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Clear Report

CHAPTER 102 INSPECTION REPORT

PA Department of Environmental Protection

Permit No.: PAD510225

Report No.: 33

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?	☐ Yes ☒ No	Complaint Inspection?	☒ Yes ☐ No
Construction Stage:	<u>Inactive</u>	Activity:	<u>Construction ≥ 1 ac.</u>

Operator Name	Operator Company	Operator Email	Approved
n/a			☐
			☐
			☐

INSPECTION INFORMATION

Inspection Date:	<u>7/24/26</u>	Inspection Time:	<u>11:25</u> ☒ AM ☐ PM
Lead Inspector Name:	<u>Robert Page</u>	Inspector Email:	<u>ropage@pa.gov</u>
Inspector Title:	<u>Environmental Group Manager</u>	Inspector Phone:	<u>484.250.5104</u>
Other Inspector(s):	<u>n/a</u>	Weather:	<u>Sunny, 84° F</u>
Was a representative of the project on-site during the inspection?	☐ Yes ☒ 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:	☐ Initial ☒ Follow-up (Previous Report #32)	☒ 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 June 5, 2026).

The observed upslope portion of the site maintained adequate mulching levels. The "For Lease" signage remains in place, and the stone stockpile appeared to be unchanged.

The midslope portion of the site was noted to have maintained adequate mulching levels. A short stretch of security fence along 51st Street near Botanic St. was damaged.

(summary continued on Page 4)

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

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

COMPLIANCE ASSISTANCE RECOMMENDATIONS

1. DEP requests that the large fill dirt stockpile be fully temporarily stabilized, to maintain compliance with 25 Pa. Code, Section 102.22(b). Permanent stabilization measures are recommended. DEP's Erosion and Sediment Pollution Control Program Manual, Technical Guidance No. 363-2134-008 (March 2012), Chapter 11, may be consulted for further information regarding stabilization.
2. 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.
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. Repairing the section of the damaged security fence near the intersection of 51st and Botanic Sts. is recommended.
5. Replacing the worn-out sections of downslope filtersock is recommended.

ADDITIONAL COMMENTS

(continued from Page 1)

I observed significant rilling, gullying, and erosion on the large fill dirt stockpile. Failure to temporarily stabilize any stage or phase of any activity where a cessation of activity will exceed 4 days, by seeding, mulching, or otherwise protecting from accelerated erosion and sedimentation pending future earth disturbance activities, is a violation of 25 Pa. Code, Section 102.22(b).

I observed the compost filter sock along the downslope (Eastern) portion of the site to be showing significant wear, with all portions still functional, but some near the end of their functional timeframe.

The downstream set of Bartram's Garden trail yellow gates were closed, but the signage indicating that the trail is open, remained in place.

I observed that the tarp covering the contaminated fill dirt stockpile was in good condition, and was protective of the stockpile.

The far side of the large fill dirt stockpile (facing the railroad tracks) had some stabilization observed. No changes were noted regarding the rock-lined swale and silt fences.

There was no new sediment plume or trail coming from the site onto the Bartram's Garden trail. At least one heavy rain event had occurred in the two weeks prior to this inspection.

The two pipe outfalls (the pipes currently of undetermined origin) along the Schuylkill River, across the Bartram's Garden trail from the site, were half-submerged within the high tide status of the River during this inspection.

The downstream set of Bartram's Garden trail gates were open.

The photo log of this inspection appears on the following pages. DEP will be following up on this site. Robert Page can be reached at 484.250.5104 or ropage@pa.gov.

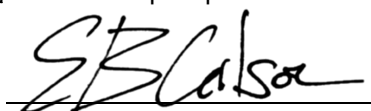
NOTICE AND SIGNATURES

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

8/20/2026

Date



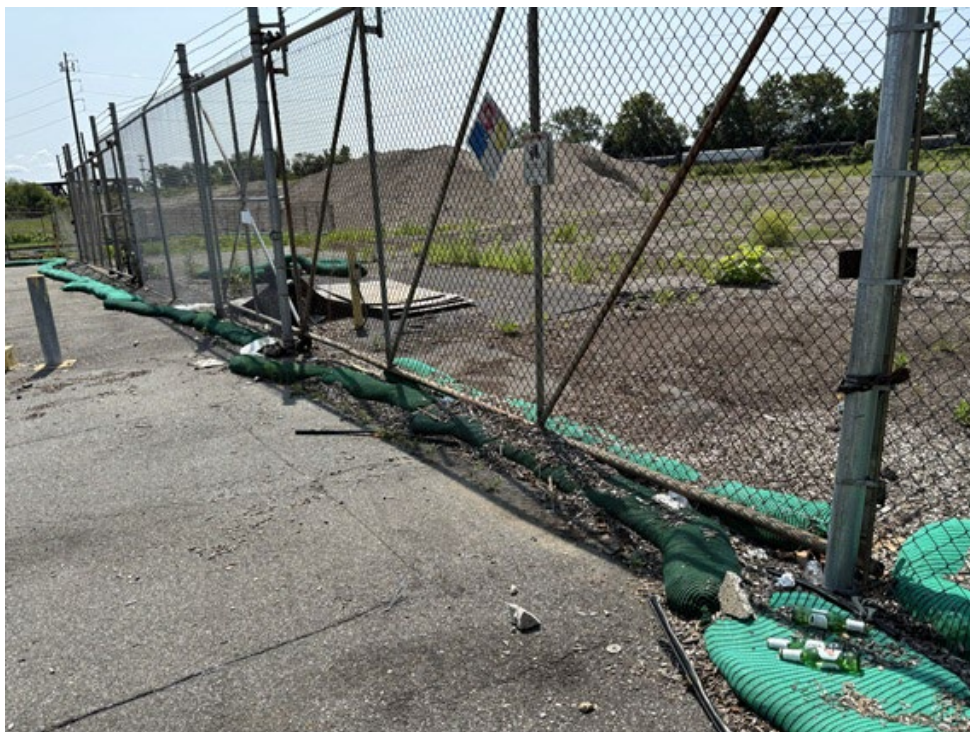
Inspector Signature

8/7/26

Date

cc: Philadelphia Water Department

PHOTOGRAPHS



Upslope gate area of site.



Mulching in upslope portion of site.

PHOTOGRAPHS



Stone stockpile in midslope section of site.



“For Lease signage”, filter sock, and stabilization in midslope portion of site.

PHOTOGRAPHS



Midslope portion of site.



Large fill dirt stockpile, with erosion rills and gullies present.

PHOTOGRAPHS



Downslope portion of large fill dirt stockpile, with significant erosion present.



Section of damaged security fence along 51st St.

PHOTOGRAPHS



Closed gate of Bartram's Garden trail at 51st & Botanic Sts., but signage on gate indicates trail is open.



Contaminated fill dirt stockpile covered by blue tarp, with filter sock in foreground.

PHOTOGRAPHS



Filter sock at downslope border of site showing wear.



Filter sock at downslope border of site showing wear.

PHOTOGRAPHS



Silt fence and stone lined swale at eastern end of site.



Bartram's Garden trail at downslope-most boundary of site.

PHOTOGRAPHS



Downstream set of gates on the Bartram's Garden trail.



Pipe outfalls (pipes of undetermined origin) across the Bartram's Garden trail from site; half submerged by high tide.

PHOTOGRAPHS



Bartram's Garden trail on opposite side of railroad bridge from site.
End of photo log.