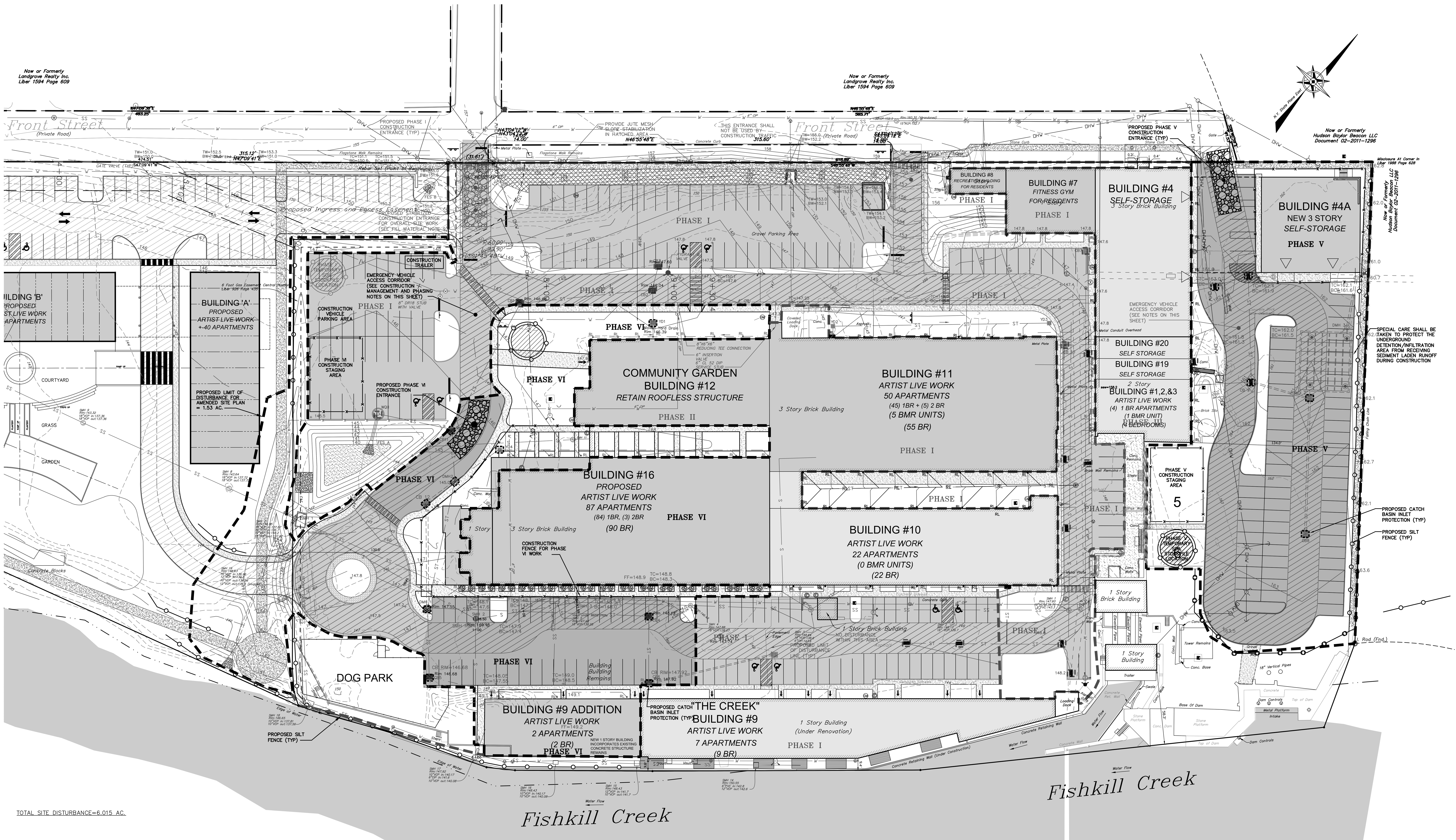

TOTAL SITE DISTURBANCE=6.015 AC.

