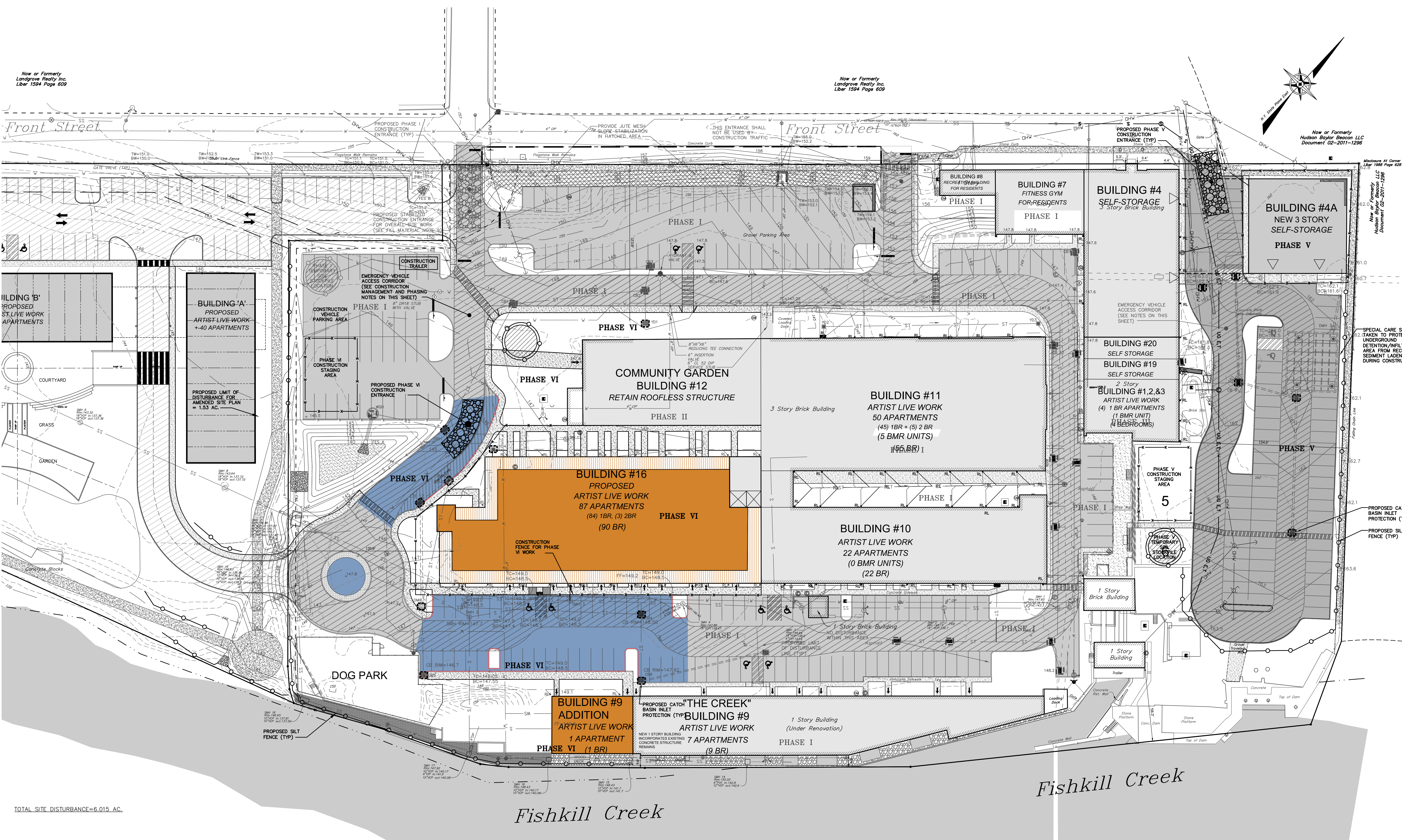


LEGEND:

- SEWER MANHOLE
UNKNOWN MANHOLE
UTILITY POLE
ELECTRIC BOX
HYDRANT
WATER VALVE
ROUND DROP INLET
ELECTRIC METER
UTILITY POLE WITH LIGHT
COMMUNICATION BOX
OVERHEAD WIRES
FENCE
DRAIN INLET
GAS METER
LAMP
UNKNOWN VALVE
EXISTING WATER EDGE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED SPOT ELEVATION
PROPOSED TEMPORARY CONTOUR
100 YEAR FLOOD LINE
PROPOSED CATCH BASIN WITH INLET PROTECTION
PROPOSED DIVERSION WALL
PROPOSED RETAINING WALL
PROPOSED CULVERT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
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.
STABILIZED CONSTRUCTION ENTRANCE: INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH.
SILT FENCE: INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH.
SOIL STOCKPILE: INSPECT SOIL STOCKPILE CONTROL BARRIERS (SILT FENCES) FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH.
DUST CONTROL: SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK.
CHECK DAM: INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH.
EROSION CONTROL BLANKET: INSPECT THE BLANKET EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH.
DEMATERIATING PITS: (IF REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW.
SEMENT TRAP: SEMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DEPTH OF THE TRAP.
CATCH BASINS: ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY.

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.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SHALES, 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 PALE 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.
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 RESTORED 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 TRACING PAD TO MINIMIZE SEDIMENT ACCUMULATION AND REPAIRED AS NECESSARY.
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.
11. THE OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK.
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 (NOTI) 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.

