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HOMELAND TOWERS

EXHIBIT C



63 Beaver Brook Rd., Suite 201
Lincoln Park, NJ 07035
(973) 628-9330 phone
(973) 628-9321 fax

December 18, 2018

Mr. Robert Gaudio
Snyder & Snyder, LLP
94 White Plains Road
Tarrytown, New York 10591

Re: Homeland Towers/T-Mobile application for a proposed cell tower at 581 State Highway 17A
Tuxedo, NY

The following is a letter in order to evaluate the feasibility of an alternate site location at 16 Sterling Lake Rd, Tuxedo, NY

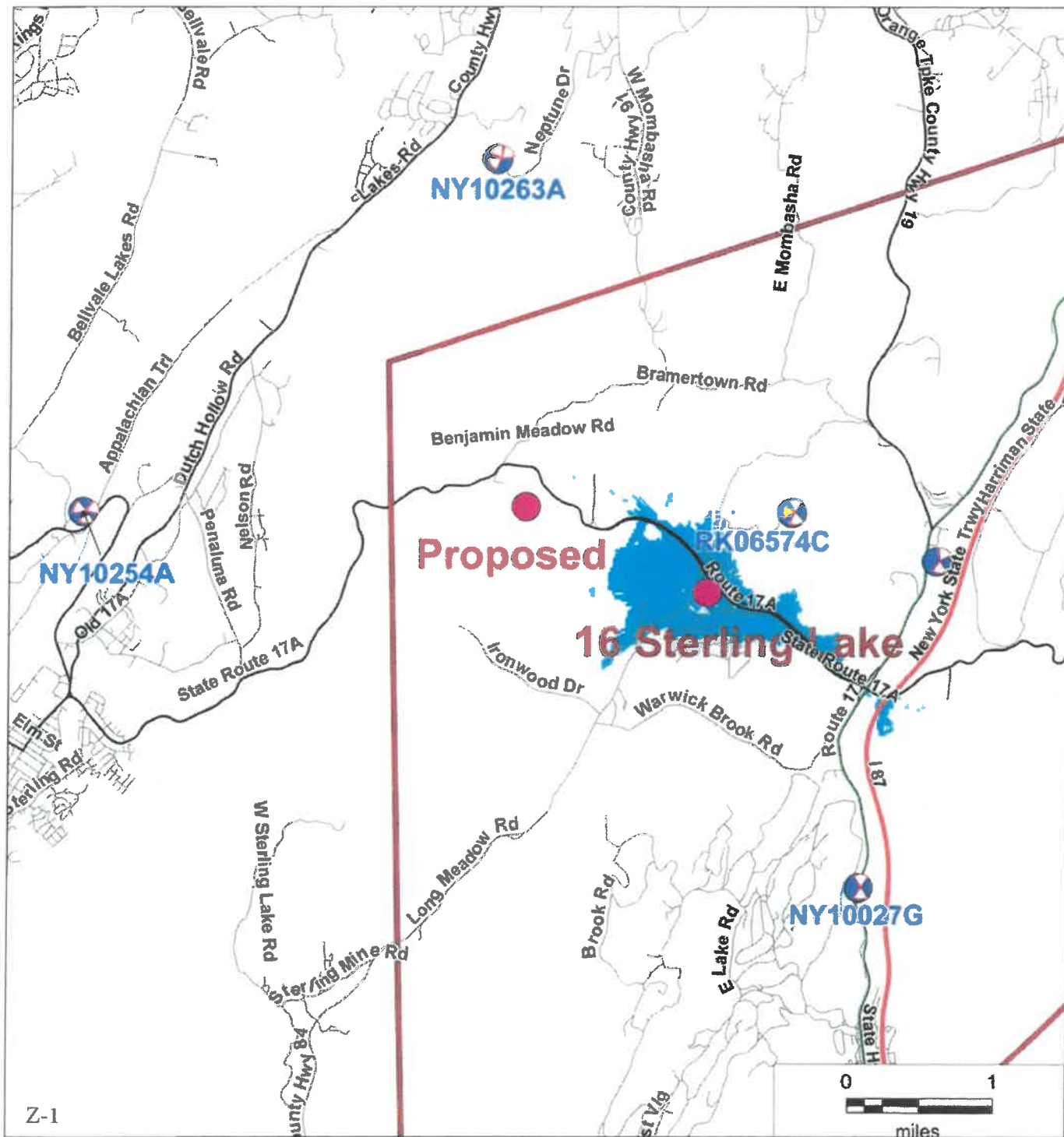
This analysis is based upon Homeland Tower's search for Non-Residential Zoned Properties in proximity to the search area. The parcel is located at 16 Sterling Lake Rd, Tuxedo, NY and is approximately 1.36 miles to the southeast of the proposed site location. The property is located in the RO district. In order for the Non Residential property to be a feasible alternate location, it needs to meet the objective of providing coverage and additional capacity to the Renaissance Faire grounds which was identified in the PierCon report dated 12-17-18. In the PierCon report, a coverage and capacity deficiency were described for both 700 MHz and 2100 MHz frequency bands for the existing site RK.06547C. In order to compare the coverage to be achieved from the Non-Residential property at 16 Sterling Lake Rd., coverage maps were created demonstrating the proposed coverage at 16 Sterling Lake Rd and the existing and proposed coverage at 16 Sterling Lake Rd. Please see the following exhibits attached to this letter.

- Exhibit Z-1 – Proposed @ 146' T-Mobile 2100 MHz In-Building LTE Coverage
- Exhibit Z-2 – Existing and Proposed @ 146' T-Mobile 2100 MHz In-Building LTE Coverage
- Exhibit Z-3 – Proposed @ 146' T-Mobile 700 MHz In-Building LTE Coverage
- Exhibit Z-4 – Existing and Proposed @ 146' T-Mobile 700 MHz In-Building LTE Coverage

These exhibits demonstrate that the proposed site is too far away to provide the necessary coverage and additional capacity at the Renaissance Faire. The reason 16 Sterling Lake Rd site is unable to provide adequate coverage is due to the hill south east of the proposed site at 581 State Highway 17A and the far distance away. When comparing exhibits F and G from the PierCon report and Z-1 and Z-2 from this letter, it is clear that the 16 Sterling Lake Rd site is not a feasible alternative.

Sincerely,

Frances Boschulte
RF Manager
PierCon Solutions, LLC



Z-1

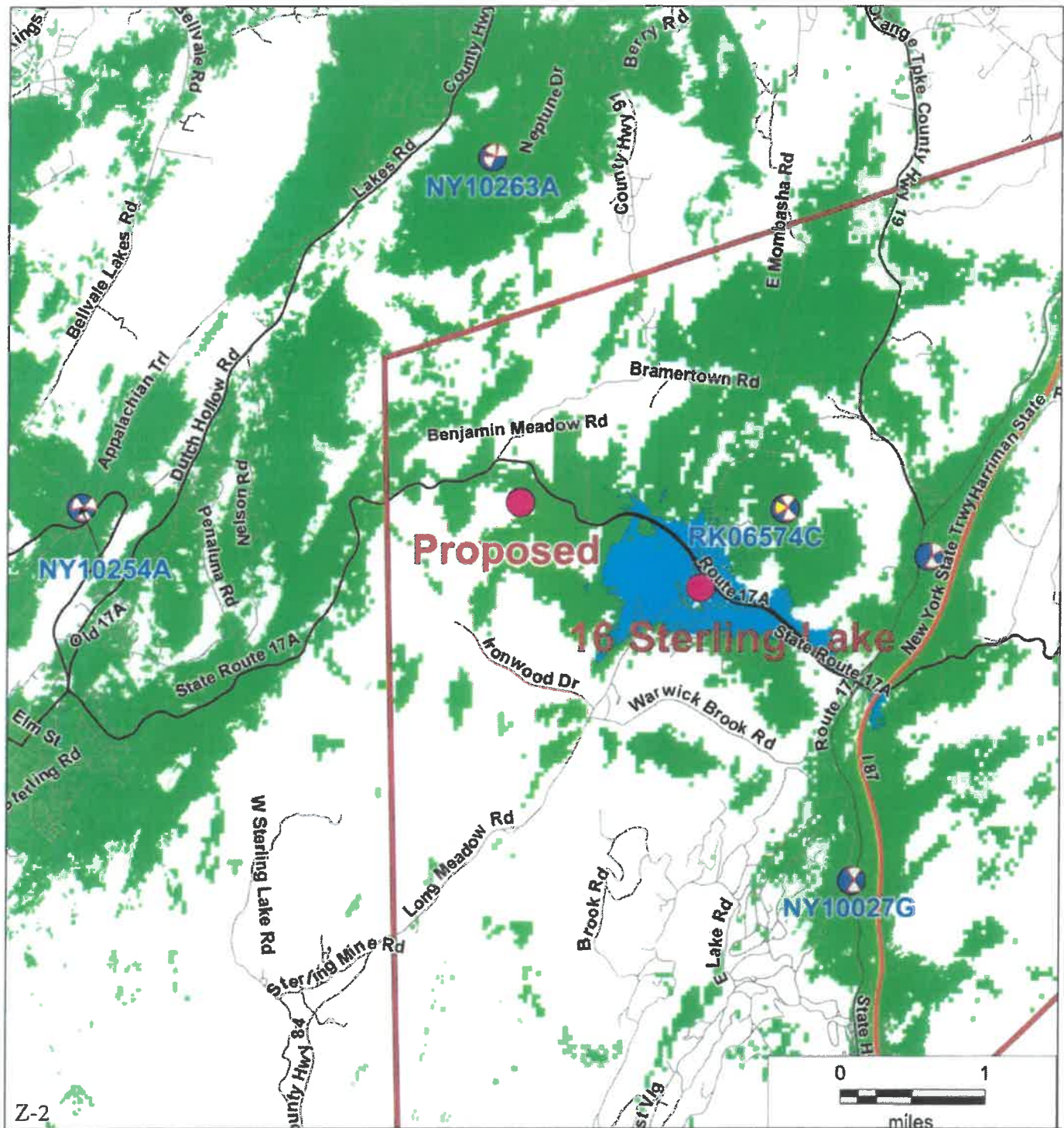
NY089 T-Mobile
Proposed Alternate
2100 MHz LTE Coverage
ACL 146ft
16 Sterling Lake Road
Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
- Existing Reliable LTE In Building Coverage (>=97 dBm RSRP)
- Proposed Reliable LTE In Building Coverage (>=97 dBm RSRP)
- Town Border of Tuxedo

PierCon Solutions LLC
Specialists in Wireless Systems

T-Mobile

Prepared By PierCon Solutions
12/18/2018



Z-2

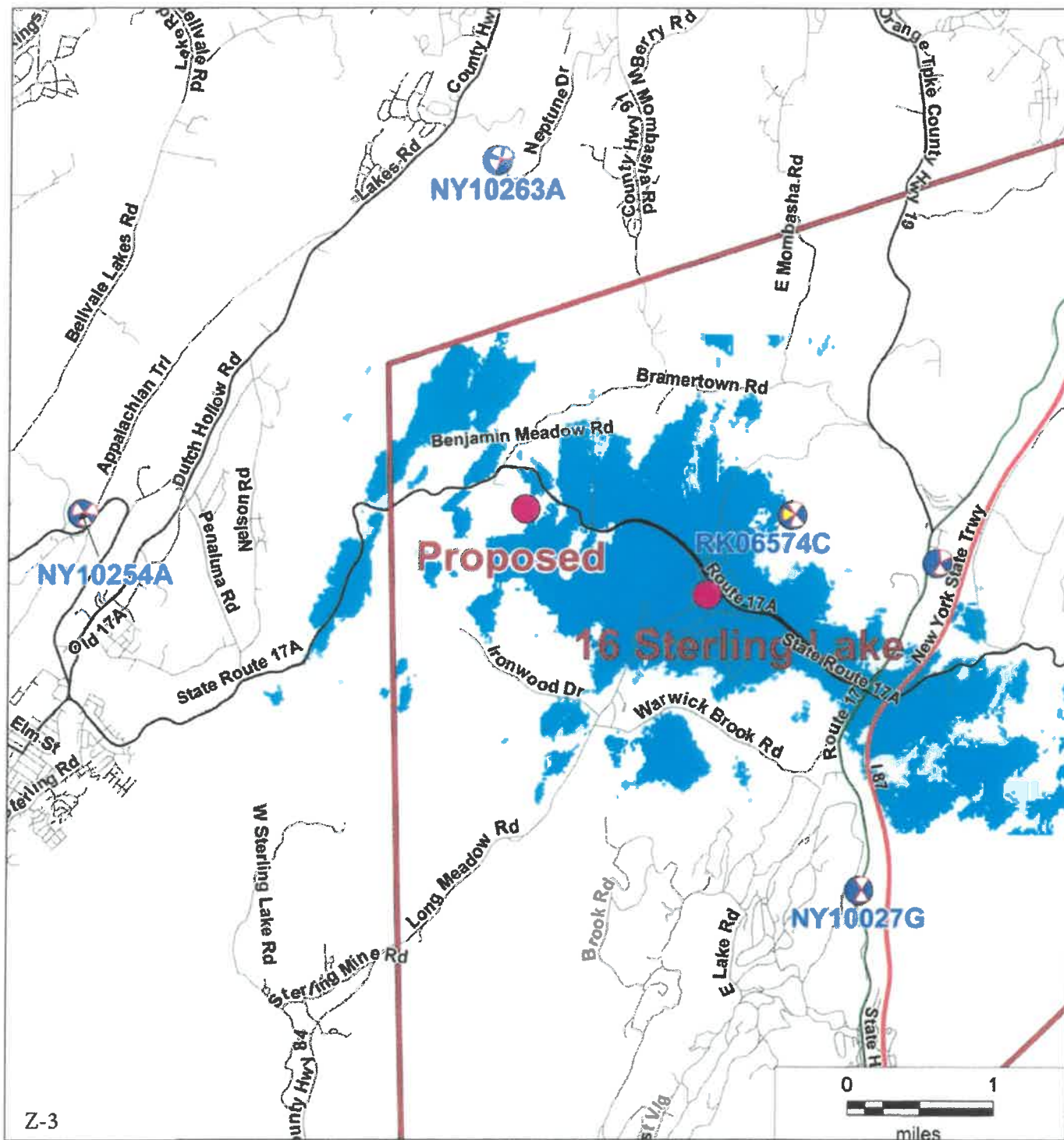
NY089 T-Mobile
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Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
- Existing Reliable LTE In Building Coverage
(≥ -97 dBm RSRP)
- Proposed Reliable LTE In Building Coverage
(≥ -97 dBm RSRP)
- Town Border of Tuxedo

 **PierCon Solutions**
Specialists in Wireless Systems

T-Mobile

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12/18/2018



Z-3

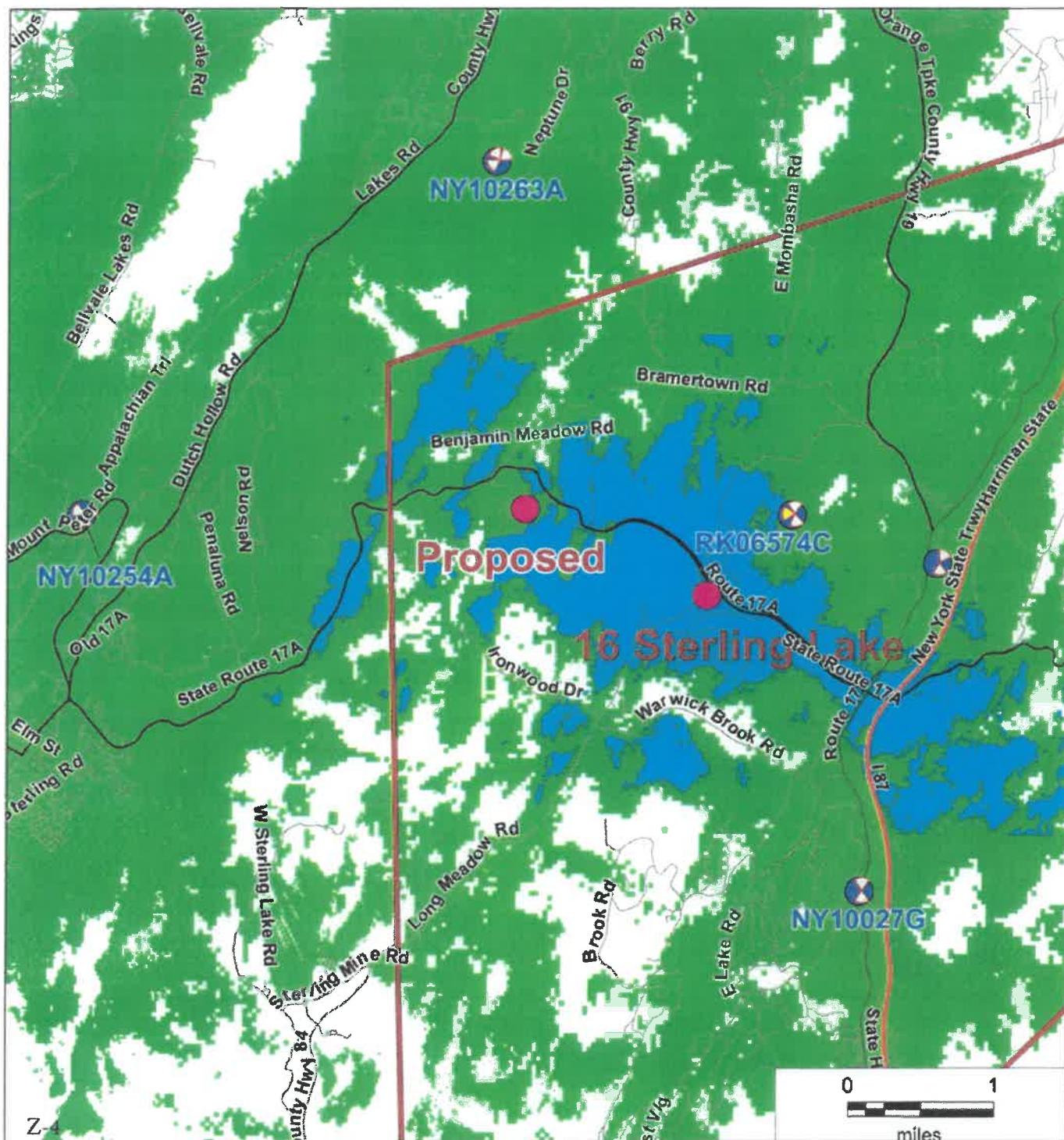
NY089 T-Mobile
Proposed Alternate
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ACL 146ft
16 Sterling Lake Road
Town of Tuxedo, NY

