CITY OF ROME PLANNING BOARD

CARE OF: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7643 Fax: (315) 838-1167
www.RomeNewYork.com

Application for Planning Board Review

Property Address: IRONWOOD DRIVE **County Tax ID #:** 205.000-1-3.1

Type of Action Requested

☐ Site Plan Review ☐ Site Plan Revision ☐ Minor Subdivision (less than 5 lots)

☒ Major Subdivision (5 lots or more)
☒ Preliminary Plat ☐ Final Plat

Please fill out all the application forms completely and ensure that you are submitting all required supporting documentation. Review and complete the application checklist form prior to submission to confirm that your application is complete.

A complete application must include, at minimum:

- *Completed Application Form*
- *Application Fee*
- *All Required Submittals*
- *Digital Copy of All Documents*
- *10 Paper Copies of All Documents Printed to Full Original Scale*

*A **complete** application package must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting to be placed on an agenda. **Please note that for review items which require a State Environmental Quality Review (SEQR), by law, each agency that is part of the project review has up to thirty (30) days for comment.** With this in mind, if an item subject to SEQR is submitted at the deadline (16 days prior to the meeting), it is unlikely that the review item will be able to be acted on at the following regular meeting of the planning board.*

The Planning Board generally meets on the first Tuesday of each month, but consult the publicly posted schedule as this can vary as a result of public holidays.

Office Use	Date Received:	Fee Recieved: ☐ Yes ☐ No ☐ N/A

City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: FLORIDA DREAM HOMES, LLC Address: 11925 SE 167TH AVENUE ROAD

Phone: _____ City: OCKLAWAHA State: FL Zip: 32179

E-Mail: rickdeeley@AOL.com

Property Owner Information ☐ (Check if same as applicant)

Name: JAMES CILENTE Address: 603 RIDGEWOOD DRIVE

Phone: _____ City: ROME State: NY Zip: 13440

E-Mail: _____

Agent Information

Name: MOORE LAND SURVEYING, P.C. Address: 1721 BLACK RIVER BLVD

Phone: 315-336-9480 City: ROME State: NY Zip: 13440

E-Mail: JEFF@MOORELANDSURVEYING.COM

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:

SUBDIVISION OF A 7.0 ACRE SECTION OF THE PARENT PARCEL TO CREATE 18 RESIDENTIAL LOTS AND TO EXTEND IRONWOOD DRIVE. LOTS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWERS.

Property Zoning: R-1-8 **Property Size:** 150± Ac

Current Land Use: VACANT

Are there any easements or rights-of-way on the property? ☐ Yes ☒ No

☐ Utility ☐ Right-of-Way ☐ Access ☐ Other

Are there any known archaeological or historically significant features on the property? ☐ Yes ☒ No

If yes, please explain: _____

Are there any federal or state wetlands located on the property? ☐ Yes ☒ No - NOT ON THE PROPOSED SUBDIVISION AREA

☐ Federal Wetlands ☐ New York State Wetlands

Is the property located within a floodplain? ☐ Yes ☒ No

☐ 100-Year ☐ 500-Year

City of Rome, New York
Application for Planning Board Review

Site Plan Review Supplement

Please complete this section if you are applying for site plan review

Proposed Building Square Footage:_____

Proposed Building Height:_____

Proposed Lot Coverage:_____

Proposed Impervious Surface Coverage:_____

Proposed Building Setbacks:_____ (Front, Side, Side, Rear)

Breakdown of Proposed Uses by Square Footage:_____

Proposed Number of Residential Units:_____ (If Applicable)

Does the proposed project involve the construction of wireless telecommunication facilities or infrastructure?

☐ Yes ☐ No

Does the proposed project involve the construction of a Tier 2 or Tier 3 Solar Energy Project as defined in the City of Rome Zoning Code?

☐ No ☐ Yes, Tier 2 ☐ Yes, Tier 3

Additional information is required for projects involving wireless telecommunication facilities and infrastructure, as well as Tier 2 and 3 solar arrays. For these types of project, please contact the Department of Community and Economic Development for assistance.

Application Submittals Checklist (Site Plan Review)

*This checklist **must** be completed if you are applying for Site Plan Review in order for your application to be considered complete.*

- ☐ Completed Application for Planning Board Review
- ☐ Application Fee ($50 Minor Site Plan, $250 Major Site Plan) (Make Checks Payable to City of Rome)
- ☐ Completed Short or Long Form Environmental Assessment Form, Part 1, As Applicable
- ☐ Project Drawings including the following and scaled to no more than 1"=100':
  - ☒ Project Title (cover page)
  - ☐ Name and address of applicant (all drawings)
  - ☐ Name and address of person/firm who prepared the drawings (all drawings)
  - ☐ North Arrow and scale (all drawings)
  - ☐ Date of drafting and most recent revision (all drawings)
  - ☐ Boundaries of property (all drawings)
  - ☐ Grading and drainage plan, including both existing and proposed contours
  - ☐ Location, type of construction, and exterior dimensions of all buildings
  - ☐ Elevations and design of all proposed buildings
  - ☐ Location, design, and type of construction of all parking and loading areas
  - ☐ Access and egress for all buildings and parking and loading areas
  - ☒ Location, design, and construction details for all existing and proposed site improvements
  - ☐ Pedestrian access and circulation
  - ☐ Emergency vehicle access and circulation
  - ☒ Location, design, and construction details for all utilities provisioning and connection
  - ☐ Location, design, and construction details for all proposed signs
  - ☐ Landscaping plan and planting schedule, including proposed buffer areas and vegetative cover
  - ☐ Outdoor lighting plan, including photometrics
  - ☐ Estimated project construction schedule
  - ☐ List of all state and county permits required for the project and their status

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above.

City of Rome, New York
Application for Planning Board Review

Subdivision Supplement

Please complete this section if you are applying for property subdivision.

Existing parcel size(s): 150± Acres

New parcel sizes: 0.33 Acres

Proposed number of parcels to result from subdivision: 18 + 1 outlot

Will all parcels have frontage on a public right-of-way and take access from it?

☒ Yes ☐ No

Does the proposed subdivision anticipate the creation of new roads, power lines, or water and sewer infrastructure that will be maintained by the City of Rome?

YES

For major subdivision - have copies of the proposed plat been sent to the Oneida County Department of Health for approval?

☐ Yes ☒ No

Application Submittals Checklist (Preliminary Plat, Minor Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- ☐ Completed Application for Planning Board Review
- ☐ Application Fee ($50 base fee plus $35 per lot)(Make checks payable to City of Rome)
- ☐ Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- ☐ Legal description of the parcels resulting from the proposed subdivision
- ☐ A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - ☐ North arrow and scale bar
  - ☐ Name and address of applicant
  - ☐ Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
  - ☐ Layout, number, dimensions, and area of each lot within the proposed subdivision
  - ☐ Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
  - ☐ The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
  - ☐ The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
  - ☐ If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
  - ☐ If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above. Commonly requested information includes, but is not limited to, the following:

- ☐ Topography map with contours at specified intervals
- ☐ Cross-section of proposed rights-of-way, showing roadway widths and grades, bicycle and pedestrian facilities, green infrastructure, and street trees
- ☐ The proposed location of water, gas, electric, cable, data delivery, and telephone outlets or lines
- ☐ Elevation drawing(s)

Application Submittals Checklist (Pre-Application Conference, Major Subdivision)

- ☐ Sketch plan showing a general layout of proposed streets, lots, and other improvements
- ☐ Location map indicating the proposed subdivision in relation to the surrounding area
- ☐ Depiction of land to be reserved for streets, stormwater management, sewers, water, fire protection, public buildings, utilities, and other facilities
- ☐ Map of general locations of obvious conservation features
- ☐ Conservation Features Inventory (required only if the proposed subdivision contains previously undeveloped or agricultural land)

Application Submittals Checklist (Preliminary Plat, Major Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- ☒ Completed Application for Planning Board Review
- ☐ Application Fee ($150 base fee plus $35 per lot)(Make checks payable to City of Rome) #815.00
- ☒ Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- ☐ Legal description of the parcels resulting from the proposed subdivision
- ☒ A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - ☒ North arrow and scale bar
  - ☐ Name and address of applicant
  - ☒ Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
  - ☒ Layout, number, dimensions, and area of each lot within the proposed subdivision
  - ☒ Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
  - ☒ The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
  - ☒ The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
  - ☒ If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
  - ☒ If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

Application Submittals Checklist (Final Plat, Major Subdivision)

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- ☐ Completed Application for Planning Board Review
- ☐ Formal offers of dedication, when not set forth on the final plat, of any public rights-of-way or parks, accompanied by the appropriate deeds bearing a certification of approval by the City Corporation Counsel.
- ☐ An endorsement from abstract or title company certifying that there are no liens against the land to be subdivided arising from nonpayment of City taxes, water or sewer charges, or fines
- ☐ A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
    - ☐ All information from the approved preliminary plat
    - ☐ Date of preperation of the final plat and by whom it was prepared
    - ☐ The boundary of the plat, based on accurate traverse, with angles and linear dimensions
    - ☐ The exact location, width, and name of all rights-of-way within and adjoining the plat
    - ☐ True angles and distances to the nearest established right-of-way line or official monuments (no less than three)
    - ☐ Municipal, township, county, and section lines accurately tied to the lines of the subdivision by distances and angles
    - ☐ Radii, internal angles, points, curvatures, tangent bearings, and lengths of all arcs
    - ☐ All easements established for public use and utilities
    - ☐ All lot numbers and lot lines, with accurate dimensions given in hundredths of a foot
    - ☐ Accurate outlines of all areas dedicated or reserved for public use, with the proposed uses indicated, and all areas to be reserved for the common use of the property owners, with the proposed uses indicated
- ☐ A certification by all who have an interest in the property to be subdivided, authorizing and acknowledging the preparation of the subdivision plat and the dedication of any thoroughfares and other public areas
- ☐ Documentation of the approval of the City Engineer that the subdivision agrees with the City survey and is mathematically correct
- ☐ Certification from the Oneida County Health Department and any other applicable authorities that the final plat meets required specifications.

City of Rome, New York
Application for Planning Board Review

General Information and Certification

The City of Rome's Planning Board regularly meets the first Tuesday of every month. To be placed on an agenda, a complete application must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting.

Please note that you *must* have a representative in attendance at the meeting in order for your application to be considered.

All required supporting documentation including the required number of copies of plans, documents, drawings and/or other illustrative materials must be submitted in an application packet in order for it to be considered complete. Please refer to the relevant application checklist to confirm that you are submitting all necessary information.

Failure to provide complete information may result in unnecessary delays or revocation of approvals.

I do hereby state that the information submitted is an accurate representation of my request and complete to the best of my knowledge:

Applicant Signature: _____

Date: 11/12/24

Owner Signature: _____

Date: 11/12/24

State of New York
County of Oneida

City of Rome Planning Board

In the Matter of:

Limited Power of Attorney

I, James Cilente, **as principal** am a party to a proceeding before the Planning Board and have authorized Moore Land Surveying, P.C., **as my agent,** whose address is 1721 Black River Boulevard Rome, NY to act for me in all proceedings in this matter. I understand that the Board will consider the representations and submissions by my agent to be representations in furtherance of this proceeding before the Planning Board, nothing else.

Signature: _____ Dated: Dec 2, 24
James Cilente

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
COPPER HILL VILLAGE

Project Location (describe, and attach a location map):
IRONWOOD DRIVE, CITY OF ROME, ONEIDA COUNTY, NEW YORK

Brief Description of Proposed Action:
SUBDIVISION OF A 7± ACRE PORTION OF THE 150± ACRE PARENT PARCEL (205.000-1-3.1) INTO 18 RESIDENTIAL LOTS AND EXTENSION OF IRONWOOD DRIVE COMPLETE WITH WATER AND SANITARY SEWER EXTENSIONS.

Name of Applicant or Sponsor:	Telephone:
FLORIDA DREAM HOMES, LLC	E-Mail: rickdeeley@AOL.com

Address:
11925 SE 167TH AVENUE ROAD

City/PO:	State:	Zip Code:
OCKLAWAHA	FL	32179

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ONEIDA COUNTY HEALTH DEPT.	☐	☒

3. a. Total acreage of the site of the proposed action? 7.0 acres
   b. Total acreage to be physically disturbed? 4.8 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 150 ± acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒
_____		
_____		

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☒
_____		

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☒
_____		

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☒
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		
_____		
_____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☒
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☒	☐
If Yes, briefly describe:		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☒	☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☒	☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☒	☐
If Yes, describe:		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jeffrey D Moore, LS Date: 11/12/24

Signature: Title: Surveyor

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

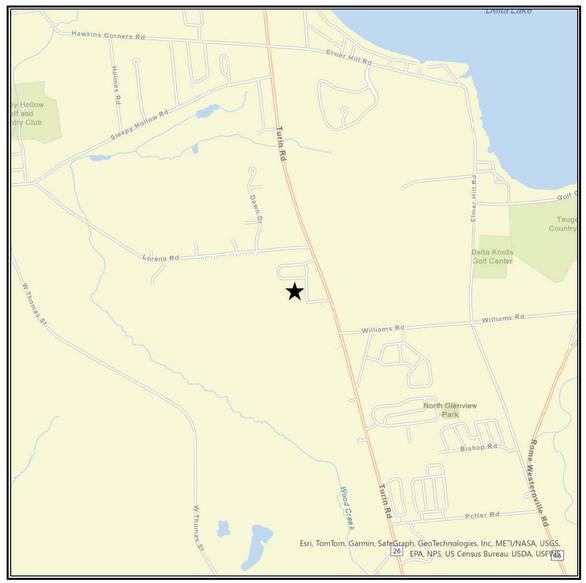
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

PRINT FORM

COPPER HILL VILLAGE SUBDIVISION

CITY OF ROME, ONEIDA COUNTY

APPLICANT: FLORIDA DREAM HOMES, LLC
11925 SE 167th AVENUE ROAD
OCKLAWAHA, FL 32179



LOCATION MAP
SCALE: 1"=2000'

SITE INFORMATION

ZONING: R-1-8 RESIDENTIAL
AREA: TOTAL AREA: 150± ACRES, AREA OF PROPOSED SUBDIVISION = 7.0 ACRES
AREA DISTURBED: 4.5 ACRES
PROPOSED RESIDENTIAL LOTS: 18
MINUMUM LOT AREA: 8000 SQ. FT. (ACTUAL LOT AREA = 14,400 SQ. FT.)
REQUIRED MINIMUM SETBACKS: FRONT 25'
SIDES 10'
REAR 30'

CONSTRUCTION SCHEDULE

1. OBTAIN ALL APPLICABLE PERMITS.
2. FLAG THE WORK LIMITS.
3. INSTALL EROSION CONTROL PER SHEETS 8 & 9.
4. GRADE SITE AS SHOWN.
5. CONSTRUCT STORM DRAINAGE SYSTEM.
5. EXTEND WATER SERVICE AND OTHER UTILITIES.
6. FINE GRADE AND PAVE THE PAVEMENT AREAS. TOPSOIL AND SEED DISTURBED AREAS TO LAWN.
7. REMOVE EROSION CONTROL DEVICES AND SEED THESE AREAS AFTER LAWN IS ESTABLISHED.

SHEET INDEX

STATE OF NEW YORK
DONALD DeWOLFE EHRE
No. 59276
LICENSED PROFESSIONAL ENGINEER

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Engineer, to alter this document in any way. If a document bearing the seal of an Engineer is altered, the altering Engineer shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration and a specific description of the alteration.

DATE	BY	REVISION

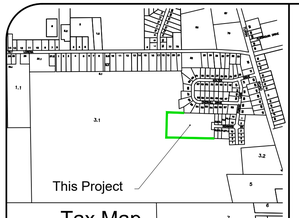
DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

TITLE SHEET

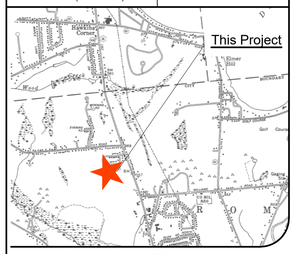
BOULDER CONSULTANTS

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

SCALE: AS SHOWN	DATE: 11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET
DWG. NO.: TITLE	



Tax Map
(Not to Scale)

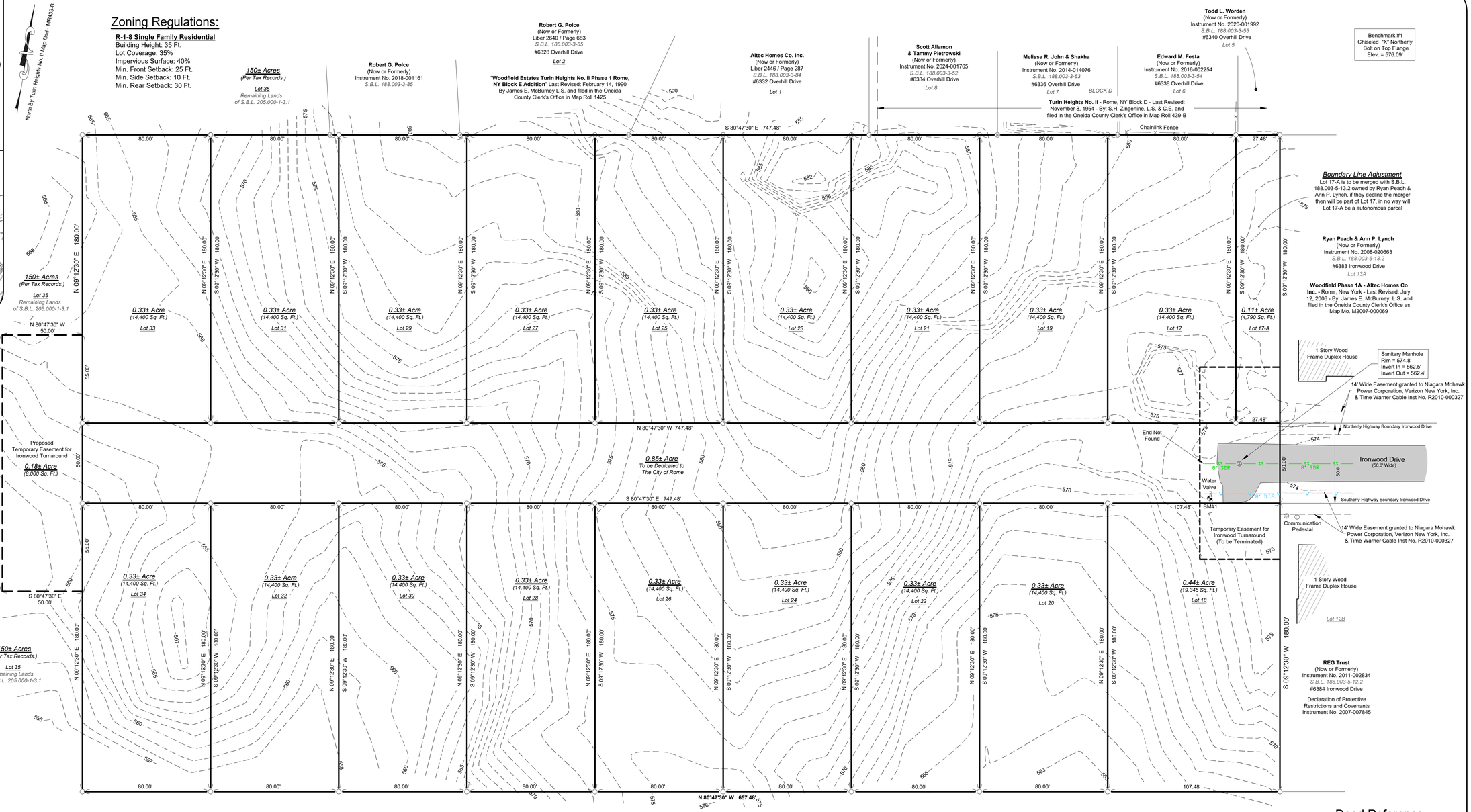


Location Map
(Not to Scale)

North By Turin Heights No. II Map filed - MR439-B

Zoning Regulations:

R-1-8 Single Family Residential
Building Height: 35 Ft.
Lot Coverage: 35%
Impervious Surface: 40%
Min. Front Setback: 25 Ft.
Min. Side Setback: 10 Ft.
Min. Rear Setback: 30 Ft.



