

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
REVISED: DECEMBER 19, 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

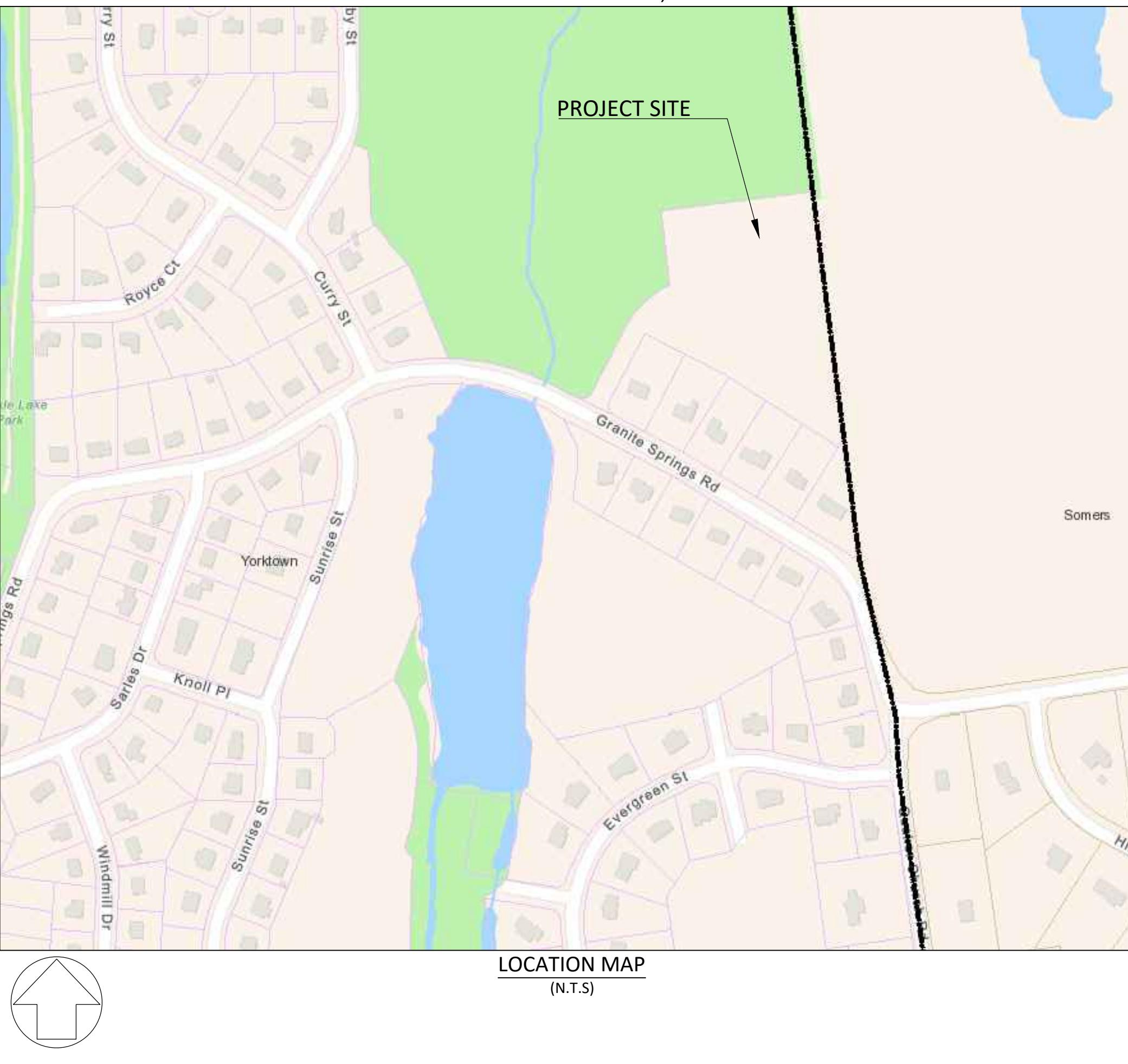
COUNTY: WESTCHESTER COUNTY

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



PROJECT CONTACTS:

SITE PLANNER & CIVIL ENGINEER



KSCI CONSULTING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE & ENVIRONMENTAL PLANNING
500 MAIN STREET
ARMONK, NY 10504
P: (914) 273-2323
F: (914) 273-2329

APPLICANT



HOMELAND TOWERS, LLC.
9 HARMONY STREET, 2ND FLOOR
DANBURY, CT 06810
(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

KSCI CONSULTING DRAWINGS:

ZD-1 COVER SHEET
ZD-2 EXISTING CONDITIONS AND REMOVALS PLAN
ZD-3 SITE LAYOUT PLAN
ZD-4 TREE CHART
ZD-5 ALIENATION OF PARKLAND
ZD-6 GRADING, UTILITY PLACEMENT & 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

NOT FOR CONSTRUCTION

COVER SHEET

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN		WESTCHESTER COUNTY, NEW YORK																				
 																						
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SITE & ENVIRONMENTAL PLANNING																						
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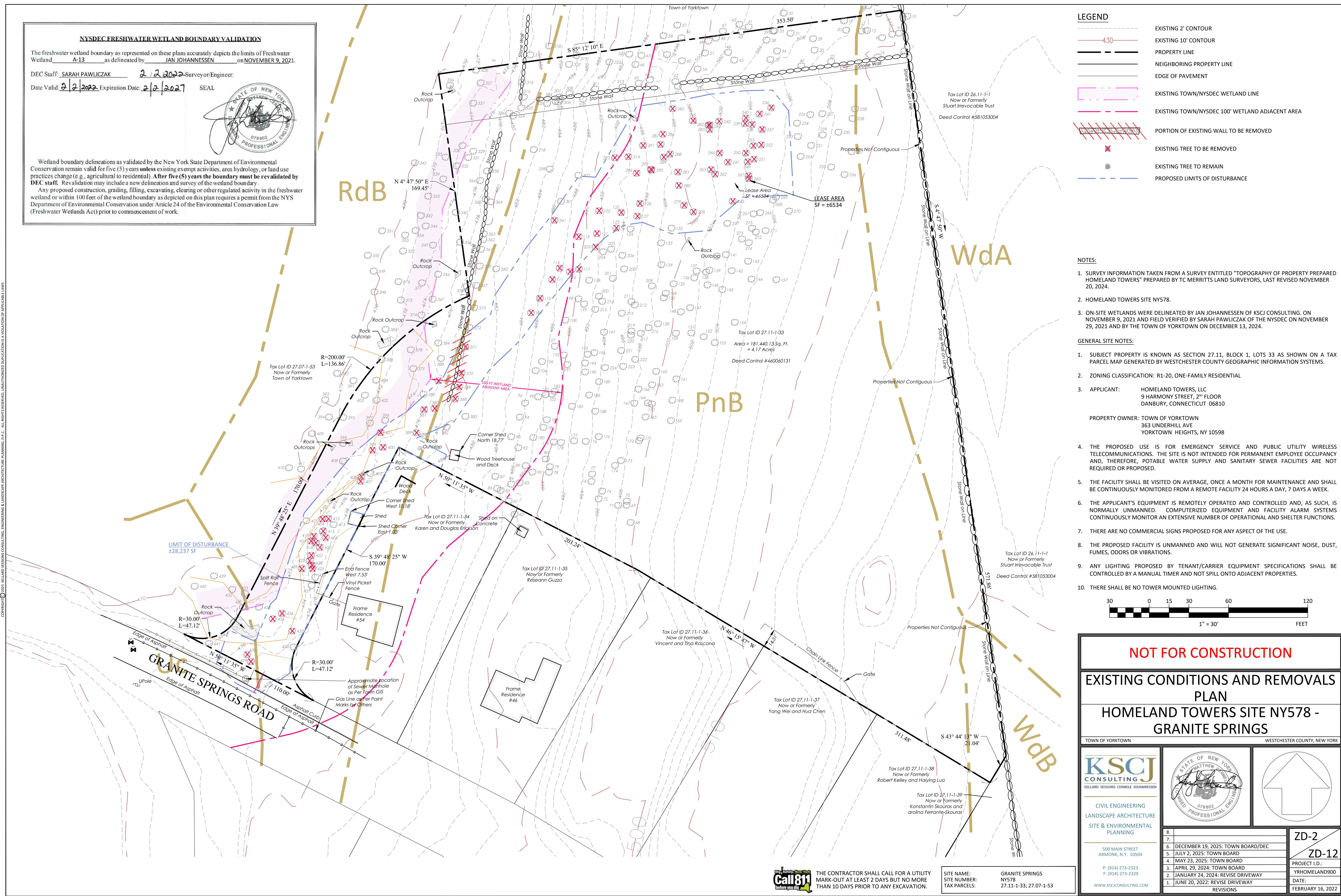
GENERAL CONSTRUCTION NOTES:

1. SURVEY INFORMATION TAKEN FROM A SURVEY ENTITLED "TOPOGRAPHY OF PROPERTY PREPARED FOR HOMELAND TOWERS" PREPARED BY TC MERRITTS 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 ENROACHMENTS 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 APPLICABLE 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.

