

*Defining Place:*

Creating artist-designed gathering places



*Reusing & Recycling Materials:*

Artists could consider the history and function of McMillan by reusing materials



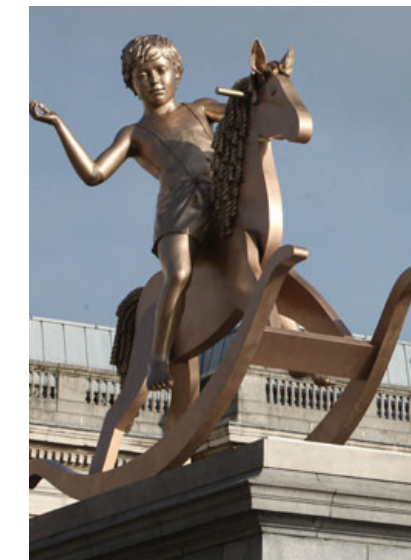
*Integrated Streetscape Design:*

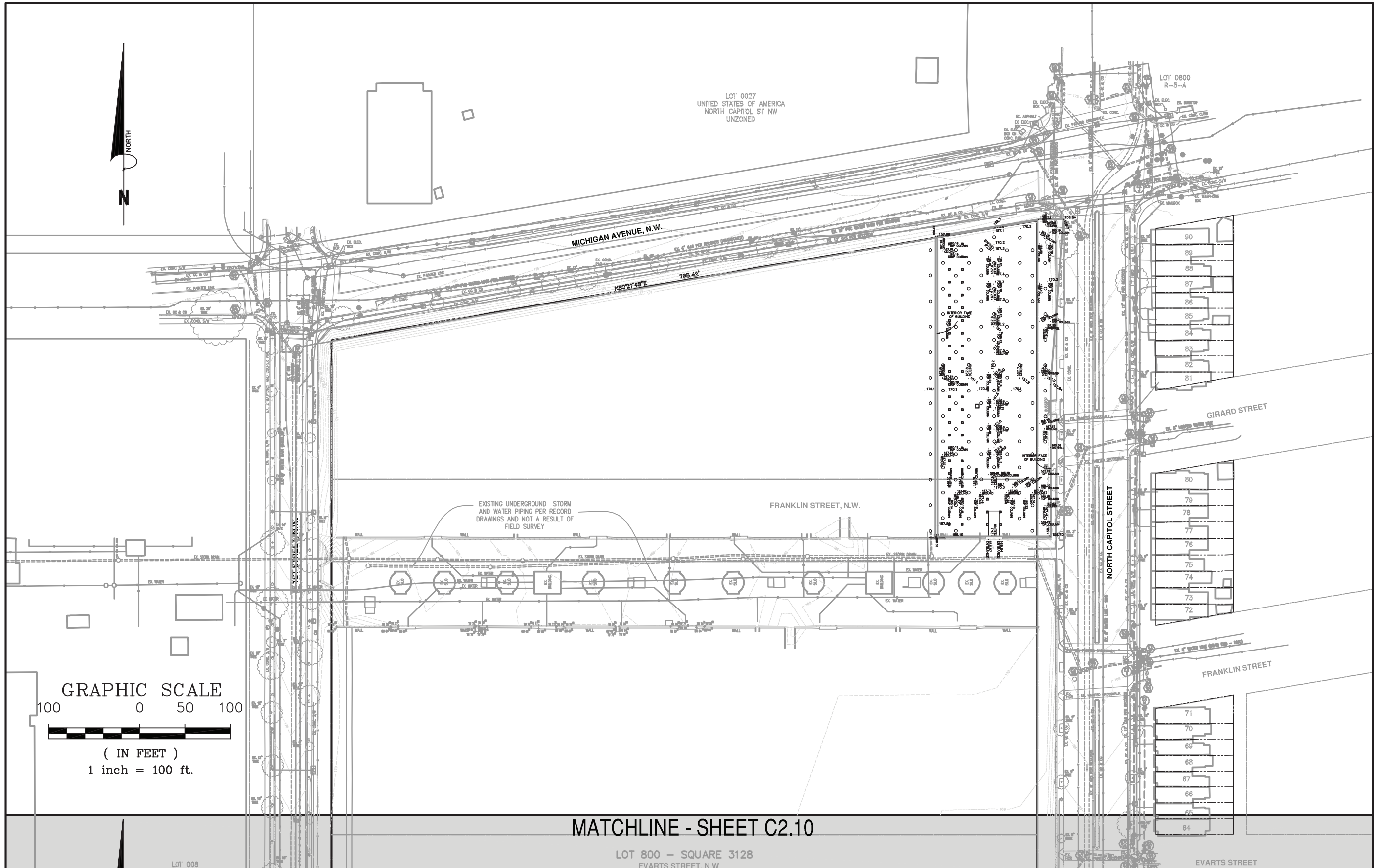
Functional objects made by artists (e.g. benches and pavers)

