

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-  
-121-  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
PROPOSED SPOT ELEVATION  
+121.17  
-120-  
PROPOSED TEMPORARY CONTOUR  
100 YEAR FLOOD LINE  
PROPOSED CATCH BASIN WITH INLET PROTECTION  
PROPOSED DIVERSION SWALE  
PROPOSED RETAINING WALL  
PROPOSED CULVERT  
EXISTING MAJOR CONTOUR  
-121-  
+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 RESEEDING 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 ONLY REPAIRS DURING WEATHER PERIODS. REPAIR 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 OUT PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THERE IS 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 SPRINKLING (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 SPRINKLING, 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 LINE OF STONE OR OTHER SATISFAE 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. REPAIR 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 WEAR STAPLES AS REQUIRED. REPAIR AND RESEED WHERE EROSION AND DAMAGE VEGETATION IS EVIDENT. WHEN DAMAGE 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 REPAIRED 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

- 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.
- ALL STORMWATER MANAGEMENT STRUCTURES (E.G. SHALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
- ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ANY PILE OF POTENTIALLY ERODIBLE 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.
- PERMANENT SEEDING AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
- AREAS UNDERGOING CLEARING OR GRADING 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.
- 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 REQUIRED AS NECESSARY.
- 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 AS NECESSARY. SUCH AS TRUCK WASH STATIONS AND PERIODIC STREET SWEEPING OUTSIDE OR IN FINISHED AREAS WITHIN THE SITE.
- 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.
- 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 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 AVOIDANCE (NOA) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
- 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.
- 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.
- 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.
- 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.
- 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 CONSTRUCTION RAINFALL EVENT. THE OWNERS 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:

- 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 CONSTRUCTION RAINFALL EVENT. THE OWNERS SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE, REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.
- FOR HEAVY TRAFFIC AREAS, FULL SOIL RESTORATION WILL BE REQUIRED. FULL SOIL RESTORATION CONSISTS OF USE OF A COMB AND ROLLER TO BREAK UP THE EXISTING SOIL TO A DEPTH OF 12" - 24". COMPOST IS PLACED OVER THE RIPPERD SOIL, THEN WORKED INTO THE SOIL WITH A DEEP SUB-SOILER.
- 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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	8/29/17	PER PLANNING BOARD COMMENTS	CMB

Amendment to Special Use Permit  
Erosion and Sediment Control Plan

Sheet 7 of 10

Beacon HIP Lofts

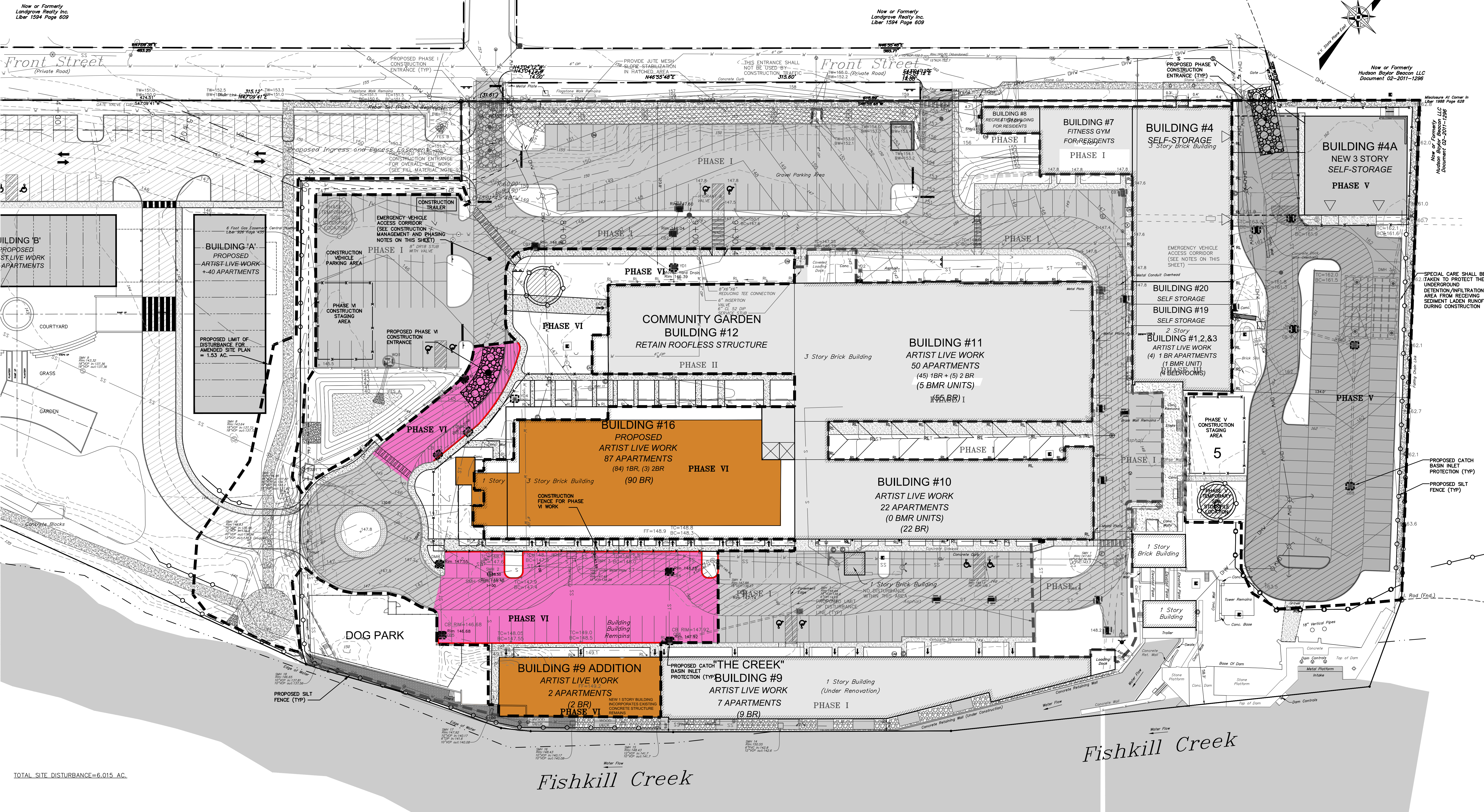
Beacon, New York  
Scale: As Noted  
July 25, 2017

