

OHIO E.P.A.

APR 19 2001

BEFORE THE

ENTERED DIRECTOR'S JOURNAL

**OHIO ENVIRONMENTAL PROTECTION AGENCY**

In the Matter of:

The Meadows of Southpointe, LLC :  
2557 Center Road :  
Hinkley, Ohio 44233 :

Director's Final Findings  
and Orders

**Respondent**

**PREAMBLE**

These Director's Final Findings and Orders ("Orders") are hereby issued to The Meadows of Southpointe, LLC ("Respondent") pursuant to the authority invested in the Director of the Ohio Environmental Protection Agency ("Ohio EPA") under Ohio Revised Code ("ORC") Chapter 6111. and Section 3745.01.

**PARTIES BOUND**

These Orders shall apply to and be binding upon The Meadows of Southpointe, LLC., (Respondent), its assigns and successors in interest. No change in ownership of will in any way alter Respondent's obligations under these Orders. Respondent's obligations under these Orders may be altered only by the written approval of the Director of Ohio EPA.

**FINDINGS**

1. Respondent is the developer of the Phase 2 project at The Meadows of Southpointe, ("Facility"), a residential development located at the northeast corner of Sleepy Hollow Road and Carpenter Road, in Brunswick Hills Township, Medina County.
2. Ohio Administrative Code ("OAC") Rule 3734-31-02 requires the Director's issuance of a PTI prior to the installation of a new "disposal system," as defined in ORC Section 6111.01(G).
3. ORC Section 6111.44 requires the Director's approval of plans for sewerage or treatment works for sewage disposal prior to the installation of such sewerage or treatment works for sewage disposal.

I certify this to be a true and accurate copy of the  
official record of the proceedings of the Ohio  
Environmental Protection Agency

*Joseph J. Fackler* 4/19/01

4. ORC Section 6111.07(A) prohibits any person from violating, or failing to perform, any duty imposed by ORC Sections 6111.01 to 6111.08, or violating any rule issued by the Director pursuant to those sections, including OAC Rule 3745-31-02.
5. On October 19, 2000, Respondent submitted an application for a permit to install ("PTI") for a sanitary sewer extension (PTI Application 02-14442) at the Facility.
6. The sanitary sewer extension is a "disposal system" as defined under ORC Section 6111.01(G).
7. On November 3, 2000, DSW NEDO inspected the construction site and determined that the construction of the sanitary sewers was approximately 90% complete.
8. Respondent violated OAC Rule 3745-31-02, ORC Section 6111.44 and ORC Section 6111.07 by installing a sanitary sewer extension at the Facility without first receiving plan approval and a PTI from the Director.
9. The Director has given consideration to, and based his determination on, evidence relating to the technical feasibility and economic reasonableness of complying with these Orders and to evidence relating to conditions expected to result from compliance with these Orders, and its relation to the benefits to the people of the state to be derived from such compliance in accomplishing the purposes of ORC Chapter 6111.

#### ORDERS

1. Respondent shall not install sewerage or treatment works for sewage disposal or new disposal systems, including but not limited to sanitary sewers, at any location in Ohio without first receiving prior approval from the Director of Ohio EPA as required by law.
2. Within thirty (30) days of the effective date of these Orders, Respondent shall pay the amount of one thousand seven hundred dollars (\$1,700) in settlement of Ohio EPA's claim for civil penalties, which may be assessed under ORC Chapter 6111. This payment shall be made by tendering a certified check for the full amount, made payable to "**Treasurer, State of Ohio**," to the following address:

Vicki Galilei, Office of Fiscal Administration  
Ohio Environmental Protection Agency  
Lazarus Government Center  
P.O. Box 1049  
Columbus, Ohio 43216-1049

### **OTHER APPLICABLE LAWS**

All actions required to be taken pursuant to these Orders shall be taken in accordance with the requirements of all applicable local, state, and federal laws and regulations. Nothing in these Orders shall be construed as waiving or compromising in any way the applicability and enforcement of any other statutes or regulations applicable to Respondent and its operations.