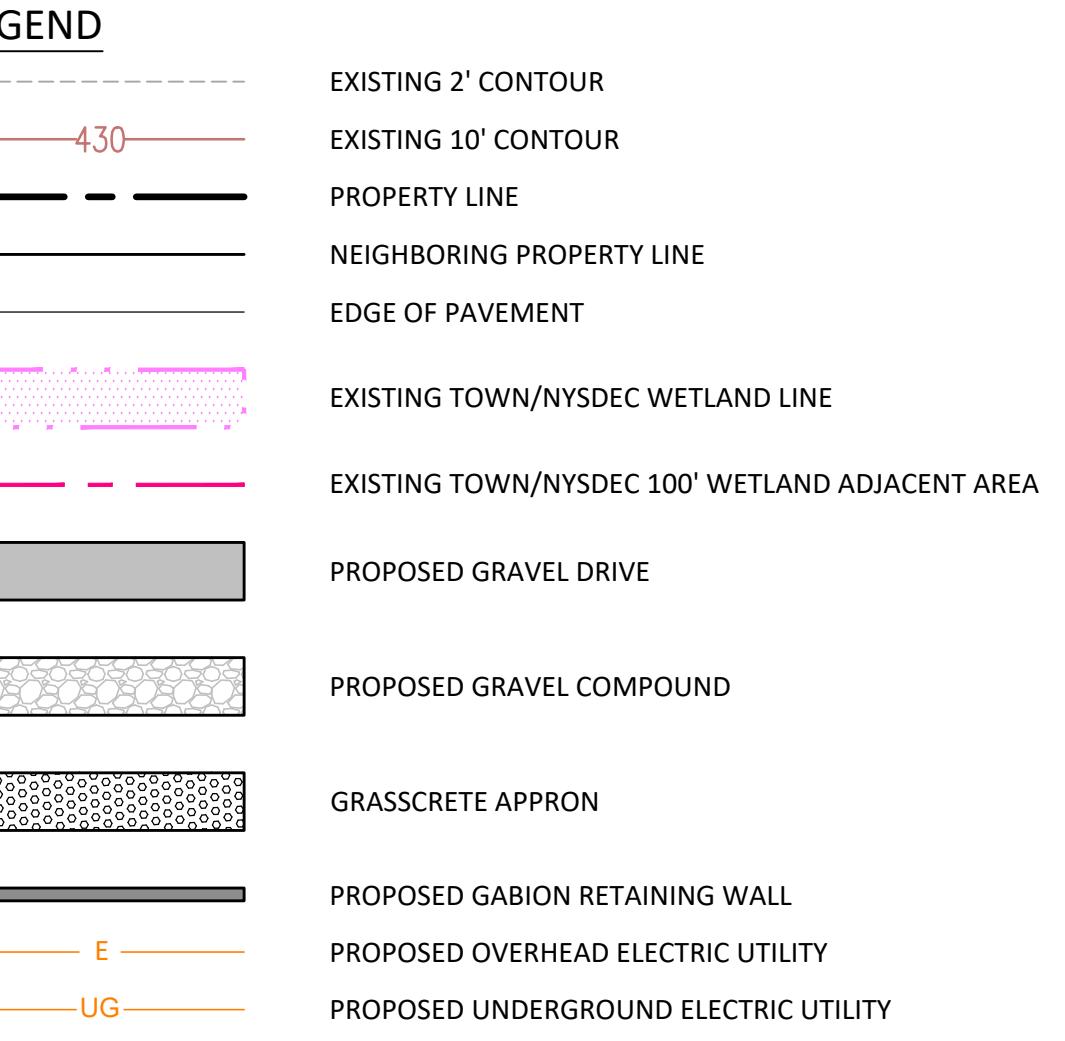
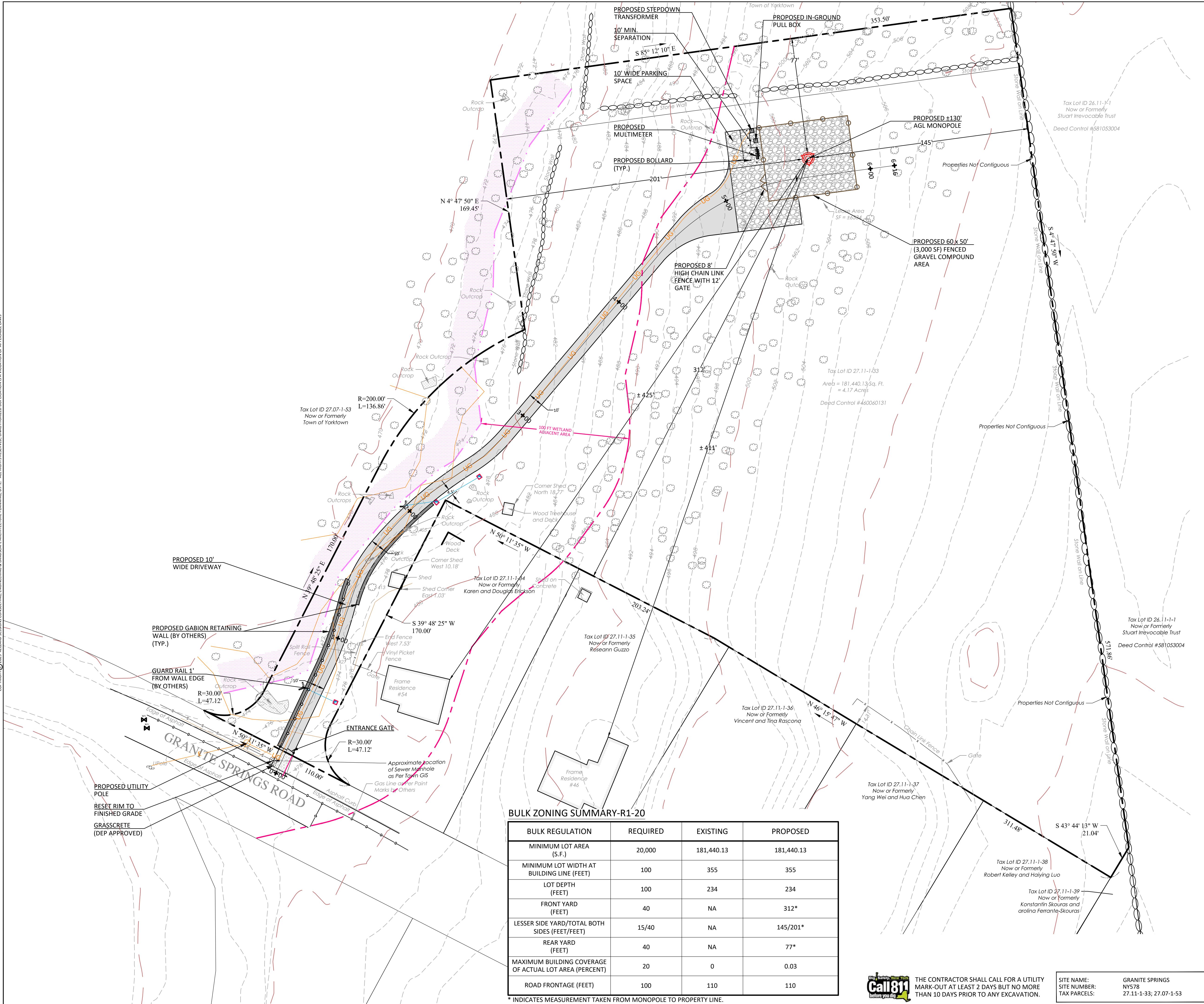


THE CONTRACTOR SHALL CALL FOR A UTILITY MARK-OUT AT LEAST 2 DAYS BUT NO MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION.

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SITE NUMBER: NY578
TAX PARCELS: 27.11-1-33; 27.07-1-53
WWW.KSCJCONSULTING.COM



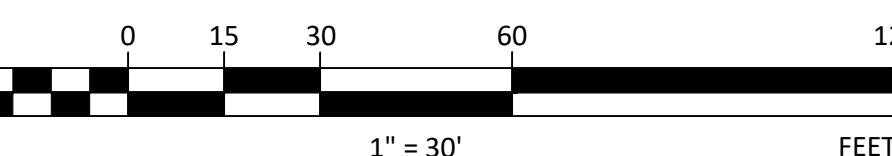
TAG #	SIZE	SPECIES
1	8	OAK
4	10	MAPLE
5	12	BIRCH
6	20	TWIN LOCUST
7	12	CHERRY
10	28	TWIN HICKORY
11	12	CHESTNUT
12	14	BIRCH
13	8	MAPLE
16	16	CHESTNUT
17	12	OAK
18	14	BIRCH
19	12	MAPLE
20	8	BEECH
21	24	MAPLE
22	8	MAPLE
29	14	TRIPLE
30	14	OAK
31	8	BIRCH
32	14	BIRCH
33	12	BIRCH
34	12	TWIN YELLOWWOOD
35	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
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220	14	MAPLE
221	14	ASH
222	12	MAPLE
223	12	CHESTNUT
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241	12	MAPLE
242	12	MAPLE
244	12	MAPLE
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246	16	MAPLE
247	16	TWIN MAPLE
249	12	MAPLE
250	8	MAPLE
251	12	BIRCH
252	12	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
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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
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	COFFEE TREE
344	16	COFFEE TREE
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	1	

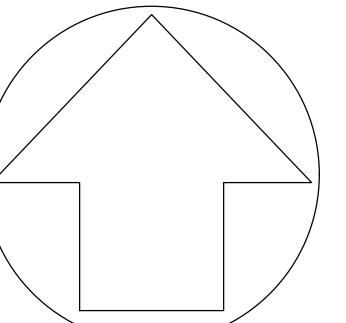
**NOTES:**

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 JOHANNESSON 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.

