ZONING DRAWINGS
SITE NUMBER: NY578

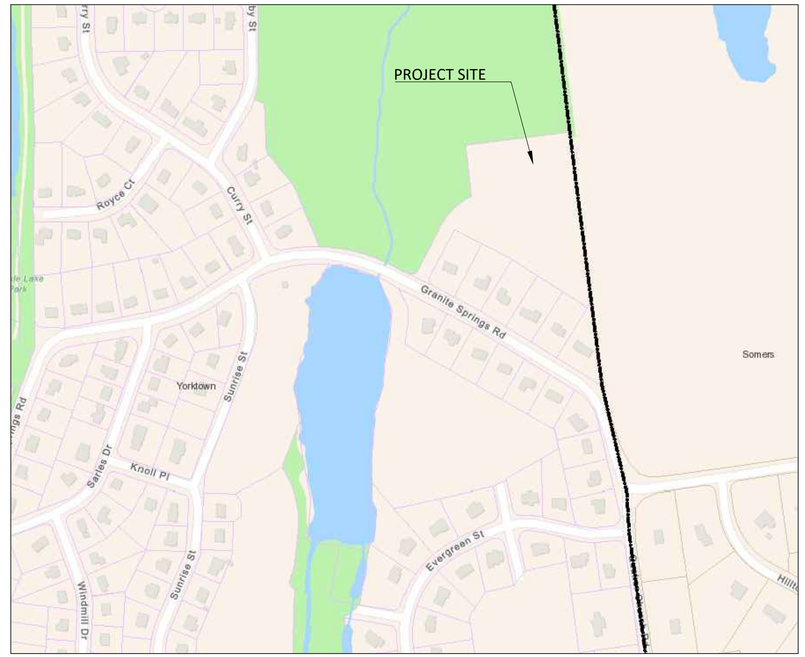
SITE NAME: GRANITE SPRINGS

62 GRANITE SPRINGS ROAD
TOWN OF YORKTOWN
WESTCHESTER COUNTY, NY

DATE: FEBRUARY 16, 2022
REVISED: JUNE 20, 2022
REVISED: JANUARY 24, 2024
REVISED: APRIL 29, 2024
REVISED: MAY 23, 2025
REVISED: JULY 2, 2025

SITE DATA:

PROPOSED WORK:	PROPOSED EMERGENCY SERVICES AND PUBLIC UTILITY WIRELESS TELECOMMUNICATIONS FACILITY INCLUDING THE INSTALLATION OF A 130' MONOPOLE WITH ANTENNAS AND ASSOCIATED EQUIPMENT WITHIN A PROPOSED FENCED MULTI-CARRIER WIRELESS EQUIPMENT COMPOUND
SITE ADDRESS:	62 GRANITE SPRINGS ROAD YORKTOWN, NY 10598
PROPERTY OWNER:	TOWN OF YORKTOWN 363 UNDERHILL AVE YORKTOWN HEIGHTS, NY 10598
TOWER OWNER/APPLICANT:	HOMELAND TOWERS, LLC 9 HARMONY STREET, 2ND FLOOR DANBURY, CT 06810
LATITUDE:	41°18'27.17"
LONGITUDE:	73°46'29.13"
LAT/LONG TYPE:	NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
GROUND ELEVATION:	± 499.90' AMSL
TOP OF PROPOSED MONOPOLE:	± 629.90' AMSL (130.0' POLE)
JURISDICTION:	TOWN OF YORKTOWN
COUNTY:	WESTCHESTER COUNTY
TAX PARCEL:	27.11-1-33; 27.07-1-53
LOT SIZE:	181,440.13 SF (4.17 ACRES)
ZONING DISTRICT:	R1-20, ONE-FAMILY RESIDENTIAL
CURRENT USE:	VACANT



LOCATION MAP
(N.T.S)

PROJECT CONTACTS:

SITE PLANNER & CIVIL ENGINEER

KSCJ CONSULTING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE & ENVIRONMENTAL PLANNING
500 MAIN STREET
ARMONK, N.Y. 10504

P: (914) 273-2323
F: (914) 273-2329

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APPLICANT

HOMELAND TOWERS, LLC.
9 HARMONY STREET, 2ND FLOOR
DANBURY, CT 06810
P: (203) 297-6345

ATTORNEY:

SNYDER & SNYDER, LLP
94 WHITE PLAINS ROAD
TARRYTOWN, NY 10591
(914) 333-0700

SURVEYOR:

TC MERRITTS LAND SURVEYORS
394 BEDFORD ROAD
PLEASANTVILLE, NY 10570
(914) 769-8003

KSCJ CONSULTING DRAWINGS:

ZD-1	COVER SHEET
ZD-2	EXISTING CONDITIONS AND REMOVALS PLAN
ZD-3	TREE CHART
ZD-4	SITE LAYOUT PLAN
ZD-5	ALIENATION OF PARKLAND
ZD-6	GRADING, UTILITY AND SEDIMENT & EROSION CONTROL PLAN
ZD-7	MITIGATION PLANTING PLAN
ZD-8	TOWER ELEVATION
ZD-9	PROFILE
ZD-10	DETAILS
ZD-11	PLANTING DETAILS
ZD-12	EROSION AND SEDIMENT CONTROL DETAILS AND NOTES

GENERAL CONSTRUCTION NOTES:

1. SURVEY INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR HOMELAND TOWERS" PREPARED BY TC MERRITT LAND SURVEYORS, INC., DATED LAST REVISED NOVEMBER 20, 2024.
2. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
3. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
4. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST A "CODE 53 EXISTING UTILITY LOCATION" AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. THE CONTRACTOR SHALL NOT PERFORM ANY EXCAVATION UNTIL ALL UTILITIES ARE LOCATED AND MARKED.
6. SUBSTRUCTURES AND THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN. CONTRACTOR TO VERIFY ALL SUBSTRUCTURES ENCOUNTERED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLIANCE SAFETY CODES AND STANDARDS AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS, AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
9. ALL FILL MATERIAL SHALL BE CLEAN FILL AS PER THE BEDFORD TOWN CODE WHICH ONLY ALLOWS SOIL, GRAVEL, ROCK OR OTHER NATURAL MATERIAL TO BE DEPOSITED AS FILL. CONSTRUCTION AND DEMOLITION MATERIALS ARE NOT PERMITTED AS FILL.
10. THE TOWN OF YORKTOWN PROHIBITS THE REUSE OR USE OF CONCRETE, BRICK, ROCK, GLASS AND ASPHALT OR ANY UNNATURAL MATERIAL TO BE USED AS FILL.
11. THE CONTRACTOR SHALL MAINTAIN SAFE AND ADEQUATE VEHICLE AND PEDESTRIAN ACCESS TO ALL PROPERTIES AFFECTED BY THE WORK OF THIS PROJECT AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.

Dig Safely. Dial Dig Safely. Call811 before you dig.

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME:	GRANITE SPRINGS
SITE NUMBER:	NY578
TAX PARCELS:	27.11-1-33; 27.07-1-53

NOT FOR CONSTRUCTION

COVER SHEET

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

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KELLARD SESSIONS CERMELE JOHANNESSEN

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8.	
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5.	JULY 2, 2025: TOWN BOARD
4.	MAY 23, 2025: TOWN BOARD
3.	APRIL 29, 2024: TOWN BOARD
2.	JANUARY 24, 2024: REVISE DRIVEWAY
1.	JUNE 20, 2022: REVISE DRIVEWAY
REVISIONS	

ZD-1 / ZD-12
PROJECT I.D.: YRHOMELAND900
DATE: FEBRUARY 16, 2022

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UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

rev 02, 2023 - 5:48pm G:\YRHOMELAND900\CAD\Dwg\YRHOMELAND900-ZD.dwg sloan.wm

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland A-13 as delineated by JAN JOHANNESSEN on NOVEMBER 9, 2021.

DEC Staff: SARAH PAWLICZAK 2 / 2 /2022 Surveyor/Engineer:

Date Valid: 2/2/2022 Expiration Date: 2/2/2027 SEAL

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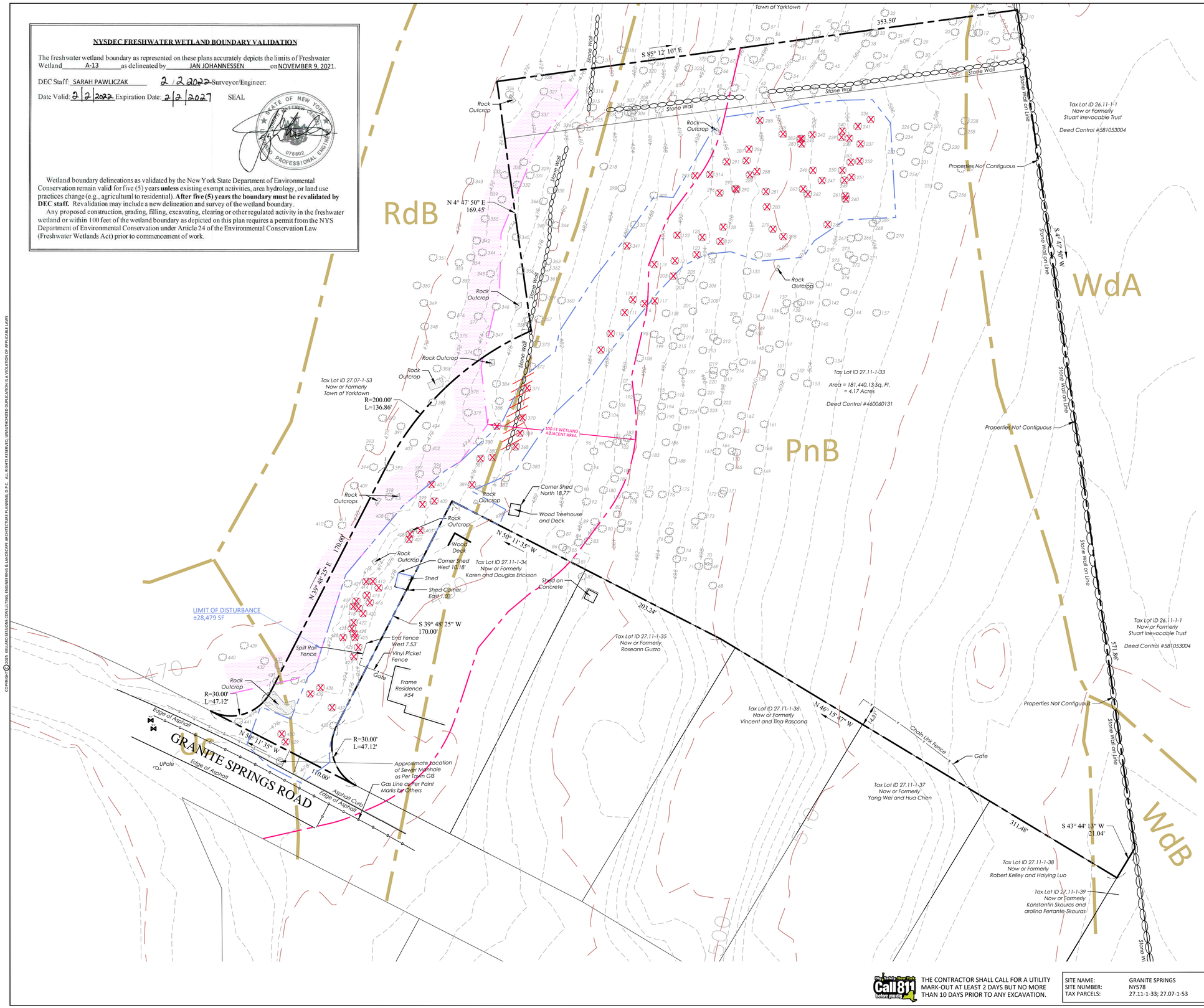
Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for five (5) years **unless** existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). **After five (5) years the boundary must be revalidated by DEC staff.** Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.