- T-Mobile Sites
- Proposed T-Mobile Facility
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- Town Border of Tuxedo

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 700 MHz LTE Coverage
 ACL 146ft
 16 Sterling Lake Road
 Town of Tuxedo, NY

- T-Mobile Sites
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 12/18/2018



PINNACLE TELECOM GROUP

Professional and Technical Services

**ANTENNA SITE FCC RF COMPLIANCE
ASSESSMENT AND REPORT**

HOMELAND TOWERS, LLC

**SITE "NY089– TUXEDO PARK"
581 STATE HIGHWAY 17A
TUXEDO PARK, NY**

NOVEMBER 23, 2018

14 RIDGEDALE AVENUE, SUITE 260 • CEDAR KNOLLS, NJ 07927 • 973-451-1630

CONTENTS

INTRODUCTION AND SUMMARY	3
ANTENNA AND TRANSMISSION DATA	5
COMPLIANCE ANALYSIS	8
COMPLIANCE CONCLUSION	12

CERTIFICATION

Appendix A. BACKGROUND ON THE FCC MPE LIMIT

Appendix B. SUMMARY OF EXPERT QUALIFICATIONS

INTRODUCTION AND SUMMARY

At the request of Homeland Towers, LLC, Pinnacle Telecom Group has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for proposed wireless antenna operations on a proposed 150-foot monopole to be located at 581 State Highway 17A in Tuxedo Park, NY.

Homeland Towers refers to the prospective site as “NY089 – Tuxedo Park”, and the proposed pole will accommodate the directional panel antennas of up to four wireless carriers. At this time, T-Mobile plans to occupy the highest antenna mounting position on the pole.

The FCC requires wireless antenna operators to perform an assessment of the RF levels from all the transmitting antennas at a site whenever antenna operations are added or modified, and ensure compliance with the FCC Maximum Permissible Exposure (MPE) limit in areas of unrestricted public access, i.e., at street level around the site.

In this case, the compliance assessment will include the RF effects of a worst-case hypothetical collocation of three wireless carriers’ antennas. By worst case, we mean that the carriers whose maximum capacity relates to higher emitted power levels will be hypothetically assumed to occupy the lower mounting positions on the monopole, thus matching higher power and smaller distances to ground-level around the site.

The analysis will conservatively assume all the wireless carriers are operating at maximum capacity and maximum power in each of their FCC-licensed frequency bands. With that extreme degree of conservatism incorporated in the analysis, we can have great confidence that the actual RF effects from any combination of wireless operators, however they might actually be positioned on the pole, would be in compliance with the FCC’s MPE limit.

This assessment of antenna site compliance is based on the FCC limit for general population “maximum permissible exposure” (MPE), a limit established

as safe for continuous exposure to RF fields by humans of either sex, all ages and sizes, and under all conditions.

The result of an FCC compliance assessment can be described in layman's terms by expressing the calculated RF levels as simple percentages of the FCC MPE limit. In that way, the figure 100 percent serves as the reference for compliance, and calculated RF levels below 100 percent indicate compliance with the MPE limit. An equivalent way to describe the calculated results is to relate them to a "times-below-the-limit" factor. Here, we will apply both descriptions.

The result of the FCC compliance assessment in this case is as follows:

- At street level around the site, the conservatively calculated maximum RF level caused by the combination of antenna operations 5.0649 percent of the FCC general population MPE limit, well below the 100-percent reference for compliance. In other words, even with calculations designed to significantly overstate the RF levels versus those that could actually occur at the site, the worst-case calculated RF level in this case is still more than 19 times below the limit defined by the federal government as safe for continuous exposure of the general public.
- The results of the calculations provide a clear demonstration that the RF levels from as many as four wireless carriers, even under worst-case collocation circumstances, would satisfy the FCC requirement for controlling potential human exposure to RF fields. Moreover, because of the conservative methodology and assumptions applied in this analysis, RF levels actually caused by any combination of wireless operators' antenna operations at this site will be even less significant than the calculation results here indicate.

The remainder of this report provides the following:

- relevant technical data on the parameters for the four wireless;

- ❑ a description of the applicable FCC mathematical model for assessing compliance with the MPE limit, and application of the relevant technical data to that model; and
- ❑ analysis of the results of the calculations, and the compliance conclusion for the proposed site.

In addition, two Appendices are included. Appendix A provides background on the FCC MPE limit, along with a list of key references. Appendix B provides a summary of the qualifications of the author of this report.

ANTENNA AND TRANSMISSION DATA

As described, the proposed 150-foot pole will be able to accommodate as many as four wireless carriers' antennas. T-Mobile proposed to occupy the highest mounting position on the pole, and this analysis will include an assumption of "worst-case" collocation by three other wireless carriers – AT&T, Sprint and Verizon Wireless.

The worst-case collocation methodology basically involves taking the carriers with the most available spectrum and the opportunity for higher power levels and hypothetically positioning them at the lower points on the monopole – thus matching the most power with the shorter distances to the ground.

Typically, the vertical spacing between different wireless carriers' antennas on a pole is 10 feet. In this case, the T-Mobile antennas will mount at a center line of 146 feet, and we will assign antenna centerline-heights to the three other assumed wireless collocators at 136 feet, 126 feet and 116 feet.

The transmission parameters for each of the wireless carriers are described below.

T-Mobile is licensed to operate in the 600 MHz, 700 MHz, 1900 MHz and 2100 MHz frequency bands. In the 600 MHz band, T-Mobile uses four 40-watt channels per sector. In the 700 MHz band, T-Mobile uses one 40-watt channel

per sector. In the 1900 MHz band, T-Mobile uses four 30-watt channels per sector. In the 2100 MHz band, T-Mobile uses one 40-watt channel and two 80-watt channels per sector.

Sprint is licensed to operate in the 860, 1900 and 2500 MHz frequency bands. In the 860 MHz band, Sprint uses two 40-watt channels per antenna sector. In the 1900 MHz band, Sprint uses two 20-watt channels and two 40-watt channels per sector. In the 2500 MHz band, Sprint uses four 5-watt channels and four 10-watt channels per sector.

Verizon Wireless is licensed to operate in the 746, 869, 1900 and 2100 MHz frequency bands. In the 746 MHz band, Verizon uses two 60-watt channels per antenna sector. In the 869 MHz band, Verizon uses eight 20-watt channels per antenna sector. In the 1900 MHz band, Verizon uses three 16-watt channels and two 60-watt channels per antenna sector. In the 2100 MHz band, Verizon uses two 90-watt channels per sector.

AT&T is licensed to operate in the 700, 850, 1900 and 2300 MHz frequency bands. In the 700 MHz band, AT&T uses four 40-watt RF channels per sector. In the 850 MHz band, AT&T uses four 30-watt channels and one 40-watt channel per sector. In the 1900 MHz band, AT&T uses four 30-watt channels and one 40-watt channel per sector. In the 2300 MHz band, AT&T uses four 25-watt channels per sector.

Based on the proposed mounting heights and then followed by overall available power levels, we will hypothetically assign the mounting heights (to the centerline of the antennas) as follows:

- T-Mobile: 146 feet
- Sprint: 136 feet
- Verizon Wireless: 126 feet
- AT&T: 116 feet

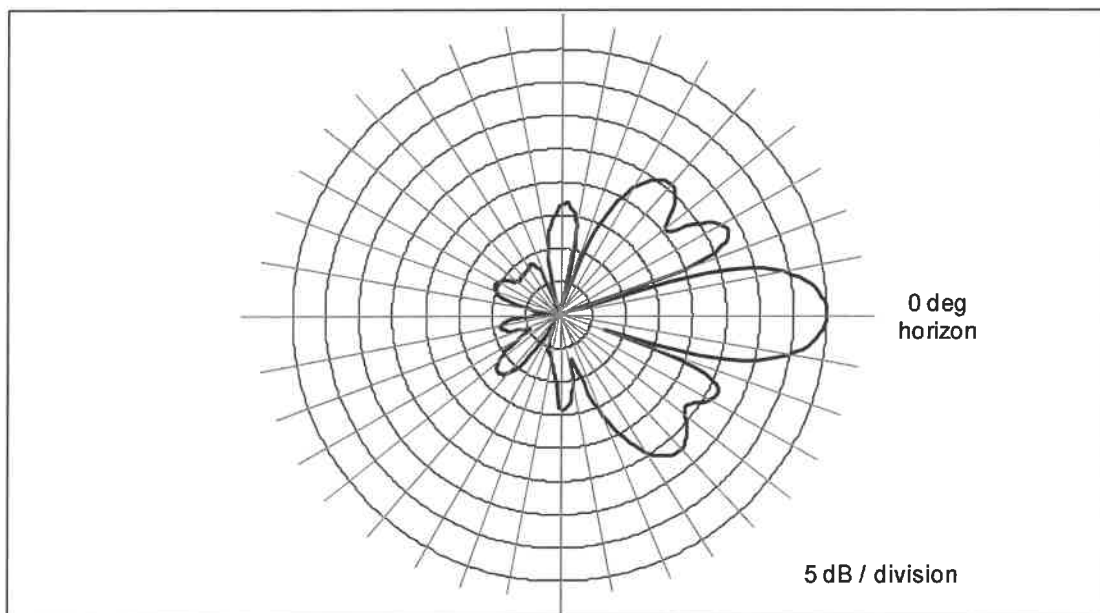
The area below the antennas, at street level, is of interest in terms of potential

“uncontrolled” exposure of the general public, so the antenna's vertical-plane emission characteristic is used in the calculations, as it is a key determinant in the relative level of RF emissions in the “downward” direction.

By way of illustration, Figure 1, below, shows the vertical-plane pattern of a typical 1900 MHz panel antenna. The antenna is effectively pointed at the three o'clock position (the horizon) and the pattern at different angles is described using decibel units. The use of a decibel scale in incidentally visually understates the relative directionality characteristic of the antenna in the vertical plane. Where the antenna pattern reads 20 dB, the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000th of the maximum.

Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties' depictions of the same antenna model.

Figure 1. 1900 MHz Directional Panel Antenna – Vertical-plane Pattern



Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 ("OET Bulletin 65") provides guidelines for mathematical models to calculate potential RF exposure levels at various points around transmitting antennas.

Around an antenna site at ground level (in what is called the "far field" of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain (focusing effect) in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the intervening ground. Our calculations will assume a 100% "perfect", mirror-like reflection, which is the absolute worst-case approach.

The formula for ground-level MPE compliance assessment of any given wireless antenna operation is as follows:

$$\text{MPE\%} = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc})/10} * 4) / (\text{MPE} * 4\pi * R^2)$$

where

MPE%	=	RF level, expressed as a percentage of the FCC MPE limit applicable to continuous exposure of the general public
100	=	factor to convert the raw result to a percentage
TxPower	=	maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss
$10^{(\text{Gmax-Vdisc})/10}$	=	numeric equivalent of the relative antenna gain in the direction of interest downward toward ground level
4	=	factor to account for a 100-percent-efficient energy reflection from the ground, and the squared relationship between RF field strength and power density ($2^2 = 4$)
MPE	=	FCC general population MPE limit
R	=	straight-line distance from the RF source to the point of interest, centimeters

The MPE% calculations are normally performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 2, below.

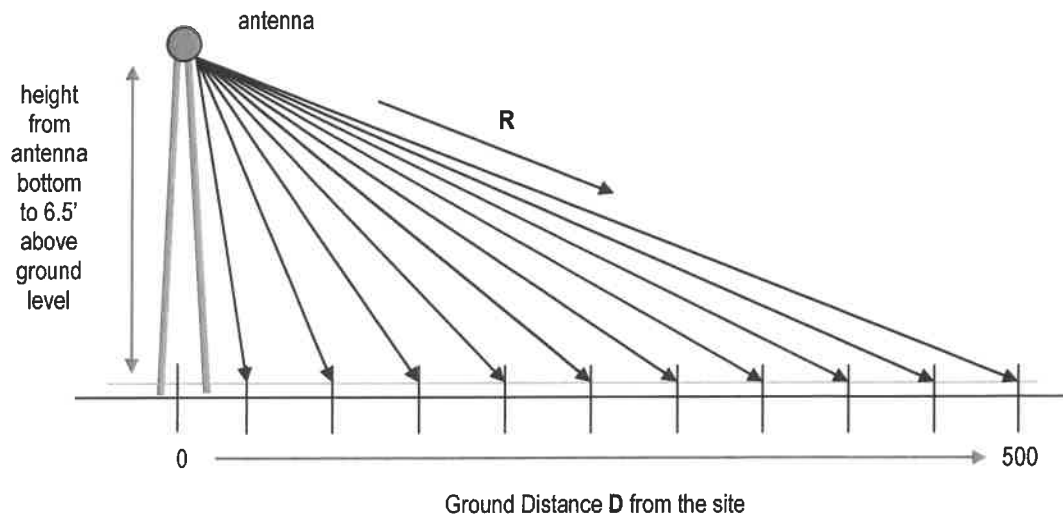


Figure 2. Street-level MPE% Calculation Geometry

It is popularly thought that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes less significant, the RF levels become primarily distance-controlled and, as a result, the RF levels generally decrease with increasing distance. In any case, the RF levels more than 500 feet from a wireless antenna site are well understood to be sufficiently low and always in compliance.

FCC compliance for a collocated antenna site is assessed in the following

manner. At each distance point away from the site, an MPE% calculation is made for each antenna operation, including the individual components of dual-band operations. Then, at each point, the sum of the individual MPE% contributions is compared to 100 percent, where the latter figure serves as a normalized reference for compliance with the MPE limit.

We refer to the sum of the individual MPE% contributions as “total MPE%”, and any calculated total MPE% result exceeding 100 percent is, by definition, higher than the limit and represent non-compliance and a need to take action to mitigate the RF levels. If all results are below 100 percent, that indicates compliance with the federal regulations on controlling exposure.

Note that the following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antennas are assumed to be operating continuously at maximum RF power – i.e., with the maximum number of channels and the maximum transmitter power per channel.
2. The power-attenuation effects of any shadowing or visual obstruction to a line-of-sight path from the antennas to the points of interest at ground level are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6’6” human and performing the calculations from the bottom (rather than the centerline) of the antenna.
4. The potential RF exposure at ground level is assumed to be 100-percent enhanced (increased) via a “perfect” field reflection from the intervening ground.

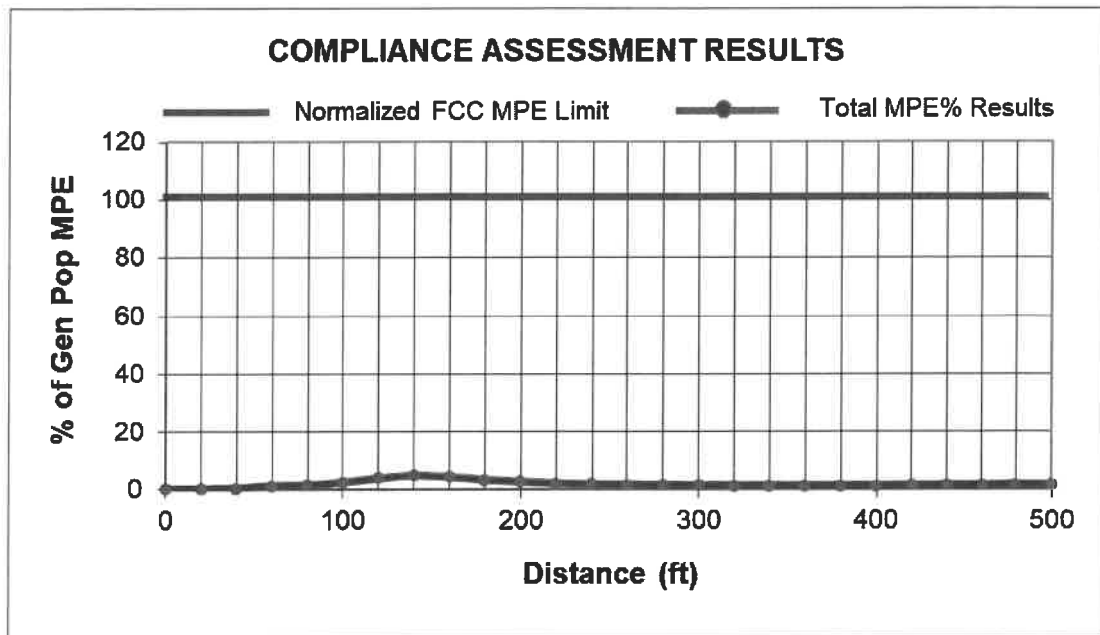
The net result of these assumptions is to intentionally and significantly overstate the calculated RF levels relative to the RF levels that will actually occur – and the purpose of this conservatism is to allow “safe-side” conclusions about compliance with the MPE limit.

