

Region 6 - Enforcement & Compliance Assurance Division

INSPECTION REPORT

Inspection Date(s):	February 5, 2026	
Media Program:	Water	
Regulatory Program(s)	NPDES Stormwater/CWA 402	
Company Name:	The Ridgemont Company	
Facility Name:	Village at Gateway – Private – Commercial	
Facility Physical Location:	Northwest corner of West US Highway 80 and Gateway Boulevard	
(city, state, zip code)	Forney, TX 75126	
Mailing address:	1520 West Walnut Hill Lane	
(city, state, zip code)	Irving, TX 75038	
County/Parish:	Kaufman	
Facility Phone Number	214-492-8900	
Facility Contact 1:	Kirk Youngblood kyoungblood@ridgemont.com , 817-681-2082	Project Superintendent
Facility Contact 2:	Randy Allen rallen@ridgemont.com , 214-507-8586	General Superintendent
Facility Contact 3:	Matthew Martin mmartin@emg-llc.net , 214-923-2086	Owner of EMG, LLC (Consultant)
FRS Number:	110071821484	
Identification/Permit Number:	TXR1594RW	
Media Identifier Number:	N/A	
NAICS:	236220	
SIC:	1542	
Personnel participating in inspection:		
Destinee Agwuna	EPA Region 6 ECADWA	Inspector
Kirk Youngblood	The Ridgemont Company	Project Superintendent
Randy Allen	The Ridgemont Company	General Superintendent
Matthew Martin	EMG, LLC	Owner
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 the Village at Gateway – Private – Commercial (herein after referred to as the “Village at Gateway – Private”) in Forney, TX on February 5, 2026, at approximately 12:15 PM for an announced Compliance Evaluation Inspection (CEI). I met with site representatives Kirk Youngblood (Project Superintendent) and Randy Allen (General Superintendent) of The Ridgemont Company and their consultant, Matthew Martin (Owner of EMG, LLC) at the construction trailer to conduct an opening conference. I presented my credentials and informed them that a random stormwater inspection was being performed to determine compliance with the Texas Pollutant Discharge Elimination System (TPDES) program and the Construction General Permit (CGP), in accordance with the Clean Water Act (CWA). After discussing the purpose and procedures for the inspection, the site representatives accompanied me for the duration of the inspection.

The generation of this report is based on information supplied by The Ridgemont Company 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

The Village at Gateway is a commercial construction site operated by the Ridgemont Company and is regulated under two separate permits (The Village at Gateway – Private (TCEQ Permit Number TXR1594RW) and The Village at Gateway – Public (TCEQ Permit Number TXR1597RW)). The Village at Gateway – Private is the focus of this inspection report and primarily covers the buildings, fire lanes, and parking lots under construction.

The Village at Gateway – Private is located near the northwest corner of West U.S. Highway 80 and Gateway Boulevard in Forney, Texas (denoted in **Aerial Image 1** below) with coordinates in the vicinity of Latitude 32°44'27.9"North, Longitude 96°24'57.8"West. The project totals 56.55 acres and discharges into Kings Creek (Segment #0818C) in the City of Forney’s Municipal Separate Storm Sewer System (MS4).



Aerial Image 1: The Village at Gateway – Private commercial construction site. The site is located within the approximate blue boundary lines depicted above (near the northwest corner of West U.S. Highway 80 and Gateway Boulevard in Forney, TX).

Section II – OBSERVATIONS

The following points of discussion are derived from on-site visual observations on February 5, 2026:

- The Construction Site Notice (CSN) was observed near the construction entrance off US Highway 80 (**Appendix 1, Photo 1**).
- The construction trailer was located near the entrance off US Highway 80 (Lot 8). The Stormwater Pollution Prevention Plant (SWPPP) was not available for review in the trailer at the time of inspection. However, Matthew Martin (Consultant) provided printed copies of the site maps at the beginning of the inspection and emailed a digital copy of the remaining SWPPP documentation at the conclusion of the inspection as described in Section IV of this report.
- The inlets throughout the site had BMPs installed. Some sediment buildup was present on the inlet protection along the northern perimeter of the site (**Appendix 1, Photo 2**). However, I observed a crew cleaning the inlets/inlet protection at the time of inspection.
- Four (4) metal concrete washout roll-off containers were observed on-site with black liners underneath (**Appendix 1, Photo 3**). No spillage/leakage was observed near the containers.
- I observed one (1) fuel storage tank on-site with no evidence of leakage (**Appendix 1, Photo 4**).
- Two (2) large commercial grade Quikrete mixers were observed near the buildings under construction in Lots 5/6 (**Appendix 1, Photo 5**). According to the site representatives, the concrete is discarded in eco-pans.
- Two (2) Areas of Concern (AOCs) were observed as described below in Section III of this report with photos included in Appendix 1.