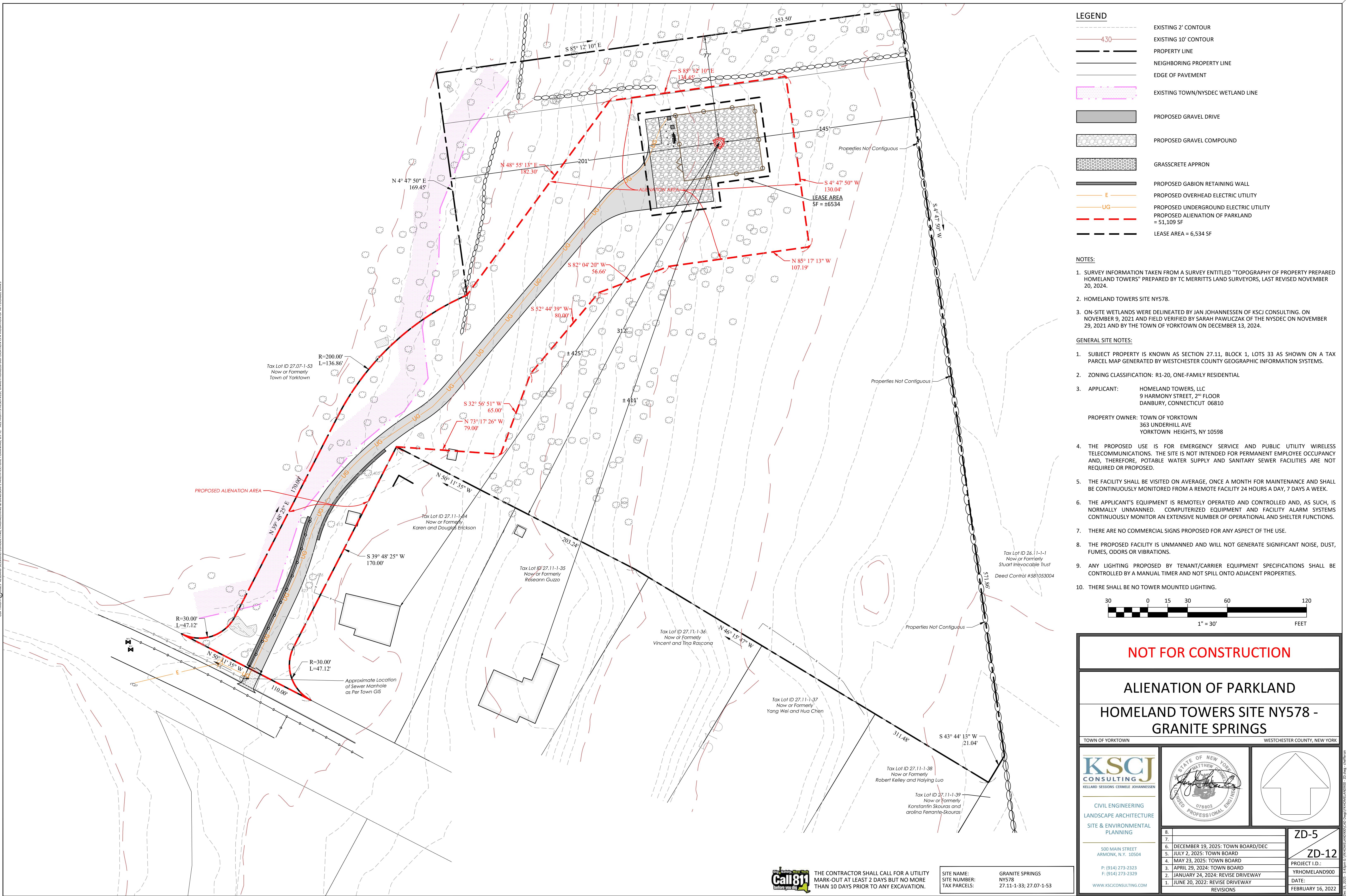
**NOT FOR CONSTRUCTION****SITE LAYOUT PLAN****HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS**

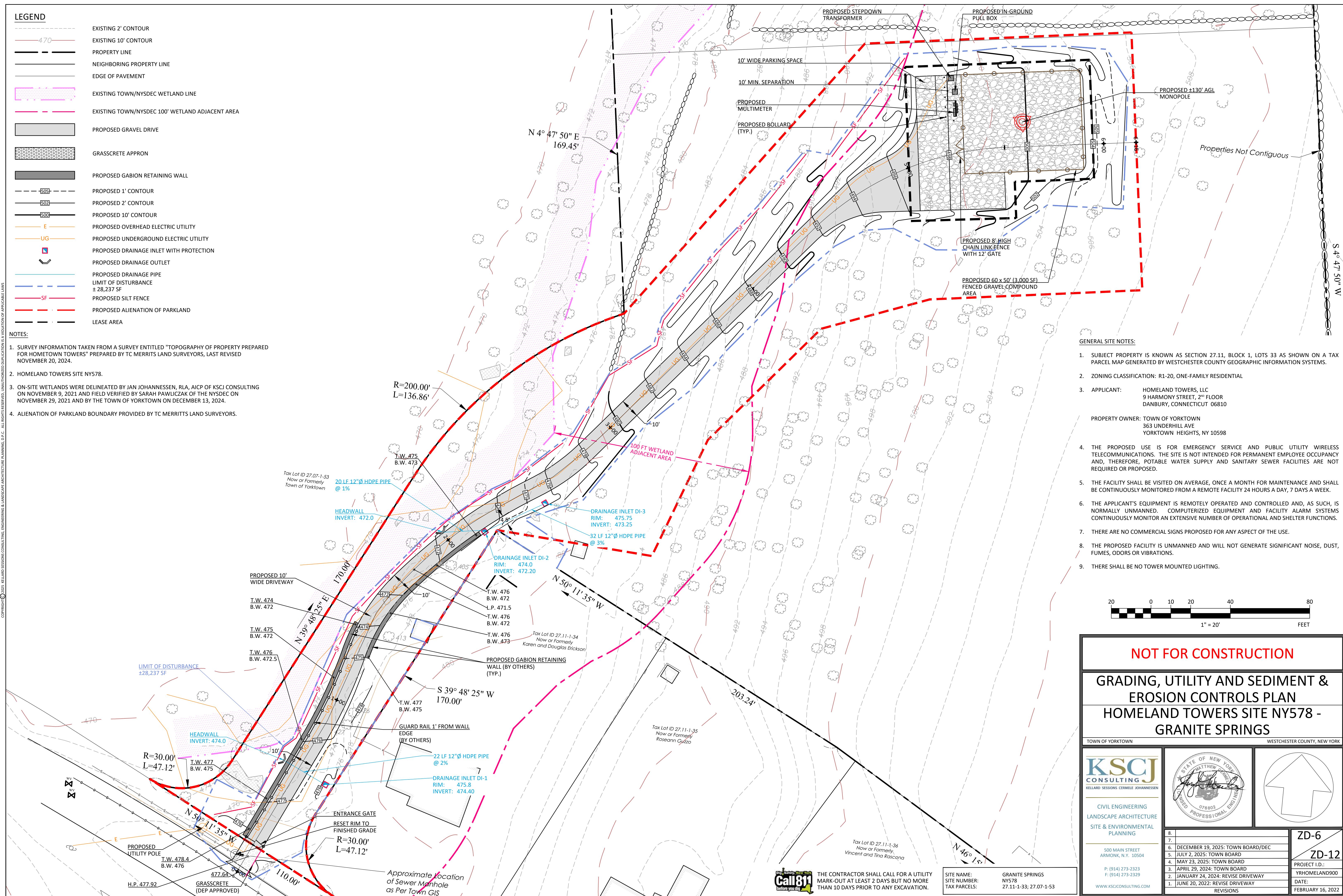
TOWN OF YORKTOWN		WESTCHESTER COUNTY, NEW YORK	
 KSCJ CONSULTING <small>KELLARD SESSIONS CERIMELE JOHANNESSON</small>			
CIVIL ENGINEERING LANDSCAPE ARCHITECTURE SITE & ENVIRONMENTAL PLANNING			
ZD-4 ZD-12		ZD-4 ZD-12	
PROJECT I.D.: YRHOMELAND900 DATE: FEBRUARY 16, 2022 REVISIONS			
SITE NAME: GRANITE SPRINGS SITE NUMBER: NY578 TAX PARCELS: 27.11-1-33; 27.07-1-53 WWW.KSCJCONSULTING.COM			

