

Region 6 - Enforcement & Compliance Assurance Division

INSPECTION REPORT

Inspection Date(s):	October 23, 2024	
Media Program:	Water	
Regulatory Program(s)	NPDES Stormwater/ CWA 402	
Company Name:	Westlake RE Dev Partners, Inc.	
Facility Name:	Villagio	
Facility Physical Location:	SW Corner of W Dove Rd & N Pearson Ln	
(city, state, zip code)	Westlake, TX, 76262	
Mailing address:	604 E Northwest Hwy	
(city, state, zip code)	Grapevine, TX 76051	
County/Parish:	Tarrant	
Facility Phone Number	817-329-3111	
Facility Contact 1:	Timothy "Cole" Temple	Managing Member (Hat Creek Development)
	Cole.temple12@gmail.com	
Facility Contact 2:	Sammy Sclafani	SWPPP Compliance Manager (Terradyne Group)
	sam@terradynegroup.com	
FRS Number:	N/A	
Identification/Permit Number:	TXR1585OP	
Media Identifier Number:	N/A	
NAICS:	237210, 236115	
SIC:	6552, 1521	
Personnel participating in inspection:		
Destinee Agwuna	6EN-WR	Inspector/Enforcement Officer
Carol Johnson	6EN-WS	Inspector/Enforcement Officer
EPA Lead Inspector Signature/Date		11/18/2024
	Destinee Agwuna	Date
Supervisor Signature/Date		
	Anthony Loston	Date

Section I – INTRODUCTION

PURPOSE OF THE INSPECTION

U.S. EPA Region 6 inspectors Destinee Agwuna and Carol Johnson arrived at Villagio in Westlake, TX on October 23, 2024, at approximately 12:00 PM for an unannounced Compliance Evaluation Inspection (CEI). The inspectors met with property owner Joseph Bonola on-site on Serendipity Ct. We presented our credentials to Mr. Bonola and informed him that a stormwater inspection was being performed to determine site compliance with the Texas Pollutant Discharge Elimination System (TPDES) program and the Construction General Permit (CGP), in accordance with the Clean Water Act (CWA). During this meeting, Mr. Bonola provided us a general description of the disturbed land including how many acres were being disturbed (approximately 37.5 acres), the status of development (he anticipated the lots will be sold to a homebuilder soon), and information regarding where stormwater from the site drains as described in Section II of this report. Mr. Bonola also named Hatt Creek Development and Maykus Companies as the general contractors and Terradyne Group as the SWPPP service provider. He provided the contact information of Timothy “Cole” Temple of Hatt Creek Development for inquiries for additional information.

The generation of this report is based on observations made by the inspectors, information supplied by Westlake RE Dev Partners, Inc. representatives (the permittee), and records and reports maintained by the permittee, the state of Texas, and the U.S. EPA.

FACILITY DESCRIPTION

Villagio is a residential construction site operated by Westlake RE Dev Partners, Inc. (TCEQ permit: TXR1585OP). The site is located southwest of W Dove Dr and N Pearson Ln in Westlake, TX, and totals 37.51 acres of land being disturbed for construction activities (denoted in **Aerial Image 1** below). Coordinates to the site are in the vicinity of Latitude 32°58'38.9" North, Longitude 97°12'17.0" West. The site discharges to Turner Lake.



Aerial Image 1: The Villagio residential construction site. The site is located within the boundary of W Dove Road, N Pearson Lane, Pearson Ln, and the approximate western purple boundary line depicted above. The aerial photo including the approximate purple boundary lines was provided by the permittee. All additional labels were added by US EPA.

Section II - OBSERVATIONS

The following points of discussion are derived from on-site visual observations on October 23, 2024:

- The Large Construction Site Notice (CSN) was posted along N Pearson Ln (south of the construction entrance/intersection of N Pearson Ln and Villagio Blvd near the drop inlet in the ditch) (**Appendix 1, Photos 1-2**). The CSN was issued by the Texas Commission on Environmental Quality (TCEQ) (TCEQ permit number was listed as TXR1585OB. Actual permit number is TXR1585OP according to TCEQ records) with an effective date of October 9, 2023, for coverage under the Construction General Permit (CGP).
- The CSN along N Pearson Ln had a QR code that linked to the operator's Storm Water Pollution Prevention Plan (SWPPP) documentation and inspection reports (**Appendix 1, Photo 1**).

- Inlets throughout the site had BMPs installed (**Appendix 1, Photos 3-4**).
- Approximately 50% of the unpaved construction areas on Serendipity Ct consisted of exposed sediment with no Best Management Practices (BMPs) installed (**Appendix 1, Photos 3-7**). The remaining areas had erosion control blankets installed.
- Rolls of erosion control blankets were observed laying on the lots and street on Serendipity Ct waiting to be installed (**Appendix 1, Photo 8**).
- During the inspection Mr. Bonola informed the inspectors that stormwater discharges to two (2) ponds and water from one (1) of the two (2) ponds leaves the site and enters the Town of Westlake storm sewer system (**See Aerial Image 1**). Sammy Sclafani (SWPPP Compliance Manager of Terradyne Group) later identified the two (2) ponds associated with this project as depicted in Aerial Image 1 and described in Section IV of this report.
- Multiple AOCs were observed as described below in Section III of this report with photos included in Appendix 1.