Legend:

- Existing 5/8" Iron Rebar
- 5/8" Iron Rebar (To be Set)
- Fire Hydrant
- Existing Iron Pipe
- G — Underground Gas Line
- E — Underground Electric Line
- SS — Underground Sanitary Sewer Line
- W — Underground Water Sewer Line

Survey Notes:

1. Datum: Vertical: NAVD88
2. Elevations shown are based on field measurements. Contours are merely an interpolation and should only be considered as such.
3. Underground facilities, structures and utilities have been plotted from a combination of field measurements, available maps, records and information provided by the owner, therefore their location should be considered approximate only. There also may be other facilities, structures or utilities, the existence of which is presently unknown.
4. A wetland delineation performed by Plumley Engineering, P.C. on November 1, 2024 and it was determined that no wetlands or buffers will affect this project.
5. Always call DigSafe New York (1-800-962-7962) 2-10 working days prior to your dig or excavation. Dig with care! Always hand dig when within 2 feet of any marked lines. If damaged, contacted or disturbance of any underground utility line occurs, immediately notify the affected facility operator, utility or pipeline company. If damage to an underground facility creates an emergency, take immediate steps to safeguard health and property, contact 911.
6. No deed was found for the dedication of Ironwood Drive. However an Ordinance No. 8346 was passed by the City of Rome Council dated: November 14, 2007 accepting the dedication of Ironwood Drive.
7. At time of field work no abstract of title was provided, as a result this project is subject to the facts an up to date abstract of title may disclose.
8. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7209, subdivision 2 of the New York State Education Law. Also, it is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way.
9. Survey Revised November 5, 2024, to show revised Lot Geometry

0 30 60

Deed Reference

Altec Homes Co. Inc.
To
James J. Cilente
Warranty Deed - Dated: July 6, 2000
Liber 2926 of Deed at Page 450
S.B.L. 205.000-1-3.1

PRELIMINARY

It is hereby certified that this is a correct map made from an actual Field Survey

Jeffrey D. Moore, L.S. #051016

File No. 24-260

19 Lot Subdivision

Copper Hill Village

Ironwood Drive

City of Rome

Oneida County - New York

Moore Land Surveying, P.C.
1721 Black River Boulevard
Rome, New York 13440
Office: 315-336-9480
Fax: 315-829-5429

Dated:	October 15, 2024
Revised:	November 5, 2024
Scale:	1" = 30 Ft.
Drawn By:	MK
Checked By:	JM

North By Turin Heights No. II Map Bed - MR439-B

Robert G. Polce
(Now or Formerly)
Instrument No, 2018-001161
S.B.L. 188.003-3-85

150± Acres
(Per Tax Records.)
Lot 35
Remaining Lands of S.B.L. 205.000-1-3.1

Robert G. Polce
(Now or Formerly)
Liber 2640 / Page 683
S.B.L. 188.003-3-85
#6328 Overhill Drive
Lot 2

"Woodfield Estates Turin Heights No. II Phase 1 Rome,
NY Block E Addition" Last Revised: February 14, 1990
By James E. McBurney L.S. and filed in the Oneida
County Clerk's Office in Map Roll 1425

Altec Homes Co. Inc.
(Now or Formerly)
Liber 2446 / Page 287
S.B.L. 188.003-3-84
#6332 Overhill Drive
Lot 1

Scott Allamon
& Tammy Pietrowski
(Now or Formerly)
Instrument No, 2024-001765
S.B.L. 188.003-3-52
#6334 Overhill Drive
Lot 8

Mellssa R. John & Shakha
(Now or Formerly)
Instrument No, 2014-014076
S.B.L. 188.003-3-53
#6336 Overhill Drive
Lot 7 *BLOCK D*

Edward M. Festa
(Now or Formerly)
Instrument No, 2016-002254
S.B.L. 188.003-3-54
#6338 Overhill Drive
Lot 6

Todd L. Worden
(Now or Formerly)
Instrument No, 2020-001992
S.B.L. 188.003-3-55
#6340 Overhill Drive
Lot 5

Benchmark #1
Chiseled "X" Northerly
Bolt on Top Flange
Elev. = 576.09'

Turin Heights No. II - Rome, NY Block D - Last Revised:
November 8, 1954 - By: S.H. Zingerline, L.S. & C.E. and
filed in the Oneida County Clerk's Office in Map Roll 439-B

S 80°47'30" E 747.48'

Chainlink Fence

S 09°12'30" W 180.00'

Ryan Peach & Ann P. Lynch
(Now or Formerly)
Instrument No. 2008-020663
S.B.L. 188.003-5-13.2
#6383 Ironwood Drive
Lot 13A

Woodfield Phase 1A - Altec Homes Co Inc. - Rome, New York - Last Revised: July

12, 2006 - By; James E. McBurney, L.S, and

filed in the Oneida County Clerk's Office as
Map Mo, M2007-000069

1 Story Wood
Frame Duplex House

Sanitary Manhole
Rim = 574.8'
Invert In = 562.5'
Invert Out = 562.4'

14' Wide Easement granted to Niagara Mohawk
Power Corporation, Verizon New York, Inc.
& Time Warner Cable Inst No. R2010-000327

Northerly Highway Boundary Ironwood Drive

Ironwood Drive
(50.0' Wide)

Southerly Highway Boundary Ironwood Drive

Water
Valve

8" D.I.P.

8" SDR

Communication
Pedestal

14' Wide Easement granted to Niagara Mohawk
Power Corporation, Verizon New York, Inc.
& Time Warner Cable Inst No. R2010-000327

1 Story Wood
Frame Duplex House

Lot 12B

S 09°12'30" W 180.00'

REG Trust
(Now or Formerly)
Instrument No. 2011-002834
S.B.L. 188.003-5-12.2
#6384 Ironwood Drive

Declaration of Protective
Restrictions and Covenants
Instrument No. 2007-007845

150± Acres
(Per Tax Records.)
Lot 35
Remaining Lands of S.B.L. 205.000-1-3.1

Deed Reference

Altec Homes Co. Inc.
To
James J. Cilente
Warranty Deed - Dated: July 6, 2000
Liber 2926 of Deed at Page 450
S.B.L. 205.000-1-3.1

Legend

- Existing 5/8" Iron Rebar
- 5/8" Iron Rebar (To be Set)
- Fire Hydrant
- Existing Iron Pipe
- G — Underground Gas Line
- E — Underground Electric Line
- SS — Underground Sanitary Sewer Line
- W — Underground Water Line
- 570 — Existing Contour

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK
DONALD DeWOLFE EHRE
No. 59276
LICENSED PROFESSIONAL ENGINEER

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Engineer, to alter this document in any way. If a document bearing the seal of an Engineer is altered, the altering Engineer shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration and a specific description of the alteration.

DATE	BY	REVISION

DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

EXISTING SITE PLAN

BOULDER CONSULTANTS

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

SCALE:	DATE:
1"=30'	11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODSITE
DWG. NO.: SHEET 1	

Zoning Regulations:

R-1-8 Single Family Residential
Building Height: 35 Ft.
Lot Coverage: 35%
Impervious Surface: 40%
Min. Front Setback: 25 Ft.
Min. Side Setback: 10 Ft.
Min. Rear Setback: 30 Ft.

North By Turin Heights No. II Map Bed - MR439-B

150± Acres
(Per Tax Records.)
Lot 35
Remaining Lands of S.B.L. 205.000-1-3.1

Robert G. Polce
(Now or Formerly)
Instrument No. 2018-001161
S.B.L. 188.003-3-85

Robert G. Polce
(Now or Formerly)
Liber 2640 / Page 683
S.B.L. 188.003-3-85
#6328 Overhill Drive
Lot 2

"Woodfield Estates Turin Heights No. II Phase 1 Rome, NY Block E Addition" Last Revised: February 14, 1990 By James E. McBurney L.S. and filed In the Oneida County Clerk's Office In Map Roll 1425

Altec Homes Co. Inc.
(Now or Formerly)
Liber 2446 / Page 287
S.B.L. 188.003-3-84
#6332 Overhill Drive
Lot 1

Scott Allamon & Tammy Pietrowski
(Now or Formerly)
Instrument No, 2024-001765
S.B.L. 188.003-3-52
#6334 Overhill Drive
Lot 8

Melissa R. John & Shakha
(Now or Formerly)
Instrument No, 2014-014076
S.B.L. 188.003-3-53
#6336 Overhill Drive
Lot 7

Edward M. Festa
(Now or Formerly)
Instrument No, 2016-002254
S.B.L. 188.003-3-54
#6338 Overhill Drive
Lot 6

Todd L. Worden
(Now or Formerly)
Instrument No, 2020-001992
S.B.L. 188.003-3-55
#6340 Overhill Drive
Lot 5

Benchmark #1
Chiseled "X" Northerly Bolt on Top Flange
Elev. = 576.09'

Turin Heights No. II - Rome, NY Block D - Last Revised: November 8, 1954 - By: S.H. Zingerline, L.S. & C.E. and filed In the Oneida County Clerk's Office In Map Roll 439-B

BLOCK D

Chainlink Fence

S 80°47'30" E 747.48'

Boundary Line Adjustment
Lot 17-A is to be merged with S.B.L. 188.003-5-13.2 owned by Ryan Peach & Ann P. Lynch, If they decline the merger then will be part of Lot 17, in no way will Lot 17-A be a autonomous parcel

Ryan Peach & Ann P. Lynch
(Now or Formerly)
Instrument No. 2008-020663
S.B.L. 188.003-5-13.2
#6383 Ironwood Drive
Lot 13A

Woodfield Phase 1A - Altec Homes Co Inc. - Rome, New York - Last Revised: July 12, 2006 - By; James E. McBurney, L.S, and filed in the Oneida County Clerk's Office as Map No, M2007-000069

150± Acres
(Per Tax Records.)
Lot 35
Remaining Lands of S.B.L. 205.000-1-3.1

Proposed Temporary Easement for Ironwood Turnaround
0.18± Acre
(8,000 Sq. Ft.)

N 80°47'30" W 50.00'

TERMINAL FLUSHING ASSEMBLY

PLUG, CAP & BLOWOFF ASSEMBLY

S 80°47'30" E 50.00'

0.33± Acre (14,400 Sq. Ft.) *Lot 33*
0.33± Acre (14,400 Sq. Ft.) *Lot 31*
0.33± Acre (14,400 Sq. Ft.) *Lot 29*
0.33± Acre (14,400 Sq. Ft.) *Lot 27*
0.33± Acre (14,400 Sq. Ft.) *Lot 25*
0.33± Acre (14,400 Sq. Ft.) *Lot 23*
0.33± Acre (14,400 Sq. Ft.) *Lot 21*
0.33± Acre (14,400 Sq. Ft.) *Lot 19*
0.33± Acre (14,400 Sq. Ft.) *Lot 17*
0.11± Acre (4,790 Sq. Ft.) *Lot 17-A*

0.33± Acre (14,400 Sq. Ft.) *Lot 34*
0.33± Acre (14,400 Sq. Ft.) *Lot 32*
0.33± Acre (14,400 Sq. Ft.) *Lot 30*
0.33± Acre (14,400 Sq. Ft.) *Lot 28*
0.33± Acre (14,400 Sq. Ft.) *Lot 26*
0.33± Acre (14,400 Sq. Ft.) *Lot 24*
0.33± Acre (14,400 Sq. Ft.) *Lot 22*
0.33± Acre (14,400 Sq. Ft.) *Lot 20*
0.44± Acre (19,346 Sq. Ft.) *Lot 18*

0.85± Acre
To be Dedicated to The City of Rome

CB-4, CB-5, CB-6, CB-3, CB-2, CB-1
2½" SDR 21 FORCE MAIN
SAN MH
8" DIP WATER MAIN
8" PVC SDR-35
G.V.
HYDRANT ASSEMBLY
UTILITY EASEMENT
15' DRAINAGE EASEMENT
N 80°47'30" W 747.48'
N 80°47'30" W 657.48'

1 Story Wood Frame Duplex House

Sanitary Manhole
Rim = 574.8'
Invert In = 562.5'
Invert Out = 562.4'

14' Wide Easement granted to Niagara Mohawk Power Corporation, Verizon New York, Inc. & Time Warner Cable Inst No, R2010-000327

Northerly Highway Boundary Ironwood Drive

Ironwood Drive (50.0' Wide)

Southerly Highway Boundary Ironwood Drive

Water Valve

BM#1-EXIST. HYD.

Communication Pedestal

Temporary Easement for Ironwood Turnaround (To be Terminated)

SAWCUT E.O.P. AND MEET EXISTING PAVEMENT IN LINE AND GRADE

EXISTING PAVEMENT TO BE REMOVED

Lot 12B

REG Trust
(Now or Formerly)
Instrument No, 2011-002834
S.B.L. 188.003-5-12.2
#6384 Ironwood Drive

Declaration of Protective Restrictions and Covenants Instrument No, 2007-007845

150± Acres
(Per Tax Records.)
Lot 35
Remaining Lands of S.B.L. 205.000-1-3.1

Deed Reference

Altec Homes Co. Inc.
To
James J. Cilente
Warranty Deed - Dated; July 6, 2000
Liber 2926 of Deed at Page 450
S.B.L. 205.000-1-3.1

Legend

- Existing 5/8" Iron Rebar
- 5/8" Iron Rebar (To be Set)
- Fire Hydrant
- Existing Iron Pipe
- Underground Gas Line
- Underground Electric Line
- Underground Sanitary Sewer Line
- Underground Water Line
- Proposed Hydrant

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK
DONALD DeWOLFE EHRE
No. 59276
LICENSED PROFESSIONAL ENGINEER

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Engineer, to alter this document in any way. If a document bearing the seal of an Engineer is altered, the altering Engineer shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration and a specific description of the alteration.

DATE	BY	REVISION

BOULDER CONSULTANTS
DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

PROPOSED SITE PLAN

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

SCALE: 1"=30'	DATE: 11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODSITE
DWG. NO.: SHEET 2	

Zoning Regulations:

R-1-8 Single Family Residential
Building Height: 35 Ft.
Lot Coverage: 35%
Impervious Surface: 40%
Min. Front Setback: 25 Ft.
Min. Side Setback: 10 Ft.
Min. Rear Setback: 30 Ft.

North By Turin Heights No. II Map Bed - MR439-B

PROPOSED LIMIT OF DISTURBED AREA

150± Acres
(Per Tax Records.)
Lot 35
Remaining Lands of S.B.L. 205.000-1-3.1

Robert G. Polce
(Now or Formerly)
Instrument No. 2018-001161
S.B.L. 188.003-3-85

Robert G. Polce
(Now or Formerly)
Liber 2640 / Page 683
S.B.L. 188.003-3-85
#6328 Overhill Drive
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"Woodfield Estates Turin Heights No. II Phase 1 Rome, NY Block E Addition" Last Revised: February 14, 1990 By James E. McBurney L.S. and filed In the Oneida County Clerk's Office In Map Roll 1425

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(Now or Formerly)
Liber 2446 / Page 287
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Scott Allamon & Tammy Pietrowski
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Instrument No, 2024-001765
S.B.L. 188.003-3-52
#6334 Overhill Drive
Lot 8

Melissa R. John & Shakha
(Now or Formerly)
Instrument No, 2014-014076
S.B.L. 188.003-3-53
#6336 Overhill Drive
Lot 7

Edward M. Festa
(Now or Formerly)
Instrument No, 2016-002254
S.B.L. 188.003-3-54
#6338 Overhill Drive
Lot 6

Todd L. Worden
(Now or Formerly)
Instrument No, 2020-001992
S.B.L. 188.003-3-55
#6340 Overhill Drive
Lot 5

BLOCK D

Turin Heights No. II - Rome, NY Block D - Last Revised: November 8, 1954 - By: S.H. Zingerline, L.S. & C.E. and filed In the Oneida County Clerk's Office In Map Roll 439-B

Benchmark #1
Chiseled "X" Northerly Bolt on Top Flange
Elev. = 576.09'

Chainlink Fence

S 80°47'30" E 747.48'

150± Acres
(Per Tax Records.)
Lot 35
Remaining Lands of S.B.L. 205.000-1-3.1

Proposed Temporary Easement for Ironwood Turnaround
0.18± Acre
(8,000 Sq. Ft.)
N 80°47'30" W 50.00'

0.33± Acre (14,400 Sq. Ft.) Lot 33
0.33± Acre (14,400 Sq. Ft.) Lot 31
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0.33± Acre (14,400 Sq. Ft.) Lot 23
0.33± Acre (14,400 Sq. Ft.) Lot 21
0.33± Acre (14,400 Sq. Ft.) Lot 19
0.33± Acre (14,400 Sq. Ft.) Lot 17
0.11± Acre (4,790 Sq. Ft.) Lot 17-A

Boundary Line Adjustment
Lot 17-A is to be merged with S.B.L. 188.003-5-13.2 owned by Ryan Peach & Ann P. Lynch, If they decline the merger then will be part of Lot 17, in no way will Lot 17-A be a autonomous parcel

Ryan Peach & Ann P. Lynch
(Now or Formerly)
Instrument No. 2008-020663
S.B.L. 188.003-5-13.2
#6383 Ironwood Drive
Lot 13A

Woodfield Phase 1A - Altec Homes Co Inc. - Rome, New York - Last Revised: July 12, 2006 - By; James E. McBurney, L.S. and filed in the Oneida County Clerk's Office as Map No. M2007-000069

1 Story Wood Frame Duplex House

Sanitary Manhole
Rim = 574.8'
Invert In = 562.5'
Invert Out = 562.4'

14' Wide Easement granted to Niagara Mohawk Power Corporation, Verizon New York, Inc. & Time Warner Cable Inst No, R2010-000327

Northerly Highway Boundary Ironwood Drive

Ironwood Drive (50.0' Wide)

Southerly Highway Boundary Ironwood Drive

TERMINAL FLUSHING ASSEMBLY

PLUG, CAP & BLOWOFF ASSEMBLY

UTILITY EASEMENT

CB-4 CB-5 CB-1 CB-2

STABILIZED CONSTRUCTION ENTRANCE

2½" SDR 21 FORCE MAIN

SAN MH

8" DIP WATER MAIN

8" PVC SDR-35

G.V.

HYDRANT ASSEMBLY

Water Valve

BMH1-EXIST. HYD.

