

Region 6 - Enforcement & Compliance Assurance Division

INSPECTION REPORT

Inspection Date(s):	August 12, 2024	
Media Program:	Water	
Regulatory Program(s)	NPDES Stormwater/ CWA 402	
Company Name:	CB Jeni Homes DFW, LLC dba Normandy Homes	
Facility Name:	Painted Tree (Lakeside South Phase 1 & 2)	
Facility Physical Location:	Lacebark Ln & Launch Rd	
(city, state, zip code)	McKinney, TX, 75071	
Mailing address:	5501 Headquarters Dr Suite 300W	
(city, state, zip code)	Plano, TX, 75024	
County/Parish:	Collin	
Facility Phone Number	972-523-7935	
Facility Contact 1:	Rick Davis rdavis@cbjenihomes.com	Vice President of Construction
Facility Contact 2:	Wren O'Neal woneal@cbjenihomes.com	Area Construction Manager
Facility Contact 3:	Steve Murphy smurphy@cbjenihomes.com	Construction Manager
Facility Contact 4:	Johnny Harvey jharvey@normandyhomes.com	Construction Manager
Facility Contact 5:	Marcos Rodriguez mrodriguez@meritprofessional.com	Client Manager
FRS Number:	N/A	
Identification/Permit Number:	TXR1538MP	
Media Identifier Number:	N/A	
NAICS:	236117	
SIC:	1521	
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 Painted Tree on August 12, 2024, at approximately 8:30 AM for an unannounced Compliance Evaluation Inspection (CEI). I met with Construction Managers, Steve Murphy and Johnny Harvey at the construction trailer near the intersection of Bastrop St and Chisos Red Rd. I presented my credentials to Mr. Murphy and Mr. Harvey 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).

The generation of this report is based on information supplied by CB Jeni Homes DFW, LLC dba Normandy Homes (hereinafter referred to as “Normandy Homes”) 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.

