



**Maryland Department of Environment**  
**Water and Science Administration**  
**Compliance Program**  
**1800 Washington Blvd, Suite 420**  
**Baltimore, MD 21230-1719**  
**410- 537-3510, 1-800-633-6101**

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**Inspector:** Kari Hanson  
**AI ID:** 184515

**Site Name:** Red Maple Place  
**Facility Address:** 407 E Joppa Rd, Towson, MD 21286  
**County:** Baltimore County

**Start Date/Time:** February 20, 2026, 09:10 AM  
**End Date /Time:** February 20, 2026, 03:00 PM

**Complaint Number:** 395395

**Media Type(s):** NPDES Construction Activity, Sediment/Erosion, Nontidal Wetlands, Waterway Construction

**Delivery Method:** Email  
**Weather:** 41°F, overcast with rain

**Contact(s):** Andrew Hanson – VP of Development, Red Maple Place Limited Partnership (via phone)  
Joe Wilson – Superintendent, Southway Builders (via phone)  
Levi Lloyd – Project Manager, DXI Construction

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## **NPDES Construction Activity**

**Permit / Approval Numbers:** 20CPC0A2G

**NPDES Numbers:** MDRCC0A2G

**Inspection Reason:** Complaint, Initial Quarterly, Initial Yearly

**Site Status:** Active - No work today

**Compliance Status:** Noncompliance

**Recommended Action:** Additional Investigation Required

**Evidence Collected:** Photos or Videos Taken, Visual Observation

### **Inspection Findings:**

On this date, a complaint investigation was conducted to determine compliance with the General Permit for Stormwater Discharge Associated with Construction Activity (a.k.a. 20CP). The 20CP was issued to Red Maple Place Limited Partnership on February 4, 2026. The project involves the construction of a four-story apartment building and its associated infrastructure. The work will disturb 1.3 acres.

Notice of permit coverage should be posted in a safe, publicly accessible location. The notice should include the project name as listed on the permit, the permittee, the words “General Permit for Stormwater Associated with Construction Activity”, and the permit authorization number. The permittee's notice of permit coverage is not posted at this time.

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The closest waterway is an unnamed tributary to Herring Run, a Use IV waterway. Use IV waters are identified as recreational trout waters. The waterway is impaired for bacteria, ions, sediment, and stream modification. The project is not located in a Tier II waterway.

Since the waterway is impaired for sediment, the project is subject to turbidity monitoring as follows: If construction dewatering water is discharged from the site into an impaired waterway, a constructed or natural drainage feature or a storm drain inlet, the site is subject to turbidity benchmark monitoring. Turbidity benchmark monitoring requirements are listed in section III.B.4. of the permit. A log of turbidity readings should be maintained.

The turbidity benchmark is 150 NTUs. If the benchmark is exceeded, you should implement a corrective action to lower the turbidity. The corrective action should be recorded in some manner. An example template of a corrective action log is located on the MDE 20CP webpage at [https://mde.maryland.gov/programs/water/wwp/Pages/gp\\_construction.aspx](https://mde.maryland.gov/programs/water/wwp/Pages/gp_construction.aspx). Turbidity measurements should be reported quarterly using the Turbidity Monitoring Form. These should be uploaded to the ePermits portal.

If construction dewatering is performed, then the dewatering operation should be inspected at least once per day during active dewatering. This inspection should be documented and include the following information listed in section III.AC.7.d.of the permit:

- approximate times that the dewatering discharge began and ended on the day of inspection.
- if the dewatering discharge is a continuous discharge that continues after normal business hours, indicate that the discharge is continuous.
- estimates of the rate (in gallons per day) of discharge on the day of inspection.
- whether or not any of the following indications of pollutant discharge were observed at the point of discharge to any receiving waters flowing through or immediately adjacent to the site, to constructed or natural site drainage features, or storm drain inlets:
  - a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; or
  - a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water.

An example template of a construction dewatering inspection log is located on MDE's website at ([https://mde.maryland.gov/programs/water/wwp/Pages/gp\\_construction.aspx](https://mde.maryland.gov/programs/water/wwp/Pages/gp_construction.aspx)).

When I talked to Mr. Wilson over the phone, he stated that they would be conducting the required inspections of the permitted site weekly and after rain events. They have not conducted and recorded any inspections at this time. He said they just started clearing trees on Monday and began sediment and erosion control installation this week as well.

