 31st.
13. The effluent in the disinfection vault was clear.
14. Please note that a schedule of compliance will be placed in the permit renewal, which requires the facility to meet E. Coli limits in the final table for monitoring station 3PW00023601.
15. Once the facility's renewal permit is drafted it will be public noticed. During public notice, you will have a 30 day period to evaluate your permit and comment in writing any concerns you may have.

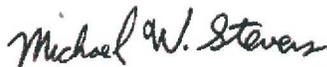
This office has recently reviewed your self-monitoring reports covering the period August 1, 2011 through September 30, 2012 for the referenced facility. Our review indicates there were no limitation violations of your NPDES permit.

Please notify this office in writing, within 14 days receipt of this letter, of your intentions to resolve items 9 and 10 from the meeting and items 6 - 12 in respect to the treatment plant inspection. The letter should include dates, either actual or proposed, for completion of the actions. A follow-up inspection will be conducted subsequent to the completion dates.

Please be advised that such instances of non-compliance may be cause for enforcement actions pursuant to the Ohio Revised Code, Chapter 6111.

Should you have any comments or questions concerning this letter, please feel free to call me at (330) 963-1143.

Respectfully,



Michael W. Stevens
Environmental Engineer
Division of Surface Water

MWS/cs

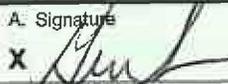
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.Print your name and address on the reverse so that we can return the card to you.Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: <div data-bbox="349 1480 844 1669" style="background-color: #e0f0ff; padding: 5px;">Mr. Jim Horovitz Property Manager Century 21, Wilbur Realty 554 S. Water Street Kent, Ohio 44240</div>	B. Received by (Printed Name) <u>Gene Schellberger</u> C. Date of Delivery <u>10/24/12</u>
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, February 2004	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
	7010 3090 000039363282 JSW 10/24/12 Domestic Return Receipt 102595-02-M-1540



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7

