

Region 6 - Enforcement & Compliance Assurance Division
INSPECTION REPORT

Inspection Date(s):	August 13, 2024	
Media Program:	Water	
Regulatory Program(s)	NPDES Stormwater/ CWA 402	
Company Name:	CTC Contractors, LLC	
Facility Name:	Shoppes at Painted Tree	
Facility Physical Location:	2510 N Hardin Boulevard	
(city, state, zip code)	McKinney, TX 75071	
Mailing address:	3200 North Freeway	
(city, state, zip code)	Houston, TX 77009	
County/Parish:	Collin	
Facility Phone Number	713-936-1970	
Facility Contact 1:	Kenneth Cunningham	Senior Superintendent
	kennethc@ctccontractors.com	
FRS Number:	N/A	
Identification/Permit Number:	TXR1596RK	
Media Identifier Number:	N/A	
NAICS:	236220	
SIC:	1542	
Personnel participating in inspection:		
Destinee Agwuna	6EN-WR	Inspector/Enforcement Officer
EPA Lead Inspector Signature/Date		
	Destinee Agwuna	Date
Supervisor Signature/Date		
	Anthony Loston	Date

Section I – INTRODUCTION

PURPOSE OF THE INSPECTION

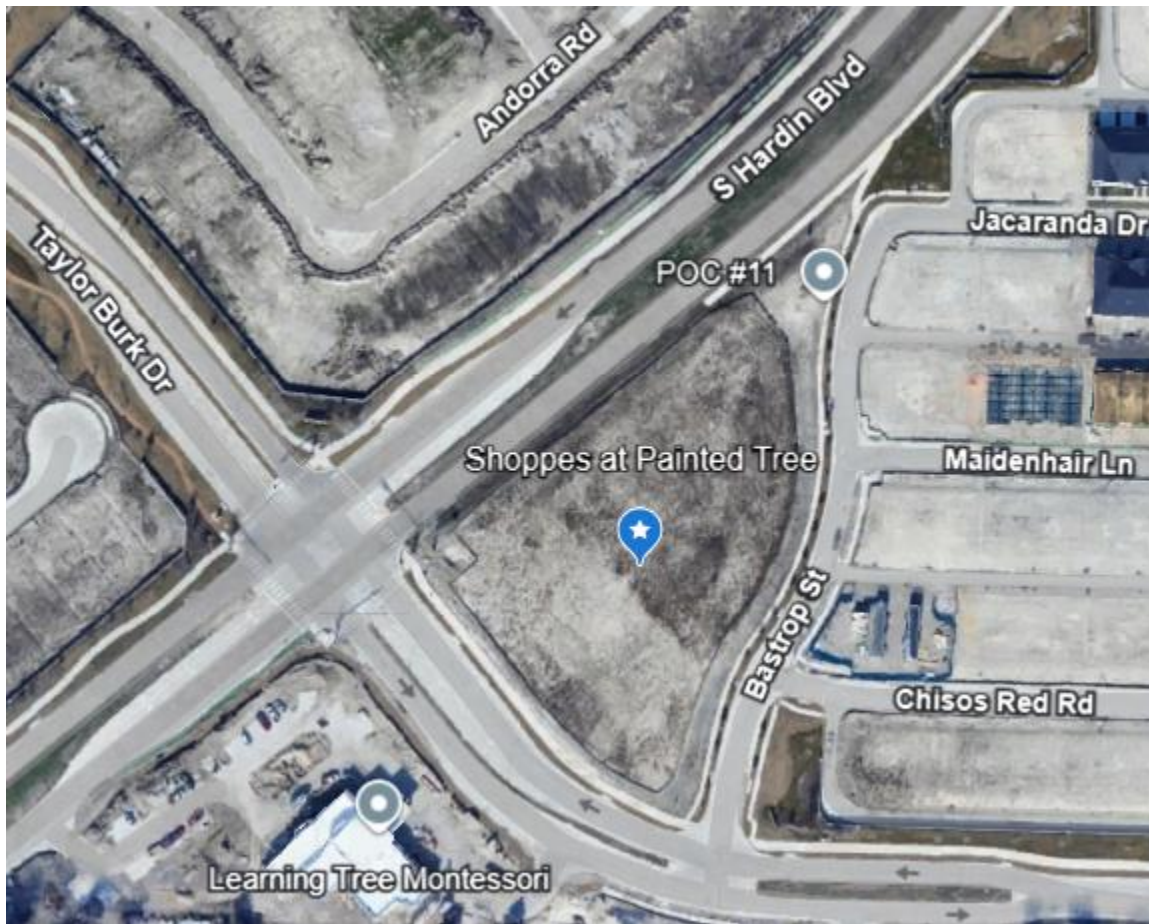
U.S. EPA Region 6 inspector Destinee Agwuna arrived at Shoppes at Painted Tree on August 13, 2024, at approximately 9:05 AM for an unannounced Compliance Evaluation Inspection (CEI). I met with Senior Superintendent, Mr. Kenneth “Kenny” Cunningham near the construction entrance off S Hardin Blvd. I presented my credentials to Mr. Cunningham and informed him that a random stormwater inspection was being performed to determine the site’s compliance with the Texas Pollutant Discharge Elimination System (TPDES) program and the Construction General Permit (CGP), in accordance with the Clean Water Act (CWA).

