

PROJECT INFORMATION:

PROPOSED WORK:	PROPOSED UNMANNED WIRELESS TELECOMMUNICATION SERVICES FACILITY INCLUDING THE INSTALLATION OF A 180' MONOPOLE WITH ANTENNAS AND ASSOCIATED EQUIPMENT WITHIN A PROPOSED FENCED MULTI-CARRIER WIRELESS EQUIPMENT COMPOUND.
SITE ADDRESS:	50 VINEYARD ROAD COLD SPRING, NY 10516
PROPERTY OWNER:	CF DIVERSIFIED CORP. 2700 U.S. ROUTE 9, P.O. BOX 160 COLD SPRING, NY 10516
TOWER OWNER/ APPLICANT:	HOMELAND TOWERS, LLC 9 HARMONY STREET, 2ND FLOOR DANBURY, CT 06810
ELECTRICAL CONTACT:	CENTRAL HUDSON GAS AND ELECTRIC CONTACT: CUSTOMER SERVICE PHONE: (800) 527-2714
TELCO CONTACT:	VERIZON (800) 843-2255
LATITUDE:	41°26'57.81"
LONGITUDE:	73°54'33.61"
LAT/LONG TYPE:	NORTH AMERICAN DATUM OF 1983 (NAD83)
ELEVATION:	±886' AMSL
JURISDICTION:	TOWN OF PHILIPSTOWN, NEW YORK
COUNTY:	PUTNAM
TAX PARCEL:	38.-3-24.21
LOT SIZE:	64.29 ACRES
ZONING DISTRICT:	OC *OFFICE/COMMERCIAL/INDUSTRY MIXED-USE*
CURRENT USE: PROPOSED USE:	MIXED USE WIRELESS TELECOMMUNICATIONS FACILITY

verizon

SITE ZONING DRAWINGS

SITE NUMBER: NY171

SITE NAME: PHILIPSTOWN

50 VINEYARD ROAD
TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NY

PROJECT CONTACTS:

SITE PLANNER & CIVIL ENGINEER



**JMC PLANNING ENGINEERING
LANDSCAPE ARCHITECTURE
& LAND SURVEYING, PLLC**
120 BEDFORD ROAD
ARMONK, NEW YORK 10504
(914) 273-5225

APPLICANT:



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

ATTORNEY:

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

SURVEYOR:

**BADEY & WATSON SURVEYING
& ENGINEERING, P.C.**
3063 U.S. ROUTE 9
COLD SPRING, NY 10516
(845) 265-9217

NEPA CONSULTANT:

CBRE TELECOM SERVICES, INC.
4 WEST RED OAK LANE
WHITE PLAINS, NEW YORK 10604
(914) 694-9600

JMC DRAWINGS:

ZD-1	COVER SHEET
ZD-2	SITE ABUTTERS PLAN
ZD-3	OVERALL SITE PLAN
ZD-4	SITE LAYOUT PLAN
ZD-5	SITE GRADING, UTILITIES, & EROSION & SEDIMENT CONTROL PLAN
ZD-6	CONSTRUCTION DETAILS
ZD-7	CONSTRUCTION DETAILS
ZD-8	CONSTRUCTION DETAILS

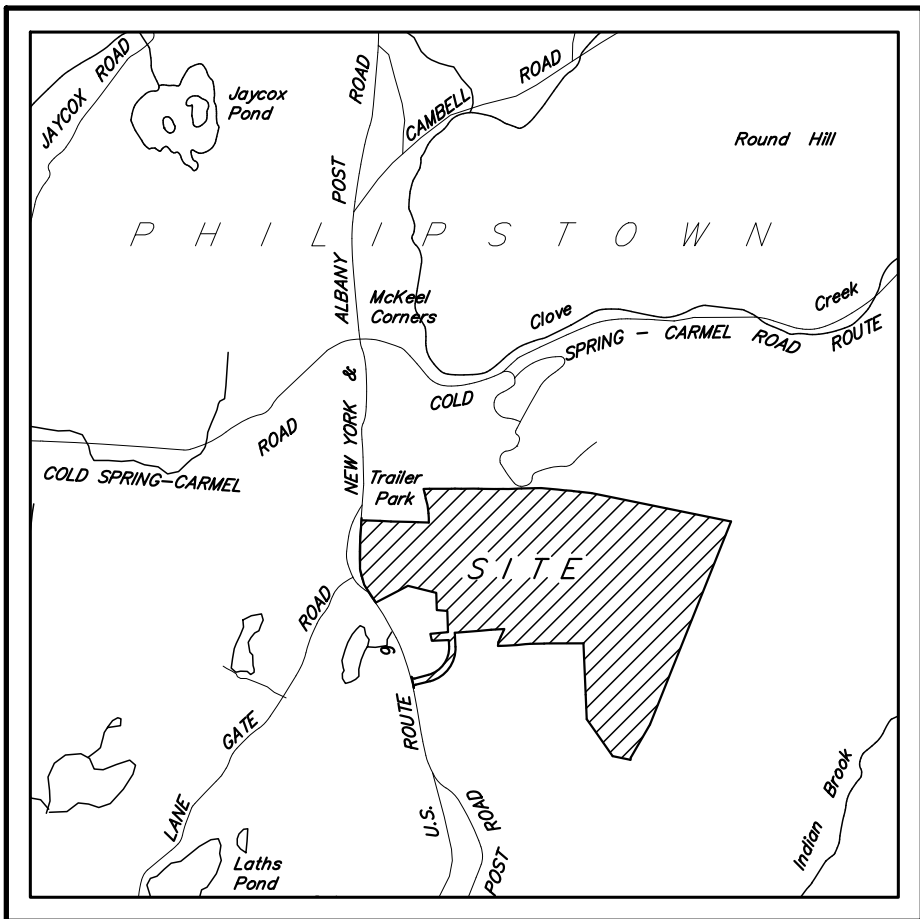
TABLE OF LAND USE			
SECTION 38, BLOCK 3, LOT 24.21 ZONE OC, "OFFICE/COMMERCIAL/INDUSTRY MIXED-USE" (1)			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT SIZE (ACRES/SF)	2 / 87,120	64.29/2,800,472	64.29/2,800,472
LOT FRONTAGE (FEET)	200	963	963
FRONT YARD SETBACK (FEET)	100	N/A	1904.1
REAR YARD SETBACK (FEET)	35	N/A	313.0
SIDE YARD SETBACK (FEET)	20	N/A	152.0
IMPERVIOUS COVERAGE (PERCENT)	60	4.0	4.3
NON-RESIDENTIAL STRUCTURE FOOTPRINT (SF)	200,000	N/A	4,356
COMMUNICATIONS TOWERS SETBACKS			
ROUTE 9 STREET LINE SETBACK (FEET)	180 (2)	N/A	1,933.3
ROUTE 9 CENTER LINE SETBACK (FEET)	230 (3)	N/A	1945.8
OTHER STREET LINE SETBACK (FEET)	180 (2)	N/A	277.1 (7)
REAR YARD ANTENNA SETBACK (FEET)	90 (4)	N/A	358.6
SIDE YARD ANTENNA SETBACK (FEET)	90 (4)	N/A	185.0
RESIDENTIAL ZONING DISTRICT SETBACK (FEET)	180 (2)	N/A	185.0
ANTENNA SUPPORT STRUCTURE HEIGHT			
TOWER (FEET)	195 (5)	N/A	180
PARKING SUMMARY			
PARKING SPACES (FEET)	2 (6)	N/A	2

NOTES:

- PER SECTION 175-46.B(3), THE PROPOSED USE IS PERMITTED IN THE OC ZONE BY SPECIAL PERMIT BY THE ZONING BOARD OF APPEALS.
- PER SECTION 175-46.G(2) OF THE TOWN OF PHILIPSTOWN CODE, ALL COMMUNICATIONS TOWERS SHALL HAVE A MINIMUM SETBACK FROM THE ROUTE 9 STREET LINE, OTHER STREET LINES, AND ADJOINING RESIDENTIAL ZONING DISTRICT EQUAL TO THE HEIGHT OF THE TOWER.
- PER SECTION 175-46.G(2) OF THE TOWN OF PHILIPSTOWN CODE, ALL COMMUNICATIONS TOWERS SHALL HAVE A MINIMUM SETBACK FROM THE ROUTE 9 CENTER LINE EQUAL TO THE HEIGHT OF THE TOWER PLUS FIFTY FEET.
- PER SECTION 175-46.G(2) OF THE TOWN OF PHILIPSTOWN CODE, ALL COMMUNICATIONS TOWERS SHALL HAVE A MINIMUM SETBACK FROM THE SIDE AND REAR PROPERTY LINES EQUAL TO HALF THE HEIGHT OF THE TOWER.
- PER SECTION 175-46.I(4) OF THE TOWN OF PHILIPSTOWN CODE, ALL COMMUNICATIONS TOWERS SHALL BE NO HIGHER THAN 195'.
- PER SECTION 175-46.N OF THE TOWN OF PHILIPSTOWN CODE, A MINIMUM OF TWO PARKING SPACES IS REQUIRED FOR WIRELESS TELECOMMUNICATIONS FACILITIES.
- OTHER STREET LINE SETBACK IS TAKEN FROM ROCKWOLD ROAD.