Temporary Easement for Ironwood Turnaround (To be Terminated)

Communication Pedestal

SAWCUT E.O.P. AND MEET EXISTING PAVEMENT IN LINE AND GRADE

EXISTING PAVEMENT TO BE REMOVED

Lot 12B

0.85± Acre
To be Dedicated to The City of Rome

N 80°47'30" W 747.48'

S 80°47'30" E 747.36'

N 80°47'30" W 657.48'

15' DRAINAGE EASEMENT

SILT FENCE

PROPOSED LIMIT OF DISTURBED AREA

0.44± Acre (19,346 Sq. Ft.) Lot 18

REG Trust
(Now or Formerly)
Instrument No. 2011-002834
S.B.L. 188.003-5-12.2
#6384 Ironwood Drive

Declaration of Protective Restrictions and Covenants Instrument No. 2007-007845

Deed Reference

Altec Homes Co. Inc.
To
James J. Cilente
Warranty Deed - Dated: July 6, 2000
Liber 2926 of Deed at Page 450
S.B.L. 205.000-1-3.1

Legend

- Existing 5/8" Iron Rebar
- 5/8" Iron Rebar (To be Set)
- Fire Hydrant
- Existing Iron Pipe
- Underground Gas Line
- Underground Electric Line
- Underground Sanitary Sewer Line
- Underground Water Line
- Existing Contour
- Proposed Contour
- Proposed Hydrant
- Silt Fence
- Proposed Limit of Disturbed Area

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF NEW YORK — DONALD DeWOLFE EHRE — No. 59276 — LICENSED PROFESSIONAL ENGINEER

DATE	BY	REVISION

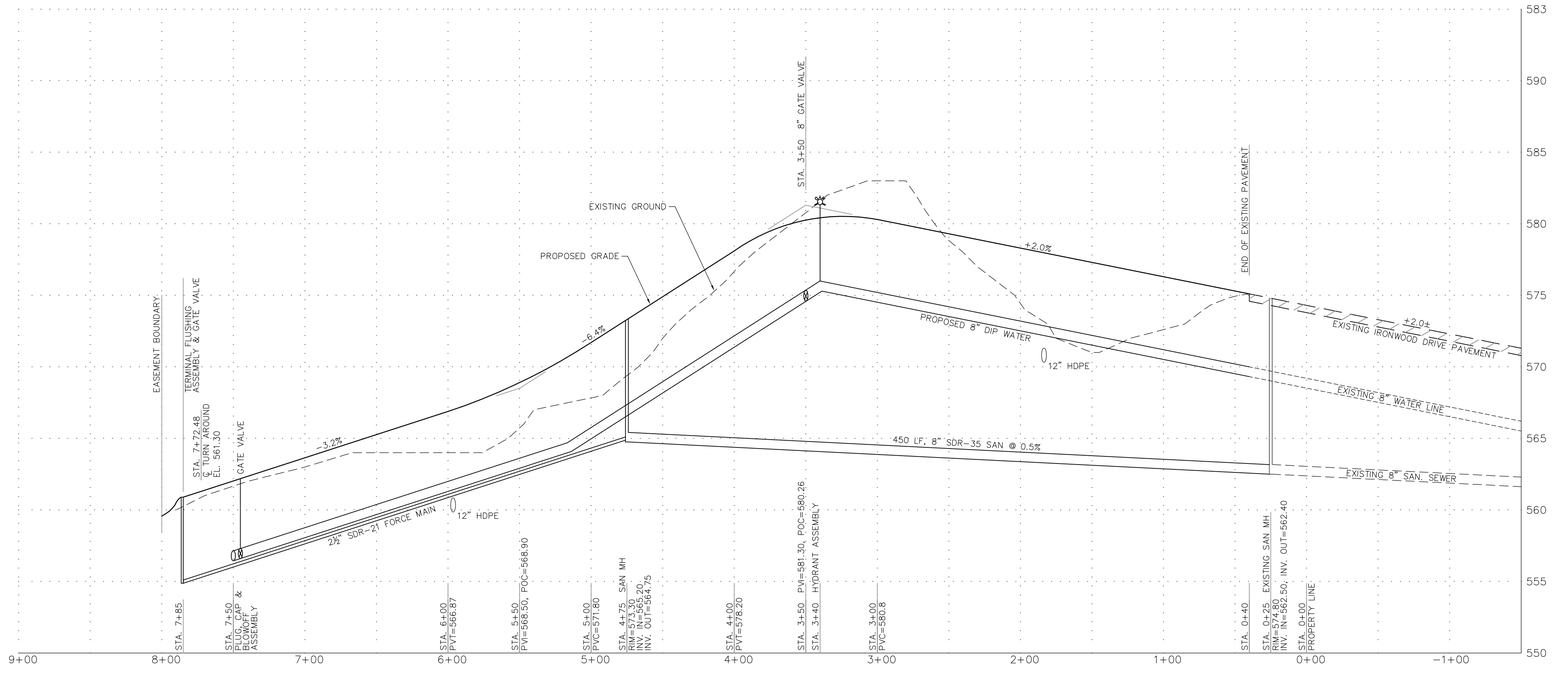
DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

PROPOSED SITE PLAN WITH GRADING & EROSION CONTROL

BOULDER CONSULTANTS

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

SCALE:	DATE:
1"=30'	11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODSITE
DWG. NO.: SHEET 3	



ROAD AND UTILITY PROFILE

SCALE: 1"=50' HORIZ.
1"=5' VERT.

DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

ROAD & UTILITY PROFILE

BOULDER CONSULTANTS

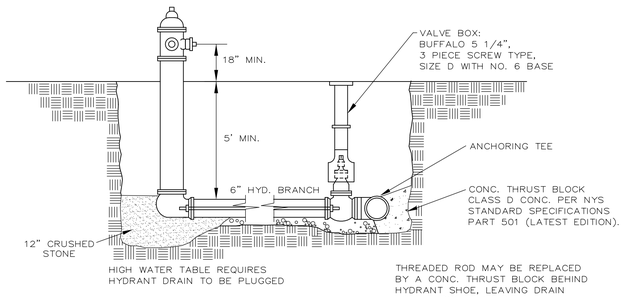
COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

STATE OF NEW YORK
DONALD DeWOLFE EHRE
No. 59276
LICENSED PROFESSIONAL ENGINEER

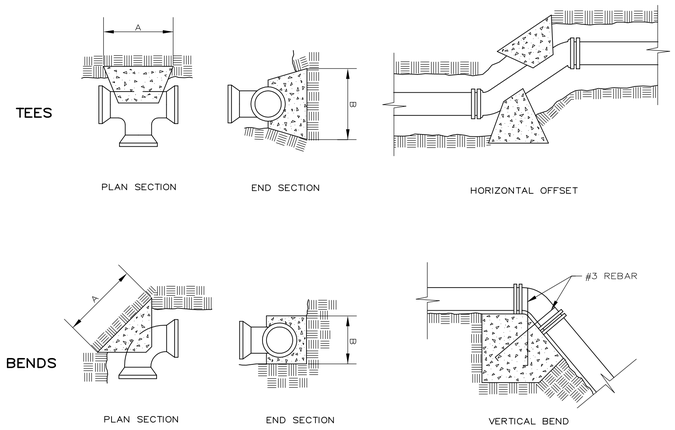
DATE	BY	REVISION

SCALE:	DATE:
AS SHOWN	11/13/24
DWN. BY:	CKD. BY:
EJL	DDE
JOB NO.:	FILE:
24175	WOODDET

DWG. NO.:
SHEET 4



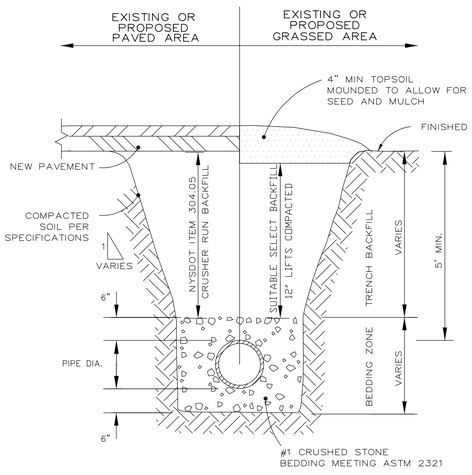
HYDRANT DETAIL
NO SCALE



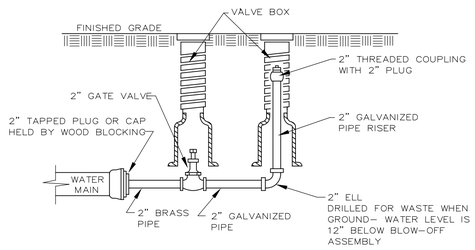
MIN. DIM. OF CLASS D* CONC. THRUST BLOCKS										
PIPE SIZE	11 1/4° BEND		22 1/2° BEND		45° BEND		90° BEND		TEE	
	A	B	A	B	A	B	A	B	A	B
4"	12"	12"	12"	12"	12"	12"	15"	15"	12"	12"
6"	12"	12"	12"	12"	16"	16"	22"	22"	22"	22"
8"	12"	12"	15"	15"	21"	21"	29"	29"	24"	24"
10"	14"	14"	20"	20"	27"	27"	35"	35"	30"	30"
12"	15"	15"	23"	23"	31"	31"	42"	42"	36"	36"
16"	22"	22"	30"	30"	41"	41"	57"	57"	48"	48"
20"	26"	26"	37"	37"	52"	52"	70"	70"	60"	60"
24"	32"	32"	45"	45"	62"	62"	98"	72"	72"	72"

* CLASS D CONC. PER NYS STANDARD SPECIFICATIONS PART 501 (LATEST EDITION).

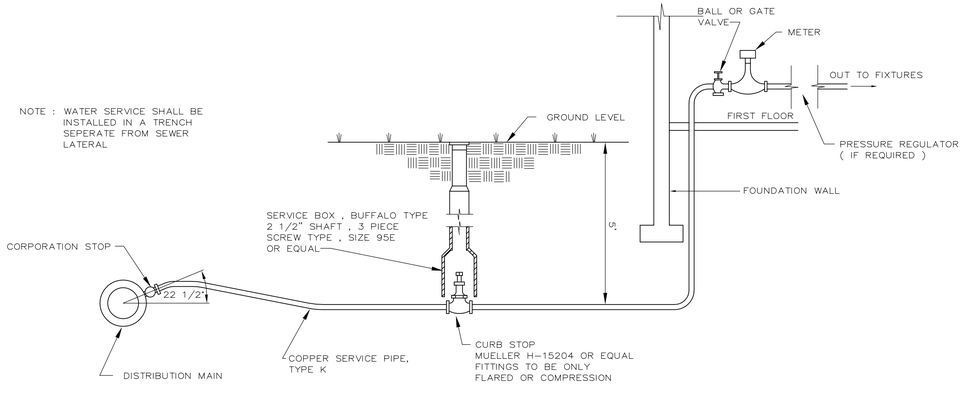
THRUST BLOCK DETAILS
NO SCALE



TYPICAL WATER LINE SECTION
NO SCALE



BLOW-OFF DETAIL
NO SCALE



DOMESTIC SERVICE DETAIL
NO SCALE

CITY OF ROME
SPECIFICATIONS OF MATERIALS FOR WATER MAINS AND SERVICES

PIPE:
DUCTILE IRON, CLASS 52 PER SPECIFICATIONS AWWA C151; C111 (PUSH-ON JOINT); C104 CEMENT LINING (INSIDE) AND ASPHALTIC COATINGS (OUTSIDE) AND TWO BRASS WEDGES PER JOINT.

FITTINGS:
CAST OR DUCTILE IRON PER SPECIFICATIONS AWWA C110; C153; C111 (MECHANICAL JOINT); C104 CEMENT LINING (INSIDE) AND ASPHALTIC COATINGS (OUTSIDE) WITH TWO EACH MECHANICAL JOINT RETAINER KITS/FITTING.

FITTINGS (HYDRANT):
IN ADDITION TO "FITTINGS" SPECIFICATIONS, HYDRANT TEES SHALL BE ANCHORING TYPE: MANUFACTURER: CLOW F-1217 OR APPROVED EQUAL. ALL EXPOSED BOLTS TO BE STAINLESS STEEL GRADE 304.

VALVES:
GATE VALVES AWWA C509; C111 (MECHANICAL JOINT); OPEN CLOCKWISE; MANUFACTURER: KENNEDY KNESEAL II OR APPROVED EQUAL WITH TWO EACH MECHANICAL JOINT RETAINER KITS/VALVE. ALL EXPOSED BOLTS TO BE STAINLESS STEEL GRADE 304.

HYDRANTS:
AWWA C502, C111 (MECHANICAL JOINT CONNECTION – 6"); OPEN COUNTER-CLOCKWISE, 5 1/2' BURY, 2-2 1/2" AND 1-4" OUTLETS, 4 1/2" BOTTOM VALVE OPENING, PAINTED RED WITH YELLOW BONNET AND NOZZLE CAPS (PRIVATE HYDRANTS ARE TO BE PAINTED RED). HYDRANT THREAD AND OPERATING NUTS SHALL CONFORM TO "ROME", OR OTHER THREADING AS APPROVED BY THE CITY OF ROME FOR THE AREA BEING SERVICED.
MANUFACTURER: KENNEDY K-81D.

VALVE BOXES:
"BUFFALO" STYLE – 5 1/2" DIAMETER, 3 PIECE SCREW TYPE, SIZE D WITH NO. 6 BASE.

TAPPING SLEEVES AND TAPPING VALVES:
CLOW F-5205 AND F-5093, OR APPROVED EQUAL (FURNISHED AND INSTALLED BY THE MVWA PER ESTABLISHED FEE SCHEDULE). "FAST TAPS" NOT ALLOWED. ALL EXPOSED BOLTS TO BE STAINLESS STEEL GRADE 304.

SERVICE LINES:
FOLLOWING SERVICE LINE MATERIALS FOR 3/4" OR 1" SIZE CORPORATION STOPS: MUELLER H-15000 OR APPROVED EQUAL (FURNISHED AND INSTALLED BY MOHAWK VALLEY WATER AUTHORITY PER ESTABLISHED FEE SCHEDULE).

COPPER TUBING: TYPE K, ASTM B88 (USE 3/4" DIAMETER WHEN PRESSURE IS GREATER THAN 50 PSI; USE 1" FOR PRESSURE LESS THAN 50 PSI).
CURB STOPS: MUELLER H-15204 OR APPROVED EQUAL AT PROPERTY LINE.
CURB BOXES: BUFFALO TYPE, 2 1/2" SHAFT, THREE PIECE SCREW TYPE, SIZE 95E OR APPROVED EQUAL.
PRESSURE REGULATOR: REQUIRED WHEN WATER PRESSURE EXCEEDS 70 PSI – INSTALLED DOWNSTREAM OF WATER METER.

WATER LINE NOTES

1. MANUFACTURER'S CERTIFICATION OF ALL MATERIALS USED MUST BE PROVIDED TO THE ENGINEER.

2. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, THE SPECIFICATIONS OF THE CITY OF ROME, OR AS SHOWN ON THESE PLANS, WHICHEVER IS MOST STRINGENT.

3. LINES SHALL BE PRESSURE TESTED FOR LEAKAGE BY THE CONTRACTOR IN ACCORDANCE WITH AWWA C-600, SECTION 4, (LATEST EDITION), AND THE REQUIREMENTS OF THE CITY OF ROME, WHICHEVER IS MORE STRINGENT. CONTRACTOR SHALL NOTIFY THE CITY A MINIMUM OF 24 HOURS PRIOR TO TESTING. TESTING SHALL BE WITNESSED BY THE CITY'S INSPECTOR.

4. DISINFECTION WILL BE PERFORMED BY THE CONTRACTOR AFTER ALL LINES HAVE PASSED THE PRESSURE AND LEAKAGE TESTING. THE PROCEDURE USED SHALL FOLLOW THE REGULATIONS FOUND IN BULLETIN 42 OF THE NEW YORK STATE DEPARTMENT OF HEALTH. TESTING SHALL BE PERFORMED AT A STATE APPROVED LABORATORY.

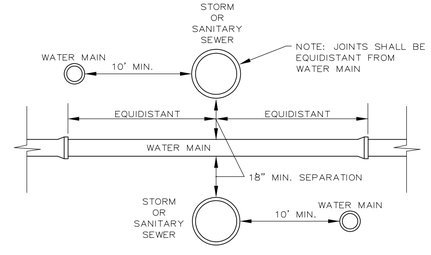
5. A 10' MINIMUM HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SANITARY SEWER OR STORM DRAINAGE PIPE. AT LOCATIONS WHERE THE WATERLINE AND SANITARY SEWER OR STORM DRAINAGE LINES CROSS EACH OTHER, A MINIMUM CLEAR DISTANCE OF 18" SHALL BE MAINTAINED. NO TAPS TO THE MAINS WILL BE PERMITTED UNTIL BUILDING PERMIT IS ISSUED.

6. THE WATERLINE SHALL BE LAID WITH A COVER OF 5 FEET BELOW FINISHED (PROPOSED) GRADE.

7. FOR PUSH-ON JOINT PIPE THE MAXIMUM JOINT DEFLECTION IS 4 DEGREES. FOR 18 FOOT LENGTHS THE MINIMUM CURVE RADIUS EQUALS 260 FEET. FOR TIGHTER CURVES, BENDS ARE REQUIRED.

8. DISINFECTION WATER SHALL BE DISCHARGED TO AN AREA APPROVED BY THE ENGINEER OR COLLECTED AND REMOVED FROM THE SITE TO AN APPROVED DISPOSAL AREA. NO DISINFECTION WATER SHALL BE DISCHARGED TO AN EXISTING STREAM OR WETLAND AREA.

9. IF PERMANENT AIR VENTS ARE NOT LOCATED AT THE HIGH POINTS, THE CONTRACTOR SHALL INSTALL CORPORATION COCKS AT SUCH POINTS SO THAT THE AIR CAN BE EXPELLED AS THE LINE IS FILLED WITH WATER. AFTER ALL THE AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE TEST PRESSURE APPLIED. AT THE CONCLUSION OF THE PRESSURE TEST, THE CORPORATION COCKS SHALL BE REMOVED AND PLUGGED, OR LEFT IN PLACE AT THE DISCRETION OF THE CITY.



SEPARATION DETAIL OF WATER MAIN AND SEWERS
NO SCALE

DATE	BY	REVISION

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COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

WATER DETAILS

SCALE: AS SHOWN	DATE: 11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET
DWG. NO.: SHEET 5	

SANITARY SEWER INSTALLATION NOTES

PIPE:

1. PIPE SHALL BE PVC TYPE PSM, MEETING ASTM D-3034, LATEST EDITION.
2. PIPE STANDARD SHALL BE SDR-35, MINIMUM.
3. PIPE JOINTS SHALL BE RING-TITE, MEETING ASTM D-1869, LATEST EDITION.
4. BELL ENDS SHALL BE LAID UPHILL.
5. MAXIMUM SPACING: BETWEEN CLEANOUTS IS 75 FEET
   BETWEEN MANHOLES IS 400 FEET
6. NO CELLAR DRAINS, SUMP PUMPS, OR ROOF LEADERS SHALL BE CONNECTED TO THE SANITARY SEWER.
7. NO LINE SHALL BE COVERED UNTIL INSPECTED BY THE ENGINEER'S OR CITY'S INSPECTOR.
8. WHERE GROUNDWATER IS PRESENT, CLAY DAMS SHALL BE CONSTRUCTED AT 100 FOOT INTERVALS. THE DAMS SHALL BE A MINIMUM OF 18 INCHES THICK AND EXTEND THE FULL HEIGHT AND WIDTH OF THE TRENCH.

