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Clear Report

CHAPTER 102 INSPECTION REPORT

PA Department of Environmental Protection

Permit No.: PAD510225

Report No.: 23

GENERAL INFORMATION

Project/Site Name:	<u>Alliance 51st Street, Philadelphia</u>	Permit Issuance Date:	<u>9/5/2023</u>
Site Address:	<u>1656 S. 51st St.</u>	Permit Expiration Date:	<u>9/4/2028</u>
Site City, State, ZIP:	<u>Philadelphia, PA 19143</u>	Permit Type:	<u>NPDES IP</u>
RP/Permittee Name:	<u>Eric Carlson</u>	Site Municipality(ies):	<u>Philadelphia</u>
RP/Permittee Address:	<u>40 Morris Ave., Suite 230</u>	Site County(ies):	<u>Philadelphia</u>
RP/Permittee City, State, ZIP:	<u>Bryn Mawr, PA 19010</u>	Earth Disturbance:	<u>11.54</u> acres
RP/Permittee Email:	<u>ecarlson@alliancehp.com</u>	Site Latitude:	<u>39.935278</u>
Surface Water(s):	<u>Schuylkill River</u>	Site Longitude:	<u>- 75.209236</u>
Special Protection?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Complaint Inspection?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction Stage:	<u>Inactive</u>	Activity:	<u>Construction ≥ 1 ac.</u>

Operator Name	Operator Company	Operator Email	Approved
n/a			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

INSPECTION INFORMATION

Inspection Date:	<u>6/3/25</u>	Inspection Time:	<u>11:00</u> <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM
Lead Inspector Name:	<u>Robert Page</u>	Inspector Email:	<u>ropage@pa.gov</u>
Inspector Title:	<u>Env. Grp. Mgr.</u>	Inspector Phone:	<u>484.250.5104</u>
Other Inspector(s):	<u>n/a</u>	Weather:	<u>Sunny, 79°F</u>
Was a representative of the project on-site during the inspection?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Representative Name:	<u>n/a</u>	Email:	<u>n/a</u>
Representative Company:	<u>n/a</u>	Phone:	<u>n/a</u>
Type of Inspection:	<input type="checkbox"/> Initial <input checked="" type="checkbox"/> Follow-up (Previous Report #22)	<input checked="" type="checkbox"/> Photographs attached	

Brief description of the site and summary of observations:

Robert Page (DEP) conducted a Chapter 102 inspection of this industrial redevelopment site (reference previous Chapter 102 inspections between July 18, 2024 and May 6, 2025).

No permittee representatives were present; I did not enter the site and took all pictures and observations from 51st Street and the Bartram's Garden trail.

I noted that the filter sock along both 51st St. gates to the site were in proper position and in good operating condition. Mulching levels at the upslope portion of the site appeared relatively uniform. Very little permanent stabilization was observed in the upslope portion of the site.

The stone stockpile near the 51st St. midslope site boundary appeared unchanged from the previous inspection. The "For Lease" signage remains in place. Some permanent stabilization was observed in the midslope portion of the site, but not approaching a 70% uniform stabilized condition.

(summary continued on Page 4)