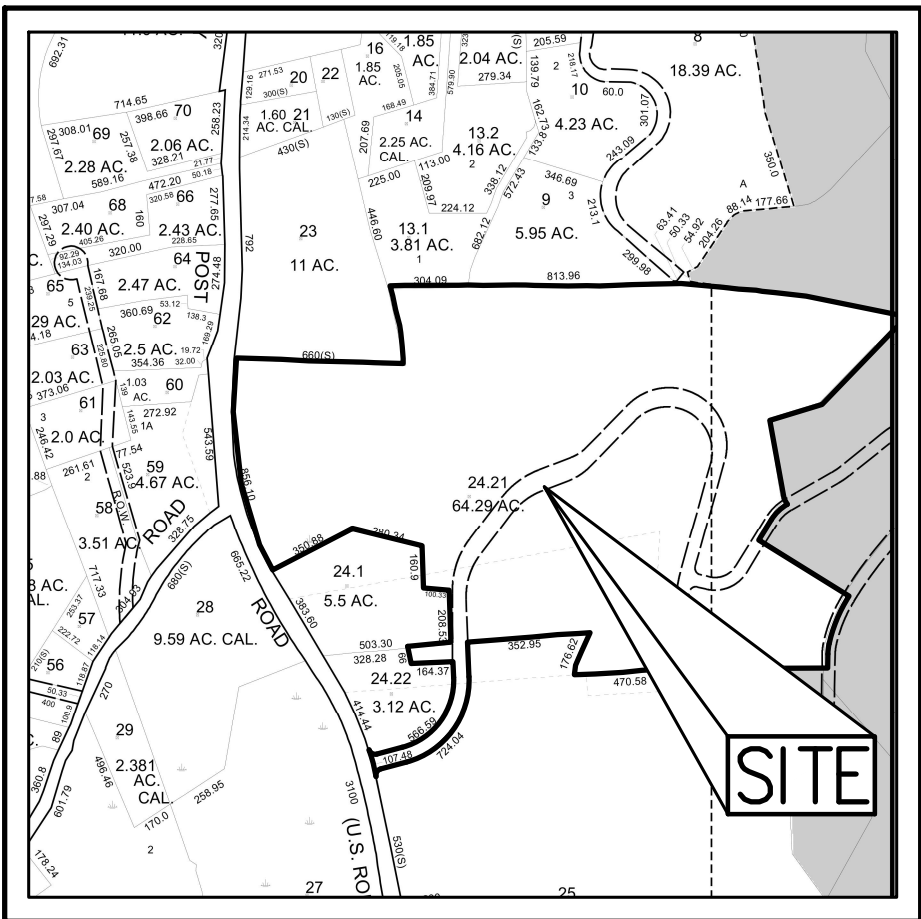
GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INsofar AS THEY MAY BE ENDANGERED BY HIS OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
- UNDER INDUSTRIAL CODE 753, CONTRACTOR SHALL NOTIFY ALL OPERATORS OF UTILITIES LOCATED IN THE AREA WHERE THE WORK IS TO BE PERFORMED PRIOR TO THE START OF THIS WORK SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE AND MARK THE LOCATIONS OF THEIR OWN UTILITIES. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED.
- CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC.
- ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES OF CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF EXISTING PAVEMENT TO REMAIN.



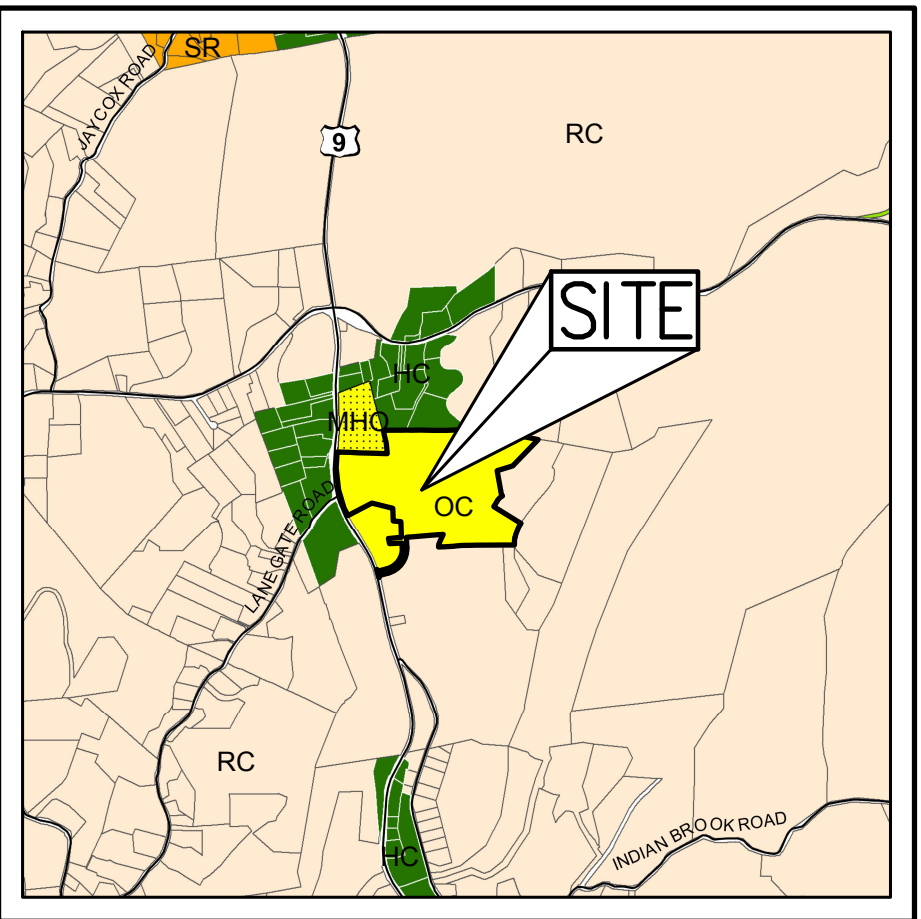
VICINITY MAP

SCALE: 1" = 2000'



TAX PARCEL MAP

SCALE: 1" = 750'



ZONING MAP

SCALE: 1" = 2500'

ZONING LEGEND	
HC	- HIGHWAY COMMERCIAL
MHO	- MOBILE HOME PARK OVERLAY DISTRICT
OC	- OFFICE/COMMERCIAL/INDUSTRY MIXED-USE*
RC	- RURAL CONSERVATION
SR	- SUBURBAN RESIDENTIAL

COPYRIGHT © 2017 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC (JMC). JMC SITE DEVELOPMENT CONSULTANTS, LLC (JOHN MEYER CONSULTING, INC. (JMC)). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.