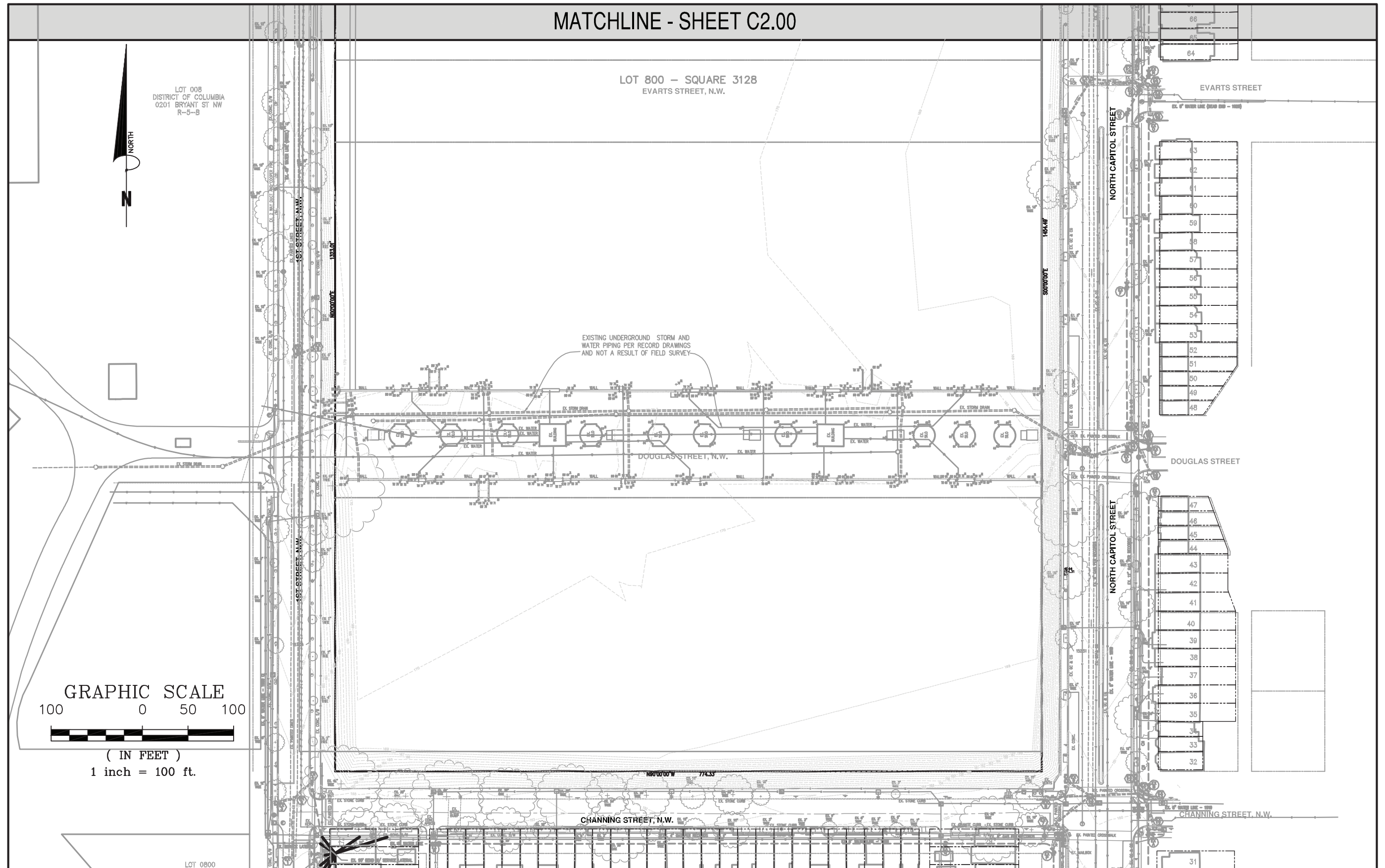


*Dynamic Platforms for Contemporary Art:*

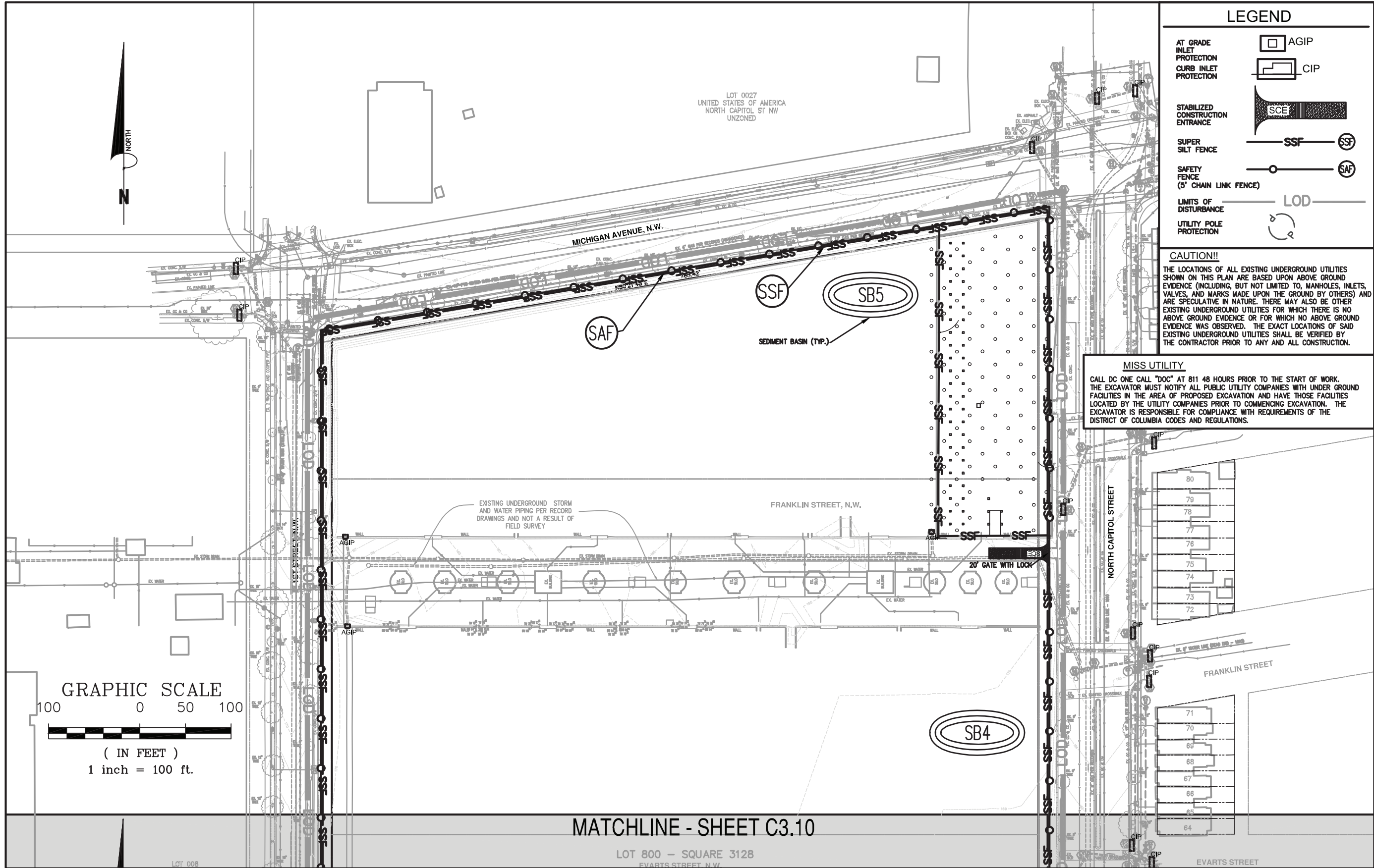
Permanent spaces for rotating art installations







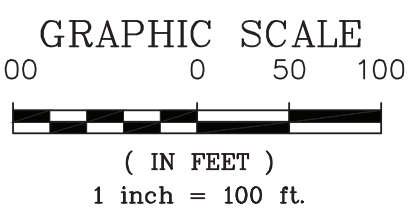
# EROSION AND SEDIMENT CONTROL PLAN



LEGEND	
AT GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
STABILIZED CONSTRUCTION ENTRANCE	SCE
SUPER SILT FENCE	SSF
SAFETY FENCE (5' CHAIN LINK FENCE)	SAF
LIMITS OF DISTURBANCE	LOD
UTILITY POLE PROTECTION	UPP

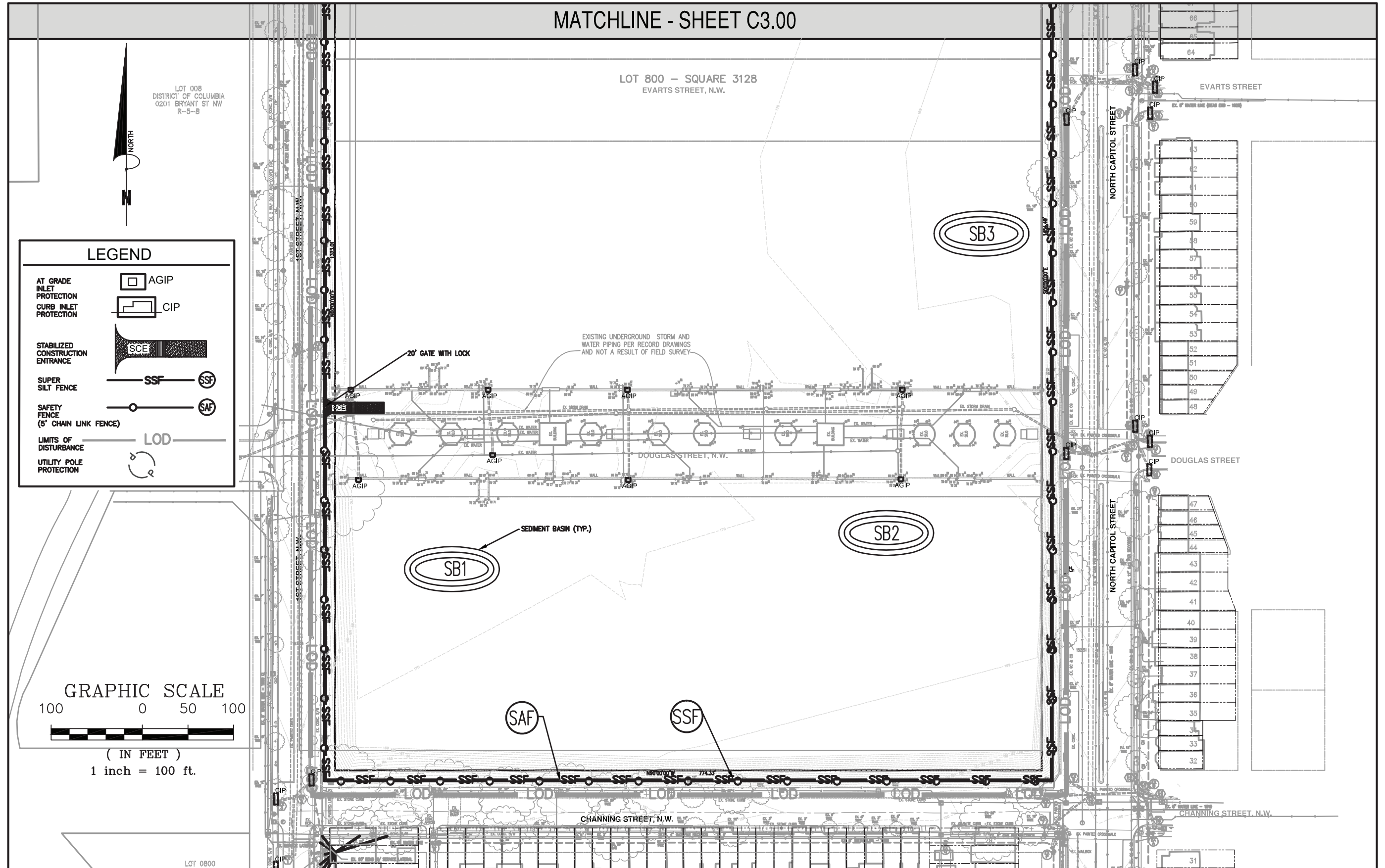
**CAUTION!!**  
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