INSPECTION FINDINGS	
<input checked="" type="checkbox"/>	No violations observed at this time.
a. <input type="checkbox"/>	Failure to implement and/or maintain E&S BMPs for earth disturbance (§§ 102.4(b)(1), 102.22(a)(1)).
b. <input type="checkbox"/>	Failure to develop and/or implement a written E&S Plan (§ 102.4(b)(2)).
c. <input type="checkbox"/>	Failure to have a person trained and experienced in E&S control methods develop an E&S Plan (§ 102.4(b)(3)).
d. <input type="checkbox"/>	Failure to have the E&S Plan and/or inspection/monitoring reports on-site and available for review (§ 102.4(b)(8)).
e. <input type="checkbox"/>	Failure of permittee to obtain all necessary approvals/permits from DEP/CCD prior to commencing earth disturbance (§ 102.4(d)).
f. <input type="checkbox"/>	Failure to hold a pre-construction meeting and/or invite DEP/CCD staff and/or provide at least 7 days' notice (§ 102.5(e)).
g. <input type="checkbox"/>	Failure of an operator to submit a co-permittee acknowledgement form (§ 102.5(h)).
h. <input type="checkbox"/>	Failure to prepare and/or implement and/or provide upon request a PPC Plan when required (§ 102.5(l)).
i. <input type="checkbox"/>	Failure to temporarily stabilize areas where there will be a cessation of earth disturbance activities for at least 4 days (§ 102.22(b)).
j. <input type="checkbox"/>	Failure to complete or accurately complete visual site inspections as required by the permit (CSL § 402(b)).
k. <input type="checkbox"/>	Failure to implement PCSM BMPs as specified in the approved PCSM Plan (§ 102.8(a)).
l. <input type="checkbox"/>	Failure to operate and maintain PCSM BMPs as specified in an approved PCSM Plan or deed (§ 102.8(a)).
m. <input type="checkbox"/>	Failure to have the PCSM Plan, inspection reports, and/or monitoring records available for review (§ 102.8(j)).
n. <input type="checkbox"/>	Failure to have a licensed professional or a designee present on-site during critical stages of PCSM BMPs (§ 102.8(k)).
o. <input type="checkbox"/>	Failure to record an instrument for PCSM BMPs (§ 102.8(m)(2)).
p. <input type="checkbox"/>	Failure to meet riparian forest buffer criteria (§ 102.14(b)).
q. <input type="checkbox"/>	Failure to permanently stabilize a project site or any phase or stage thereof (§ 102.22(a)).
r. <input type="checkbox"/>	Failure to remove temporary E&S BMPs once permanent stabilization has been established (§ 102.22(a)(1)).
s. <input type="checkbox"/>	Failure to obtain NPDES permit prior to commencing earth disturbance activity with at least one acre of disturbance (§ 102.5(a)).
t. <input type="checkbox"/>	Failure to obtain E&S permit prior to commencing earth disturbance activity with at least 25 acres of disturbance for timber harvesting and road maintenance (§ 102.5(b)).
u. <input type="checkbox"/>	Failure to obtain E&S permit prior to commencing earth disturbance activity with at least 5 acres of disturbance for oil and gas activities (§ 102.5(c)).
v. <input type="checkbox"/>	Failure of activity not requiring a permit to comply with Chapter 102 requirements (§ 102.5(k)).
w. <input type="checkbox"/>	Failure to follow the approved construction sequence in an E&S or PCSM Plan (CSL § 402(b)).
x. <input type="checkbox"/>	Failure to submit a Notice of Termination (NOT) (§ 102.7(a)).
y. <input type="checkbox"/>	Unauthorized discharge of polluting substances to waters of the Commonwealth resulting in pollution (CSL § 401).

z.	<input type="checkbox"/>	Failure to comply with the terms and conditions of a permit or order (CSL § 402(b)).
aa.	<input type="checkbox"/>	Failure to remove building materials and/or wastes from the site for recycling or disposal in accordance with DEP regulations as required by the permit (CSL § 402(b)).
bb.	<input type="checkbox"/>	Failure to comply with DEP regulations or the Clean Streams Law (CSL § 611).
cc.	<input type="checkbox"/>	Failure to take necessary measures to prevent pollutants from reaching waters of the Commonwealth (§ 91.34(a)).
dd.	<input type="checkbox"/>	Failure to notify DEP of new or expanded earth disturbance not identified in an NPDES permit application (§ 92a.24(b)).
ee.	<input type="checkbox"/>	Failure to notify and/or obtain authorization from DEP/CCD for changes to NPDES permitted activities (§ 92a.41(a)(12)).
ff.	<input type="checkbox"/>	Other:
	<input type="checkbox"/>	During the inspection violations of Chapter 105 were observed and are identified in a separate Chapter 105 inspection report.
	<input type="checkbox"/>	E&S BMPs were evaluated and appear to be functioning as designed.
	<input type="checkbox"/>	PCSM BMPs were evaluated and appear to be functioning as designed.
	<input type="checkbox"/>	Form 3800-FM-BCW0531a was used to document the PCSM BMP evaluation.
	<input type="checkbox"/>	There is a need for modifications to the E&S Plan, PCSM Plan, or permit coverage. Describe:

COMPLIANCE ASSISTANCE RECOMMENDATIONS

1. In accordance with DEP's Erosion and Sediment Pollution Control Program Manual, Technical Guidance No. 363-2134-008 (March 2012), Page 65, inspect filter socks weekly and after each runoff event. In addition, DEP requests that damaged socks be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.
2. Maintaining filtersock areas, to prevent any overtopping condition, is recommended.
3. It is recommended to investigate the addition of a storage BMP (i.e., a sediment basin) in the downslope portion of the site.
4. Since the growing season is under way as of the time of this inspection, DEP recommends considering strategies for further site stabilization at this time.
5. Replacement of the filter socks in front of the inlets draining to the Schuylkill River (along the wall of the Bartram's Garden trail), is recommended.

ADDITIONAL COMMENTS

(continued from Page 1)

The rolled up portion of erosion control matting noted in the previous inspection, was repaired by the time of this inspection. Two vertical strips of permanent stabilization were noted on the large fill dirt stockpile (see accompanying photograph). All other erosion control matting that was visible, appeared to be in proper operational condition. I noted other areas of permanent stabilization on the back side of the large fill dirt stockpile (adjacent to the railroad tracks).

I observed a short stretch of filtersock along the downslope boundary of the site were nearing an overtopping condition by collected mulch from upslope areas.

The tarp covering the small pile of contaminated soil downslope of the large fill dirt stockpile was intact and fully covered the soil.

I observed that the inlet protection filter sock along the Bartram's Garden trail was moved to the other side of the trail.

I noted some new sediment deposits at low points of the adjacent section of the Bartram's Garden trail (under the railroad bridge). Given that I did not note evidence of a sediment trail leading from the site to these deposits, and am not noting any Chapter 102 violations in this inspection report, and a deposit was upgradient from where any sediment leaving the site would have gone, it is possible that the new sediment deposits were left by other sources, such as river flooding during both high tide and a heavy rain event; or from upslope areas not part of the Alliance 51st site.

No violations noted during this inspection.

DEP will be continuing to follow up on this site, and Robert Page can be reached at 484.250.5104 or ropage@pa.gov.

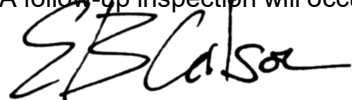
NOTICE AND SIGNATURES

This report is official notification that a representative of the Department of Environmental Protection (DEP) has conducted an inspection of your earth disturbance activity to determine compliance with 25 Pa. Code Chapter 102 and the Pennsylvania Clean Streams Law. This representative may be an employee of a County Conservation District (CCD), which by delegation agreement with DEP is authorized to investigate complaints, inspect earth disturbance activities and conduct compliance actions. Any violations observed by DEP/CCD have been noted in this report and constitute unlawful conduct as defined in Section 611 of the Clean Streams Law. Failure to take corrective actions to resolve the violations may result in administrative, civil and/or criminal penalties being assessed by DEP as specified at Section 602 of the Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation. This report does not constitute an Order or appealable action of DEP. Nothing contained herein shall be deemed to grant or imply immunity from legal action for any violation noted herein. For further information or assistance contact the DEP/CCD inspector.

The Project Site Representative's signature acknowledges that they have read the report and were given an opportunity to discuss the report with the inspector. The signature does not necessarily mean the signee agrees with the report. All comments by the inspector are based on visual site observations and do not constitute professional practice under applicable law.

☐ Violations are documented in this report and this report serves as a Notice of Violation (NOV).

