

#### GENERAL CONSTRUCTION SCHEDULE:

- THE FOLLOWING SCHEDULE IS SUBJECT TO CHANGE BASED ON ENCOUNTERED FIELD CONDITIONS AND/OR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.
1. PREPARE THE SITE FOR CONSTRUCTION BY INSTALLING THE PRELIMINARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
  2. CLEAR AND GRUB NORTHERN PORTION OF THE SITE FROM THE ACCESS ROAD TO THE RETAINING WALL TO THE WEST AND UP TO THE LIMITS OF CONSTRUCTION ON THE NORTH.
  3. CONSTRUCT PORTION OF RETAINING WALL FROM THE POURED CONCRETE SECTION (STAIRS) AND TO THE NORTH. FILL BEHIND WALL (EAST SIDE) AS WALL IS BEING BUILT.
  4. MASS EARTHWORK AND UTILITY INSTALLATION ON THE NORTHERN PORTION OF THE SITE (FROM THE ACCESS ROAD NORTH, INCLUDING THE ROAD, PARKING AREAS, FOUNDATION AREAS FOR UNITS 8-18). UTILITIES TO INCLUDE METER PIT, THAT PORTION OF WATER MAIN TO THE NORTH (STUB AND CAP SECTION TO THE SOUTH OF THE TIE), INDIVIDUAL WATER SERVICES UNITS 8-18, SANITARY SEWER TO THE CONNECTION POINT ON THE SOUTH SIDE OF THE SITE, SANITARY SEWER MAIN AND MANHOLES, SANITARY SEWER SERVICE CONNECTIONS UNITS 8-18, STORMWATER CATCH BASINS AND SPRING ON NORTHERN PORTION OF SITE AND STORM MANHOLES 1 & 2 TO THE EXISTING CATCH BASIN ON THE SOUTH SIDE OF THE SITE (STORM SYSTEM ON NORTH TO DISCHARGE TO TEMPORARY SEDIMENT TRAPS ON THE SOUTH PORTION OF THE SITE, WITH TEMPORARY OVERFLOW TO THE STORM MANHOLE 2).
  5. CONSTRUCT BUILDING FOUNDATIONS FOR UNITS 8-18, AND BRING PARKING/ROADWAY TO BINDER COURSE.
  6. CONSTRUCT UNITS.
  7. CLEAR AND GRUB SOUTHERN PORTION OF THE SITE FROM THE ACCESS ROAD TO THE RETAINING WALL TO THE WEST AND UP TO THE LIMITS OF CONSTRUCTION ON THE SOUTH.
  8. INSTALL STAIRS FROM FERRY STREET TO WOLCOTT AVENUE.
  9. CONSTRUCT RETAINING WALL FROM THE SOUTH UP TO THE POURED WALL SECTION. FILL BEHIND WALL (EAST SIDE) AS WALL IS BUILT.
  10. MASS EARTHWORK AND UTILITY INSTALLATION ON THE SOUTHERN PORTION OF THE SITE (FROM THE ACCESS ROAD SOUTH, INCLUDING THE ROAD, PARKING AREAS, FOUNDATION AREAS FOR UNITS 1-7). UTILITIES TO INCLUDE THAT PORTION OF WATER MAIN TO THE SOUTH, INDIVIDUAL WATER SERVICES UNITS 1-7, SANITARY SEWER SERVICE CONNECTIONS UNITS 1-7, STORMWATER CATCH BASINS AND PIPING ON SOUTHERN PORTION OF SITE, UNDERGROUND INFILTRATION SYSTEM.
  11. CONSTRUCT BUILDING FOUNDATIONS FOR UNITS 1-7, AND BRING PARKING/ROADWAY TO BINDER COURSE.
  12. FINALIZE SITE LANDSCAPING AND INSTALL TOP ASPHALT COURSE.

