40 years a[illegible]oving forward
John R. Kasich, Gov[illegible]or
Mary Taylor, Lt. Governor
Scott J. Nally, Director

June 24, 2013

Jim Pickett
Pickett Realty Advisors Inc.
10190 Concord Road
Dublin, OH 43017

Re: Pre-Construction Storm Water Inspection at Redtail Estates
Delaware County. Permit #: 4GC03830*AG

Dear Mr. Pickett:

This letter is written regarding a storm water inspection conducted by Sam Marotta and Paul Hafner, of the Ohio EPA at Redtail Estates located at 10190 Concord Road on June 11, 2013. ***It appears construction has not started at this site.*** Ohio EPA has received and approved this site for coverage under the General Storm Water Permit associated with Construction Activities. Ohio EPA's Storm Water Staff will be conducting future storm water inspections to ensure compliance with the General Permit. Please be aware the Agency will be ensuring the following conditions are addressed:

- **Storm Water Pollution Prevention Plan (SWPPP):** A SWPPP must be developed specific for this site. The SWPPP must address the implementation and maintenance of the sediment and erosion controls during all phases of construction. The SWPPP must be updated to reflect the potential dynamics of construction activities. Site maps, depicting drainage patterns and the location of all controls must be inclusive in the SWPPP. The SWPPP must be maintained onsite available for review.

- **Sediment Control Requirements**: The General Permit mandates the installation of appropriate sediment controls as the first step of construction. If the SWPPP depicts the use of a centralized sediment basin for control, the agency will ensure the basin is installed to control all phases of construction. This directly applies to control prior and following the installation of the storm sewer system. Perimeter controls must be installed and maintained.

- **Erosion Control Requirements**: Please be aware the General Permit mandates specific permanent and temporary stabilization requirements. All disturbed areas which remain idle in excess of 21 days 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.

- **Maintenance Requirements:** 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. All earth disturbing activities must be clearly documented in your inspection reports to ensure the temporary or permanent stabilization requirements are not violated.

- **Post Construction Requirements:** The General Storm Water Permit requires specific post construction water quality treatment for all sites. Guidance regarding the post construction mandates can be found at: http://www.epa.state.oh.us/dsw/storm/CGPPCQA.aspx.Please submit to my attention (email preferred at harry.kallipolitis@epa.state.oh.us) which practice will be installed at this site to ensure compliance with the General Permit. Please include all design criteria with your submittal.

If you have any questions regarding this letter or the inspection, please do not hesitate to contact me at our Central District Office at (614) 728-3844. Follow-up inspections will be conducted to ensure the conditions of the General Permit are continuing to be met.

Sincerely,

Harry Kallipolitis
Storm Water Coordinator
Division of Surface Water
Central District Office

HK/nsm Redtail Estates 6-11-13