The site inspections should begin at the time of initial disturbance and continue throughout the permit period whether the site is active or inactive until it achieves permanent stabilization. The inspection records will be maintained in a binder located in the field office. The field office is located next door at 405 E. Joppa Road on the second floor of the building. These inspections should be conducted by a person who has obtained responsible person certification in sediment and erosion control practices.

With respect to the above authorization, the following violations of Environment Article Title 9 by Red Maple Place Limited Partnership were observed on this date with corrections needed immediately:

1. Although the developer (Red Maple Place Limited Partnership) obtained 20CP coverage for this project disturbing over one acre, MDE identified other operators that have not obtained 20CP coverage. These include the general contractor (Southway Builders) and the subcontractor (DXI Construction). CORRECTION: IMMEDIATELY HAVE THE GENERAL CONTRACTOR (SOUTHWAY BUILDERS) AND THEIR SUBCONTRACTOR (DXI CONSTRUCTION) APPLY AND OBTAIN 20CP COVERAGE.

They should apply for 20CP coverage using MDE's ePermits portal (<https://egov.maryland.gov/mde/npdes/Account/Login>). Any questions pertaining to the application process may be directed to Matt Perry at [matt.perry@maryland.gov](mailto:matt.perry@maryland.gov) or (410) 537-3229 or Jennifer Nitsch at

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<mailto:jennifer.nitsch@maryland.gov> or (410) 537-3292 with the MDE/Water & Science Administration/Industrial & General Permits Division. Information regarding the 20CP may be found on MDE's webpage at [https://mde.maryland.gov/programs/water/wwp/Pages/gp\\_construction.aspx](https://mde.maryland.gov/programs/water/wwp/Pages/gp_construction.aspx).

2. Notice of permit coverage is not posted at the site. Permit condition Part III.C.8.a. requires the permittee to post notice of permit coverage at a safe, publicly accessible location in close proximity to the site.  
 CORRECTION: IMMEDIATELY POST NOTICE OF PERMIT COVERAGE AT A SAFE, PUBLICLY ACCESSIBLE LOCATION IN CLOSE PROXIMITY TO THE SITE. THE NOTICE SHOULD INCLUDE THE PROJECT NAME AS LISTED ON THE PERMIT, THE PERMITTEE, THE WORDS "GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY", AND THE PERMIT AUTHORIZATION NUMBER.
  
3. Multiple operators at the site triggers the requirement for a stormwater pollution prevention plan (SWPPP) under permit condition Part III. F. Each operator can create and follow their own SWPPP or one SWPPP may be shared among all operators. There is currently no SWPPP. CORRECTION: THE DEVELOPER SHOULD REVISE THEIR NOTICE OF INTENT TO SHOW THAT THERE ARE MULTIPLE OPERATORS AND A SWPPP IS NECESSARY. A SWPPP WILL NEED TO BE SUBMITTED WITH THIS REVISION.

**The installation of the remaining sediment and erosion controls may be completed; however, no further work should occur until the other operators obtain 20CP coverage. Please be advised that any further work that occurs after these controls are installed may result in an enforcement action, including, but not limited to penalties, for each day that any additional work is performed without permit coverage.**

### NPDES Construction Activity - Inspection Checklist

Inspection Item	Status	Comments
If the site is greater than or equal to 1 acre of disturbance, has the responsible person acquired the General or Individual Permit for Stormwater Associated with Construction Activity?	Out of Compliance	Not all "operators" have obtained 20CP coverage; only the developer.
Does the site have an approved sediment and erosion control plan?	No Violations Observed	
Has the site designed, installed and maintained effective erosion controls and sediment controls to minimize the discharge of pollutants?	No Violations Observed	
Are the required records available, including plans, copy of NOI, General Permit, permit coverage documentation, public posting of permit coverage, transfer of authorization documentation if applicable, inspection reports (weekly, post-rain event, after significant discharge of sediment) on the standard form or other form approved for use by Compliance Program?	Out of Compliance	No posting of permit coverage. No records available on site.
Are all systems of treatment and control used by permittee properly operated and maintained?	No Violations Observed	
Is the site in compliance with the prohibition against non-stormwater discharges (including concrete washout), and is the discharge of other pollutants minimized (such as wash waters, chemical spills, and trash)?	No Violations Observed	
Were visible pollutants observed in the receiving waters or in a position likely to pollute water of the State?	No Violations Observed	

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STATE LAW PROVIDES FOR PENALTIES FOR VIOLATIONS OF MARYLAND ENVIRONMENT ARTICLE TITLE 9 FOR EACH DAY THE VIOLATION CONTINUES. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT MAY SEEK PENALTIES FOR THE AFOREMENTIONED VIOLATIONS OF TITLE 9 ON THIS SITE FOR EACH DAY THE VIOLATION CONTINUES.