#### SIGHT DISTANCE NOTE:

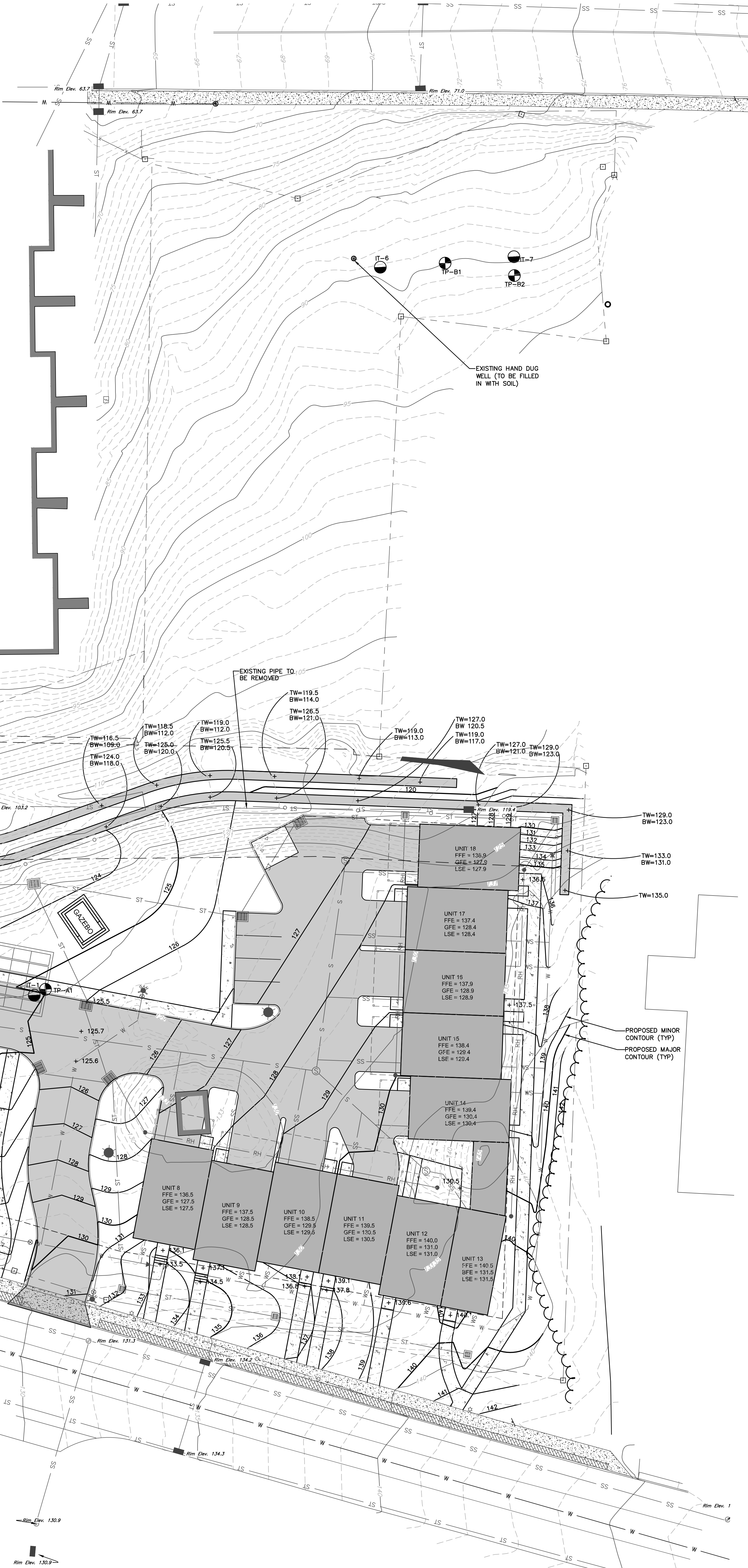
PER THE TRAFFIC IMPACT STUDY PREPARED BY MASER CONSULTING AND DATED AUGUST 2, 2017, THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ALSO ANALYZED, BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 300 FEET LOOKING BOTH LEFT (NORTH) AND RIGHT (SOUTH) FROM THE PROPOSED ACCESS. BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 90 WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 90 IN THIS AREA INDICATES THAT THE 85TH PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH, FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING DISTANCE TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED. IT SHOULD BE NOTED THAT SOME PRUNING/CLEARING OF VEGETATION IMMEDIATELY NORTH OF THE PROPOSED DRIVEWAY LOCATION ON THE WEST SIDE OF ROUTE 90 SHOULD BE COMPLETED IN ORDER TO MAXIMIZE THE SIGHT DISTANCE LOOKING TO THE NORTH FROM THE SITE DRIVEWAY.

#### CUT AND FILL ANALYSIS

CUT 3,775 CY	SELECT 1,875 CY
FILL 6,950 CY	SUBGRADE 400 CY
NET 3,175 CY	BRICK 165 CY
	ASPHALT 100 CY
	CONCRETE 70 CY

#### CUT AND FILL NOTES:

1. THIS CUT AND FILL ANALYSIS IS USED FOR PERMITTING PURPOSES AND SHALL NOT BE CONSIDERED ACCURATE FOR CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL PREPARE THEIR OWN QUANTITY TAKEOFF ANALYSIS FOR BIDDING.
2. CONCRETE VOLUME EXCLUDES BUILDING FOUNDATION CONSTRUCTION.
3. NET FILL NUMBER INCLUDES THE ITEMIZED MATERIALS ON THE RIGHT HAND SIDE TABLE.



## Grading Plan

Scale: 1" = 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 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.



SEAL  
JON D. BODENDORF, P.E.  
NYS LICENSE NO. 076845  
DANIEL G. KOEHLER, P.E.  
NYS LICENSE NO. 082716

NO.	DATE	DESCRIPTION	BY
1	8/29/2017	PER PLANNING BOARD COMMENTS	DKG
2	9/26/2017	PER PLANNING BOARD COMMENTS	DKG
3	10/31/2017	REVISED RETAINING WALL	DKG
4	11/28/2017	REVISED STAIRWAY TO FERRY STREET	DKG
5	12/22/2017	REMOVED INTERNAL PATH AND POCKET PARK	DKG
6	01/30/2018	PER PLANNING BOARD COMMENTS	DKG

## Grading Plan

Sheet 7 of 14

Owner:  
**River Ridge Views, LLC**  
445 Main Street  
Beacon, NY 12508

Architect:  
**Aryeh Siegel, Architect**  
84 Mason Circle  
Beacon, New York 12508

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

Surveyor:  
**TEC Land Surveying, P.C.**  
150C Tioronda Avenue  
Beacon, New York 12508

## River Ridge Townhouses

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