Before leaving the site at approximately 10:00 AM on August 13, 2024, I conducted a closing conference with Mr. Cunningham. During the closing conference I provided general compliance assistance and notified him of the three (3) Areas of Concern (AOCs) observed during the inspection (as described in Section III of this report). Mr. Cunningham informed me that at least two (2) of the three (3) AOCs would be addressed by the end of business day. On August 13, 2024, at approximately 3:50 PM I returned to the site and observed that the two (2) discussed AOCs had been addressed as shown in Appendix 2. Mr. Cunningham also emailed me photo proof that the third AOC discussed had been addressed on August 19, 2024 (see Appendix 2).

The generation of this report is based on information supplied by CTC Contractors, LLC representatives (the permittee), observations made by the inspector, and records and reports maintained by the permittee, the state of Texas, and the U.S. EPA.

FACILITY DESCRIPTION

Shoppes at Painted Tree is a commercial construction site operated by CTC Contractors, LLC (TCEQ permit: TXR1596RK). The site is located at 2510 N Hardin Blvd, east of the intersection of S Hardin Blvd and Taylor Burk Dr in McKinney, TX (denoted in **Aerial Image 1** below). The total area of the site is 5 acres, with approximately 2.6 acres to be disturbed for construction activities. Coordinates to the site are in the vicinity of Latitude 33°13'32.0"North, Longitude 96°39'15.2" West. The site discharges to Franklin Branch and Wilson Creek (Segment #0821C).



Aerial Image 1: The Shoppes at Painted Tree construction site. The site is located at 2510 N Hardin Blvd, within the boundary of Taylor Burk Dr, S Hardin Blvd, and Bastrop St. Aerial photo is from Google Earth Imagery, 2023.

Section II - OBSERVATIONS

The following points of discussion are derived from on-site visual observations on August 13, 2024:

- The Construction Site Notice (CSN) (TXR1596RK) was posted at the construction entrance/exit off S Hardin Blvd (**Appendix 1, Photos 1-2**).
- The site entrance/exit off S Hardin Blvd and Bastrop St were both stabilized with rock materials (**Appendix 1, Photo 3**).
- Silt fence was installed around the perimeter of the site (**Appendix 1, Photo 4**).
- One (1) fuel storage tank in secondary containment was observed near the construction entrance/exit off S Hardin Blvd (**Appendix 1, Photo 5**).
- Mr. Cunningham informed me that he is the stormwater inspector for the site and showed me his credentials as a Qualified Compliance Inspector of Stormwater (QCIS), which he earned through StormwaterONE (certificate # be7bde69, expires July 10, 2026) (**Appendix 1, Photo 6**).

