

July 13, 2016

BAILEY'S POND – PHASE 1 SEQUENCING NARRATIVE

The following "Phase 1" sequencing narrative correlates with the recently submitted Site Plans and relates to the larger development area, Units 1 - 76. Phase 2, involving the smaller development pod (units 77-100), would not commence until at least 75% of the Phase 1 units were constructed. The particular sequencing of Phase 2 work is not presented here but would follow the same general sequence of site work and building construction as presented for Phase 1.

Phase 1 work consists of three general components:

- Phase 1 Site and Infrastructure Work
- Phase 1A – Construction of Club House and Buildings 1-50
- Phase 1B – Construction of Buildings 51-76

PHASE 1 SITE AND INFRASTRUCTURE WORK SEQUENCE

1. INSTALL ALL EROSION CONTROL BARRIERS AND STABILIZED CONSTRUCTION ENTRANCE WITHIN PHASE LIMITS. SEE EROSION CONTROL NOTES AND DETAILS PLAN, SHEET C-006.
2. CLEAR AND GRUB SITE WITHIN PHASE LIMITS.
3. IMPORT FILL, CONSTRUCT RETAINING WALLS, AND ROUGH GRADE SITE.
4. CONSTRUCT DRAINAGE SYSTEM PIPING, STRUCTURES AND GRADE BASINS. CONSTRUCT UTILITIES INFRASTRUCTURE AND CONNECT TO CITY SERVICES. STUB ALL UTILITY SERVICES TO BUILDINGS ON BUILDING SIDE OF PROPOSED SIDEWALKS.
5. INSTALL ROADWAY WITH BINDER COURSE. INSTALL SIDEWALK BINDER COURSE IN CORRELATION WITH CONSTRUCTED BUILDINGS.
6. INSTALL STORMWATER BASINS. LOAM, SEED AND LANDSCAPE IN AREAS NOT TO BE DISTURBED BY BUILDING CONSTRUCTION.
7. INSTALL ROADWAY SIGNAGE, SITE LIGHTS, AND PHASE I MAIL BOX
8. CONSTRUCT WALKING TRAIL WITHIN PHASE I LIMITS.
9. REMOVE ALL EROSION CONTROLS ONCE UP STREAM AREAS HAVE BEEN STABILIZED.
10. INSTALL ROADWAY PAVEMENT WEARING COURSE, CURBING, GUARDRAILS, DRIVEWAY APRONS, AND WEARING COURSE FOR SIDEWALKS PRIOR TO OCCUPANCY OF THE LAST UNIT OF PHASE 1B.

TIMING – PHASE 1 SITE AND INFRASTRUCTURE WORK:

- **PHASE 1 SITE WORK SHALL BE COMMENCED WITHIN 6 MONTHS OF RECEIPT OF ALL NECESSARY APPROVALS AND CLOSING OF PROPERTY PURCHASE.**
- **PHASE 1 SITE/INFRASTRUCTURE WORK ITEMS 1-9 ABOVE SHALL BE COMPLETED WITHIN 18 MONTHS OF COMMENCEMENT OF WORK.**
- **ITEM 10 WORK TO BE COMPLETED PRIOR TO OCCUPANCY OF THE LAST UNIT IN PHASE 1B.**

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PHASE 1A – CONSTRUCTION OF CLUB HOUSE AND UNITS 1 – 50 (ALONG MAIN ENTRANCE DRIVE FROM ROUTE 150)

1. INSTALL ALL EROSION CONTROL BARRIERS WITHIN PHASE 1A LIMITS. SEE EROSION CONTROL NOTES AND DETAILS PLAN, SHEET C-006.
2. ALL PHASE 1 DRAINAGE INFRASTRUCTURE, INCLUDING STORMWATER BASINS, AND OTHER DISTURBED AREAS SHALL BE COMPLETED OR TEMPORARILY STABILIZED AS DESCRIBED ON THE EROSION CONTROL NOTES AND DETAILS PLAN, SHEET C-006 PRIOR TO OCCUPANCY OF FIRST UNIT IN PHASE 1A.
3. ROUGH GRADE AND INSTALL GRAVEL BASE FOR DRIVEWAYS, PARKING AREAS AND BUILDING PAD FOR BUILDING TO BE CONSTRUCTED.
4. CONSTRUCT UTILITY SERVICES AND ROOF RUNOFF INFILTRATION SYSTEM FOR BUILDING TO BE CONSTRUCTED.
5. CONSTRUCT PHASE 1A BUILDINGS (UNITS 1 – 50).
6. INSTALL PAVEMENT FOR DRIVEWAY AND WALKS PRIOR TO OCCUPANCY OF EACH BUILDING.
7. INSTALL LOAM AND SEED AND PROPOSED LANDSCAPE AROUND BUILDING.
8. REMOVE ALL EROSION CONTROLS ONCE UPSTREAM AREAS HAVE BEEN STABILIZED.

TIMING – PHASE 1A CONSTRUCTION (UNITS 1-50):

- **PHASE 1A TO BE COMMENCED WITHIN 6 MONTHS OF COMPLETION OF PHASE 1 SITE/INFRASTRUCTURE WORK ITEMS 1-9 AND COMPLETED WITHIN 2 YEARS OF COMMENCEMENT OF PHASE 1A WORK.**

PHASE 1B – CONSTRUCTION OF BUILDINGS 51-76

1. INSTALL ALL EROSION CONTROL BARRIERS WITHIN PHASE 1B LIMITS. SEE EROSION CONTROL NOTES AND DETAILS PLAN, SHEET C-006.
2. ALL PHASE 1 DRAINAGE INFRASTRUCTURE, INCLUDING STORMWATER BASINS, AND OTHER DISTURBED AREAS SHALL BE COMPLETED OR TEMPORARILY STABILIZED AS DESCRIBED ON THE EROSION CONTROL NOTES AND DETAILS PLAN, SHEET C-006 PRIOR TO OCCUPANCY OF FIRST UNIT IN PHASE 1B.
3. ROUGH GRADE AND INSTALL GRAVEL BASE FOR DRIVEWAYS, PARKING AREAS AND BUILDING PAD FOR BUILDING TO BE CONSTRUCTED.
4. CONSTRUCT UTILITY SERVICES AND ROOF RUNOFF INFILTRATION SYSTEM FOR BUILDING TO BE CONSTRUCTED.
5. CONSTRUCT PHASE 1B BUILDINGS (UNITS 51-76).
6. INSTALL PAVEMENT FOR DRIVEWAY AND WALKS PRIOR TO OCCUPANCY OF EACH BUILDING.
7. INSTALL LOAM AND SEED AND PROPOSED LANDSCAPE AROUND BUILDING.
8. REMOVE ALL EROSION CONTROLS ONCE UPSTREAM AREAS HAVE BEEN STABILIZED.

TIMING – PHASE 1B CONSTRUCTION (UNITS 51-76):

- **PHASE 1B TO BE COMMENCED WITHIN 6 MONTHS OF COMPLETION OF PHASE 1A CONSTRUCTION AND COMPLETED WITHIN 2 YEARS OF COMMENCEMENT OF PHASE 1B WORK.**

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SIDEWALK CONNECTING PHASES 1 AND 2

- To be completed prior to first occupancy in Phase 2 area