



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

December 31, 2012

RE: CUYAHOGA COUNTY
CITY OF SOUTH EUCLID
CONSTRUCTION STORM WATER
OAKWOOD COMMONS

Mr. Chris A. Goodrich
Fise LLC c/o Offices at Legacy Village
25333 Cedar Road, Suite 300
Lyndhurst, OH 44124

Mr. Jim Sutter
Great Lakes Construction Co.
2608 Great Lakes Way
Hinkley, OH 44233

Dear Mr. Goodrich and Mr. Sutter:

On December 6, 2012, I conducted a compliance inspection of storm water best management practices (BMPs) at the above referenced site located on the west side of Warrensville Center Road, north of E. Antisdale Rd. I was accompanied by Molly Drinkuth and Dean Stoll of this office and Jim Sutter of Great Lakes Construction. Our records indicate that storm water discharges from this site are authorized under the Ohio EPA General National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Associated with Construction Activities #3GC05505*AG.

My inspection revealed that following:

- Silt fence has been removed from along the stream channel that traverses the front of the development. Although the contributing drainage area has been seeded and matted or simply just hydroseeded and hydromulched, vegetation has not germinated and will not germinate until Spring 2013. As such, perimeter sediment controls must be maintained. Please reinstall silt fence, filter socks or a compost berm to establish sediment control along the perimeter of the stream channel. Specifications for filter socks and compost berms can be found in *Rainwater and Land Development, Ohio's Standards for Stormwater Management, Land Development and Urban Stream Protection* (Ohio Department of Natural Resources, 2006) online at <http://www.dnr.state.oh.us/tabid/9186/Default.aspx>.
- Building Pad C and other future building pads that will remain idle for 21 days or longer must be temporarily stabilized. Building Pad C was hydroseeded and hydromulched, but too late in the season. Vegetation will not germinate until Spring 2013. As such, please mulch these areas with straw to provide immediate cover over the soils.

- All other aspects of the Storm Water Pollution Prevention Plan (SWP3) were in compliance with the NPDES permit.
- We noted that the permeable pavement for the three outlots along Warrensville Center Road has been installed prior to the construction of the buildings that will be built there. Please take care during the construction process to ensure that sediment from construction activity does not prematurely clog the permeable pavement and render it non-functional. You may need to protect pavement with a barrier such as plastic sheeting and/or vacuum sweep the pavement to ensure its continued functionality. As a note, certain post-construction BMPs, primarily those that rely on infiltration or filtration as a treatment mechanism, should not be installed until construction within their contributing drainage areas is complete and disturbed areas have been permanently stabilized. These BMPs include permeable pavement, bioretention, sand filters, infiltration trenches and infiltration basins.

Please provide me with a letter of response indicating the actions you will take or have taken to address the concerns noted herein. Please provide a response by January 15, 2012. Ohio EPA is aware that winter conditions have set in since the time of inspection and the ability to take corrective action is weather dependent. We urged Great Lakes Construction to take action before the onset of winter weather at the time of inspection.

If you have any questions, please contact me at (330) 963-1145.

Sincerely,



Dan Bogoevski
District Engineer
Division of Surface Water

DB/cs

Cc: Steve Pickett, First Interstate Properties LLC (same as above address for Fise LLC)
Brian Uhlenbrock, Neff & Associates
Paul Kowalczyk, Building Commissioner, City of South Euclid
Georgine Welo, Mayor, City of South Euclid
Todd Houser, Cuyahoga SWCD

Ec: Molly Drinkuth, Ohio EPA, DSW, NEDO