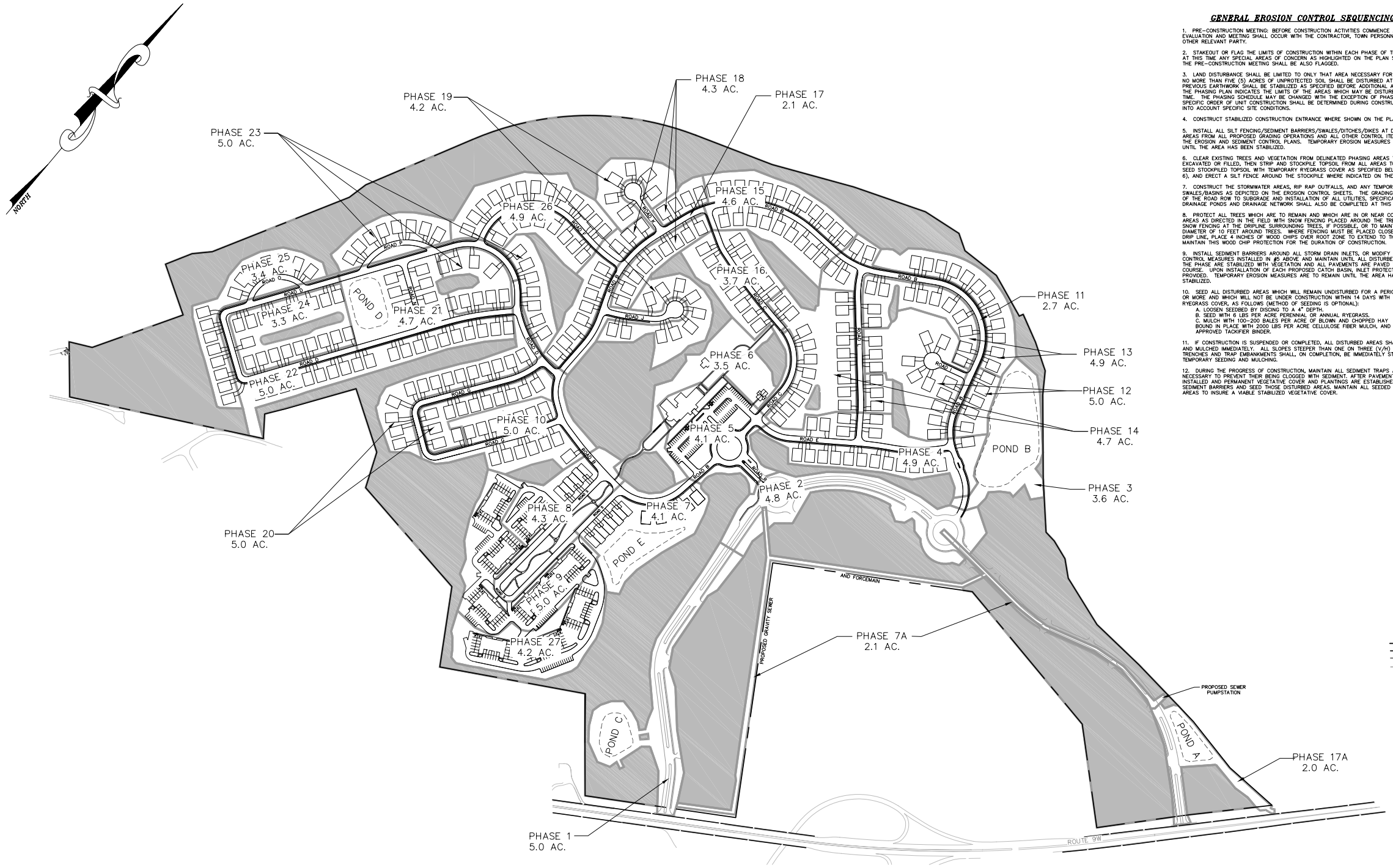

GENERAL EROSION CONTROL SEQUENCING

1. PRE-CONSTRUCTION MEETING: BEFORE CONSTRUCTION ACTIVITIES COMMENCE A SITE EVALUATION AND MEETING SHALL OCCUR WITH THE CONTRACTOR, TOWN PERSONNEL AND ANY OTHER RELEVANT PARTY.