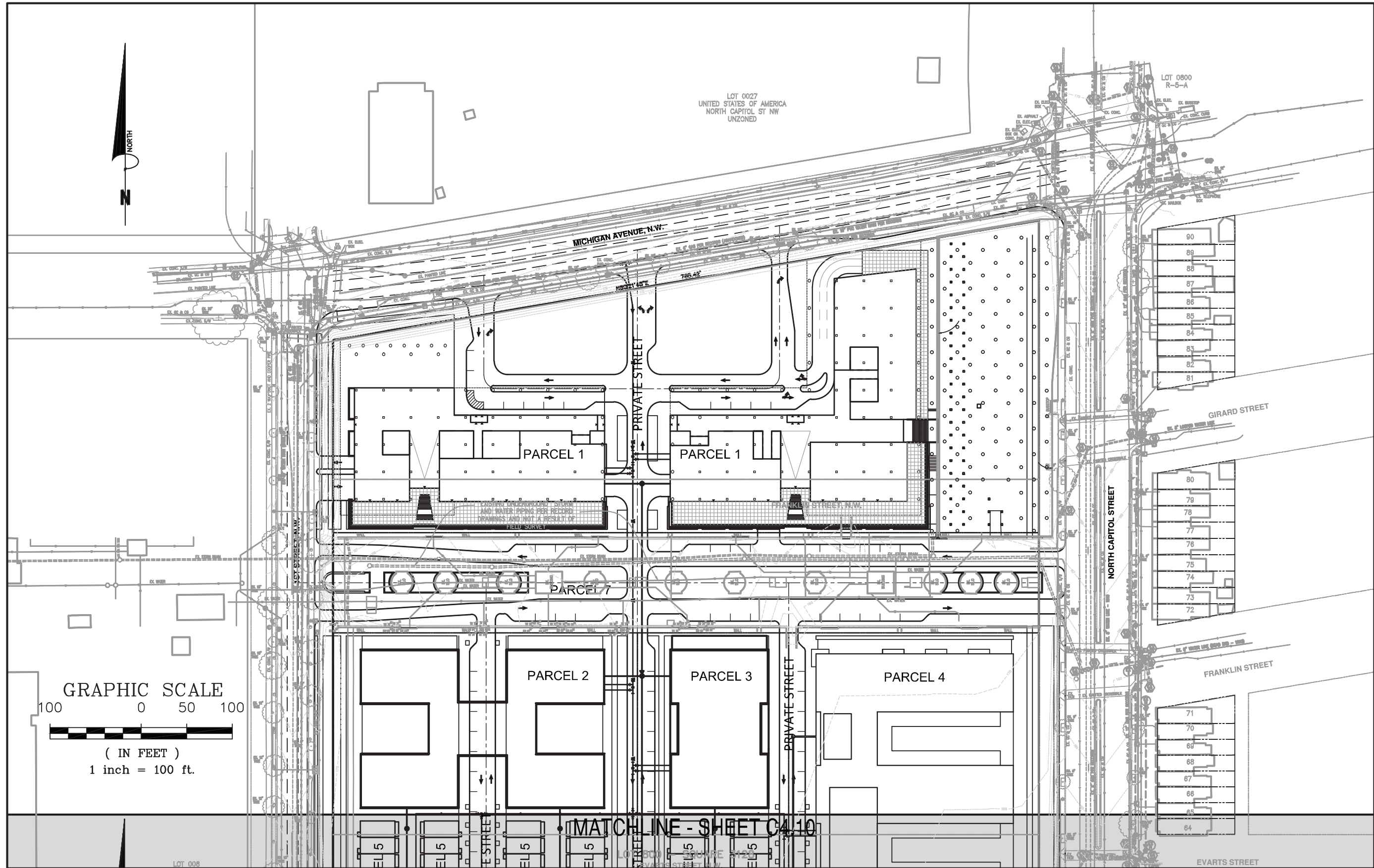
**MISS UTILITY**  
 CALL DC ONE CALL "DOC" AT 811 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