MANHOLES:

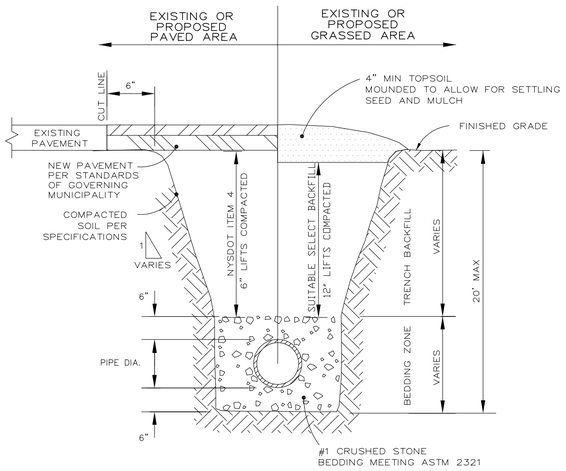
1. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE STRUCTURES MEETING ASTM C-478.
2. STEPS SHALL BE IN ALIGNMENT VERTICALLY AND CENTERED OVER A BENCH AREA.
3. STEPS SHALL PROJECT A MINIMUM OF 5 INCHES BEYOND THE INTERIOR MANHOLE WALL.
4. MANHOLE COVER SHALL BE HEAVY DUTY CASTING, IMPRINTED WITH THE WORDS "SANITARY SEWER". SYRACUSE CASTINGS #1009, OR EQUAL.

TESTING:

1. TESTING SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OR AS SET FORTH BELOW. ALL TESTING MUST BE WITNESSED BY THE ENGINEER OR CITY.
2. PIGGING (DEFLECTION) TESTING
   ALL LINES SHALL HAVE A PIGGING DEVICE PULLED THROUGH THEM CAPABLE OF TESTING THE LINES FOR ROUNDNESS OF THE INSTALLED LINE. THE PIG SHALL BE A RIGID CIRCULAR OR SPHERICAL DEVICE WITH AN OUTSIDE DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE TO BE TESTED.
3. LAMPING (ALIGNMENT) TESTING
   ALL LINES SHALL BE VISUALLY LAMPED FOR ALIGNMENT, A "FULL-MOON" MUST BE VISIBLE.
4. AIR PRESSURE (LEAKAGE) TESTING
   ALL SANITARY SEWER LINES SHALL BE TESTED UNDER A MINIMUM AIR PRESSURE OF 3.5 PSIG ABOVE ANY GROUNDWATER BACK PRESSURE FOR A MINIMUM OF 10 MINUTES. THE ALLOWABLE PRESSURE DROP IS 0.5 PSI FOR THE TESTING PERIOD.
5. MANHOLE WATER (EXFILTRATION) TESTING
   ALL SANITARY SEWER MANHOLES SHALL BE WATER TESTED BY PLUGGING THE OUTLET LINE AND FILLING THE MANHOLE WITH WATER TO A POINT AT LEAST ONE FOOT ABOVE THE UPPERMOST JOINT (EXCLUDING THE GRADE ADJUSTMENT COURSES). AFTER 24 HOURS THE DROP IN THE WATER LEVEL SHALL BE MEASURED AND THE LOSS CALCULATED. THE ALLOWABLE LOSS SHALL BE EQUAL TO 100 GALLONS/INCH/MILE/DAY.

GENERAL

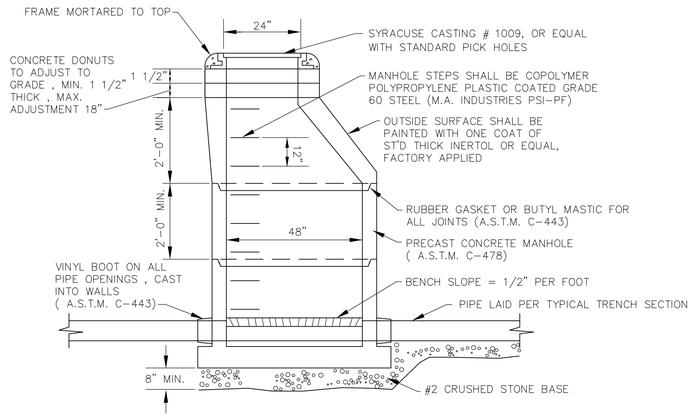
1. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS SUBMITTED MATERIALS CERTIFICATES TO THE ENGINEER AND THESE HAVE BEEN RETURNED TO HIM STAMPED "APPROVED".
2. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY INSPECTOR AT LEAST 24 HOURS PRIOR TO STARTING ANY WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS RELATING TO THE WORK.



TYPICAL SANITARY TRENCH SECTION

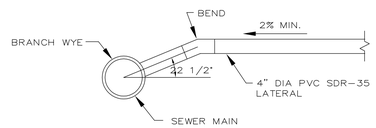
NO SCALE

NOTE:
ALL CONSTRUCTION, INSPECTION AND MONITORING SHALL COMPLY WITH ALL OSHA, STATE AND LOCAL ORDINANCES, LAWS AND PROCEDURES. THIS SHALL INCLUDE ALL CONSTRUCTION METHODS, MATERIALS AND SAFETY PROCEDURES. ADDITIONAL TRENCH SAFETY, INSPECTION AND MONITORING SHALL BE DESIGNED AND FURNISHED BY THE CONTRACTOR AS REQUIRED BY OSHA, STATE AND LOCAL ORDINANCES, LAWS AND PROCEDURES.



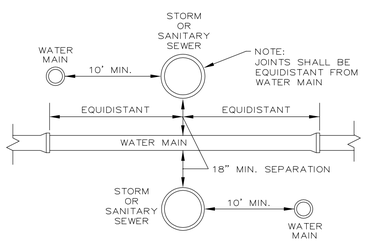
SANITARY SEWER MANHOLE DETAIL

NO SCALE



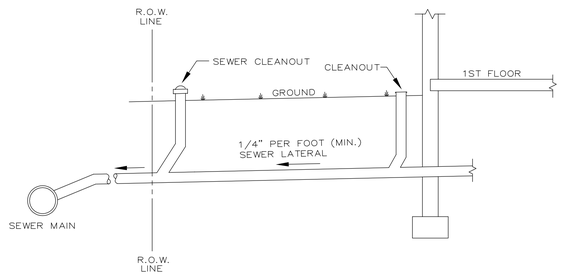
LATERAL DETAIL

NO SCALE



SEPARATION DETAIL
WATER MAINS AND SEWERS

NO SCALE



NOTE:
SANITARY SEWER CONTRACTOR SHALL CONSTRUCT EACH LATERAL SUCH THAT IT'S TERMINUS AT THE RIGHT OF WAY LINE IS NO GREATER THAN 12 FT. BELOW THE PROPOSED FINISH GRADE.

TYPICAL HOUSE CONNECTION

NO SCALE

STATE OF NEW YORK
DONALD DeWOLFE EHRE
No. 59276
LICENSED PROFESSIONAL ENGINEER

DATE	BY	REVISION

BOULDER CONSULTANTS
DONALD D. EHRE, P.E., P.L.L.C.
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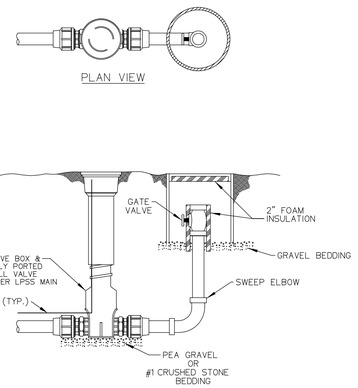
SANITARY DETAILS
FOR GRAVITY SEWERS

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

SCALE:	DATE:
AS SHOWN	11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET
DWG. NO.: SHEET 6	

SANITARY SEWER NOTES

1. ALL FORCE MAIN PIPES SHALL BE 2.5" SCHEDULE SDR-21 PVC WITH SOLVENT WELDED JOINTS AND TRACER WIRE.
2. ALL PUMP STATIONS SHALL BE E-ONE MODEL DH-071 UNITS. PUMP STATIONS SHALL BE COMPLETE WITH PUMP, CHECK VALVE, SENTRY PANEL (ALARM) AND WET WELL.
3. ALL SANITARY LATERALS SHALL BE 1¼" SDR-21 PVC.
4. LATERAL VALVE KITS (CURB STOPS) SHALL BE INSTALLED AT THE RIGHT-OF-WAY LINE ON EACH SANITARY LATERAL.
5. ALL MAIN LINES SHALL BE PRESSURE TESTED AT 16 PSI FOR 1 HOUR WITH A MAXIMUM LOSS OF 0.5 PSI.



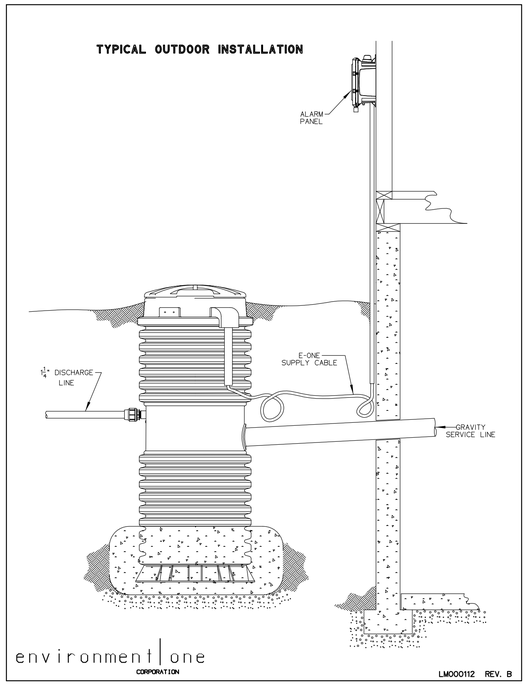
TYPICAL TERMINAL FLUSHING CONNECTION

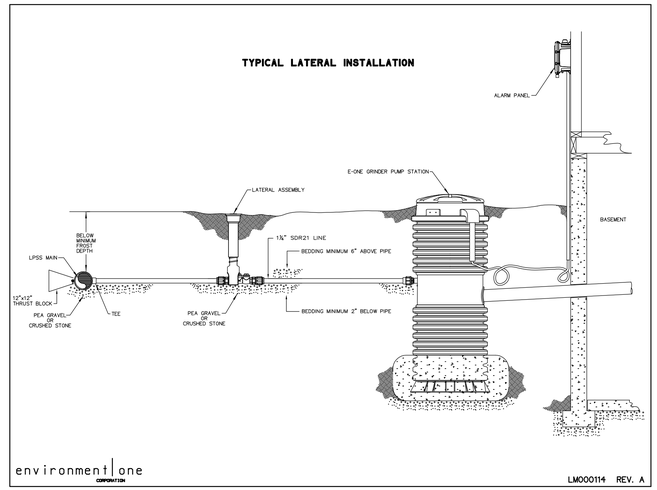
SGS		05-13-10	1	1/32
DR BY	CHK'D	DATE	ISSUE	SCALE

e|one SEWER SYSTEMS

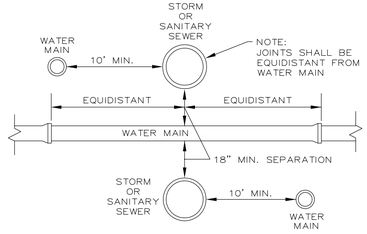
TYPICAL TERMINAL FLUSHING CONNECTION

ESD 10-0094

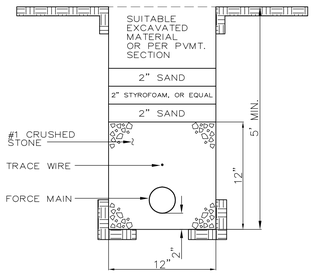




NOTE: INSTALL TRACE WIRE 2"-4" ABOVE ALL SANITARY FORCE MAIN LINES. CARRY TRACE WIRES UP TO THE SURFACE WITHIN VALVE BOXES.

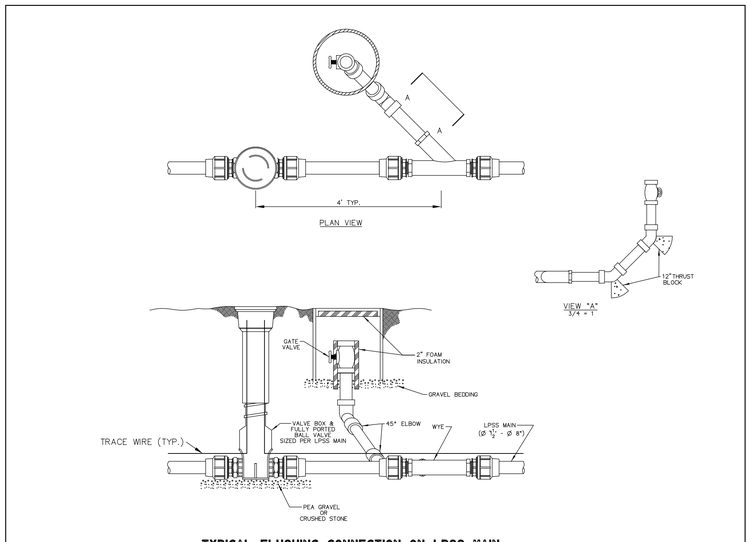


SEPARATION DETAIL
WATER MAINS AND SEWERS
NO SCALE



FORCE MAIN DETAIL AT FLUSHING CONNECTIONS, LINE VALVES AND LATERAL LOCATIONS
NO SCALE

NOTE: STONE & SAND TO BE FULL WIDTH OF TRENCH



TYPICAL FLUSHING CONNECTION ON LPSS MAIN

DATE	BY	REVISION

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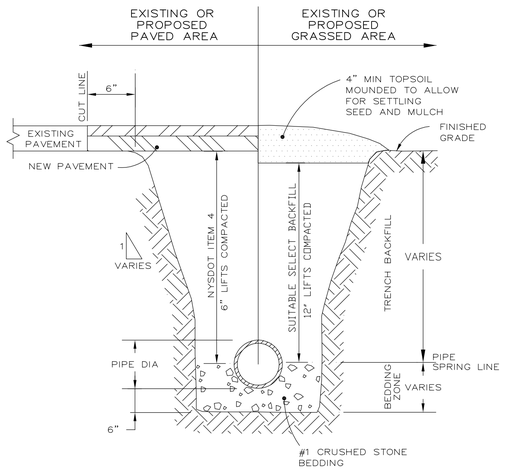
SANITARY DETAILS
ENVIRONMENT ONE

BOULDER CONSULTANTS

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

SCALE: AS SHOWN	DATE: 11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET

DWG. NO.: SHEET 7



TYPICAL STORM DRAIN TRENCH SECTION
NO SCALE

NOTE:
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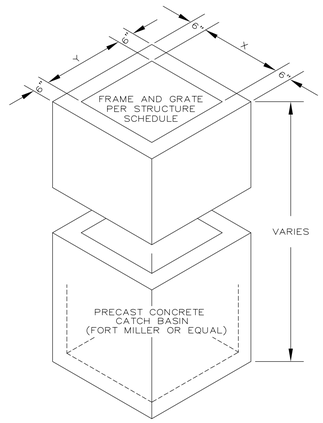
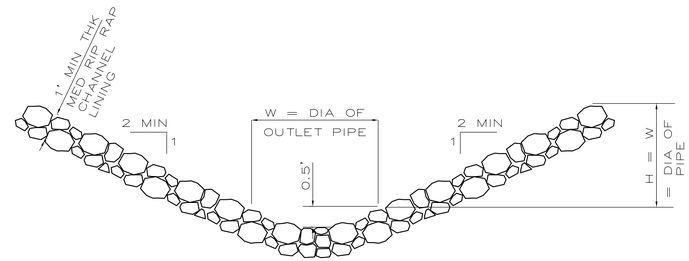


STRUCTURE TYPE	SIZE X & Y	MAXIMUM INSIDE HEIGHT
A	2'–6"x2'–6"	4'–0"

CATCH BASIN DETAIL
NO SCALE

STRUCTURE SCHEDULE

STRUCTURE TYPE	STRUCTURE NUMBERS	DIMENSION	FRAME & GRATE
A	ALL STRUCTURES	2'–6"x2'–6"	SYRACUSE CASTING 655–3 #14 OR EQUAL



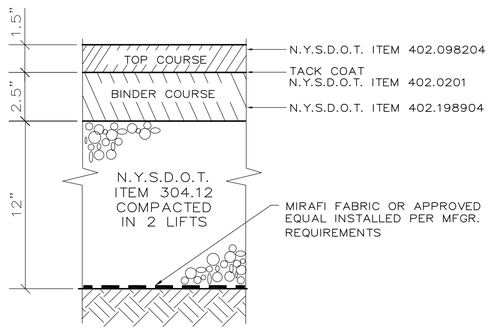
TYPICAL SECTION OF RIP RAP CHANNEL LINING AT OUTFALL OF STORM DRAIN
NO SCALE

STORM DRAINAGE LINE SCHEDULE

FROM	TO	SIZE	LENGTH	SLOPE %
CB–1	CB–2	12"	24'	2.10
CB–2	ES–3	12"	120'	5.00
CB–4	CB–5	12"	24'	2.10
CB–5	ES–6	12"	110'	1.81

STORM DRAINAGE STRUCTURE TABLE

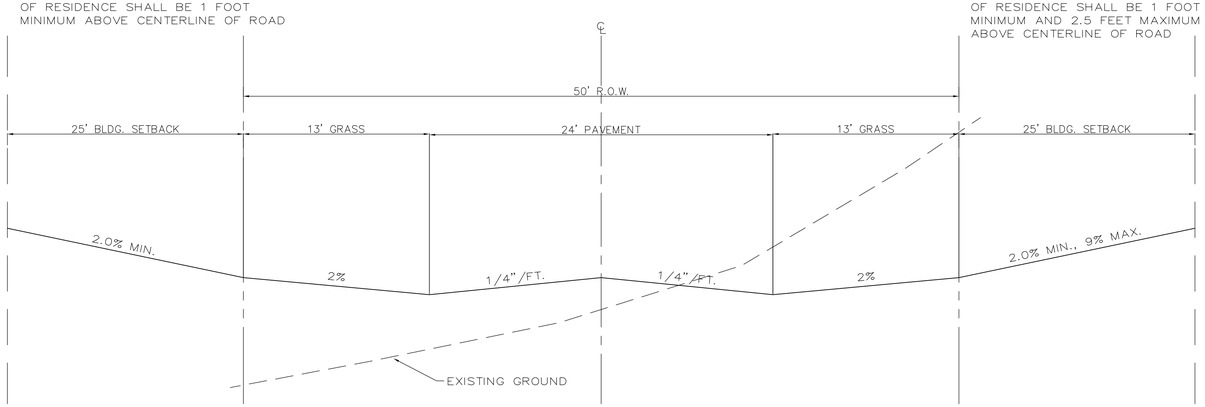
STRUCTURE #	RIM	INV. IN	INV. IN	INV. OUT	STRUCTURE TYPE
CB–1	578.0	–	–	571.0	2'–6"x2'–6" PRECAST
CB–2	578.0	570.5	–	570.0	2'–6"x2'–6" PRECAST
ES–3	–	–	–	564.0	END SECTION
CB–4	566.9	–	–	562.0	2'–6"x2'–6" PRECAST
CB–5	566.9	561.5	–	561.0	2'–6"x2'–6" PRECAST
ES–6	–	–	–	559.0	END SECTION



PAVEMENT DETAIL
NO SCALE

NOTE:
ON LOW (FILL) SIDE, FIRST FLOOR OF RESIDENCE SHALL BE 1 FOOT MINIMUM ABOVE CENTERLINE OF ROAD

NOTE:
ON HIGH (CUT) SIDE, FIRST FLOOR OF RESIDENCE SHALL BE 1 FOOT MINIMUM AND 2.5 FEET MAXIMUM ABOVE CENTERLINE OF ROAD



TYPICAL ROAD SECTION
NO SCALE

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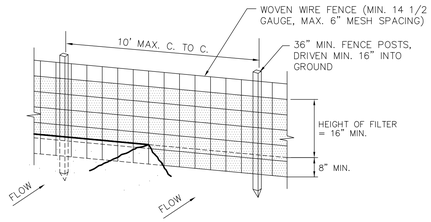
COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

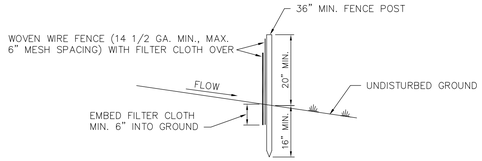
STORM DRAINAGE & PAVING DETAILS

SCALE:	DATE:
AS SHOWN	11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET
DWG. NO.: SHEET 8	



PERSPECTIVE VIEW

NO SCALE



SECTION

NO SCALE

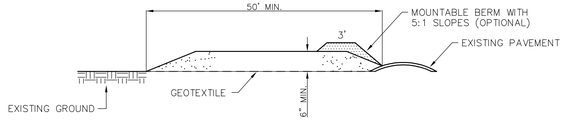
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.