Now or Formerly  
Landgrave Realty Inc.  
Liber 1204 Page 609

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Liber 1204 Page 609

Now or Formerly  
Hudson River Beacon LLC  
Document 02-2011-1296

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TOTAL SITE DISTURBANCE=6.015 AC.

CONSTRUCTION SEQUENCING NOTES:

- PHASE I: AREA=3.83 AC.
- 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 SURROUNDINGS 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 RUNS".
  - 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 18 RE-CONSTRUCTION.
  - AMENDED SITE WORK WITHIN PARKING AREA AND LANDSCAPE AREAS ADJACENT TO BUILDING 16, AND BUILDING 12.
  - BUILDING 18 RE-CONSTRUCTION.
  - AMENDED SITE WORK WITHIN PARKING AREA AND LANDSCAPE AREAS ADJACENT TO BUILDING 16, AND BUILDING 12.
  - CONSTRUCT MAIN DRIVE TO BINDER COURSE. CONTRACTORS SHALL USE THE LARGE PARKING LOT ALONG FRONT STREET DURING CONSTRUCTION. PARKING LOTS WILL BE RE-PAVED BINDER COURSE (EXCEPT PARKING AREAS NEAR BUILDING 9A) AND WILL BE FINAL PAVED DURING PHASE IV.
  - WHEN LANDSCAPING AREAS HAVE REACHED 80% VEGETATIVE COVER, FINAL GRADE INFILTRATION BASIN.
  - INSTALL GREENWAY TRAIL.
  - 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.

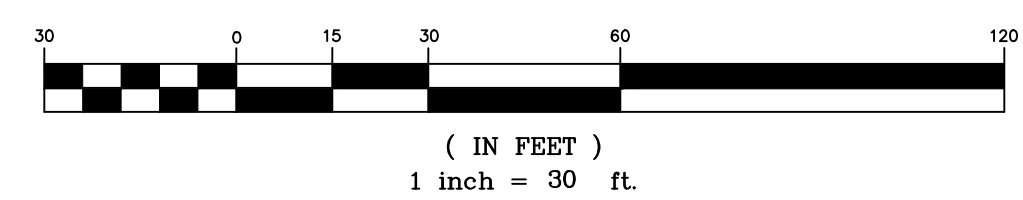
PHASE II, III & IV: MINIMAL SITE DISTURBANCE