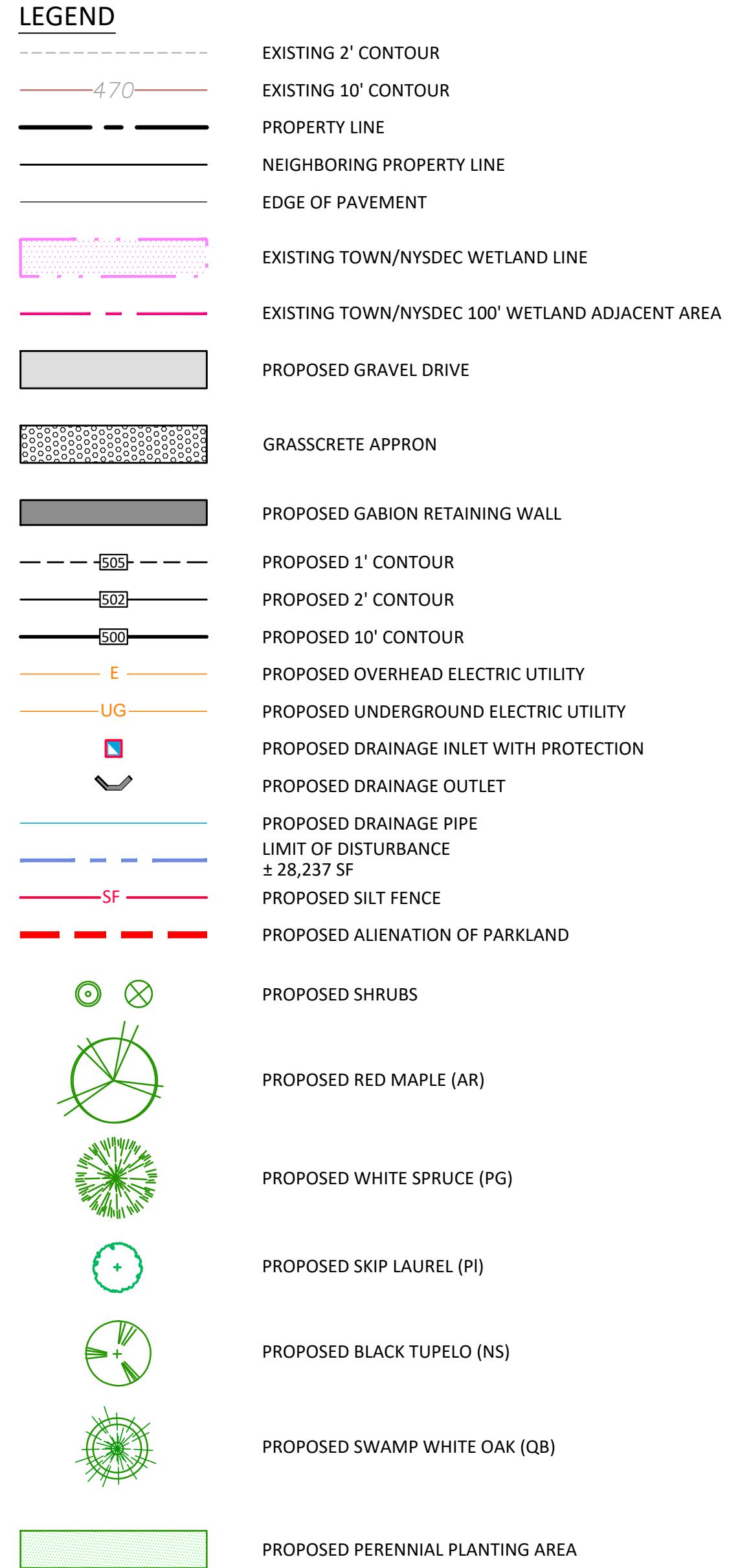
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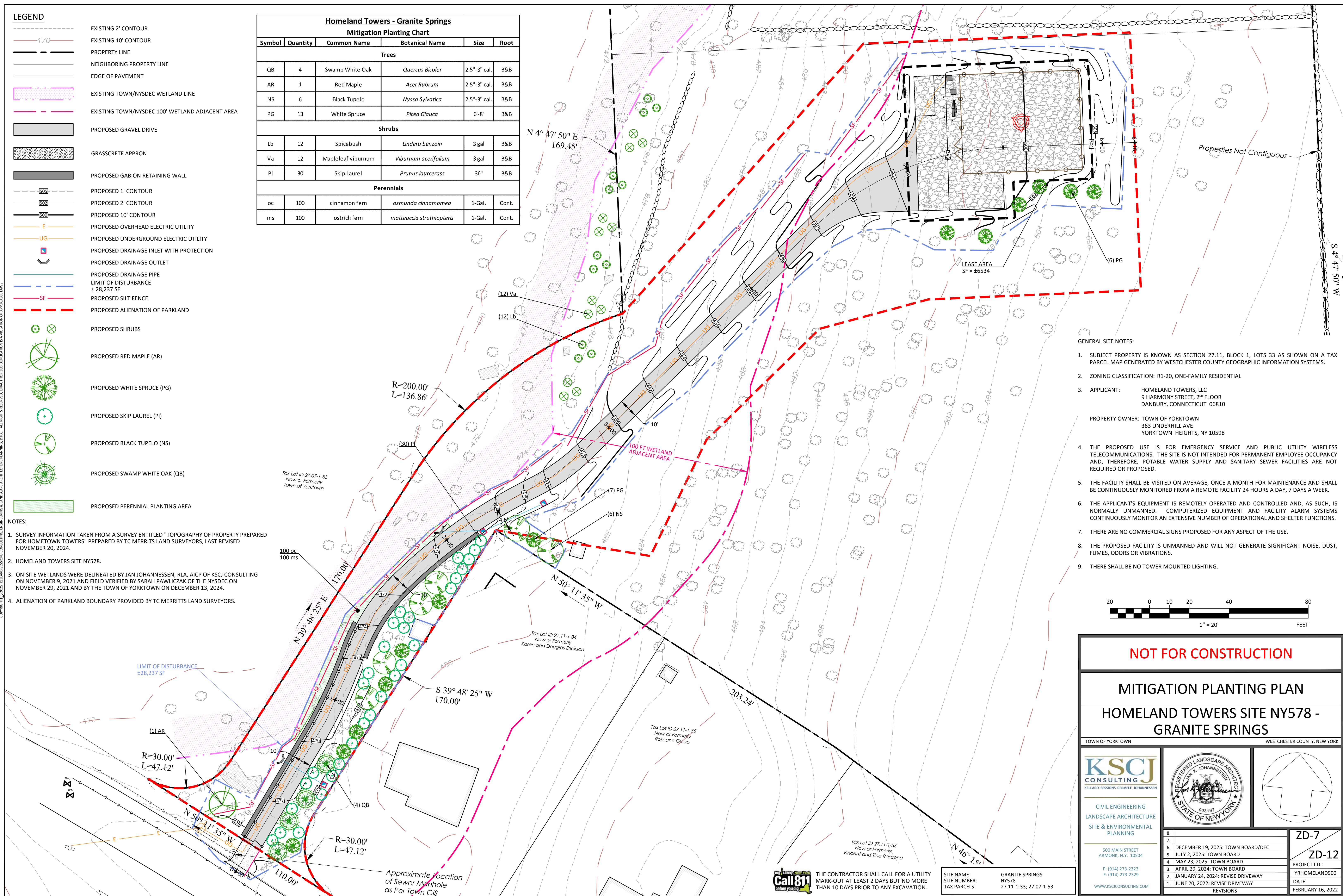
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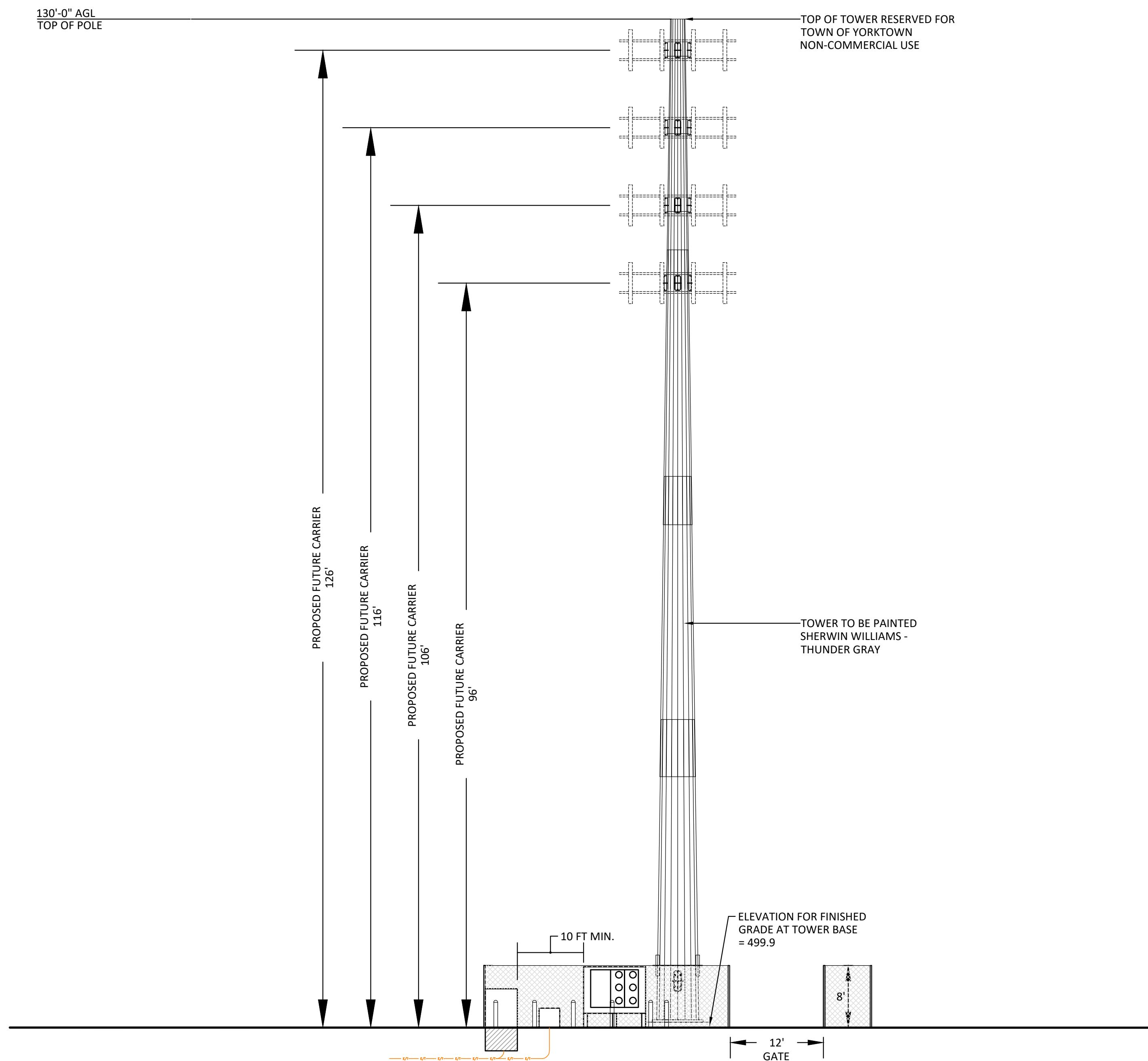






Homeland Towers - Granite Springs Mitigation Planting Chart					
Symbol	Quantity	Common Name	Botanical Name	Size	Root
Trees					
QB	4	Swamp White Oak	<i>Quercus Bicolor</i>	2.5"-3" cal.	B&B
AR	1	Red Maple	<i>Acer Rubrum</i>	2.5"-3" cal.	B&B
NS	6	Black Tupelo	<i>Nyssa Sylvatica</i>	2.5"-3" cal.	B&B
PG	13	White Spruce	<i>Picea Glauca</i>	6'-8'	B&B
Shrubs					
Lb	12	Spicebush	<i>Lindera benzoin</i>	3 gal	B&B
Va	12	Mapleleaf viburnum	<i>Viburnum acerifolium</i>	3 gal	B&B
PL	30	Skip Laurel	<i>Prunus lauroceras</i>	36"	B&B
Perennials					
oc	100	cinnamon fern	<i>osmunda cinnamomea</i>	1-Gal. Cont.	
ms	100	ostrich fern	<i>matteuccia struthiopteris</i>	1-Gal. Cont.	