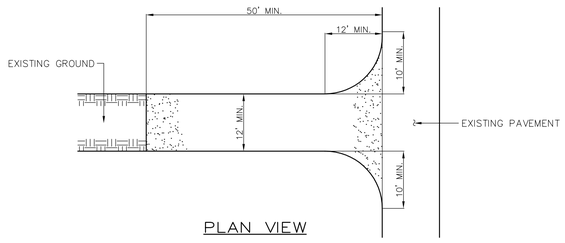
POSTS : STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
FENCE : WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
FILTER CLOTH : FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT : GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAILS

NO SCALE



PROFILE



PLAN VIEW

CONSTRUCTION SPECIFICATIONS

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

STABILIZED CONSTRUCTION ACCESS DETAIL

NO SCALE

STANDARD AND SPECIFICATIONS FOR STORM DRAIN INLET PROTECTION

Definition & Scope

A **temporary** barrier with low permeability, installed around inlets in the form of a fence, berm or excavation around an opening, detaining water and thereby reducing the sediment content of sediment laden water by settling thus preventing heavily sediment laden water from entering a storm drain system.

Conditions Where Practice Applies

This practice shall be used where the drainage area to an inlet is disturbed, it is not possible to temporarily divert the storm drain outfall into a trapping device, and watertight blocking of inlets is not advisable. **It is not to be used in place of sediment trapping devices.** This practice shall be used with an upstream buffer strip if placed at a storm drain inlet on a paved surface. It may be used in conjunction with storm drain diversion to help prevent siltation of pipes installed with low slope angle.

Types of Storm Drain Inlet Practices

There are five (5) specific types of storm drain inlet protection practices that vary according to their function, location, drainage area, and availability of materials:

I. Excavated Drop Inlet Protection
II. Fabric Drop Inlet Protection
III. Stone & Block Drop Inlet Protection
IV. Paved Surface Inlet Protection
V. Mechanical Insert Inlet Protection

Design Criteria

Drainage Area – The drainage area for storm drain inlets shall not exceed one acre. Erosion control/temporary stabilization measures must be implemented on the disturbed drainage area tributary to the inlet. The crest elevations of these practices shall provide storage and minimize bypass flow.

Type I – Excavated Drop Inlet Protection

This practice is generally used during initial overlot grading after the storm drain trunk line is installed.

Limit the drainage area to the inlet device to 1 acre. Excavated side slopes shall be no steeper than 2:1. The minimum depth shall be 1 foot and the maximum depth 2 feet as measured from the crest of the inlet structure. Shape the excavated basin to fit conditions with the longest dimension oriented toward the longest inflow area to provide maximum trap efficiency. The capacity of the excavated basin should be established to contain 900 cubic feet per acre of disturbed area. Weep holes, protected by fabric and stone, should be provided for draining the temporary pool.

Inspect and clean the excavated basin after every storm. Sediment should be removed when 50 percent of the storage volume is achieved This material should be incorporated into the site in a stabilized manner.

Type II – Fabric Drop Inlet Protection

This practice is generally used during final elevation grading phases after the storm drain system is completed.

Limit the drainage area to 1 acre per inlet device. Land area slope immediately surrounding this device should not exceed 1 percent. The maximum height of the fabric above the inlet crest shall not exceed 1.5 feet unless reinforced.

The top of the barrier should be maintained to allow overflow to drop into the drop inlet and not bypass the inlet to

unprotected lower areas. Support stakes for fabric shall be a minimum of 3 feet long, spaced a maximum 3 feet apart. They should be driven close to the inlet so any overflow drops into the inlet and not on the unprotected soil. Improved performance and sediment storage volume can be obtained by excavating the area.

Inspect the fabric barrier after each rain event and make repairs as needed. Remove sediment from the pool area as necessary with care not to undercut or damage the filter fabric. Upon stabilization of the drainage area, remove all materials and unstable sediment and dispose of properly. Bring the adjacent area of the drop inlet to grade, smooth and compact and stabilize in the appropriate manner to the site.

Type III – Stone and Block Drop Inlet Protection

This practice is generally used during the initial and intermediate overlot grading of a construction site.

Limit the drainage area to 1 acre at the drop inlet. The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow.

Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area.

The stone should be placed just below the top of the blocks on slopes of 2:1 or flatter. Place hardware cloth of wire mesh with ½ inch openings over all block openings to hold stone in place.

As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet ("doughnut"). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet. A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure. Temporary diking should be used as necessary to prevent bypass flow.

The barrier should be inspected after each rain event and repairs made where needed. Remove sediment as necessary to provide for accurate storage volume for subsequent rains.

Upon stabilization of contributing drainage area, remove all materials and any unstable soil and dispose of properly.

Bring the disturbed area to proper grade, smooth, compact and stabilize in a manner appropriate to the site.

Type IV – Paved Surface Inlet Protection

This practice is generally used after pavement construction has been done while final grading and soil stabilization is occurring. These practices should be used with upstream buffer strips in linear construction applications, and with temporary surface stabilization for overlot areas, to reduce the sediment load at the practice. This practice includes sand bags, compost filter socks, geo-tubes filled with ballast, and manufactured surface barriers.

STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT

Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Criteria for Geotextile: The geotextile shall be woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals, hydrocarbons, mildew, rot resistance, and conform to the fabric properties shown below:

Fabric Properties[1]	Roads Grade Subgrade	Haul Roads Rough Graded	Test Method
Grab Tensile Strength (lbs)	200	220	ASTM D1682
Elongation at Failure (%)	50	60	ASTM D1682
Mullen Burst Strength (lbs)	190	430	ASTM D3786
Puncture Strength (lbs)	40	125	ASTM D751 Modified
Equivalent	40-80	40-80	US Std Sieve
Opening Size			CW-02215

[1]Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately.
- Accumulated material shall be removed when 75% of the storage capacity of the structure is filled.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

STANDARD AND SPECIFICATIONS FOR DUST CONTROL

Definition & Scope

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

Design Criteria

Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the local permitting authority.

Construction Specifications

A. **Non-driving Areas** – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

Vegetative Cover – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

Mulch (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

Spray adhesives – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. **Driving Areas** – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

Sprinkling – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short term limited dust control.

Polymer Additives – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

All Stormwater Pollution Prevention Plans must contain the NYS DEC issued "Conditions for Use" and "Application Instructions" for any polymers used on the site. This information can be obtained by contacting the NYS DEC Regional Offices, Division of Water. See Directories for a listing of NYS DEC Regional Offices.

Barriers – Woven geo-textiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

Windbreak – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

Maintenance

Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

DATE	BY	REVISION

DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

EROSION CONTROL DETAILS

BOULDER CONSULTANTS

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME
COUNTY OF ONEIDA
STATE OF NEW YORK

SCALE: AS SHOWN	DATE: 11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET

DWG. NO.: SHEET 9

ENGINEER'S REPORT
FOR THE
PROPOSED COPPER HILL VILLAGE SUBDIVISION

IN THE
CITY OF ROME
ONEIDA COUNTY, NEW YORK

11/13/24

PREPARED FOR:
Florida Dream Homes, LLC
11925 SE 167th Avenue Road
Ocklawaha, FL 32179

PREPARED BY:
PREPARED BY: DONALD DEWOLFE EHRE, P.E., P.L.L.C.
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November, 2024

COPPER HILL VILLAGE SUBDIVISION

Location

The existing property is located at the westerly end of Ironwood Drive in the City of Rome. The parent parcel of land contains a total of 150+/- acres, of land and is designated as tax map parcel 205.000-1-3.1. From this parcel of land, the proposed subdivision will cut out 18 residential lots and the proposed extension of Ironwood Drive. The site's location is shown graphically in Figure 1.

Overview of the Proposed Site Development

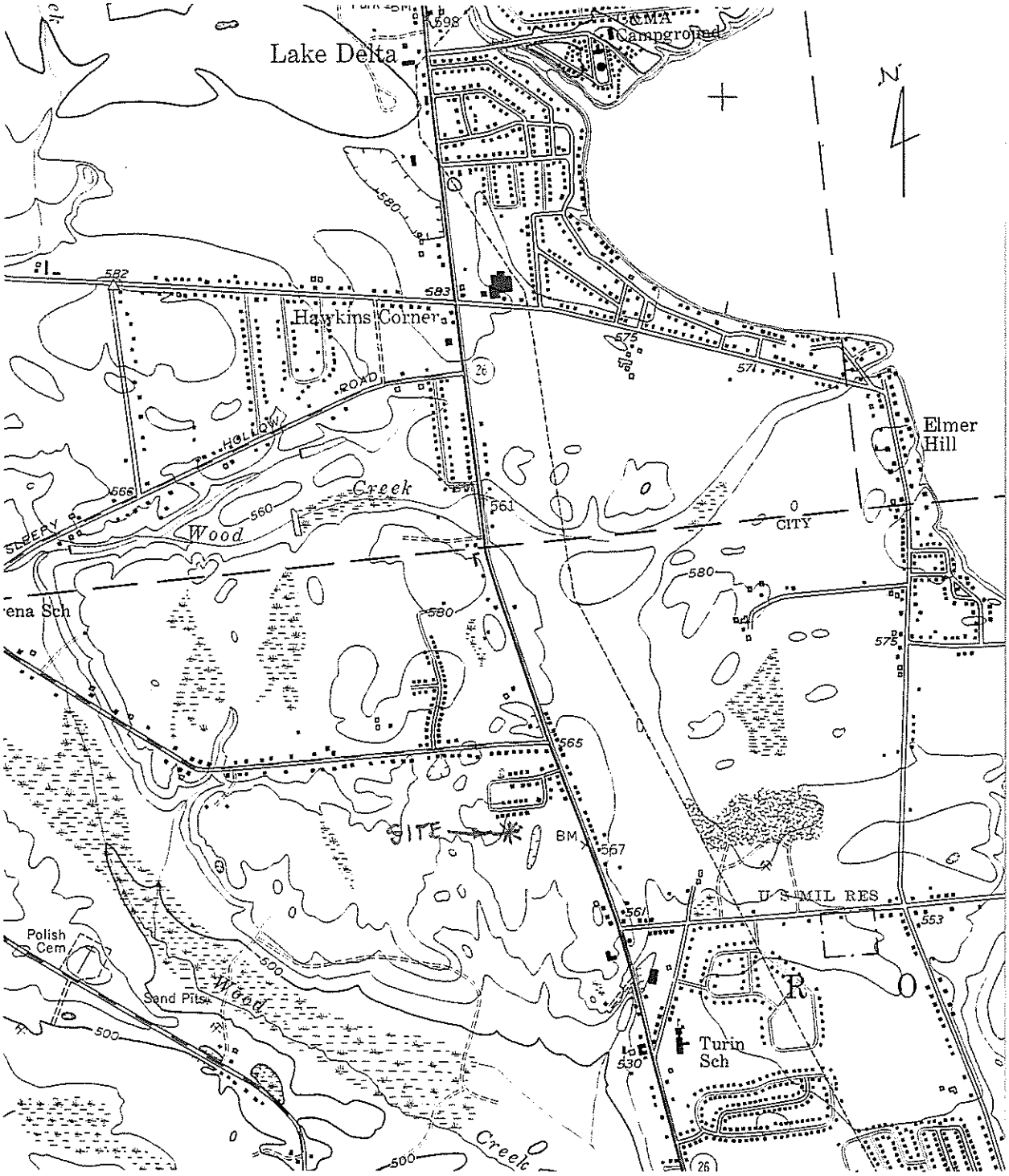
This proposal is for a residential subdivision of the property to produce a total of 18 residential lots. This subdivision will subdivide a portion of the currently undeveloped and vacant area of the existing property.

The project involves the construction of a public road to be dedicated to the City of Rome. The proposed road has been designed to the City's standards and runs westerly extending from the end of the existing Ironwood Drive. The proposed residential lots will be accessed from the proposed roadway. A water main and a sanitary sewer will be extended within the proposed roadway right-of-way, and natural gas, electric, cable TV and telephone will be extended within the 15 foot wide utility easement along each sides of the proposed right-of-way.

Zoning

According to the City of Rome Zoning Ordinance, the site's zoning designation is R-1-8. Under the City's subdivision ordinance, since the proposed subdivision includes the construction of a new road and extension of utilities, this is considered a major subdivision which requires the review and approval of the Planning Board.

The City's zoning ordinance requires each single-family lot to contain a minimum of 8,000 square feet of land with a minimum of 60 feet of road frontage when both public water and sanitary sewers are provided. All of the proposed lots exceed these minimum requirements. Front yard and rear yard setbacks must be a minimum of twenty-five feet (front) and 30 feet (rear), and the minimum required side yard setbacks are 10 feet in width. These setbacks are shown on the plans.



LOCATION MAP – FIGURE 1

SCALE: 1"=2000' **SOURCE: USGS QUAD**

Existing Site Conditions

The property is presently vacant, undeveloped land. The topography is somewhat rolling, and the existing ground elevations are higher on the north side and lower on the south side. The existing ground cover on the property is a mix of evergreen and deciduous trees.

Existing Topography and Soils

The existing ground topography generally slopes downhill from the north to the south and east to west at grades running from 2 percent to 12 percent. While there are two existing low swale areas on the property, the runoff is generally carried as sheet flow from the north to the south.

The Soil Conservation Service mapping has identified the predominant soil type on this property as belonging to the Alton gravelly loam series. This soil falls into hydrologic group A with fast to moderately fast permeability. This soil type is well suited for the construction of the roadway and residences. In the northeast corner of the property the SCS has identified an area with Fredon gravelly silt loam soil, and this soil is hydrologic group C. The soils map and descriptions are contained in Appendix I of this report.

Both the NYSDEC and National Wetlands maps have been reviewed, and there are no wetland areas identified within the proposed development area (See Figure 2). There are no flood plain areas on the property.

Archeo-Sensitive

This property does not lie within or adjacent to any identified archeo-sensitive area.

Existing Utilities

Public Water

There is an existing 8-inch water main that lies along the southerly side of Ironwood Drive with an existing fire hydrant located at the end of the present roadway turnaround. The existing water main is owned and operated by the City of Rome Water Department. The water pressure in the water main at this location is approximately 65 PSI.

The property lies within the City's existing water district.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Woodfield Heights - Phase 2

November 7, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

FIGURE 2

Public Sanitary Sewer Lines

There is an existing 8-inch sanitary sewer line that lies under the centerline of Ironwood Drive. There is an existing manhole in the area of the turnaround. This existing sanitary sewer line is owned and operated by the City of Rome.

The property lies within the City's existing sanitary sewer district.

Storm Drainage

There are no existing physical drainage systems lying along the present Ironwood Drive. There are no existing storm drainage systems on the property to be developed. As noted above, the present runoff flows are carried as sheet flow across the property from north to south and from east to west.

PROPOSED DEVELOPMENT

General

The construction work will be divided into two distinct stages. The first stage includes the construction of the proposed road, water lines, sanitary sewer lines, storm drains and the other utilities. After the first stage is completed, inspected and tested, the roadway and the utility lines will be turned over to the City for operation and use. At that time the residential lots may be offered for sale, and residences, including driveways, will be constructed on the proposed lots.

FIRST STAGE DEVELOPMENT SUMMARY

Grading

The initial stage of the work will be restricted to the following areas of the property:

1. The proposed roadway area:

- The area of the proposed roadway, utility easements and the areas of cut and fill as shown,
- The construction of the water, sewer and drainage lines/structures,
- The cut and fill areas shown on the plans to meet the road grade and prepare the pads for the proposed residences,
- The extension of the utilities within the utility easements adjacent to and on either side of the proposed right-of-way for the construction of the underground power, cable TV, gas and telephone utilities,
- The areas for the proposed storm water drainage pipes and outlets.

SECOND STAGE DEVELOPMENT ACTIVITIES

The second stage of work will include the finish grading of the areas where the proposed residences are to be constructed. This second stage will include the construction of the residences, driveways leading to the new residences and the extension of the water services, sanitary sewer laterals, and the other utilities to the new residences.

PROPOSED UTILITIES:

Sanitary Sewers

The existing 8-inch sanitary sewer will be extended along the centerline of Ironwood Drive from the existing manhole to the high point in the proposed road grade ending at a new terminal manhole. The proposed sanitary sewer line will be constructed in accordance with the established specifications for this work, as promulgated by the Health Department and the City of Rome. The details and testing requirements are called out on the plans.

Beyond the road high point, the sanitary sewer line will be a 2.5 inch diameter SDR-21 force main. Each residence in this area will be equipped with an E-ONE grinder pump station which will be connected to the force main with a 1-1/4 inch service force line. The proposed force main will discharge into the proposed terminal manhole.

Water Lines and Water Services

Based on the proposed eighteen residential lot subdivision development and assuming four bedroom residences, the average domestic water flow would be approximately 7920 gallons per day, or an average flow of 5.50 gallons per minute (GPM). Assuming a 4 times peaking factor, the peak flow would be 22.0 GPM. The assumed fire hydrant flow is 800 GPM. For the combined flow of 822 GPM, the head loss on the proposed 8" water line is 1.14 feet per 100 feet of pipe. For the proposed 772.48 feet of pipe, the total friction head loss is 8.81feet, or -3.8 PSI. Over the length of the proposed water line the elevation drop is 14 feet. Therefore, the total elevation head is 14 feet, or 6.1 PSI. Given the existing static pressure at the water main is 65+/- PSI, the pressure gain at the westerly end of the water line will be 14'-8.8'=5.2 feet, for a pressure of 67.25 PSI.

