



CHAPTER 102 INSPECTION REPORT

PA Department of Environmental Protection

Permit No.: PAD510225

Report No.: 29

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Clear Report

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>1/22/26</u>	Inspection Time:	<u>10:25</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>Environmental Group Manager</u>	Inspector Phone:	<u>484.250.5104</u>
Other Inspector(s):	<u>n/a</u>	Weather:	<u>Partly sunny, 48° 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 #28) <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 November 13, 2025).

Most of the site was snow-covered during this inspection, as seen in the accompanying photo log.

The observable filter sock in the upslope portions of the site were seen to be in good operating condition. Some stretches of observable filter sock in midslope portions of the site showed some signs of wear.

The "For Lease" signage remains in place, and the stone stockpile appeared to be unchanged.

(summary continued on Page 4)

INSPECTION FINDINGS	
	<input type="checkbox"/> No violations observed at this time.
a.	<input checked="" 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. To maintain compliance with 25 Pa. Code, Section 102.4(b)(1), it is requested to abate the presence of erosion rills and gullies on the large fill dirt stockpile as soon as ground conditions allow.
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. 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.
5. It is recommended to begin exploring the replacement of the jute erosion control matting at this time, in anticipation of a possible required replacement in Spring 2026.
6. Replacement of the tarp covering the contaminated fill dirt stockpile is recommended.

ADDITIONAL COMMENTS

(continued from Page 1)

I noted that erosion gullies and rills remained present on the large fill dirt stockpile in the portions that were not snow-covered (in the angle facing 51st St. and on the back side). Therefore, the violation of 25 Pa. Code, Section 102.4(b)(1) (failure to implement and maintain E&S BMPs to minimize the potential for accelerated erosion and sedimentation) remains open.

The downstream set of Bartram's Garden trail yellow gates were open. The set of gates at 51st and Botanic Sts. were closed, but signage indicating that the trail was open, remained in place.

I observed that the tarp covering the contaminated fill dirt stockpile developed two small holes since the last inspection, but remained protective of the large majority of that stockpile.

The portion of the Bartram's Garden trail adjacent to the lowest part of the site, where the sediment staining has been observed in the prior inspections, was snow and ice covered during this inspection, and could not be evaluated for any new sediment discharge.

The two pipe outfalls (the pipes currently of undetermined origin) along the Schuylkill River were observed during this inspection, which occurred near low tide. One pipe, the upstream pipe, demonstrated a drip of one drop approximately every 5 seconds. The downstream pipe, while not indicating any drip, had some moisture along the pipe interior.

I noted the presence of several new "No Trespassing" signs posted on the security fence along the perimeter of the site.

The photo log of this inspection appears on the following pages.

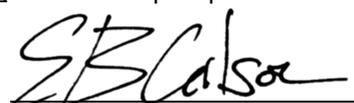
DEP will be following up on this site, including the violations noted in this report. Robert Page can be reached at 484.250.5104 or ropage@pa.gov.

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

1/28/2026

Date



Inspector Signature

1/28/26

Date

cc: **Philadelphia Water Department**

PHOTOGRAPHS



Filtersock at upslope gate of site.



Upslope portion of site.

PHOTOGRAPHS



Stone stockpile at midportion slope of site.



"For Lease" signage along 51st St.

PHOTOGRAPHS



Filtersock along 51st St. site boundary.



Midslope portion of site with large fill dirt stockpile in distance.

PHOTOGRAPHS



Looking toward downslope portion of site and interior bend of large fill dirt stockpile.



Portion of filter sock indicating some wear.

PHOTOGRAPHS



Bartram's Garden trail gates at 51st and Botanic Sts.



Contaminated fill dirt stockpile under tarp at center.

PHOTOGRAPHS



South-facing side of large fill dirt stockpile.



Bartram's Garden trail from railroad bridge, looking towards 51st St.

PHOTOGRAPHS



Bartram's Garden trail path downstream of site.



Bartram's Garden trail, under railroad bridge.

PHOTOGRAPHS



Two discharge pipes on Schuylkill River bank on opposite side of Bartram's Garden trail path from site.



Close-up of discharge pipes photographed above, with drip present from upstream pipe.

PHOTOGRAPHS



**One of the several new “No Trespassing” signs posted along security fence since last inspection.
End of photo log.**