

## **Dust Mitigation Plan – Phase 1**

*Enclosed is the dust mitigation plan for Phase 1 of the Fisher 21 Lofts Rehabilitation Project. Phase 1 Activities include demolition, asbestos removal, preliminary soil work and lead abatement. This dust mitigation plan was created using OSHA Construction Worksite safety standards, EPA best practices as well as State of Michigan and City of Detroit governing regulations. A copy of this plan is available onsite in the jobsite trailer as well as online at [www.fisherlofts.com](http://www.fisherlofts.com)*

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## Introduction

### General Description & Contacts

Project Location: 6051 Hastings, 666 Harper & 991 Harper Detroit, MI

Property Owner: Fisher 21 Lofts LLC

General Contractor: Kappa Construction LLC

Primary Owner Contact: Richard Hosey [richard@hoseydevelopment.com](mailto:richard@hoseydevelopment.com)

Primary Contractor Contact: Garrity Guenther [garrity@buildwithgg.com](mailto:garrity@buildwithgg.com)

### General Property Description

The construction project is an Historic Tax Credit rehabilitation of an existing former industrial facility into mixed use residential rental apartments with ground floor retail and commercial offerings. The project is expected to span from 2024-2027. This plan includes the first phase of construction wherein the main activities are demolition, asbestos abatement, soil work and lead paint remediation.

Testing has not shown petroleum coke or metallurgical coke present in the site or the building. The project will not require any storage, processing or handling of these materials during any phase.

# Site Plan & Operations

The main structure does not have active storm drains, sewer connections or other wastewater runoff. New stormwater and sewer connections and controls will be built in a future phase of construction. A site map is depicted below as Figure 1 – SITE MAP. This site map includes proposed stormwater management and new building utility connection points. Phase 1 construction does not include any soil work such as clearing or excavation. There is no bare soil on the portion of the site that is under construction during Phase 1.

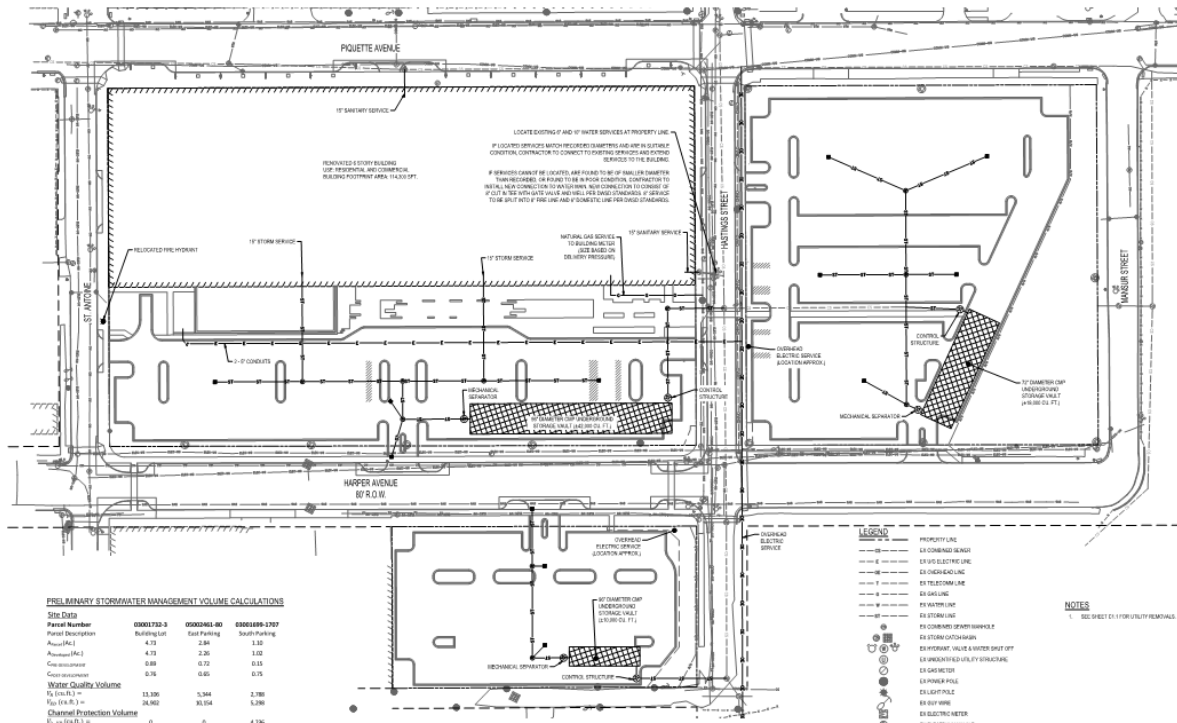


Figure 1 - SITE MAP

## Dust Control Measures

### Dust Control – Within the Building

Construction areas are to be sprayed down with water to minimize dust transmission. All areas will be swept clean regularly and debris will be contained in bags and safely removed from the site. During removal of Class 1 asbestos, the work area will be contained in a negative pressure zone in compliance with City of Detroit, State of Michigan & EPA regulations regarding asbestos removal.

### Dust Control – Outside the Building

The outside lots are to be sprayed down with high pressure water to minimize dust transmission. Debris piles will also be sprayed down regularly. All debris piles will be a minimum of 50' from the property line. Incoming / outgoing driveways to the site will also be swept and sprayed down as needed.

### Dust Control – Trucking

Materials are to be removed from the site on a regular basis. Prior to departing the site, contents of the dumpsters will be sprayed down with water. Containers will be checked for loose debris or netting prior to departing the project site. All containers are to be hard-lidded or fabric lidded for the duration of travel. All trucking will be to MDOT standards of compliance for trucking and disposal of building materials.

Logs are to be kept of all materials leaving the site, their contents and the destination for the contents of the trucks.

### Worker Safety

Construction activities may increase dust. To protect our workers, respirators and goggles will be provided during suitable activities. Dust raising activities will not be planned when there are high winds expected.

## References & Citations

City of Detroit “General Compliance Fugitive Dust Plan Requirements”

<https://detroitmi.gov/sites/detroitmi.localhost/files/2020-07/General%20Compliance%20Fugitive%20Dust%20Plan%20Requirements.pdf>