2. STAKEOUT OR FLAG THE LIMITS OF CONSTRUCTION WITHIN EACH PHASE OF THE PROJECT SITE. AT THIS TIME ANY SPECIAL AREAS OF CONCERN AS HIGHLIGHTED ON THE PLAN SET OR DURING THE PRE-CONSTRUCTION MEETING SHALL BE ALSO FLAGGED.

3. LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED. THE PHASING PLAN INDICATES THE LIMITS OF THE AREAS WHICH MAY BE DISTURBED AT ANY ONE TIME. THE PHASING SCHEDULE MAY BE CHANGED WITH THE EXCEPTION OF PHASE ONE. THE SPECIFIC ORDER OF UNIT CONSTRUCTION SHALL BE DETERMINED DURING CONSTRUCTION TO TAKE INTO ACCOUNT SPECIFIC SITE CONDITIONS.

4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN ON THE PLAN.

5. INSTALL ALL SILT FENCING/SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS AND ALL OTHER CONTROL ITEMS LISTED ON THE EROSION AND SEDIMENT CONTROL PLANS. TEMPORARY EROSION MEASURES ARE TO REMAIN UNTIL THE AREA HAS BEEN STABILIZED.

6. CLEAR EXISTING TREES AND VEGETATION FROM DELINEATED PHASING AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 6), AND ERECT A SILT FENCE AROUND THE STOCKPILE WHERE INDICATED ON THE PLAN SET.

7. CONSTRUCT THE STORMWATER AREAS, RIP RAP OUTFALLS, AND ANY TEMPORARY SWALES/BASINS AS DEPICTED ON THE EROSION CONTROL SHEETS. THE GRADING AND CLEARING OF THE ROAD ROW TO SUBGRADE AND INSTALLATION OF ALL UTILITIES, SPECIFICALLY THE DRAINAGE PONDS AND DRAINAGE NETWORK SHALL ALSO BE COMPLETED AT THIS TIME.

8. PROTECT ALL TREES WHICH ARE TO REMAIN AND WHICH ARE IN OR NEAR CONSTRUCTION AREAS AS DIRECTED IN THE FIELD WITH SNOW FENCING PLACED AROUND THE TREE TRUNK. PLACE SNOW FENCING AT THE DRIPLINE SURROUNDING TREES, IF POSSIBLE, OR TO MAINTAIN A MINIMUM DIAMETER OF 10 FEET AROUND TREES. WHERE FENCING MUST BE PLACED CLOSER THAN THE DRIP LINE, PLACE 4 INCHES OF WOOD CHIPS OVER ROOT ZONE TO EXTEND TO THE DRIP LINE. MAINTAIN THIS WOOD CHIP PROTECTION FOR THE DURATION OF CONSTRUCTION.

9. INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN #5 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS WITHIN THE PHASE ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE. UPON INSTALLATION OF EACH PROPOSED CATCH BASIN, INLET PROTECTION SHALL BE PROVIDED. TEMPORARY EROSION MEASURES ARE TO REMAIN UNTIL THE AREA HAS BEEN STABILIZED.

10. SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 14 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 14 DAYS WITH TEMPORARY RYEGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
   A. LOOSEN SEEDBED BY DISCING TO A 4" DEPTH.
   B. SEED WITH 6 LBS PER ACRE PERENNIAL OR ANNUAL RYEGRASS.
   C. MULCH WITH 100-200 BALES PER ACRE OF BLOWN AND CHOPPED HAY BOUND IN PLACE WITH 2000 LBS PER ACRE CELLULOSE FIBER MULCH, AND WITH AN APPROVED TACKIFIER BINDER.

11. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (V/H) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.

12. DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED WITH SEDIMENT. AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THOSE DISTURBED AREAS. MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.

