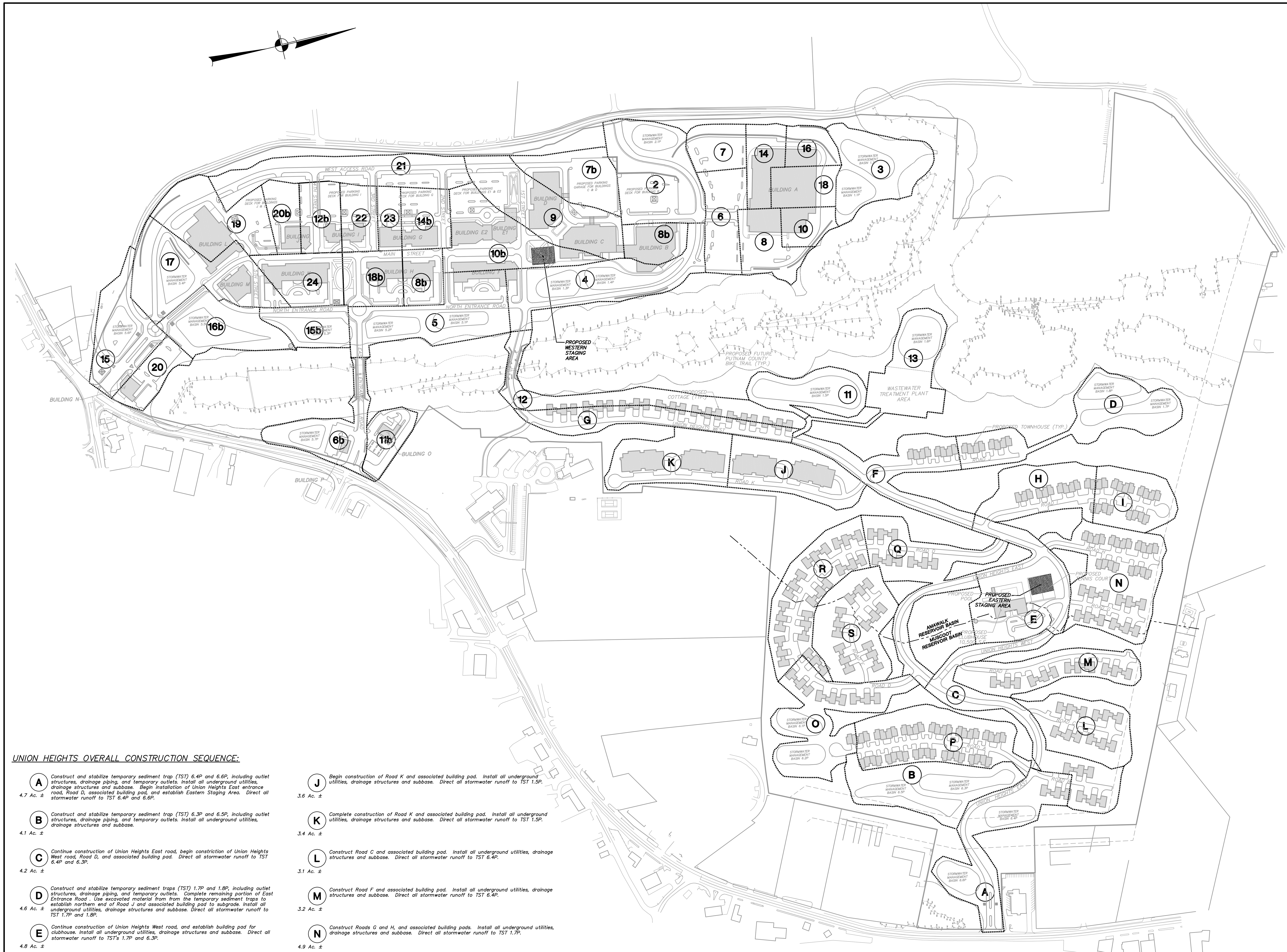

UNION PLACE OVERALL CONSTRUCTION SEQUENCE:

1 — 0.2 Ac. ±
Utilize existing site access and establish Western Staging Area where indicated on the plan.

2 — 4.8 Ac. ±
Construct and stabilize temporary sediment trap (TST) 2.1P, including outlet structure, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Begin installing North Entrance Road. Direct all stormwater runoff to TST 2.1P.

3 — 3.6 Ac. ±
Construct and stabilize temporary sediment trap (TST) 1.1P and 1.2P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.1P and 1.2P.