Section III – AREAS OF CONCERN

- The permit number listed on the CSN and SWPPP is not associated with Villagio. It's recommended that all documentation be reviewed to ensure accuracy of the information listed.
- I observed exposed sediment and uncontained stockpiles throughout the site (**Appendix 1, Photos 3-8**).
- I observed sediment on the street along Serendipity Ct and Villagio Blvd (**Appendix 1, Photos 6-8**).
- I observed inlet protection that needed maintenance due to being heavily silted with sediment throughout the site (**Appendix 1, Photos 3-4**).
- I observed approximately seven (7) paint containers of various sizes stored directly on top of an inlet on Serendipity Ct (**Appendix 1, Photos 4 and 9**).

Section IV – FOLLOW UP

The following information was received by the EPA after leaving the site on October 23, 2024:

- Upon request, a digital copy of an up-to-date site map and inspection reports were emailed by Mr. Sclafani on November 1, 2024.
Mr. Sclafani identified the two ponds that water from the site discharge to and confirmed where Pond 1 (as depicted in Aerial Image 1 above) discharges to Turner Lake during a Microsoft Teams call on November 5, 2024.

Section V – LIST OF APPENDICES

Appendix 1 – Photo Log – 9 photos taken on 10/23/2024

Appendix 1

Photograph Log



Westlake RE Dev Partners, Inc. / Villagio

Permit #: TXR1585OP

Inspection Date: 10/23/2024

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 1

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: The large CSN posted along N Pearson Ln. The CSN included a QR code which links directly to the site's SWPPP and inspection reports.

Date of Photo: 10/23/2024 Photographer: Carol Johnson



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 2

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX

terradyne group

Downloaded from: 10/22/2024 10:10:42 AM 10/24/2024 10:10:42 AM

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on [Assistance Tools for Construction Stormwater General Permits](#).

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

Site-Specific TPDES Authorization Number: **TXR1585OB**

Primary Operator Name: Westlake RE Dev Partners, Inc.

Contact Name and Phone Number: Cole Temple / 817-329-3111 / cole.temple12@gmail.com

Project Description: Villagio

Physical Location/Description: SW Corner of W. Dove Rd. & N. Pearson Ln. Westlake, TX 76262

Project Description: Development to support construction of a home lot sub-division & house construction.

Estimated Start Date: 10/23/2024

Projected End Date or Date Disturbed Soils Will Be Stabilized: 12/2024

Location of Stormwater Pollution Prevention Plan (SWP3):

QR Code or With Site Contact

Description: Up close photo of the CSN located along N Pearson Rd. The site-specific TPDES Authorization number listed is not associated with Villagio. The correct TPDES permit number is TXR1585OP. The remaining information listed is correct as pictured.

Date of Photo: 10/23/2024 Photographer: Carol Johnson



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 3

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: Heavily silted inlet protection installed on Serendipity Ct. Exposed sediment was observed along multiple lots.

Date of Photo: 10/23/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 4

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: Heavily silted inlet protection installed on Serendipity Ct. Multiple paint containers of various sizes were observed stored on top of the inlet. Exposed sediment was observed along multiple lots and sediment was observed on the street.

Date of Photo: 10/23/2024 Photographer: Destinee Agwuna



Westlake RE Dev Partners, Inc. / Villagio

Permit #: TXR1585OP

Inspection Date: 10/23/2024

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 5

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: Exposed sediment along multiple lots on Serendipity Ct.

Date of Photo: 10/23/2024 **Photographer:** Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 6

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: Exposed sediment along multiple lots on Serendipity Ct. Due to the absence of effective BMPs, sediment was observed on the street.

Date of Photo: 10/23/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 7

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: The construction entrance located at the intersection of N Pearson Ln and Villagio Blvd. One (1) area of approximately 3-5 feet of erosion control blanket was observed along the entrance/Villagio Blvd. Erosion control blanket was also observed along multiple lots on Serendipity Ct perpendicular to the construction entrance. The remaining areas had no BMPs, and sediment was observed on the street.

Date of Photo: 10/23/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 8

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: Exposed sediment and uncontained stockpile(s) along the lots on Serendipity Ct. Rolled erosion control blankets were located on the lots and street, presumably waiting to be installed. Sediment was observed on the street.

Date of Photo: 10/23/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 9

Location: SW Corner of W. Dove Rd & N. Pearson Ln

City: Westlake

County: Tarrant

State: TX



Description: Approximately seven (7) containers of paint stored directly on top of an inlet on Serendipity Ct. Two (2) paint containers were knocked over on their side.

Date of Photo: 10/23/2024 Photographer: Destinee Agwuna