NOT FOR CONSTRUCTION

TOWER ELEVATION

HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN

WESTCHESTER COUNTY, NEW YORK

KSCJ
CONSULTING

KELLARD SESSIONS CEREMELO JOHANNESSEN

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

SITE & ENVIRONMENTAL

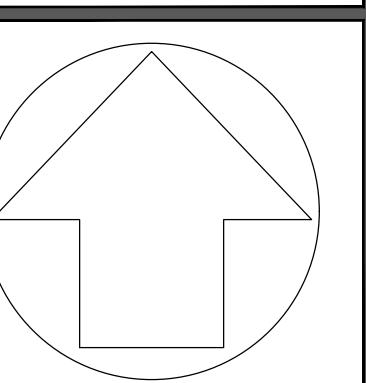
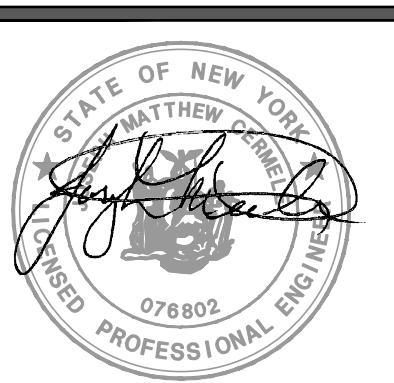
PLANNING

500 MAIN STREET
ARMONK, N.Y. 10504

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

3. APRIL 29, 2024: TOWN BOARD
2. JANUARY 24, 2024: REVISE DRIVEWAY
1. JUNE 20, 2022: REVISE DRIVEWAY

REVISIONS



ZD-8

ZD-12

PROJECT I.D.:

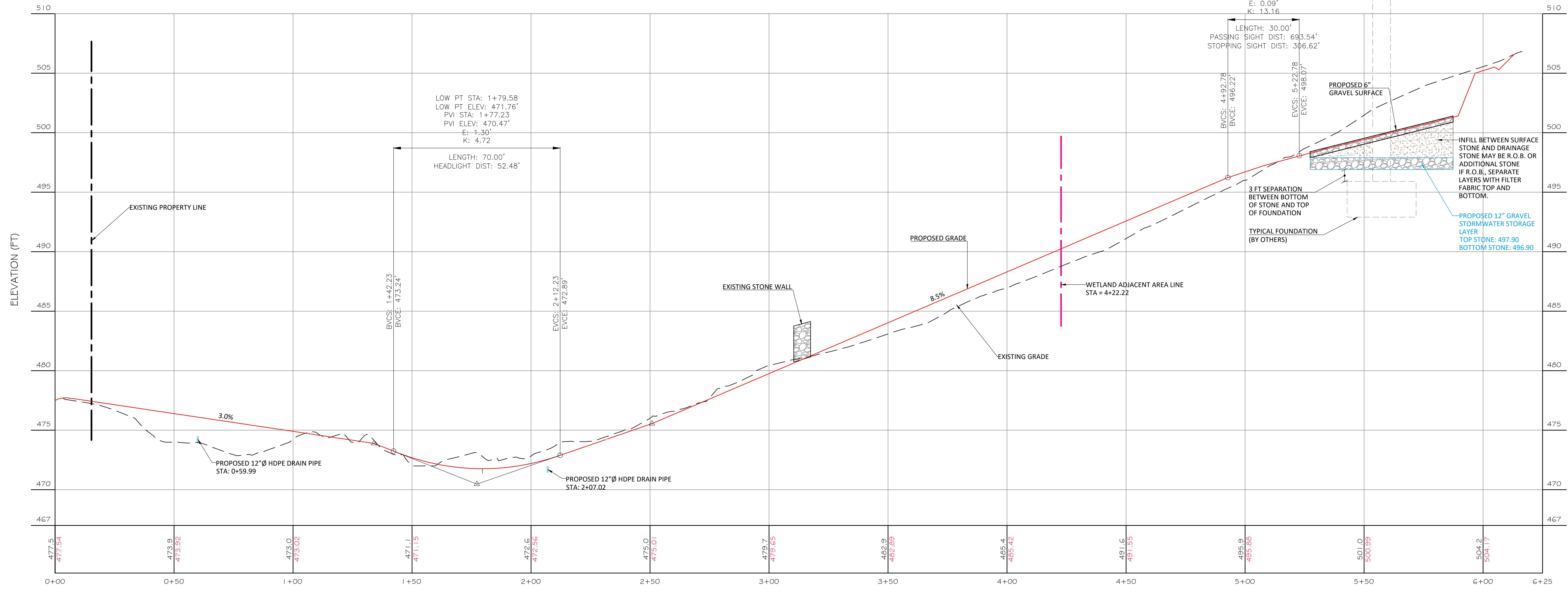
DATE:

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LEASE AREA ACCESS DRIVE

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

NOT FOR CONSTRUCTION

PROFILE

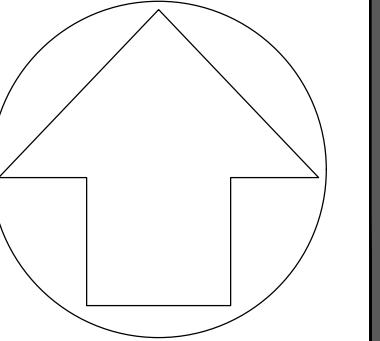
HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN

WESTCHESTER COUNTY, NEW YORK

KSCJ
CONSULTING

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE & ENVIRONMENTAL
PLANNING



8.
7.
6. DECEMBER 19, 2025: TOWN BOARD/DEC
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