The table that follows provides the results of the MPE% calculations for each operator, with the worst-case overall result highlighted in bold in the last column.

Ground Distance (ft)	T-Mobile MPE%	Sprint MPE%	Verizon Wireless MPE%	AT&T MPE%	Total MPE%
0	0.0238	0.0447	0.0028	0.0686	0.1399
20	0.0313	0.0482	0.0194	0.1410	0.2399
40	0.1384	0.0617	0.0831	0.1677	0.4509
60	0.4508	0.0930	0.2385	0.5353	1.3176
80	0.1489	0.2128	0.3264	0.8448	1.5329
100	0.2331	1.1264	0.1717	0.9767	2.5079
120	0.1174	2.5820	0.2039	1.1016	4.0049
140	0.2251	2.8445	0.7730	1.2223	5.0649
160	0.2969	2.4308	0.8810	0.8729	4.4816
180	0.2338	2.1371	0.3781	0.7131	3.4621
200	0.1545	1.7929	0.1024	0.6741	2.7239
220	0.0502	1.6281	0.0574	0.4494	2.1851
240	0.0203	1.4711	0.0698	0.2940	1.8552
260	0.1022	1.3814	0.0817	0.1192	1.6845
280	0.1159	1.2293	0.1165	0.0843	1.5460
300	0.2311	1.0557	0.1131	0.0984	1.4983
320	0.1989	0.9573	0.0975	0.1230	1.3767
340	0.2794	0.8581	0.0833	0.1565	1.3773
360	0.2471	0.7737	0.0889	0.2017	1.3114
380	0.3608	0.6828	0.0806	0.2621	1.3863
400	0.3638	0.6122	0.1188	0.2383	1.3331
420	0.3849	0.5472	0.1917	0.3075	1.4313
440	0.3575	0.5136	0.2912	0.3897	1.5520
460	0.4867	0.4627	0.2679	0.3582	1.5755
480	0.5519	0.4229	0.3743	0.4442	1.7933
500	0.5102	0.3918	0.3465	0.4109	1.6594

As indicated, the overall worst-case calculated result is 5.0649 percent of the FCC general population MPE limit – well below the 100-percent reference for compliance, particularly given the significant conservatism incorporated in the analysis.

A graph of the overall calculation results, shown on the next page, provides perhaps a clearer *visual* illustration of the relative compliance of the calculated RF levels. The line representing the overall calculation shows an obviously clear, consistent margin to the FCC MPE limit.



Compliance Conclusion

The FCC MPE limit has been constructed in such a manner that continuous human exposure to RF fields up to and including 100 percent of the MPE limit is acceptable and completely safe.

The conservatively calculated maximum RF effect at street level from the assumed worst-case collocation of as many as four wireless carriers and the other proposed antenna operations is 5.0649 percent of the FCC general population MPE limit. In other words, even with an extremely conservative analysis intended to dramatically overstate the RF effects of any wireless collocation scenario at the site, the calculated worst-case RF level is still more than 19 times below the FCC MPE limit.

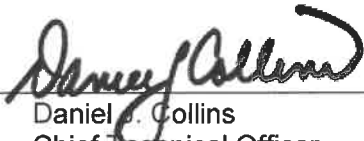
The results of the calculations indicate clear compliance with the FCC regulations and the related MPE limit, even for a worst-case collocation scenario. Because of the conservative calculation methodology and operational assumptions applied in this analysis, the RF levels actually caused by any more realistic collocation of

antennas at this site would be even less significant than the calculation results here indicate, and compliance would be achieved by an even larger margin.

CERTIFICATION

It is the policy of Pinnacle Telecom Group that all FCC RF compliance assessments are reviewed, approved, and signed by the firm's Chief Technical Officer who certifies as follows:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields (47 CFR 1.1301 *et seq*).
2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate.
3. The analysis of site RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
4. The results of the analysis indicate that the subject antenna operations will be in compliance with the FCC regulations concerning the control of potential human exposure to the RF emissions from antennas.



Daniel J. Collins
Chief Technical Officer
Pinnacle Telecom Group, LLC

11/23/18

Date

Appendix A. Background on the FCC MPE Limit

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

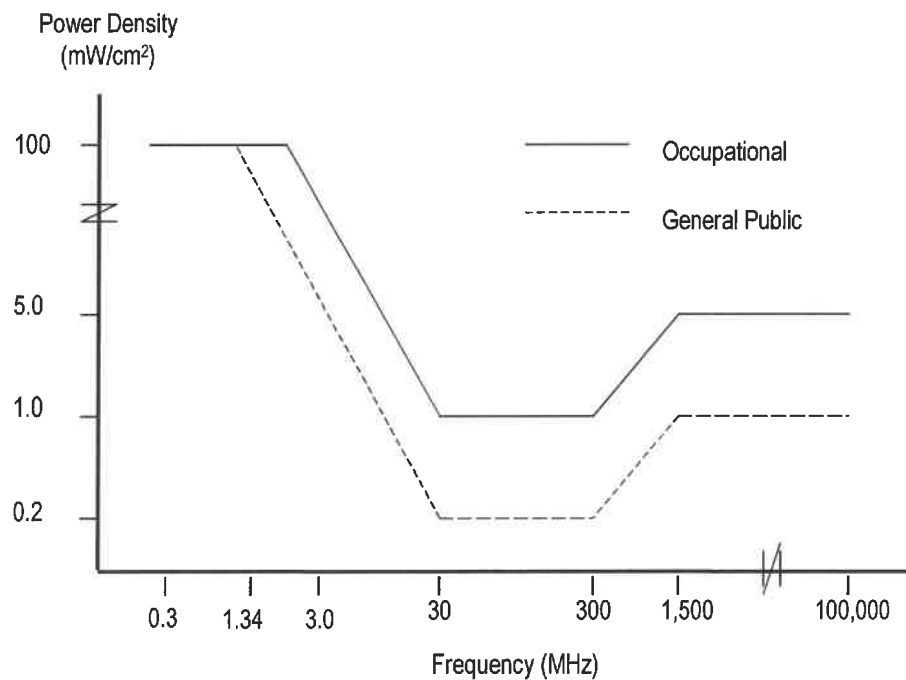
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for *two* tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm²). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm² reference, for the different radio frequency ranges.

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm ²)	General Public Exposure (mW/cm ²)
0.3 - 1.34	100	100
1.34 - 3.0	100	$180 / F^2$
3.0 - 30	$900 / F^2$	$180 / F^2$
30 - 300	1.0	0.2
300 - 1,500	$F / 300$	$F / 1500$
1,500 - 100,000	5.0	1.0

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's RF exposure limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC “categorically excludes” all “non-building-mounted” wireless antenna operations whose mounting heights are more than 10 meters (32.8 feet) from the routine requirement to demonstrate compliance with the MPE limit, because such operations “are deemed, individually and cumulatively, to have no significant effect on the human environment”. The categorical exclusion also applies to *all* point-to-point antenna operations, regardless of the type of structure they’re mounted on. Note that the FCC considers any facility qualifying for the categorical exclusion to be automatically in compliance.

FCC References on RF Compliance

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

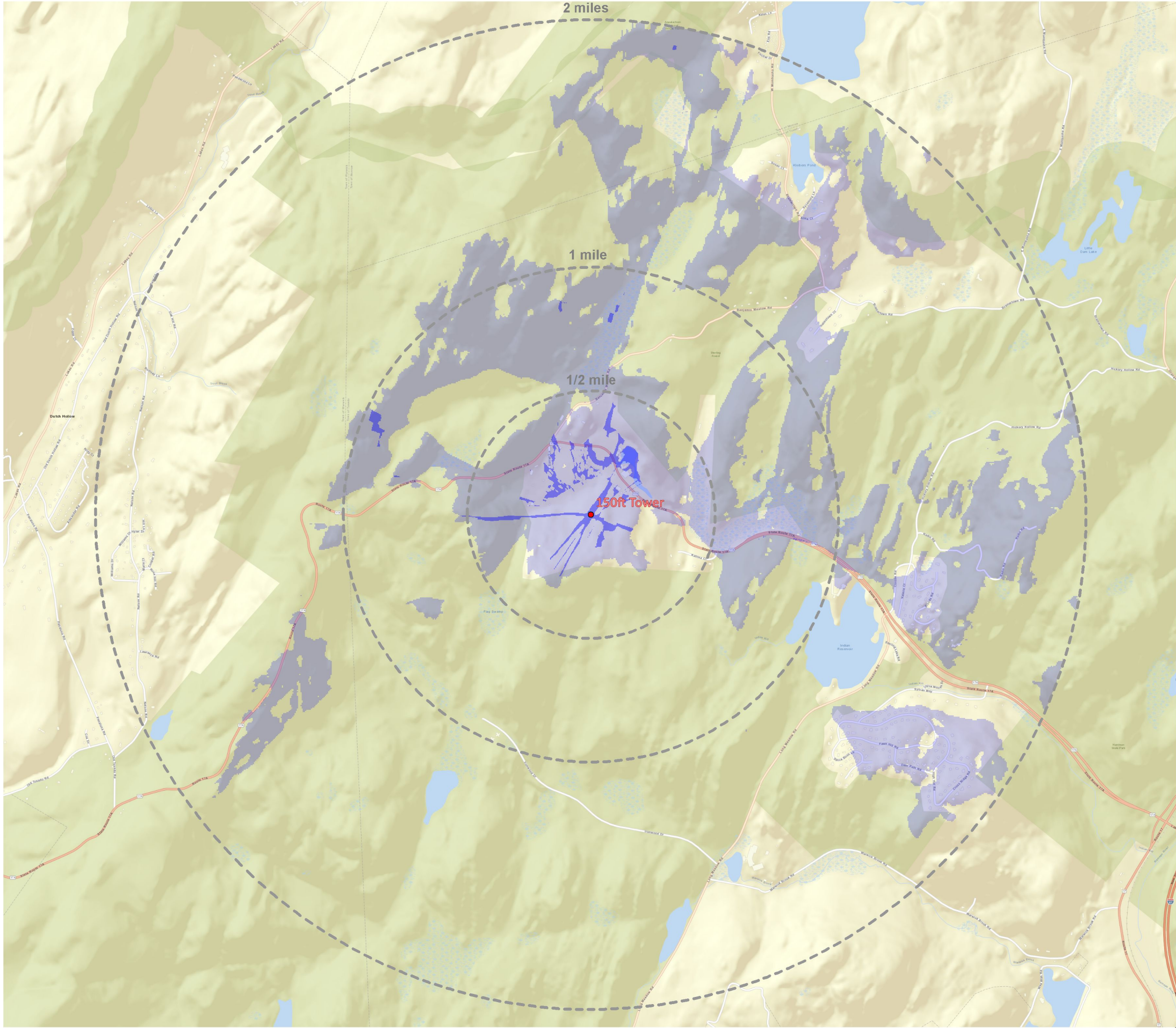
FCC Office of Engineering and Technology (OET) Bulletin 65, “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”, Edition 97-01, August 1997.

FCC Office of Engineering and Technology (OET) Bulletin 56, “Questions and Answers About Biological Effects and Potential Hazards of RF Radiation”, edition 4, August 1999.



Appendix B. SUMMARY of EXPERT QUALIFICATIONS

Daniel J. Collins, Chief Technical Officer, Pinnacle Telecom Group, LLC

Synopsis:	<ul style="list-style-type: none"> • 40+ years of experience in all aspects of wireless system engineering, related regulation, and RF exposure • Has performed or led RF exposure compliance assessments on more than 20,000 antenna sites since the latest FCC regulations went into effect in 1997 • Has provided testimony as an RF compliance expert more than 1,500 times since 1997 • Have been accepted as an FCC compliance expert in New Jersey, New York, Connecticut, Pennsylvania and more than 40 other states, as well as by the FCC
Education:	<ul style="list-style-type: none"> • B.E.E., City College of New York (Sch. Of Eng.), 1971 • M.B.A., 1982, Fairleigh Dickinson University, 1982 • Bronx High School of Science, 1966
Current Responsibilities:	<ul style="list-style-type: none"> • Leads all PTG staff work involving RF safety and FCC compliance, microwave and satellite system engineering, and consulting on wireless technology and regulation
Prior Experience:	<ul style="list-style-type: none"> • Edwards & Kelcey, VP – RF Engineering and Chief Information Technology Officer, 1996-99 • Bellcore (a Bell Labs offshoot after AT&T's 1984 divestiture), Executive Director – Regulation and Public Policy, 1983-96 • AT&T (Corp. HQ), Division Manager – RF Engineering, and Director – Radio Spectrum Management, 1977-83 • AT&T Long Lines, Group Supervisor – Microwave Radio System Design, 1972-77
Specific RF Safety / Compliance Experience:	<ul style="list-style-type: none"> • Involved in RF exposure matters since 1972 • Have had lead corporate responsibility for RF safety and compliance at AT&T, Bellcore, Edwards & Kelcey, and PTG • While at AT&T, helped develop the mathematical models for calculating RF exposure levels • Have been relied on for compliance by all major wireless carriers, as well as by the federal government, several state and local governments, equipment manufacturers, system integrators, and other consulting / engineering firms
Other Background:	<ul style="list-style-type: none"> • Author, <i>Microwave System Engineering</i> (AT&T, 1974) • Co-author and executive editor, <i>A Guide to New Technologies and Services</i> (Bellcore, 1993) • National Spectrum Management Association (NSMA) – former three-term President and Chairman of the Board of Directors; was founding member, twice-elected Vice President, long-time member of the Board, and was named an NSMA Fellow in 1991 • Have published more than 35 articles in industry magazines



LEGEND

-  Bare Earth Viewshed Area
(Excludes existing vegetation and structures)
-  Land Cover Viewshed Area
(Includes existing vegetation and structures)

Note: Viewshed areas are not definitive. Viewshed mapping provides a predictive analysis of where the proposed project is theoretically visible based on regional topographic, forest and building cover data sources.

The "Bare Earth" condition overlay identifies areas where the proposed telecommunications tower high point may be visible without consideration of the screening effect of existing vegetation or built structures. Bare earth analysis is provided to assist experienced visual analysts identify the maximum potential geographic area within which further investigation is appropriate. This topography-only viewshed map is not representative of project visibility during winter season leaf-off conditions.