LEGEND:

- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- 120 PROPOSED MAJOR CONTOUR
- 121 PROPOSED MINOR CONTOUR
- +121.17 PROPOSED SPOT ELEVATION
- 120 PROPOSED TEMPORARY CONTOUR
- 100 YEAR FLOOD LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED DIVERSION SWALE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- 120 EXISTING MAJOR CONTOUR
- 121 EXISTING MINOR CONTOUR
- +121.17 EXISTING SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED SILT FENCE
- PROPOSED PHASE LINE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET
- EMERGENCY VEHICLE ACCESS CORRIDOR

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:

INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

SILT FENCE:

INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:

INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:

INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. IF SIGNIFICANT EROSION OCCURS BETWEEN STRUCTURES, A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF THE PROJECT ENGINEER.

EROSION CONTROL BLANKET:

INSPECT THE BLANKET EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

DEWATERING PITS:

(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

SEDIMENT TRAP:

SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN A PROTECTED AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING. OTHER METHODS OF DUST CONTROL MAY BE IN THE FORM OF MINIMIZING SOIL DISTURBANCE, APPLICATION OF WIND BREAKS, AND HYDROSEEDING.
8. THE CONSTRUCTION ENTRANCE IS AN ESSENTIAL ELEMENT FOR SEDIMENT CONTROL. ALL CONSTRUCTION VEHICLES LEAVING THE SITE SHALL UTILIZE THE CONSTRUCTION ENTRANCE TRACKING PAD TO MINIMIZE SEDIMENT TRANSPORT OFFSITE. ADDITIONAL MEASURES MAY BE REQUIRED A.O.B.E.. SUCH AS TRUCK WASH STATIONS AND PERIODIC STREET SWEEPING OUTSIDE OR IN FINISHED AREAS WITHIN THE SITE.
9. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
10. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
11. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
12. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
13. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
14. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.
15. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

SOIL RESTORATION NOTES:

1. THE CONSTRACTOR SHALL EMPLOY SOIL RESTORATION TO ALL DISTURBED AREAS THAT WILL REMAIN LANDSCAPED.
2. FOR HEAVY TRAFFIC AREAS, FULL SOIL REASTORATION WILL BE REQUIRED. FULL SOIL RESTORATION CONSISTS OF USE OF A BULLDOZER WITH A DEEP RIPPER ATTACHED TO IT. THE RIPPING SHALL BE DONE TO A DEPTH OF 12"–24". COMPOST IS PLACED OVER THE RIPPED SOIL, THEN WORKED INTO THE SOIL WITH A DEEP SUB-SOILER.
3. FOR LIGHT TRAFFIC AREAS, SOIL RESTORATION MAY BE ACCOMPLISHED BY MEANS OF TILLING THE SOIL WITH A DISK TYPE TILLER PULLED BY A TRACTOR OR PLACEMENT OF TOPSOIL OVER THE EXISTING SOIL A.O.B.E..

PHASE I: 3.83 AC. DISTURBANCE, DURATION: 24 MONTHS – PHASE COMPLETED
- DEMOLITION OF EXISTING STRUCTURES AS SHOWN ON THE DEMOLITION PLAN, WITH THE EXCEPTION OF THE AREA TO THE NORTH OF BUILDINGS 1-4, 19 & 20
- SITE WORK AND AS SHOWN WITHIN PHASE I AREA. INCLUDES NEW STORMWATER PIPING, GRADING, AND INFILTRATION BASIN A.
- LANDSCAPING SURROUNDING BUILDING 11 ONLY
- GREENWAY TRAIL
- COMPLETION OF ON-GOING BUILDING 9 RENOVATIONS
- BUILDING 7 RENOVATIONS
- EXISTING SEWER REPAIRS, NEW SEWER PIPING AND MANHOLES
- BUILDING 11 RENOVATIONS "THE BIRD"
- COMMON ELEVATOR FOR BUILDINGS 10, 11, 12. 16 & 18