500 MAIN STREET
ARMONK, NY. 10504
P: (914) 273-2323
F: (914) 273-2329
E: WWW.KSCJCONSULTING.COM

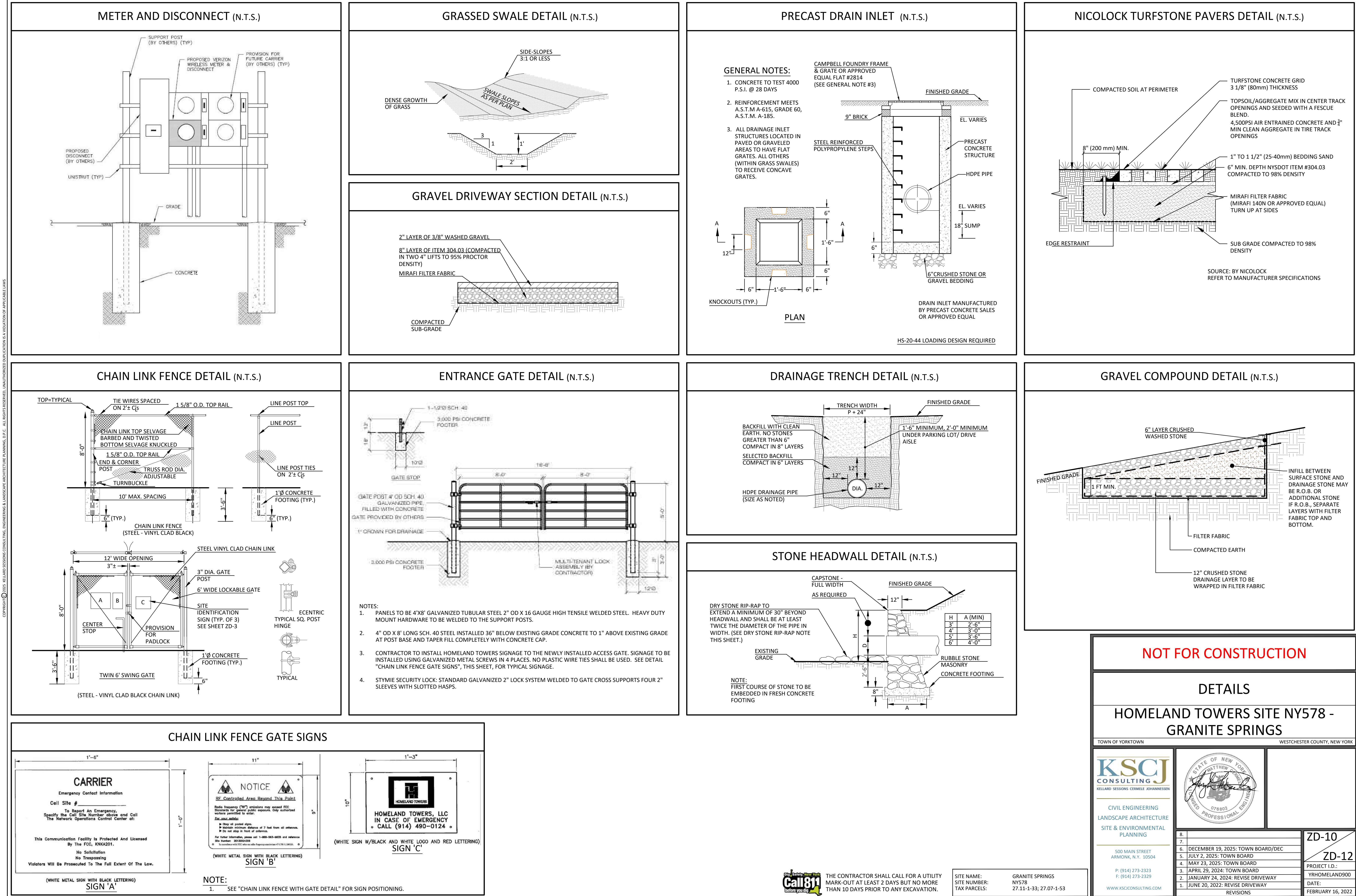
ZD-9

ZD-12

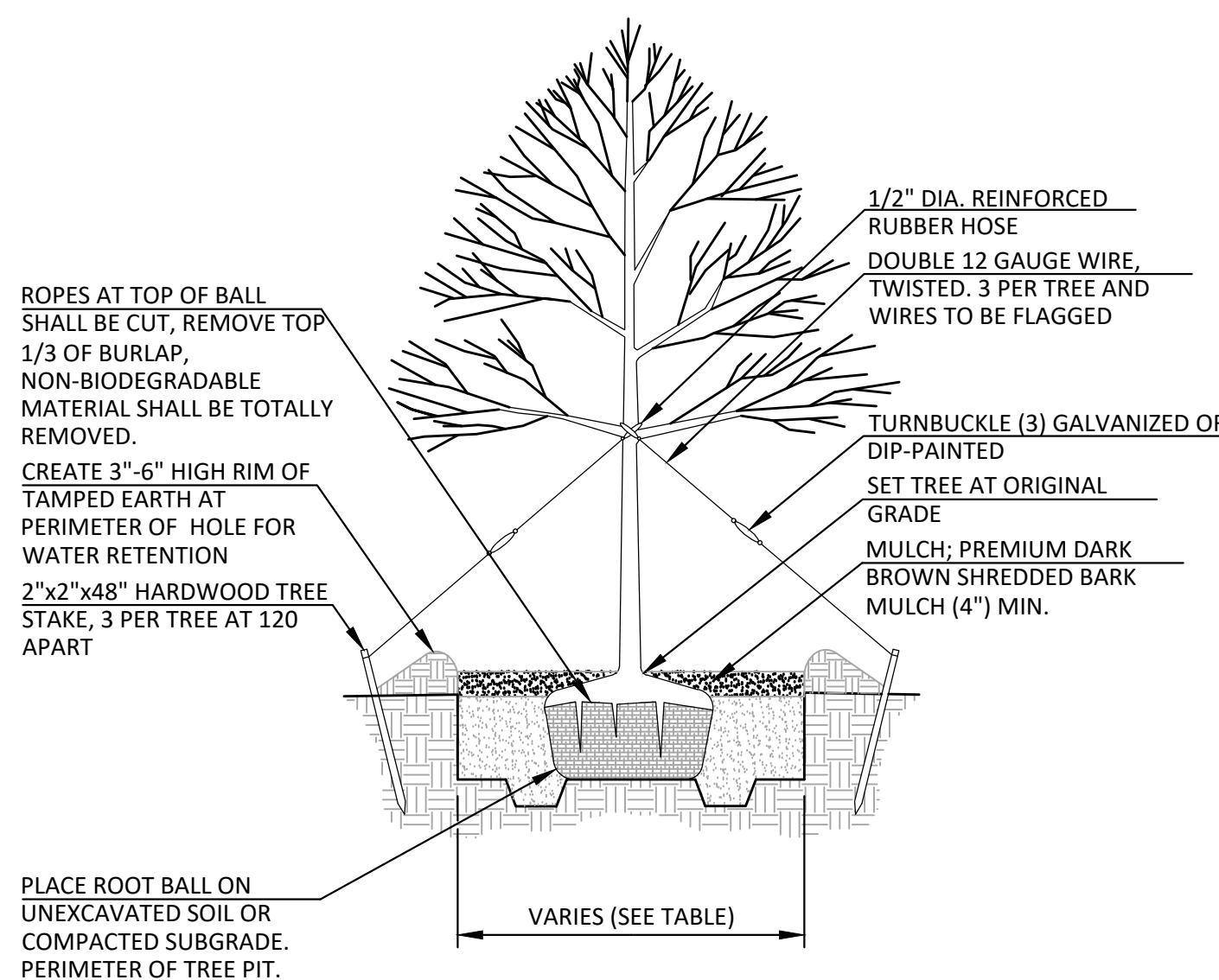
PROJECT I.D.:

DATE:

FEBRUARY 16, 2022



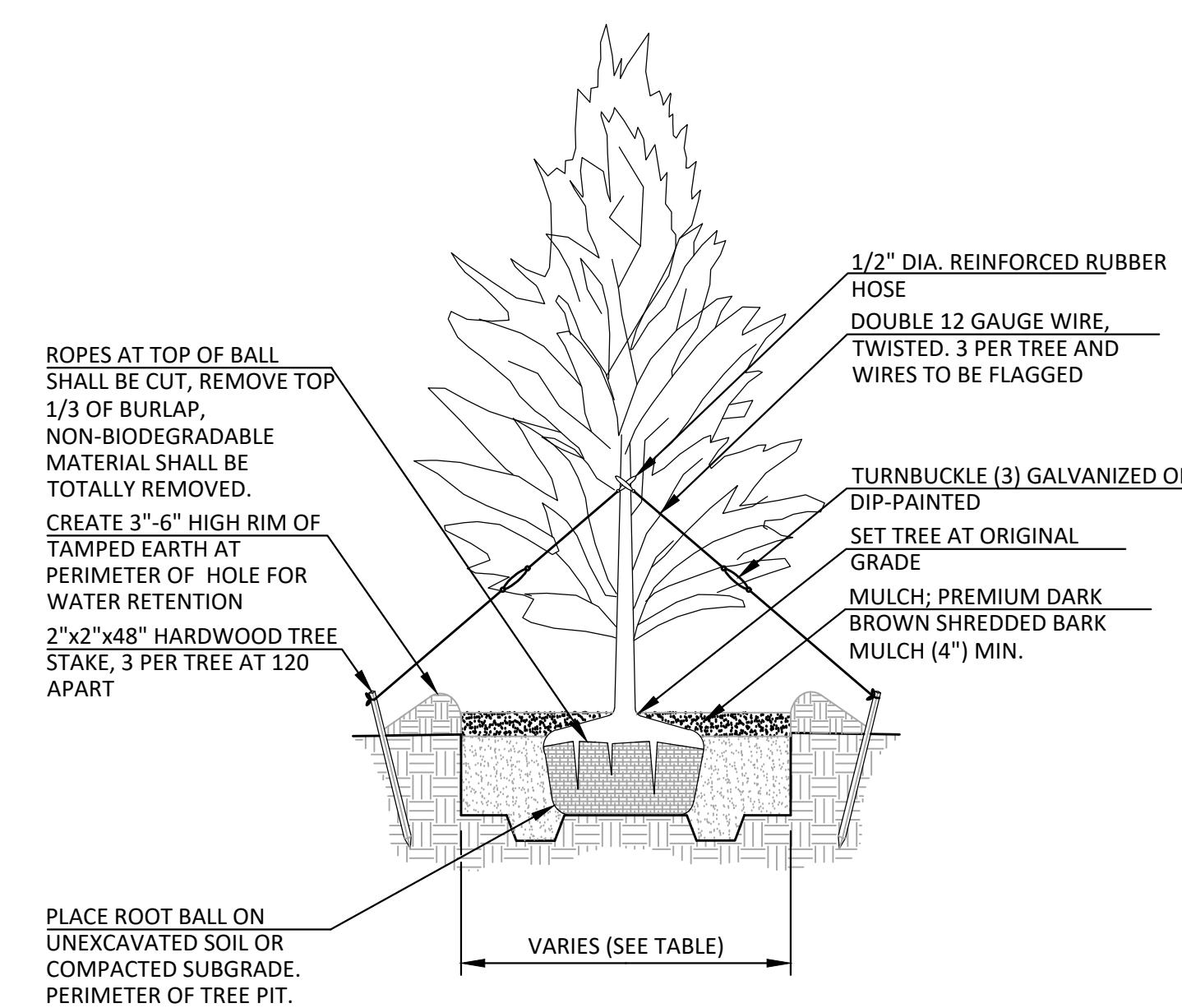
DECIDUOUS TREE PLANTING DETAIL (N.T.S.)



NOTE:
PLANTED TREES SHALL BE PROTECTED AGAINST DEER
BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER
REPELANT 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

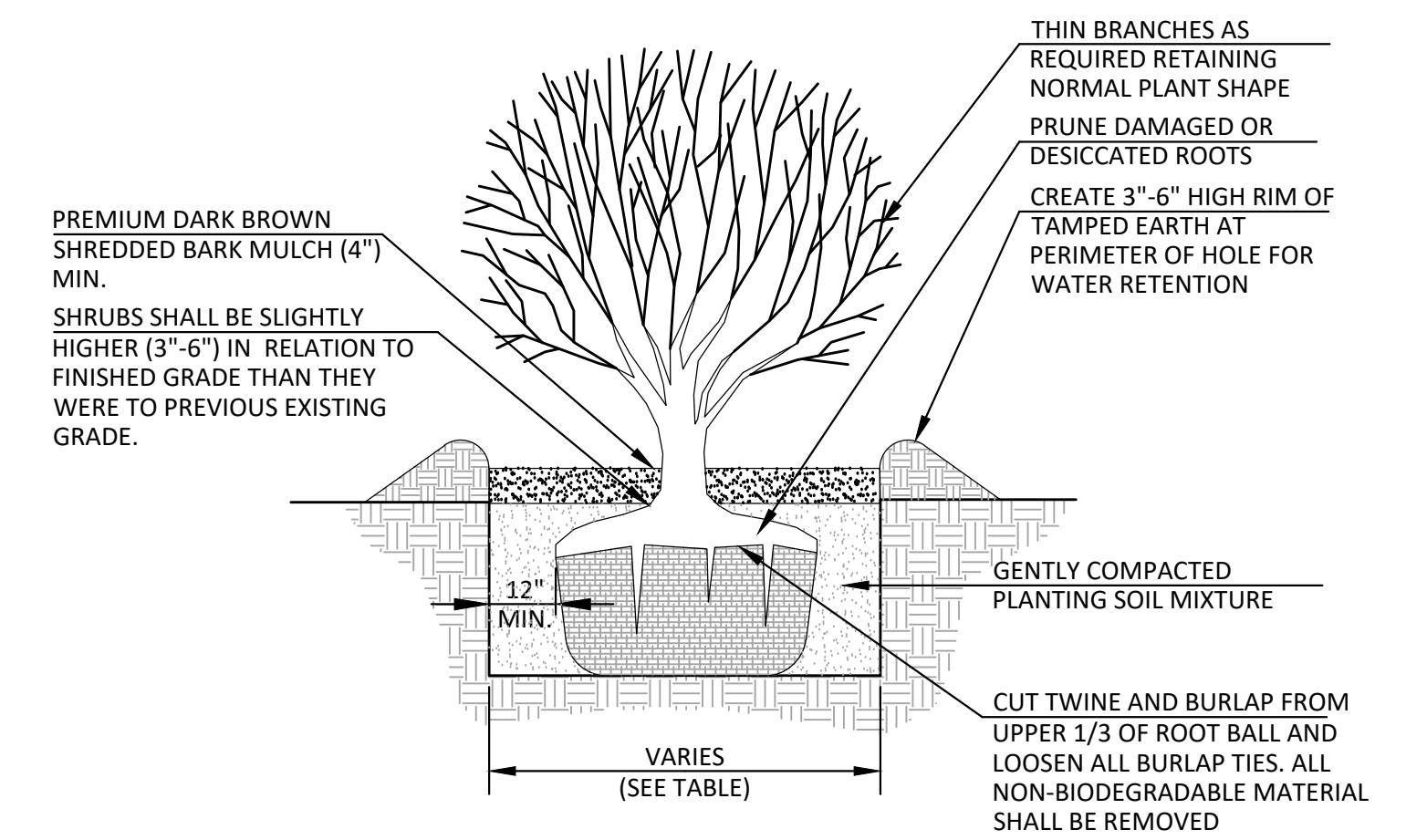
EVERGREEN TREE PLANTING DETAIL (N.T.S.)