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## **Sediment/Erosion**

**Permit / Approval Numbers:** Baltimore County SCD plan #184-27E6-25

**NPDES Numbers:** N/A

**Inspection Reason:** Complaint, Initial Quarterly, Initial Yearly

**Site Status:** Active - No work today

**Compliance Status:** Noncompliance

**Recommended Action:** Additional Investigation Required

**Evidence Collected:** Photos or Videos Taken, Visual Observation

### **Inspection Findings:**

On this date, a complaint investigation was conducted at the Red Maple Place Apartments project located in Towson, Baltimore County, Maryland. The Baltimore County Soil Conservation District approved the sediment and erosion control plan (#184-27E6-25) on December 22, 2025.

The developer is Red Maple Place Limited Partnership. Their general contractor is Southway Builders. Southway Builders has employed DXI Construction to perform the utility work and grading activities according to their project manager, Levi Lloyd. According to Southway Builder's Superintendent, Joe Wilson, work started on Monday of this week (February 16, 2026).

No one was working on site at the time of my arrival. I walked the site. Tree clearing has occurred on the northern half of the lot to install the sediment and erosion controls. The controls installed so far include a stabilized construction entrance (SCE), perimeter super silt fence (SSF) and some perimeter silt fence. High visibility fencing (HVF) has been installed along the southern perimeter of the northern half and at the culvert extension area on Pennsylvania Avenue. They have yet to install the silt fence across the northern perimeter and the silt fence check dams along the SSF. Mr. Wilson stated that they have scheduled a lane closure for this coming Monday (February 23, 2026) in order to demolish the sidewalk and install the silt fence.

The controls installed to date are satisfactory, and no sediment runoff was observed leaving the site. The disturbance on the northern perimeter next to the SCE has been temporarily stabilized with straw mulch.

With respect to the above authorization, the following violations of Environment Article Title 4 by Red Maple Place Limited Partnership were observed on this date with corrections needed immediately:

1. The sequence of construction was not followed. As it states at the top of the sequence of construction, "All required State, Federal and Local permits must be obtained prior to the pre-construction meeting." Not all required State permits were obtained prior to the pre-construction meeting. 20CP coverage has not been obtained by Southway Builders nor DXI Construction. CORRECTION: IMMEDIATELY HAVE SOUTHWAY BUILDERS AND DXI CONSTRUCTION APPLY AND OBTAIN 20CP COVERAGE.
2. Work began without 20CP coverage for Southway Builders and DXI Construction. CORRECTION: IMMEDIATELY HAVE SOUTHWAY BUILDERS AND DXI CONSTRUCTION APPLY AND OBTAIN 20CP COVERAGE.

**The installation of the remaining sediment and erosion controls may be completed; however, no further work should occur until the other operators obtain 20CP coverage. Please be advised that any further work that**

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**occurs after these controls are installed may result in an enforcement action, including, but not limited to penalties, for each day that any additional work is performed without permit coverage.**

### Sediment/Erosion - Inspection Checklist

Inspection Item	Status	Comments
Under Section 4-105(a)(3)(i) of the Environment Article, Annotated Code of Maryland a person may not begin or perform any construction unless the person obtains an approved sediment control plan.	No Violations Observed	
Under Section 4-106 of the Environmental Article, Annotated Code of Maryland, If a State or federal unit undertakes any construction as defined in § 4-105(a)(1) of this subtitle, the Department of the Environment shall review and approve this action and enforce the provisions of this subtitle and any plans approved under this subtitle.	Not Applicable	
Under Section 4-105(a)(3)(ii) of the Environment Article, Annotated Code of Maryland a person may not begin or perform any construction unless the person implements the measures contained in the approved sediment control plan.	No Violations Observed	E&S installation is underway.
Under Section 4-105(a)(3)(iii) of the Environment Article, Annotated Code of Maryland a person may not begin or perform any construction unless the person conducts the construction as specified in the sequence of construction contained in the approved sed	Out of Compliance	Not all state permits were obtained prior to the preconstruction meeting as it states at the top of the sequence of construction.
Under Section 4-105(a)(3)(iv) of the Environmental Article, Annotated Code of Maryland, Maintains the provisions of the approved sediment control plan	No Violations Observed	
Under Section 4-105(a)(3)(v) of the Environmental Article, Annotated Code of Maryland, Implements any sediment control measures reasonably necessary to control sediment runoff.	No Violations Observed	
Under Section 4-104 (B) of the Environmental Article, Annotated Code of Maryland, After July 1, 1983, any applicant for sediment and erosion control plan approval shall certify to the appropriate jurisdiction that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of the Environment approved training program for the control of sediment and erosion before beginning the project. A certificate shall be valid for a 3-year period. A certificate shall be automatically renewed unless the Department of the Environment notifies the certificate holder that additional training is required.	Not Evaluated	No one actively working on site at the time of this inspection.
Under Section 4-413(a) of the Environment Article, Annotated Code of Maryland except as authorized by a permit issued under Section 9-323 if the Article, it is unlawful for any person to add, introduce, leak, spill or otherwise emit soil or sediment into	No Violations Observed	
Under COMAR 26.08.04.09 A(2), General Discharge Permit for Storm Water Discharge Associated with Construction Activity. Activities covered under this general permit are new and existing	Out of Compliance	Not all "operators" have obtained 20CP