### **RESERVATION OF RIGHTS**

These Orders do not prevent Ohio EPA from enforcing the terms of these Orders or from taking other administrative, legal or equitable action as deemed appropriate and necessary, including seeking penalties against Respondent for noncompliance with these Orders. These Orders do not prevent Ohio EPA from exercising its authority to require Respondent to perform additional activities pursuant to Chapter 6111. of the Ohio Revised Code or any other applicable law in the future. These Orders do not restrict the right of Respondent to raise any administrative, legal or equitable claim or defense for any additional activities that Ohio EPA may seek to require of Respondent. These Orders do not limit the authority of Ohio EPA to seek relief for violations not cited in these Orders.

These Orders are not, and shall not be construed to be, a permit, plan approval or other authorization issued pursuant to any statute or regulation. These Orders specifically do not authorize the construction of any new disposal system or sewerage or treatment works for sewage disposal at the Facility or any other location. Respondent must obtain all permits, approvals and authorizations as required by law. Ohio EPA reserves all rights, privileges and causes of action except as specifically provided herein.

### **TERMINATION**

The Respondent's obligations under these Orders shall be satisfied and terminated when the Respondent demonstrates in writing and certifies to the satisfaction of the Ohio EPA that it has satisfied all its obligations under these Orders, and the Chief of Ohio EPA's Division of Surface Water acknowledges the termination of these orders in writing.

This certification shall be submitted by the Respondent to the Northeast District Office (attention: DSW Enforcement Supervisor) and shall be signed by a responsible official of the Respondent. A responsible official is as defined in OAC Rule 3745-33-03(D)(1) for a corporation, OAC Rule 3745-33-03(D)(2) for a partnership, OAC Rule 3745-33-03(D)(3) for a sole proprietorship, and OAC Rule 3745-33-03(D)(4) for a municipal, state, or other public facility. The certification shall contain the following attestation:

*"I certify under the penalty of law that I have personally examined and am familiar with the information contained in or accompanying this certification, and based on*

*inquiry of those individuals immediately responsible for obtaining the information, I believe the information contained in or accompanying this certification is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment."*

### **WAIVER**

In order to resolve disputed claims, without admission of fact, violation or liability, and in lieu of further enforcement action by Ohio EPA only for the violations specifically cited in these Orders, Respondent agrees to comply with these Orders, Respondent agrees that these Orders are lawful and reasonable, and Respondent agrees that the time frames provided for compliance herein are reasonable. Compliance with these Orders shall be a full accord and satisfaction of Respondent's liability only for the violations specifically cited herein. Ohio EPA specifically does not waive its right to pursue actions and civil penalties as set forth in the Reservation of Rights paragraph of these Orders.

Respondent hereby waives the right to appeal the issuance, terms and service of these Orders, and it hereby waives any and all rights it might have to seek administrative or judicial review of these Orders either in law or equity.

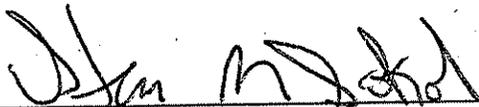
Notwithstanding the preceding, Ohio EPA and Respondent agree that in the event that these Orders are appealed by any other party to the Environmental Review Appeals Commission, or any court, Respondent retains the right to intervene and participate in such appeal. In such an event, Respondent agrees to continue to comply with these Orders notwithstanding such appeal and intervention unless these Orders are stayed, vacated, or modified.

**SIGNATORY AUTHORITY**

Each undersigned representative of a signatory to these Orders certifies that he or she is fully authorized to enter into the terms and conditions of these Orders and to legally bind such signatory to this document.

**IT IS SO AGREED:**

**Respondent**

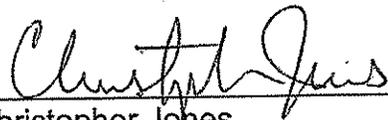
By:   
member

Date: 3/14/01

Title: \_\_\_\_\_

**IT IS SO ORDERED AND AGREED:**

**Ohio Environmental Protection Agency**

  
Christopher Jones  
Director

Date: 4-15-01