☒ A follow-up inspection will occur on or about: ongoing



Site Representative Signature

6/18/2025

Date



Inspector Signature

6/18/25

Date

cc: Philadelphia Water Department

PHOTOGRAPHS



Upslope gate filter sock and upslope section of site.



Upslope portion of site.

PHOTOGRAPHS



Midslope gate and stone stockpile.



"For Lease" sign and midslope portion of site.

PHOTOGRAPHS



Midslope section of site with large fill dirt stockpile in background.



Midslope and upslope section of site with testing areas at center.

PHOTOGRAPHS



Midslope section of site and large fill dirt stockpile.



Close-up of downslope filter sock nearing an overtopping condition.

PHOTOGRAPHS



Contaminated fill dirt stockpile at left center, covered by tarp; downslope portion of large fill dirt stockpile in background.



Rear portion of large fill dirt stockpile (facing railroad tracks); stone-covered swale with silt sock.

PHOTOGRAPHS



Bartram's Garden trail with sediment staining.



Bartram's Garden trail with river inlet filter sock moved away from inlet.

PHOTOGRAPHS



Sediment staining and deposit on Bartram's Garden trail along wall adjacent to Schuylkill River.

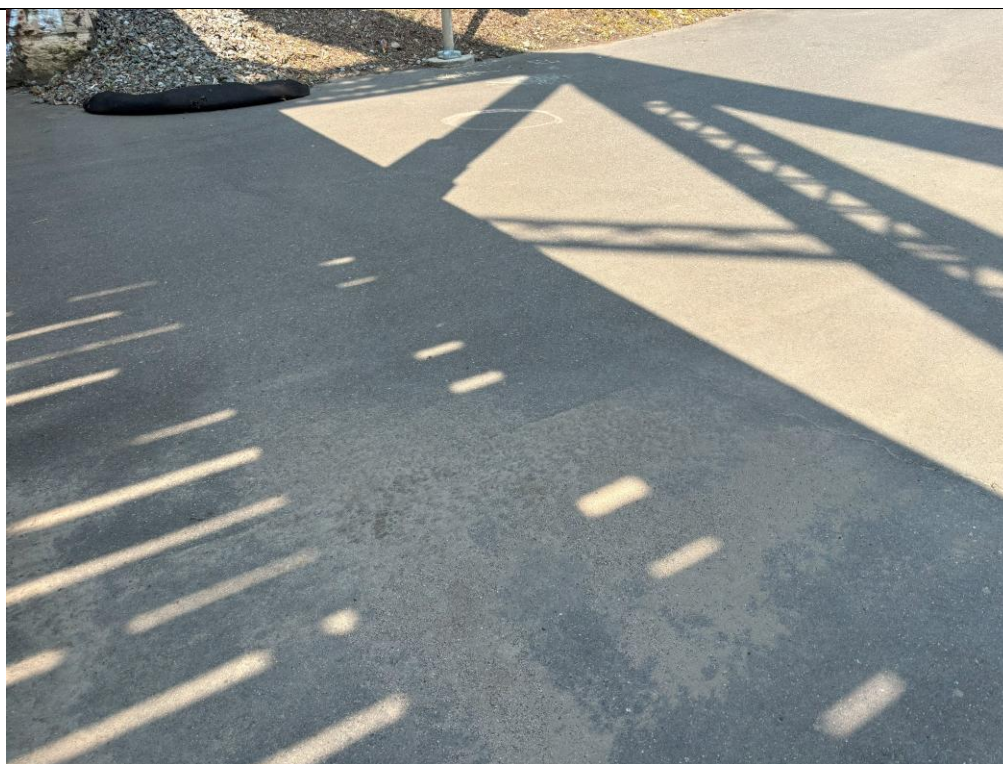


Sediment deposits and staining on Bartram's Garden trail under railroad bridge, looking towards Schuylkill River.

PHOTOGRAPHS



Sediment staining and deposits along Bartram's Garden trail along wall adjacent to Schuylkill River, under railroad bridge.



Sediment staining on Bartram's Garden trail, under railroad bridge.
End of photo log.