Section III – AREAS OF CONCERN

The following areas of concern are derived from on-site observations from the February 5, 2026, Compliance Evaluation Inspection (CEI):

- TPDES General Permit No. TXR150000 Part III, Section F.6.(a) - Filter fabric was damaged in the grate inlet (Lot 6) (**Appendix 1, Photo 6**).
- TPDES General Permit No. TXR150000 Part IV, Section D.2 and D.4 - Blowable trash and construction debris was observed between Retail 3 and Retail 4 (**Appendix 1, Photo 7**).

Note: The AOCs were addressed by The Ridgemont Company on or around February 9, 2026, with photo evidence provided by Kirk Youngblood as illustrated in Appendix 2 of this report.

Section IV – FOLLOW UP

The following information was received by the U.S. EPA after leaving the site on February 5, 2026:

- On February 5, 2026, a digital copy of the SWPPP, CSN, site maps, and inspection reports were emailed by Matthew Martin.
- On February 9, 2026, photos of the corrected AOCs were emailed by Kirk Youngblood.
- On February 19, 2026, Matthew Martin emailed additional site maps and information to clarify what areas on-site were covered by The Village at Gateway – Private, TCEQ Permit Number TXR1594RW (as opposed to The Village at Gateway – Public, TCEQ Permit Number TXR1597RW).

Section V – LIST OF APPENDICES

Appendix 1 – Photograph Log – 7 photos taken 2/5/2026

Appendix 2 – Corrected Deficiencies Photo Log – 4 photos provided by The Ridgemont Company on 2/12/2026

Appendix 1

Photograph Log



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 1

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: The CSN posted near the construction entrance off US Highway 80.

Date of Photo: 2/5/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 2

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Inlet along the northern perimeter of the site. The inlet protection was covered with sediment. A crew was on-site actively cleaning the inlets/inlet protection during the inspection.

Date of Photo: 2/5/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 3

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Two (2) of the four (4) metal concrete washout roll-off containers observed on-site with black liners underneath.

Date of Photo: 2/5/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 4

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Fuel storage tank observed in Lot 5 with no evidence of leakage.

Date of Photo: 2/5/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 5

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: One (1) of the two (2) large commercial-grade Quikrete mixers located between Retail 3 and Retail 4.

Date of Photo: 2/5/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 6

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: The grate inlet with damaged filter fabric located in Lot 6.

Date of Photo: 2/5/2026 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 7

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Blowable trash and construction debris observed along Retail 3 and Retail 4.

Date of Photo: 2/5/2026 Photographer: Destinee Agwuna

Appendix 2

Photograph Log: Corrected Items



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

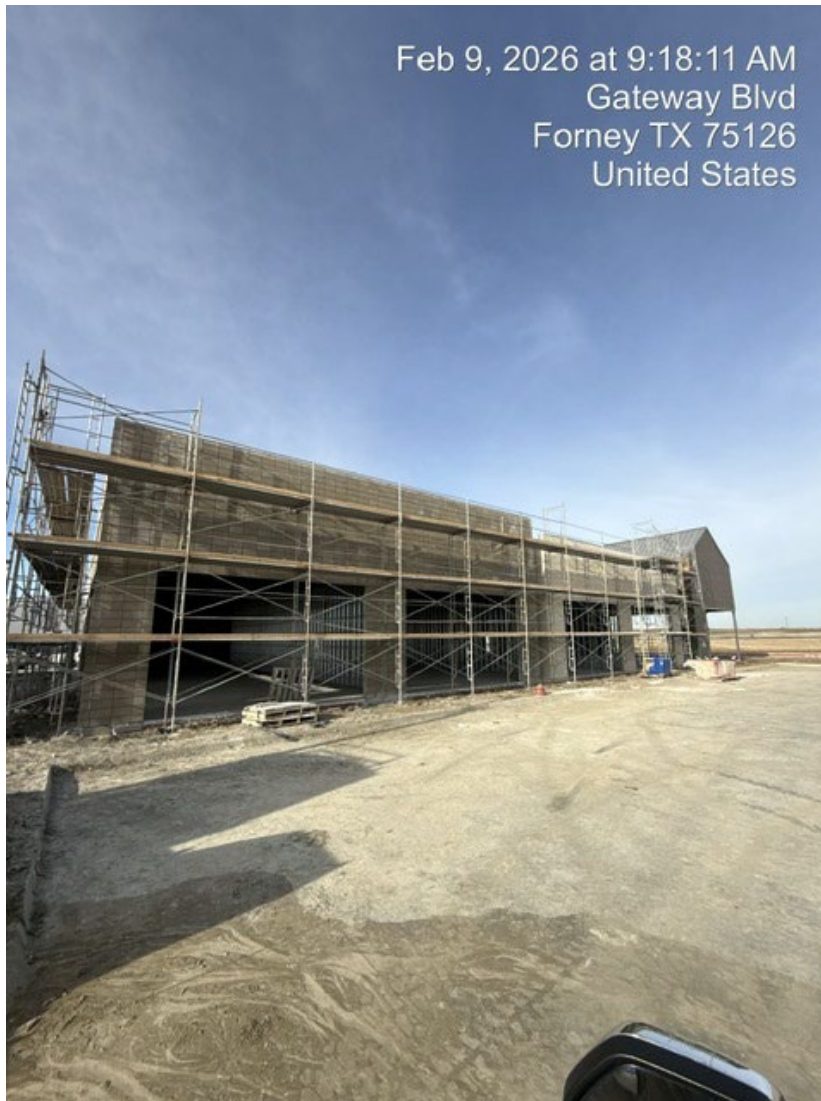
Photo no. 1

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Photo illustrating that the blowable trash and construction debris along Retail 3 and Retail 4 has been cleaned up.

