



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

June 6, 2013

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

RE: Austin Center West; NPDES Permit #1GC04504; Compliance Inspection Findings

Dear Mr. Smith:

On Wednesday, May 31, 2013, I inspected the Austin Center West project in Miamisburg, Ohio to determine compliance with the site's NPDES construction site storm water discharge permit. As you may remember two of my colleagues and I met with you at the site to discuss the storm water pollution prevention plan and what the future plans for the site were.

Based on my observations, there were no obvious violations of the project's storm water discharge permit. I did review the sediment control inspections logs and the site's storm water pollution prevent plan before my inspection.

As you stated, you currently have no interested buyers for the Austin Center West site and the site could perhaps sit vacant for years to come. With the current status of this site, permanently stabilizing the barren soil with grass seed is required at this point. Within the NPDES permit it states that any areas that will lie dormant for one year or more must be permanently stabilized within seven days of the last disturbance.

No response to this inspection letter is needed.

If you have any questions regarding the NPDES permit you can contact me at (937) 204-1002 or via email james.schwieterman@epa.ohio.gov.

Sincerely,

James Schwieterman
Storm Water Group
Division of Surface Water

JS/kb

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

Inspector initials: JS Visit date: 6/5/2013 Permit # 16C04504 ~ AG

Site Name: OBERER Austin Center West

Site Address: NW corner Intersection Byers RD + Miamisburg - Springboro Pike

People Contacted On Site: Greg Smith

Phone: _____ E-mail: _____

1. Did you see the following on site?

ITEM	YES	NO	Not Requested	Comments
NOI			✓	
Coverage Letter			✓	
SWP3			✓	sent in
Inspection Records			✓	e-mail
Contractor & Subs signature document			✓	

2. Acreage Disturbed: 6.0

3. Site Status: Clearing/grubbing _____ Rough Grading _____ Storm sewers in _____
 Streets in _____ Utilities installed _____ Final Grade _____ Final stabilization _____

4. Are BMPs needed: Yes, temporary stabilization until lot is sold.

5. Are BMPs effective? All _____ Some _____ None _____ No BMPs _____

Explain: Two retention ponds, one receiving runoff from Crane Hill Development + onsite/speedway lot.

6. What post construction controls are shown on the SWP3? _____

Temporary stabilization until lot is sold.

7. Were Photos taken & saved? Yes 8. Was an NOV issued? _____

Additional notes/comments:

Plan on seeding in a week. 6/5/13