Extension of Ironwood Drive

The centerline of the proposed roadway will be a straight line extension of the centerline of the existing roadway. The proposed roadway will connect to the end of the existing road and run westerly 772.48 feet to the centerline of the proposed turnaround. The turnaround has been designed to meet the criteria for fire vehicles.

The straight section of the proposed roadway will reside within the City of Rome's standard 50 foot wide right-of-way and will be constructed to the City's standard specifications. The pavement width is 24 feet, matching the existing pavement width, and will be constructed per the details and at the grades as shown on the profile drawing.

The turnaround resides within a temporary easement to the City.

Upon its completion, inspection and acceptance, this roadway is planned to be dedicated to the City of Rome.

Storm Drainage

As noted in the existing section of this report, the existing drainage pattern on this property is sheet flow from the northeast to the southwest and, ultimately, the runoff is carried to the south at the existing low areas.

The plans show the construction of two storm drainage crossings. There are catch basins proposed on each side of the road, and a piped outlet line is designed to carry the flow to a point of discharge connecting to the existing low areas. To dissipate the flow velocity at the pipe discharge location, the existing drainage outlets will be protected with a rip-rap lining.

Erosion and Sediment Control

Erosion and sediment control devices will be installed as part of each of the stages of development activities. For the initial work to construct the proposed road, the erosion control will include the installation of a stabilized construction entrance and silt fencing along the downhill side of the disturbed area

After the roadway and utility work has been completed and accepted by the City, building permits can be issued by the City. Under the second stage of construction, as each residence is constructed the erosion control for residential sites will be installed per the SCS standards. The details of these measures are contained in Appendix II.

An additional report for the sediment and erosion control has been prepared and is included with this submission.

SPDES

Under Table 1 of Appendix B of the New York State Department of Environmental Conservation's "SPDES General Permit For Stormwater Discharges From Construction Activity", the development of a single family residential subdivisions of between 1 and 5 acres of disturbance and with 25% or less impervious cover is required to prepare a SWPPP that only includes erosion and sediment controls. The plans for this subdivision show that the total impervious area is 20%.

SEQRA

Included with this report is a completed Part 1 of the short environmental assessment form. This Engineer's Report, the Erosion Control Report, the SEQRA Form, the Planning Board Application Form and the accompanying plans constitute the submission materials to the Planning Board for their review and for distribution to the involved agencies under the SEQRA process.

APPENDIX I

SOILS INFORMATION

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Oneida County, New York

November 6, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (Ironwood Drive)

Map Scale: 1:1,410 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Oneida County, New York
Survey Area Data: Version 27, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 15, 2022—Oct 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Ironwood Drive)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Fredon gravelly silt loam	1.1	16.2%
350B	Alton gravelly loam, 3 to 8 percent slopes	5.1	76.2%
350C	Alton gravelly loam, 8 to 15 percent slopes	0.5	7.6%
Totals for Area of Interest		6.7	100.0%

Map Unit Descriptions (Ironwood Drive)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Oneida County, New York

30—Fredon gravelly silt loam

Map Unit Setting

National map unit symbol: 9v9f
Elevation: 300 to 1,200 feet
Mean annual precipitation: 34 to 50 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 130 to 160 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Fredon, somewhat poorly drained, and similar soils: 70 percent
Fredon, poorly drained, and similar soils: 15 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fredon, Somewhat Poorly Drained

Setting

Landform: Terraces, valley trains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Loamy over sandy and gravelly glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: gravelly silt loam
Bw - 7 to 15 inches: gravelly silt loam
Bg - 15 to 24 inches: gravelly loam
2C - 24 to 72 inches: very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F141XY507NY - Calcareous Till Toeslope, F141XY503NY - Loamy Flat
Hydric soil rating: No

Description of Fredon, Poorly Drained

Setting

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy over sandy and gravelly glaciofluvial deposits

Typical profile

Ap - 0 to 7 inches: gravelly silt loam
Bw - 7 to 15 inches: gravelly silt loam
Bg - 15 to 24 inches: gravelly loam
2C - 24 to 72 inches: very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F141XY507NY - Calcareous Till Toeslope, F141XY503NY - Loamy Flat
Hydric soil rating: Yes

Minor Components

Castile

Percent of map unit: 9 percent
Hydric soil rating: No

Halsey

Percent of map unit: 6 percent
Landform: Depressions
Hydric soil rating: Yes

350B—Alton gravelly loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9v9n
Elevation: 250 to 1,000 feet
Mean annual precipitation: 30 to 46 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 160 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Alton and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alton

Setting

Landform: Terraces, deltas, outwash plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Gravelly loamy glaciofluvial deposits over sandy and gravelly glaciofluvial deposits, derived mainly from acidic rocks, with some limestone below 40 inches

Typical profile

Ap - 0 to 9 inches: gravelly loam
Bw1 - 9 to 24 inches: very gravelly fine sandy loam
Bw2 - 24 to 40 inches: very gravelly sandy loam
BC - 40 to 58 inches: very gravelly sandy loam
2C - 58 to 72 inches: very gravelly loamy sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F141XY506NY - Calcareous Till Slope, F141XY505NY - Loamy over Sandy
Hydric soil rating: No

Minor Components

Howard
Percent of map unit: 7 percent
Hydric soil rating: No

Chenango
Percent of map unit: 5 percent
Hydric soil rating: No

Knickerbocker
Percent of map unit: 5 percent
Hydric soil rating: No

Castile
Percent of map unit: 3 percent
Hydric soil rating: No

Windsor
Percent of map unit: 3 percent
Hydric soil rating: No

Fredon
Percent of map unit: 2 percent
Hydric soil rating: No

350C—Alton gravelly loam, 8 to 15 percent slopes

Map Unit Setting
National map unit symbol: 9v9p
Elevation: 250 to 1,000 feet
Mean annual precipitation: 30 to 46 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 120 to 160 days
Farmland classification: Farmland of statewide importance

Map Unit Composition
Alton and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alton

Setting
Landform: Deltas, outwash plains, terraces
Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Gravelly loamy glaciofluvial deposits over sandy and gravelly glaciofluvial deposits, derived mainly from acidic rocks, with some limestone below 40 inches

Typical profile

Ap - 0 to 9 inches: gravelly loam
Bw1 - 9 to 24 inches: very gravelly fine sandy loam
Bw2 - 24 to 40 inches: very gravelly sandy loam
BC - 40 to 58 inches: very gravelly sandy loam
2C - 58 to 72 inches: very gravelly loamy sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: F141XY506NY - Calcareous Till Slope, F141XY505NY - Loamy over Sandy
Hydric soil rating: No

Minor Components

Howard

Percent of map unit: 7 percent
Hydric soil rating: No

Knickerbocker

Percent of map unit: 5 percent
Hydric soil rating: No

Chenango

Percent of map unit: 5 percent
Hydric soil rating: No

Castile

Percent of map unit: 3 percent
Hydric soil rating: No

Windsor

Percent of map unit: 3 percent
Hydric soil rating: No

Fredon

Percent of map unit: 2 percent

Hydric soil rating: No

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APPENDIX II

STANDARD REQUIREMENT FOR EROSION CONTROL ON RESIDENTIAL SITES

EROSION AND SEDIMENT CONTROL PLAN FOR SMALL HOMESITE CONSTRUCTION

Definition

Small homesite erosion and sediment control plans are a group of minimum erosion and sediment control practices and management techniques that apply to small homesite construction activity on a single residential lot, in order to prevent polluted discharge.

Purpose

This appendix lays out a series of minimum requirements for erosion and sediment control, and management practices that may be used to meet these requirements. Use of these templates will help show compliance with the general requirements for construction activities that require basic stormwater pollution prevention plans (SWPPP). This applies to the construction of small homesites. The owner/ developer must complete the relevant conditions (1-4), or small parcel erosion and sediment control plan included in this section, and submit the NOI in order to meet compliance with the SPDES General Permit for Stormwater Discharges From Construction Activities.

Criteria

Generally, several types of practices are required on any one site for effective erosion and sediment control. There are three broad categories of construction-related practices for controlling erosion and sediment on small homesite developments:

1. **Cover practices** prevent erosion by protecting the soil surface from rainfall and runoff. Prevention of erosion is the most preferable and cost-effective approach. These practices include: protection of existing vegetation; temporary covering of exposed soil by mulching, matting, or covering; and permanent site stabilization by topsoiling, seeding, and/or sodding.

2. **Structural Practices** are structural controls that either reduce erosion, control runoff, or keep sediment on the construction site. Examples of these practices include stabilized construction entrances, filter fences, sediment traps, berms, and check dams.

3. **Management Measures** are construction management methods that prevent or reduce erosion potential and ensure the proper functioning of erosion and sediment control practices. Careful construction management can dramatically reduce the costs associated with erosion and sediment problems. Examples of these management measures include:

- Preserving existing trees and grass where possible to prevent erosion;
- Re-vegetating the site as soon as possible;
- Locating soil piles away from roads or waterways;
- Limiting tracking of mud onto streets by requiring all vehicles to use designated access drives;
- Removing sediment carried off-site by vehicles or storms;
- Installing downspout extenders to prevent erosion from roof runoff; and
- Maintaining erosion and sediment practices through sediment removal, structure replacement, etc.

Specifications

Each construction site is different. The owner/developer of a small construction site may choose and follow one of the four variations of ESC plans included in this section to develop a SWPPP in compliance with the SPDES Construction Permit For Stormwater Discharges From Construction Activities. However, because of the general nature of the following conditions, **the plans included in this section may not cover all of the resource protection needs on a particular site, and this form does not exempt an owner from the responsibility of filing an NOI.**

Small Homesite Minimum Requirements:

1. Stabilized Construction Entrance:
To prevent vehicles and equipment from tracking sediment and mud off-site, apply gravel or crushed rock to the driveway area and restrict traffic to this one route. This practice will help keep soil from sticking to tires and stop soil from washing off into the street. Carry out periodic inspections and maintenance including washing, top-dressing with additional stone, reworking, and compaction. Plan for periodic street cleaning to remove any sediment that may have been tracked off-site. Remove sediment by shoveling or sweeping and transport to a suitable disposal area where it can be stabilized.

2. Stabilization of Denuded Areas:
Stabilization measures must be initiated as soon as practicable, but in no case more than 14 days after the construction activity has ceased. In frozen ground conditions, stabilization measures must be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures need not be initiated on that portion of the site.

Stabilize denuded areas by implementing soil covering practices (e.g. mulching, matting, sodding). Exposed soils are the most prone to erosion from rainfall and runoff. Vegetation helps protect the soil from these forces and provides natural erosion control. Plan construction to limit

the amount of exposed area, and avoid grading activities during the rainy season (November through March) as much as possible. Clearing limits should be clearly marked and kept as small as possible. Once construction is completed, the site must be permanently stabilized with topsoiling, seeding and plantings, or sodding if needed.

3. Protection of Adjacent Properties:
Keep sediment on-site by using structural and source control practices (e.g. vegetative buffer strips, sediment barriers, soil berms or dikes, etc). See Sections 3, 4, or 5 as appropriate. Wherever possible, preserve a buffer of existing vegetation around the site boundary. This will help to decrease runoff velocities and trap sediment suspended in the runoff. Other structural controls such as filter fence or straw bale barriers should also be used to filter runoff and trap sediment on-site.

When excavating basement soils, move the soil to a location that is, or will be, vegetated, such as in the backyard or side yard area. This will increase the distance eroded soil must travel, through vegetation, to reach the storm sewer system. Piles should be situated so that sediment does not run into the street or adjoining yards. Soil piles should be temporarily seeded and circled with silt fence until the soil is either replaced or removed. Backfill basement walls as soon as possible and rough grade the lot. This will eliminate the large soil mounds, which are highly erodible, and prepare the lot for temporary cover. After backfilling, grade or remove excess soil from the site quickly, to eliminate any sediment loss from surplus fill.

4. Concentrated Flow:
For constructed drainage ways, or other areas of concentrated flow, install check dams according to the specifications on page E.12 to reduce erosion in the channel. As with other erosion controls, check dams must be inspected regularly. Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam Replace stones as needed to maintain the design cross section of the structures. Sediment removal is crucial to the effectiveness of the dam—if not maintained, high flows could cause erosion around the sides of the structures, adding significant sediment loads downstream.

5. Maintenance:
Maintain erosion and sediment control practices through regular inspection. Regular maintenance is extremely important for the proper operation of structural practices. After initial groundbreaking, the builder shall conduct site inspections at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

6. Other Practices:
Use additional practices as required by the local plan approval authority to mitigate effects of increased runoff. This may include providing additional controls to a locally protected stream or resource area, protecting riparian corridors (vegetative stream buffers), etc. Individual homeowners and/or developers are responsible for researching additional requirements related to erosion and sediment runoff control established by their local jurisdictions.

Figure E.1
Erosion Control Plan Condition 1

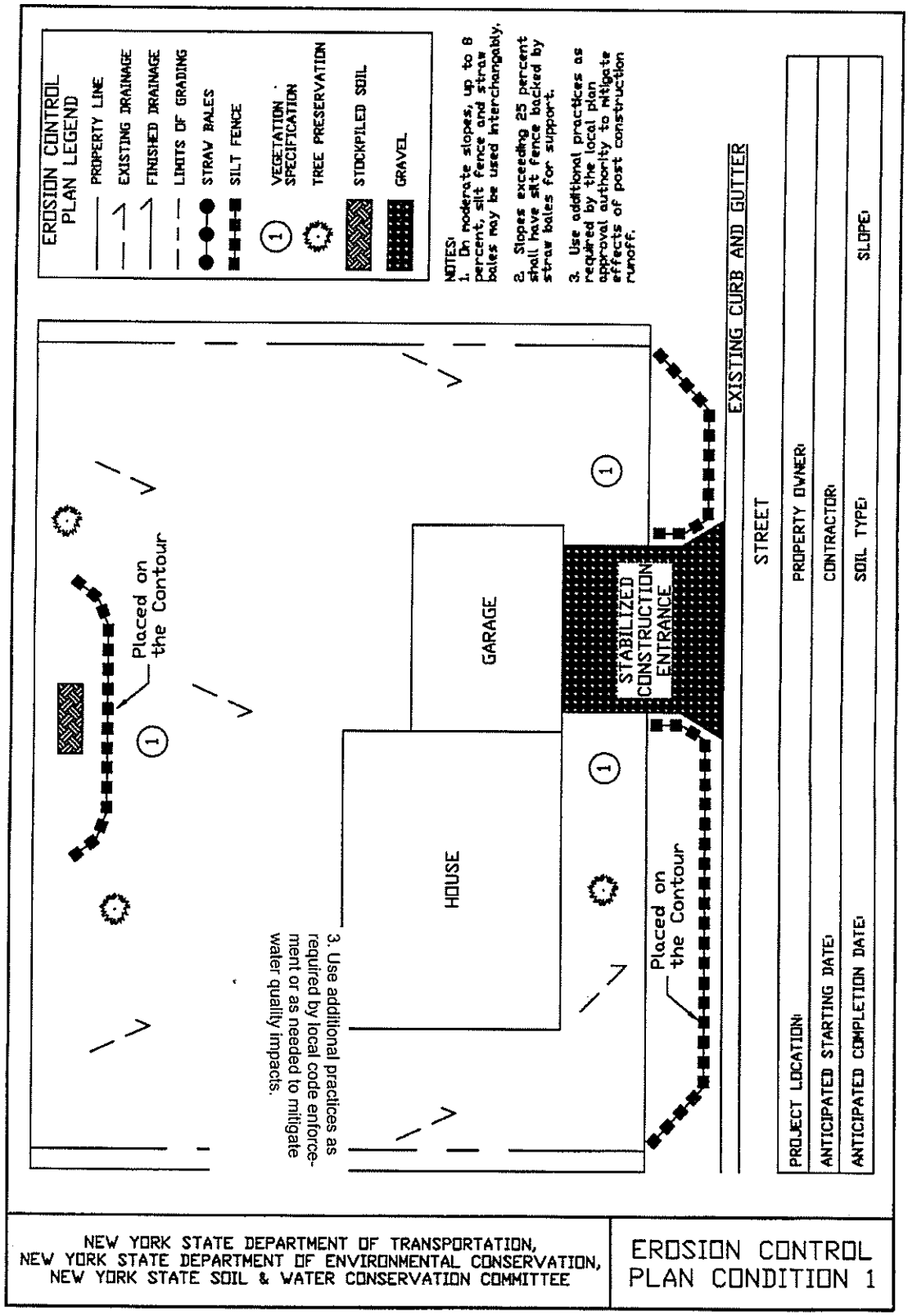
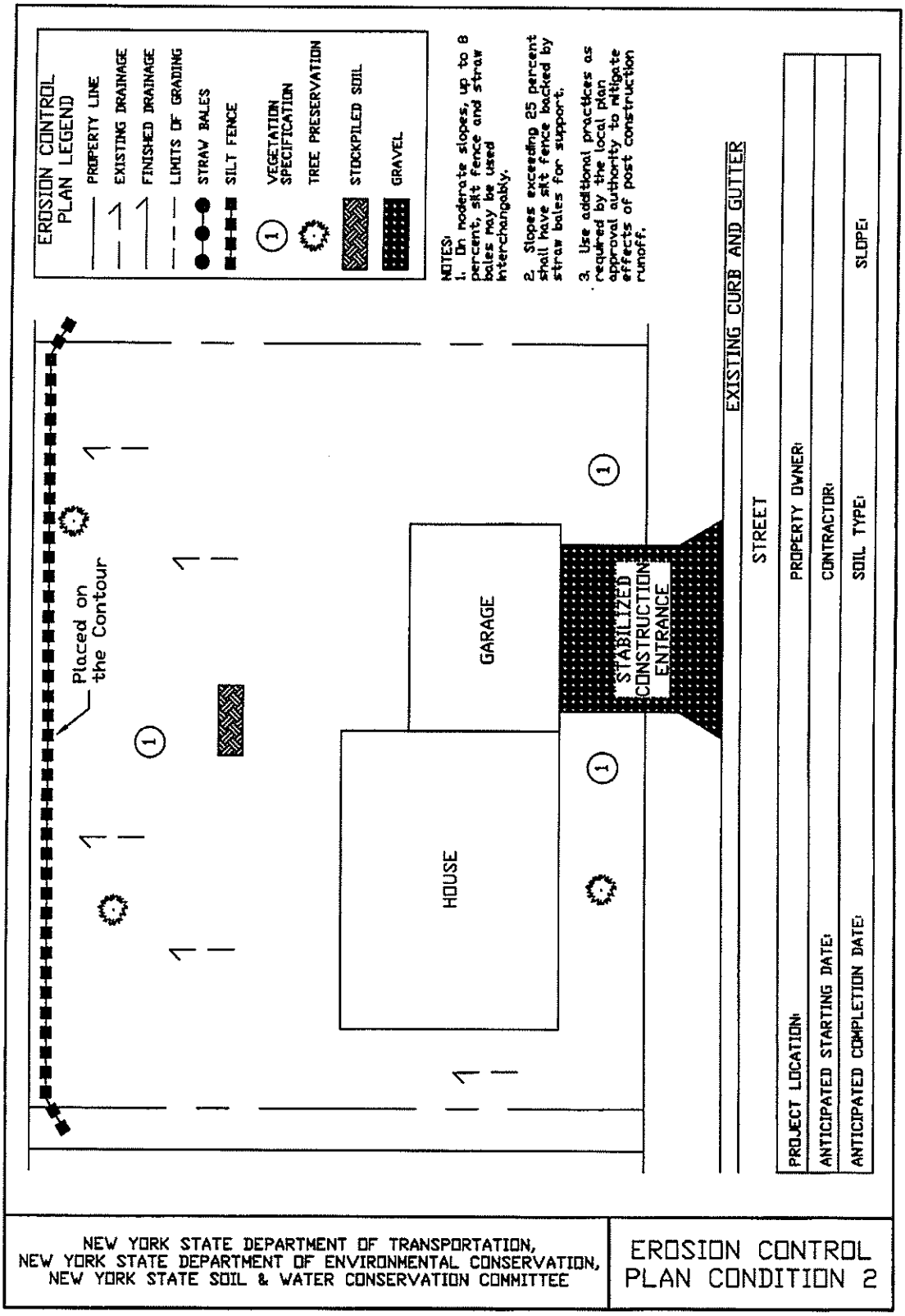


Figure E.2
Erosion Control Plan Condition 2



APPENDIX III

CORRESPONDENCE

SEDIMENT AND EROSION CONTROL REPORT

FOR THE

PROPOSED COPPER HILL VILLAGE SUBDIVISION

IN THE
CITY OF ROME
ONEIDA COUNTY, NEW YORK

Prepared For:
Florida Dream Homes
11925 SE 167th Avenue Road
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Prepared By:
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November, 2024

SEDIMENT AND EROSION CONTROL REPORT FOR THE PROPOSED COPPER HILL VILLAGE SUBDIVISION

GENERAL PURPOSE

The proposed erosion and sediment control measures described herein will be installed prior to the clearing and grading of the property for the construction of the proposed roadway and utilities (water, sewer, storm drainage, gas, electric, etc.). After the roadway and utilities have been installed and accepted, the proposed single family residences may be constructed on the proposed residential lots.

