



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

May 22, 2013

Mr. Gregory Smith, Project Manager
Oberer Land Developers LTD.
3475 Newmark Drive
Miamisburg, OH 45342

RE: Austin Center West, NPDES Permit 1GC04504, Construction Site Inspection

Dear Mr. Smith:

On Monday, May 20, 2013, I inspected the Austin West Project in Miamisburg, Ohio to determine compliance with its NPDES construction site storm water discharge permit. I walked the property, but did not meet with anyone while at the site.

Based on my observations there were no obvious violations of the project's storm water discharge permit. However the current construction entrance is beginning to fail and this is allowing mud/sediment onto the roadway. Installing a 50 ft. pad of gravel over filter cloth where construction traffic leaves a site can help stabilize a construction entrance. Knowing the difficulty of removing the current entrance I am encouraging the use of filter cloth for future sites to eliminate this problem. A photograph of the current construction entrance for this site is enclosed.

Prior to the inspection I did review the SWP3 and the sediment control inspection logs. Because the project has not progressed beyond earthmoving activities it was difficult to determine if sediment controls installed on the site, particularly silt fence, is effectively minimizing the off-site loss of eroded sediment.

Looking at the Storm Water Pollution Prevention Plan for this site, what are the future plans for this site? How will the Storm Water Pollution Prevention Plan be implemented on the current and final grade?

I would like to set up a visit to this site sometime with you or one of your associates to discuss this project's storm water discharge permit and to hear the future plans for this site. I am willing to meet with you at your convenience.

Mr. Gregory Smith, Project Manager
Oberer Land Developers LTD.
May 22, 2013
Page 2

Please contact me at (937) 204-1002 or by via email
james.schwieterman@epa.ohio.gov.

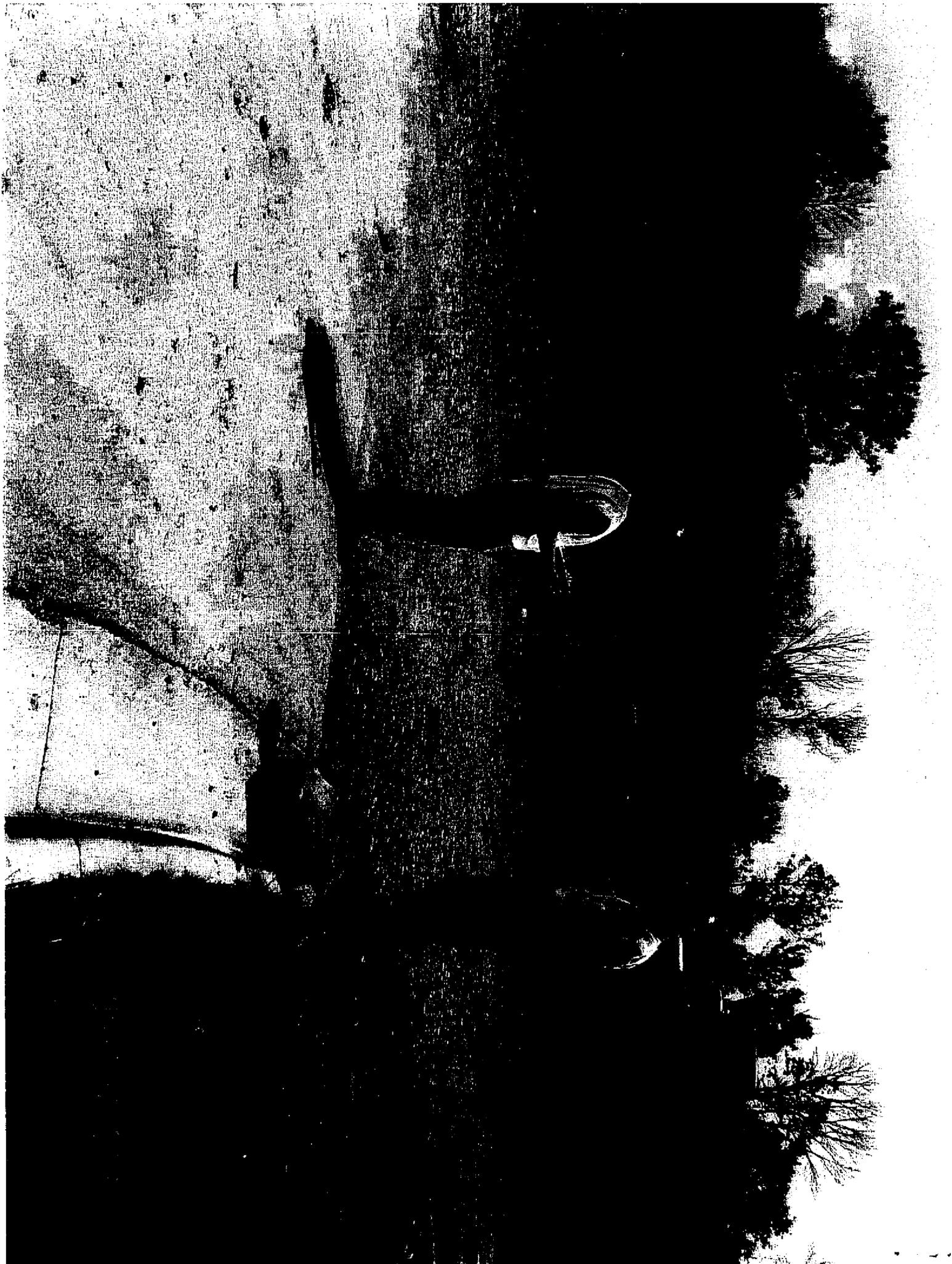
Sincerely,

A handwritten signature in black ink, appearing to read "James Schwieterman", with a stylized flourish at the end.

James Schwieterman
Storm Water Group
Division of Surface Water

JS/kb

Enclosure



Ohio EPA DSW Storm Water Section, Construction Site Visit Information Form

Inspector initials: JS Visit date: 5/20/2021 Permit # 26C04504AG

Site Name: OBERER Austin Center West

Site Address: Byers Road and Miamisburg - Springboro Roads

People contacted on site (attach business cards): _____

Their phone and e-mail: _____

1. Did you see the following on site?

ITEM	Yes/No	Not requested	Comments
NOI	N/A		
Coverage letter	N/A		No
SWP3	N/A		ONE ON SITE
Inspection records	N/A		Site
Contractor & Subs signature document	N/A		

2. Acreage disturbed (circle): < 1 acre >1 but <5 acres >5 but <10 acres >10 acres ??

3. Site status,; Clearing/grubbing Rough grading Storm sewers in Streets in
 Utilities installed Final grade Final stabilization

4. Are BMPs needed on site? _____
Yes, 2 Sediment basins with ditches

5 Are BMPs on site effective? All Some None No BMPS

Explain: Large Sediment basin has inlet/outlet pipe, questionable
Usage of silt fence, smaller basin (perhaps overflow basin) two ditches near back of site.

6. What post construction controls are shown on the SWP3 ? NO

7. Were photos taken and saved? *Yes*
Notes:

8. Was an NOV issued?