NOT FOR CONSTRUCTION

**Dig Safely.
New York**
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

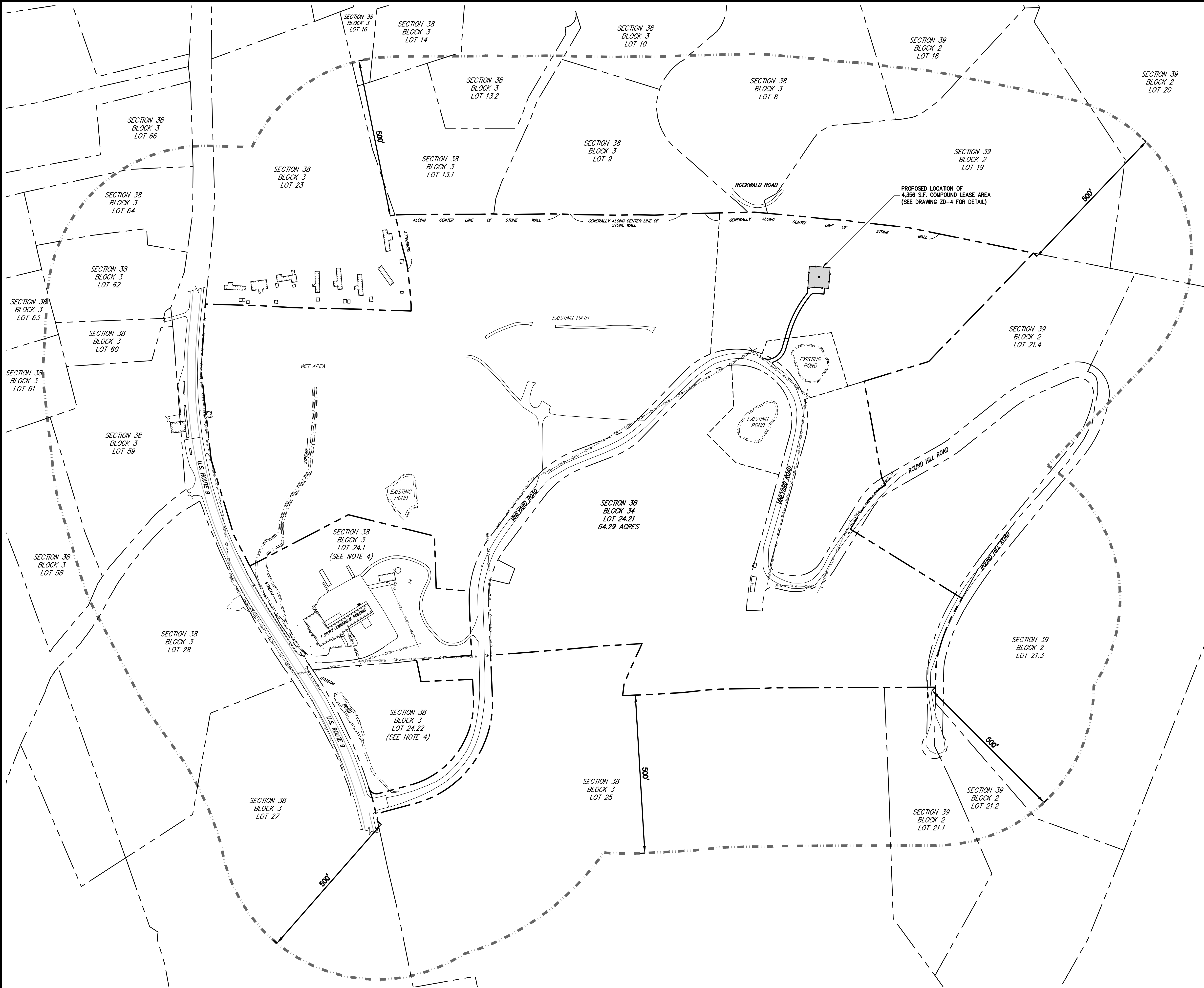
ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

SITE NAME: PHILIPSTOWN SITE NUMBER: NY171 TAX PARCELS: 38.-3-24.21			
NO.	REVISION	DATE	BY
1.	REVISED PER TOWN COMMENTS	06/26/2017	PD
2.	REVISED PER TOWN COMMENTS	08/23/2017	PD
Previous Editions Obsolete			
DRAWING NO. 15004-ZD		APPROVED: JS	
DATE: 03/06/2017		SCALE: AS SHOWN	
PROJECT NO: 15004		SHEET NO: 9	
DRAWING NO: ZD-1		SHEET NO: 9	

Dig Safely.
New York

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING WATERBODY
	500' RADIUS

NOTES:

- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 11/10/2016.
- OVERALL EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "SURVEY OF PROPERTY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 05/14/2008.
- SUPPLEMENTAL EXISTING CONDITIONS INFORMATION HAS BEEN PROVIDED BY PUTNAM COUNTY GEOGRAPHIC INFORMATION SYSTEMS AND SHOULD BE CONSIDERED APPROXIMATE.
- PROPERTY LINES FOR LOTS 38-3-24.1 & 38-3-24.22 HAVE BEEN TAKEN FROM PUTNAM COUNTY GEOGRAPHIC INFORMATION SYSTEMS. THIS INFORMATION IS APPROXIMATE AND SUBJECT TO VERIFICATION BY A NEW YORK STATE LICENSED LAND SURVEYOR.

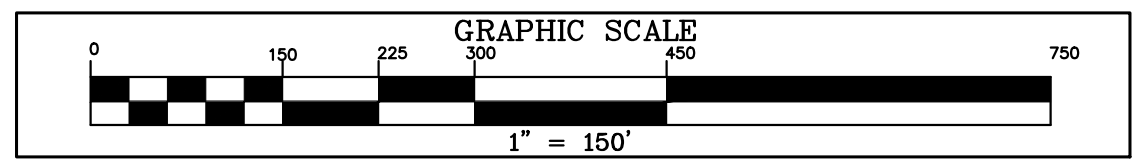
PROPERTY OWNERS WITHIN 500' OF SECTION 38, BLOCK 3, LOT 24.21

SECTION	BLOCK	LOT	PROPERTY OWNER	ADDRESS
38	3	8	ROBERT W SHEDHAN	1220 PARK AVE, NEW YORK, NY 10128
38	3	9	BARBARA A MCGUIRK	P.O. BOX 152, COLD SPRING, NY 10516
38	3	10	BARBARA A MCGUIRK	P.O. BOX 152, COLD SPRING, NY 10516
38	3	13.1	JORDAN, ALLEN AND KERRY	24 WHITE ROCKS LN, COLD SPRING, NY 10516
38	3	13.2	DILELLO, FERNANDO AND ROSEANGELA	10 WHITE ROCKS LN, COLD SPRING, NY 10516
38	3	14	CHARLES D KIRSTEIN, JR. AND JOYCE M FURLONG	349 RT 301, COLD SPRING, NY 10516
38	3	16	CALIENDO, KATIE M AND NICHOLAS S	339 RT 301, COLD SPRING, NY 10516
38	3	23	LOIS REALTY LLC	300 CORPORATE DRIVE SUITE 1, BLAUVELT, NY 10913
38	3	24.1	OLSPAN LLC	750 THIRD AVE, FL 22 NEW YORK, NY 10017
38	3	24.22	NICHOLAS ROSSI	50 MAIN ST, STE 1000 WHITE PLAINS, NY 10606
38	3	25	ROCKWELL, MARION AND NICHOLAS	P.O. BOX 985, FORT MONTGOMERY, NY 10922
38	3	27	HARRISON PARK ASSOCIATES	83 PARK LN, WEST HARRISON, NY 10604
38	3	28	VENTURA, RICKY NELSON AND MARK HAMILTON	1 LANE GATE ROAD, COLD SPRING, NY 10516
38	3	58	VIVENZO, ARMANDO AND THERESA	21 ARMANDO RD, COLD SPRING, NY 10516
38	3	59	VILLETTO VAUGHAN HAMMOND CO.	70 FRAZIER RD, GARRISON, NY 10524
38	3	60	THORPE, TERRANCE J AND FAYE	2753 RT 9, COLD SPRING, NY 10516
38	3	61	VIVIAN NEGRIN	45 HOFSTRA DR, PLAINVIEW, NY 11803
38	3	62	NANCY L DELANEY	2757 RT 9, COLD SPRING, NY 10516
38	3	63	MILLER, AMANDA AND JESSE	43 ARMANDO RD, COLD SPRING, NY 10516
38	3	64	STATE ROAD STORAGE LLC	3504 RT 9, COLD SPRING, NY 10516
38	3	66	ANASTASI, FRANK J AND ELIZABETH A	2779 ROUTE 9, COLD SPRING, NY 10516
39	2	18	CANFIELD, ROBERT E AND CAROL S	P.O. BOX 220, COLD SPRING, NY 10516
39	2	19	ELDRIDGE, PAUL AND PRISCILLA R	100 ROCKWALD RD, COLD SPRING, NY 10516
39	2	20	JOEL COOPER	120 ROCKWALD RD, COLD SPRING, NY 10516
39	2	21.1	CHRISTOPHER FADDEN	P.O. BOX 160, COLD SPRING, NY 10516
39	2	21.2	CHRISTOPHER FADDEN	P.O. BOX 160, COLD SPRING, NY 10516
39	2	21.3	CHRISTOPHER FADDEN	101 ROUND HILL RD, COLD SPRING, NY 10516
39	2	21.4	GOREVIC, ROGER AND CALI	60 ROUND HILL RD, COLD SPRING, NY 10516

NOTES:

- TAX PARCEL DATA INCLUDING PROPERTY OWNER AND ADDRESS WERE OBTAINED FROM THE PUTNAM COUNTY GIS "IMAGE MATE ONLINE".

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.