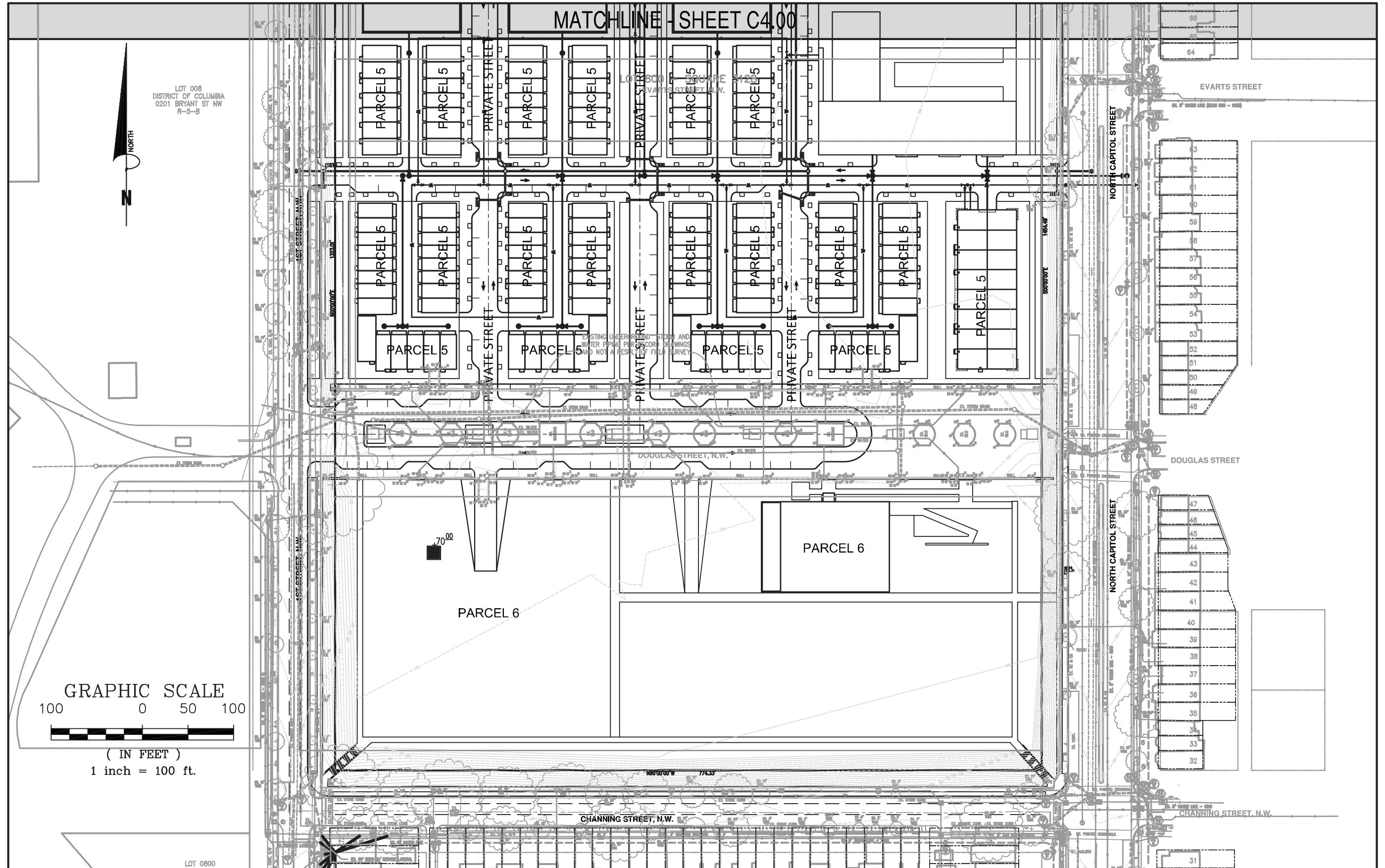


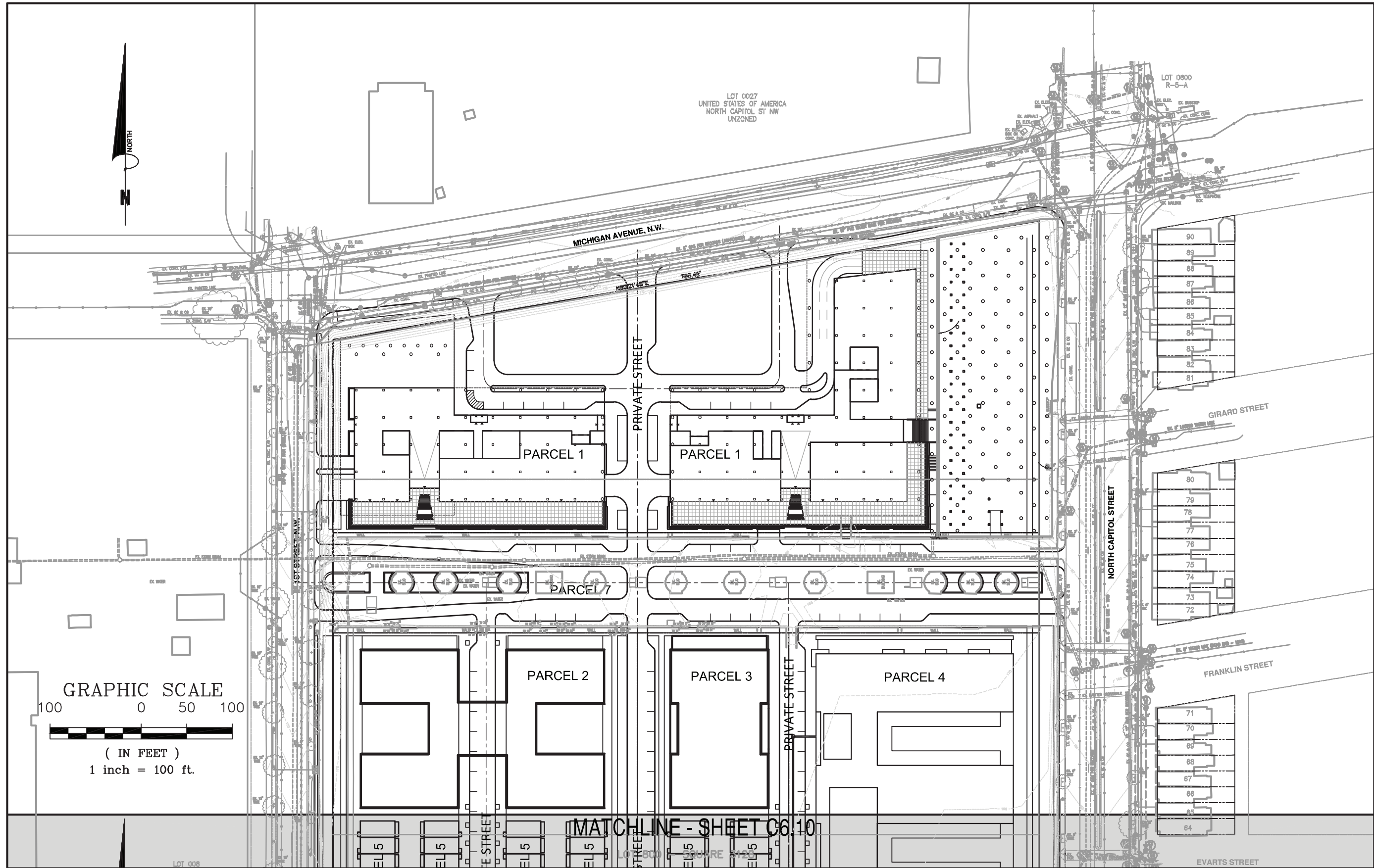
MATCHLINE - SHEET C3.10

LOT 800 - SQUARE 3128  
 EVARTS STREET, N.W.