PHASE II: 0.2 ACRES DISTURBANCE, 18 MONTHS – PHASE COMPLETED
- BUILDING 12 RENOVATIONS

PHASE III: 0.2 ACRES DISTURBANCE, 24 MONTHS – PHASE COMPLETED
- BUILDING 1, 2 & 3 RENOVATIONS
- ALL REMAINING LANDSCAPING WITHIN PHASE I WITH THE EXCEPTION OF BUILDING 9A

PHASE IV: 0.2 ACRES DISTURBANCE, 18 MONTHS – PHASE COMPLETED
- RE-CONSTRUCTION OF BUILDING 9A "THE RUINS"
- FINAL PAVE ALL AREAS WITHIN PHASE I

PHASE V: 1.27 AC. DISTURBANCE, 8 MONTHS
- DEMOLITION OF EXISTING STRUCTURES AS SHOWN ON THE DEMOLITION PLAN WITHIN PHASE V AREA
- SITE WORK AND LANDSCAPING AS SHOWN WITHIN PHASE V AREA. INCLUDES NEW STORMWATER PIPING, GRADING, AND UNDERGROUND DETENTION/INFILTRATION AREA

PHASE VI: – 1.53 AC. DISTURBANCE, 6 MONTHS
- BUILDING 16 RE-CONSTRUCTION
- AMENDED SITE WORK WITHIN PARKING AREA AND LANDSCAPE AREAS ADJACENT TO BUILDING 16, AND BUILDING 12.

CONSTRUCTION SEQUENCING NOTES:

PHASE I: AREA=3.83 AC.
1. SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE CITY ENGINEER, OWNER OR OWNER'S REPRESENTATIVE, PROJECT ENGINEER, CONTRACTOR AND SUBCONTRACTORS (IF NECESSARY) WHO ARE TO PERFORM THE CONSTRUCTION.
2. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED INTERNAL TRAVEL-WAYS, PARKING AREAS AND STORMWATER MANAGEMENT AREAS WITHIN PHASE I.
3. INSTALL PHASE I STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
4. CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
5. INSTALL CONSTRUCTION FENCE FOR PHASE I WORK. INSTALL ADDITIONAL FENCING AS NEEDED.
6. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES. DESIGNATE CONSTRUCTION STAGING AREA.
7. CONSTRUCT LARGE PARKING LOT ALONG FRONT STREET, AND PROVIDE SUB BASE GRANULAR SURFACE FOR CONSTRUCTION VEHICLES.
8. BEGIN BUILDING 7 AND 11 RENOVATION WORK.
9. BEGIN SITE DEMOLITION WITHIN PHASE I AREA AS SHOWN ON THE DEMOLITION PLAN.
10. PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A PRE-CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
11. COMMENCE MASS GRADING ACTIVITIES WITHIN PHASE I AS OUTLINED WITHIN THE PLAN SET.
12. EXCAVATE INFILTRATION BASIN TO 2 FEET ABOVE BOTTOM ELEVATION. INSTALL DRAINAGE PIPING AND STRUCTURES.
13. INSTALL NEW SEWER MANHOLES AND ASSOCIATED PIPING. CONTRACTOR SHALL START WITH SMH 2, AND INSTALL NEW PIPING TOWARD PROPOSED SMH 1, PROPOSED SMH 3 AND EXISTING SMH 17. INSTALL PROPOSED SMH 1, PROPOSED SMH 3 AND THEN MAKE CONNECTIONS TO SMH 3 AND SMH 17. CONTRACTOR SHALL PROVIDE PUMP BY-PASS SYSTEM AS NEEDED WHILE CONNECTIONS ARE MADE. AFTER ALL CONNECTIONS ARE COMPLETE, PLUG AN ABANDON EXISTING SEWER LINES AS DESCRIBED ON SHEET 9.
14. BEGIN PAVING/RE-PAVING AND TEMPORARY SUB BASE PARKING AREAS WITHIN PHASE I. THE PARKING AREA ADJACENT TO BUILDING 9A WILL REMAIN SUB BASE MATERIAL UNIL PHASE III.
15. FINAL GRADE VEGETATED AREAS WITHIN PHASE I. IMPLEMENT SOIL RESTORATION TECHNIQUES IN LANDSCAPED AREAS AS OUTLINED WITHIN THE NOTES ON THIS PLAN.
16. ESTABLISH PERMANENT VEGETATION WITHIN LANDSCAPED AREAS. INSTALL ALL PROPOSED LANDSCAPING IN THE AREA SURROUNDING BUILDING 11. ALL OTHER AREAS TO BE LANDSCAPED WITHIN PHASE I WILL BE STABILIZED WITH SEED AND MULCH UNTIL PHASE III.
17. CONSTRUCT MAIN DRIVE TO BINDER COURSE. CONTRACTORS SHALL USE THE LARGE PARKING LOT ALONG FRONT STREET DURING CONSTRUCTION. PARKING LOTS TO BE REMAIN BINDER COURSE (EXCEPT PARKING ARE NEAR BUILDING 9A) AND WILL BE FINAL PAVED DURING PHASE IV.
18. WHEN LANDSCAPED AREAS HAVE REACHED 80% VEGETATIVE COVER, FINAL GRADE INFILTRATION BASIN.
19. INSTALL GREENWAY TRAIL.
20. REMOVE PHASE I EROSION AND SEDIMENT CONTROLS WHEN CONTRIBUTING DRAINAGE AREAS HAVE BECOME STABILIZED.