- The Stormwater Pollution Prevention Plan (SWPPP) was located in a lockbox near the CSN **(Appendix 1, Photo 7)**.
- During my opening conference with Mr. Cunningham, I was informed that the site began construction five days prior on August 8, 2024, and as a result no inspection reports would be present in the SWPPP. Site records on the "Major Grading and Other Sitework Activities" page in the SWPPP also indicated that land clearing began on August 8, 2024 **(Appendix 1, Photo 8)**.
- Some AOCs were observed as described below in Section III of this report with photos included in Appendix 1. The AOCs were addressed between the dates of August 13, 2024, and August 19, 2024, as shown in Appendix 2.

Section III – AREAS OF CONCERN

The following areas of concern are derived from on-site observations from the August 13, 2024, Compliance Evaluation Inspection (CEI).

- The inlet near the northwest corner of the site did not have BMPs installed **(Appendix 1, Photo 9)**. Mr. Cunningham emailed me a photo of the inlet on August 19, 2024, showing that inlet protection had been installed **(Appendix 2, Photo 1)**.
- A section of approximately 4-6 feet of silt fence was not properly installed (the silt fence was not trenched) near the construction entrance off S Hardin Blvd **(Appendix 1, Photo 10)**. At approximately 3:50 PM when I arrived back on-site, the silt fence had been properly re-installed **(Appendix 2, Photo 2)**.
- Blue Def was being improperly stored and/or disposed of near the fuel storage tank **(Appendix 1, Photo 5)**. At approximately 3:50 PM when I arrived back on-site, all Blue Def containers had been removed **(Appendix 2, Photo 3)**.

Section IV – FOLLOW UP

The following information was received by the EPA after leaving the site on August 13, 2024:

- On August 19, 2024, at approximately 9:20 AM I called Mr. Cunningham and asked if the inlet protection had been installed at the northwest corner of the site. Mr. Cunningham confirmed that the inlet protection had been installed and emailed me photo proof **(Appendix 2, Photo 1)**.

Section V – LIST OF APPENDICES

Appendix 1 – Photo Log – 11 photos taken on 08/13/2024

Appendix 2 – Corrected Deficiencies Photo Log – 3 photos taken on 8/13/2024 and 8/19/2024

Appendix 1

Photograph Log



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 1

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: The Construction Site Notice (CSN) (TXR1596RK) posted at the construction entrance off S Hardin Blvd.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