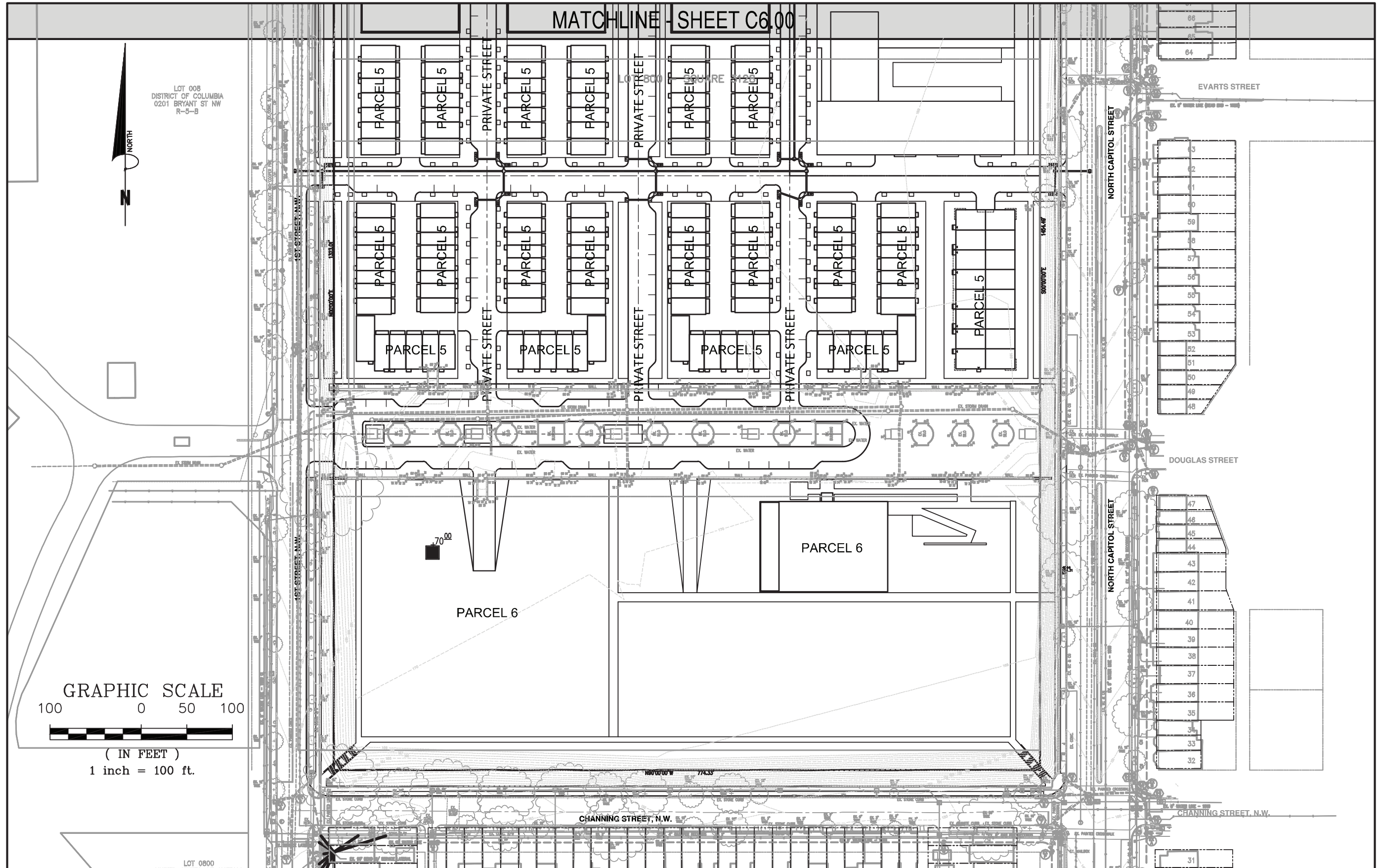


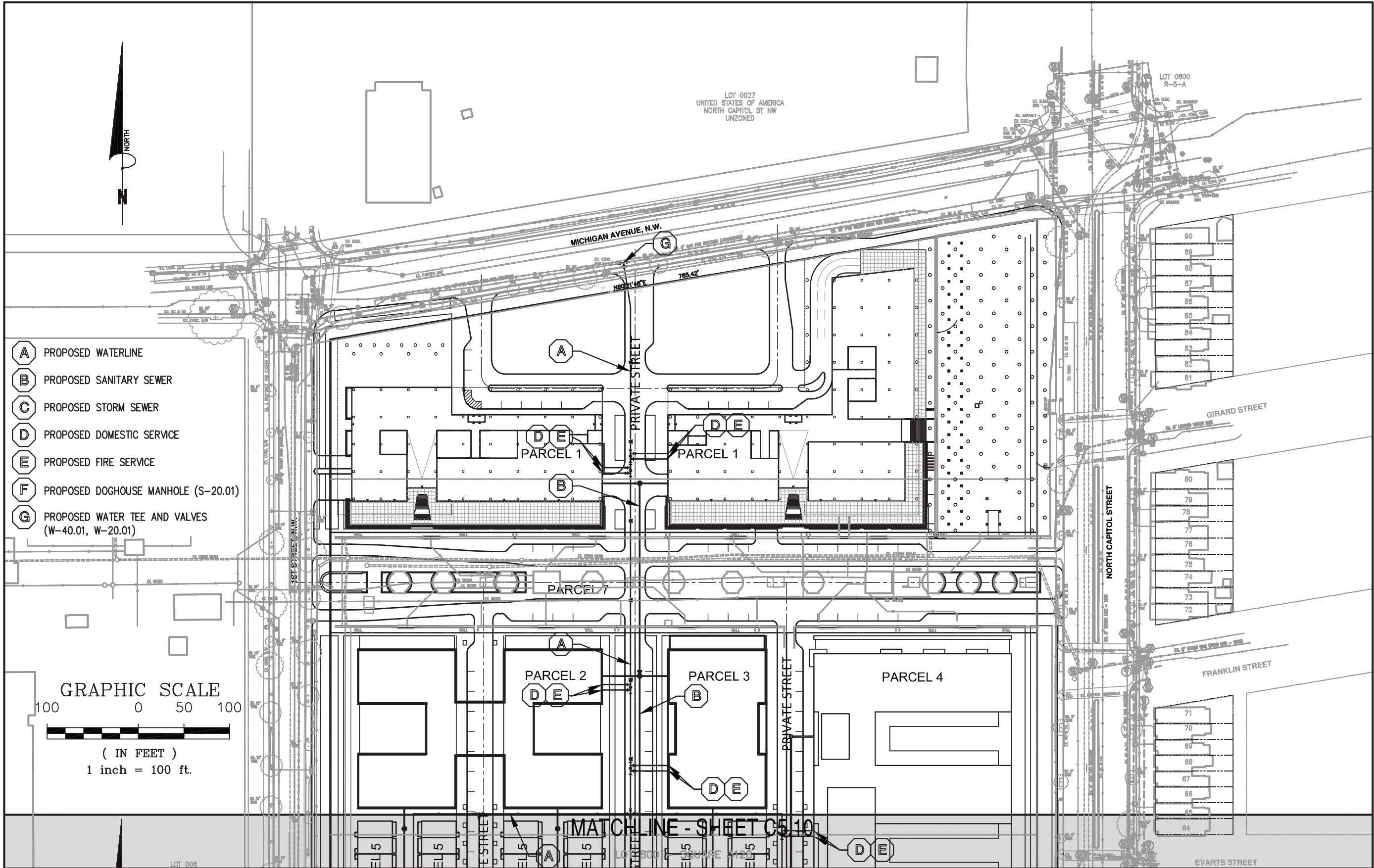


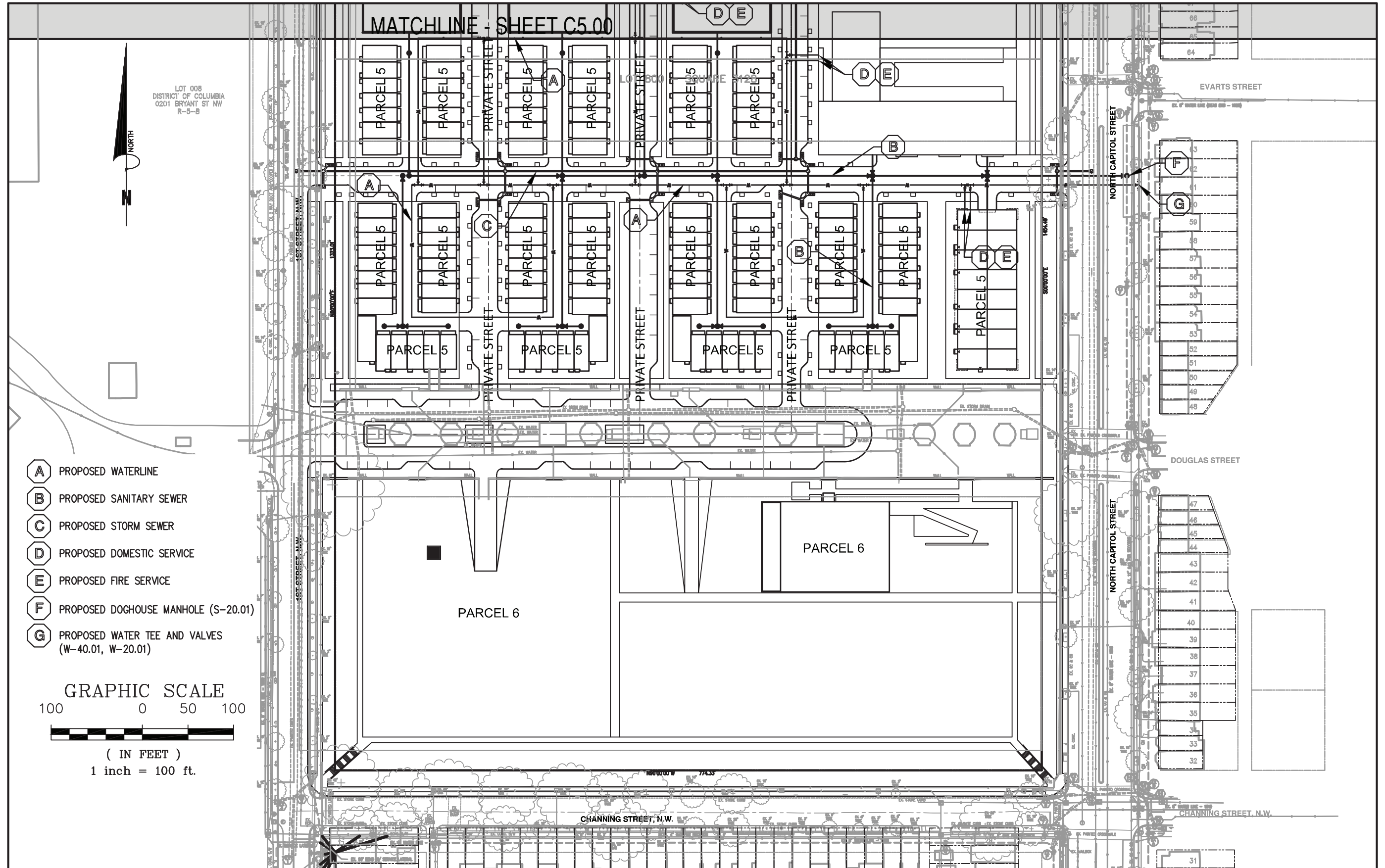












Estimated Water and Sanitary Sewer Usage Chart					
Water Usage Estimate					
Type of Use	# of Units	Total SF	Average Daily Flow (GPD/Unit) or (GPD / 1,000 SF)	Peak Factor	Peak Flow (GPD)
Landbay A and B					
Commerical / Retail	-	875,000.00	200	6.00	1,050,000.00
Landbay C					
Commerical / Retail	-	290,000.00	200	6.00	348,000.00
Condo	275	-	300	6.00	495,000.00
Landbay D					
Commerical / Retail	-	75,000.00	200	6.00	90,000.00
Condo	300	-	300	6.00	540,000.00
Landbay E, F, G, and H					
Townhouse	165	-	300	6.00	297,000.00
Parcel 1					
Commerical / Retail	-	17,500.00	200	6.00	21,000.00
Parcel 2					
Public Space	-	-	-	-	-
Total					2,841,000.00
Sewer Usage Estimate					
Type of Use	# of Units	Total SF	Average Daily Flow (GPD/Unit) or (GPD / 1,000 SF)	Peak Factor	Peak Flow
Landbay A and B					
Commerical / Retail	-	875,000.00	200	6.00	1,050,000.00
Landbay C					
Commerical / Retail	-	290,000.00	200	6.00	348,000.00
Condo	275	-	300	6.00	495,000.00
Landbay D					
Commerical / Retail	-	75,000.00	200	6.00	90,000.00
Condo	300	-	300	6.00	540,000.00
Landbay E, F, G, and H					
Townhouse	165	-	300	6.00	297,000.00
Parcel 1					
Commerical / Retail	-	17,500.00	200	6.00	21,000.00
Parcel 2					
Public Space	-	-	-	-	-
Total					2,841,000.00

**MISS UTILITY**

CALL DC ONE CALL "DOC" AT 811 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF THE DISTRICT OF COLUMBIA CODES AND REGULATIONS.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES:**

1. CONTRACTOR SHALL SCHEDULE AND HOLD A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY.
2. UNLESS OTHERWISE NOTED, ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL 2003 EDITION.
3. FOR ADDITIONAL DETAILS AND SPECIFICATIONS NOT SHOWN HEREIN REFER TO THE HANDBOOK OF THE DCH/WPD.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN HEREIN THAT ARE DEEMED NECESSARY BY THE APPROVING AUTHORITY AND/OR SITE INSPECTOR.
6. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES DAILY. ANY DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CLOSE OF EACH WORKING DAY.
7. THIS PLAN ILLUSTRATES HORIZONTAL LOCATION OF EXISTING UTILITIES BASED ON BEST AVAILABLE INFORMATION. THE INFORMATION SHOWN CONCERNING UNDERGROUND UTILITIES AND FEATURES IS NOT GUARANTEED, ALL INCLUSIVE OR CORRECT. THE CONTRACTOR SHALL VERIFY FEATURES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE AT ALL TIMES UNLESS OTHERWISE NOTED. ALL STRUCTURES ABOVE AND/OR BELOW GROUND THAT ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROPERLY SUPPORTED AND MAINTAINED. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY OWNERS FOR THE PROTECTION OR RELOCATION OF SUCH STRUCTURES. IF DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL MAKE REPAIRS OR PAY FOR REPAIRS TO THE STRUCTURE TO THE OWNER'S SATISFACTION.
8. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING AROUND EXISTING UTILITIES.
9. CONTRACTOR TO STUDY GEOTECHNICAL INFORMATION AVAILABLE AND CLEARLY REPORT CONSTRUCTION METHODOLOGY TO THE OWNER PRIOR TO BIDDING.
10. CONTRACTOR MUST ADHERE TO ALL SAFETY REGULATIONS GIVEN BY O.S.H.A.
11. THE CONTRACTOR SHALL CALL "MISS UTILITY" AT 1-800-257-7777 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
13. ANY EXISTING CURB, GUTTERS OR ROADWAY SURFACE THAT IS DAMAGED OR REMOVED FOR RAZE OF UNDERGROUND FEATURES MUST BE REPLACED WITH THE SAME MATERIAL. I.E. GRANITE CURB MUST BE REPLACED WITH GRANITE CURB, OR CUTS IN CONCRETE MUST HAVE CONCRETE INSTALLED.
14. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM SITE AND TOWARDS THE EXISTING CATCH BASINS UNLESS SHOWN OTHERWISE.
15. CONTRACTOR SHALL PREVENT DUST FROM ESCAPING THE WORK SITE.
16. AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL INSPECT ALL UTILITY TRENCHES FOR STANDING WATER. IF WATER EXISTS THE TRENCH SHALL BE DEWATERED WITH AN APPROVED FILTERING DEVICE BEFORE DISCHARGE. THE RUNOFF FROM DEWATERING ACTIVITIES SHALL NOT BE DISCHARGED DIRECTLY INTO THE STREET.
17. PERMISSION MAY/SHALL BE REQUIRED FROM ADJOINING OWNERS FOR CONSTRUCTION, DEPENDING ON THE TYPE AND EXTENT OF ENCRoACHMENT (FOOTINGS, FOOTING DRAINS, FOUNDATIONS, OTHER ENCRoACHMENTS, ETC.). THE OWNER/DEVELOPER MAY CONSIDER PERFORMING INTERIOR AND EXTERIOR SURVEYS AND ASSESSMENTS TO INSURE THAT NO DAMAGE OCCURS DURING CONSTRUCTION.

**GENERAL NOTE:**

1. CONTRACTOR TO ENSURE AND MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION.

**ENVIRONMENTAL SITE ASSESMENT:**

TO THE KNOWLEDGE OF THE ENGINEER THERE ARE NO TIDAL WETLANDS, TIDAL SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED TIDAL WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. FURTHER, THERE ARE NO WETLAND PERMITS REQUIRED FOR THIS DEVELOPMENT PROJECT. ADDITIONALLY, THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS OR AREAS OF SOIL OR GROUNDWATER CONTAMINATION ON THE SITE.

**SEQUENCE OF CONSTRUCTION:**

1. INSTALL PERIMETER CONTROLS: SAFETY FENCE, INLET PROTECTION, AND CONSTRUCTION ENTRANCE (WITH WASH RACK).
2. DUST CONTROL MEASURES SHALL BE IMPLEMENTED WHILE CONSTRUCTION IS OCCURRING.
3. EXISTING UTILITIES TO BE ABANDONED AND REMOVED FROM THE PUBLIC CONNECTION.
4. DEMO ASPHALT/CONCRETE WITHIN PROPOSED CONSTRUCTION AREA. CONTRACTOR MAY USE EXISTING ASPHALT AREA FOR STAGING.
5. CONSTRUCT INTERNAL BUILDING. CONSTRUCT PROPOSED SANITARY, WATER, AND STORM SEWER CONNECTIONS AND MAINS FROM THE PROPOSED BUILDING.
6. AFTER COMPLETION OF BUILDING AND UTILITY CONSTRUCTION, CONTRACTOR SHALL COMMENCE CONSTRUCTION OF THE STREETScape ELEMENTS.
7. INSTALL STREETScape ELEMENTS.
8. AFTER ALL CONSTRUCTION OPERATIONS CEASE, VEGETATION HAS BEEN ESTABLISHED AS SHOWN ON THE PLANS, AND THE INSPECTOR HAS APPROVED, ALL MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED.