NOTE:
PLANTED TREES SHALL BE PROTECTED AGAINST DEER
BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER
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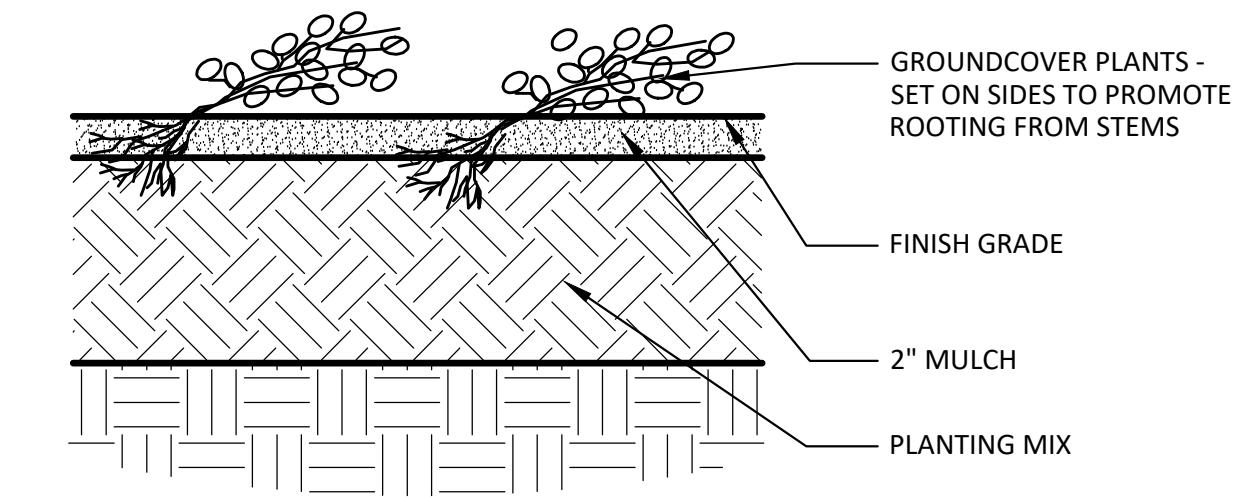
SHRUB PLANTING DETAIL (N.T.S.)



NOTE:
PLANTED SHRUBS SHALL BE PROTECTED AGAINST DEER
BROWSE/DAMAGE BY REGULAR APPLICATION OF DEER
REPELANT 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.)



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
WWW.KSCJCONSULTING.COM

NOT FOR CONSTRUCTION

PLANTING DETAILS

HOMELAND TOWERS SITE NY578 -
GRANITE SPRINGS

TOWN OF YORKTOWN

WESTCHESTER COUNTY, NEW YORK

KSCJ
CONSULTING

KELLARD SESSIONS CERIMELE JOHANNESSEN

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE

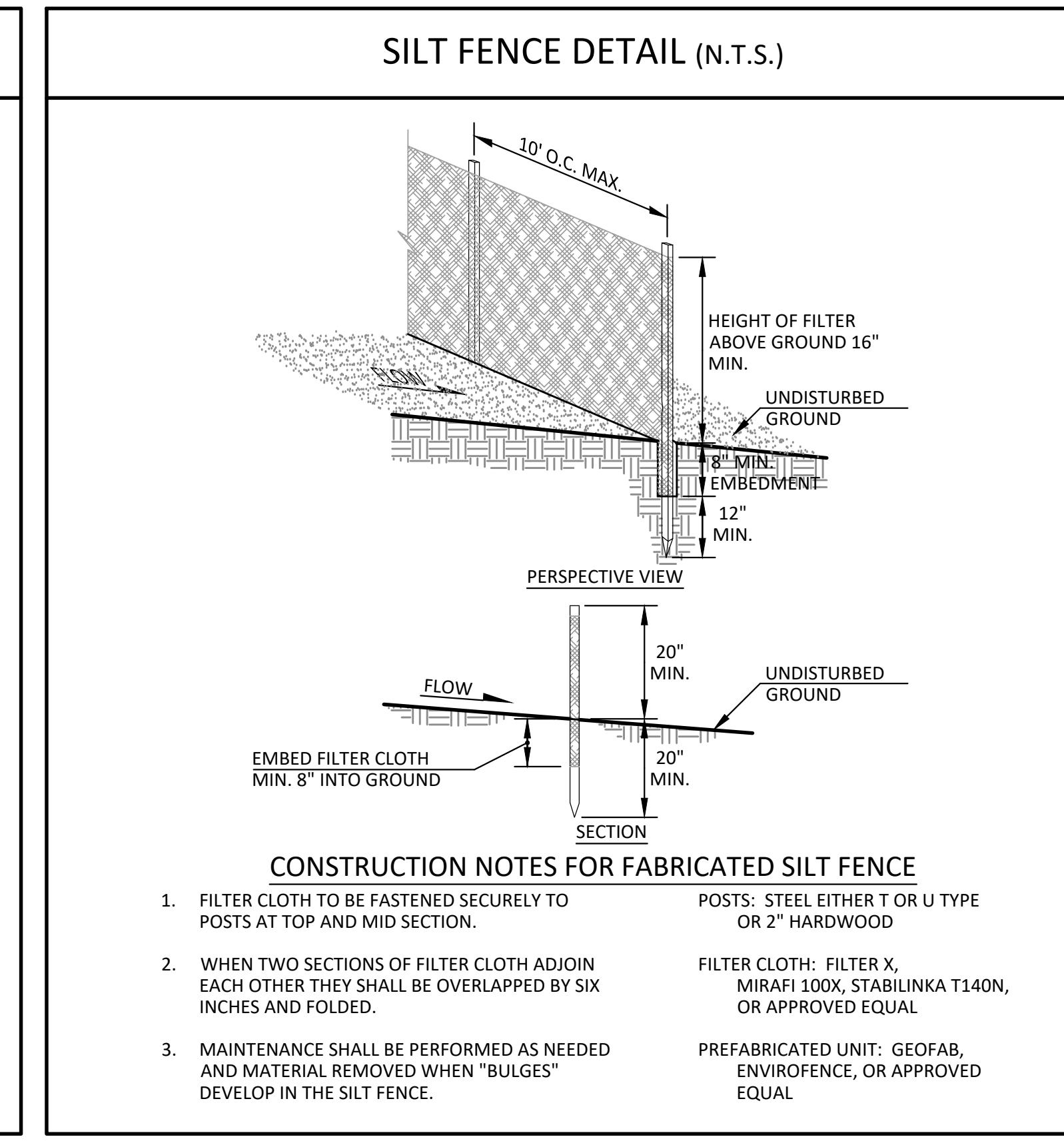
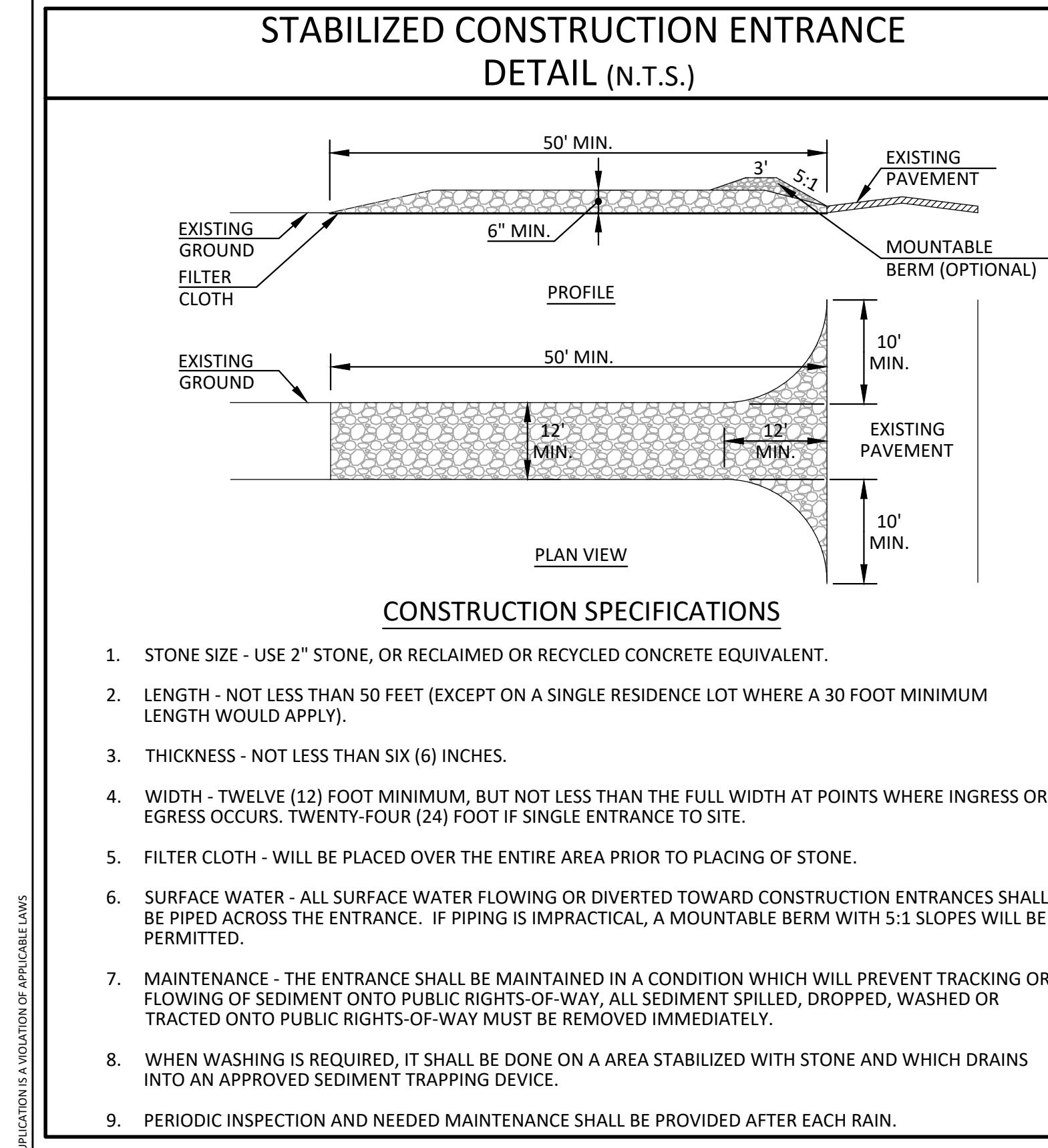
SITE & ENVIRONMENTAL

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ZD-11
ZD-12



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-0-25-001)
- 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.