LEGEND

- EXISTING 2' CONTOUR
- 430 EXISTING 10' CONTOUR
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING TOWN/NYSDEC WETLAND LINE
- EXISTING TOWN/NYSDEC 100' WETLAND ADJACENT AREA
- PORTION OF EXISTING WALL TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PROPOSED LIMITS OF DISTURBANCE

NOTES:

1. SURVEY INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED HOMELAND TOWERS" PREPARED BY TC MERRITTS LAND SURVEYORS, LAST REVISED NOVEMBER 20, 2024.
2. HOMELAND TOWERS SITE NY578.
3. ON-SITE WETLANDS WERE DELINEATED BY JAN JOHANNESSEN OF KSCJ CONSULTING. ON NOVEMBER 9, 2021 AND FIELD VERIFIED BY SARAH PAWLICZAK OF THE NYSDEC ON NOVEMBER 29, 2021 AND BY THE TOWN OF YORKTOWN ON DECEMBER 13, 2024.

GENERAL SITE NOTES:

1. SUBJECT PROPERTY IS KNOWN AS SECTION 27.11, BLOCK 1, LOTS 33 AS SHOWN ON A TAX PARCEL MAP GENERATED BY WESTCHESTER COUNTY GEOGRAPHIC INFORMATION SYSTEMS.
2. ZONING CLASSIFICATION: R1-20, ONE-FAMILY RESIDENTIAL
3. APPLICANT: HOMELAND TOWERS, LLC
   9 HARMONY STREET, 2ND FLOOR
   DANBURY, CONNECTICUT 06810

   PROPERTY OWNER: TOWN OF YORKTOWN
   363 UNDERHILL AVE
   YORKTOWN HEIGHTS, NY 10598
4. THE PROPOSED USE IS FOR EMERGENCY SERVICE AND PUBLIC UTILITY WIRELESS TELECOMMUNICATIONS. THE SITE IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY AND, THEREFORE, POTABLE WATER SUPPLY AND SANITARY SEWER FACILITIES ARE NOT REQUIRED OR PROPOSED.
5. THE FACILITY SHALL BE VISITED ON AVERAGE, ONCE A MONTH FOR MAINTENANCE AND SHALL BE CONTINUOUSLY MONITORED FROM A REMOTE FACILITY 24 HOURS A DAY, 7 DAYS A WEEK.
6. THE APPLICANT'S EQUIPMENT IS REMOTELY OPERATED AND CONTROLLED AND, AS SUCH, IS NORMALLY UNMANNED. COMPUTERIZED EQUIPMENT AND FACILITY ALARM SYSTEMS CONTINUOUSLY MONITOR AN EXTENSIVE NUMBER OF OPERATIONAL AND SHELTER FUNCTIONS.
7. THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR ANY ASPECT OF THE USE.
8. THE PROPOSED FACILITY IS UNMANNED AND WILL NOT GENERATE SIGNIFICANT NOISE, DUST, FUMES, ODORS OR VIBRATIONS.
9. ANY LIGHTING PROPOSED BY TENANT/CARRIER EQUIPMENT SPECIFICATIONS SHALL BE CONTROLLED BY A MANUAL TIMER AND NOT SPILL ONTO ADJACENT PROPERTIES.
10. THERE SHALL BE NO TOWER MOUNTED LIGHTING.

30 0 15 30 60 120
1" = 30' FEET

NOT FOR CONSTRUCTION

EXISTING CONDITIONS AND REMOVALS PLAN

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

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REVISIONS	

ZD-2
ZD-12

PROJECT I.D.:	YRHOMELAND900
DATE:	FEBRUARY 16, 2022

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TAX PARCELS:	27.11-1-33; 27.07-1-53

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Jul 02, 2025 - 5:48pm G:\YRHOMELAND900\CAD\Dwg\YRHOMELAND900 - ZD.dwg - sessions

1	8	OAK
4	10	MAPLE
5	12	BIRCH
6	20	TWIN LOCUST
7	12	CHERRY
10	28	TWIN HICKORY
11	12	CHESTNUT
12	14	BIRCH
13	8	MAPLE
16	16	CHESTNUT
17	12	OAK
18	14	BIRCH
19	12	MAPLE
20	8	BEECH
21	24	MAPLE
22	8	MAPLE
29	14	TRIPLE
30	14	OAK
31	8	BIRCH
32	14	BIRCH
33	12	BIRCH
34	12	TWIN YELLOWWOOD
35	16	OAK
36	30	QUAD
38	14	BIRCH
39	14	BIRCH
40	8	OAK
41	18	TWIN MAPLE
42	8	BIRCH
43	12	MAPLE
45	12	BEECH
46	20	MAPLE
47	8	MAPLE
48	8	MAPLE
49	12	MAPLE
51	8	HICKORY
52	30	TWIN ASH
53	20	HICKORY
54	16	BIRCH
56	12	ASH
57	14	MAPLE
58	12	BIRCH
59	8	BIRCH
60	12	BIRCH
61	18	TWIN MAPLE
62	14	TWIN HICKORY
63	8	BEECH
65	40	TRIPLE MAPLE
66	8	MAPLE
67	12	MAPLE
68	18	MAPLE
69	18	ASH
70	8	OAK
71	8	MAPLE
72	8	MAPLE
74	12	MAPLE
76	16	TWIN MAPLE
77	20	TWIN MAPLE
78	12	MAPLE
79	12	MAPLE
80	30	TWIN MAPLE
81	28	TRIPLE MAPLE
82	12	REDWOOD
83	8	MAPLE
84	12	TWIN MAPLE
85	8	MAPLE
86	20	MAPLE
87	18	MAPLE
89	8	MAPLE
90	8	MAPLE
92	14	MAPLE
93	16	BEECH
94	8	BEECH
96	26	TWIN MAPLE
99	12	CHESTNUT
101	14	CHESTNUT
102	8	MAPLE
104	12	BEECH
106	18	MAPLE
107	16	BIRCH
108	26	MAPLE
109	14	BIRCH
110	8	BIRCH
111	12	MAPLE
114	8	BEECH
116	14	MAPLE
117	12	MAPLE
118	12	MAPLE
119	18	TWIN MAPLE
121	12	BEECH
122	12	MAPLE
123	16	BIRCH
124	12	BIRCH
125	8	PERSIMMON
127	8	BIRCH
128	8	BIRCH
132	12	BEECH
133	12	ASH
134	30	TRIPLE MAPLE
135	16	BIRCH
136	16	MAPLE
137	8	BEECH
138	14	MAPLE
139	8	MAPLE

140	8	MAPLE
141	12	BIRCH
142	24	TWIN BIRCH
143	12	MAPLE
144	8	BIRCH
145	8	CHERRY
146	12	CHESTNUT
147	16	MAPLE
148	12	MAPLE
149	8	CHERRY
150	8	BIRCH
151	12	MAPLE
152	8	MAPLE
153	30	MAPLE
154	20	MAPLE
157	14	TWIN HICKORY
158	12	MAPLE
159	12	MAPLE
161	14	MAPLE
162	12	MAPLE
163	8	MAPLE
164	16	MAPLE
165	8	ASH
166	12	BIRCH
167	18	MAPLE
168	12	CHERRY
169	12	MAPLE
170	8	MAPLE
171	12	BEECH
172	12	HORNBEAM
173	12	ASH
174	12	OAK
175	26	TRIPLE ASH
176	12	MAPLE
177	16	MAPLE
178	8	MAPLE
179	12	MAPLE
180	32	TRIPLE ASH
181	12	MAPLE
182	16	MAPLE
183	12	BIRCH
185	14	BEECH
186	8	MAPLE
188	14	BEECH
189	18	MAPLE
190	8	BEECH
191	12	HORNBEAM
192	8	HORNBEAM
194	16	CHERRY
195	8	BEECH
196	8	BIRCH
197	14	MAPLE
198	8	MAPLE
199	14	BEECH
200	12	HORNBEAM
201	14	HORNBEAM
203	8	MAPLE
204	8	BIRCH
205	16	TWIN HACKBERRY
206	14	BIRCH
208	8	MAPLE
209	8	BIRCH
211	14	CHERRY
212	14	MAPLE
213	12	BEECH
214	8	HORNBEAM
215	8	BIRCH
216	8	MAPLE
217	12	MAPLE
219	14	MAPLE
220	14	MAPLE
221	14	ASH
222	12	MAPLE
223	12	CHESTNUT
224	8	BEECH
225	12	BIRCH
226	8	CHESTNUT
227	12	MAPLE
228	12	BIRCH
229	30	TRIPLE MAPLE
230	8	BIRCH
231	12	MAPLE
233	8	BEECH
234	16	MAPLE
236	8	BIRCH
237	14	MAPLE
238	12	MAPLE
239	14	MAPLE
240	8	MAPLE
241	12	MAPLE
242	12	MAPLE
244	12	MAPLE
245	8	MAPLE
246	16	MAPLE
247	16	TWIN MAPLE
249	12	MAPLE
250	8	MAPLE
251	12	BIRCH
252	12	MAPLE
253	8	MAPLE
254	24	MAPLE
255	20	TWIN MAPLE
256	14	TWIN BIRCH
257	8	MAPLE

258	12	CHERRY
260	8	HORNBEAM
261	12	MAPLE
262	8	ASH
263	8	MAPLE
265	12	BIRCH
266	12	BEECH
267	8	MAPLE
268	10	MAPLE
269	16	MAPLE
270	26	TWIN MAPLE
271	8	CHESTNUT
272	12	MAPLE
273	26	MAPLE
275	12	MAPLE
276	8	MAPLE
277	10	CHERRY
278	24	MAPLE
279	8	ASH
280	26	MAPLE
281	8	MAPLE
282	12	ASH
283	8	HICKORY
285	8	ASH
286	8	CHESTNUT
287	10	MAPLE
288	12	MAPLE
289	16	TWIN BIRCH
290	12	MAPLE
291	18	ASH
292	10	BIRCH
293	8	BIRCH
295	12	HORNBEAM
296	12	MAPLE
218	22	ASH
298	8	ASH
301	10	MAPLE
302	14	MAPLE
303	18	OAK
304	18	TWIN OAK
305	12	OAK
306	10	OAK
307	8	OAK
308	12	OAK
310	14	HICKORY
311	24	TRIPLE MAPLE
313	16	TWIN BUCKEYE
314	8	CHERRY
315	8	BIRCH
316	18	TWIN COFFEE TREE
317	34	ASH
318	12	TUPELO
319	14	ASH
320	12	LINDEN
322	12	BEECH
323	14	TUPELO
324	38	TWIN
325	8	CHERRY
326	16	MAPLE
327	30	ASH
328	12	TUPELO
329	12	ELM
330	12	MAPLE
331	12	TUPELO
332	12	MAPLE
333	26	ELM
336	12	ASH
337	12	ELM
338	8	CHERRY
339	14	MAPLE
340	12	MAPLE
341	12	ASH
343	12	TUPELO
342	14	COFFEETREE
344	16	COFFEETREE
345	10	ELM
346	30	TWIN ELM
347	18	MAPLE
348	14	ASH
349	12	ASH
350	18	ASH
351	10	CHESTNUT
352	12	ELM
353	10	HICKORY
354	12	COFFEETREE
355	12	MAPLE
356	18	ELM
357	22	MAPLE
358	12	MAPLE
359	30	TWIN ASH
360	12	HICKORY
361	14	MAPLE
362	16	ASH
363	42	TWIN MAPLE
364	12	MAPLE
365	8	MAPLE
366	10	CHERRY
368	50	TRIPLE MAPLE
369	14	ASH
370	26	HICKORY
371	26	MAPLE
372	12	MAPLE
373	12	MAPLE
374	24	TWIN MAPLE