4 — 4.7 Ac. ±
Construct and stabilize temporary sediment trap (TST) 1.3P and 1.4P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.3P and 1.4P.

5 — 4.6 Ac. ±
Construct and stabilize temporary sediment trap (TST) 5.1P and 5.2P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.3P and 1.4P.

6 — 4.9 Ac. ±
Construct and stabilize temporary sediment trap (TST) 5.7P, including outlet structures, drainage piping, and temporary outlets. Complete remaining portion of East Entrance Road . Use excavated material from borrow area 6b for construction and stabilization of the Building A building pad in fill area to subgrade. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff from borrow area 6b to TST 5.7P.

7 — 4.0 Ac. ±
Continue excavation using excavated material for construction and stabilization of the Building A building pad in fill area to subgrade with material from borrow area 7b. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff from borrow area 7b to TST 2.1P, and remaining runoff from Phase 7 to 1.1P.

8 — 4.7 Ac. ±
Continue excavation using excavated material for construction and stabilization of the Building A building pad in fill area to subgrade. Use material from both borrow areas indicated as 8b. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to from borrow areas to 1.4P and 5.1P, and remainder of Phase 8 to 1.1P.

9 — 4.3 Ac. ±
Continue excavation using excavated material for construction and stabilization of the parking areas and building pads in fill area to subgrade. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 2.1P.

10 — 5.0 Ac. ±
Continue excavation using excavated material for construction and stabilization of the Building A building pad in fill area to subgrade with material from borrow area 10b. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff from borrow area 10b to TST 2.1P, and remaining runoff from Phase 10 to 1.1P.

11 — 2.5 Ac. ±
Construct and stabilize temporary sediment trap (TST) 1.5P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase.

12 — 5.0 Ac. ±
Construct Union Heights West road utilizing material from borrow area 12b. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff from Union Heights West road to TST 1.5P.

13 — 3.6 Ac. ±
Construct and stabilize temporary sediment trap (TST) 1.6P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Construct Wastewater Treatment Plant and access road. Direct all stormwater runoff to 1.6P.

14 — 4.3 Ac. ±
Continue excavation using excavated material from borrow area 14b for construction and stabilization of the Building A building pad in fill area to subgrade. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff from borrow areas to 2.1P and 5.7P, and remainder of Phase 14 to 1.1P.

15 — 5.0 Ac. ±
Construct and stabilize temporary sediment trap (TST) 5.3P and 5.6P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Use excess material during construction of 5.3P, borrow area 15b, in the construction of 5.6P and entrance of Main Entrance Rd.

16 — 4.6 Ac. ±
Construct and stabilize temporary sediment trap (TST) 5.5P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Use excess material during construction of 5.5P, borrow area 16b, in the construction Building A building pad. Direct all stormwater runoff from Building A building pad portion of Phase 16 to 1.1P.

17 — 4.8 Ac. ±
Construct and stabilize temporary sediment trap (TST) 5.4P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase.

18 — 3.1 Ac. ±
Continue excavation using excavated material for construction and stabilization of the Building A building pad in fill area to subgrade with material from borrow area 18b. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff from borrow area 18b to TST 5.3P, and remaining runoff from Phase 18 to 1.1P.

19 — 3.7 Ac. ±
Continue excavation of building pad and parking areas. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 5.4P.

20 — 2.7 Ac. ±
Continue excavation of Building L building pad and parking area. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 5.4P and 5.6P.

21 — 4.2 Ac. ±
Continue excavation of building pad and parking areas. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 5.4P.

22 — 1.4 Ac. ±
Excavate Building I building pad and 3rd street using excess material for Phase F (Disturbance = 3.3 Ac.) of Union Heights. Total Disturbance associated with Phase 22 of Union Place and Phase F of Union Heights = 4.7 Ac.

23 — 0.9 Ac. ±
Excavate Building G building pad using excess material for Phase H (Disturbance = 3.0 Ac.) of Union Heights. Total Disturbance associated with Phase 23 of Union Place and Phase H of Union Heights = 3.9 Ac.

24 — 2.2 Ac. ±
Excavate Building K building pad and final portion of Main Street using excess material for Phase I (Disturbance = 2.6 Ac.) of Union Heights. Total Disturbance associated with Phase 24 of Union Place and Phase I of Union Heights = 4.8 Ac.

UNION HEIGHTS OVERALL CONSTRUCTION SEQUENCE:

A — 4.7 Ac. ±
Construct and stabilize temporary sediment trap (TST) 6.4P and 6.6P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase. Begin installation of Union Heights East entrance road, Road D, associated building pad, and establish Eastern Staging Area. Direct all stormwater runoff to TST 6.4P and 6.6P.