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.

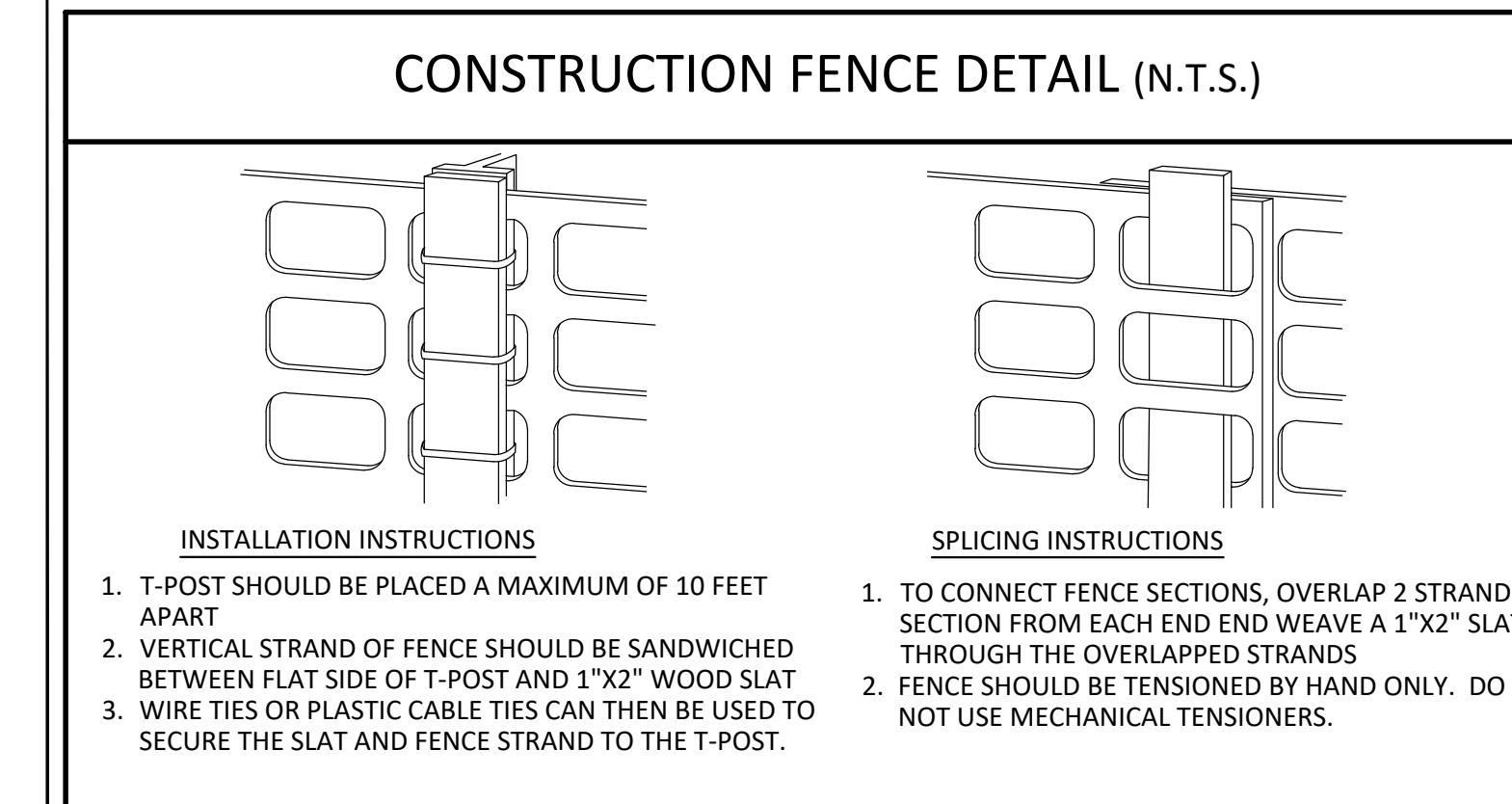
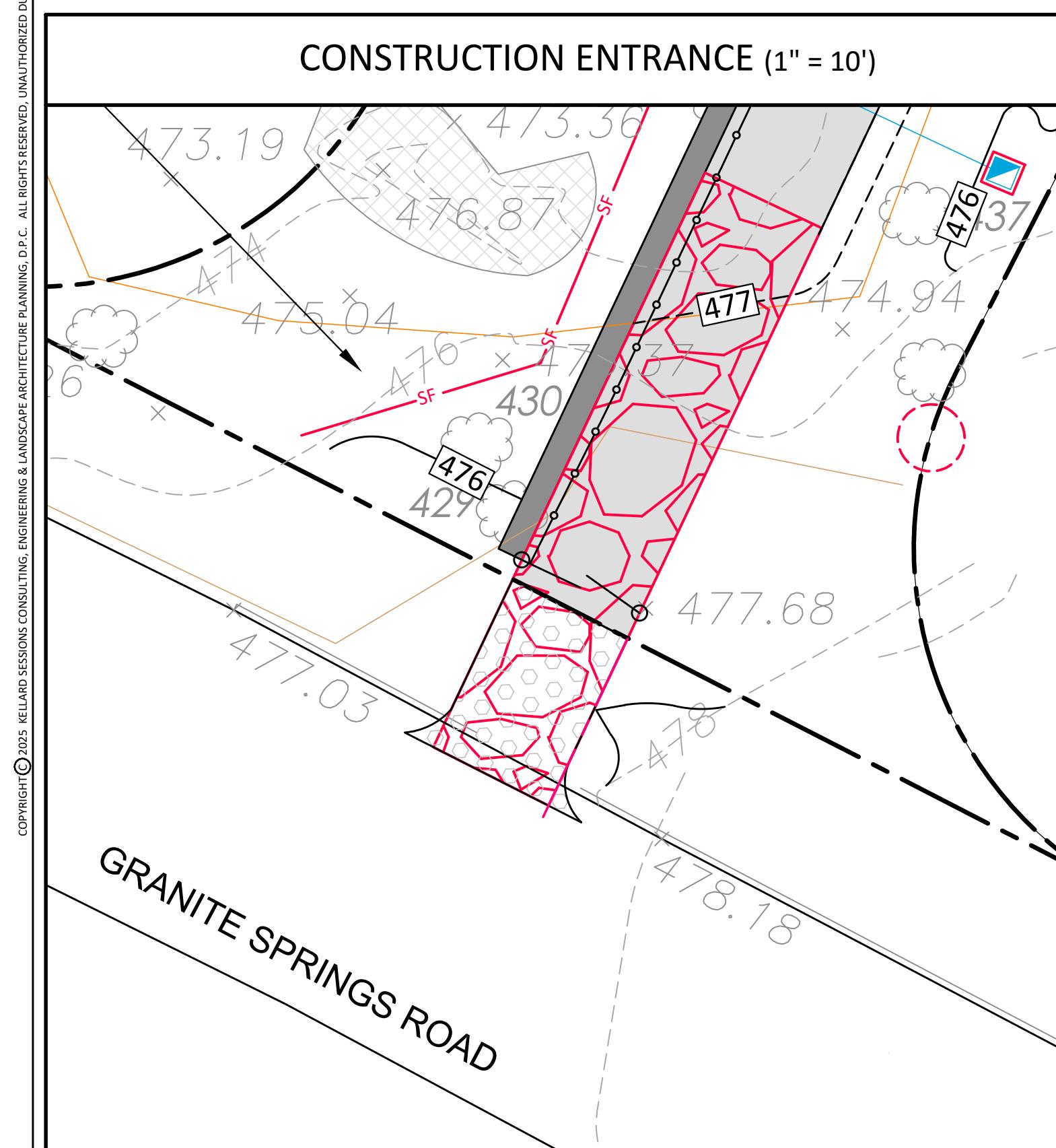
FINAL STABILIZATION, AS DEFINED BY THE NYSDEC SPDES GENERAL PERMIT, IS THE ESTABLISHMENT OF A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE PVIOUS SURFACE ONCE ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED. COVER CAN BE VEGETATIVE (E.G., GRASS, TREES, SEED AND MULCH, 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



NOT FOR CONSTRUCTION

EROSION & SEDIMENT CONTROL DETAILS AND NOTES

HOMELAND TOWERS SITE NY578 - GRANITE SPRINGS

TOWN OF YORKTOWN WESTCHESTER COUNTY, NEW YORK

KSCJ CONSULTING
KELLAND SESSIONS CERMELE JOHANNSEN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SITE & ENVIRONMENTAL PLANNING

STATE OF NEW YORK
MATTHEW PEREIRA
078802
PROFESSIONAL ENGINEER

ZD-12

ZD-12

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.

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.

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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