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**Sediment/Erosion - Inspection Checklist**

<b>Inspection Item</b>	<b>Status</b>	<b>Comments</b>
storm water discharges that are composed in whole or in part of discharge associated with construction activity as regulated under the Federal Act and Environmental Article, Title 4, Subtitles 1 and 2, Annotated Code of Maryland		coverage; only the developer.
Is the site complying with the temporary and/or permanent stabilization requirements of the approved plan?	No Violations Observed	

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**Nontidal Wetlands**

**Permit / Approval Numbers:** N/A

**NPDES Numbers:** N/A

**Inspection Reason:** Complaint, Initial Quarterly, Initial Yearly

**Site Status:** Active - No work today

**Compliance Status:** Compliance

**Recommended Action:** Continue Routine Inspection

**Evidence Collected:** Photos or Videos Taken, Visual Observation

**Inspection Findings:**

On this date, a complaint investigation was conducted at the Red Maple Place Apartments project located in Towson, Baltimore County, Maryland. To date, no nontidal wetlands authorization has been issued for this project. In the southern half of the lot, nontidal wetlands and the nontidal wetland buffer were identified, but the developer has no plans to disturb these.

During today's inspection, I did not observe any disturbance in the nontidal wetlands or the nontidal wetland buffer. Pink flagging in the forest area was observed to identify the nontidal wetlands. The high visibility orange fencing and the perimeter SSF installed along the southern perimeter of the northern half of the lot sit outside the nontidal wetland buffer.

**Nontidal Wetlands - Inspection Checklist**

<b>Inspection Item</b>	<b>Status</b>	<b>Comments</b>
Is the site authorized by a nontidal wetlands permit or Letter of Authorization?	Not Applicable	
Under COMAR 26.23.02.03 A(7), Work authorized under a permit shall begin within 3 years of the date of permit issuance and the work shall be completed within the time period specified in the permit, which may not exceed 10 years.	Not Applicable	
If this is an agricultural activity or forest harvest operation has the local SCD approved the impacts to the nontidal wetland?	Not Applicable	
If agriculture or forestry, is the impact to wetlands in compliance with the SCD approved plans and BMPs?	Not Applicable	

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### Nontidal Wetlands - Inspection Checklist

Inspection Item	Status	Comments
Under General Conditions of NTW permit/letter of authorization, Permittee shall notify the Administration's Compliance Program at least 5 days before starting activities.	Not Applicable	
Under COMAR 26.17.04.04 M, Final action on any application will be deferred pending receipt of an approved sediment and erosion control plan from the local soil conservation district, when the local approval is required under COMAR 26.17.01.	Not Applicable	
Under COMAR 26.08.02.10E(2)(b)(i), The applicant shall: Obtain the State water quality certification before the conduct of any activity requiring the federal permit.	Not Applicable	
Under COMAR 26.23.03.02 A(8), Remove excess fill or construction material or debris to an upland disposal area	Not Applicable	
Under COMAR 26.08.02.11B(4)(f), To protect important aquatic species, in-stream work is prohibited as determined by the use designation of the stream, as follows: (i) Use I and Use I-P Waters. In-stream work may not be conducted during the period March 1 through June 15, inclusive, during any year. (ii) Use II Waters. In-stream work may not be conducted during the period June 1 through September 30 or December 16 through March 14, inclusive, during any year. (iii) Use III and Use III-P Waters. In-stream work may not be conducted during the period October 1 through April 30, inclusive, during any year. (iv) Use IV and Use IV-P Waters. In-stream work may not be conducted during the period March 1 through May 31, inclusive, during any year.	Not Applicable	
Under COMAR 26.19.01.04 B, The use of explosives in seismic operations on or in the waters of the Chesapeake Bay and its tributaries is prohibited.	Not Applicable	
Under COMAR 26.23.04.03 J(1), The permittee or person conducting an agricultural activity shall successfully implement the approved mitigation plan within the time period required by the Department and specified in the mitigation plan.	Not Applicable	