375	10	MAPLE
376	14	TWIN MAPLE
377	14	MAPLE
378	16	MULBERRY
379	16	MAPLE
380	24	TWIN MAPLE
381	22	TWIN MAPLE
382	24	TWIN MAPLE
383	18	CHERRY
384	16	MAPLE
385	14	ELM
386	26	MAPLE
387	8	MAPLE
388	22	MAPLE
389	22	TWIN MAPLE
390	18	MAPLE
391	18	MAPLE
392	12	MAPLE
393	12	COFFEETREE
394	12	MAPLE
395	8	ALDER
396	12	MAPLE
397	12	MAPLE
398	42	TRIPLE MAPLE
399	18	MAPLE
400	18	MAPLE
401	14	MAPLE
402	16	MAPLE
403	16	MAPLE
404	12	MAPLE
405	18	MAPLE
406	12	MAPLE
407	24	MAPLE
408	16	MAPLE
409	36	TRIPLE MAPLE
410	14	TWIN BIRCH
411	10	MAPLE
412	48	TWIN MAPLE
413	28	MAPLE
414	12	MAPLE
415	12	MAPLE
416	18	MAPLE
417	14	MAPLE
418	18	MAPLE
419	8	MAPLE
420	18	MAPLE
421	12	MAPLE
422	12	MAPLE
423	18	MAPLE
424	14	TWIN MAPLE
425	8	MAPLE
426	30	TWIN MAPLE
427	24	TWIN MAPLE
428	18	MAPLE
429	12	WALNUT
430	18	QUAD SPICEWOOD
431	26	QUAD MAPLE
432	16	TWIN YELLOWWOOD
433	16	MAPLE
434	28	TWIN MAPLE
435	18	MAPLE
436	18	TWIN MAPLE
437	30	TWIN MAPLE
438	18	MAPLE
439	42	MAPLE
440	18	MAPLE
441	10	BEECH

NOTE:
TREES TO BE REMOVED ARE SHOWN IN RED

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THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME: GRANITE SPRINGS
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NOT FOR CONSTRUCTION

TREE CHART

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

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1.	JUNE 20, 2022: REVISE DRIVEWAY
	REVISIONS

ZD-3 / ZD-12

PROJECT I.D.: YRHOMELAND900
DATE: FEBRUARY 16, 2022

UNAUTHORIZED ADDITIONS, MODIFICATIONS AND / OR ALTERATIONS TO THESE PLANS IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW

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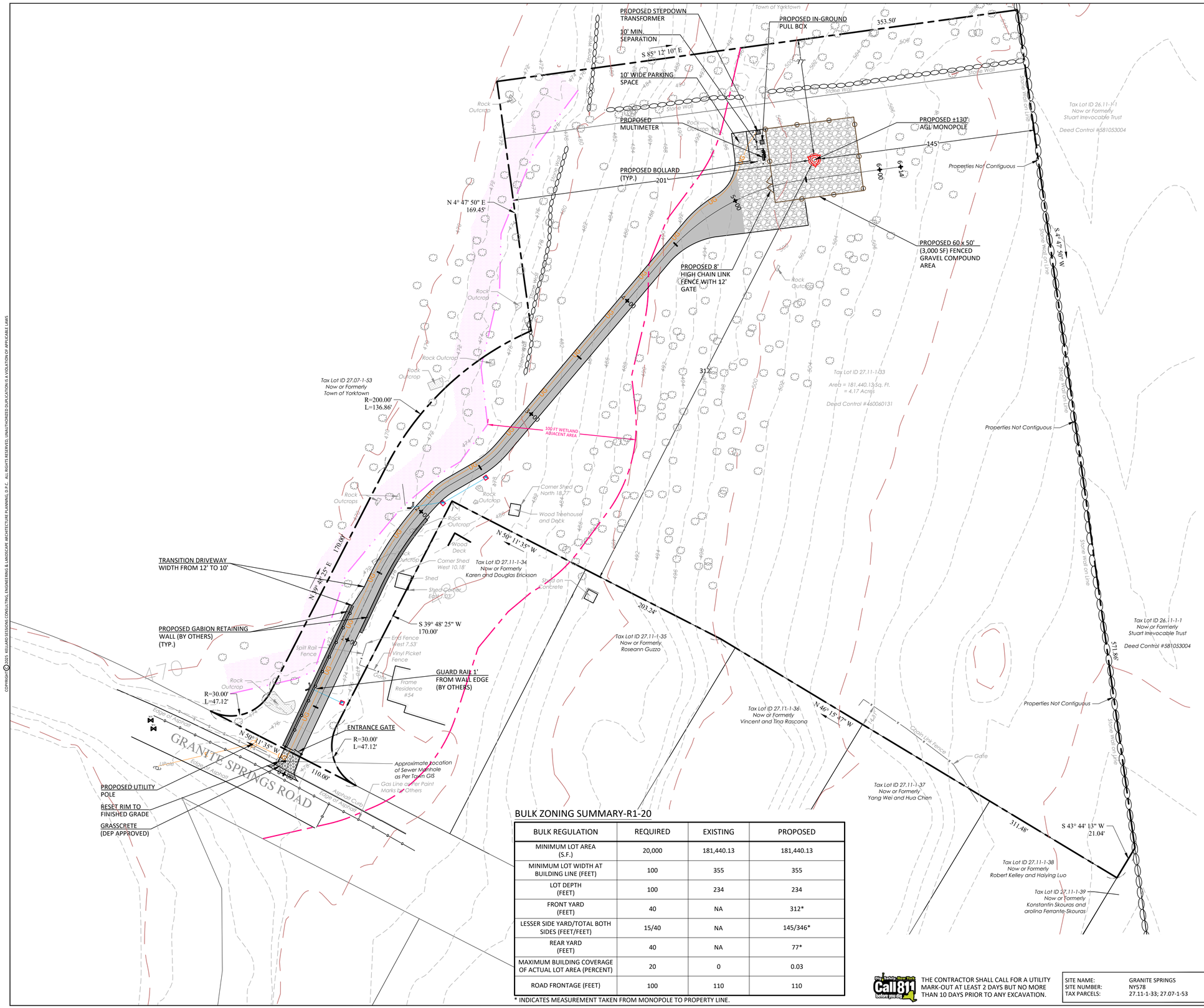

LEGEND

- EXISTING 2' CONTOUR
- 430 EXISTING 10' CONTOUR
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING TOWN/NYSDEC WETLAND LINE
- EXISTING TOWN/NYSDEC 100' WETLAND ADJACENT AREA
- PROPOSED GRAVEL DRIVE
- PROPOSED GRAVEL COMPOUND
- GRASSCRETE APPRON
- PROPOSED GABION RETAINING WALL
- E PROPOSED OVERHEAD ELECTRIC UTILITY
- UG PROPOSED UNDERGROUND ELECTRIC UTILITY

NOTES:

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3. APPLICANT: HOMELAND TOWERS, LLC
   9 HARMONY STREET, 2ND FLOOR
   DANBURY, CONNECTICUT 06810

   PROPERTY OWNER: TOWN OF YORKTOWN
   363 UNDERHILL AVE
   YORKTOWN HEIGHTS, NY 10598
4. THE PROPOSED USE IS FOR EMERGENCY SERVICE AND PUBLIC UTILITY WIRELESS TELECOMMUNICATIONS. THE SITE IS NOT INTENDED FOR PERMANENT EMPLOYEE OCCUPANCY AND, THEREFORE, POTABLE WATER SUPPLY AND SANITARY SEWER FACILITIES ARE NOT REQUIRED OR PROPOSED.
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30 0 15 30 60 120
1" = 30' FEET

BULK ZONING SUMMARY-R1-20

BULK REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	20,000	181,440.13	181,440.13
MINIMUM LOT WIDTH AT BUILDING LINE (FEET)	100	355	355
LOT DEPTH (FEET)	100	234	234
FRONT YARD (FEET)	40	NA	312*
LESSER SIDE YARD/TOTAL BOTH SIDES (FEET/FEET)	15/40	NA	145/346*
REAR YARD (FEET)	40	NA	77*
MAXIMUM BUILDING COVERAGE OF ACTUAL LOT AREA (PERCENT)	20	0	0.03
ROAD FRONTAGE (FEET)	100	110	110

* INDICATES MEASUREMENT TAKEN FROM MONOPOLE TO PROPERTY LINE.

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SITE NAME: GRANITE SPRINGS
SITE NUMBER: NY578
TAX PARCELS: 27.11-1-33; 27.07-1-53

NOT FOR CONSTRUCTION

SITE LAYOUT PLAN

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

KSCJ CONSULTING
KELLARD SESSIONS CERMELE JOHANNESSEN
CIVIL ENGINEERING
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STATE OF NEW YORK — MATTHEW J. SLOAN — 078802 — LICENSED PROFESSIONAL ENGINEER