PHASE SPECIFIC EROSION CONTROL SEQUENCE REQUIREMENTS

GENERAL EROSION CONTROL SEQUENCING IS REQUIRED FOR EACH PHASE WITH THE FOLLOWING CHANGES:

PHASES 1&2
1. PROTECT WETLANDS USING SILT FENCE PRIOR TO EXCAVATION AND CLEARING OPERATIONS. PERFORM NECESSARY EXCAVATION/FILL AND CLEARING OPERATIONS TO BRING SITE AREAS TO DESIRED SUBGRADE.

PHASE 3
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES FOR PHASE 3 ARE LOCATED IN THE AREAS OF PHASES 4 AND 12, THE STOCKPILES WILL BE REMOVED AND THE AREAS RESTORED FOLLOWING COMPLETION OF WORK IN PHASE 3 AND PRIOR TO WORK IN PHASES 4 AND 12.

2. TEMPORARY SEDIMENT BASIN B SHALL BE CONSTRUCTED WITHIN THE STORMWATER FACILITY B AREA AND WILL REMAIN IN PLACE UNTIL ALL AREAS FROM WHICH IT RECEIVES DRAINAGE HAVE BEEN STABILIZED.

PHASE 4
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILE FOR PHASE 3 IS LOCATED IN THE PHASE 4 AREA. THE STOCKPILE WILL BE REMOVED AND THE AREAS RESTORED FOLLOWING COMPLETION OF WORK IN PHASE 3 AND PRIOR TO WORK IN PHASE 4.

PHASES 5 AND 6
1. THE TEMPORARY DIVERSION SWALE LOCATED ALONG THE PHASE 5/6 AND PHASE 6/7 BORDERS SHALL NOT BE REMOVED PRIOR TO STABILIZATION OF ROAD AND INSTALLATION OF STORMWATER COLLECTION SYSTEM IN PHASES 7 AND 8.

PHASE 7
1. PROTECT WETLANDS USING SILT FENCE PRIOR TO EXCAVATION AND CLEARING OPERATIONS. PERFORM NECESSARY EXCAVATION/FILL AND CLEARING OPERATIONS TO BRING SITE AREAS TO DESIRED SUBGRADE.

2. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILE FOR PHASE 7 IS LOCATED IN THE AREA OF PHASE 8, THE STOCKPILE WILL BE REMOVED AND THE AREA RESTORED FOLLOWING COMPLETION OF WORK IN PHASE 7 AND PRIOR TO WORK IN PHASE 8.

3. TEMPORARY SEDIMENT BASIN E SHALL BE CONSTRUCTED WITHIN THE STORMWATER FACILITY E AREA AND WILL REMAIN IN PLACE UNTIL ALL AREAS FROM WHICH IT RECEIVES DRAINAGE HAVE BEEN STABILIZED.

PHASE 11
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES ARE LOCATED IN THE AREA OF PHASE 13. THE STOCKPILE WILL BE REMOVED AND THE AREA RESTORED FOLLOWING COMPLETION OF WORK IN PHASE 11 AND PRIOR TO WORK IN PHASE 13.

PHASE 13
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES ARE LOCATED WITHIN AREAS OF CONSTRUCTION IN PHASE 13, THE STOCKPILE WILL BE MOVED AS NEEDED WITHIN PHASE 13 TO COMPLETE CONSTRUCTION ACTIVITIES.

PHASE 15
1. THE TEMPORARY DIVERSION SWALE LOCATED AT THE ROAD CROSSING FROM PHASE 15 TO PHASE 11 WILL BE REMOVED PRIOR TO WORK IN PHASE 15.

PHASE 16
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILE FOR PHASE 15 ARE LOCATED WITHIN AREAS OF CONSTRUCTION IN PHASE 16, THE STOCKPILE WILL BE MOVED AS NEEDED WITHIN PHASE 16 TO COMPLETE CONSTRUCTION ACTIVITIES.

PHASE 17
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILE FOR PHASE 17 IS LOCATED IN THE PHASE 18 AND 19 AREAS. THE STOCKPILE WILL BE REMOVED AND THE AREAS RESTORED FOLLOWING COMPLETION OF WORK IN PHASE 17 AND PRIOR TO WORK IN PHASES 18 AND 19.