CONSTRUCTION SEQUENCING NOTES:

- PHASE I - 3.8 AC. DISTURBANCE, DURATION 24 MONTHS - PHASE COMPLETED
1. 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
2. SITE WORK AND AS SHOWN WITHIN PHASE I AREA. INCLUDES NEW STORMWATER PIPING, GRADING, AND INFILTRATION BASIN A.
3. LANDSCAPING SURROUNDING BUILDING 11 ONLY
4. GREENWAY TRAIL
5. COMPLETION OF ON-GOING BUILDING 9 RENOVATIONS
6. BUILDING 7 RENOVATIONS
7. EXISTING SEWER REPAIRS, NEW SEWER PIPING AND MANHOLES
8. BUILDING 11 RENOVATIONS "THE BIRD"
9. COMMON ELEVATOR FOR BUILDINGS 10, 11, 12, 16 & 18
PHASE II - 0.2 ACRES DISTURBANCE, 18 MONTHS - PHASE COMPLETED
1. BUILDING 12 RENOVATIONS
PHASE III - 0.2 ACRES DISTURBANCE, 24 MONTHS - PHASE COMPLETED
1. BUILDING 1, 2 & 3 RENOVATIONS
2. ALL REMAINING LANDSCAPING WITHIN PHASE I WITH THE EXCEPTION OF BUILDING 9A
PHASE IV - 0.2 ACRES DISTURBANCE, 18 MONTHS - PHASE COMPLETED
1. RE-CONSTRUCTION OF BUILDING 9A "THE RUNTS"
2. FINAL PAVE ALL AREAS WITHIN PHASE I
PHASE V - 1.27 AC. DISTURBANCE, 8 MONTHS
1. DEMOLITION OF EXISTING STRUCTURES AS SHOWN ON THE DEMOLITION PLAN WITHIN PHASE V AREA
2. 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
1. BUILDING 16 RE-CONSTRUCTION
2. AMENDED SITE WORK WITHIN PARKING AREA AND LANDSCAPE AREAS ADJACENT TO BUILDING 16, AND BUILDING 12.

EROSION AND SEDIMENT CONTROL PLAN

- 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 APPROPRIATE FOLLOWING CLEARING ACTIVITIES.
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 1. INSTALL PROPOSED SMH 1, PROPOSED SMH 3 AND EXISTING SMH 1. CONNECTIONS TO SMH 3 AND SMH 17. CONTRACTOR SHALL USE THE LARGE BRICKER SYSTEM AS NEEDED WHILE CONNECTIONS ARE MADE. AFTER ALL CONNECTIONS ARE COMPLETE, PLUS 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 UNTIL 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 LUSH 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 BRICKER COURSE (EXCEPT PARKING AREA BEHIND 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.
21. 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.
22. INSTALL PHASE V STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
23. CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
24. COMMENCE MASS GRADING ACTIVITIES WITHIN PHASE V AS OUTLINED WITHIN THE PLAN SET.
25. RE-CONSTRUCT BUILDING 16.
26. INSTALL CATCH BASIN 12, YD 4 AND ASSOCIATED PIPING AND ROOF LEADER CONNECTIONS.
27. LANDSCAPE AREAS SURROUNDING BUILDING 12 AND 16.
28. PAVE AMENDED TRAVEL WAY AND PARKING AREAS THAT HAVE NOT RECEIVED TOP COURSE.

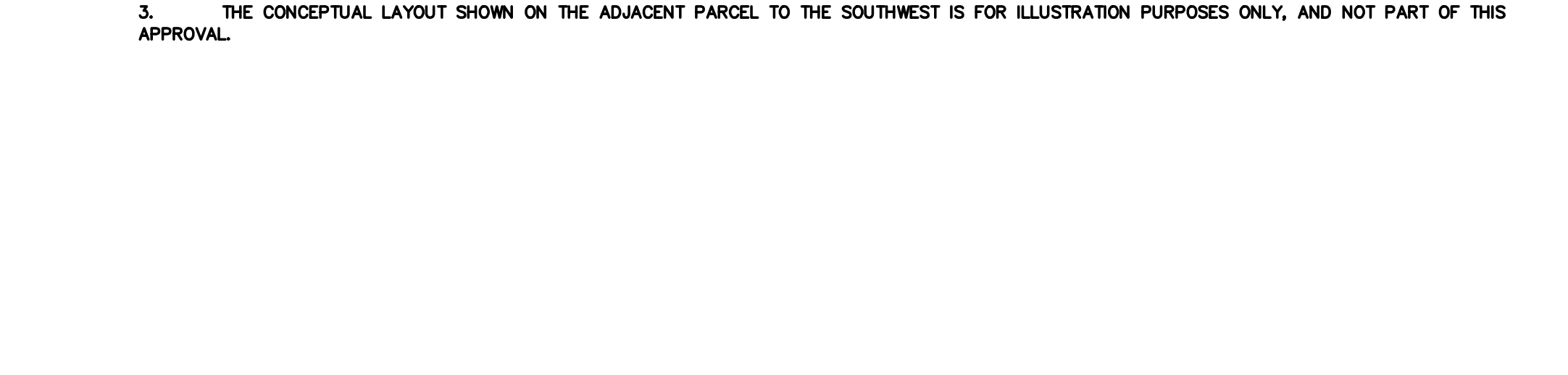
AMENDED SITE PLAN NOTES:

- 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 REDDISH 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.

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 COME WITHIN AT LEAST ONE LANE OPEN AT ALL TIMES, AND PROVIDE MAINTENANCE AND PROTECTION OF TRAFFIC MEASURES AND PERSONNEL AS REQUIRED. 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 4 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 ERRECTED TO ISOLATE CONSTRUCTION AREAS AS SITE CONDITIONS PERMIT AND PRACTICALLY 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 CLEAR 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 PLAN WILL 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.

EROSION AND SEDIMENT CONTROL PLAN



APPROVAL AND SIGNATURE SECTION: 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 2020. SIGNED THIS DAY OF 2020 BY CHAIRMAN SECRETARY

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

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

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

Amendment to Special Use Permit Erosion and Sediment Control Plan

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