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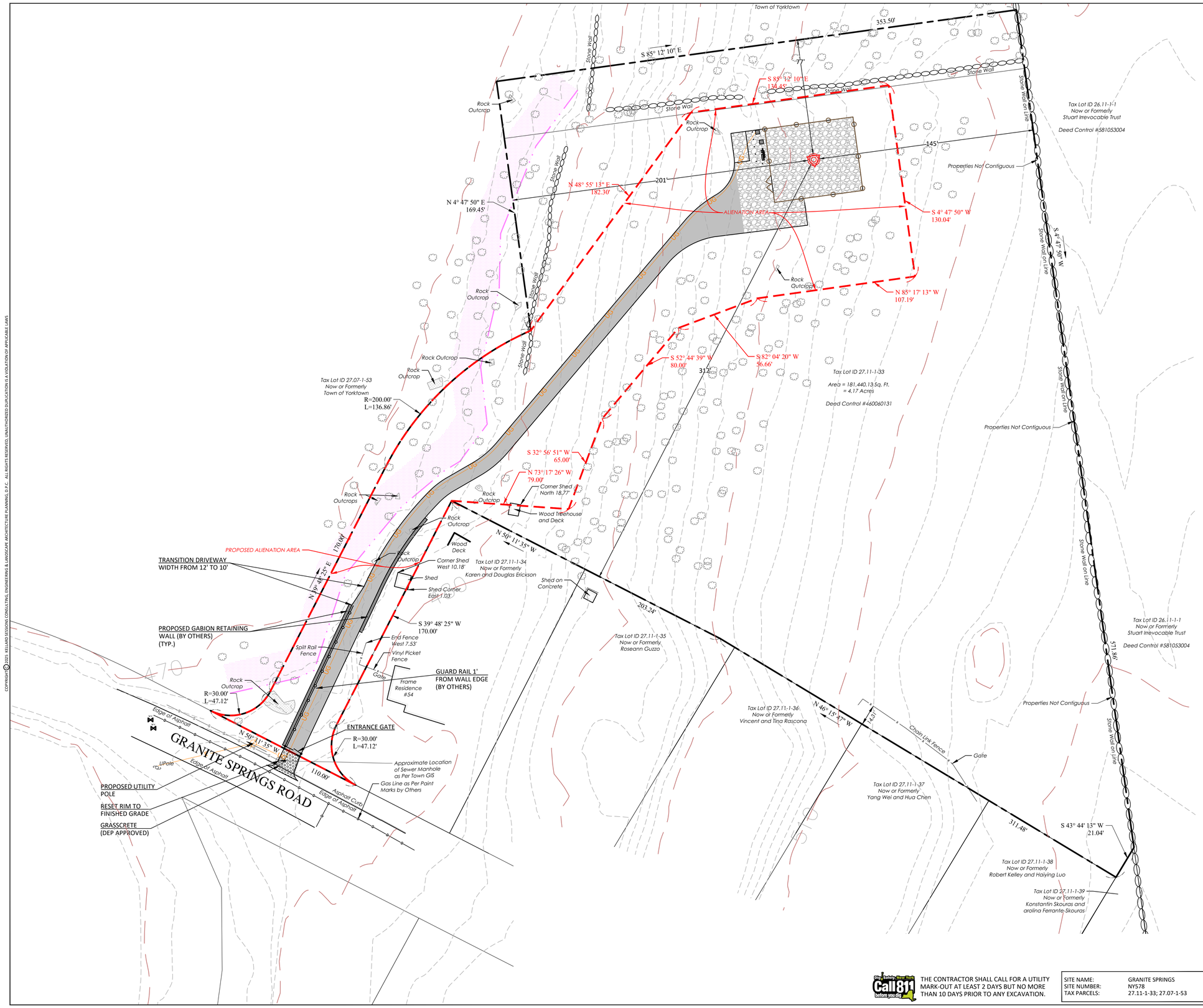

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- PROPOSED ALIENATION OF PARKLAND = 51,109 SF

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ALIENATION OF PARKLAND

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

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ZD-5
ZD-12
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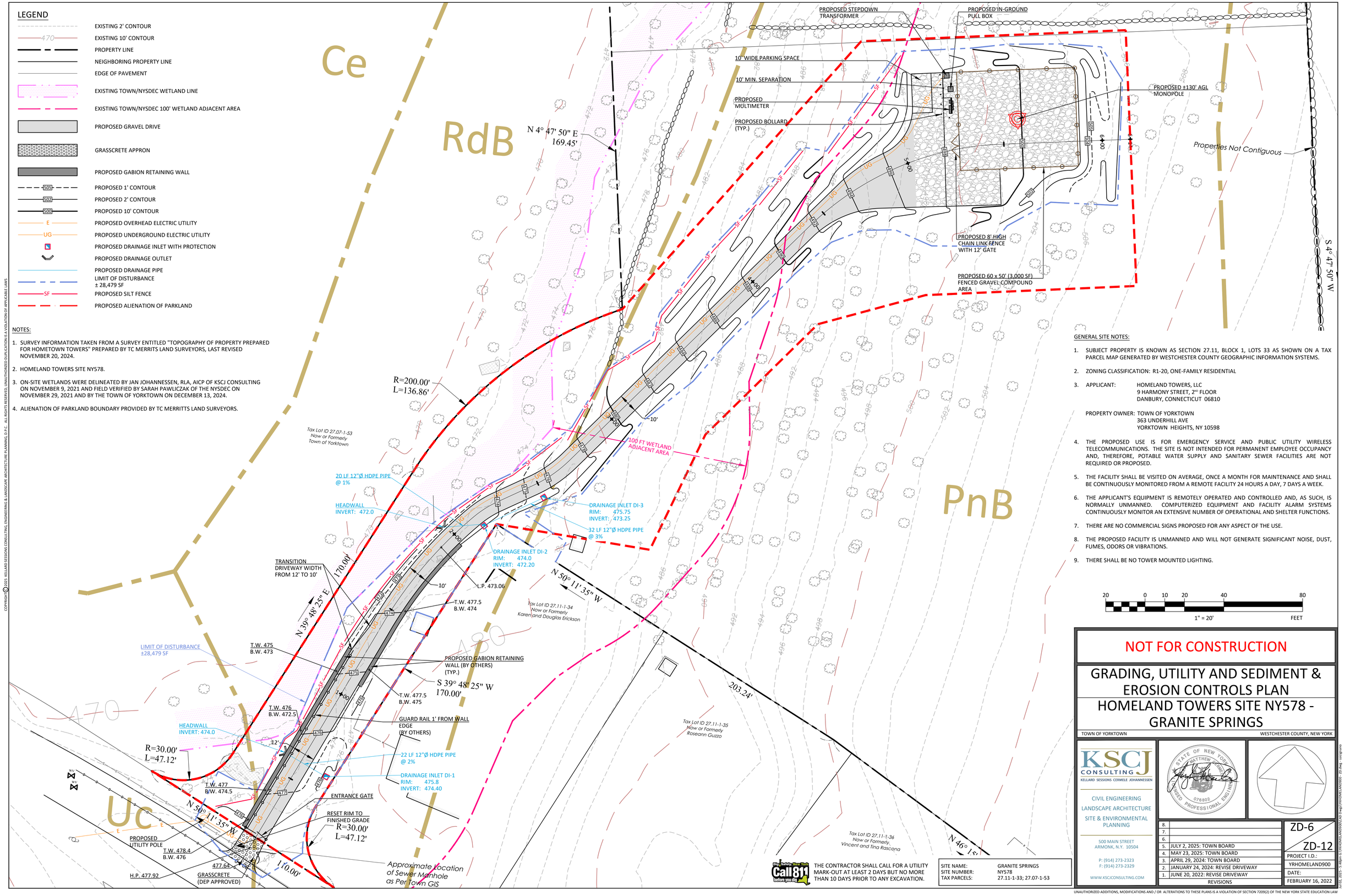

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20 0 10 20 40 80
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NOT FOR CONSTRUCTION

GRADING, UTILITY AND SEDIMENT & EROSION CONTROLS PLAN
HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

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PROJECT I.D.: YRHOMELAND900
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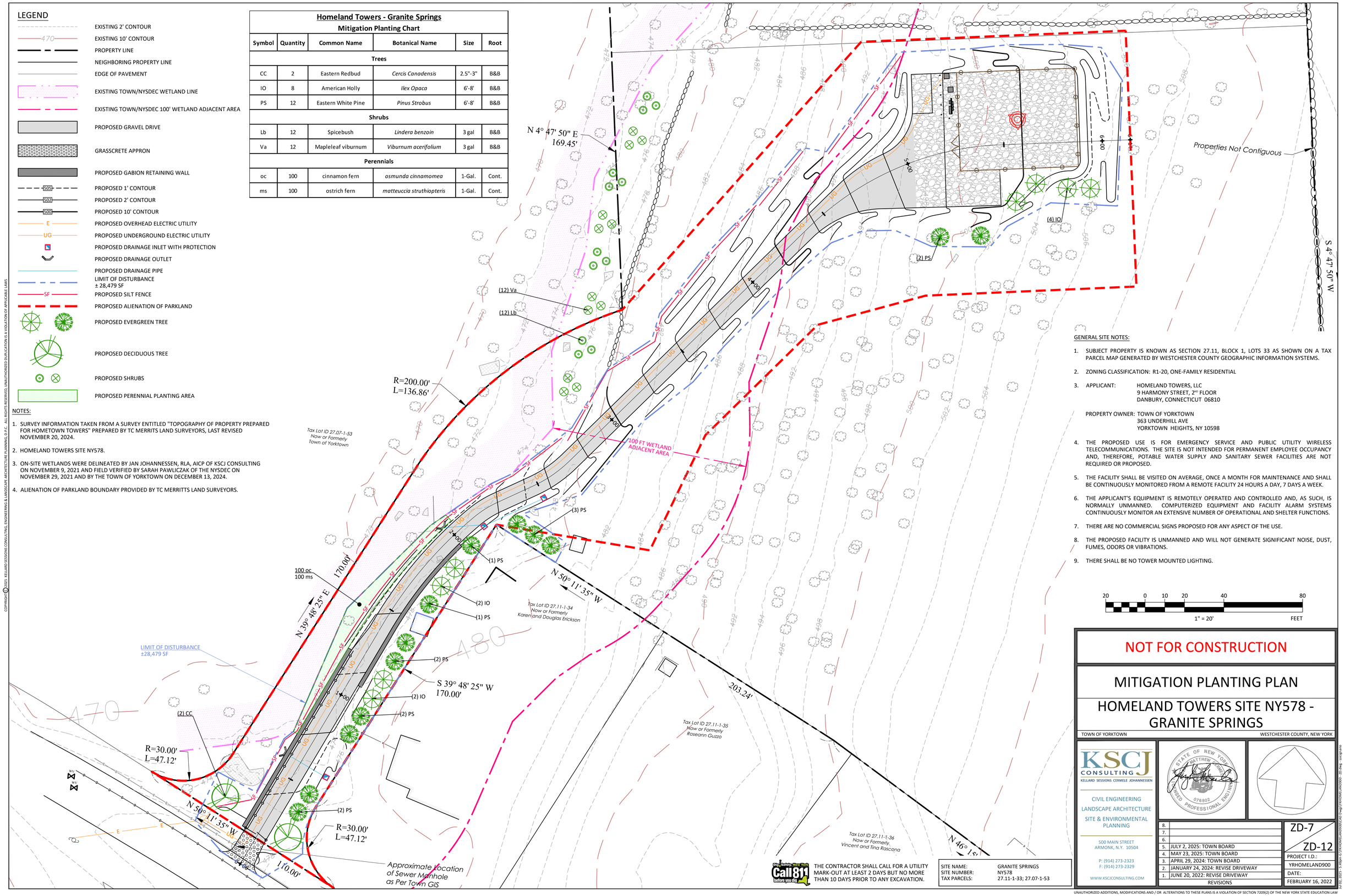
Homeland Towers - Granite Springs
Mitigation Planting Chart

Symbol	Quantity	Common Name	Botanical Name	Size	Root
Trees					
CC	2	Eastern Redbud	*Cercis Canadensis*	2.5"-3"	B&B
IO	8	American Holly	*Ilex Opaca*	6'-8'	B&B
PS	12	Eastern White Pine	*Pinus Strobus*	6'-8'	B&B
Shrubs					
Lb	12	Spicebush	*Lindera benzoin*	3 gal	B&B
Va	12	Mapleleaf viburnum	*Viburnum acerifolium*	3 gal	B&B
Perennials					
oc	100	cinnamon fern	*osmunda cinnamomea*	1-Gal.	Cont.
ms	100	ostrich fern	*matteuccia struthiopteris*	1-Gal.	Cont.