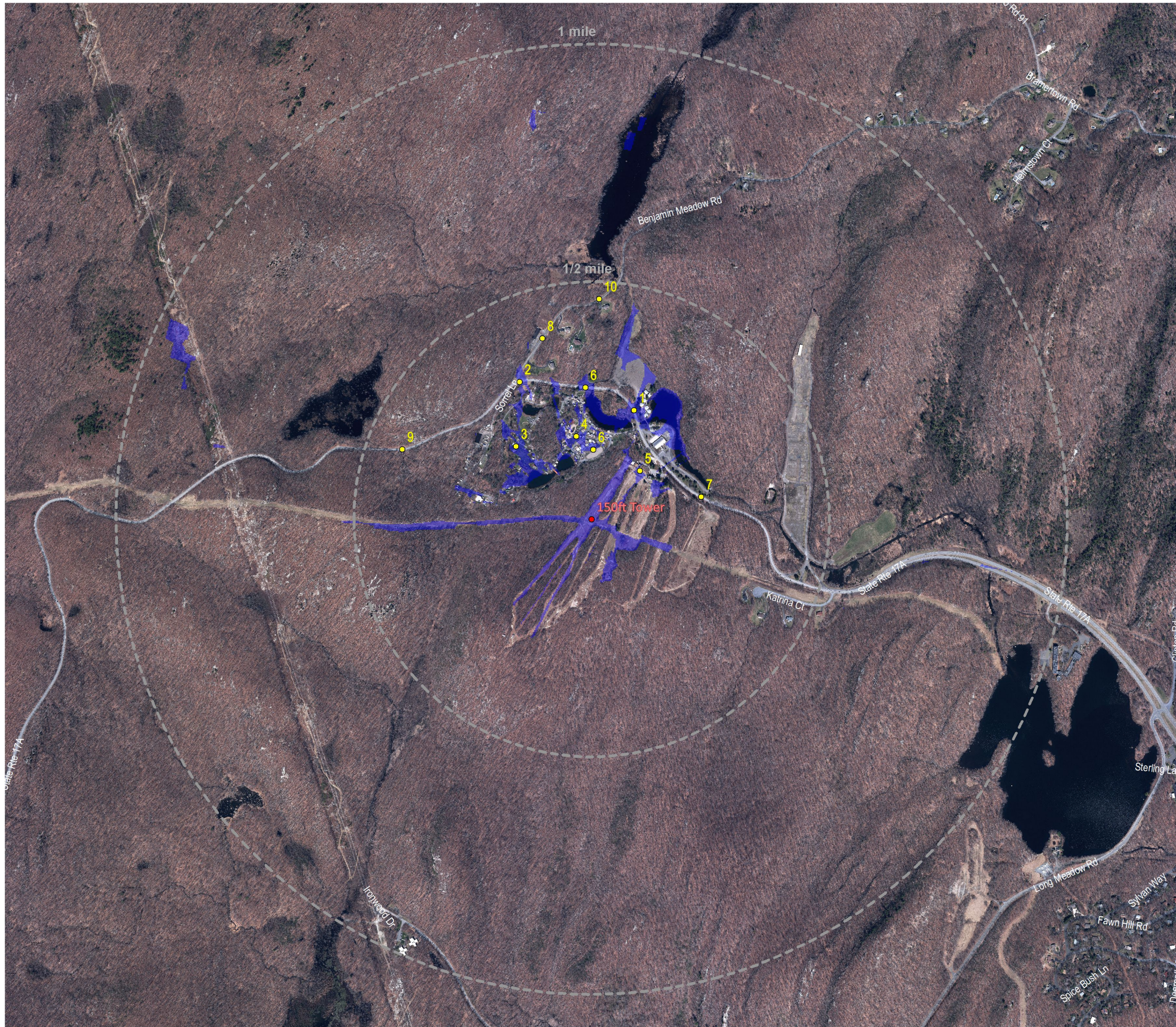
The "Land Cover" condition viewshed area includes the screening effect of intervening vegetation and buildings. Vegetated areas and buildings were manually digitized from 2016 one-foot resolution digital orthoimagery. All digitized tree cover is assumed to be 50 feet tall and all digitized buildings are assumed to be 25 feet tall.



FIGURE 1
VIEWSHED MAP - 2 MILE RADIUS
Visual Resource Assessment
Proposed Telecommunications Tower



Tuxedo Park (NY89)
581 State Highway 17A
Tuxedo Park, NY 10987



LEGEND

- Land Cover Viewshed Area
(Includes existing vegetation and structures)
- Recommended Photo Locations

Note: Viewshed areas are not definitive. Viewshed mapping provides a predictive analysis of where the proposed project is theoretically visible based on regional topographic, forest and building cover data sources.

The "Land Cover" condition viewshed area includes the screening effect of intervening vegetation and buildings. Vegetated areas and buildings were manually digitized from 2016 one-foot resolution digital orthoimagery. All digitized tree cover is assumed to be 50 feet tall and all digitized buildings are assumed to be 25 feet tall.

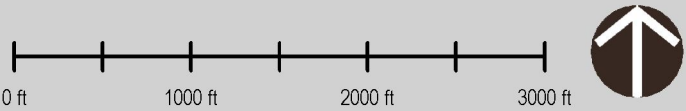


FIGURE 2
VIEWSHED MAP - 1 MILE RADIUS
Visual Resource Assessment
Proposed Telecommunications Tower



Tuxedo Park Site (NY89)
581 State Highway 17A
Tuxedo Park, NY 10987

OPINION LETTER

November 16, 2018

Christine Vergati
Homeland Towers, LLC
9 Harmony Street, 2nd Floor
Danbury, CT 06810

RE: **NY089 – Tuxedo Park, NY Airspace Analysis**
Latitude (NAD-83): 41° 14' 48.43" N
Longitude (NAD-83): 74° 13' 44.38" W
Ground Elevation: 884.0 ft AMSL
Tower tip height: 150.0 ft AGL
Overall height: 1034.0 ft AMSL



Dear Ms. Vergati,

Our airspace analysis results for the NY089 – Tuxedo Park, NY site are as follows:

- Filing an FAA Form 7460-1 is not required for the proposed tower height of 150.0 ft AGL (1034.0 ft AMSL). The maximum allowable height for not filing an FAA Form 7460-1 is 200 ft.**
- FCC's TOWAIR Determination indicates that this structure does not require registration as it would PASS SLOPE (50:1) NO FAA REQ – Runway is located 10499 Meters or less & 5965.85 meters (5.96590) KM away. The maximum allowable height for not filing an ASR is 200 ft AGL.**
- Wireless Applications Corp. generally recommends filing an FAA Form 7460-1 for tower heights of 180 ft to 200 ft AGL or lower that are within 5 nm of the nearest public use airport runway.
- The FAA time frame for the proposed 1034.0 ft AMSL overall height will be 45 days. The FAA Form 7460-1 for NY089 – Tuxedo Park, NY at 150.0 ft AGL was not filed as of November 19, 2018.
- The proposed site is 3.51 nm SE from the nearest public landing facility – N72: Warwick Muni. At an overall height of 1034.0 ft AMSL, it does not exceed FAR 77.9 (a) or FAR 77.9 (b) Notice Criteria for N72 airport. This airport has both Circling and Straight-In Instrument approach procedures. It does not exceed any glide slopes of N72 airport. N72: Warwick Muni is an airport type landing facility and it is associated with the city of Warwick, NY.
- The proposed site is not within any of the instrument approach procedures of N72 airport.
- The nearest private landing facility is 5NY9: Walash, which is a heliport type landing facility not eligible for study under FAR Part 77 sub-Part C. It is 5.89 nm NW from the proposed site.
- The proposed 150.0 ft AGL tower would not adversely affect low altitude en route airways and/ or VFR routes in the area.
- The nearest AM tower is WTBQ, which is 7.34 mi (11810 meters) away bearing 288.72°. WTBQ AM is operating a non-directional type antenna system. As noted per the FCC AM Tower Locator and per FCC regulation 13-115, Section 1.30002, the structure will not require a "Proof of Performance" measurement study before and after construction.
- Marking and lighting are not required for the proposed tower height of 150.0 ft AGL.
- All Wireless Applications Corp. analyses are based on the latest Airspace and FCC TOWAIR programs.

If you have any questions, please do not hesitate to call.

Thank you.

Ronald W. Lageson, Jr.
425-643-5000 (office)
425-649-5675 (fax)

Telecom Engineering



The Site Sync Platform





Town of Tuxedo
1 Temple Drive
Tuxedo, NY 10987

December 5, 2018

RE: Homeland Towers Site Name: Tuxedo Park NY089
581 State Highway 17A
Tuxedo Park, NY 10987
Structural Certification

To Whom it May Concern:

Homeland Towers, LLC is proposing the installation of a public utility wireless telecommunications facility, consisting of a 150' monopole ("Tower") with antennas mounted thereon.

The proposed Tower, all attachments, and the Tower's foundation will be designed to meet the ANSI/TIA-222-G "Structural Standard for Antenna Supporting Structures and Antennas" and all county, state and federal structural requirements for loading, including wind and ice loads. The Tower will be designed to be able to support at least four (4) antenna arrays and municipal antennas. The Tower will be designed with a fall zone less than the distance to the closest property line.

Should you have any questions, please do not hesitate to call me at (860) 663-1697.

Sincerely,

APT Engineering

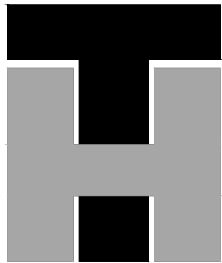
Michael S. Trodden, P.E.
Senior Structural Engineer



APT ENGINEERING

☐ 3 SADDLEBROOK DRIVE · KILLINGWORTH, CT 06419 · PHONE 860-663-1697 · FAX 860-663-0935

☐ P.O. BOX 504 · 116 GRANDVIEW ROAD · CONWAY, NH 03818 · PHONE 603-496-5853 · FAX 603-447-2124



HOMELAND TOWERS, LLC

WIRELESS COMMUNICATIONS FACILITY

TUXEDO PARK

581 STATE HIGHWAY 17A

TUXEDO PARK, NY 10987



VICINITY MAP
SCALE: 1" = 500'

DRAWING INDEX

- T-1 TITLE SHEET & INDEX
- 1 OF 2 BOUNDARY SURVEY
- 2 OF 2 PARTIAL TOPOGRAPHIC SURVEY
- R-1 1,000' RADIUS MAP & PROPERTY OWNERS
- SP-1 SITE PLAN
- SP-2 PARTIAL SITE PLAN
- SP-3 PARTIAL SITE PLAN
- CP-1 COMPOUND PLAN
- A-1 ELEVATIONS
- A-2 ELEVATIONS
- EC-1 EROSION CONTROL NOTES
- EC-2 EROSION CONTROL DETAILS
- C-1 T-MOBILE EQUIPMENT PLAN & DETAILS
- C-2 T-MOBILE ANTENNA PLAN & DETAILS
- C-3 SITE DETAILS

SITE INFORMATION

PROJECT LOCATION: 581 STATE HIGHWAY 17A
TUXEDO PARK, NY 10987

PROJECT DESCRIPTION: RAWLAND SITE W/ GROUND EQUIPMENT
WITHIN 3,510 SF TELECOMMUNICATIONS
COMPOUND W/ NEW 150'± AGL MONOPOLE.

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

DEVELOPER CONTACT: KLAUS WIMMER
(203) 297-6345

ENGINEER CONTACT: ROBERT C. BURNS, P.E.
(860) 663-1697 x206

LATITUDE: 41° 14' 48.4341"N
LONGITUDE: 74° 13' 44.3792"W
ELEVATION: 884.5'± AMSL

SECTION: 1
BLOCK: 1
LOT: 52.26
ZONE: R-1 (OPEN SPACE RESIDENTIAL) & R-2 (RURAL
RESIDENTIAL)

OWNER:
FAIRE PARTNERS LLC
4855 NORTH MESA SUITE 120
EL PASO, TX 79912

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

T-MOBILE NORTHEAST LLC
4 SYLVAN WAY
PARSIPPANY, NJ 07057

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

POWER PROVIDER:
NYSEG: (585) 484-2223

TELCO PROVIDER:
VERIZON (914) 890-0200

DIG SAFELY NEW YORK:
(800) 962-7962

GOVERNING CODES:
2015 IBC W/ 2017 NYS UNIFORM
CODE SUPPLEMENT
NATIONAL ELECTRIC CODE
TIA-222-G



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



3 SADDLEBROOK DRIVE PHONE: (860)-663-1697
KILLINGWORTH, CT 06419 FAX: (860)-663-0935
WWW.ALLPOINTSTECH.COM



4 SYLVAN WAY
PARSIPPANY, NJ 07054

CONSTRUCTION DOCUMENTS

NO	DATE	REVISION
0	11/29/18	FOR REVIEW: RCB
1	12/04/18	CLIENT REVS: RCB
2		
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419

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

NOTE:
IT IS A VIOLATION OF NEW YORK STATE
EDUCATION LAW ARTICLE 145, SECTION
7209 (2) FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION OF A
LICENSED PROFESSIONAL ENGINEER OR
LAND SURVEYOR, TO ALTER AN ITEM IN
ANY WAY, IF AN ITEM BEARING THE SEAL
OF AN ENGINEER OR LAND SURVEYOR IS
ALTERED, THE ALTERING ENGINEER OR
LAND SURVEYOR SHALL AFFIX TO THE
ITEM HIS SEAL AND THE NOTATION
"ALTERED BY" FOLLOWED BY THE
SIGNATURE AND THE DATE OF SUCH
ALTERATION, AND A SPECIFIC
DESCRIPTION OF THE ALTERATION.

HOMELAND TOWERS TUXEDO PARK

SITE 581 STATE HIGHWAY 17A
ADDRESS: TUXEDO PARK, NY 10987

APT FILING NUMBER: NY283790

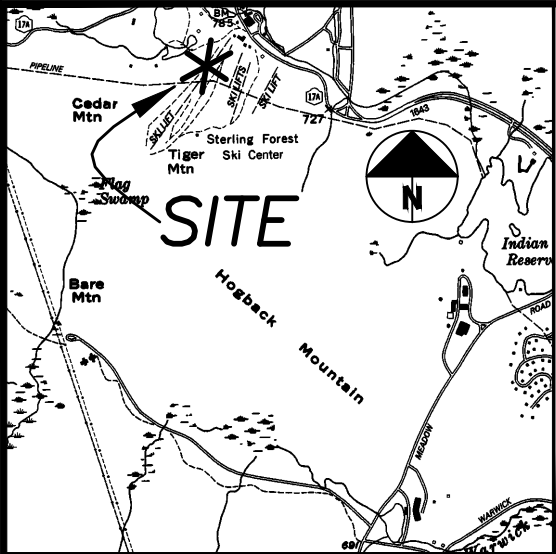
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CHECKED BY: RCB

SHEET TITLE:

TITLE SHEET
& INDEX

SHEET NUMBER:

T-1



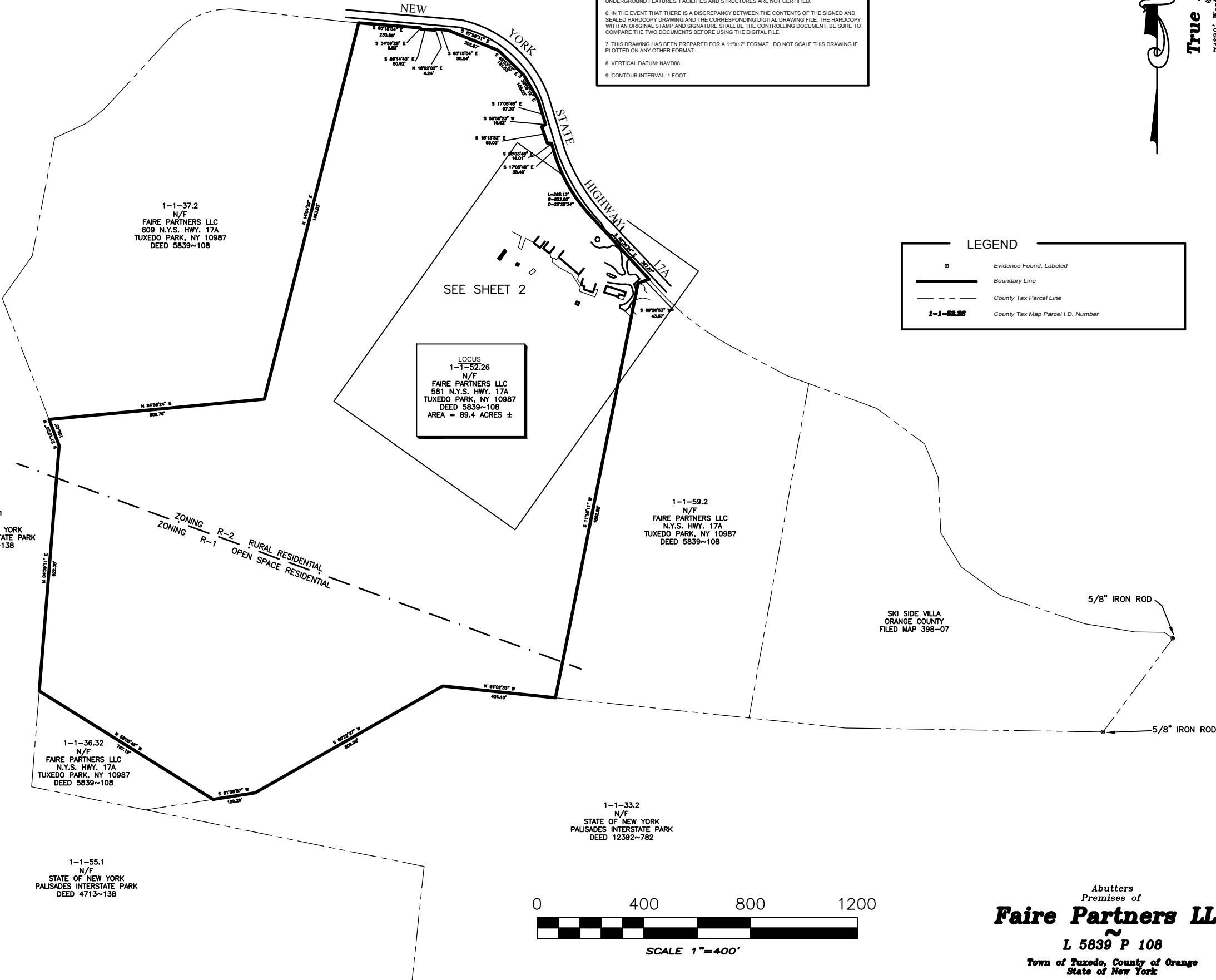
Source: N.Y.S.D.O.T. Quadrangle Sheet — Slootsburg, NY

SITE SPECIFIC NOTES:

1. FIELD SURVEY DATE: OCTOBER 17, 2018
2. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
4. OWNER: FAIRE PARTNERS LLC, 4855 N. MESA, SUITE 120, EL PASO, TEXAS 79912
5. SITE NUMBER: NY089
6. SITE ADDRESS: 581 STATE HWY. 17A TUXEDO PARK, NY 10987
7. APPLICANT: HOMELAND TOWERS, LLC
8. JURISDICTION: TOWN OF TUXEDO ORANGE COUNTY, NY
9. TAX ID: 1-1-52.26
10. DEED REFERENCE: LIBER 5839 PAGE 108
11. PLAN REFERENCE: BENJAMIN MEADOW ROAD BY DAVID EDWARD HIGGINS P.E. OCTOBER 8, 2004 REVISED MARCH 10, 2006 ORANGE COUNTY FILED MAP 372-06
12. ZONING DISTRICT: R-2 RURAL RESIDENTIAL
13. THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
14. ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFELY NEW YORK 1-800-962-7962 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
15. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN. COMMUNITY PANEL NO. 36071 C 0601 E EFFECTIVE DATE: AUGUST 3, 2009
16. FIELD SURVEY BY EDM TOTAL STATION.
17. THIS IS NOT A BOUNDARY SURVEY. METES AND BOUNDS SHOWN HEREON ARE COMPILED FROM THE SUBJECT DEED LIBER 5839 P108 AND REFERENCED ORANGE COUNTY FILED MAP 372-06. DIRECTIONS HAVE BEEN ROTATED INTO MAP DATUM (NAD 83) BASED ON FOUND EVIDENCE AS NOTED. NO BOUNDARY SURVEY WAS PERFORMED.
18. ALL PROPERTY LINES SHOWN ARE FROM DEEDS, PLANS OF RECORD AND ORANGE COUNTY, NY GIS DATABASE AND ARE APPROXIMATE ONLY.
19. ABUTTING PROPERTY LINES AND STREET LINES ARE TAKEN FROM THE REFERENCE PLANS AND THE ORANGE COUNTY, NY GIS DATABASE AND ARE APPROXIMATE ONLY.