SITE NAME: PHILIPSTOWN
SITE NUMBER: NY171
TAX PARCEL: 38.-3-24.21

NO.	REVISION				DATE	BY
1.	REVISED PER TOWN COMMENTS				06/26/2017	PD
2.	REVISED PER TOWN COMMENTS				08/23/2017	PD

SITE ABUTTERS PLAN

HOMELAND TOWERS PHILIPSTOWN
50 VINEYARD ROAD
TOWN OF PHILIPSTOWN, NY

APPLICANT:

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC

John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplc.com

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

NOT FOR CONSTRUCTION

COPYRIGHT © 2017 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, P.L.L.C. AND SITE DEVELOPMENT CONSULTANTS, L.L.C. ANY MODIFICATION OR ALTERATION TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF JMC WILL RENDER THIS DOCUMENT VOID AND INVALID.



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD WIRES
	EXISTING WATERCOURSE
	EXISTING YARD SETBACK
	EXISTING MONOPOLE SETBACK
	EXISTING WETLAND / WATERCOURSE BUFFER
	WETLAND FLAG AND NUMBER
	PROPOSED ACCESS DRIVE
	PROPOSED FENCE

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 11/10/2016.
 - OVERALL EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "SURVEY OF PROPERTY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 05/14/2008.
 - WETLAND DELINEATION WAS PERFORMED BY ECOLOGICAL SOLUTIONS ON 06/16/2016 AND WETLAND FLAGS WERE FIELD LOCATED BY BADEY & WATSON SURVEYING AND ENGINEERING, P.C.
 - SUPPLEMENTAL EXISTING CONDITIONS INFORMATION HAS BEEN PROVIDED BY PUTNAM COUNTY GEOGRAPHIC INFORMATION SYSTEMS AND SHOULD BE CONSIDERED APPROXIMATE.

- GENERAL SITE NOTES:**
- SUBJECT PROPERTY IS KNOWN AS, SECTION 38, BLOCK 4, LOT 24.21 AS SHOWN ON A TAX PARCEL MAP GENERATED BY PUTNAM COUNTY GEOGRAPHIC INFORMATION SYSTEMS.
 - ZONING CLASSIFICATION IS OC - OFFICE/COMMERCIAL/INDUSTRY MIXED-USE.
 - APPLICANT: HOMELAND TOWERS, LLC 9 HARMONY STREET, 2ND FLOOR DANBURY, CT 06810
 - PROPERTY OWNER: OF DIVERSIFIED CORP. 2700 U.S. ROUTE 9, P.O. BOX 160 COLD SPRING, NY 10516
 - THE PROPOSED USE IS FOR 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.
 - 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.
 - 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.
 - ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
A. CURRENT PREVAILING MUNICIPAL AND/OR STATE SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
B. CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - THERE WILL NOT BE ANY CHANGES IN EXISTING DRAINAGE PATTERNS TO THE MAXIMUM EXTENT PRACTICABLE.
 - THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR ANY ASPECT OF THE USE.
 - THE PROPOSED FACILITY IS UNMANNED AND WILL NOT GENERATE ANY ADDITIONAL NOISE ABOVE AMBIENT LEVELS AT THE PROPERTY LINE, DUST, FUMES, ODORS OR VIBRATIONS.
 - ONLY MINOR GRADING IS PROPOSED FOR LEVELING THE COMPOUND AREA.
 - THERE ARE NO COMMERCIAL SIGNS OR PERMANENT OUTSIDE LIGHTS PROPOSED FOR THE PROJECT.
 - TWO PARKING SPACES ARE PROPOSED AS PART OF THIS PROJECT. THE SPACE IS TO BE USED BY SERVICE TECHNICIANS DURING MAINTENANCE VISITS.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

Dig Safely. New York

- Call Before You Dig
- Wait The Required Time
- Confirm Utility Response
- Respect The Marks
- Dig With Care

800-962-7962
www.digsafelynewyork.com

GRAPHIC SCALE
0 60 90 120 150 180 210 240 270 300
1" = 60'

SITE NAME: PHILIPSTOWN
SITE NUMBER: NY171
TAX PARCEL: 38.-3-24.21

NO.	REVISION	DATE	BY
1.	REVISED PER TOWN COMMENTS	06/26/2017	PD
2.	REVISED PER TOWN COMMENTS	08/23/2017	PD

SCALE: 1" = 60'	PROJECT NO: 15004
DWG: 15004-ZD	TAB: OSP
DRAWING NO: ZD-3	SOP: 1_OSP

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

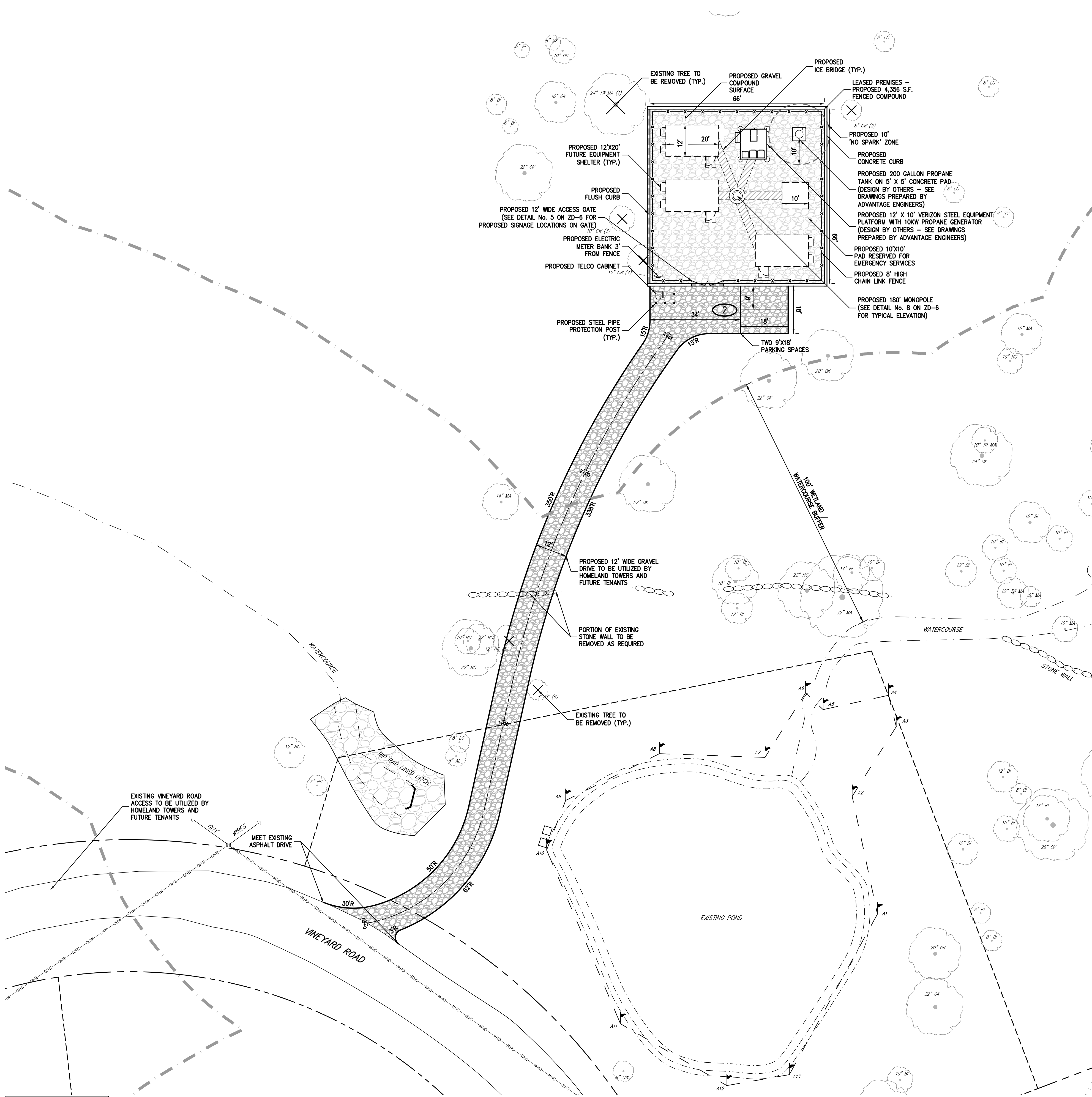
JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

OVERALL SITE PLAN

HOMELAND TOWERS PHILIPSTOWN
50 VINEYARD ROAD
TOWN OF PHILIPSTOWN, NY

ZD-3



TREE REMOVAL TABLE				
ID NUMBER	ABBREVIATION	SPECIES	SIZE	HEALTH CONDITION
1	TW MA	MAPLE	24"	GOOD
2	CW	COTTONWOOD	8"	GOOD
3	CW	COTTONWOOD	10"	GOOD
4	CW	COTTONWOOD	12"	GOOD
5	HC	HICKORY	12"	GOOD
6	LC	LOCUST	8"	GOOD