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MITIGATION PLANTING PLAN

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

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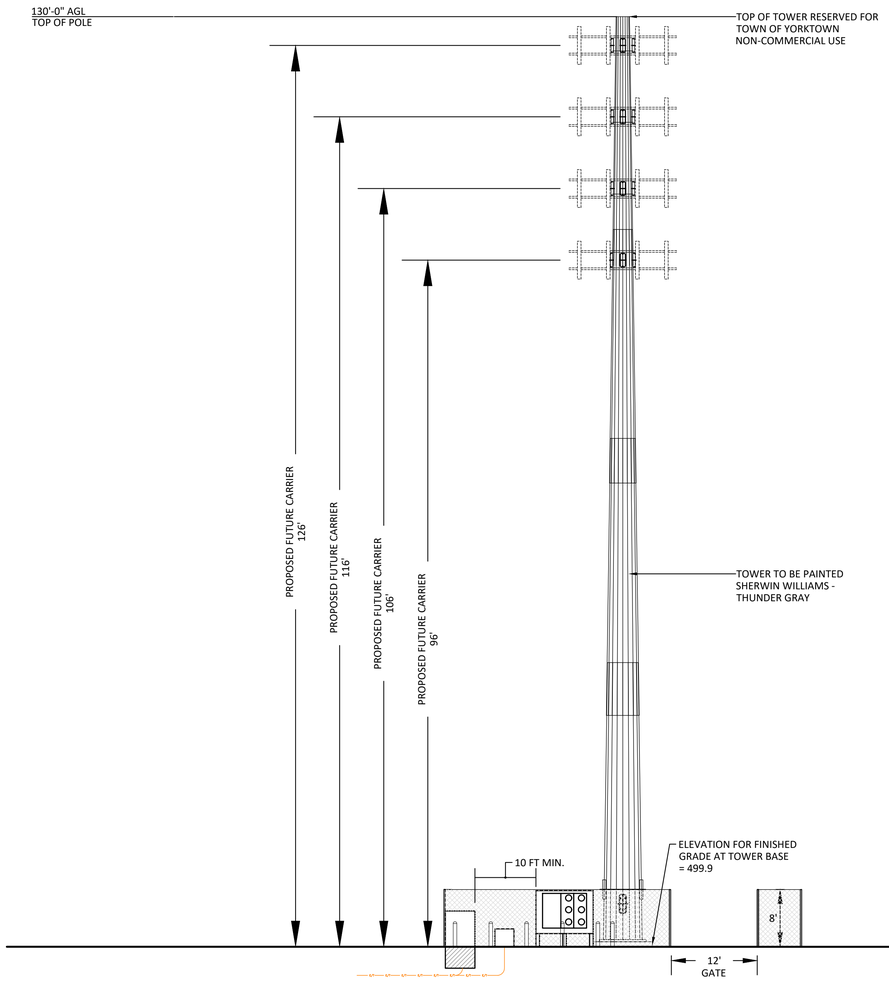

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TOWER ELEVATION

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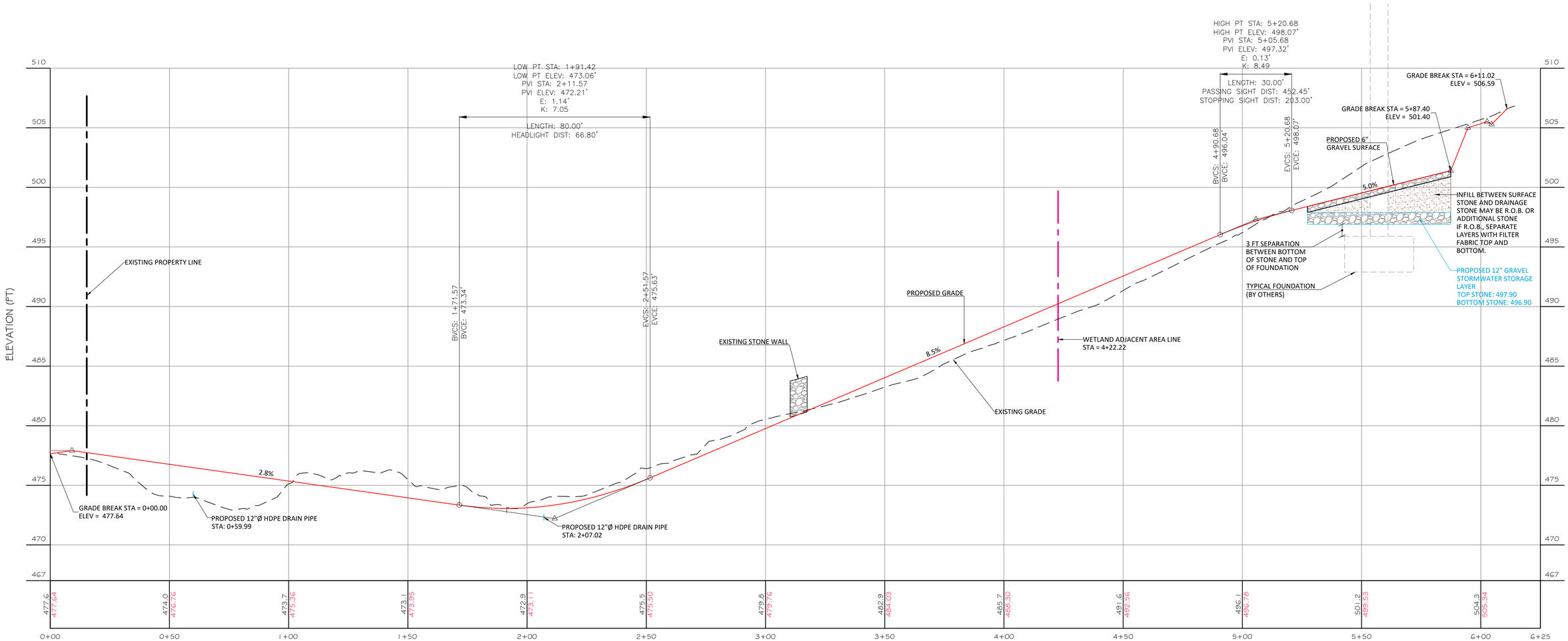
02, 2025 - 5:43pm E:\YRHOMELAND900\CAD Dwgs\YRHOMELAND900-ZD.dwg - sergimo



LEASE AREA ACCESS DRIVE

PROFILE SCALE:
HORIZ: 1"=20'
VERT: 1"=4'

NOT FOR CONSTRUCTION

PROFILE

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

KSCJ CONSULTING
KELLARD SESSIONS CERMELE JOHANNESSEN

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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500 MAIN STREET
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STATE OF NEW YORK — MATTHEW J. SLOCUM — 078802 — LICENSED PROFESSIONAL ENGINEER

8.	
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6.	
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4.	MAY 23, 2025: TOWN BOARD
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2.	JANUARY 24, 2024: REVISE DRIVEWAY
1.	JUNE 20, 2022: REVISE DRIVEWAY
REVISIONS	

ZD-9 / ZD-12

PROJECT I.D.: YRHOMELAND900

DATE: FEBRUARY 16, 2022

Call 811 before you dig — THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME:	GRANITE SPRINGS
SITE NUMBER:	NY578
TAX PARCELS:	27.11-1-33; 27.07-1-53

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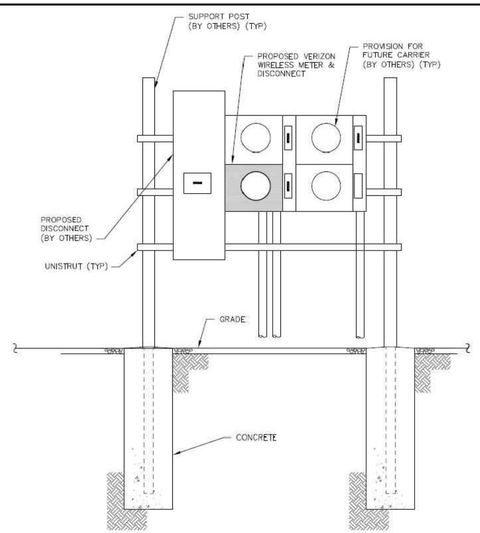
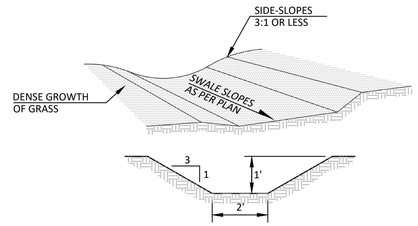
Jul 02, 2025 - 9:49pm G:\YRHOMELAND900\CAD Dwgs\YRHOMELAND900 - ZD.dwg - sslcg4.pc6

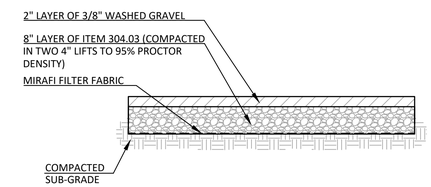
METER AND DISCONNECT (N.T.S.)



GRASSED SWALE DETAIL (N.T.S.)



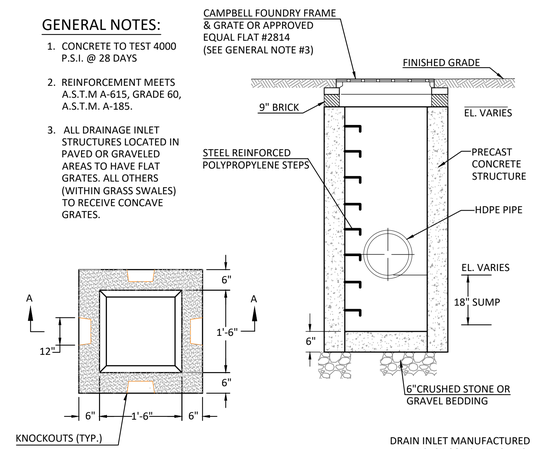
GRAVEL DRIVEWAY SECTION DETAIL (N.T.S.)



PRECAST DRAIN INLET (N.T.S.)

GENERAL NOTES:

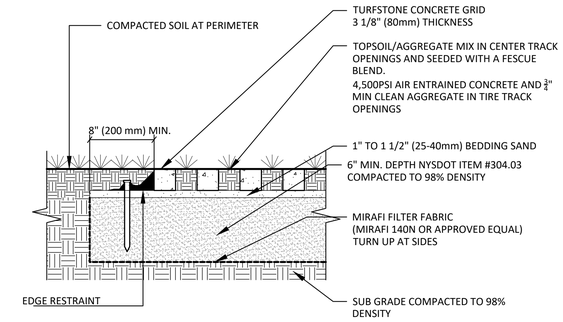
1. CONCRETE TO TEST 4000 P.S.I. @ 28 DAYS
2. REINFORCEMENT MEETS A.S.T.M A-615, GRADE 60, A.S.T.M. A-185.
3. ALL DRAINAGE INLET STRUCTURES LOCATED IN PAVED OR GRAVELED AREAS TO HAVE FLAT GRATES. ALL OTHERS (WITHIN GRASS SWALES) TO RECEIVE CONCAVE GRATES.



DRAIN INLET MANUFACTURED BY PRECAST CONCRETE SALES OR APPROVED EQUAL

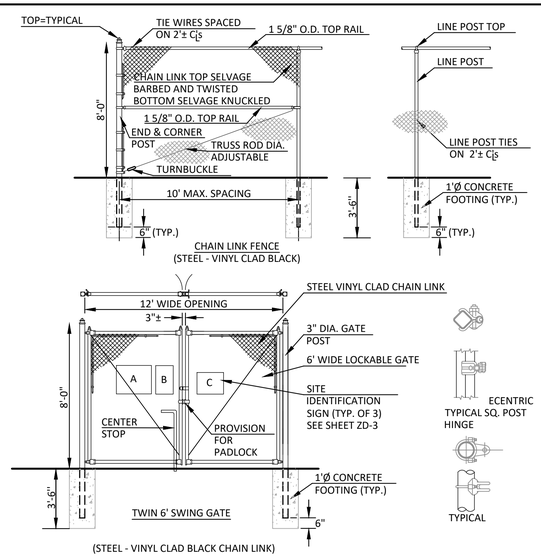
HS-20-44 LOADING DESIGN REQUIRED

NICOLOCK TURFSTONE PAVERS DETAIL (N.T.S.)