GENERAL NOTE: EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS NEEDED DURING CONSTRUCTION ACTIVITIES AND BASED ON THE MAINTENANCE SCHEDULE. ADDITIONAL EROSION CONTROL MEASURES BASED ON SITE CONDITIONS SHALL BE PROVIDED AS NECESSARY IN ORDER TO PROTECT ADJACENT PARCELS AND WATERS.

PHASE II, III & IV: MINIMAL SITE DISTURBANCE
CONTRACTOR SHALL ERECT CONSTRUCTION FENCE SURROUNDING WORK AREA TO THE GREATEST EXTENT POSSIBLE WITHOUT INTERRUPTING THE EMERGENCY VEHICLE ACCESS CORRIDOR OR EXISTING PEDESTRIAN CIRCULATION.

PHASE V: AREA=1.27 AC.
1. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED INTERNAL TRAVEL-WAYS, PARKING AREAS AND STORMWATER MANAGEMENT AREAS WITHIN PHASE V.
2. INSTALL PHASE V STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
3. CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
4. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES.
5. BEGIN SITE DEMOLITION AS SHOWN ON THE DEMOLITION PLAN.
6. PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A PRE-CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
7. COMMENCE MASS GRADING ACTIVITIES WITHIN PHASE V AS OUTLINED WITHIN THE PLAN SET.
8. BEGIN BUILDING 4A CONSTRUCTION.
9. INSTALL STORM DRAINAGE SYSTEM AND UNDERGROUND DETENTION/INFILTRATION AREA. PROTECT INFILTRATION AREA FROM RECEIVING SEDIMENT LADEN RUNOFF DURING CONSTRUCTION.
10. BEGIN PAVING PARKING AREAS WITHIN PHASE V TO BINDER COURSE.
11. FINAL GRADE VEGETATED AREAS WITHIN PHASE V. IMPLEMENT SOIL RESTORATION TECHNIQUES IN LANDSCAPED AREAS AS OUTLINED WITHIN THE NOTES ON THIS PLAN.
12. ESTABLISH PERMANENT VEGETATION WITHIN LANDSCAPED AREAS.
13. PAVE TOP COURSE ON MAIN DRIVE AND PARKING AREAS WITHIN PHASE V.
14. REMOVE PHASE V EROSION AND SEDIMENT CONTROLS WHEN CONTRIBUTING DRAINAGE AREAS HAVE BECOME STABILIZED.
15. PAVE ALL TRAVEL WAYS AND PARKING AREAS TO FINAL COURSE WITHIN PHASE I.