PROJECT LOCATION

The existing property is located to the west of the end of existing Ironwood Drive in the City of Rome.

Proposed Site Development

The proposed development is a residential subdivision of 7.0 +/- acres of the 150+/- acre parent property to create 18 residential lots conforming to the R-8-1 zoning requirements.

The extension of Ironwood Drive roadway will follow the alignment of the existing roadway, running westerly 772.48 feet to the proposed turnaround.

As part of this work, new water, sanitary sewer, and storm drainage lines will be constructed within the right-of-way of the road, and other utilities (gas, electric, cable TV and telephone) will be run within the utility easements provided on each side of the road right-of-way. The subdivision of the property will create 18 residential lots; all of which will be served by the proposed roadway and utilities.

At two locations, catch basins and pipes will be installed to convey storm water from the north side of the proposed road to the south side. The outlets from the piped drainage will discharge within the existing low swale locations.

Once the roadway and utilities have been constructed, inspected and approved, the lots will be offered for sale. For the three unoccupied lots, driveways and utilities will be extended from the right-of-way to the proposed residences.

All of the lots will be connected to publicly maintained sanitary sewer and water lines.

Site Conditions

Ground Cover

The property is presently vacant and vegetated with both evergreen and deciduous trees. In general the existing trees along the northerly and southerly boundaries of the property will remain in place.

Topography and Soils

The existing ground topography generally slopes downhill from the north to south and east to west. The existing slopes on the property range from 2% t0 12%. Under the existing conditions, the runoff is carried as sheet flow running from the northeast to the southwest.

The Soil Conservation Service mapping has identified the soil type on this property as belonging to the Alton gravelly loam series. This soil falls into hydrologic group A with fast to moderately fast permeability. This soil type is reasonably well suited for the construction of the roadways and residences. The soils map and soil descriptions are contained in Appendix I of the Engineer's Report.

Both the NYSDEC and National Wetlands maps have been reviewed, and there are no wetland areas identified on the proposed development area of this property. There are no flood plain areas on this property.

Storm Drainage

There are no existing physical drainage systems lying within the property. As noted previously, the present runoff flows are carried as sheet flow across the property from west to east.

PROPOSED DEVELOPMENT STAGES

General

The proposal is to subdivide the 7.0 acres of the parent property into 18 residential lots in conformance with the City's requirements within the R-1-8 zone. The construction work will be divided into two distinct stages. The first stage includes the construction of the proposed road, utilities and storm drainage. After this stage is completed, inspected and tested, the residential lots may be offered for sale, and residences, including driveways, will be constructed on the lots.

The design and details of the proposed road and utility construction are described in the Engineer's Report and shown on the plans.

FIRST STAGE DEVELOPMENT SUMMARY

The initial stage of the work will be restricted to the following areas of the property:

1. The proposed roadway area:

- The area of the proposed roadway, utility easements and the areas of fill as required.
- The area within the proposed roadway right-of-way where the proposed water main and the proposed sanitary sewer will be constructed,
- The extension of the utilities within the utility easements adjacent to and on either side of the proposed right-of-way for the construction of the underground power, cable TV, gas and telephone utilities.
- The areas for the proposed storm water drainage pipes and outlets.:

SECOND STAGE DEVELOPMENT ACTIVITIES

The second stage of work will include the finish grading of the areas where the proposed residences are to be constructed. This second stage will include the construction of the residences, driveways leading to the new residences and the extension of the water services, sanitary sewer laterals, and the other utilities to the new residences.

Erosion and Sediment Control

Erosion and sediment control devices will be installed in conformance with the two stages of the development activities as described above.

For the stage 1work effort to construct the proposed road, the erosion control measures will include the installation of a stabilized construction entrance and silt fencing along the downhill (south) side of the road right-of-way fill. The details of the erosion control measures are provided on the plans and also in the Appendix to this report.

The stage 2 work begins after the roadway and utility work has been completed to the point where building permits can be issued by the City. When each residence is constructed, the standard erosion control measures shown on the plans and in the Appendix to this report are reproduced from the NYS Erosion Control Handbook and will be used.

The erosion control measures shall be maintained and continue in place until the tributary areas are stabilized with pavement or lawn.

While the total area of disturbance will be more than one acre, this proposal falls within Table 1 of the SPDES requirements. Therefore, the SPDES storm water permit only requires erosion control.

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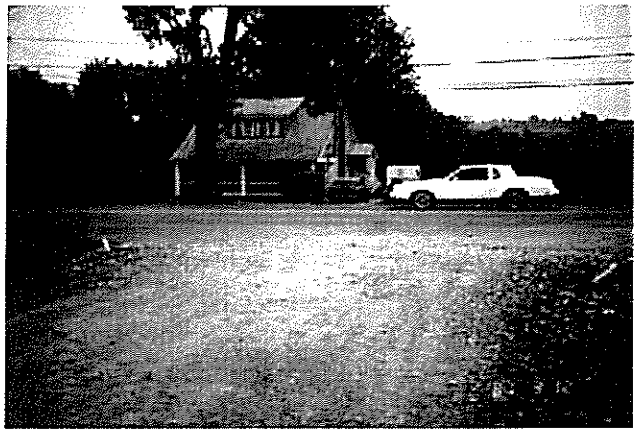
APPENDIX

DETAILS OF EROSION CONTROL MEASURES

STANDARD AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ENTRANCE



Definition

A stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk, or parking area.

Purpose

The purpose of stabilized construction entrance is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.

Conditions Where Practice Applies

A stabilized construction entrance shall be used at all points of construction ingress and egress.

Design Criteria

See Figure 5A.35 on page 5A.76 for details.

Aggregate Size: Use a matrix of 1-4 inch stone, or reclaimed or recycled concrete equivalent.

Thickness: Not less than six (6) inches.

Width: 12-foot minimum but not less than the full width of points where ingress or egress occurs. 24-foot minimum if there is only one access to the site.

Length: As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum would apply).

Geotextile: To be placed over the entire area to be covered with aggregate. Filter cloth will not be required on a single-family residence lot. Piping of surface water under entrance shall be provided as required. If piping is impossible, a mountable berm with 5:1 slopes will be permitted.

Criteria for Geotextile

The geotextile shall be woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals, hydro-carbons, mildew, rot resistant, and conform to the fabric properties as shown:

Fabric Properties[3]	Light Duty[1] Roads Grade Subgrade	Heavy Duty[2] Haul Roads Rough Graded	Test Method
Grab Tensile Strength (lbs)	200	220	ASTM D1682
Elongation at Failure (%)	50	60	ASTM D1682
Mullen Brust Strength (lbs)	190	430	ASTM D3786
Puncture Strength (lbs)	40	125	ASTM D751 modified
Equivalent Opening Size	40-80	40-80	US Std Sieve CW-02215
Aggregate Depth	6	10	--

[1]Light Duty Road: Area sites that have been graded to subgrade and where most travel would be single axle vehicles and an occasional multi-axle truck. Acceptable materials are Trevira Spunbond 1115, Mirafi 100X, Typar 3401, or equivalent.

[2]Heavy Duty Road: Area sites with only rough grading, and where most travel would be multi-axle vehicles. Acceptable materials are Trevira Spunbond 1135, Mirafi 600X, or equivalent.

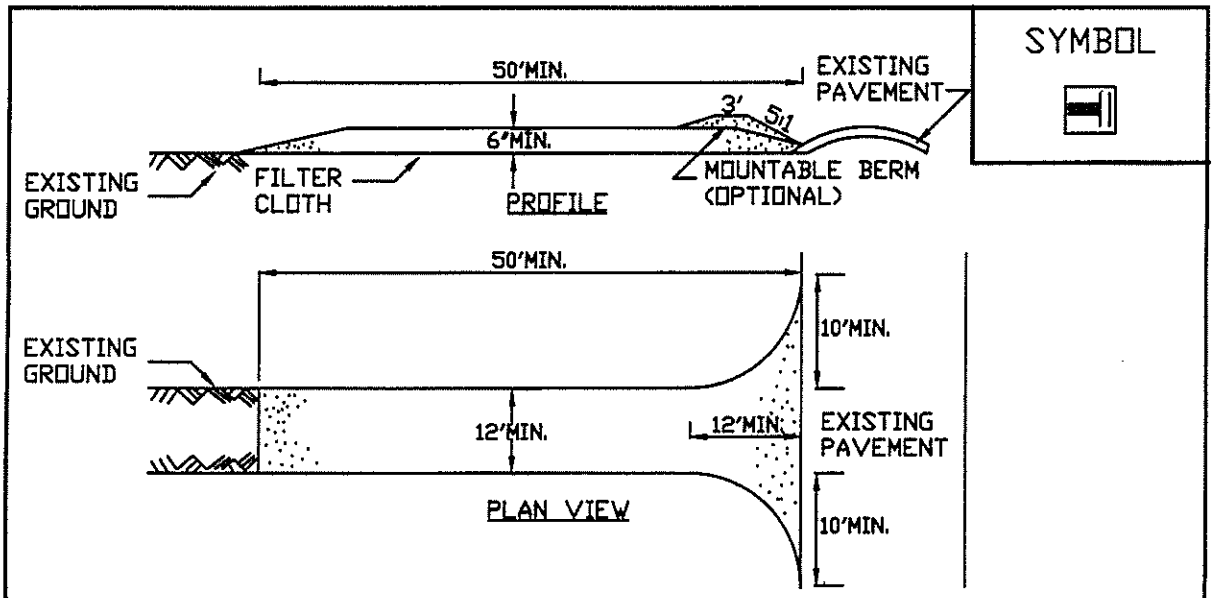
[3]Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.

Maintenance

The entrance shall be maintained in a condition which will prevent tracking of sediment onto public rights-of-way or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public rights-of-way must be removed immediately.

When necessary, wheels must be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device. All sediment shall be prevented from entering storm drains, ditches, or watercourses.

Figure 5A.35
Stabilized Construction Entrance



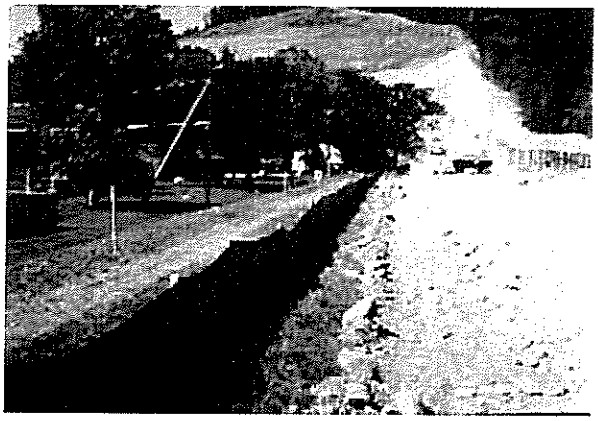
CONSTRUCTION SPECIFICATIONS

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

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS,
NEW YORK STATE DEPARTMENT OF TRANSPORTATION,
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION,
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ENTRANCE

STANDARD AND SPECIFICATIONS FOR SILT FENCE



Definition

A temporary barrier of geotextile fabric installed on the contours across a slope used to intercept sediment laden runoff from small drainage areas of disturbed soil.

Purpose

The purpose of a silt fence is to reduce runoff velocity and effect deposition of transported sediment load. Limits imposed by ultraviolet stability of the fabric will dictate the maximum period the silt fence may be used (approximately one year).

Conditions Where Practice Applies

A silt fence may be used subject to the following conditions:

1. Maximum allowable slope lengths contributing runoff to a silt fence placed on a slope are:

Slope Steepness	Maximum Length (ft.)
2:1	25
3:1	50
4:1	75
5:1 or flatter	100

2. Maximum drainage area for overland flow to a silt fence shall not exceed ¼ acre per 100 feet of fence, with maximum ponding depth of 1.5 feet behind the fence; and

3. Erosion would occur in the form of sheet erosion; and

4. There is no concentration of water flowing to the barrier.

Design Criteria

Design computations are not required for installations of 1 month or less. Longer installation periods should be designed for expected runoff. All silt fences shall be placed as close to the areas as possible, but at least 10 feet from the toe of a slope to allow for maintenance and roll down. The area beyond the fence must be undisturbed or stabilized.

Sensitive areas to be protected by silt fence may need to be reinforced by using heavy wire fencing for added support to prevent collapse.

Where ends of filter cloth come together, they shall be overlapped, folded and stapled to prevent sediment bypass. A detail of the silt fence shall be shown on the plan. See Figure 5A.8 on page 5A.21 for details.

Criteria for Silt Fence Materials

1. Silt Fence Fabric: The fabric shall meet the following specifications unless otherwise approved by the appropriate erosion and sediment control plan approval authority. Such approval shall not constitute statewide acceptance.

Fabric Properties	Minimum Acceptable Value	Test Method
Grab Tensile Strength (lbs)	90	ASTM D1682
Elongation at Failure (%)	50	ASTM D1682

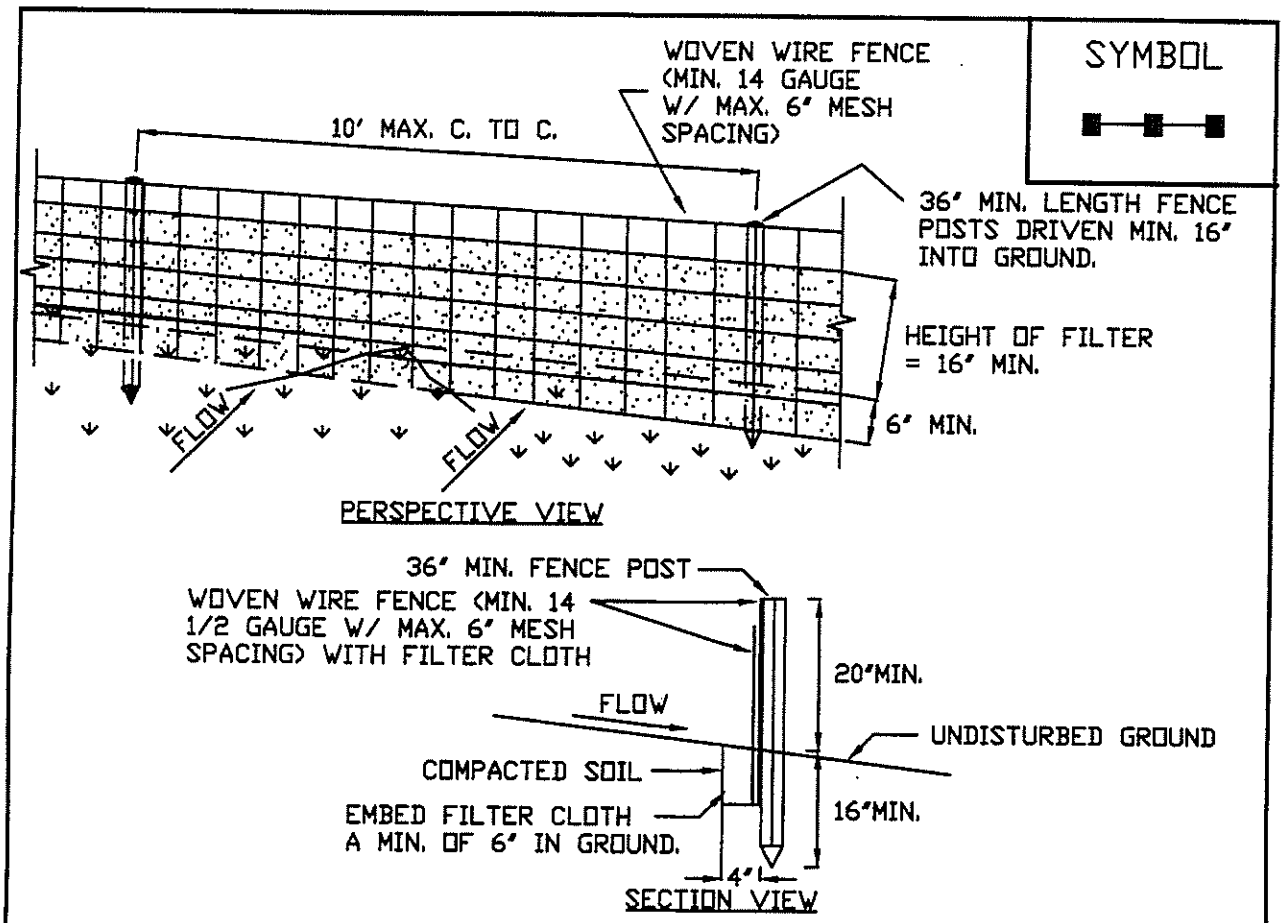
Mullen Burst Strength (PSI)	190	ASTM D3786
Puncture Strength (lbs)	40	ASTM D751 (modified)
Slurry Flow Rate (gal/min/sf)	0.3	
Equivalent Opening Size	40-80	US Std Sieve CW-02215
Ultraviolet Radiation Stability (%)	90	ASTM G-26

2. Fence Posts (for fabricated units): The length shall be a minimum of 36 inches long. Wood posts will be of sound quality hardwood with a minimum cross sectional area of 3.0 square inches. Steel posts will be standard T and U section weighing not less than 1.00 pound per linear foot.

3. Wire Fence (for fabricated units): Wire fencing shall be a minimum 14 gage with a maximum 6 in. mesh opening, or as approved.

4. Prefabricated Units: Envirofence, Geofab, or approved equal, may be used in lieu of the above method providing the unit is installed per details shown in Figure 5A.8.