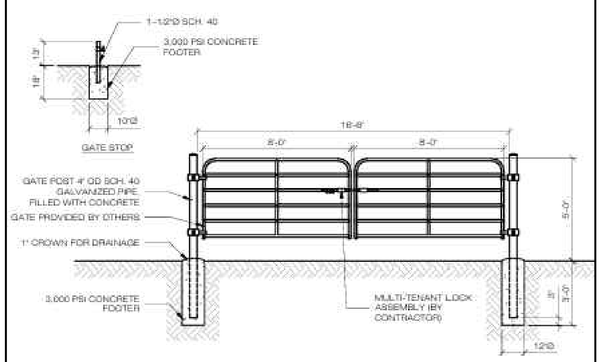


SOURCE: BY NICOLOCK
REFER TO MANUFACTURER SPECIFICATIONS

CHAIN LINK FENCE DETAIL (N.T.S.)



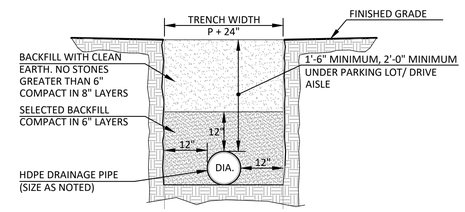
ENTRANCE GATE DETAIL (N.T.S.)



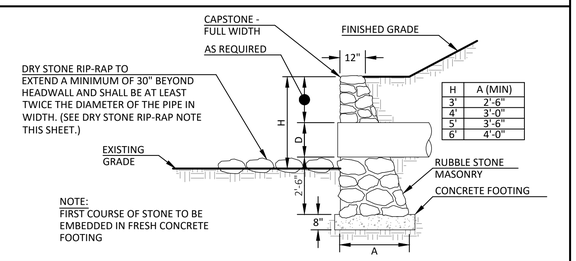
NOTES:

1. PANELS TO BE 4'X8' GALVANIZED TUBULAR STEEL 2" OD X 16 GAUGE HIGH TENSILE WELDED STEEL. HEAVY DUTY MOUNT HARDWARE TO BE WELDED TO THE SUPPORT POSTS.
2. 4" OD X 8' LONG SCH. 40 STEEL INSTALLED 36" BELOW EXISTING GRADE CONCRETE TO 1" ABOVE EXISTING GRADE AT POST BASE AND TAPER FILL COMPLETELY WITH CONCRETE CAP.
3. CONTRACTOR TO INSTALL HOMELAND TOWERS SIGNAGE TO THE NEWLY INSTALLED ACCESS GATE. SIGNAGE TO BE INSTALLED USING GALVANIZED METAL SCREWS IN 4 PLACES. NO PLASTIC WIRE TIES SHALL BE USED. SEE DETAIL "CHAIN LINK FENCE GATE SIGNS", THIS SHEET, FOR TYPICAL SIGNAGE.
4. STYMIE SECURITY LOCK: STANDARD GALVANIZED 2" LOCK SYSTEM WELDED TO GATE CROSS SUPPORTS FOUR 2" SLEEVES WITH SLOTTED HASPS.

DRAINAGE TRENCH DETAIL (N.T.S.)



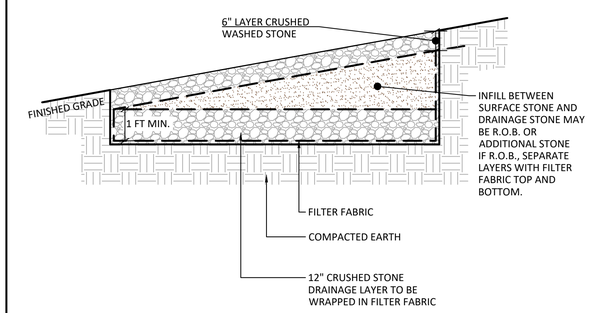
STONE HEADWALL DETAIL (N.T.S.)



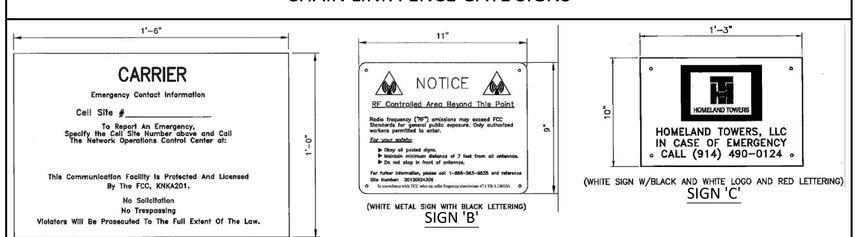
H	A (MIN)
3'	2'-6"
4'	3'-0"
5'	3'-6"
6'	4'-0"

NOTE:
FIRST COURSE OF STONE TO BE EMBEDDED IN FRESH CONCRETE FOOTING

GRAVEL COMPOUND DETAIL (N.T.S.)



CHAIN LINK FENCE GATE SIGNS



NOTE:

1. SEE "CHAIN LINK FENCE WITH GATE DETAIL" FOR SIGN POSITIONING.

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

Call 811 before you dig

SITE NAME:	GRANITE SPRINGS
SITE NUMBER:	NY578
TAX PARCELS:	27.11-1-33; 27.07-1-53

NOT FOR CONSTRUCTION

DETAILS

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

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REVISIONS	

ZD-10 / ZD-12	
PROJECT I.D.:	YRHOMELAND900
DATE:	FEBRUARY 16, 2022

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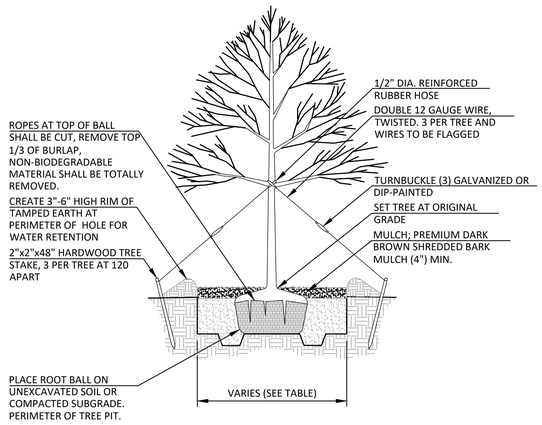
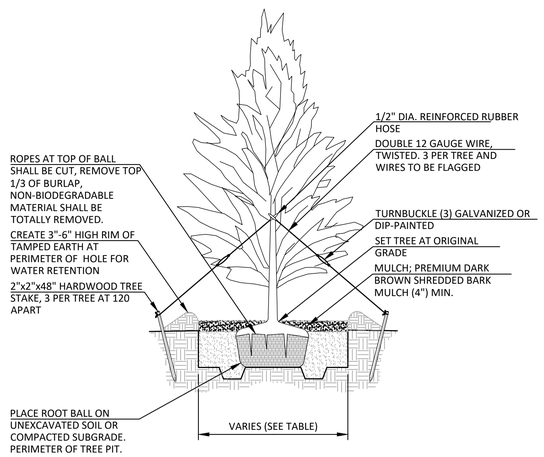
DECIDUOUS TREE PLANTING DETAIL (N.T.S.)



NOTE:
PLANTED TREES SHALL BE PROTECTED AGAINST DEER BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER REPELLANT OR USE OF PLASTIC NETTING OR WIRE MESH, TREE GUARDS, ETC. OR OTHER MEASURES.

HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

EVERGREEN TREE PLANTING DETAIL (N.T.S.)



NOTE:
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HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
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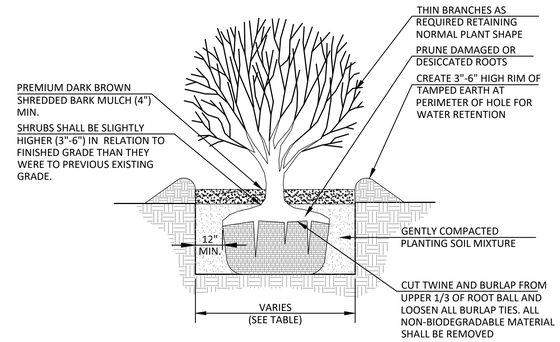
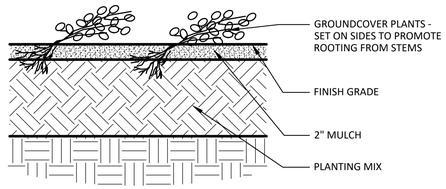
SHRUB PLANTING DETAIL (N.T.S.)



NOTE:
PLANTED SHRUBS SHALL BE PROTECTED AGAINST DEER BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER REPELLANT OR USE OF PLASTIC NETTING OR WIRE MESH, TREE GUARDS, ETC. OR OTHER MEASURES.

HOLE DIAMETER TABLE	
ROOT BALL SIZE	HOLE DIAMETER
LESS THAN 4'Ø	2X BALL Ø
4'-5'Ø	1 3/4X BALL Ø
GREATER THAN 5'Ø	1 1/2X BALL Ø

PERENNIAL PLANTING (N.T.S)



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Dig Safely New York Call 811 before you dig

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SITE NAME:	GRANITE SPRINGS
SITE NUMBER:	NY578
TAX PARCELS:	27.11-1-33; 27.07-1-53

NOT FOR CONSTRUCTION

PLANTING DETAILS

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

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ZD-11 / ZD-12

PROJECT I.D.: YRHOMELAND900

DATE: FEBRUARY 16, 2022

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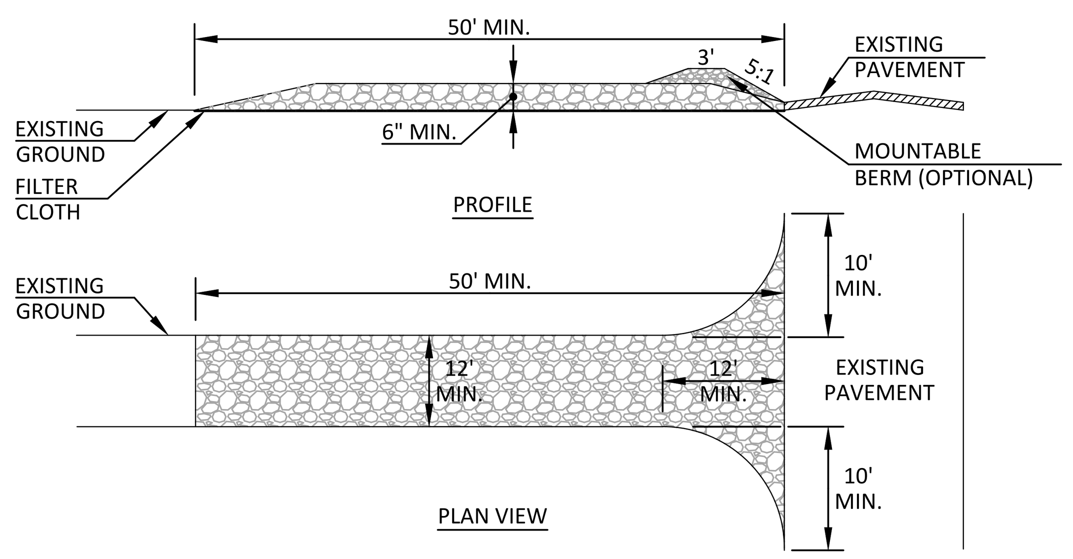
10/10/2025 5:45pm G:\YRHOMELAND900\CAD\Dwg\YRHOMELAND900 - ZD.dwg sloanjmatt