GENERAL NOTE: EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS NEEDED DURING CONSTRUCTION ACTIVITIES AND BASED ON THE MAINTENANCE SCHEDULE. ADDITIONAL EROSION CONTROL MEASURES BASED ON SITE CONDITIONS SHALL BE PROVIDED AS NECESSARY IN ORDER TO PROTECT ADJACENT PARCELS AND WATERS.

PHASE VI: AREA=1.53 AC.
1. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED GRADING ASSOCIATED WITH THE PROPOSED AMENDED CURB LINES WITHIN THE TRAVEL-WAY SURROUNDING BUILDING 16, AND LANDSCAPED AREAS AROUND BUILDING 16, AND 12.
2. INSTALL PHASE VI STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
3. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES.
4. COMMENCE GRADING ACTIVITIES WITHIN PHASE VI AS OUTLINED WITHIN THE PLAN SET.
5. RE-CONSTRUCT BUILDING 16.
6. INSTALL CATCH BASIN 12, YD 4 AND ASSOCIATED PIPING AND ROOF LEADER CONNECTIONS.
7. LANDSCAPE AREAS SURROUNDING BUILDING 12 AND 16.
8. PAVE AMENDED TRAVEL WAY AND PARKING AREAS THAT HAVE NOT RECEIVED TOP COURSE.

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CONSTRUCTION MANAGEMENT AND PHASING NOTES:

1. CONSTRUCTION, REPAIR AND DEMOLITION: OPERATING OR PERMITTING THE OPERATION OF ANY TOOL OR EQUIPMENT USED IN CONSTRUCTION, REPAIR, DEMOLITION OR EXCAVATION SHALL BE PERFORMED BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M. ON ANY DAY IN ACCORDANCE WITH THE CITY OF BEACON NOISE ORDINANCE (WITH THE EXCEPTION OF EMERGENCY WORK). ALL MOTORIZED EQUIPMENT USED IN CONSTRUCTION SHALL OPERATE WITH A MUFFLER.
2. THE EMERGENCY VEHICLE ACCESS CORRIDOR SHALL BE KEPT CLEAR AT ALL TIMES DURING CONSTRUCTION. IF EXCAVATION OR UTILITY TRENCHING WORK IS TO TAKE PLACE WITHIN THE CORRIDOR, THE WORK SHALL COMMENCE WHILE KEEPING AT LEAST ONE LANE OPEN AT ALL TIMES, AND PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES AND PERSONNEL AS NEEDED. AT MINIMUM, AN ALTERNATE ROUTE OF INGRESS/EGRESS SHALL BE MAINTAINED. AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL ENSURE THAT THERE IS 24' WIDTH CLEARANCE WITHIN THE CORRIDOR.
3. CONSTRUCTION MATERIALS SHALL BE KEPT IN THE DESIGNATED LOCATIONS FOR EACH PHASE AS SHOWN ON THIS PLAN.
4. THE CONTRACTOR SHALL PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC AS NEEDED DURING CONSTRUCTION OPERATIONS.
5. PHASE V AND VI AREAS DEPICTED ON THIS PLAN CONTAIN THE REMAINDER OF THE SITE WORK.
6. THE CONTRACTOR SHALL WORK IN A MANNER SUCH THAT PEDESTRIANS ARE PROTECTED AND ISOLATED FROM THE CONSTRUCTION AREA AS MUCH AS POSSIBLE. THIS SHALL BE ACCOMPLISHED BY LIMITING THE SITE DISTURBANCE AND CONSTRUCTION AREAS TO AS SMALL AREAS AS POSSIBLE.
7. CONSTRUCTION FENCE SHALL BE ERECTED TO ISOLATE CONSTRUCTION AREAS AS SITE CONDITIONS PERMIT AND PRACTICALITY WITHOUT BLOCKING PEDESTRIAN AND VEHICLE FLOW THROUGHOUT THE SITE. THE CONTRACTOR SHALL PROVIDE SIGNAGE AND FENCED PATHS AS NEEDED DURING CONSTRUCTION TO PROTECT PEDESTRIANS. ADDITIONAL FENCING AND SIGNAGE MAY BE REQUIRED THAN WHAT IS SHOWN ON THIS PLAN. DIRECTION ARROWS MAY BE ADDED TO DIRECTIONAL SIGNS AS REQUIRED.
8. THE EXISTING PARKING LOTS THAT ARE CURRENTLY IN USE SHALL BE KEPT ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR VEHICLES SHALL USE THE LARGE PARKING LOT ADJACENT TO INFILTRATION BASIN A DURING CONSTRUCTION.
9. FOR BUILDING RENOVATIONS AND CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE CHAIN LINK FENCING SURROUNDING THE WORK AREA, AS SHOWN ON THIS PLAN TO THE GREATEST EXTENT POSSIBLE. MINOR ADJUSTMENTS FROM WHAT IS SHOWN ON THIS MAP MAY BE NECESSARY.
10. BUILDING RENOVATION/CONSTRUCTION MAY REQUIRE TEMPORARY CLOSURE OF THE GREENWAY TRAIL, ESPECIALLY DURING BUILDING 4A CONSTRUCTION. IN SUCH CASES, THE CONTRACTOR SHALL CONTACT THE GREENWAY TRAIL COMMITTEE WITH A TIMELINE OF TRAIL CLOSURE, AND TEMPORARY ALTERNATE PATH (IF PRACTICAL). THE CONTRACTOR SHALL PROVIDE FENCING TO SEPARATE THE TRAIL USERS FROM CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR SHALL NOT DISRUPT THE EXISTING COMMERCIAL LAUNDRY OPERATION ON THE SITE DURING CONSTRUCTION. ANY POTENTIAL DISRUPTIONS TO WATER OR SEWER SERVICE, OR SITE ACCESS, SHALL BE COORDINATED WITH THE SITE MAINTENANCE SUPERVISOR AND OWNER OF THE LAUNDRY SERVICE.
12. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL CONSTRUCTION MANAGEMENT PROCEDURES AS THEY PERTAIN TO DUST AND SEDIMENT CONTROL.