LEGEND	
	EXISTING EDGE OF DRIVE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING LINE
	EXISTING WATERCOURSE
	EXISTING WETLAND/WATERCOURSE BUFFER
	WETLAND FLAG AND NUMBER
	PROPOSED GRAVEL SURFACE
	PROPOSED ACCESS DRIVE
	PROPOSED CABLE BRIDGE
	PROPOSED ACCESS DRIVE
	PROPOSED FENCE
	PROPOSED CONCRETE CURB
	PROPOSED DEPRESSED CURB
	PROPOSED STEEL PROTECTION POST

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 11/10/2016.
 - OVERALL EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "SURVEY OF PROPERTY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 05/14/2008.
 - WETLAND DELINEATION WAS PERFORMED BY ECOLOGICAL SOLUTIONS ON 06/16/2016 AND WETLAND FLAGS WERE FIELD LOCATED BY BADEY & WATSON SURVEYING AND ENGINEERING, P.C.
 - SUPPLEMENTAL EXISTING CONDITIONS INFORMATION HAS BEEN PROVIDED BY PUTNAM COUNTY GEOGRAPHIC INFORMATION SYSTEMS AND SHOULD BE CONSIDERED APPROXIMATE.
 - FINAL UNDERGROUND ELECTRIC AND TELECOMMUNICATIONS SERVICE ROUTING TO BE DETERMINED AFTER CONSULT WITH PROVIDER.

CARRIER
Emergency Contact Information
Cell Site # _____
To Report An Emergency,
Specify the Cell Site Number above and Call
The Network Operations Control Center at:

This Communication Facility Is Protected And Licensed
By The FCC, KHK4201.
No Self-Reliance
No Trespassing
Violators Will Be Prosecuted To The Full Extent Of The Law.
(WHITE METAL SIGN WITH BLACK LETTERING)

NOTICE
RF Controlled Area Beyond This Point
Radio frequency ("RF") emissions may exceed FCC
Standards for general public exposure. Only authorized
workers permitted to enter.
Stay clear of posted signs.
Maximum maximum exposure of 7 feet from all antennas.
Do not stop in front of entrance.
For further information, please call 1-800-853-8033 and reference
Site Number: 2016030406
To comply with FCC rules on radio frequency emissions (FCC 47 CFR 1.1307) (b)

(WHITE METAL SIGN WITH BLACK LETTERING)

SIGN 'B'

SIGN 'A'

SIGN 'C'

(WHITE SIGN W/BLACK AND WHITE LOGO AND RED LETTERING)

NOTES:
1. SEE DETAIL No. 5 ON DRAWING ZD-6 FOR SIGN LOCATIONS.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

GRAPHIC SCALE	
0	100
20	40
30	60
40	80
50	100
60	
70	
80	
90	
100	
1" = 20'	

SITE NAME: PHILIPSTOWN	
SITE NUMBER: NY171	
TAX PARCEL: 38.-3-24.21	

NO.	REVISION	DATE	BY	DATE	BY
1.	REVISED PER TOWN COMMENTS	06/26/2017	PD		
2.	REVISED PER TOWN COMMENTS	08/23/2017	PD		

PROJECT NO:	15004
DWG:	15004-ZD
TAB:	LAYOUT
DRAWING NO:	2 LAYOUT

Previous Editions Obsolete

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

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplc.com

JMC

SITE LAYOUT PLAN

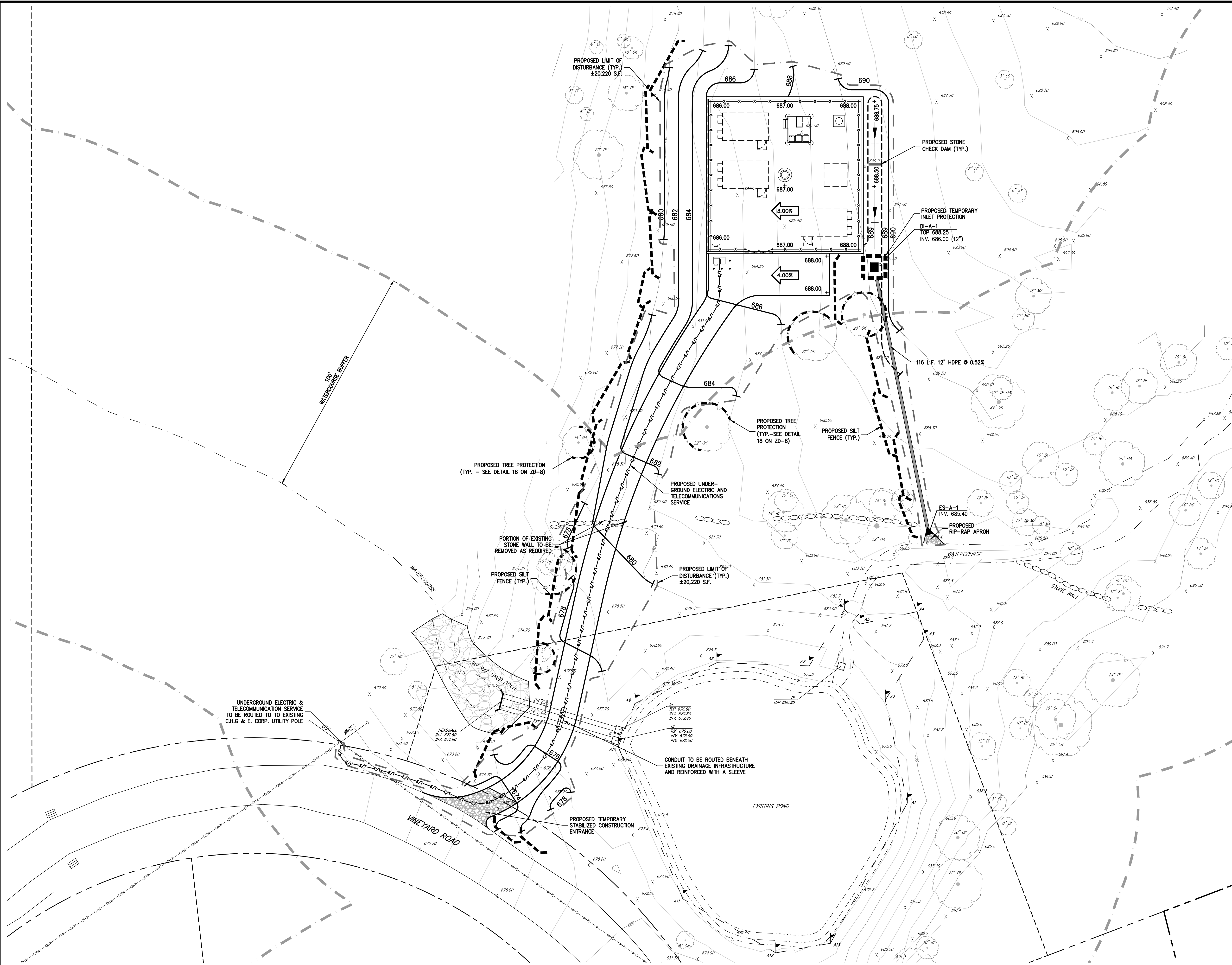
HOMELAND TOWERS PHILIPSTOWN
50 VINEYARD ROAD
TOWN OF PHILIPSTOWN, NY

ZD-4

NOT FOR CONSTRUCTION

Dig Safely.
New York
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect The Marks
Dig With Care
800-962-7962
www.digsafelynewyork.com

COPYRIGHT © 2017 BY JMC. All Rights Reserved. No part of this document may be reproduced, stored, in retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. JMC SITE DEVELOPMENT CONSULTANTS, LLC. JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. Any modification or alteration to this document without the written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC. is prohibited.



LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING STONE WALL
- EXISTING WATERCOURSE
- PROPOSED CABLE BRIDGE
- PROPOSED ACCESS DRIVE
- PROPOSED FENCE
- PROPOSED UNDERGROUND ELECTRIC & TELECOM SERVICE
- PROPOSED FINISHED GRADE
- PROPOSED SPOT GRADE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED INLET PROTECTION
- PROPOSED TREE PROTECTION (SEE DETAIL 18 ON ZD-5)
- PROPOSED SILT FENCE
- PROPOSED SWALE LINE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED CONCRETE CURB
- PROPOSED STEEL PROTECTION POST

- NOTES:**
- EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 11/10/2016.
 - OVERALL EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM A DRAWING TITLED "SURVEY OF PROPERTY" PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING, P.C., DATED 05/14/2008.
 - WETLAND DELINEATION WAS PERFORMED BY ECOLOGICAL SOLUTIONS ON 06/16/2016 AND WETLAND FLAGS WERE FIELD LOCATED BY BADEY & WATSON SURVEYING AND ENGINEERING, P.C.
 - SUPPLEMENTAL EXISTING CONDITIONS HAVE BEEN TAKEN FROM PUTNAM COUNTY GEOGRAPHIC INFORMATION SYSTEMS. THIS INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND USED FOR PLANNING PURPOSES ONLY.
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL THE PLANS, PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION.
 - EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDING WITH THE FOLLOWING GRASS MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION AT A RATE OF 6 POUNDS PER 1000 S.F. IN THE FOLLOWING PROPORTIONS:
CREeping RED FESCUE 30 %
PERENNIAL RYE GRASS 70 %
 - GRASS SEED MIX FOR EROSION AND SEDIMENT CONTROL MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERMEN, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
 - ALL DISTURBED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 LBS. PER 1,000 S.F.) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE CONTRACTOR. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIER. ALL SEDIMENT COLLECTED SHALL BE RESPAID ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS FIELD REPRESENTATIVE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE TOWN ENGINEER.
 - CUT AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
 - THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED.
 - FINAL UNDERGROUND ELECTRIC AND TELECOMMUNICATIONS SERVICE ROUTING TO BE DETERMINED AFTER CONSULT WITH PROVIDER.

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

GRAPHIC SCALE
0 20 40 60 80 100
1" = 20'

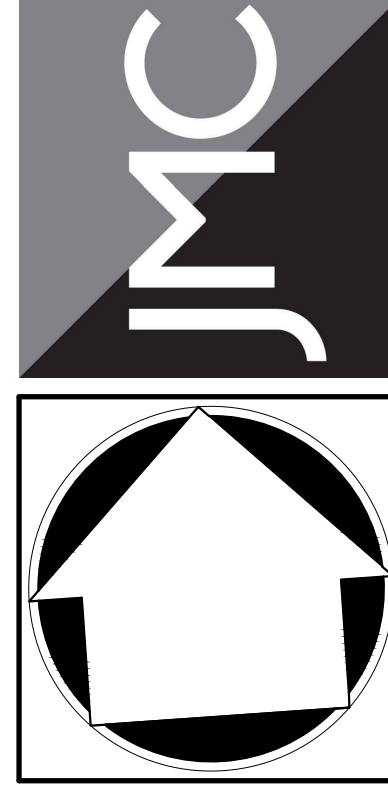
SITE NAME: PHILIPSTOWN
SITE NUMBER: NY171
TAX PARCEL: 38.-3-24.21

NO.	REVISION	DATE	BY	PD	APPROVED	JS
1.	REVISED PER TOWN COMMENTS	06/26/2017	PD			
2.	REVISED PER TOWN COMMENTS	08/23/2017	PD			

Previous Editions Obsolete

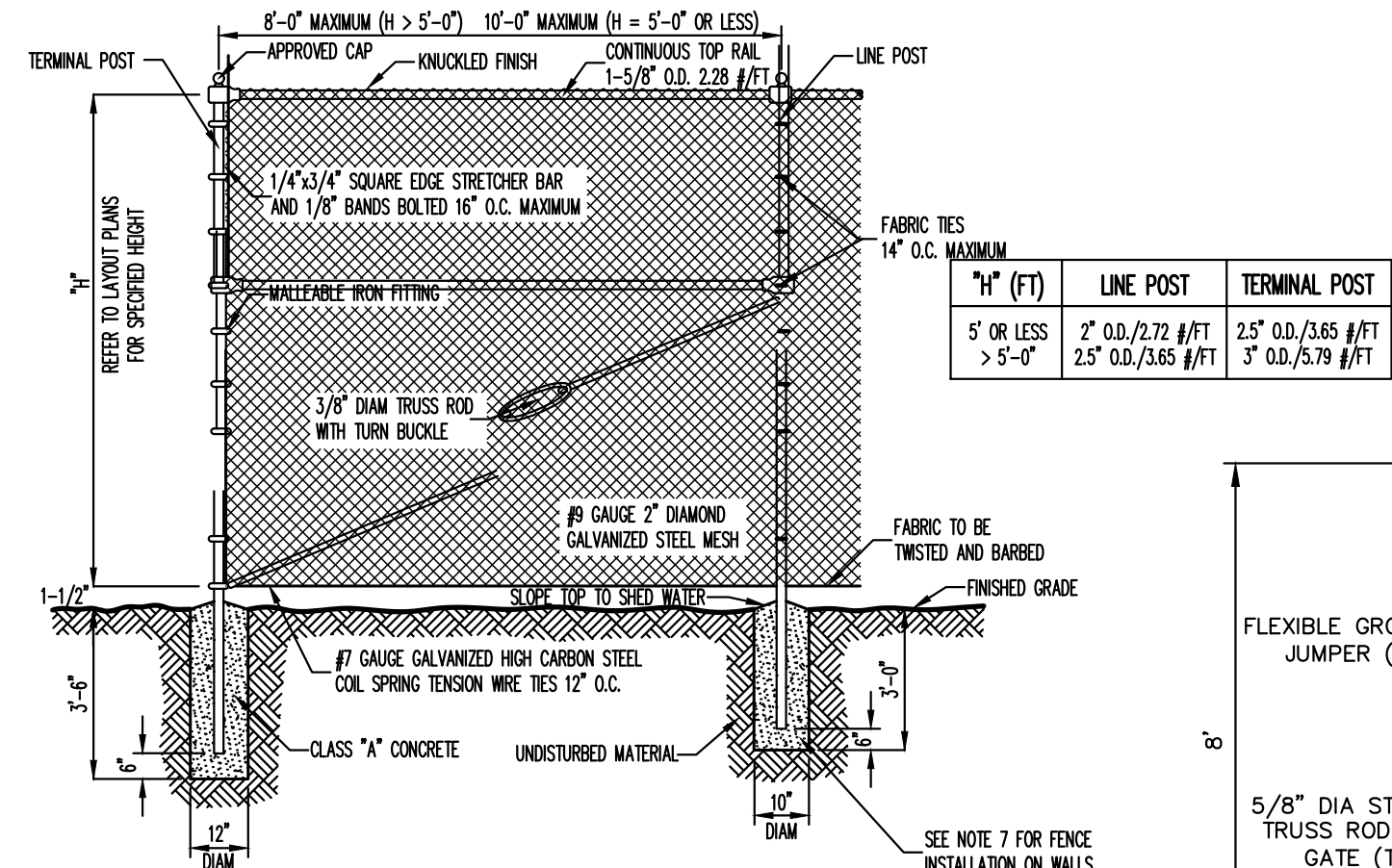
SCALE: 1" = 20'
DATE: 03/06/2017
PROJECT NO: 15004
DWG: 15004-ZD
FAB: GRAD-UTL-SE
SOP: 1, GRAD-UTL-SE
DRAWING NO: ZD-5

SITE GRADING, UTILITIES, & EROSION & SEDIMENT CONTROL PLAN
HOMELAND TOWERS PHILIPSTOWN
50 VINEYARD ROAD
TOWN OF PHILIPSTOWN, NY



JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD - ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcplc.com