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or embossed seal shall not be considered to be a valid true copy."

Alterations not conforming to section 7209, subdivision 2, of the State Education Law, are prohibited.



SURVEY NOTES

1. NO TITLE REPORT WAS REFERENCED FOR THIS SURVEY.
2. AREA -89.4 ± ACRES
3. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER NEW YORK STATE HIGHWAY 17A
4. BASIS OF BEARINGS - TRUE NORTH @ 74° 30' WEST LONGITUDE.
5. UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN LOCATED FROM AVAILABLE RECORDS. FIELD LOCATIONS OF ASSOCIATED ABOVE GROUND STRUCTURES, ANY MARKINGS PROVIDED BY THE CLIENT THEREFORE, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UNDERGROUND FEATURES, FACILITIES, STRUCTURES AND UTILITIES, THE LOCATION OR EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN. LOCATION OF UNDERGROUND FEATURES, FACILITIES AND STRUCTURES ARE NOT CERTIFIED.
6. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE CONTENTS OF THE SIGNED AND SEALED HARDCOPY DRAWING AND THE CORRESPONDING DIGITAL DRAWING FILE, THE HARDCOPY WITH AN ORIGINAL STAMP AND SIGNATURE SHALL BE THE CONTROLLING DOCUMENT. BE SURE TO COMPARE THE TWO DOCUMENTS BEFORE USING THE DIGITAL FILE.
7. THIS DRAWING HAS BEEN PREPARED FOR A 11"x17" FORMAT. DO NOT SCALE THIS DRAWING IF PLOTTED ON ANY OTHER FORMAT.
8. VERTICAL DATUM: NAVD88.
9. CONTOUR INTERVAL: 1 FOOT.

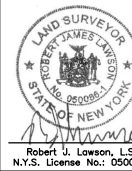
LEGEND

- ⊙ Evidence Found, Labeled
- Boundary Line
- - - County Tax Parcel Line
- 1-1-52.26 County Tax Map Parcel I.D. Number

True North
@
74°30' West Longitude

LAWSON SURVEYING & MAPPING

LSM

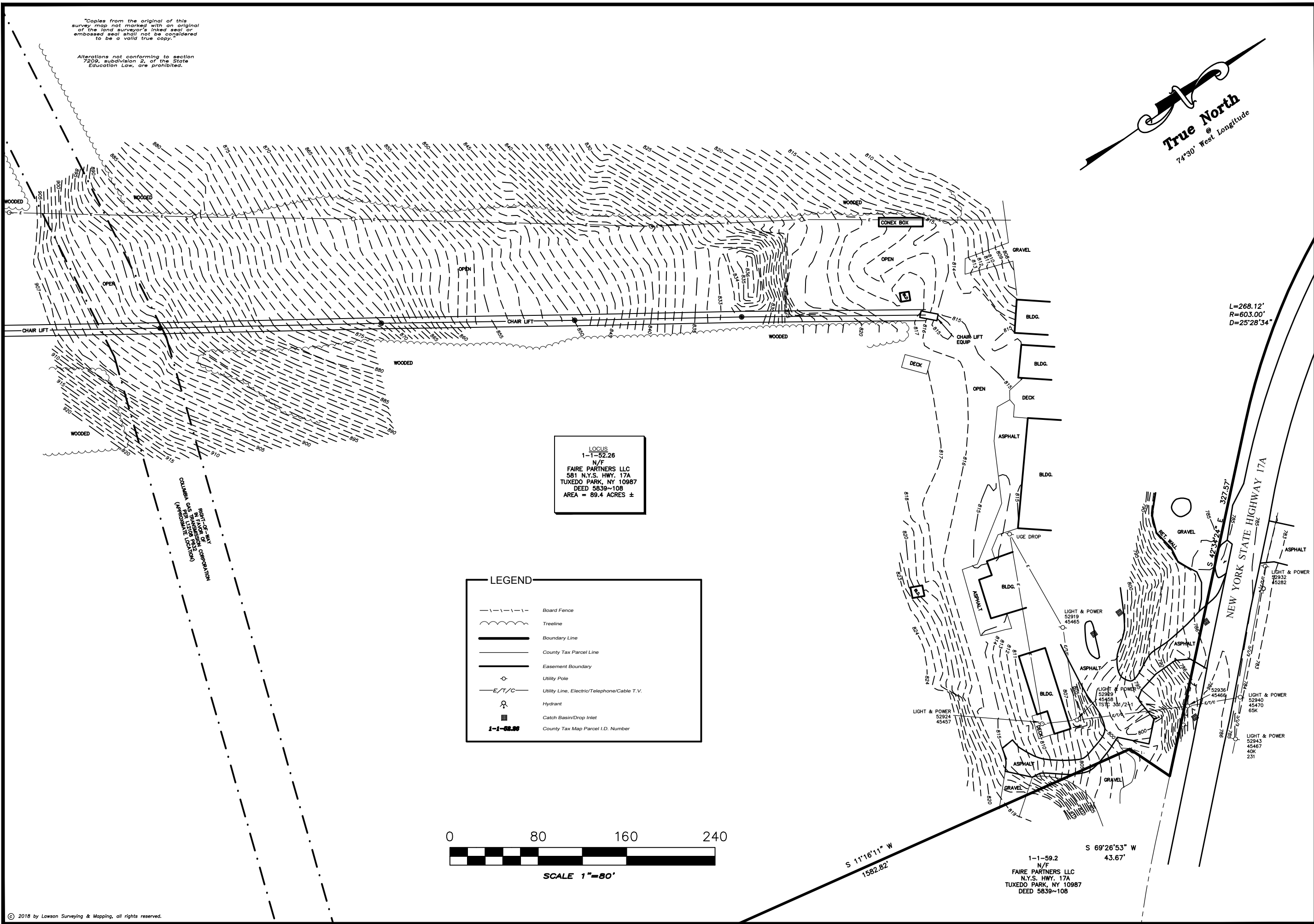
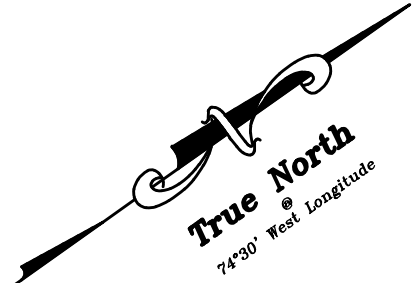


DATE:	October 17, 2018
N.O. No.:	6255
SCALE:	1 inch = 400 feet
DRAWN BY:	JDJ
CHECKED BY:	R.J.L.
FIELD CHECKED BY:	J.D.J.
DWG FILE:	6255.DWG
MAP No.:	M24(11)-1022
SHEET No.:	1 of 2

Added Metes and Bounds

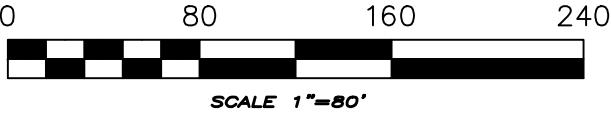
"Copies from the original of this survey map not marked with an original of the land surveyor's linked seal or embossed seal shall not be considered to be a valid true copy."

Alterations not conforming to section 7209, subdivision 2, of the State Education Law, are prohibited.



LOCUS
1-1-52.26
N/F
FAIRE PARTNERS LLC
581 N.Y.S. HWY. 17A
TUXEDO PARK, NY 10987
DEED 5839~108
AREA = 69.4 ACRES ±

LEGEND	
	Board Fence
	Treeline
	Boundary Line
	County Tax Parcel Line
	Easement Boundary
	Utility Pole
	Utility Line, Electric/Telephone/Cable T.V.
	Hydrant
	Catch Basin/Drop Inlet
	County Tax Map Parcel I.D. Number



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R=603.00'
D=25°28'34"

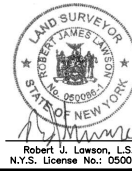
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1582.82'
S 69°26'53" W
43.67'
1-1-59.2
N/F
FAIRE PARTNERS LLC
N.Y.S. HWY. 17A
TUXEDO PARK, NY 10987
DEED 5839~108

LAWSON SURVEYING & MAPPING

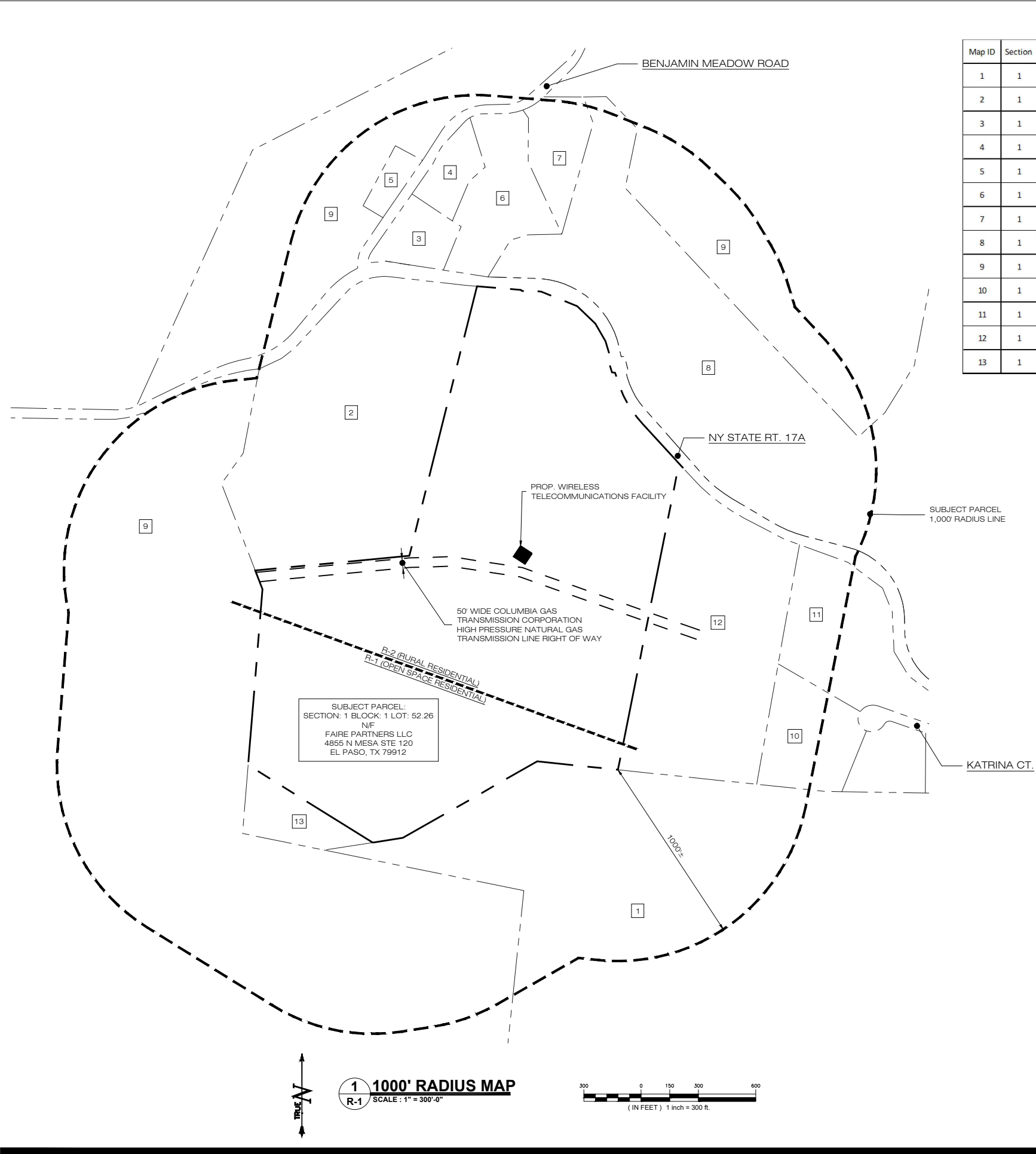
REVISIONS

No.	Date	Description
-----	------	-------------

Boundary ~ Topographic ~ Control ~ Deformation ~ Construction ~ G.I.S. ~ Subdivision ~ G.P.S.
2869 County Route 8, Oneonta, New York 13820
Phone: (607) 432-3800
Facsimile: (607) 432-8313
www.lawsonsurvey.com



DATE:	October 17, 2018
N.D. No.:	6255
SCALE:	1 inch = 80 feet
DRAWN BY:	J.D.J.
CHECKED BY:	R.J.L.
FIELD CHECKED BY:	J.D.J.
DWG FILE:	6255.DWG
MAP No.:	M24(11)-1022
SHEET No.:	2 of 2



TOWN OF TUXEDO ORANGE COUNTY 1,000' RADIUS PROPERTY OWNERS						
Map ID	Section	Block	Lot	Property Address	Owner Name	Owner address
1	1	1	33.2	1553 Long Meadow Rd.	State of New York Palisades Int Park	Main St. Goshen, NY 10924
2	1	1	37.2	609 Rt. 17A	Faire Partners LLC.	4855 N Mesa E Rd Ste 120, El Paso TX 79912
3	1	1	52.21	10 Benjamin Meadow Rd, Tuxedo, NY 10987	Yitzchak Taussig Chad D Taussig	10 Benjamin Meadow Rd, Tuxedo, NY 10987
4	1	1	52.22	22 Benjamin Meadow Rd, Tuxedo, NY 10987	Salvatore Graffeo Roberta Jean Ghosio	22 Benjamin Meadow Rd, Tuxedo, NY 10987
5	1	1	52.27	21 Benjamin Meadow Rd, Tuxedo, NY 10987	Peter Dolan Alison Dolan	24 Saliermo Rd, Tuxedo, NY 10987
6	1	1	52.23	52 Benjamin Meadow Rd, Tuxedo, NY 10987	Eric Tamweber Aimee Tamweber	210 Mill St, Monroe, NY 10950 & 52 Benjamin Meadow Rd, Tuxedo, NY 10987
7	1	1	52.24	56 Benjamin Meadow Rd, Tuxedo, NY 10987	Michael T Maloney, Jr. Melanie D Maloney	56 Benjamin Meadow Rd, Tuxedo, NY 10987
8	1	1	52.25	State Highway 17A	Faire Partners LLC.	4856 N Mesa Ste 120, El Paso TX 79912
9	1	1	55.1	Ns St Hwy 17A	State of New York	Orange Co Govn Ctr, Main St Goshen, NY 10925
10	1	1	59.14	40 Katrina Ct.	Stephen Stier Maria Stier	40 Katrina Ct, Tuxedo, NY 10987
11	1	1	59.15	39 Katrina Ct.	Robert Doyle Marina Metelitsin	145 N Beverwyck Rd, Lake Hiawatha, NJ 07034
12	1	1	59.2	State Highway 17A	Faire Partners LLC.	4855 N Mesa Ste 120, El Paso TX 79912
13	1	1	36.32	S of State Highway 17A	Faire Partners LLC.	4855 N Mesa Ste 120, El Paso TX 79912



HOMELAND TOWERS, LLC
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APT
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T-Mobile
Northeast LLC

4 SYLVAN WAY
PARSIPPANY, NJ 07054

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COMP: APT ENGINEERING
ADD: 3 SADDLEBROOK DRIVE
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DEVELOPER: HOMELAND TOWERS, LLC
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HOMELAND TOWERS
TUXEDO PARK