## Waterway Construction

**Permit / Approval Numbers:** N/A

**NPDES Numbers:** N/A

**Inspection Reason:** Complaint, Initial Quarterly, Initial Yearly

**Site Status:** Active - No work today

**Compliance Status:** Compliance

**Recommended Action:** Continue Routine Inspection

**Evidence Collected:** Photos or Videos Taken, Visual Observation

### **Inspection Findings:**

On this date, a complaint investigation was conducted at the Red Maple Place Apartments project located in Towson, Baltimore County, Maryland. To date, no authorization has been issued for this project. In the southern half of the lot,

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a perennial stream was identified by MDE personnel during a pre-application meeting held on February 11, 2026. The culvert extension work will require authorization from MDE's Waterway Construction Division. MDE has not received the application as of this date.

Upon arrival, I walked the site. No work has occurred in the proposed culvert extension area other than the installation of the orange HVF. As a reminder, no other work should occur in this area until authorization is granted by MDE for the proposed stream impacts.

### Waterway Construction - Inspection Checklist

Inspection Item	Status	Comments
Has the activity/construction been authorized by a Nontidal Wetlands and Waterway Authorization?	Not Evaluated	A JPA is required to be submitted to MDE for the culvert extension work that will disturb a perennial stream.
Is the activity/construction occurring in accordance with the approved plan and permit conditions?	Not Applicable	
Under COMAR 26.17.04.10 B(1), In addition to the conditions imposed on the categories of construction activities set forth in §A of this regulation, an owner of a project site subject to the general waterway construction permit shall do all of the following: (1) Provide the Administration with 30 days advance written notice of the planned construction activity including any required plans, specifications, and the construction schedule, and provide anticipated dates of the beginning of construction activity;	Not Applicable	
Under COMAR 26.17.04.10 B(4), In addition to the conditions imposed on the categories of construction activities set forth in §A of this regulation, an owner of a project site subject to the general waterway construction permit shall do all of the following: (4) When applicable, obtain an approved sediment and erosion control plan from the local soil conservation district before construction;	Not Applicable	
Under COMAR 26.08.02.11B(4)(f), To protect important aquatic species, in-stream work is prohibited as determined by the use designation of the stream, as follows: (i) Use I and Use I-P Waters. In-stream work may not be conducted during the period March 1 through June 15, inclusive, during any year. (ii) Use II Waters. In-stream work may not be conducted during the period June 1 through September 30 or December 16 through March 14, inclusive, during any year. (iii) Use III and Use III-P Waters. In-stream work may not be conducted during the period October 1 through April 30, inclusive, during any year. (iv) Use IV and Use IV-P Waters. In-stream work may not be conducted during the period March 1 through May 31, inclusive, during any year.	Not Applicable	
Under COMAR 26.08.02.10E(2)(b)(i), The applicant shall: Obtain the State water quality certification before the conduct of any activity requiring the federal permit.	Not Applicable	
In the case of emergency repairs, has the owner notified the Department within 24 hours of initiating repairs and are the repairs	Not Applicable	

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**Waterway Construction - Inspection Checklist**

Inspection Item	Status	Comments
limited to the minimum necessary to safeguard life and property from imminent danger?		
For any permanent impoundment, has the construction been authorized by the local NRCS or the Department?	Not Applicable	
For all completed dams and ponds, has the permittee submitted an as-built certification?	Not Applicable	

**Contact this inspector upon implementation of the requested corrective actions, reasonably necessary to bring the site into compliance. If the corrective actions cannot be completed within the prescribed time frames above, you should continue to advise this inspector of the status of the measures taken to complete the corrective actions. If you have any questions, need assistance or to request a re-inspection, please contact this inspector *at or in writing* at [410-537-3519](tel:410-537-3519) or by e-mail at [kari.hanson@maryland.gov](mailto:kari.hanson@maryland.gov).**

Inspector: *Kari Hanson* 02/20/2026 Received by: \_\_\_\_\_  
 Kari Hanson /Date Signature/Date  
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 410-537-3510  
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 Print Name