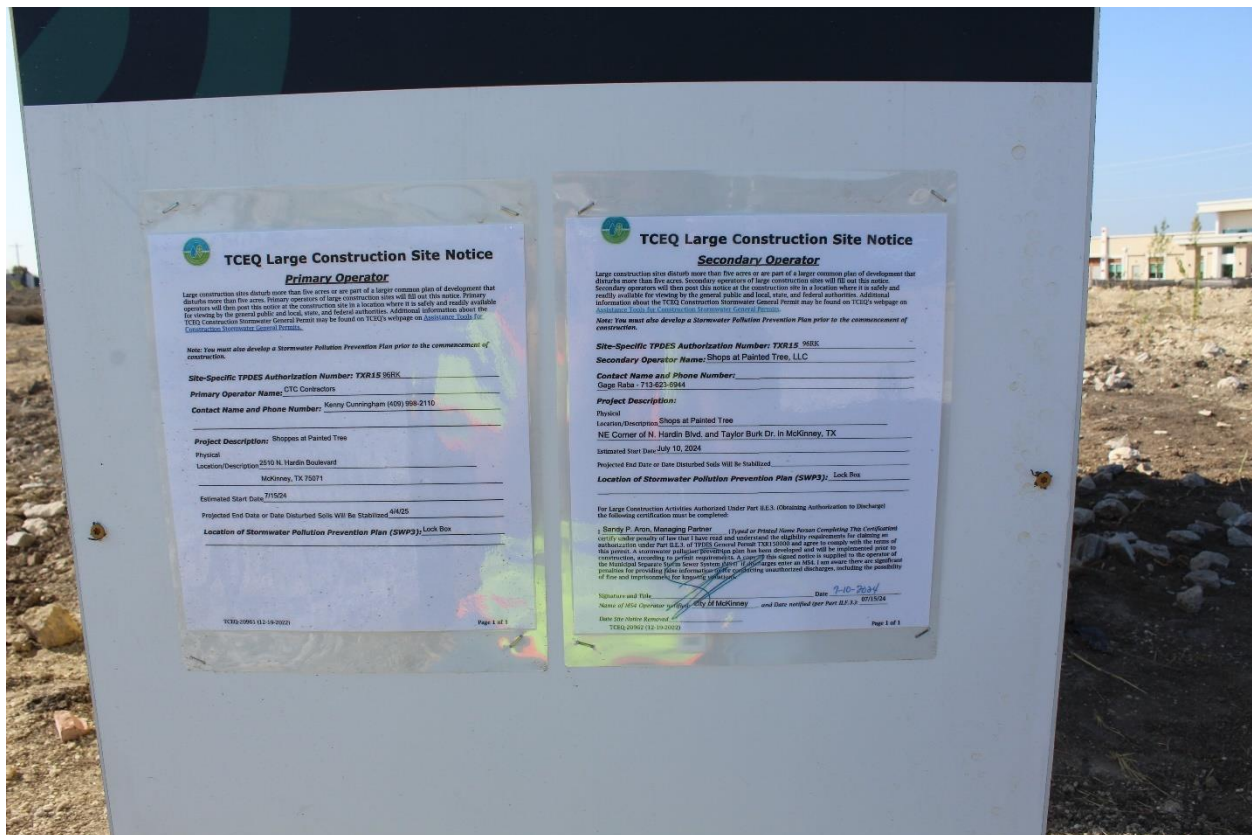
Photo no. 2

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Up close photo of the Construction Site Notice (CSN) (TXR1596RK) posted at the construction entrance off S Hardin Blvd.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 3

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Stabilized rock construction entrance/exit off Bastrop St.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



CTC Contractors, LLC / Shoppes at Painted Tree

Permit #: TXR1596RK

Inspection Date: 08/13/2024

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 4

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Silt fence installed around the perimeter of the site.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 5

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: One (1) fuel storage tank in secondary containment near the construction entrance/exit off S Hardin Blvd. Blue Def was observed on the ground near the fuel storage tank.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



CTC Contractors, LLC / Shoppes at Painted Tree

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Inspection Date: 08/13/2024

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 6

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Mr. Cunningham's stormwater inspector credentials and business card.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



CTC Contractors, LLC / Shoppes at Painted Tree

Permit #: TXR1596RK

Inspection Date: 08/13/2024

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 7

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: The SWPPP sitting on top of the gray lock box located near the CSN off S Hardin Blvd.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 8

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX

MAJOR GRADING AND OTHER SITEWORK ACTIVITIES
Activities of major grading and other site work activities can also be found in both the weekly SWPPP inspection reports and in the Project Superintendent's daily report on the status of the project and may be referenced therein as a part of the documentary record called for by 190.10305.

ACTIVITY	BEGIN DATE	END DATE
Demolition	7/31/24	8/2/24
Clearing	8/8/24	
Rough Grade	8/8/24	8/9/24
Underground Utilities	8/9/24	
Pad Preparation		
Facing Preparation		
Concrete Placement		
Construction Activities Temporarily or Permanently Ceased (if applicable)		
Final Grading		
Landscaping		
Final Stabilization		

Shoppes at Painted Tree | McKinney | TX

Description: The “Major Grading and Other Site Activities” page in the SWPPP. These records indicate that land clearing began on 8/8/2024.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 9

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: The inlet near the northwest perimeter of the site with no BMPs installed.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



CTC Contractors, LLC / Shoppes at Painted Tree

Permit #: TXR1596RK

Inspection Date: 08/13/2024

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 10

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Silt fence not properly trenched near the construction entrance off S Hardin Blvd.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna

Appendix 2

Photograph Log: Corrected Items



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Appendix 2: Corrected Items Photograph Log
Photo no. 1

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Photo demonstrating that the inlet protection had been installed at the northwest corner of the site. The photo was taken and sent by Mr. Cunningham.