SITE 581 STATE HIGHWAY 17A
ADDRESS: TUXEDO PARK, NY 10987

APT FILING NUMBER: NY283790

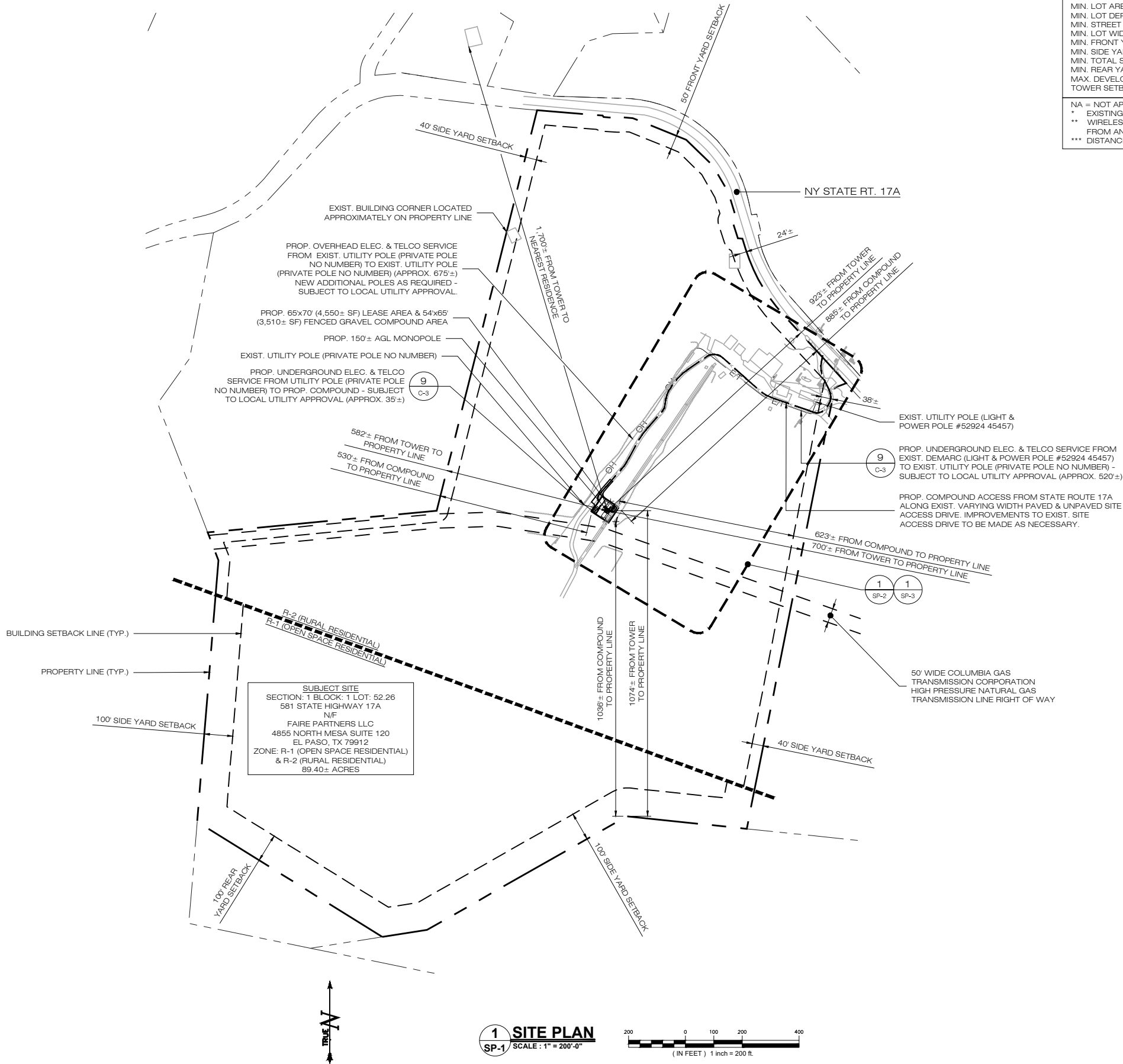
DATE: 11/29/18 DRAWN BY: CSH
CHECKED BY: RCB

SHEET TITLE:

**1,000' RADIUS MAP &
PROPERTY OWNERS**

SHEET NUMBER:

R-1



TUXEDO ZONING TABLE: DISTRICT R-2 - RURAL RESIDENTIAL			
ITEM:	REQUIRED	EXISTING	PROPOSED
MAX. HEIGHT (FT)	45	35±	NC
MIN. LOT AREA (SF)	65,000	3,994,264±	NC
MIN. LOT DEPTH (FT)	200	1,289±	NC
MIN. STREET FRONTAGE (FT)	150	1,612±	NC
MIN. LOT WIDTH (FT)	250	1,252±	NC
MIN. FRONT YARD SETBACK (FT)	50	24±*	885±***
MIN. SIDE YARD SETBACK (FT)	40	0±*	530±***
MIN. TOTAL SIDE YARD SETBACK (FT)	90	38±*	1,153±***
MIN. REAR YARD SETBACK (FT)	50	N/A	1,036±***
MAX. DEVELOPMENT COVERAGE	15%	11.7%	11.7%
TOWER SETBACK (FT)**	150	N/A	582±
NA = NOT APPLICABLE NC = NO CHANGE			
* EXISTING DIMENSIONAL NON-CONFORMITY			
** WIRELESS COMMUNICATIONS TOWERS SHALL BE LOCATED WITH A MINIMUM SETBACK FROM ANY PROPERTY LINE EQUAL TO THE HEIGHT OF THE TOWER.			
*** DISTANCE FROM PROP. COMPOUND TO PROPERTY LINE.			



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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP-1

- MAP REFERENCES:
- FAIRE PARTNERS LLC, L 5839 P 108, TOWN OF TUXEDO, COUNTY OF ORANGE, STATE OF NEW YORK, SHEET 1 OF 2 & SHEET 2 OF 2, PREPARED BY LAWSON SURVEY & MAPPING, 2959 COUNTY ROUTE 8, ONEONTA, NEW YORK 13820, DATED OCTOBER 17, 2018.
 - FIELD MEASUREMENTS TAKEN BY APT ENGINEERING ON 05-17-2018.



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ADDRESS: 9 HARMONY STREET
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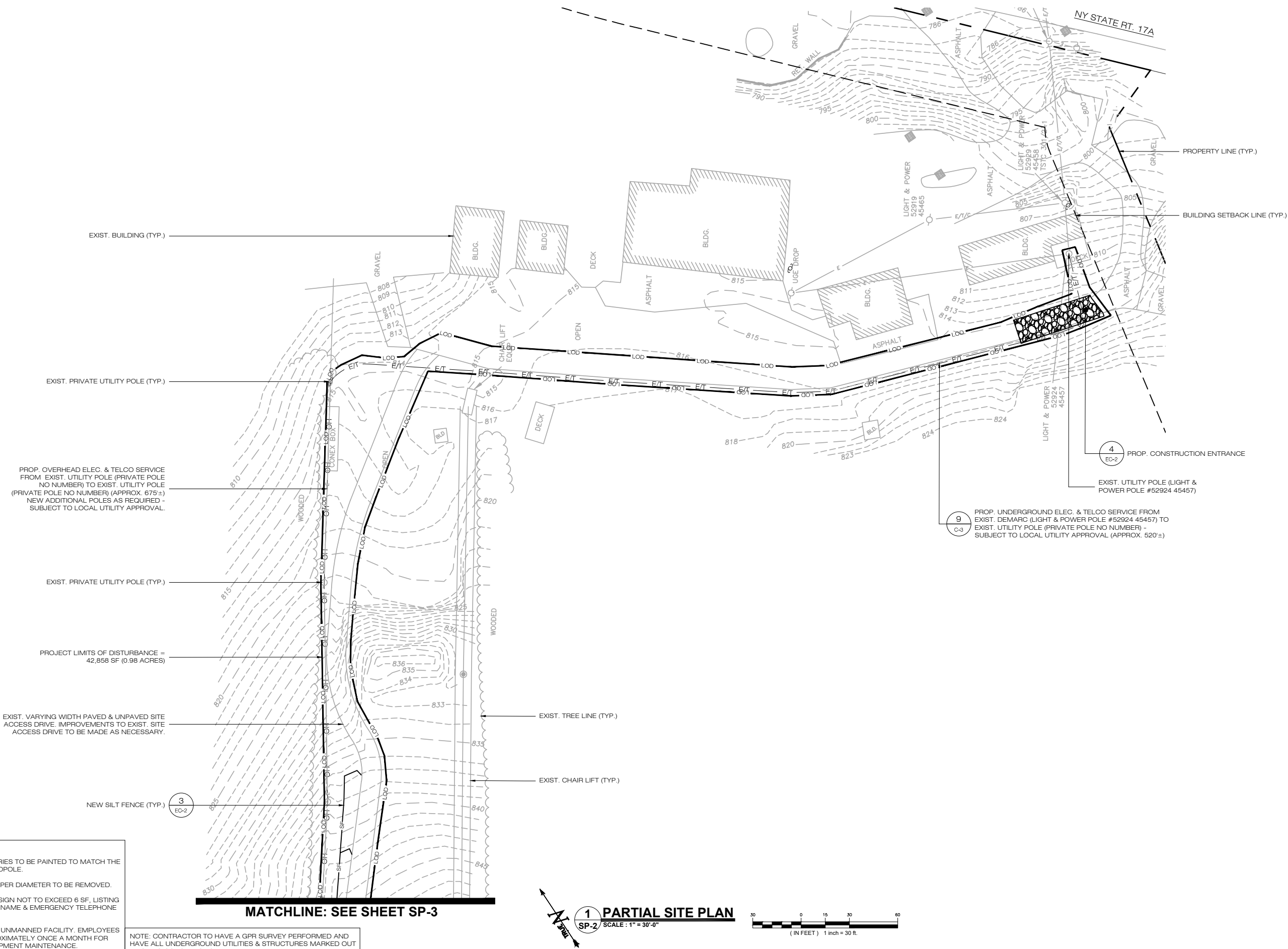
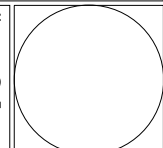
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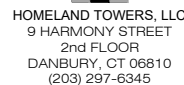
SHEET TITLE:

PARTIAL SITE PLAN

SHEET NUMBER:

SP-2





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TUXEDO PARK**

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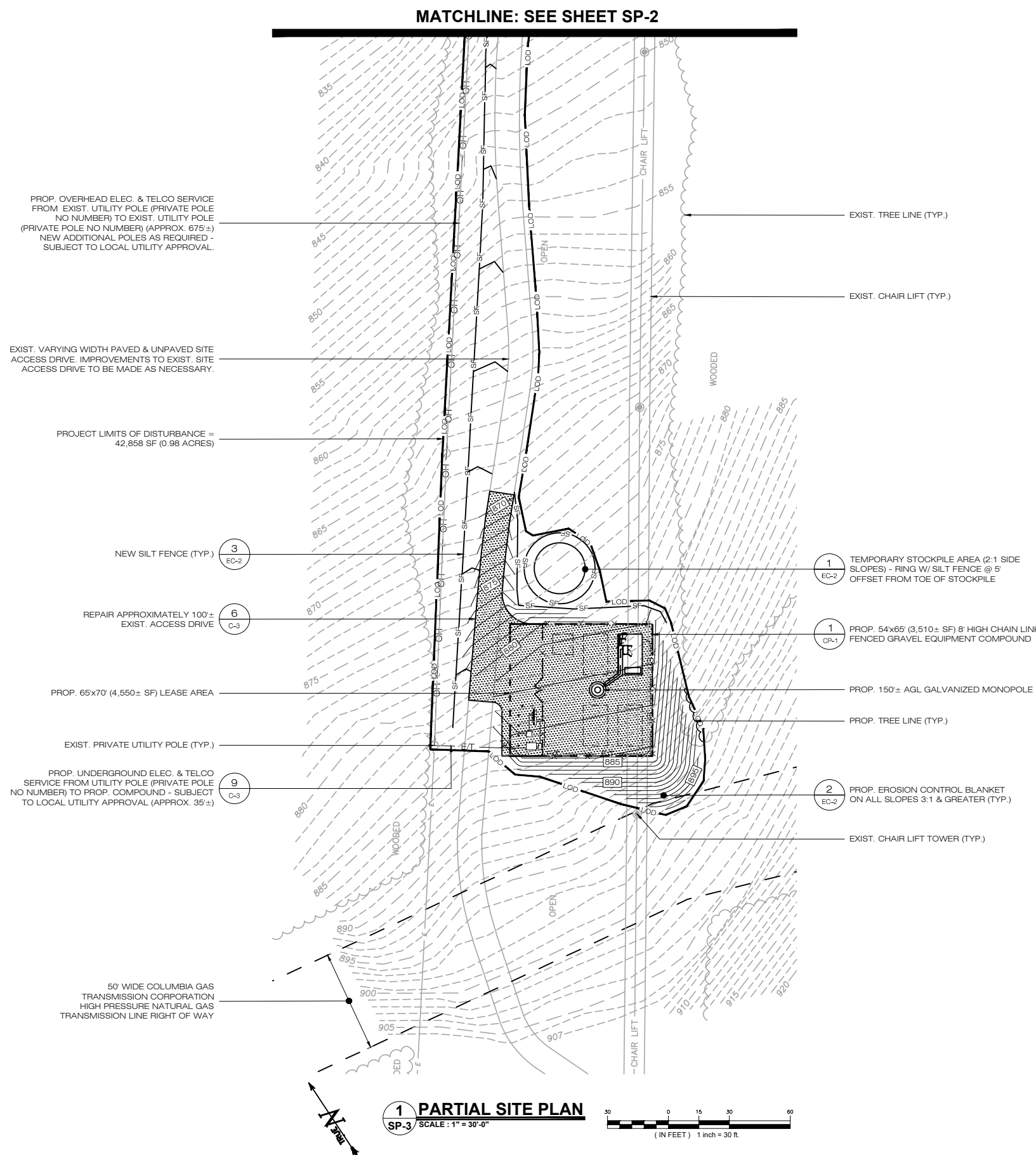
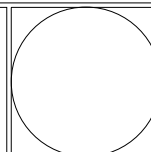
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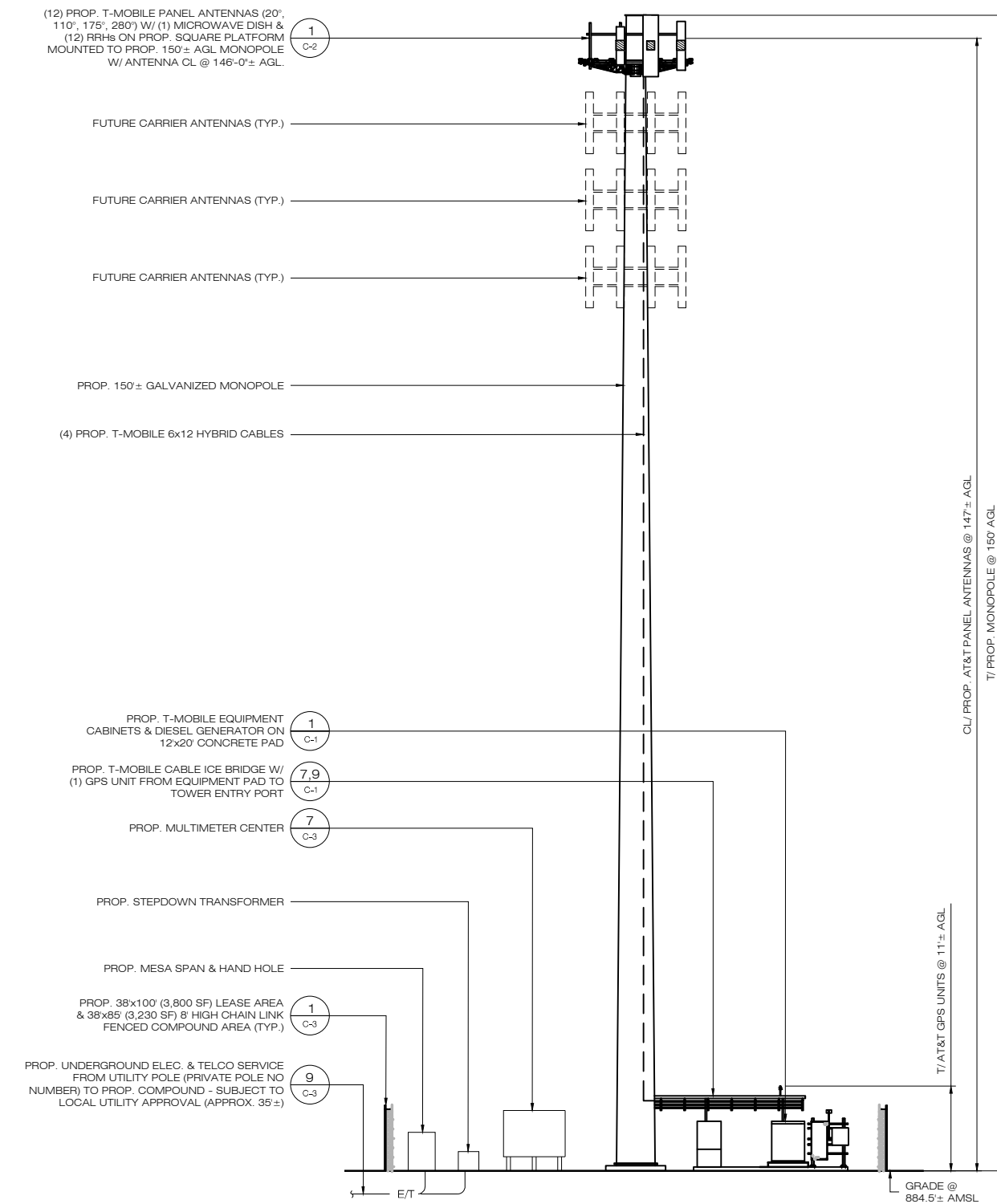
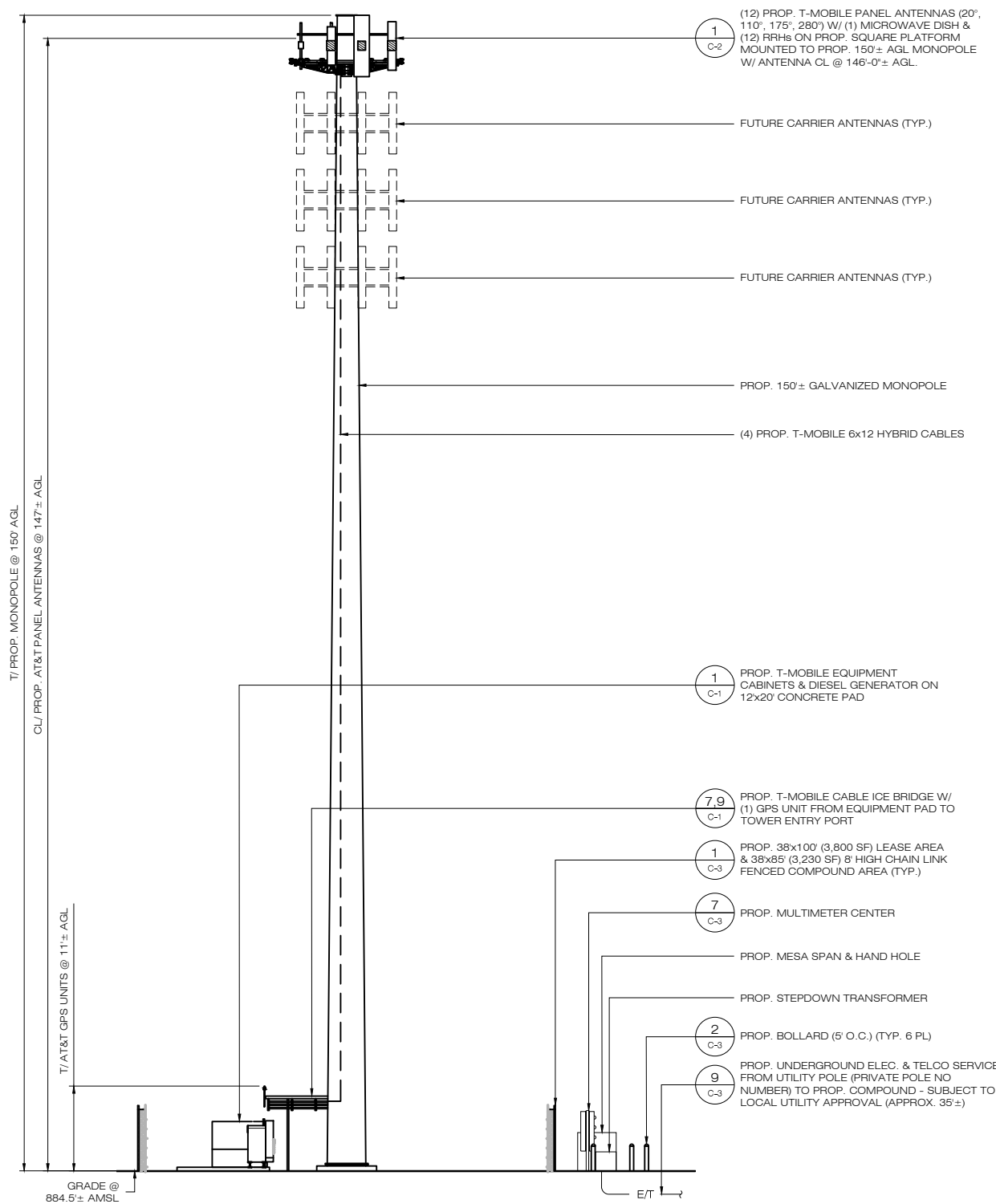
SHEET TITLE:

PARTIAL SITE PLAN

SHEET NUMBER:

SP-3





HOMELAND TOWERS, LLC
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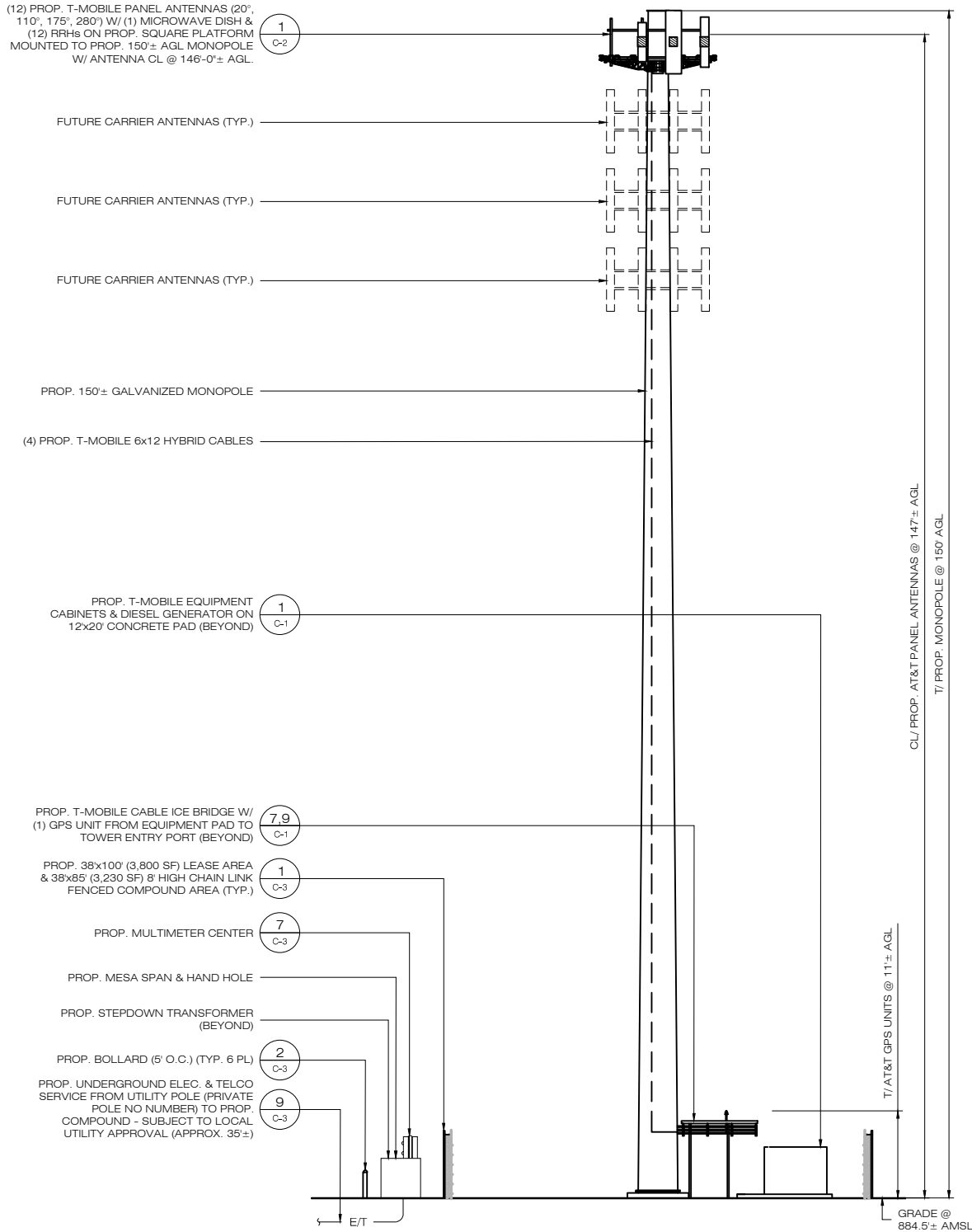
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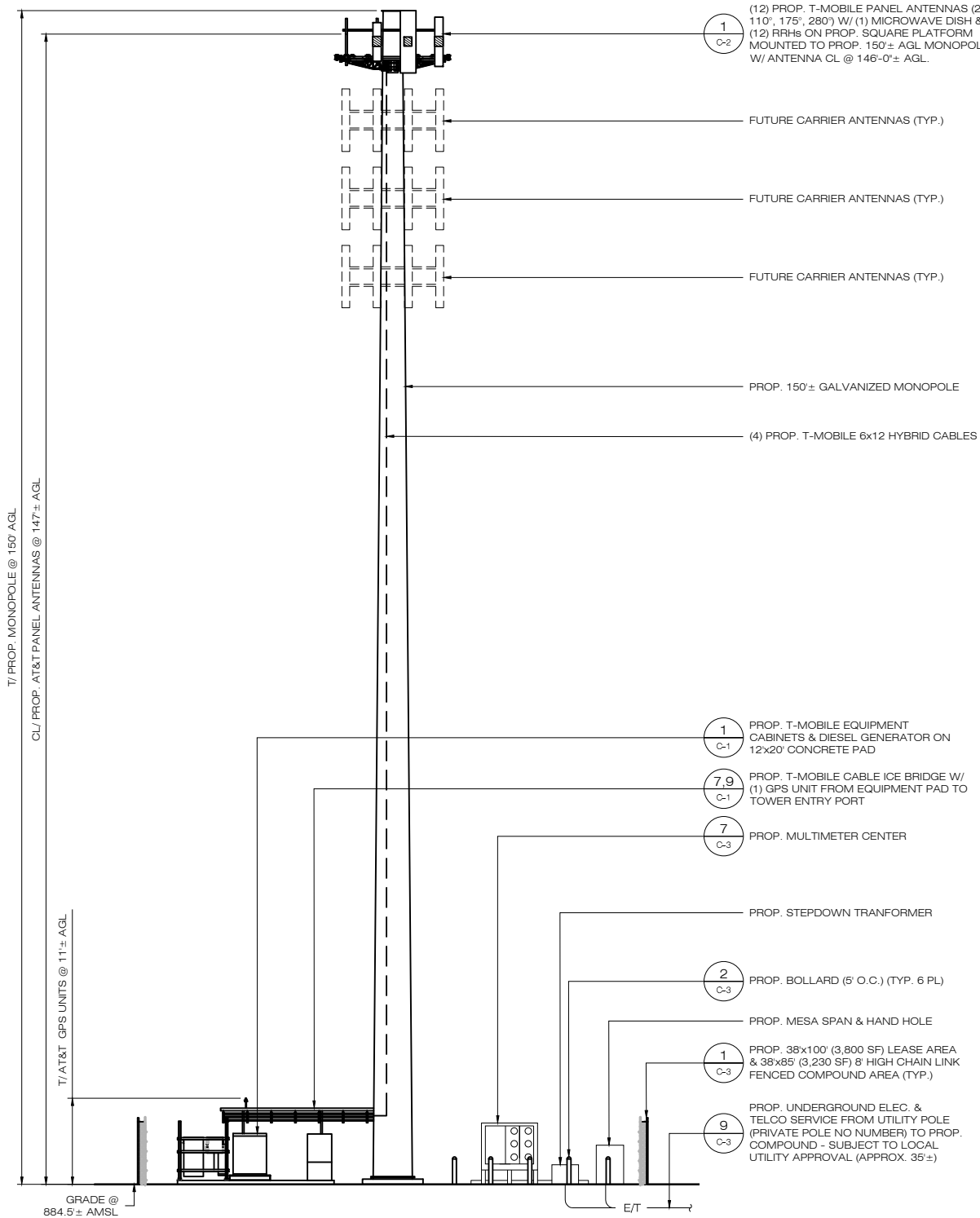
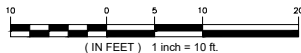
ELEVATIONS

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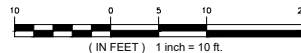
A-1



1 SOUTH ELEVATION
A-2 SCALE : 1" = 10'-0"



2 WEST ELEVATION
A-2 SCALE : 1" = 10'-0"



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A-2

EROSION CONTROL NOTES

EROSION AND SEDIMENT CONTROL PLAN NOTES

1. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL KEEP A COPY OF THE CURRENT GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS/BASINS, TEMPORARY DIVERSION SWALES AND ANTI-TRACKING PADS, SHALL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. THESE DRAWINGS ARE ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL MEASURES FOR THIS SITE. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN ARE SHOWN IN A GENERAL SIZE AND LOCATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL EROSION CONTROL MEASURES ARE CONFIGURED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION OF SOILS AND PREVENT THE TRANSPORT OF SEDIMENTS AND OTHER POLLUTANTS TO STORM DRAINAGE SYSTEMS AND/OR WATERCOURSES. ACTUAL SITE CONDITIONS OR SEASONAL AND CLIMATIC CONDITIONS MAY WARRANT ADDITIONAL CONTROLS OR CONFIGURATIONS WHEN DIRECTED BY THE ENGINEER. SEE SEDIMENT AND EROSION CONTROL DETAILS AND SUGGESTED CONSTRUCTION SEQUENCE FOR MORE INFORMATION. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
4. A BOND MAY BE REQUIRED TO BE POSTED WITH THE GOVERNING AUTHORITY FOR THE EROSION CONTROL INSTALLATION AND MAINTENANCE.
5. THE CONTRACTOR SHALL APPLY THE MINIMUM EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THE PLAN IN CONJUNCTION WITH CONSTRUCTION SEQUENCING, SUCH THAT ALL ACTIVE WORK ZONES ARE PROTECTED. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPAL OFFICIALS, OR ANY GOVERNING AGENCY. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CONSTRUCTION SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS WEEKLY AND WITHIN 24 HOURS OF A STORM WITH A RAINFALL AMOUNT OF 0.2 INCHES OR GREATER TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, ETC.) ON-SITE FOR PERIODIC MAINTENANCE AND EMERGENCY REPAIRS.
8. ALL FILL MATERIAL PLACED ADJACENT TO ANY WETLAND AREA SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN MAXIMUM ONE FOOT LIFTS, AND SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE, OR AS DETAILED, WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE AFTER CONSULTATION WITH AN ARBORIST AND BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF ALL CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
11. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SEDIMENT BARRIER UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE BARRIER. STAKED HAY BALES OR SILT FENCES SHALL ALSO BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, DEWATERING PUMP DISCHARGES, AND MATERIAL STOCKPILES.
12. WASHOUT OF APPLICATORS, CONTAINERS, VEHICLES AND EQUIPMENT FOR CONCRETE SHALL BE CONDUCTED IN A DESIGNATED WASHOUT AREA. NO SURFACE DISCHARGE OF WASHOUT WASTEWATERS FROM THE AREA WILL BE ALLOWED. ALL CONCRETE WASHWATER WILL BE DIRECTED INTO A CONTAINER OR PIT SUCH THAT NO OVERFLOWS CAN OCCUR. WASHOUT SHALL BE CONDUCTED IN AN ENTIRELY SELF-CONTAINED SYSTEM AND WILL BE CLEARLY DESIGNED AND FLAGGED OR SIGNED WHERE NECESSARY. THE WASHOUT AREA SHALL BE LOCATED OUTSIDE OF ANY BUFFERS AND AT LEAST 50 FEET FROM ANY STREAM, WETLAND OR OTHER SENSITIVE WATER OR NATURAL RESOURCES AS DETERMINED OR DESIGNATED BY THE ENGINEER.
13. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, TEMPORARY SEDIMENT TRAPS/BASINS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS/BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE ENGINEER AND GOVERNING OFFICIAL. DEWATERING SETTLING TRAPS SHALL BE USED IF GROUND WATER IS ENCOUNTERED. NO RUNOFF SHALL BE ALLOWED TO EXIT THE SITE PRIOR TO TREATMENT FOR SEDIMENT REMOVAL.
14. AS GENERAL GRADING OPERATIONS PROGRESS, THE TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED AND RELOCATED, AS CUT AND FILL SLOPES DICTATE, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS/BASINS.
15. TEMPORARY SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAP/BASIN. PROVIDE TRAP/BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
16. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN SEDIMENT TRAPS/BASINS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SLUMPS AS NECESSARY. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE. EXCAVATED MATERIAL FROM TEMPORARY SEDIMENT TRAPS/BASINS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
17. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE AND UNDISTURBED FOR MORE THAN 30 DAYS.
18. NO CUT OR FILL SLOPES SHALL EXCEED 3:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND THE ROAD SHOULDER AND BANKS WILL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
19. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY SEDIMENT TRAPS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINS OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR AND APPROVED BY THE ENGINEER.
20. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENT TRAP OUTLET CONTROL ORIFICES UNTIL SITE IS STABILIZED AND BLOCK END OF STORM DRAINS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
21. THE CONTRACTOR SHALL MAINTAIN A CLEAN CONSTRUCTION SITE AND SHALL NOT ALLOW THE ACCUMULATION OF RUBBISH OR CONSTRUCTION DEBRIS ON THE SITE. PROPER SANITARY DEVICES SHALL BE MAINTAINED ON-SITE AT ALL TIMES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID THE SPILLAGE OF FUEL OR OTHER POLLUTANTS ON THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL APPLICABLE POLICIES AND REGULATIONS RELATED TO SPILL PREVENTION AND RESPONSE/CONTAINMENT.
22. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDDED WITH TACKIFIER.
23. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. FOR DUST CONTROL, PERIODICALLY MOISTEN EXPOSED SOIL SURFACES WITH WATER ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAYS DAMP. CALCIUM CHLORIDE MAY ALSO BE APPLIED TO ACCESS ROADS. DUMP TRUCK LOADS EXITING THE SITE SHALL BE COVERED.
24. TURF ESTABLISHMENT SHALL BE PERFORMED OVER ALL DISTURBED SOIL, UNLESS THE AREA IS UNDER ACTIVE CONSTRUCTION, IT IS COVERED IN STONE OR SCHEDULED FOR PAVING WITHIN 30 DAYS. TEMPORARY SEEDING OR NON-LIVING SOIL PROTECTION OF ALL EXPOSED SOILS AND SLOPES SHALL BE INITIATED WITHIN THE FIRST 7 DAYS OF SUSPENDING WORK IN AREAS TO BE LEFT LONGER THAN 30 DAYS.
25. IF CONSTRUCTION ACTIVITIES ARE COMPLETE OR HAVE BEEN TEMPORARILY HALTED FOR 7 DAYS, STABILIZATION ACTIVITIES WILL BE IMPLEMENTED WITHIN 3 DAYS.
26. TWO WEEKS BEFORE THE FALL SEEDING SEASON BEGINS (AUGUST 15 TO OCTOBER 15), THE CONTRACTOR SHALL SCHEDULE A MEETING WITH YORKTOWN STAFF TO DISCUSS STABILIZING THE SITE FOR WINTER MONTHS. MEASURES SUCH AS MULCHING AND/OR SEEDING MAY BE REQUIRED.
27. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK REMOVE ALL TEMPORARY SEDIMENT CONTROLS ONCE THE SITE IS FULLY STABILIZED AND APPROVAL HAS BEEN RECEIVED FROM TOWN OF YORKTOWN AND/OR ENGINEER.
28. SEEDING MIXTURES:

A. NYSDEC PERMANENT CONSTRUCTION AREA PLANTING MIXTURE #1 FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION.

SEDIMENT & EROSION CONTROL NARRATIVE

1. THE PROJECT INCLUDES THE INSTALLATION OF A 150' HIGH MONOPOLE WITH ASSOCIATED GROUND MOUNTED EQUIPMENT. ALL DISTURBED AREAS ARE TO BE SEEDED AND STABILIZED PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT.
- THE PROPOSED PROJECT INVOLVES THE FOLLOWING CONSTRUCTION:

A. CONSTRUCTION OF 150' MONOPOLE.

C. CONSTRUCTION OF 54x65' (3,510± SF) FENCED EQUIPMENT COMPOUND W/ GRAVEL SURFACE TREATMENT AND ASSOCIATED UTILITIES.

D. CONSTRUCTION OF A 10x15' (150± SF) & A 12x20' (240± SF) CONCRETE EQUIPMENT PAD

E. THE STABILIZATION OF PVIOUS DISTURBED AREAS WITH PERMANENT GRASS TREATMENTS.
2. FOR THIS PROJECT, THERE ARE APPROXIMATELY 42,858± SF OF THE SITE BEING DISTURBED AND THE IMPERVIOUS AREA OF THE SITE HAS BEEN INCREASED BY A TOTAL OF 5,025± SF.
3. A GEOTECHNICAL ENGINEERING REPORT IS TOO BWE COMPLETED FOR THIS PROJECT AND WILL BE AVAILABLE UNDER SEPARATE COVER.
4. IT IS ANTICIPATED THAT CONSTRUCTION WILL BE COMPLETED IN APPROXIMATELY 8 MONTHS.
5. REFER TO THE CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENTATION NOTES FOR INFORMATION REGARDING SEQUENCING OF MAJOR OPERATIONS IN THE ON-SITE CONSTRUCTION PHASES.
6. EROSION AND SEDIMENTATION MEASURES ARE BASED UPON ENGINEERING PRACTICE, JUDGEMENT AND THE APPLICABLE SECTIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (BLUE BOOK), LATEST EDITION.
7. DETAILS FOR THE TYPICAL EROSION AND SEDIMENTATION MEASURES ARE SHOWN ON PLAN SHEET EC-2 OR PROVIDED AS SEPARATE SUPPORT DOCUMENTATION FOR REVIEW IN THIS PLAN.
8. CONSERVATION PRACTICES TO BE USED DURING CONSTRUCTION AREA:

A. STAGED CONSTRUCTION;

B. MINIMIZE THE DISTURBED AREAS DURING CONSTRUCTION;

C. STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE WITH TEMPORARY OR PERMANENT MEASURES;

D. MINIMIZE IMPERVIOUS AREAS;

E. UTILIZE APPROPRIATE CONSTRUCTION EROSION AND SEDIMENTATION MEASURES.

SUGGESTED CONSTRUCTION SEQUENCE

THE FOLLOWING SUGGESTED SEQUENCE OF CONSTRUCTION ACTIVITIES IS PROJECTED BASED UPON ENGINEERING JUDGEMENT AND BEST MANAGEMENT PRACTICES. THE CONTRACTOR MAY ELECT TO ALTER THE SEQUENCING TO BEST MEET THE CONSTRUCTION SCHEDULE. THE EXISTING SITE ACTIVITIES AND WEATHER CONDITIONS. CONTRACTOR TO HIRE SURVEYOR FOR PROJECT STAKEOUT AS NEEDED THROUGHOUT CONSTRUCTION ACTIVITIES.

1. CONTACT THE OWNER TO SCHEDULE A PRE-CONSTRUCTION MEETING. PHYSICALLY FLAG THE TREES TO BE REMOVED IN THE FIELD AS NECESSARY TO FACILITATE THE PRE-CONSTRUCTION MEETING.
2. CONDUCT A PRE-CONSTRUCTION MEETING TO DISCUSS THE PROPOSED WORK AND EROSION AND SEDIMENTATION CONTROL MEASURES. THE MEETING SHOULD BE ATTENDED BY THE OWNER, THE OWNER REPRESENTATIVE(S), THE GENERAL CONTRACTOR, DESIGNATED SUB-CONTRACTORS AND THE PERSON, OR PERSONS, RESPONSIBLE FOR THE IMPLEMENTATION, OPERATION, MONITORING AND MAINTENANCE OF THE EROSION AND SEDIMENTATION MEASURES. THE CONSTRUCTION PROCEDURES FOR THE ENTIRE PROJECT SHALL BE REVIEWED AT THIS MEETING.
3. NOTIFY THE OWNER AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT. NOTIFY DIG SAFELY NEW YORK AY (800) 962-7962.
4. CLEAR AND GRUB AS REQUIRED, TO INSTALL THE PERIMETER EROSION AND SEDIMENTATION CONTROL MEASURES AND, IF APPLICABLE, TREE PROTECTION.
5. INSTALL CONSTRUCTION ENTRANCE.
6. PERFORM THE REMAINING CLEARING AND GRUBBING AS NECESSARY. REMOVE CUT WOOD AND STUMPS. CHIP BRUSH AND STOCKPILE FOR FUTURE USE OR REMOVE OFF-SITE. REMOVE AND DISPOSE OF DEMOLITION DEBRIS OFF-SITE.
7. TEMPORARILY SEED DISTURBED AREAS NOT UNDER CONSTRUCTION FOR THIRTY (30) DAYS OR MORE.
8. EXCAVATE, GRADE AND IMPROVE EXISTING ACCESS DRIVE AS NECESSARY.
9. EXCAVATE AND ROUGH GRADE EQUIPMENT COMPOUND.
10. EXCAVATE FOR TOWER FOUNDATION & EQUIPMENT PAD.
11. FINALIZE ACCESS ROAD GRADES.
12. PREPARE SUBGRADE AND INSTALL FORMS, STEEL REINFORCING, & CONCRETE FOR TOWER FOUNDATION & EQUIPMENT PADS.
13. INSTALL BURIED GROUND RINGS, GROUND RODS, GROUND LEADS, UTILITY CONDUITS & UTILITY EQUIPMENT.
14. BACKFILL TOWER FOUNDATION.
15. ERECT MONOPOLE.
16. INSTALL TELECOMMUNICATIONS EQUIPMENT ON TOWER & COMPOUND.
17. INSTALL COMPOUND GRAVEL SURFACES.
18. FINALIZE GRADES. INSTALL GRAVEL SURFACES.
19. INSTALL FENCING.
20. CONNECT GROUNDING LEADS & LIGHTENING PROTECTION
21. FINAL GRADE AROUND COMPOUND.
22. LOAM & SEED DISTURBED AREAS OUTSIDE COMPOUND, AS REQUIRED.
23. TEST ALL NEW EQUIPMENT.
24. AFTER THE SITE IS STABILIZED AND WITH THE APPROVAL OF THE OWNER, REMOVE PERIMETER EROSION AND SEDIMENTATION CONTROLS.
25. PERFORM FINAL PROJECT CLEANUP.

THE ESTIMATED TIME FOR THE COMPLETION OF THE WORK IS APPROXIMATELY TWELVE (12) WEEKS. THE EXACT PROCESS MAY VARY DEPENDING ON THE CONTRACTORS & SUBCONTRACTORS AVAILABILITY TO COMPLETE WORK & WEATHER DELAYS.

CONSTRUCTION OPERATION AND MAINTENANCE PLAN - BY CONTRACTOR

E&S MEASURE	INSPECTION SCHEDULE
CONSTRUCTION ENTRANCE	DAILY
HAY BALES	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"
SILT FENCE	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"
SILT SACKS	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"
TOPSOIL/BORROW STOCKPILES	DAILY
WATER BARS	DAILY
TEMPORARY DIVERSION DITCHES	DAILY & WITHIN 24 HOURS OF RAINFALL > 0.2"
TEMPORARY SEDIMENT TRAPS/BASINS	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"
TEMPORARY SOIL PROTECTION	WEEKLY & WITHIN 24 HOURS OF RAINFALL > 0.2"

MAINTENANCE REQUIRED

PLACE ADDITIONAL STONE, EXTEND THE LENGTH OR REMOVE AND REPLACE THE STONE. CLEAN PAVED SURFACES OF TRACKED SEDIMENT.

REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE BALE.

REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

REPAIR/REPLACE WHEN FAILURE, OR OBSERVED DETERIORATION, IS OBSERVED. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE SACK.

REPAIR/REPLACE SEDIMENT BARRIERS AS NECESSARY.

REPAIR/RESHAPE AS NECESSARY. REMOVE SILT WHEN IT REACHES 1/2 THE HEIGHT OF THE WATER BAR.

REPAIR/RESHAPE AS NECESSARY. REVIEW CONDITIONS IF REPETITIVE FAILURES OCCUR.

REMOVE SEDIMENT WHEN IT REACHES 1/2 OF THE MINIMUM REQUIRED WET STORAGE VOLUME.

REPAIR ERODED OR BARE AREAS IMMEDIATELY. RESEED AND MULCH.



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Northeast LLC

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PARSIPPANY, NJ 07054

CONSTRUCTION DOCUMENTS

NO	DATE	REVISION
0	11/29/18	FOR REVIEW: RCB
1	12/04/18	CLIENT REVS: RCB
2		
3		
4		
5		
6		

DESIGN PROFESSIONALS OF RECORD

PROF: SCOTT M. CHASSE P.E.
COMP: APT ENGINEERING
ADD: 3 SADDLEBROOK DRIVE
KILLINGWORTH, CT 06419

DEVELOPER: HOMELAND TOWERS, LLC
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NOTE:
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EDUCATION LAW ARTICLE 145, SECTION
7209 (2) FOR ANY PERSON, UNLESS
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LAND SURVEYOR, TO ALTER AN ITEM IN
ANY WAY, IF AN ITEM BEARING THE SEAL
OF AN ENGINEER OR LAND SURVEYOR IS
ALTERED, THE ALTERING ENGINEER OR
LAND SURVEYOR SHALL AFFIX TO THE
ITEM HIS SEAL AND THE NOTATION
"ALTERED BY" FOLLOWED BY THE
SIGNATURE AND THE DATE OF SUCH
ALTERATION, AND A SPECIFIC
DESCRIPTION OF THE ALTERATION.

HOMELAND TOWERS
TUXEDO PARK

SITE 581 STATE HIGHWAY 17A
ADDRESS: TUXEDO PARK, NY 10987

APT FILING NUMBER: NY283790

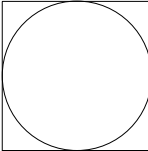
DATE: 11/29/18	DRAWN BY: CSH
	CHECKED BY: RCB

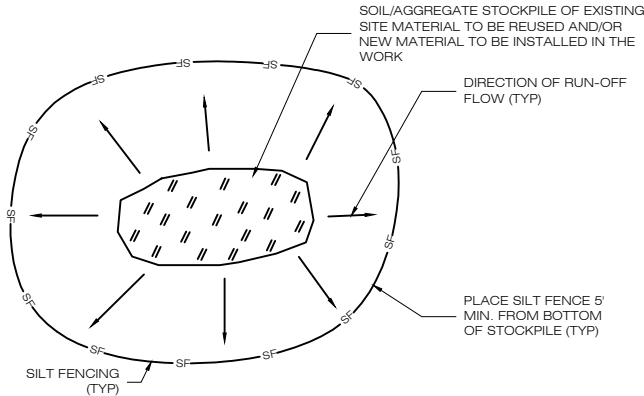
SHEET TITLE:

EROSION CONTROL
NOTES

SHEET NUMBER:

EC-1

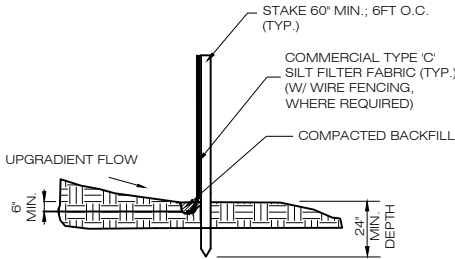




NOTES:

1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
5. ANY SOIL IN STOCKPILES IN EXCESS OF SEVEN (7) DAYS SHALL BE SEEDED AND MULCHED OR COVERED.

1 TEMPORARY STOCKPILE DETAIL
EC-2 SCALE : N.T.S.



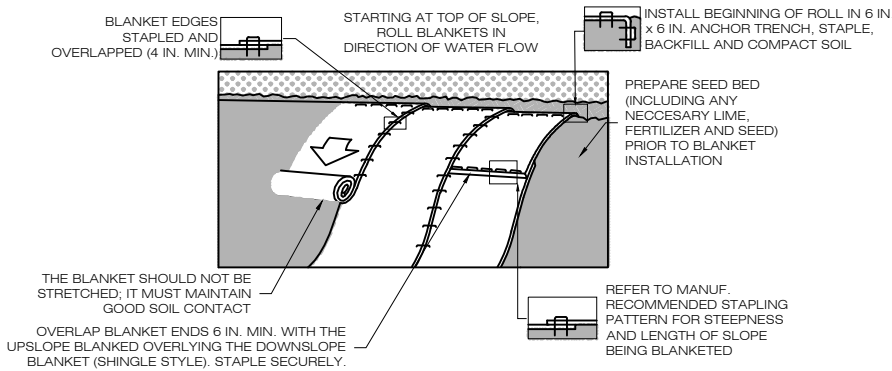
3 GEOTEXTILE SILT FENCE DETAIL
EC-2 SCALE : N.T.S.

SEQUENCE OF CONSTRUCTION

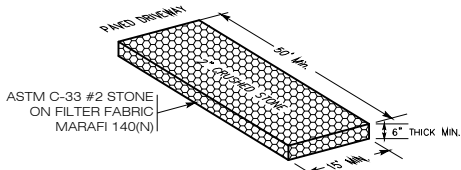
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL THE RECPs DOWN HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2' - 5' OVERLAP DEPENDING ON THE RECPs TYPE.
5. CONSECUTIVE RECPs SPLICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPs WIDTH.

NOTES:

1. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
3. BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
4. THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.



2 EROSION CONTROL BLANKET STEEP SLOPES
EC-2 SCALE : N.T.S.



4 CONSTRUCTION ENTRANCE (CE) DETAIL
EC-2 SCALE : N.T.S.

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SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
EC-2