B — 4.1 Ac. ±
Construct and stabilize temporary sediment trap (TST) 6.3P and 6.5P, including outlet structures, drainage piping, and temporary outlets. Install all underground utilities, drainage structures and subbase.

C — 4.2 Ac. ±
Continue construction of Union Heights East road, begin constriction of Union Heights West road, Road D, and associated building pad. Direct all stormwater runoff to TST 6.4P and 6.3P.

D — 4.6 Ac. ±
Construct and stabilize temporary sediment traps (TST) 1.7P and 1.8P, including outlet structures, drainage piping, and temporary outlets. Complete remaining portion of East Entrance Road . Use excavated material from from the temporary sediment traps to establish northern end of Road J and associated building pad to subgrade. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.7P and 1.8P.

E — 4.8 Ac. ±
Continue construction of Union Heights West road, and establish building pad for clubhouse. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST's 1.7P and 6.3P.

F — 3.3 Ac. ±
Continue construction of Union Heights West road, complete Road J, and associated building pad. Install all underground utilities, drainage structures and subbase. Use excess material from Phase 22 (Disturbance = 1.4 Ac.) of Union Place for establishment of fill areas. Direct all strormwater runoff to TST 1.5P. Total Disturbance associated with Phase F of Union Heights and Phase 22 of Union Place is 4.7 Ac.

G — 2.9 Ac. ±
Complete construction of Union Heights West road. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.5P.

H — 3.0 Ac. ±
Begin construction of Road I and associated Building pad with excess material from Phase 23 of Union Place (Disturbance = 0.9 Ac.). Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.7P. Total Disturbance associated with Phase H of Union Heights and Phase 23 of Union Place is 3.9 Ac.

I — 2.6 Ac. ±
Complete construction of Road I and associated Building pad with excess material from Phase 24 of Union Place (Disturbance = 2.2 Ac.). Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.7P. Total Disturbance associated with Phase I of Union Heights and Phase 24 of Union Place is 4.8 Ac.

J — 3.6 Ac. ±
Begin construction of Road K and associated building pad. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.5P.

K — 3.4 Ac. ±
Complete construction of Road K and associated building pad. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.5P.

L — 3.1 Ac. ±
Construct Road C and associated building pad. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 6.4P.

M — 3.2 Ac. ±
Construct Road F and associated building pad. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 6.4P.

N — 4.9 Ac. ±
Construct Roads G and H, and associated building pads. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.7P.

O — 5.0 Ac. ±
Construct and stabilize temporary sediment traps (TST) 6.1P and 6.2P including outlet structures, drainage piping, and temporary outlets. Complete remaining portion of East Entrance Road . Use excavated material from from the temporary sediment traps to begin construction of Road D and associated building pad to subgrade. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 6.1P.

P — 4.8 Ac. ±
Construct Road A, and associated building pad. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 6.3P.

Q — 4.1 Ac. ±
Continue construction of Road D, associated building pad, and complete construction of Union Heights East road. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.5P.

R — 4.4 Ac. ±
Complete construction of Road D, and associated building pad. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.5P.

S — 4.2 Ac. ±
Construct Road E and associated building pad. Install all underground utilities, drainage structures and subbase. Direct all stormwater runoff to TST 1.5P and 6.1P.

CONSTRUCTION SEQUENCE NOTES:

1. For Erosion and Sediment Control Notes, see Drawing D-5.
2. Each phase of work implies that all sediment and erosion control measures will be installed in accordance with best management practices and prior to any clearing and grubbing operations.
3. Each phase of work implies the removal of existing trees and grubbing of all tree root systems.
4. All topsoil is to be stripped and stockpiled in appropriate locations for future use on the site. All stockpiled soil areas are to be appropriately stabilized and protected.
5. All finished slopes greater than 3:1 are to be immediately stabilized.
6. No more than 5 acres of disturbance shall be permitted at any one time without prior written approval from the New York State Department of Environmental Conservation.
7. Should groundwater be encountered during excavation the contractor shall contact the project's certified erosion control specialist immediately to assess the situation. Dewatering, should groundwater be encountered, shall be discharged from the sump to a splash pad or energy dissapator with silt fence down gradient.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NO.	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

UNION PLACE

ROUTE 6 & BALDWIN PLACE ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:

OVERALL PHASING PLAN

PROJECT NO.	02119.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	06-18-10	DRAWN BY	S.J.C.	SP-4.0	16 / 32
SCALE	1" = 200'	CHECKED BY	R.D.W.		