Date of Photo: 08/14/2024 Photographer: Kenneth "Kenny" Cunningham



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Appendix 2: Corrected Items Photograph Log
Photo no. 2

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Photo demonstrating that the silt fence near the construction entrance off S Hardin Blvd had been re-installed and properly trenched. Photo was taken by EPA R6 inspector Destinee Agwuna.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Appendix 2: Corrected Items Photograph Log

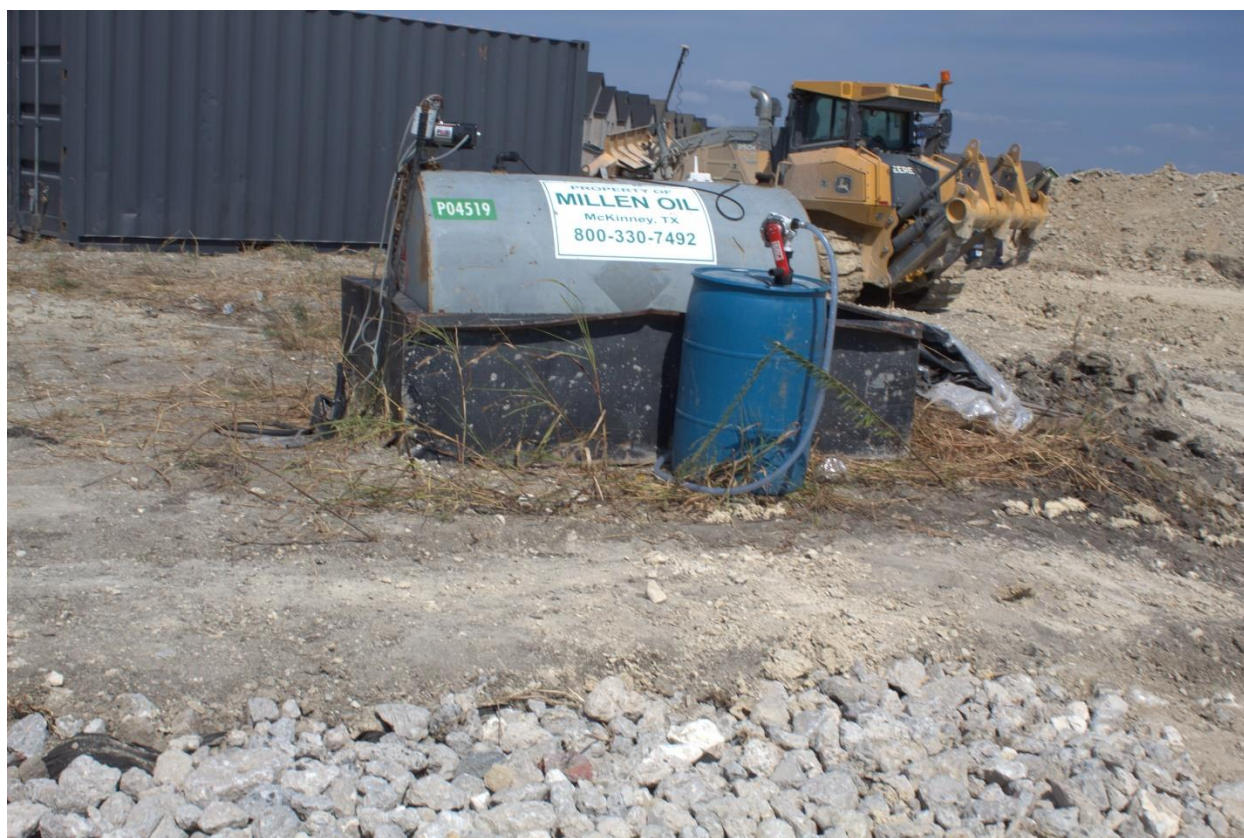
Photo no. 3

Location: 2510 N Hardin Boulevard

City: McKinney

County: Collin

State: TX



Description: Photo demonstrating that the Blue Def being stored and/or discarded on the ground near the fuel storage container was removed. Photo was taken by EPA R6 inspector Destinee Agwuna.

Date of Photo: 08/13/2024 Photographer: Destinee Agwuna