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



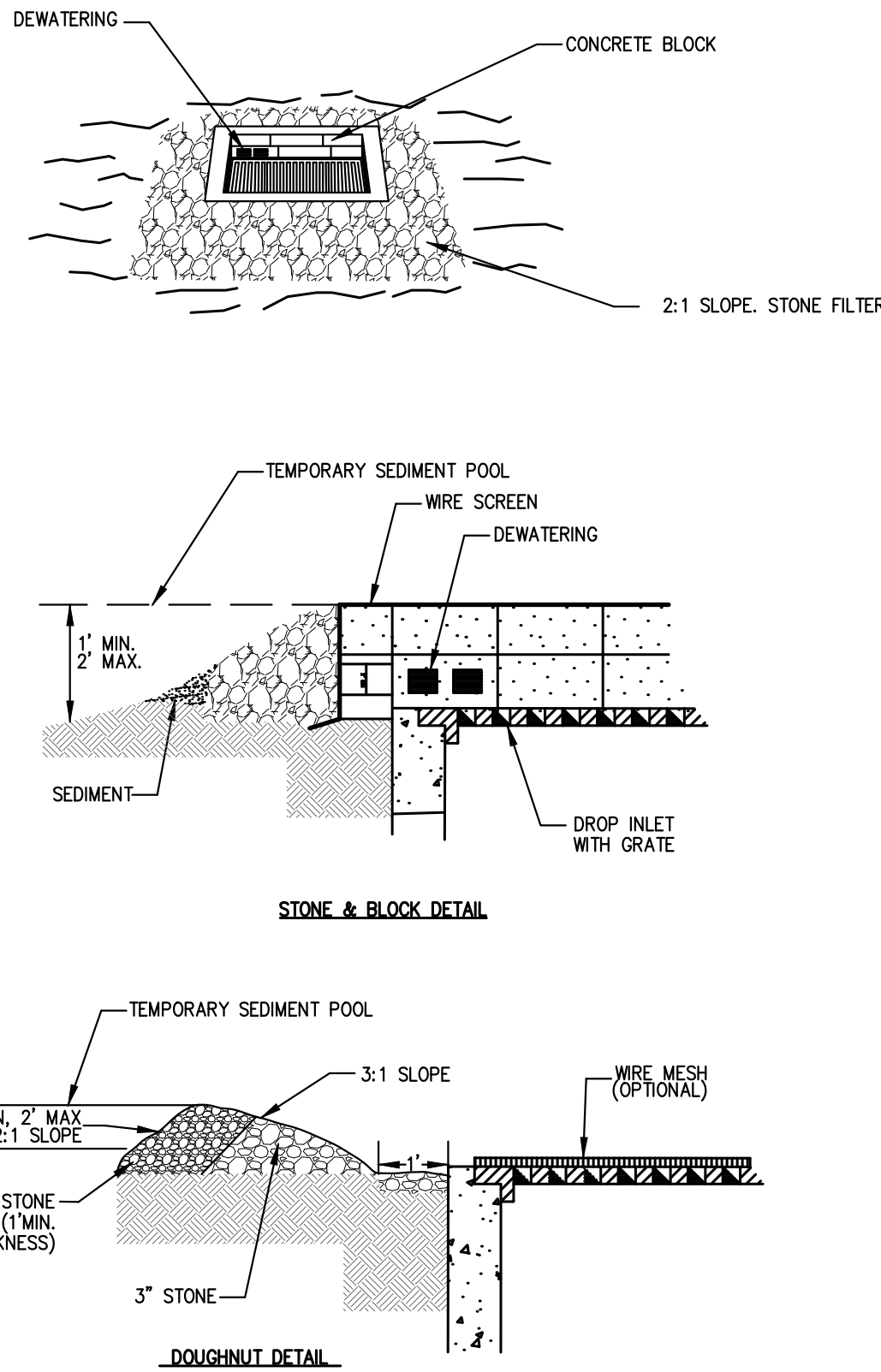
- NOTES:**
- ALL POSTS, RAILS, FABRIC AND ACCESSORIES SHALL BE GALVANIZED.
 - POST AND RAILS SHALL BE STANDARD FULL WEIGHT GALVANIZED SCHEDULE 40 PIPE MANUFACTURED AND GALVANIZED IN ACCORDANCE WITH ASTM A120. ALL MATERIALS SHALL BE NEW AND FIRST CLASS AND SHALL NOT INCLUDE RECONDITIONED OR REROLLED PIPE.
 - FITTINGS SHALL BE MALLEABLE IRON FITTINGS CONFORMING TO THE REQUIREMENTS OF ASTM A47 GALVANIZED IN ACCORDANCE WITH ASTM A153.
 - FABRIC SHALL BE 9 GAUGE GALVANIZED 2" MESH. TOP SELVAGE SHALL HAVE KNUCKLED FINISH.
 - TENSION WIRE SHALL BE 7 GAUGE MEETING THE REQUIREMENTS OF ASTM A641 AS MODIFIED HEREIN. THE TENSILE STRENGTH SHALL BE AT LEAST 80,000 PSI WITH A GALVANIZED COATING OF NOT LESS THAN 0.7 OZ. PER SQUARE FOOT.
 - FABRIC TIES SHALL BE MINIMUM 9 GAUGE GALVANIZED STEEL OR ALUMINUM. MINIMUM SPACING SHALL BE AS FOLLOWS:
A. 14" O.C. AT LINE POSTS
B. 24" O.C. AT TOP RAIL
C. 12" O.C. AT TENSION WIRE
 - WHERE CHAIN LINK FENCE IS TO BE INSTALLED ON WALLS, THE FENCE POSTS SHALL BE IMBEDDED A MINIMUM OF TWELVE (12) INCHES IN THE WALL. NEWLY CONSTRUCTED WALLS SHALL BE PROVIDED WITH PROPER SIZE SLEEVES TO ACCOMMODATE FENCE POSTS. FENCE POSTS SHALL BE SECURELY GROUTED IN PLACE USING AN APPROVED HIGH STRENGTH, NON-SHRINKING, NON-STAINING GROUT.
 - THE CONTRACTOR WILL BE REQUIRED TO SUBMIT SHOP AND ERECTION DRAWINGS INDICATING MATERIALS, SIZES AND DIMENSIONS OF FENCING TO THE OWNER'S FIELD REPRESENTATIVE PRIOR TO ORDERING MATERIALS FOR HIS REVIEW AND APPROVAL.
 - PRIOR TO INSTALLATION OF THE FENCE, THE CONTRACTOR SHALL CHECK THE FENCE LAYOUT WITH THE OWNER'S FIELD REPRESENTATIVE WHO MUST APPROVE THE LAYOUT BEFORE ANY OF THE WORK IS TO BE DONE.

CHAIN LINK FENCE W/ ACCESS GATE
(GALVANIZED)

1

STONE & BLOCK DROP
INLET PROTECTION

2

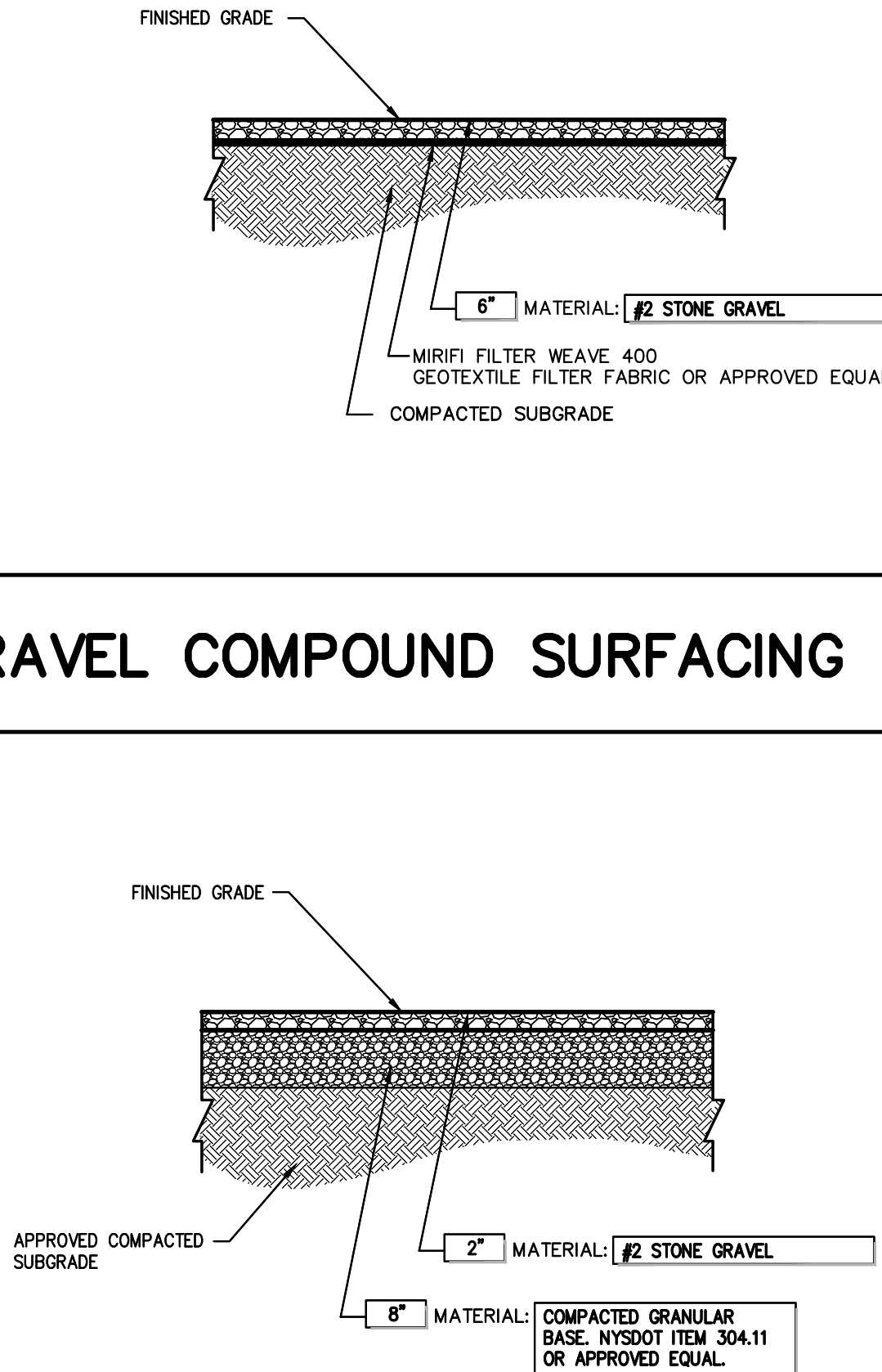


- NOTES:**
- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 - HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 - USE CLEAN STONE 1/2" TO 3/4" IN DIAMETER PLACED 2" BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
 - FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3" STONE AS SHOWN ON THE DRAWINGS.