**STANDARD EROSION & SEDIMENT CONTROL MEASURES & SEQUENCE**

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP OF DEMOLITION.
2. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE WHERE SHOWN. PROVIDE WATER SOURCE AND HOSE TO CLEAN ALL EQUIPMENT LEAVING SITE.
3. NO DISTURBED AREA WILL BE DENIED FOR MORE THAN 7 CALENDAR DAYS. INSTALL THE NECESSARY TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION MEASURES TO ACHIEVE ADEQUATE EROSION AND SEDIMENT CONTROL. IF CONSTRUCTION SHOULD STOP FOR MORE THAN 14 DAYS, THE CONTRACTOR MUST INSPECT AND MAINTAIN ALL EROSION & SEDIMENT CONTROL MEASURES WHILE THE PROJECT IS INACTIVE.
4. THE SITE SUPERINTENDENT, OR HIS REPRESENTATIVE SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED OR SODDED AREAS) ON A DAILY BASIS (ESPECIALLY AFTER HEAVY RAINFALL) TO INSURE THAT ALL CONTROLS ARE IN PLACE AND THAT NONE HAVE BEEN DAMAGED, ANY DAMAGED CONTROL SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY (TO INCLUDE RESEEDING OR RESODDING IF NECESSARY).
6. STABILIZED CONSTRUCTION ENTRANCES TO BE PERIODICALLY SUPPLEMENTED WITH ADDITIONAL STONE AS NEEDED.
7. CONTROLS CAN BE REMOVED AFTER THEIR CONTRIBUTING BASINS HAVE BEEN PERMANENTLY STABILIZED, AND APPROVAL OF INSPECTOR IS OBTAINED.

**STANDARDS AND SPECIFICATIONS FOR DUST CONTROL**

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE SO AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED A MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
  - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
  - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8kPa). MINIMUM, KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
  - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
  - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
  - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND THE SITE BOUNDARIES.

**STREET SWEEPING**

1. STREETS WITHIN ONE MILE (1.6km) SHALL BE INSPECTED DAILY, ANY DROPPED SOIL, DUST AND/OR DEBRIS SHALL BE REMOVED.
2. VACUUM TYPE STREET CLEANER SHALL BE USED TO EFFECTIVELY REMOVE TOTAL DUST AND DIRT ON PAVED SURFACES.
3. ROADS SHALL BE SWEEPED ON A WEEKLY BASIS (MINIMUM) DURING ALL ON AND OFF-SITE HAULING OPERATIONS FOR UP TO ONE MILE

**STANDARD EROSION CONTROL NOTES**

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE THE START OF ANY EXCAVATION AND/OR CONSTRUCTION AS PER STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR THE DISTRICT OF COLUMBIA. IF AN ON-SITE INSPECTION REVEALS FURTHER EROSION CONTROL MEASURES ARE NECESSARY, THE SAME SHALL BE PROVIDED.
2. ALL DEBRIS IS TO BE REMOVED FROM SITE.
3. STREETS AND SIDEWALKS SHALL BE SWEEP CLEAN AT ALL TIMES DURING DEMOLITION, EXCAVATION AND CONSTRUCTION SO THAT SEDIMENT ON ADJACENT STREETS IS MINIMIZED.
4. ALL CATCH BASINS AND DRAIN AREAS SHALL BE PROTECTED DURING EXCAVATION AND CONSTRUCTION.
5. IF ANY CATCH BASINS OR DRAINS BECOME CLOGGED AS A RESULT OF DEMOLITION, EXCAVATION, OR CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS CLEANING.
6. ANY STOCKPILING, REGARDLESS OF LOCATION, SHALL BE STABILIZED AND COVERED WITH PLASTIC OR CANVAS, AFTER ITS ESTABLISHMENT AND FOR DURATION OF THE PROJECT.
7. AFTER RAZING OR DEMOLITION, THERE IS THE NEED FOR GROUNDCOVER TO PREVENT EROSION AND SEDIMENT RUNOFF FROM OCCURRING. SUCH AS APPLYING SEED, SOD, PAVE, BRICKBAT OR MULCH, ETC.
8. THE SITE'S APPROVAL LETTER, APPROVED EROSION AND SEDIMENT CONTROL PLANS, DAILY LOG BOOKS AND TEST REPORTS SHALL BE AVAILABLE AT THE SITE FOR INSPECTION BY AUTHORIZED OFFICIALS OF DCRA RESPONSIBLE FOR PROJECT.
9. TEMPORARY SEDIMENT CONTROL DEVICES MAY BE REMOVED, WITH PERMISSION OF DCRA INSPECTOR, WITHIN THIRTY (30) CALENDAR DAYS FOLLOWING ESTABLISHMENT OF PERMANENT STABILIZATION IN ALL USED TEMPORARILY FOR SEDIMENT CONTROL SHALL BE CONVERTED TO THE PERMANENT CONFIGURATION WITHIN THIS TIME PERIOD AS WELL. CONTRIBUTORY DRAINAGE AREAS, STORMWATER MANAGEMENT STRUCTURES.
10. VEGETATIVE STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE DCRA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. REFER TO APPROPRIATE SPECIFICATIONS FOR TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SODDING AND GROUND COVERS.
11. OFF-SITE SPOIL, WASTE, OR BORROW AREAS IN THE DISTRICT OF COLUMBIA OR ON FEDERAL PROPERTY MUST HAVE PRIOR APPROVAL BY DCRA. ALL WASTE AND BORROW AREAS OFF-SITE MUST BE PROTECTED BY SEDIMENT CONTROL MEASURES AND STABILIZED IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS OF THE JURISDICTION WHERE THE SPOIL, WASTE, OR BORROW AREA IS LOCATED/STABILIZED.
12. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY MARKED OR FLAGGED.
13. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO DCRA FOR REVIEW AND APPROVAL.
14. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENIED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENIED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENIED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS MUST BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED.
15. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
16. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED THROUGH AN APPROVED FILTERING DEVICE OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY IMPACT FLOWING STREAMS OR OFF-SITE PROPERTY.
17. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY AND AFTER EACH RUNOFF--PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
18. ANY DENIED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2500 SQUARE FEET SHALL BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
19. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO THE PUBLIC RIGHT-OF-WAY.
20. THE WASH WATER FROM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LAIDEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.
21. INSTALL SILT FENCE AND TREE PROTECTION WHERE APPLICABLE.
22. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.

**MAINTENANCE:**

1. COPIES OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
2. THE SUPER SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETEIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALFWAY TO THE TOP OF THE BARRIER.
3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDDED AS NEEDED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

**VEGETATIVE PRACTICES:**

PERMANENT SEEDING: PERMANENT SEEDING SHALL BE APPLIED IN AREAS OF PERMANENT VEGETATIVE COVER WHERE CONSTRUCTION HAS BEEN COMPLETED OR IN ROUGH GRADED AREA WHICH WILL NOT BE BROUGHT TO FINAL GRADE FOR ONE MONTH OR LONGER. ALL DISTURBED AREAS WHICH ARE PLANNED TO BE LANDSCAPED SHALL BE SEEDDED AND LANDSCAPED IMMEDIATELY FOLLOWING FINAL GRADING. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME OR OTHER SOIL ADDITIVES SHALL BE APPLIED PRIOR TO MULCHING.

TEMPORARY SEEDING: ALL DENIED AREAS AND STOCKPILES WHICH WILL BE DORMANT FOR MORE THAN SEVEN DAYS DURING CONSTRUCTION SHALL BE SEEDDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.

**MANAGEMENT STRATEGIES:**

1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. SEDIMENT TRAPPING MEASURES WILL BE INSTALLED PRIOR TO GRADING AND WILL BE SEEDDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
3. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
4. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, FENCING, ETC.
5. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION AND SEDIMENT CONTROLS WILL BE CLEANED UP AND REMOVED. TEMPORARY CONTROLS MAY ONLY BE REMOVED WITH APPROVAL OF THE INSPECTOR.
6. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION, AS NEEDED.