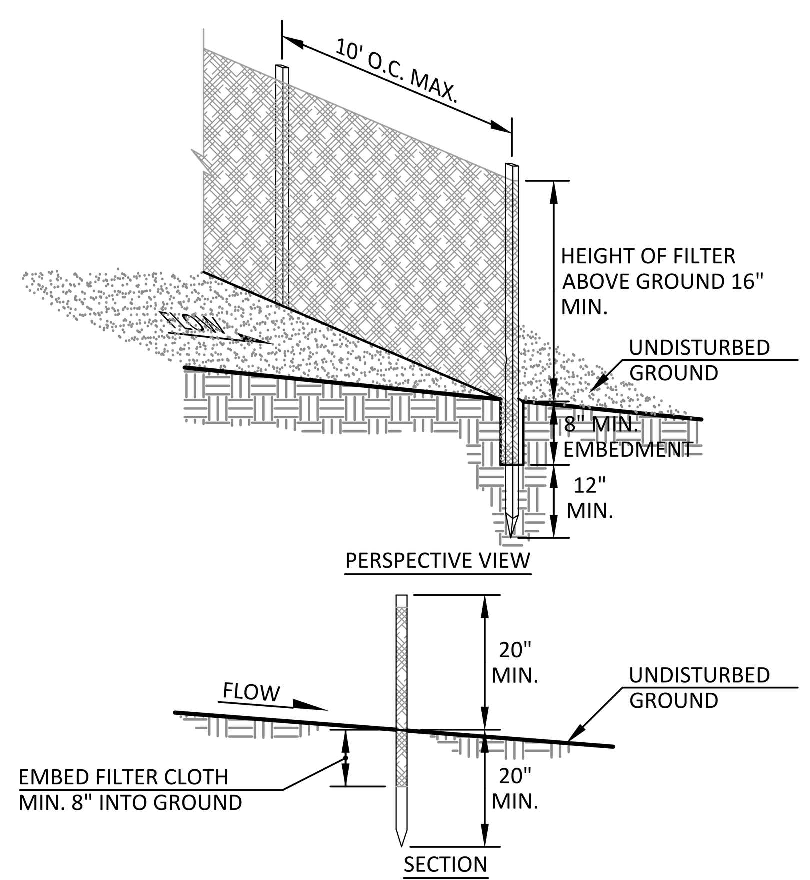
STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

SILT FENCE DETAIL (N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

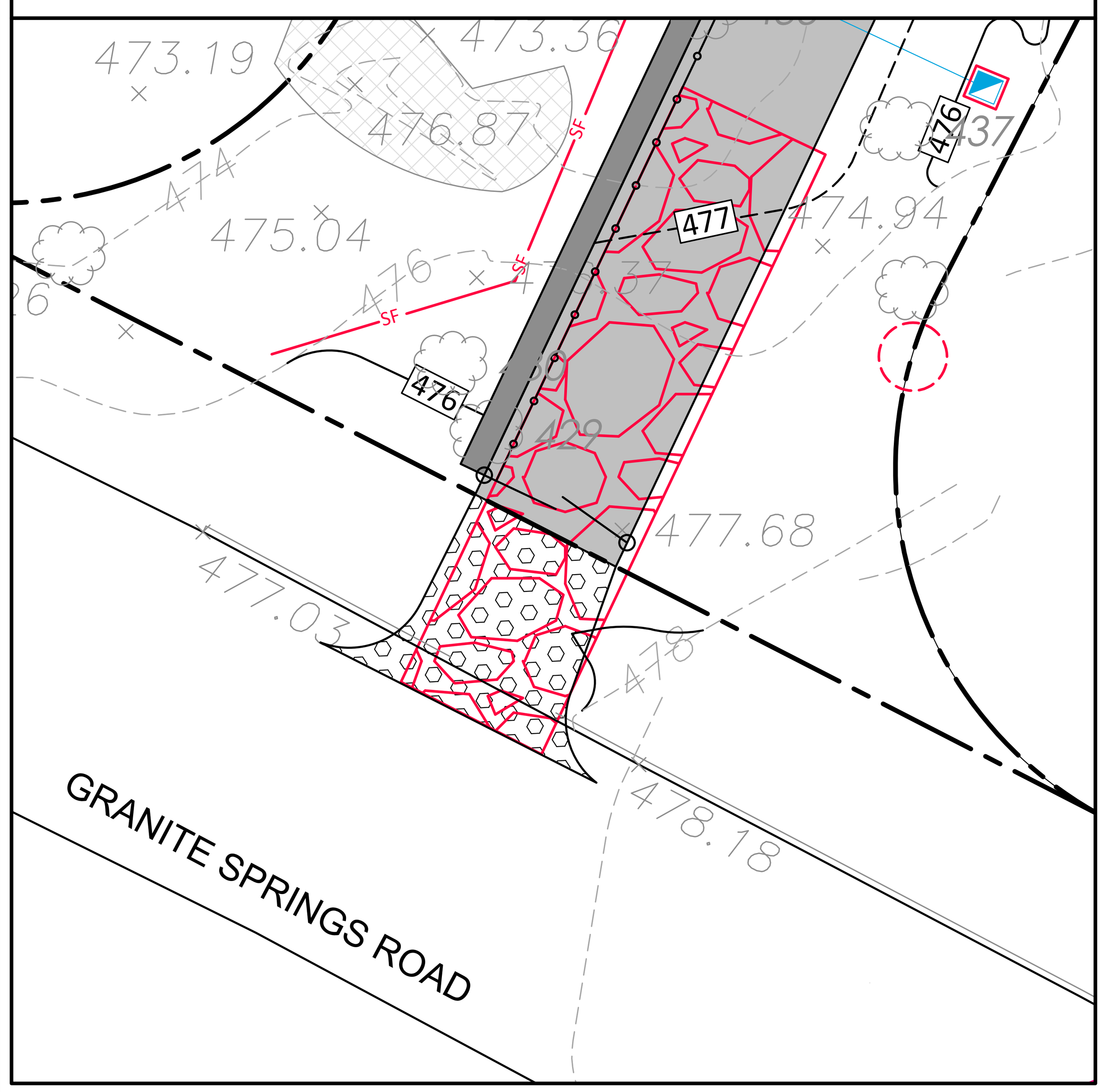
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

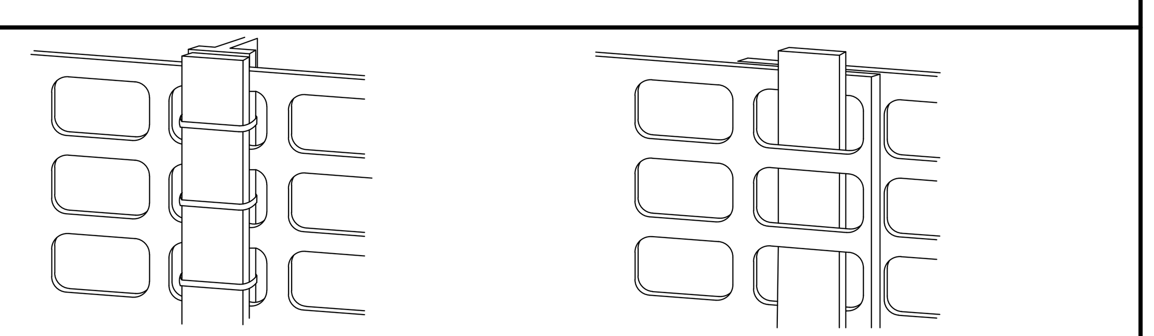
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

CONSTRUCTION ENTRANCE (1" = 10')



CONSTRUCTION FENCE DETAIL (N.T.S.)



INSTALLATION INSTRUCTIONS

1. T-POST SHOULD BE PLACED A MAXIMUM OF 10 FEET APART
2. VERTICAL STRAND OF FENCE SHOULD BE SANDWICHED BETWEEN FLAT SIDE OF T-POST AND 1"X2" WOOD SLAT
3. WIRE TIES OR PLASTIC CABLE TIES CAN THEN BE USED TO SECURE THE SLAT AND FENCE STRAND TO THE T-POST.

SPLICING INSTRUCTIONS

1. TO CONNECT FENCE SECTIONS, OVERLAP 2 STRAND SECTION FROM EACH END END WEAVE A 1"X2" SLAT THROUGH THE OVERLAPPED STRANDS
2. FENCE SHOULD BE TENSIONED BY HAND ONLY. DO NOT USE MECHANICAL TENSIONERS.

EROSION AND SEDIMENT CONTROL PLAN

ALL PROPOSED SOIL EROSION AND SEDIMENT CONTROL PRACTICES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING PUBLICATIONS:

- NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION
- NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITY (GP-0-20-001)
- TOWN CODE OF YORKTOWN CHAPTER 248 “STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL”

THE PRIMARY AIM OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN IS TO REDUCE SOIL EROSION FROM AREAS STRIPPED OF VEGETATION DURING CONSTRUCTION AND TO PREVENT SILT FROM REACHING THE DRAINAGE STRUCTURES, WETLAND SYSTEMS, WATERCOURSES, WATERBODIES AND DOWNSTREAM PROPERTIES. THE SEDIMENT AND EROSION CONTROL PLAN IS AN INTEGRAL COMPONENT OF THE CONSTRUCTION PHASING AND PROJECT SEQUENCING AND WILL BE IMPLEMENTED TO CONTROL SEDIMENT AND RE-ESTABLISH VEGETATION AS SOON AS PRACTICABLE. THE PLAN WILL BE IMPLEMENTED PRIOR TO THE COMMENCEMENT OF ANY EARTHMOVING ACTIVITIES AND WILL BE MAINTAINED THROUGH THE DURATION OF THE PROJECT.

A COPY OF THE CONTRACTOR CERTIFICATION FORM IS PROVIDED IN STORMWATER POLLUTION PREVENTION PLAN SECTION A. THIS FORM WILL BE SIGNED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY. EACH CONTRACTOR AND SUBCONTRACTOR SHALL IDENTIFY AT LEAST ONE (1) PERSON FROM THEIR COMPANY THAT WILL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SWPPP. THIS PERSON SHALL BE KNOWN AS THE *TRAINED* CONTRACTOR. THE *TRAINED* CONTRACTOR SHALL BE ON SITE ON A DAILY BASIS WHEN SOIL DISTURBANCE ACTIVITIES ARE BEING PERFORMED. THE *TRAINED* CONTRACTOR MUST RECEIVE FOUR (4) HOURS OF NYSDEC ENDORSED TRAINING IN PROPER EROSION AND SEDIMENT CONTROL PRINCIPLES FROM A SOIL AND WATER CONSERVATION DISTRICT, OR OTHER NYSDEC ENDORSED ENTITY. THE *TRAINED* CONTRACTOR MUST RECEIVE FOUR (4) HOURS OF TRAINING EVERY THREE (3) YEARS. THE *TRAINED* CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES IMPLEMENTED WITHIN THE CONSTRUCTION AREA ON A DAILY BASIS TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITIONS AT ALL TIMES. IF DEFICIENCIES ARE IDENTIFIED BY THE *TRAINED* CONTRACTOR, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE (1) BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.

THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL DEVICES INCLUDE THE PLANNED EROSION CONTROL PRACTICES OUTLINED BELOW. MAINTENANCE PROCEDURES FOR EACH EROSION CONTROL PRACTICE ARE ALSO PROVIDED HEREIN. THE OWNER OR OPERATOR MUST ENSURE THAT ALL EROSION AND SEDIMENT CONTROL PRACTICES IDENTIFIED HEREIN ARE MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES.

- **STABILIZED CONSTRUCTION ENTRANCE**

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE PROJECT ENTRANCE AS INDICATED ON THE PLANS. THE PURPOSE OF THE STABILIZED CONSTRUCTION ENTRANCE IS TO PREVENT VEHICLES LEAVING THE SITE FROM TRACKING SEDIMENT, MUD OR ANY OTHER CONSTRUCTION-RELATED MATERIALS FROM THE SITE ONTO OFF SITE ROADS.

MAINTENANCE/INSPECTION

STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSPECTED A MINIMUM OF ONCE EVERY SEVEN (7) CALENDAR DAYS. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE IN A MANNER WHICH PREVENTS OR SIGNIFICANTLY REDUCES THE TRACKING OF SEDIMENT/SOIL OFF SITE. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION ENTRANCE DAILY AND AFTER EACH RAIN EVENT FOR DISPLACEMENT OR LOSS OF AGGREGATE. THE CONTRACTOR SHALL TOP-DRESS THE CONSTRUCTION ENTRANCE WHEN DISPLACEMENT/LOSS OF AGGREGATE OCCURS, OR IF THE AGGREGATE BECOMES CLOGGED OR SILTED TO THE EXTENT THAT THE ENTRANCE CAN NO LONGER PERFORM ITS INTENDED FUNCTION. THE CONTRACTOR SHALL INSPECT THE VICINITY OF THE CONSTRUCTION ENTRANCE SEVERAL TIMES A DAY AND IMMEDIATELY REMOVE ANY SEDIMENT DROPPED OR WASHED ONTO OFF SITE ROADS.

- **SILT FENCE**

SILT FENCE (GEOTEXTILE FILTER CLOTH) SHALL BE PLACED IN LOCATIONS DEPICTED ON THE APPROVED PLANS. THE PURPOSE OF THE SILT FENCE IS TO REDUCE THE VELOCITY OF SEDIMENT-LADEN STORMWATER FROM SMALL DRAINAGE AREAS AND TO INTERCEPT THE TRANSPORTED SEDIMENT LOAD. IN GENERAL, SILT FENCE SHALL BE USED AT THE DOWN-GRADIENT PERIMETER OF DISTURBED AREAS, TOE OF SLOPES OR INTERMEDIATELY WITHIN SLOPES WHERE OBVIOUS CHANNEL CONCENTRATION OF STORMWATER IS NOT PRESENT. SILT FENCE SHALL ALWAYS BE INSTALLED PARALLEL TO THE CONTOURS IN ORDER TO PREVENT CONCENTRATED FLOWS FROM DEVELOPING ALONG THE SILT FENCE.

MAINTENANCE/INSPECTION

SILT FENCING SHALL BE INSPECTED A MINIMUM OF ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL INCLUDE ENSURING THAT THE FENCE MATERIAL IS TIGHTLY SECURED TO THE WOOD POSTS. IN ADDITION, OVERLAPPING FILTER FABRIC SHALL BE SECURE AND THE FABRIC SHALL BE MAINTAINED A MINIMUM OF SIX (6) INCHES BELOW GRADE. IN THE EVENT THAT ANY "BULGES" DEVELOP IN THE FENCE, THAT SECTION OF FENCE SHALL BE REPLACED IMMEDIATELY WITH A NEW FENCE SECTION. ANY VISIBLE SEDIMENT BUILD-UP AGAINST THE FENCE SHALL BE REMOVED IMMEDIATELY AND DEPOSITED ON-SITE A MINIMUM OF 100 FEET OUTSIDE OF ANY REGULATED WETLAND AREA, WATERCOURSE OR WATERBODY.

- **SOIL/MATERIAL STOCKPILING**

ALL SOIL/MATERIAL STRIPPED FROM THE CONSTRUCTION AREA DURING GRUBBING AND GRADING SHALL BE STOCKPILED WITHIN THE VICINITY OF THE LOCATIONS ILLUSTRATED ON THE APPROVED PLANS, OR IN PRACTICAL LOCATIONS ON-SITE.

MAINTENANCE/INSPECTION

ALL STOCKPILES SHALL BE INSPECTED A MINIMUM OF ONCE EVERY SEVEN (7) CALENDAR DAYS FOR SIGNS OF EROSION OR PROBLEMS WITH SEED ESTABLISHMENT. SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY VEGETATING THE STOCKPILE WITH A RAPIDLY-GERMINATING GRASS SEED AND SURROUNDED WITH SILT FENCE. IF THE PROJECT IS ONGOING DURING THE NON-GROWING SEASON, THE STOCKPILES SHALL BE PROTECTED WITH A TARPAULIN COVERING THE ENTIRE STOCKPILE.

- **GENERAL LAND GRADING**

THE APPLICANT/DEVELOPER OR THEIR REPRESENTATIVES SHALL BE ON-SITE AT ALL TIMES WHEN CONSTRUCTION OR GRADING ACTIVITY TAKES PLACE AND SHALL INSPECT AND DOCUMENT THE EFFECTIVENESS OF ALL SEDIMENT AND EROSION CONTROL PRACTICES.

THE INTENT OF THE EROSION CONTROLS IS TO CONTROL ALL DISTURBED AREAS, SUCH THAT SOILS ARE PROTECTED FROM EROSION BY TEMPORARY METHODS AND, ULTIMATELY BY PERMANENT VEGETATION.

- **DUST CONTROL**

WHERE VEGETATIVE OR MULCH COVER IS NOT PRACTICAL IN DISTURBED AREAS OF THE SITE, DUST SHALL BE CONTROLLED BY THE USE OF WATER SPRINKLING. THE SURFACE SHALL BE SPRAYED UNTIL WET. DUST CONTROL SHALL CONTINUE UNTIL SUCH TIME AS THE ENTIRE SITE IS ADEQUATELY STABILIZED WITH PERMANENT VEGETATIVE COVER.

- **POLLUTION PREVENTION MEASURES FOR CONSTRUCTION RELATED ACTIVITIES**

POLLUTION PREVENTION PRACTICES FOR PREVENTING LITTER, CONSTRUCTION CHEMICALS (IF APPLICABLE) AND CONSTRUCTION DEBRIS FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGE INCLUDE DAILY PICKUP OF CONSTRUCTION DEBRIS, INSPECTION, AND PHYSICAL CONTROLS SUCH AS SILT FENCING. INSPECTIONS WILL ALSO BE CONDUCTED TO INSURE THAT DUST CONTROL MEASURES ARE UTILIZED AS NECESSARY. DURING CONSTRUCTION, MAINTENANCE, CONSTRUCTION AND WASTE MATERIALS WILL BE STORED WITHIN SUITABLE AREAS/DUMPSTERS, AS APPROPRIATE, TO MINIMIZE THE EXPOSURE OF THE MATERIALS TO STORMWATER AND SPILL PREVENTION. ALL MAINTENANCE AND CONSTRUCTION WASTE WILL BE DISPOSED OF IN A SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

OUTLINED BELOW IS A BRIEF LISTING OF THE SUGGESTED CONSTRUCTION SEQUENCING FOR THE PROJECT.

PRIOR TO ANY INTERIOR SITE ACTIVITY, THE OWNER, CONTRACTOR, OWNER'S ENGINEER, AND TOWN ENGINEER SHALL HOLD A PRE-CONSTRUCTION MEETING.

FINAL STABILIZATION, AS DEFINED BY THE NYSDEC SPDES GENERAL PERMIT, IS THE ESTABLISHMENT OF A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE PERVIOUS SURFACE ONCE ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED. COVER CAN BE VEGETATIVE (E.G., GRASS, TREES, SEED AND MULCH, SHRUBS OR TURF) OR NON-VEGETATIVE (E.G., GEOTEXTILES, RIP-RAP OR GABIONS, PAVEMENT, ROOFS, ETC.).

THE APPLICANT SHALL NOTIFY THE TOWN OF YORKTOWN ENFORCEMENT OFFICIAL AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING AS REQUIRED BY THE STORMWATER MANAGEMENT OFFICER:

- START OF CONSTRUCTION.
- INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
- COMPLETION OF SITE CLEARING.
- INSTALLATION OF CONSTRUCTED STORMWATER IMPROVEMENTS.
- COMPLETION OF ROUGH GRADING.
- COMPLETION OF FINAL GRADING.
- CLOSE OF THE CONSTRUCTION SEASON.
- COMPLETION OF FINAL LANDSCAPING.
- SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS.

GENERAL CONSTRUCTION SEQUENCING

- A PRECONSTRUCTION MEETING WITH TOWN REPRESENTATIVES, CONTRACTOR, OWNER, AND ENGINEER SHALL BE SCHEDULED AT LEAST 48-HOURS BEFORE THE START OF CONSTRUCTION ACTIVITIES.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED AS INDICATED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS IN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
- PRIOR TO ANY CONSTRUCTION, STAKEOUT PROPERTY LINES AND CONSERVATION AREAS AND LIMITS OF DISTURBANCE. MARK LIMITS OF DISTURBANCE IN THE FIELD WITH ORANGE CONSTRUCTION FENCING OR FLAGGING.
- REMOVE TREES, STRIP AND GRUB THE SITE.
- INSTALL RETAINING WALLS; ROUGH GRADE SITE
- INSTALL CONCRETE TOWER FOUNDATION
- INSTALL GRAVEL PAD FOR COMPOUND AREA STORMWATER STORAGE
- INSTALL UNDERGROUND UTILITIES
- FINAL GRADE SITE; INSTALL GRAVEL WITHIN COMPOUND AREA
- INSTALL MONOPOLE TOWER AND FENCING/GATES
- INSTALL WETLAND MITIGATION, TREES AND LANDSCAPING
- REMOVE TEMPORARY EROSION CONTROLS WHEN SITE HAS ACHIEVED FINAL STABILIZED

THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

SITE NAME:	GRANITE SPRINGS
SITE NUMBER:	NY578
TAX PARCELS:	27.11-1-33; 27.07-1-53

NOT FOR CONSTRUCTION

EROSION & SEDIMENT CONTROL DETAILS AND NOTES

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN — WESTCHESTER COUNTY, NEW YORK

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	REVISIONS
8.	
7.	
6.	
5.	JULY 2, 2025: TOWN BOARD
4.	MAY 23, 2025: TOWN BOARD
3.	APRIL 29, 2024: TOWN BOARD
2.	JANUARY 24, 2024: REVISE DRIVEWAY
1.	JUNE 20, 2022: REVISE DRIVEWAY

ZD-12 / ZD-12

PROJECT I.D.: YRHOMELAND900

DATE: FEBRUARY 16, 2022

Jul 02, 2025 - 5:49pm G:\YKHOMELAND900\CAD Dwgs\YKHOMELAND900 - ZD.dwg - ssicignano

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