5

GRAVEL COMPOUND SURFACING

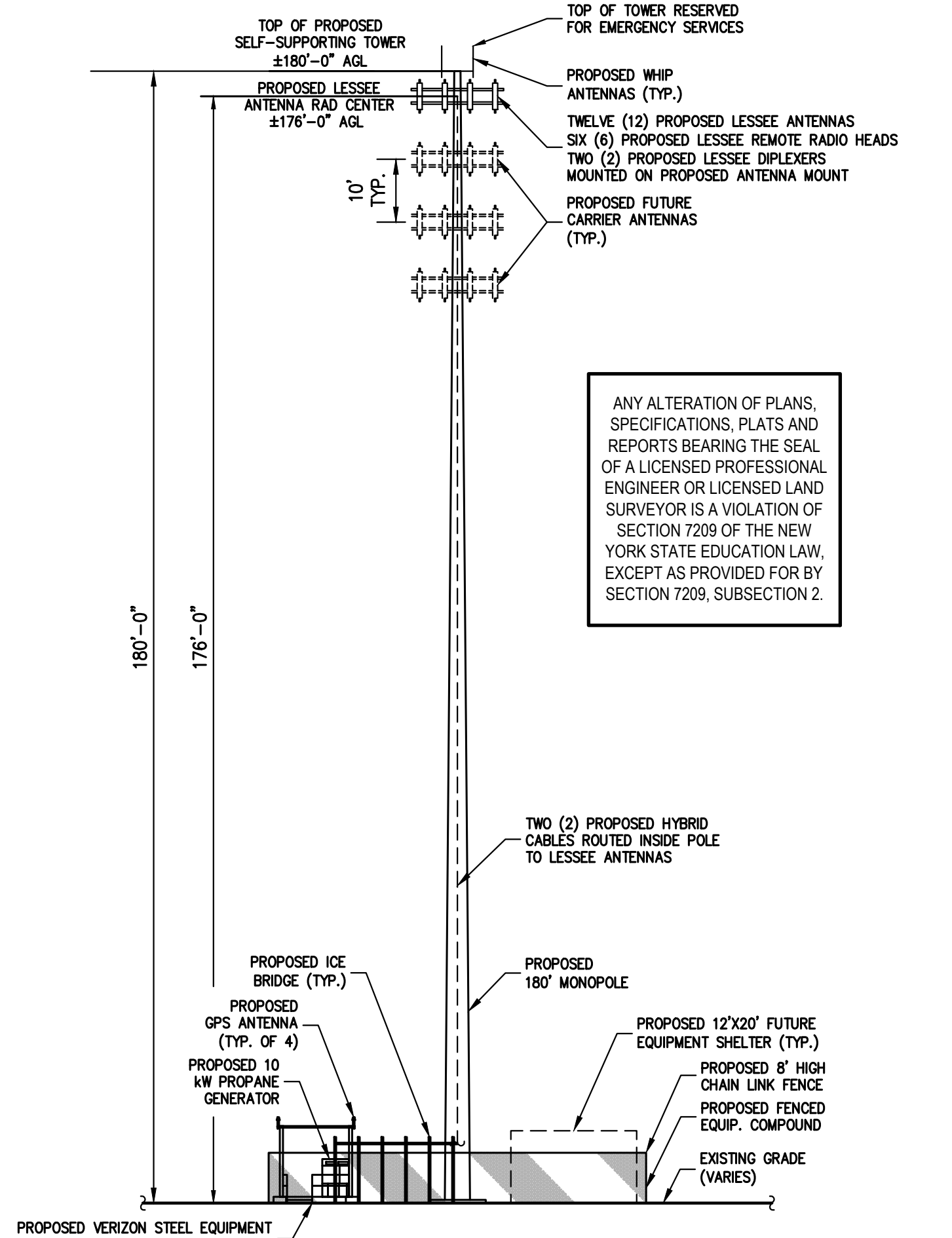
6



SITE FACILITY ACCESS DRIVE

7

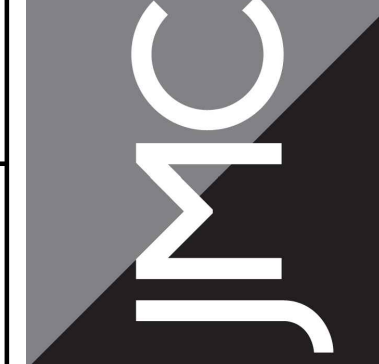
ANTENNA ELEVATION
SCALE: 1" = 20'



8

CONSTRUCTION DETAILS
HOMELAND TOWERS
PHILIPSTOWN
50 VINEYARD ROAD
TOWN OF PHILIPSTOWN, NY

DRAWN	PD	APPROVED	JS
SCALE:	N.T.S.		
DATE:	03/06/2017		
PROJECT NO:	15004		
DWG: 15004-ZD-DETAILS	TAB	ZD-6	LS
DRAWING NO:	ZD-6		



JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
Join Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

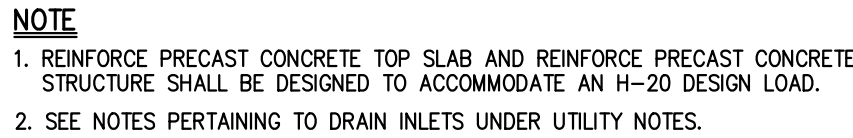
BY	DATE	REVISION	REASON
PD	06/26/2017	1.	REVISED PER TOWN COMMENTS
PD	08/23/2017	2.	REVISED PER TOWN COMMENTS

Previous Editions Obsolete



- COPYRIGHT © 2017 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE AND SURVEYING, P.L.L.C. JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN NEYER CONSULTING, INC. (JNC) Any modifications or alterations to this document without the written consent of JMC shall constitute a breach of contract.

9



14



- 10



- 15



- 11

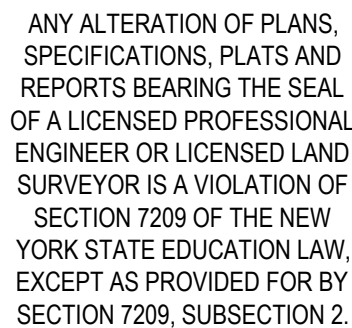


- 12

16



13



	NO.	REVISION	DATE	BY
	1.	REVISED PER TOWN COMMENTS	08/26/2017	PD
	2.	REVISED PER TOWN COMMENTS	08/23/2017	PD

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
 John Mayer Consulting, Inc.
 20 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com



- # TREE PROTECTION

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"x2"
13"-24"	2"x4"
>25"	2"x6"

X

X

X

X

X

X

X

ZD-8

CONSTRUCTION DETAILS

HOMELAND TOWERS
PHILIPSTOWN
50 VINEYARD ROAD
TOWN OF PHILIPSTOWN, NY

ANY ALTERATION OF PLANS,
SPECIFICATIONS, PLATS AND
REPORTS BEARING THE SEAL
OF A LICENSED PROFESSIONAL
ENGINEER OR LICENSED LAND
SURVEYOR IS A VIOLATION OF
SECTION 7209 OF THE NEW
YORK STATE EDUCATION LAW,
EXCEPT AS PROVIDED FOR BY
SECTION 7209, SUBSECTION 2.

DRAWN: PD		APPROVED: JS	
SCALE:		N.T.S.	
DATE:		06/26/2017	
PROJECT No:		15004	
DWG:	TAB:	LS:	
15004-ZD-DETAILS	ZD-7	--	
DRAWING No:			