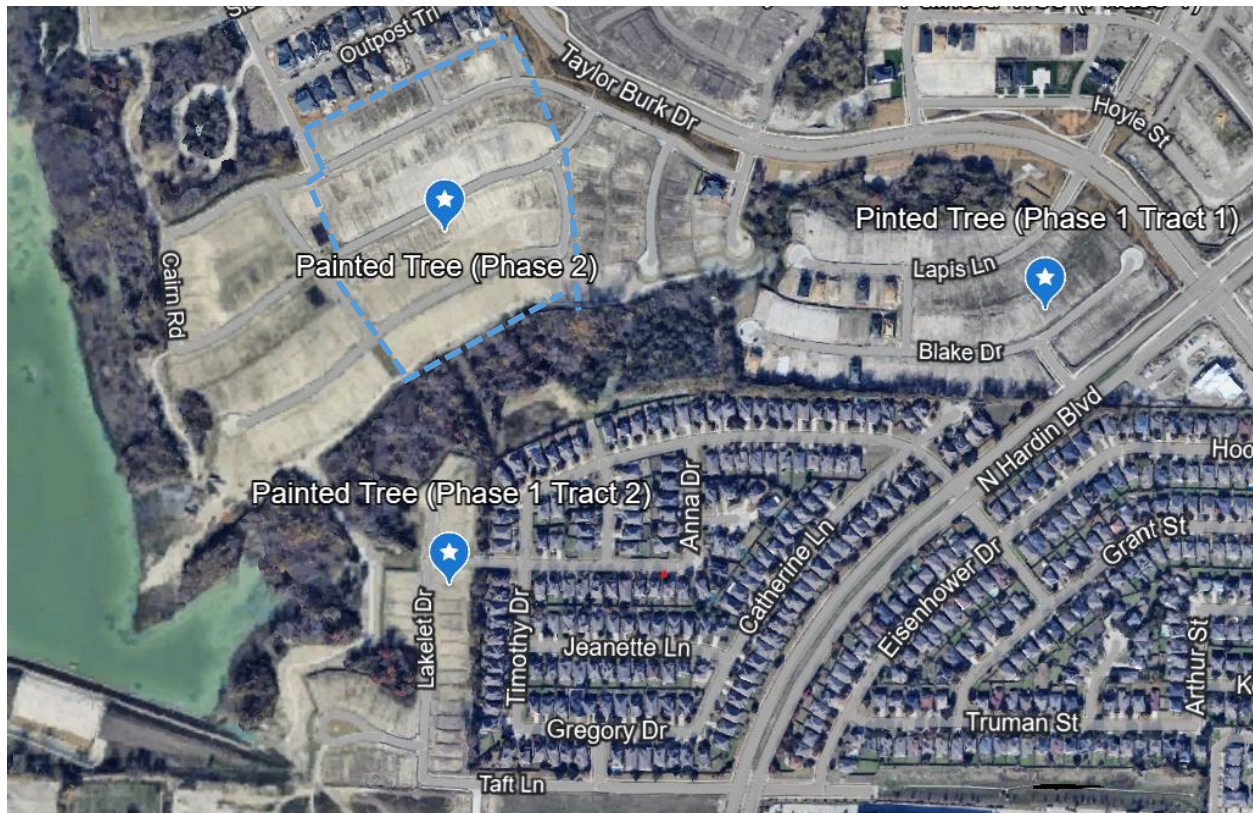
FACILITY DESCRIPTION

Painted Tree is a residential construction site consisting of three separate districts (the Lakeside District, Village District, and Woodland District) (shown in **Site Map 1** below). Painted Tree is a large common plan of development, with multiple operators developing and building within the community simultaneously. This inspection report focuses only on the construction activities of operator Normandy Homes (TCEQ permit number: TXR1538MP) in the Lakeside District (starred in **Site Map 1** below), which was in the building phase of construction at the time of inspection.

Painted Tree is located near Lacebark Ln and Launch Rd in McKinney, TX (denoted in **Aerial Image 1** below). Coordinates to the site are in the vicinity of Latitude 33°13'33.4" North, Longitude 96°39'40.4" West. The area operated by Normandy Homes totals 70.54 acres with approximately 54.16 acres of land to be disturbed for construction activities. The site discharges to Franklin Branch and Wilson Creek Segment 0821C.



Site Map 1: The overall site map of the Painted Tree Community. The inspection area is in the Lakeside District by Normandy Homes. A red star has been added to the areas discussed in this report. The Normandy Homes lots located near the west entrance off Lake Forest Dr are not included in this report because they are covered under a different permit (TXR1551IQ), which was terminated July 31, 2024. The site map was obtained from the Painted Tree Digital Map Guide on the community [website](#).



Aerial Image 1: The three (3) Painted Tree (Lakeside South Phase 1 & 2) construction areas denoted by a blue pin with a white star. The approximate boundary lines of Phase 2 are illustrated by blue dashed lines. Aerial from Google Maps Imagery, 2023.

Section II - OBSERVATIONS

The following points of discussion are derived from on-site visual observations on August 12, 2024:

- The Large Construction Site Notice (CSN) (TXR1538MP) was posted near the intersection of Bluejack Rd and Marilanda Rd (**Appendix 1, Photo 1**). The CSN was issued by the Texas Commission on Environmental Quality (TCEQ) with an effective date of April 26, 2023, for coverage under the Construction General Permit (CGP).
- The Stormwater Pollution Prevention Plan (SWPPP) was located in the construction trailer near the intersection of Bastrop St and Chisos Red Rd (**Appendix 1, Photo 2**). The site maps were not up-to-date (**Appendix 1, Photo 3**). The inspection reports available for review were from May 23, 2023, through June 18, 2024.
- An "Explanation for Missing Reports from October 22, 2022, to March 2024" was in the SWPPP, citing a server crash and corrupted data as the explanation for why there are missing reports for this timeframe (**Appendix 1, Photo 4**). More specifically, on the "Explanation for Missing Reports..." page was a handwritten note that reports are missing from August 1, 2023, through March 5, 2024.

- I observed Best Management Practices (BMPs) present on-site. 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 following areas of concern are derived from on-site observations from the August 12, 2024, Compliance Evaluation Inspection (CEI).

Site Conditions:

- I observed sections of damaged or worn BMPs (silt fence and erosion control blanket) along the front of some lots (**Appendix 1, Photos 5-6**).
- I observed sediment track-out on the street/Municipal Separate Storm Sewer System (MS4) (**Appendix 1, Photo 5**).
- I observed inlet protection that was not in effective operating condition or needed maintenance throughout the site (**Appendix 1, Photos 7-8**).
- I observed uncontained stockpiles and exposed sediment due to damaged or missing BMPs on multiple lots (**Appendix 1, Photos 9-10**).
- I observed improperly disposed of mortar and/or concrete mix on Blake Dr (**Appendix 1, Photo 11**).