AMENDED SITE PLAN NOTES:

1. PROPOSED TEXT SHOWN IN BOLD ON THIS SHEET INDICATES WORK TO BE DONE AS PART OF THE AMENDED SITE PLAN. THIS AREA IS DELINEATED BY THE REVISION CLOUD SHOWN ON SHEET 6.
2. THE PROPOSED TEXT SHOWN IN GRAY SCALE ON THIS PLAN INDICATES WORK THAT HAS ALREADY BEEN COMPLETED AS PART OF THE ORIGINAL APPROVAL.
3. THE CONCEPTUAL LAYOUT SHOWN ON THE ADJACENT PARCEL TO THE SOUTHWEST IS FOR ILLUSTRATION PURPOSES ONLY, AND NOT PART OF THIS APPROVAL.

RECOMMENDED FOR APPROVAL:

____________ ________________ ________________________
MAYOR OF THE CITY OF BEACON DATE

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON

ON THE _____________ DAY OF ________________, 20_______.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

______________ DAY OF ________________, 20_______, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS __________________ DAY OF ______________, 20_____, BY

____________________________ CHAIRMAN

____________________________ SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

STATE OF NEW YORK · DANIEL G. KOEHLER · 082716 · LICENSED PROFESSIONAL ENGINEER

SEAL

JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Amendment to Special Use Permit
Erosion and Sediment Control Plan

Sheet 6 of 10

Owner:
Beacon HIP Lofts, LLC
39 Front Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

HUDSON LAND DESIGN

Site/Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

Surveyor:
TEC Land Surveying
Main Street
Beacon, New York 12508

Beacon HIP Lofts
Beacon, New York
Scale: As Noted
July 25, 2017