Photo Received: 2/12/2026 Photographer: The Ridgmont Company representative



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

Photo no. 2

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Second photo illustrating that the blowable trash and construction debris along Retail 3 and 4 has been cleaned up.

Photo Received: 2/12/2026 Photographer: The Ridgmont Company representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Appendix 2: Corrected Items Photograph Log
Photo no. 3

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Photo illustrating that the filter fabric has been replaced in the grate inlet in Lot 6.

Photo Received: 2/12/2026 Photographer: The Ridgemont Company representative



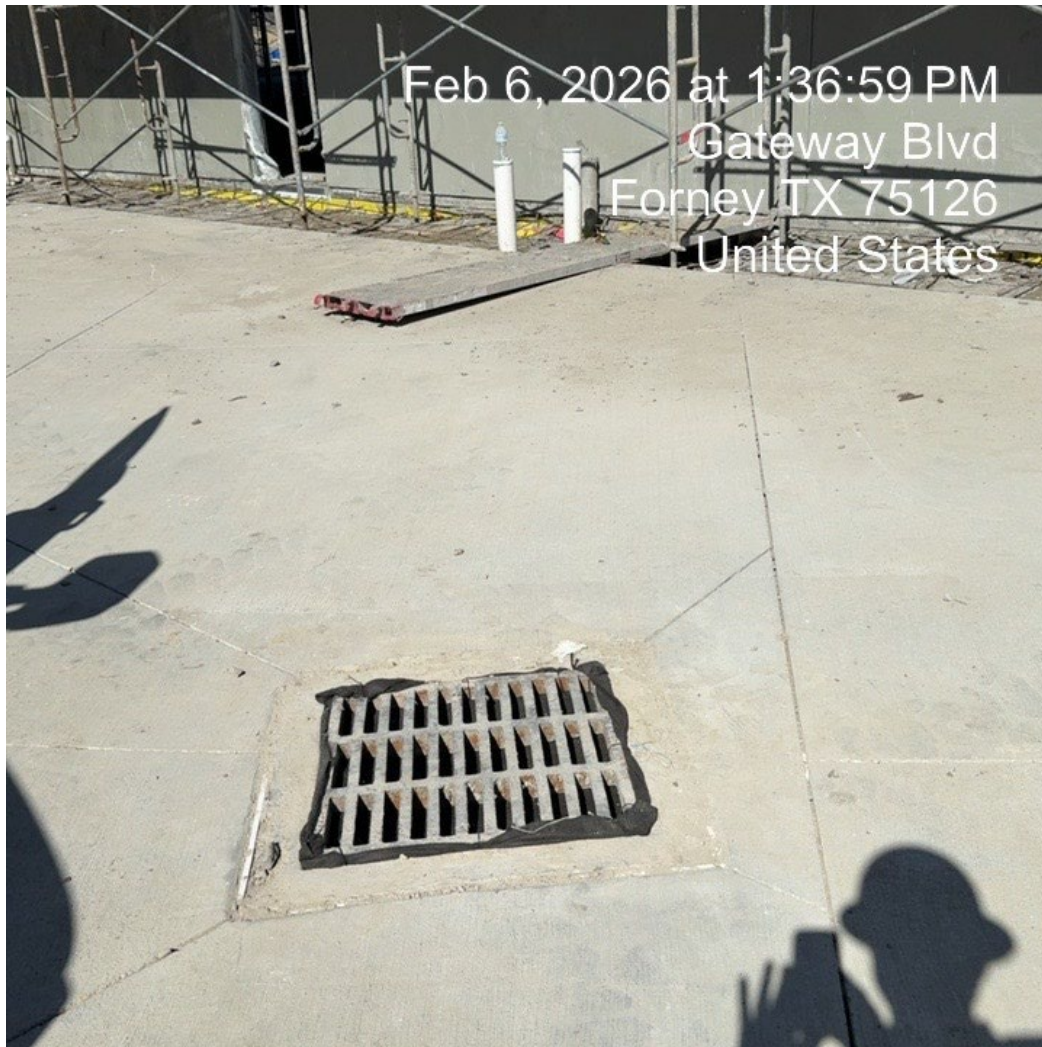
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
Appendix 2: Corrected Items Photograph Log
Photo no. 4

Location: Northwest Corner of West US Highway 80 and Gateway Boulevard

City: Forney

County: Kaufman

State: TX



Description: Second photo illustrating that the filter fabric has been replaced in the grate inlet in Lot 6.

Photo Received: 2/12/2026 Photographer: The Ridgemont Company representative