PHASE 18
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES ARE LOCATED WITHIN AREAS OF CONSTRUCTION IN PHASE 18, THE STOCKPILE WILL BE MOVED AS NEEDED WITHIN PHASE 18 TO COMPLETE CONSTRUCTION ACTIVITIES.

PHASE 20
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES ARE LOCATED WITHIN AREAS OF CONSTRUCTION IN PHASE 20, THE STOCKPILE WILL BE MOVED AS NEEDED WITHIN PHASE 20 TO COMPLETE CONSTRUCTION ACTIVITIES.

PHASE 21
1. TEMPORARY SEDIMENT BASIN E SHALL BE CONSTRUCTED WITHIN THE STORMWATER FACILITY E AREA AND WILL REMAIN IN PLACE UNTIL ALL AREAS FROM WHICH IT RECEIVES DRAINAGE HAVE BEEN STABILIZED.

3. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES ARE LOCATED WITHIN AREAS OF CONSTRUCTION IN PHASE 21, THE STOCKPILE WILL BE MOVED AS NEEDED WITHIN PHASE 21 TO COMPLETE CONSTRUCTION ACTIVITIES.

PHASE 22
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES ARE LOCATED WITHIN AREAS OF CONSTRUCTION IN PHASE 22, THE STOCKPILE WILL BE MOVED AS NEEDED WITHIN PHASE 22 TO COMPLETE CONSTRUCTION ACTIVITIES.

PHASE 26
1. SOIL SHALL BE STOCKPILED IN THE AREAS SHOWN ON THE PLAN SET. THE SOIL STOCKPILES ARE LOCATED WITHIN AREAS OF CONSTRUCTION IN PHASE 26, THE STOCKPILE WILL BE MOVED AS NEEDED WITHIN PHASE 26 TO COMPLETE CONSTRUCTION ACTIVITIES.

LEGEND
- PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED BUILDING
- PROPOSED LIMITS OF PHASE
- AREA OF NO GRADING