Figure 5A.8
Silt Fence



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA – NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	SILT FENCE

STANDARD AND SPECIFICATIONS FOR STORM DRAIN INLET PROTECTION

Definition & Scope

A **temporary** barrier with low permeability, installed around inlets in the form of a fence, berm or excavation around an opening, detaining water and thereby reducing the sediment content of sediment laden water by settling thus preventing heavily sediment laden water from entering a storm drain system.

Conditions Where Practice Applies

This practice shall be used where the drainage area to an inlet is disturbed, it is not possible to temporarily divert the storm drain outfall into a trapping device, and watertight blocking of inlets is not advisable. **It is not to be used in place of sediment trapping devices.** This practice shall be used with an upstream buffer strip if placed at a storm drain inlet on a paved surface. It may be used in conjunction with storm drain diversion to help prevent siltation of pipes installed with low slope angle.

Types of Storm Drain Inlet Practices

There are five (5) specific types of storm drain inlet protection practices that vary according to their function, location, drainage area, and availability of materials:

I. Excavated Drop Inlet Protection
II. Fabric Drop Inlet Protection
III. Stone & Block Drop Inlet Protection
IV. Paved Surface Inlet Protection
V. Mechanical Insert Inlet Protection

Design Criteria

Drainage Area – The drainage area for storm drain inlets shall not exceed one acre. Erosion control/temporary stabilization measures must be implemented on the disturbed drainage area tributary to the inlet. The crest elevations of these practices shall provide storage and minimize bypass flow.

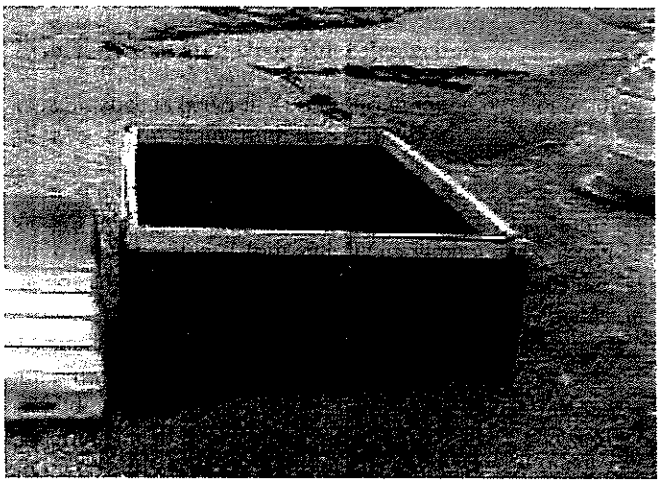
Type I – Excavated Drop Inlet Protection

This practice is generally used during initial overlot grading after the storm drain trunk line is installed.

Limit the drainage area to the inlet device to 1 acre. Excavated side slopes shall be no steeper than 2:1. The minimum depth shall be 1 foot and the maximum depth 2 feet as measured from the crest of the inlet structure. Shape the excavated basin to fit conditions with the longest dimension oriented toward the longest inflow area to provide maximum trap efficiency. The capacity of the excavated basin should be established to contain 900 cubic feet per acre of disturbed area. Weep holes, protected by fabric and stone, should be provided for draining the temporary pool.

Inspect and clean the excavated basin after every storm. Sediment should be removed when 50 percent of the storage volume is achieved This material should be incorporated into the site in a stabilized manner.

Type II – Fabric Drop Inlet Protection



This practice is generally used during final elevation grading phases after the storm drain system is completed.

Limit the drainage area to 1 acre per inlet device. Land area slope immediately surrounding this device should not exceed 1 percent. The maximum height of the fabric above the inlet crest shall not exceed 1.5 feet unless reinforced.

The top of the barrier should be maintained to allow overflow to drop into the drop inlet and not bypass the inlet to

unprotected lower areas. Support stakes for fabric shall be a minimum of 3 feet long, spaced a maximum 3 feet apart. They should be driven close to the inlet so any overflow drops into the inlet and not on the unprotected soil. Improved performance and sediment storage volume can be obtained by excavating the area.

Inspect the fabric barrier after each rain event and make repairs as needed. Remove sediment from the pool area as necessary with care not to undercut or damage the filter fabric. Upon stabilization of the drainage area, remove all materials and unstable sediment and dispose of properly. Bring the adjacent area of the drop inlet to grade, smooth and compact and stabilize in the appropriate manner to the site.

Type III – Stone and Block Drop Inlet Protection

This practice is generally used during the initial and intermediate overlot grading of a construction site.

Limit the drainage area to 1 acre at the drop inlet. The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow.

Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area.

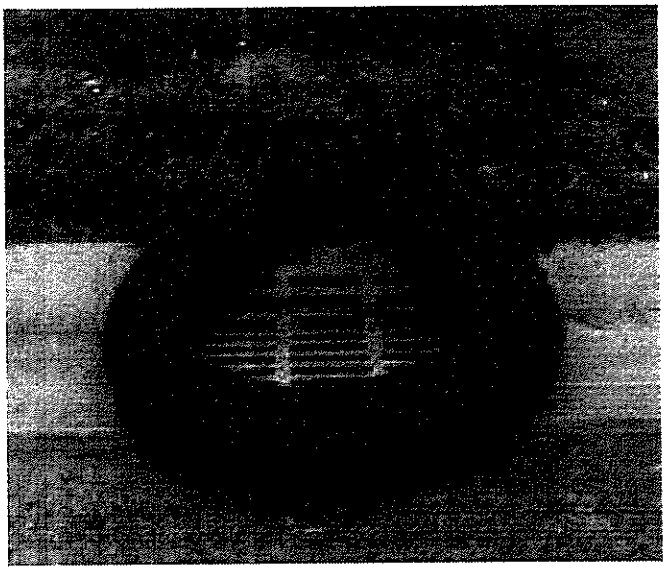
The stone should be placed just below the top of the blocks on slopes of 2:1 or flatter. Place hardware cloth of wire mesh with ½ inch openings over all block openings to hold stone in place.

As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet ("doughnut"). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet. A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure. Temporary diking should be used as necessary to prevent bypass flow.

The barrier should be inspected after each rain event and repairs made where needed. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all materials and any unstable soil and dispose of properly.

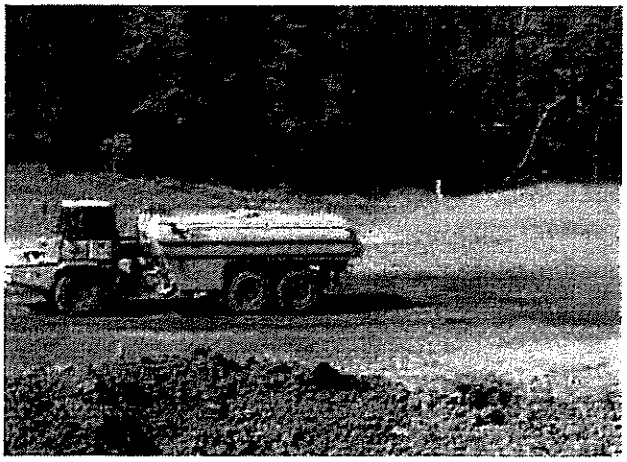
Bring the disturbed area to proper grade, smooth, compact and stabilize in a manner appropriate to the site.

Type IV – Paved Surface Inlet Protection



This practice is generally used after pavement construction has been done while final grading and soil stabilization is occurring. These practices should be used with upstream buffer strips in linear construction applications, and with temporary surface stabilization for overlot areas, to reduce the sediment load at the practice. This practice includes sand bags, compost filter socks, geo-tubes filled with ballast, and manufactured surface barriers.

STANDARD AND SPECIFICATIONS FOR DUST CONTROL



Definition & Scope

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

Design Criteria

Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the local permitting authority.

Construction Specifications

A. **Non-driving Areas** – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

Vegetative Cover – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

Mulch (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

Spray adhesives – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. **Driving Areas** – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

Sprinkling – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short term limited dust control.

Polymer Additives – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

All Stormwater Pollution Prevention Plans must contain the NYS DEC issued "Conditions for Use" and "Application Instructions" for any polymers used on the site. This information can be obtained by contacting the NYS DEC Regional Offices, Division of Water. See Directories for a listing of NYS DEC Regional Offices.

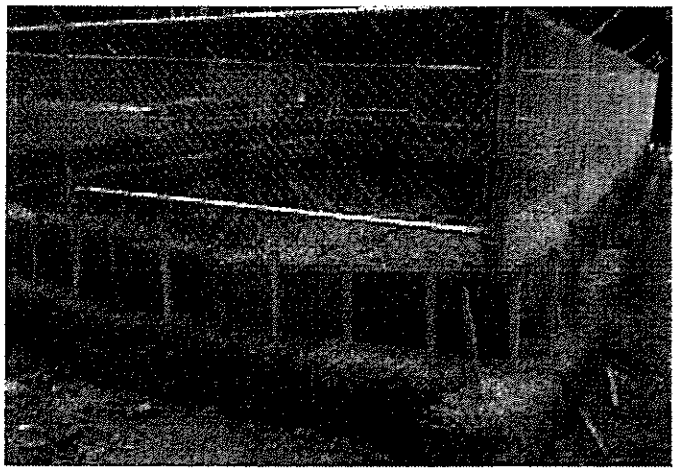
Barriers – Woven geo-textiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

Windbreak – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

Maintenance

Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT



Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Criteria for Geotextile: The geotextile shall be woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals, hydrocarbons, mildew, rot resistance, and conform to the fabric properties shown below:

Fabric Properties[1]	Roads Grade Subgrade	Haul Roads Rough Graded	Test Method
Grab Tensile Strength (lbs)	200	220	ASTM D1682
Elongation at Failure (%)	50	60	ASTM D1682
Mullen Burst Strength (lbs)	190	430	ASTM D3786
Puncture Strength (lbs)	40	125	ASTM D751 Modified
Equivalent	40-80	40-80	US Std Sieve
Opening Size			CW-02215

[1]Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately.
- Accumulated material shall be removed when 75% of the storage capacity of the structure is filled.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

EROSION AND SEDIMENT CONTROL PLAN FOR SMALL HOMESITE CONSTRUCTION

Definition

Small homesite erosion and sediment control plans are a group of minimum erosion and sediment control practices and management techniques that apply to small homesite construction activity on a single residential lot, in order to prevent polluted discharge.

Purpose

This appendix lays out a series of minimum requirements for erosion and sediment control, and management practices that may be used to meet these requirements. Use of these templates will help show compliance with the general requirements for construction activities that require basic stormwater pollution prevention plans (SWPPP). This applies to the construction of small homesites. The owner/ developer must complete the relevant conditions (1-4), or small parcel erosion and sediment control plan included in this section, and submit the NOI in order to meet compliance with the SPDES General Permit for Stormwater Discharges From Construction Activities.

Criteria

Generally, several types of practices are required on any one site for effective erosion and sediment control. There are three broad categories of construction-related practices for controlling erosion and sediment on small homesite developments:

1. **Cover practices** prevent erosion by protecting the soil surface from rainfall and runoff. Prevention of erosion is the most preferable and cost-effective approach. These practices include: protection of existing vegetation; temporary covering of exposed soil by mulching, matting, or covering; and permanent site stabilization by topsoiling, seeding, and/or sodding.

2. **Structural Practices** are structural controls that either reduce erosion, control runoff, or keep sediment on the construction site. Examples of these practices include stabilized construction entrances, filter fences, sediment traps, berms, and check dams.

3. **Management Measures** are construction management methods that prevent or reduce erosion potential and ensure the proper functioning of erosion and sediment control practices. Careful construction management can dramatically reduce the costs associated with erosion and sediment problems. Examples of these management measures include:

- Preserving existing trees and grass where possible to prevent erosion;
- Re-vegetating the site as soon as possible;
- Locating soil piles away from roads or waterways;
- Limiting tracking of mud onto streets by requiring all vehicles to use designated access drives;
- Removing sediment carried off-site by vehicles or storms;
- Installing downspout extenders to prevent erosion from roof runoff; and
- Maintaining erosion and sediment practices through sediment removal, structure replacement, etc.

Specifications

Each construction site is different. The owner/developer of a small construction site may choose and follow one of the four variations of ESC plans included in this section to develop a SWPPP in compliance with the SPDES Construction Permit For Stormwater Discharges From Construction Activities. However, because of the general nature of the following conditions, **the plans included in this section may not cover all of the resource protection needs on a particular site, and this form does not exempt an owner from the responsibility of filing an NOI.**

Small Homesite Minimum Requirements:

1. Stabilized Construction Entrance:
To prevent vehicles and equipment from tracking sediment and mud off-site, apply gravel or crushed rock to the driveway area and restrict traffic to this one route. This practice will help keep soil from sticking to tires and stop soil from washing off into the street. Carry out periodic inspections and maintenance including washing, top-dressing with additional stone, reworking, and compaction. Plan for periodic street cleaning to remove any sediment that may have been tracked off-site. Remove sediment by shoveling or sweeping and transport to a suitable disposal area where it can be stabilized.

2. Stabilization of Denuded Areas:
Stabilization measures must be initiated as soon as practicable, but in no case more than 14 days after the construction activity has ceased. In frozen ground conditions, stabilization measures must be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth-disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures need not be initiated on that portion of the site.

Stabilize denuded areas by implementing soil covering practices (e.g. mulching, matting, sodding). Exposed soils are the most prone to erosion from rainfall and runoff. Vegetation helps protect the soil from these forces and provides natural erosion control. Plan construction to limit

the amount of exposed area, and avoid grading activities during the rainy season (November through March) as much as possible. Clearing limits should be clearly marked and kept as small as possible. Once construction is completed, the site must be permanently stabilized with topsoiling, seeding and plantings, or sodding if needed.

3. Protection of Adjacent Properties:
Keep sediment on-site by using structural and source control practices (e.g. vegetative buffer strips, sediment barriers, soil berms or dikes, etc). See Sections 3, 4, or 5 as appropriate. Wherever possible, preserve a buffer of existing vegetation around the site boundary. This will help to decrease runoff velocities and trap sediment suspended in the runoff. Other structural controls such as filter fence or straw bale barriers should also be used to filter runoff and trap sediment on-site.

When excavating basement soils, move the soil to a location that is, or will be, vegetated, such as in the backyard or side yard area. This will increase the distance eroded soil must travel, through vegetation, to reach the storm sewer system. Piles should be situated so that sediment does not run into the street or adjoining yards. Soil piles should be temporarily seeded and circled with silt fence until the soil is either replaced or removed. Backfill basement walls as soon as possible and rough grade the lot. This will eliminate the large soil mounds, which are highly erodible, and prepare the lot for temporary cover. After backfilling, grade or remove excess soil from the site quickly, to eliminate any sediment loss from surplus fill.

4. Concentrated Flow:
For constructed drainage ways, or other areas of concentrated flow, install check dams according to the specifications on page E.12 to reduce erosion in the channel. As with other erosion controls, check dams must be inspected regularly. Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam Replace stones as needed to maintain the design cross section of the structures. Sediment removal is crucial to the effectiveness of the dam—if not maintained, high flows could cause erosion around the sides of the structures, adding significant sediment loads downstream.

5. Maintenance:
Maintain erosion and sediment control practices through regular inspection. Regular maintenance is extremely important for the proper operation of structural practices. After initial groundbreaking, the builder shall conduct site inspections at least once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

6. Other Practices:
Use additional practices as required by the local plan approval authority to mitigate effects of increased runoff. This may include providing additional controls to a locally protected stream or resource area, protecting riparian corridors (vegetative stream buffers), etc. Individual homeowners and/or developers are responsible for researching additional requirements related to erosion and sediment runoff control established by their local jurisdictions.

Figure E.1
Erosion Control Plan Condition 1

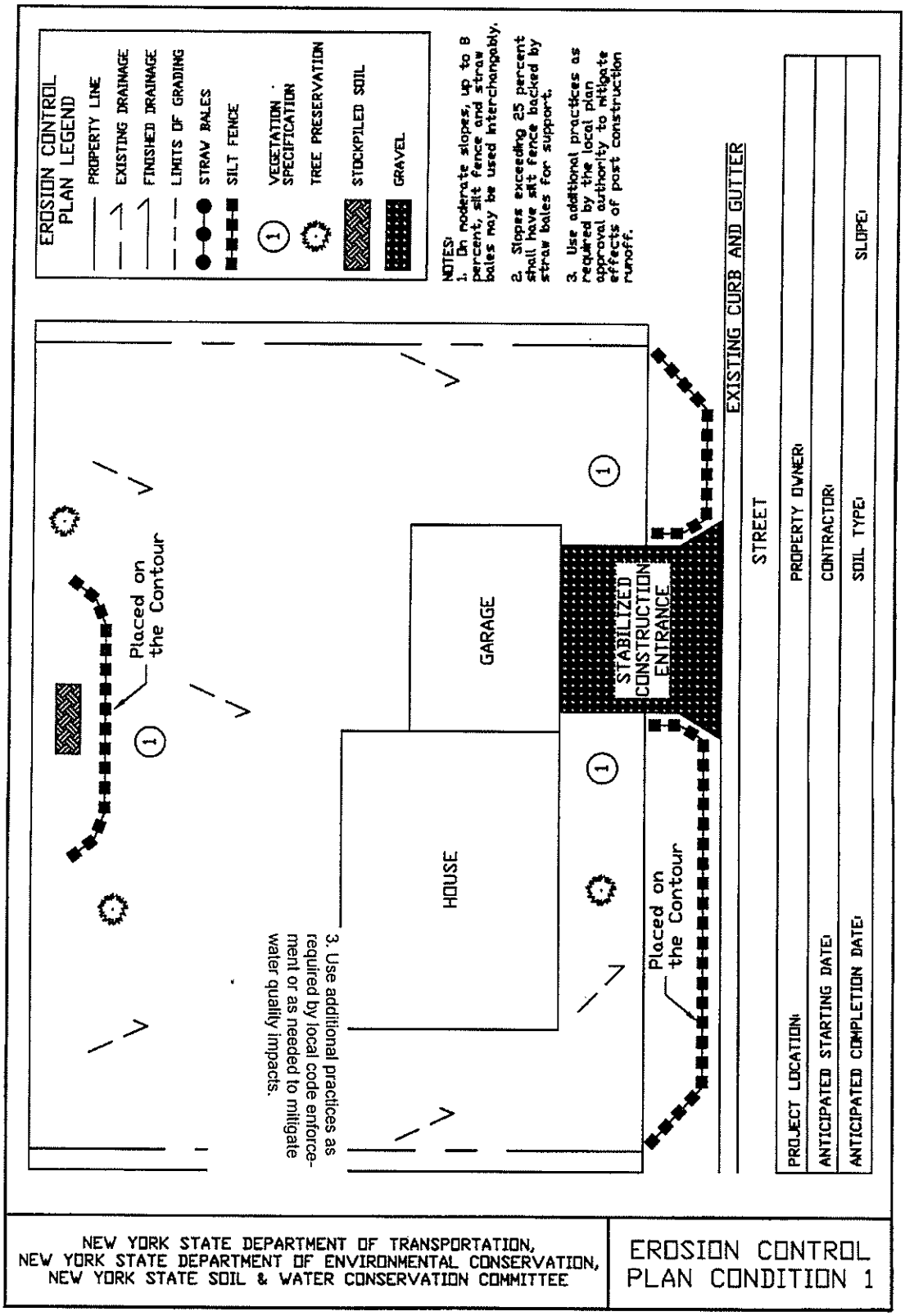


Figure E.2
Erosion Control Plan Condition 2