Section IV – FOLLOW UP

The following information was received by the EPA after leaving the site on August 12, 2024:

- Upon request, a digital copy of the SWPPP, including an up-to-date site map and inspection reports were emailed by Mr. Marcos Rodriguez (Client Manager with Merit Professional Services) between August 16, 2024, and August 30, 2024.
- On September 4, 2024, I performed a follow up site visit to the Normandy Homes construction trailer for a more thorough review of the on-site SWPPP. The purpose of this site visit was to gather information regarding the dates and frequency of the available inspection reports, cross reference the information provided digitally by Mr. Marcos Rodriguez, and to get a better understanding of when construction began. This site visit was not an inspection of site conditions. No areas of concern were identified during this visit.
- On September 5, 2024, I had a phone call with Mr. Rodriguez at approximately 12:25 PM and he confirmed that the inspection report for May 23, 2023, that I observed in the construction trailer coincides with the commencement of construction.

Section V – LIST OF APPENDICES

Appendix 1 – Photo Log – 11 photos taken on 8/12/2024.

Appendix 1

Photograph Log



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 1

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: The Large Construction Site Notice (CSN) (TXR1538MP) posted near the intersection of Bluejack Rd and Marilanda Rd.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



CB Jeni Homes DFW, LLC dba Normandy Homes / Painted Tree

Permit #: TXR1538MP

Inspection Date: 08/12/2024

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

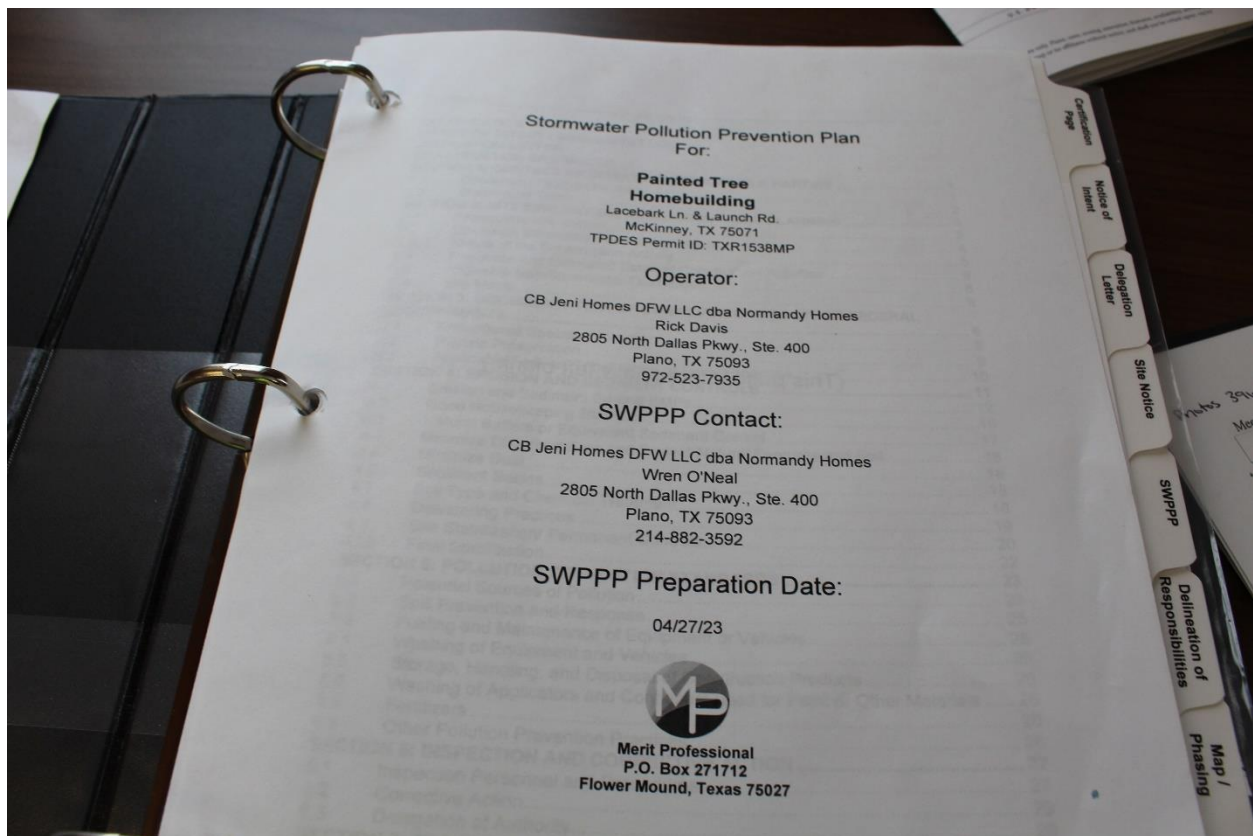
Photo no. 2

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: The SWPPP located in the construction trailer near the intersection of Bastrop St and Chisos Red Rd.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 3

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: The site maps located in the SWPPP on-site. Current site conditions were not reflected on the site maps.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

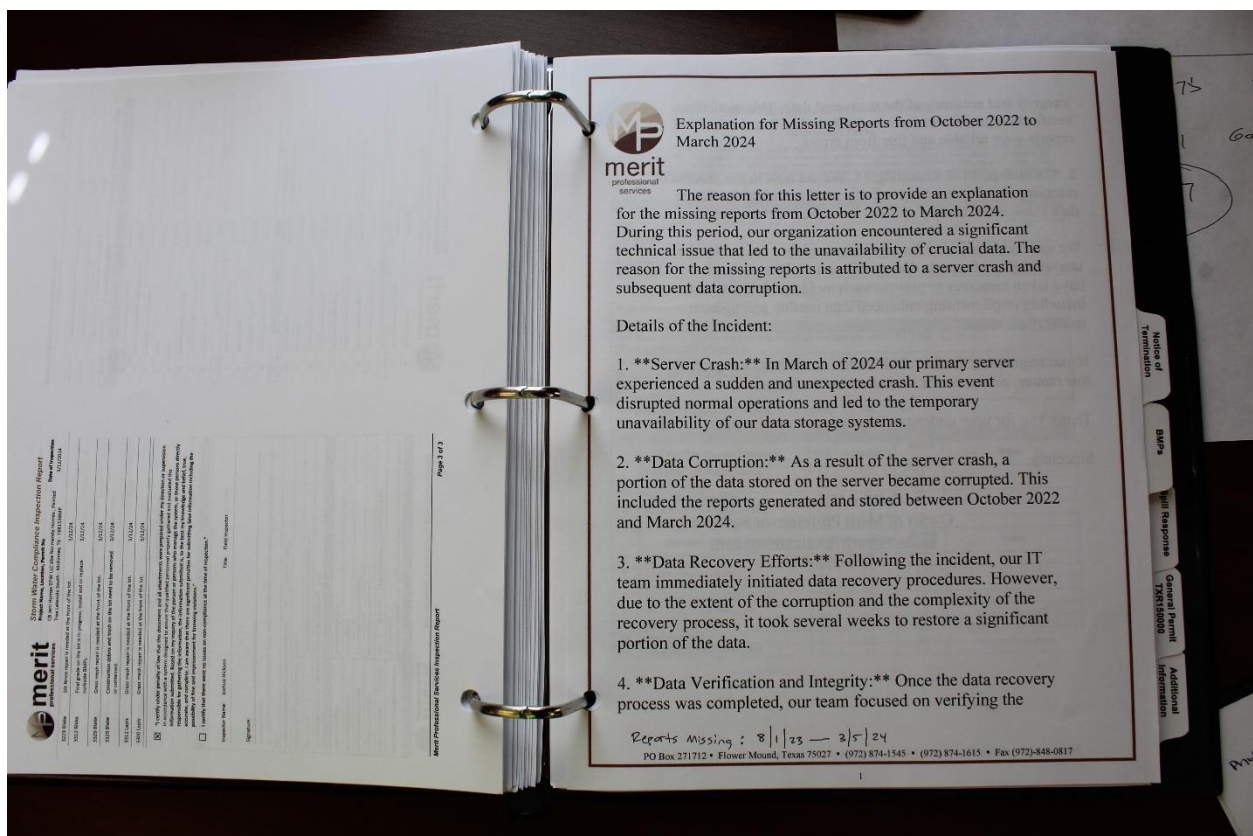
Photo no. 4

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: An "Explanation for Missing Reports from October 22, 2022, to March 2024" document in the SWPPP. "Reports missing: 8/1/23 – 3/5/24" is written at the bottom of the page.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 5