CONSTRUCTION SEQUENCING FOR PHASING

PHASE	SIZE	DESCRIPTION
1	5.0 ACRES	CLEARING, GRADING & CONSTRUCTION OF SOUTHERN ROAD A ENTRANCE, PORTION OF ROAD A, INSTALLATION OF STORMWATER FACILITY C.
2	4.8 ACRES	CLEARING, GRADING & CONSTRUCTION OF PORTION OF ROAD A, CONSTRUCTION OF BOTH TRAFFIC CIRCLES IN ROAD A, AND ENTRANCES TO ROADS B AND R.
3	3.6 ACRES	CONSTRUCTION OF STORMWATER FACILITY B.
4	4.9 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD E, PORTIONS OF ROADS L AND B, INSTALLATION OF SECURITY GATE & ENTRANCEWAY IN ROAD B, AND GRADING FOR ASSOCIATED HOMES.
5	4.1 ACRES	CLEARING, GRADING & CONSTRUCTION OF ROAD R, INCLUDING INSTALLATION OF ROAD R SECURITY GATE & ENTRANCEWAY, TRAFFIC CIRCLE AT ROADS B, C, R, AND CLUBHOUSE WITH PARKING LOT.
6	3.5 ACRES	CLEARING, GRADING & CONSTRUCTION OF CLUBHOUSE AMMENITIES AND LAWN AREAS.
7	3.0 ACRES	CLEARING, GRADING & CONSTRUSTION OF STORMWATER FACILITY E, AND PORTION OF ROAD B.
7A	2.1 ACRES	CONSTRUCTION OF SANITARY SEWER PUMPSTATION, SEWER FORCEMAIN, AND GRAVITY SEWER UP TO SECOND TRAFFIC CIRCLE IN ROAD A.
8	4.3 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD S, CONDO AREA 1, AND ALL TOWNHOUSE AREAS.
9	5.0 ACRES	CLEARING AND GRADING FOR CONDO AREAS 2, 3, 4, 5, AND 6.
10	5.0 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD G, AND PORTIONS OF ROADS B AND D, WITH GRADING FOR ASSOCIATED HOMES.
11	2.7 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD L, AND PORTION OF ROAD B, WITH GRADING FOR ASSOCIATED HOMES.
12	5.0 ACRES	CLEARING, AND CONSTRUCTION OF MAJORITY OF SEWER RUN F, AND GRADING FOR ASSOCIATED HOMES ON ROADS I, B AND L.
13	4.9 ACRES	CLEARING AND GRADING FOR ASSOCIATED HOMES ON ROAD B AND L.
14	4.7 ACRES	CLEARING, GRADING & CONSTRUCTION OF SEWER RUN E, AND GRADING FOR HOMES ON ROAD C AND L.
15	4.6 ACRES	CLEARING, GRADING & CONSTRUCTION OF PORTION OF ROAD B WITH GRADING FOR ASSOCIATED HOMES.
16	3.7 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD C, AND GRADING FOR REMAINING HOMES ON ROAD C.
17	2.1 ACRES	CLEARING, GRADING & CONSTRUCTION OF REMAINDER OF ROAD B.
17A	2.0 ACRES	CLEARING, GRADING & CONSTRUCTION OF REMAINDER OF ROAD A AND ROAD A ENTRANCE ON RTE 9W.
18	4.3 ACRES	CLEARING AND GRADING FOR REMAINDER OF HOMES ON ROAD B.
19	4.2 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROADS K AND J, WITH GRADING FOR ALL ASSOCIATED HOMES.
20	5.0 ACRES	CLEARING, GRADING & CONSTRUCTION OF PORTION OF ROAD D, AND GRADING FOR REMAINDER OF HOMES ON ROAD G.
21	4.7 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD N, STORMWATER FACILITY D, AND PORTION OF ROAD D WITH GRADING FOR ALL ASSOCIATED HOMES ON ROAD N.
22	5.0 ACRES	CLEARING, GRADING & CONSTRUCTION OF REMAINDER OF ROAD D, EMERGENCY ACCESS DRIVE, AND GRADING FOR ASSOCIATED HOMES ON ROAD D.
23	5.0 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD O, AND GRADING FOR ALL ASSOCIATED HOMES ON ROADS P AND ASSOCIATED HOMES ON ROAD D.
24	3.3 ACRES	CLEARING AND GRADING FOR ASSOCIATED HOMES ON INTERIOR OF ROAD D.
25	3.4 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD O, AND GRADING FOR ALL ASSOCIATED HOMES ON ROAD O AND REMAINING HOMES ON ROAD D.
26	4.9 ACRES	CLEARING, GRADING & CONSTRUCTION OF ENTIRE ROAD F, WITH GRADING FOR ALL ASSOCIATED HOMES.
27	4.2 ACRES	CLEARING AND GRADING FOR CONDO AREAS 7, 8 AND 9.

NOTE: ALL ASSOCIATED UTILITIES AND INFRASTRUCTURE TO BE CONSTRUCTED IN TIME WITH CONSTRUCTION OF ROADS.
ALL ROADS TO BE STABILIZED USING CRUSHED STONE.
ALL DISTURBED AREAS TO BE STABILIZED IMMEDIATELY AS PER THE DETAILS OF THESE PLANS.
ALL HYDROSEEDED AREAS TO BE WATERED AS NEEDED.

THIS EROSION CONTROL PLAN SHALL BE USED FOR EROSION CONTROL METHODS AND LOCATIONS ONLY. DO NOT USE THIS PLAN FOR BUILDING, PAVED AREA, UTILITY LOCATIONS, ETC.

THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR THE CONSTRUCTION AND MAINTENANCE OF THE MEASURES AS DETAILED ON THIS PLAN AND ACCOMPANYING TECHNICAL SPECIFICATIONS

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GRAPHIC SCALE
100 0 50 100 200 400
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1 inch = 100 ft.

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P.O. Box 687, Rt. 207
Goshen, N.Y. 10924
(845) 294-5700

CONSTRUCTION PHASING PLAN
PREPARED FOR LOT 10

CORNWALL COMMONS

TOWN OF CORNWALL
ORANGE COUNTY, NEW YORK

Date: AUGUST 16, 2007
Revisions: JANUARY 28, 2008, FEBRUARY 25, 2008, MARCH 5, 2008, MARCH 23, 2008, MAY 13, 2008, JUNE 2, 2008
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