**STOCKPILING:**

SHOULD THE NEED FOR OFF-SITE STOCKPIILING OCCUR A SEPARATE PLAN FOR EROSION AND SEDIMENT CONTROL IS TO BE SUBMITTED FOR ALL OFF-SITE STOCKPILE LOCATIONS. ALL EROSION AND SEDIMENT CONTROL MEASURE MUST BE COORDINATED WITH THE SITE INSPECTOR.

**PROJECT DESCRIPTION:**

THIS PROJECT IS FOR THE CONSTRUCTION OF MULTIPLE MULTIFAMILY, TOWNHOUSE, AND RETAIL/OFFICE BUILDINGS AND ASSOCIATED SITE AND UTILITY INFRASTRUCTURE. THE DISTURBED AREA FOR THE SITE IS APPROXIMATELY 24.69 ACRES.

**EXISTING SITE CONDITIONS:**

THE PROPERTY CURRENTLY CONSISTS OF ABANDONED AREA AND HISTORIC WATER TREATMENT CELLS.

**ADJACENT AREA:**

THE PROPERTY IS BOUNDED BY MICHIGAN AVE. NW TO THE NORTH, 1ST STREET N.W. TO THE WEST, NORTH CAPITOL STREET TO THE EAST AND CHANNING STREET, N.W. TO THE SOUTH.

**OFFSITE AREA:**

THE ADJACENT PROPERTIES ARE FULLY DEVELOPED. MEASURES WILL BE PROVIDED TO FULLY PROTECT THEM FROM SEDIMENT AND EROSION.

**SOILS:**

THE CONTRACTOR SHALL REFER TO ALL AVAILABLE GEOTECHNICAL INFORMATION AVAILABLE.

**CRITICAL AREAS:**

THERE ARE NO KNOWN CRITICAL AREAS ON SITE.

**PROJECT DATES:**

CONSTRUCTION BEGIN DATE SHALL BE DETERMINED IN THE FUTURE AND INCLUDES STABILIZATION OF ALL DISTURBED AREAS.

**PROPOSED STRUCTURAL MEASURES**

**SAFETY FENCE:**

A 5' MINIMUM BARRIER TO BE INSTALLED TO PREVENT ACCESS TO AN EROSION CONTROL MEASURE. IT ALSO PROHIBITS THE UNDESIRABLE USE OF AN EROSION CONTROL MEASURE BY THE PUBLIC. SAFETY FENCE SHALL BE PLACED ALONG THE BOUNDARIES OF THE PROPERTY AS SHOWN. A 12-FOOT GATE SHALL BE PLACED AT THE CONSTRUCTION ENTRANCES.

**SUPER SILT FENCE:**

A TEMPORARY SEDIMENT BARRIER CONSISTING OF SYNTHETIC FILTER FABRIC STRETCHED ACROSS AND ATTACHE TO SUPPORTING POSTS AND WIRE BACING AND ENTRENCHED. SUPER SILT FENCE SHALL BE PLACED ALONG THE BOUNDARIES OF THE PROPERTY AS SHOWN, BY ATTACHING TO THE PROPOSED TEMPORARY SAFETY FENCE REQUIRED DURING THE COURSE OF THE PROJECT.

**STABILIZED CONSTRUCTION ENTRANCES:**

A TEMPORARY CONSTRUCTION ENTRANCE AND A VEHICLE WASH AREA SHALL BE PLACED WHERE INDICATED ON THE PLAN, BUT MAY BE RELOCATED TO OTHER AREAS AS THE PROJECT DEVELOPS, WITH THE APPROVAL OF THE INSPECTOR. A WATER TRUCK SHALL BE THE WATER SOURCE FOR THE WASH RACK. ALL MUD AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS.

**INLET PROTECTION:**

TEMPORARY SEDIMENT FILTER SHALL BE PLACED AT ALL EXISTING AND PROPOSED INLETS AS INDICATED ON PLAN AND SHALL REMAIN IN PLACE UNTIL TRIBUTARY AREAS HAVE BEEN STABILIZED. SEDIMENT--LADEN WATER SHALL BE FILTERED BEFORE ENTERING THE STORM SEWER INLETS.

**PERMANENT STABILIZATION:**

1. ALL UNPAVED AREAS SHALL BE PERMANENTLY SEEDDED OR SODDED, OR LANDSCAPED PRIOR TO THE REMOVAL OF TEMPORARY SILTATION CONTROL MEASURES.
2. ANY DISTURBED AREAS OF THE SITE THAT ARE NOT TO BE WORKED FOR SEVEN OR MORE CALENDAR DAYS MUST BE STABILIZED.
3. ANY DENIED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 25% ARE TO BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL.
4. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDDED AND MULCHED OR OTHERWISE STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS AFTER GRADING.
5. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS IS TO BE SEEDDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES MUST BE EMPLOYED FOR STOCKPILE AREAS.
6. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENIED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENIED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED ON FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR. FOR WINTER STABILIZATION ANY AREAS DENIED FOR MORE THAN FOURTEEN (14) DAYS AFTER NOVEMBER 1 AND BEFORE MARCH 1 SHALL BE MULCHED AND SEEDDED APPROPRIATE TO THE SEASON AND SITE CONDITIONS.

**EROSION CONTROL:**

EROSION SHALL BE MINIMIZED UTILIZING CONTROL DEVICES AS IDENTIFIED BY ON THIS SHEET. THESE CONTROLS HAVE BEEN SELECTED TO MINIMIZE SEDIMENT AND EROSION TO ADJACENT PROPERTIES AND TRAVELING BY THE FOLLOWING:

1. IN CONSIDERATION OF THE ERODIBLE SOILS WITHIN THE SITE, CONTRACTOR SHALL EVALUATE THE SITE TO DETERMINE EXTENSIVE CUT AND FILL AREAS, AND SHALL WORK THOSE AREAS TO MINIMIZE THE EXTENT OF HEAVY EQUIPMENT WORK. CONTRACTOR SHALL STRIVE TO BRING AREAS TO GRADE (ROUGH OR FINISH) AND TO STABILIZE, BY TEMPORARY OR PERMANENT VEGETATION, THESE DISTURBED AREAS PRIOR TO BEGINNING WORK IN ANOTHER AREA.
2. FILL AREAS SHALL BE COMPACTED COMPLETELY PRIOR TO THE END OF EACH WORK DAY. FILL SLOPE SURFACES SHALL BE LEFT ROUGHENED TO REDUCE SHEET EROSION OF THE SLOPES. CONTRACTOR SHALL REDIRECT CONCENTRATED RUNOFF, BY EARTH BERMS OR OTHER DEVICES, AROUND ACTIVELY DISTURBED AREAS TO STABILIZED OUTLETS.
3. CUT SLOPES, AS NECESSARY, SHALL BE PROTECTED FROM CONCENTRATED FLOW BY BERMS ABOVE THE SLOPE AND DIRECTED AROUND THE DISTURBED AREA TO STABILIZED OUTLET.
4. IN NEW PAVED AREAS, PLACE THE AGGREGATE BASE STONE ON THE FINISH SUBGRADE AT THE EARLIEST POSSIBLE TIME.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CARRIED OUT AND MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE CURRENT VERSION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
6. ADDITIONAL E&S CONTROLS MAY BE REQUIRED BY THE INSPECTOR AS NECESSARY.
7. IN THE EVENT THAT TREE PROTECTION CAN NOT BE INSTALLED AT THE DRIP LINE, CONTACT THE CITY ARBORIST FOR FURTHER DIRECTION.
8. SEPARATE PERMITS ARE REQUIRED FOR UTILITY WORK IN THE RIGHT-OF-WAY.

**UTILITY WORK:**

1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. ALL EXCAVATED MATERIAL TO BE REPLACED INTO THE TRENCH SHALL BE STOCKPILED ON THE HIGH SIDE OF THE TRENCH.
2. IF ANY TRENCH WORK WILL REMAIN OPEN AFTER THE END OF THE WORKDAY ALL NEEDED EROSION AND SEDIMENT CONTROLS SHALL BE EMPLOYED APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY DCRA.