- 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.
  - 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.
  - INSTALL PHASE I STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
  - CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
  - INSTALL CONSTRUCTION FENCE FOR PHASE I WORK. INSTALL ADDITIONAL FENCING AS NEEDED.
  - INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES. DESIGNATE CONSTRUCTION STAGING AREA.
  - CONSTRUCT LARGE PARKING LOT ALONG FRONT STREET, AND PROVIDE SUB BASE GRANULAR SURFACE FOR CONSTRUCTION VEHICLES.
  - BEGIN BUILDING 7 AND 11 RENOVATION WORK.
  - BEGIN SITE DEMOLITION WITHIN PHASE I AREA AS SHOWN ON THE DEMOLITION PLAN.
  - 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.
  - COMMENCE MASS GRADING ACTIVITIES WITHIN PHASE V AS OUTLINED WITHIN THE PLAN SET.
  - BEGIN BUILDING 4A CONSTRUCTION.
  - INSTALL STORM DRAINAGE SYSTEM AND UNDERGROUND DETENTION/INFILTRATION AREA. PROTECT INFILTRATION AREA FROM RECEIVING SEDIMENT LADEN RUNOFF DURING CONSTRUCTION.
  - BEGIN PAVING PARKING AREAS WITHIN PHASE V TO BINDER COURSE.
  - FINAL GRADE VEGETATED AREAS WITHIN PHASE V. IMPLEMENT SOIL RESTORATION TECHNIQUES AS OUTLINED WITHIN THE NOTES ON THIS PLAN.
  - ESTABLISH PERMANENT VEGETATION WITHIN LANDSCAPED AREAS.
  - PAVE TOP COURSE ON MAIN DRIVE AND PARKING AREAS WITHIN PHASE V.
  - REMOVE PHASE V EROSION AND SEDIMENT CONTROLS WHEN CONTRIBUTING DRAINAGE AREAS HAVE BECOME STABILIZED.
  - 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.
- 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.
  - INSTALL PHASE VI STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
  - INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES.
  - COMMENCE GRADING ACTIVITIES WITHIN PHASE VI AS OUTLINED WITHIN THE PLAN SET.
  - RE-CONSTRUCT BUILDING 16.
  - INSTALL CATCH BASIN 12, 10 & 4 AND ASSOCIATED PIPING AND ROOF LEADER CONNECTIONS.
  - LANDSCAPE AREAS SURROUNDING BUILDING 12 AND 16.
  - PAVE AMENDED TRAVEL WAY AND PARKING AREAS THAT HAVE NOT RECEIVED TOP COURSE.

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE



CONSTRUCTION MANAGEMENT AND PHASING NOTES:

- CONSTRUCTION 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.
- 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' WITH CLEARANCE WITHIN THE CORRIDOR.
- CONSTRUCTION MATERIALS SHALL BE KEPT IN THE DESIGNATED LOCATIONS FOR EACH PHASE AS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC AS NEEDED DURING CONSTRUCTION OPERATIONS.
- PHASE V AND VI AREAS DEPICTED ON THIS PLAN CONTAIN THE REMAINDER OF THE SITE WORK.
- 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.
- CONSTRUCTION FENCE SHALL BE ERECTED TO ISOLATE CONSTRUCTION AREAS AS SITE CONDITIONS PERMIT AND PRACTICALLY WITHOUT BLOCKING PEDESTRIAN AND VEHICLE FLOW THROUGHOUT THE SITE. THE CONTRACTOR SHALL CONTACT THE GREENWAY TRAIL COMMITTEE WITH A TIMING OF TRAIL CLOSURE, AND TEMPORARY ALTERNATE PATH (IF PRACTICAL). ADDITIONAL FENCING AND SIGNAGE MAY BE REQUIRED THAN WHAT IS SHOWN ON THIS PLAN. DIRECTION ARROWS MAY BE ADDED TO DIRECTIONAL SIGNS AS REQUIRED.
- PARKING LOT ADJACENT TO INFILTRATION BASIN A DURING CONSTRUCTION. THE CONTRACTOR VEHICLES SHALL USE THE LARGE PARKING LOT ADJACENT TO INFILTRATION BASIN A DURING CONSTRUCTION.
- 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.
- 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 TIMING OF TRAIL CLOSURE, AND TEMPORARY ALTERNATE PATH (IF PRACTICAL). THE CONTRACTOR SHALL PROVIDE FENCING TO SEPARATE THE TRAIL USERS FROM CONSTRUCTION ACTIVITIES.
- 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.
- REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR ADDITIONAL CONSTRUCTION MANAGEMENT PROCEDURES AS THEY PERTAIN TO DUST AND SEDIMENT CONTROL.

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\_\_\_\_.

CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ENFORCEMENT, MODIFICATION OR REVISION OF THIS PLAN, 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.

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

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

C:\Drawings\HL\Bmp

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