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: Damaged silt fence and vehicle/equipment track-out on Blake Dr.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 6

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: Damaged/worn section of erosion control blanket on Launch Rd. Sediment was observed on the street.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 7

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: Inlet protection that is not in effective operating condition next to exposed sediment on Blake Dr.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

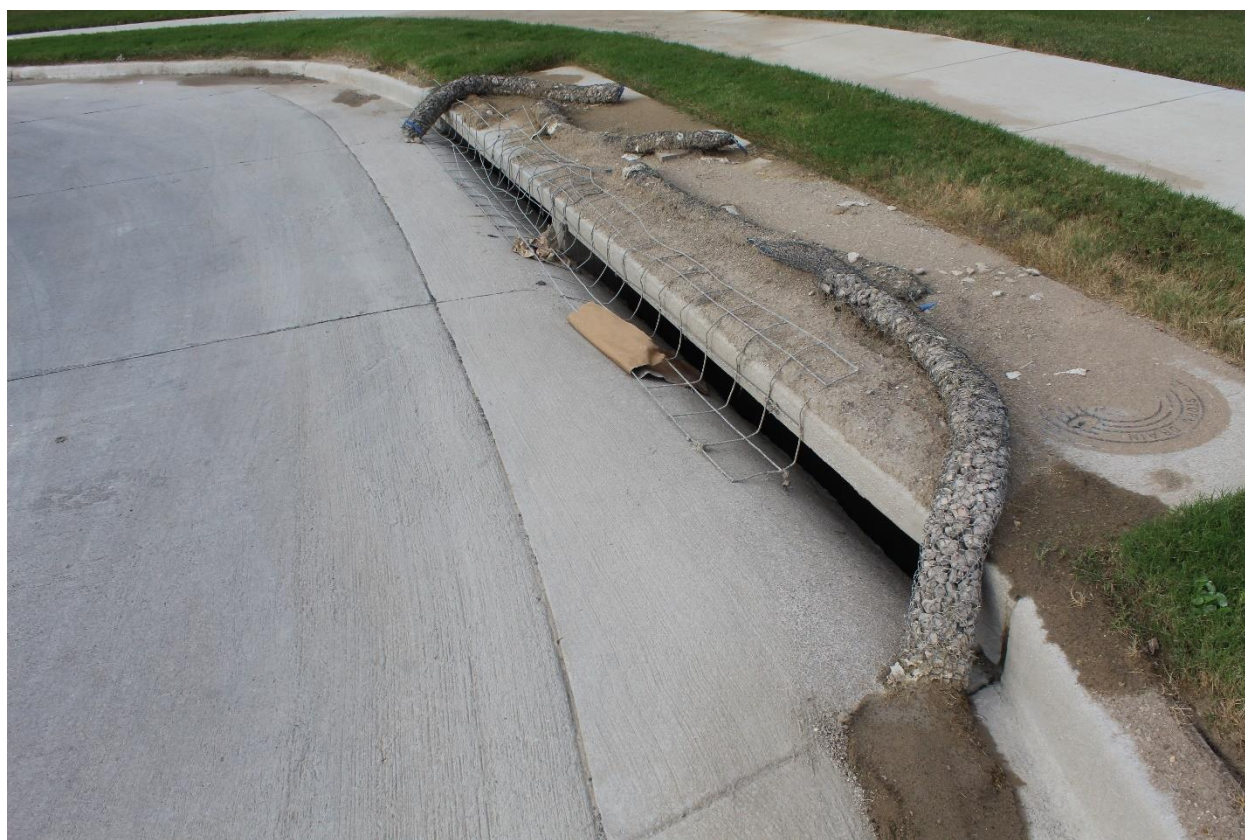
Photo no. 8

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: Improperly installed inlet protection on Blake Dr.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 9

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: Uncontained stockpile and exposed sediment on Blake Dr.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 10

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: Exposed sediment due to damaged silt fence on Launch Rd.

Date of Photo: 08/12/2024 Photographer: Destinee Agwuna



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Appendix 1: Photograph Log

Photo no. 11

Location: Lacebark Ln & Launch Rd

City: McKinney

County: Collin

State: TX



Description: Improperly disposed of concrete or mortar mix near the curb on Blake Dr.

Date of Photo: 08/12/2024 **Photographer:** Destinee Agwuna