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 Dr. **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: _____ State: FL Zip: 32179
OCKLAWAHA

E-Mail: rickdeeley@aol.com

Property Owner Information ☐ (Check if same as applicant)

Name: Innes Celeste 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:

19 Lot Subdivision - see attached plans

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

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

☐ Federal Wetlands ☐ New York State Wetlands not on project site

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

☐ 100-Year ☐ 500-Year

Site Plan Review Supplement

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

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± A

New parcel sizes: 0.33± A

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

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.*

N/A

- ☐ 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)
- ☑ 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 ares
  - ☑ 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.

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.

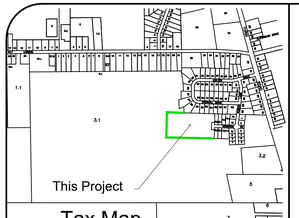
All required supporting documentation including the required number of copies of plans, documents, drawings and/or other illustrative materials must be submitted in an application packet in order for it to be considered complete. Please refer to the relevant application checklist to confirm that you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

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

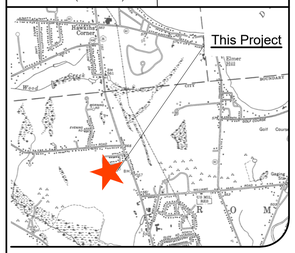
I do hereby state that the information submitted is an accurate representation of my request and complete to the best of my knowledge:

Applicant Signature: _____ Owner Signature: _____

Date: 2/14/25 Date: 2/14/25



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.

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

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

"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

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

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

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

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*

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

0.85± Acre
To be Dedicated to The City of Rome

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*

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

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

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 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)

8" SDR

Water Valve

8" D.I.P.

Southerly Highway Boundary Ironwood Drive

End Not Found

BM#1

Communication Pedestal

Temporary Easement for Ironwood Turnaround (To be Terminated)

1 Story Wood Frame Duplex House
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

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

File No. 24-260

19 Lot Subdivision
Copper Hill Village
Ironwood Drive

City of Rome
Oneida County - New York

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

Jeffrey D. Moore, L.S. #051016

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

COPPER HILL VILLAGE SUBDIVISION
CITY OF ROME, ONEIDA COUNTY

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'

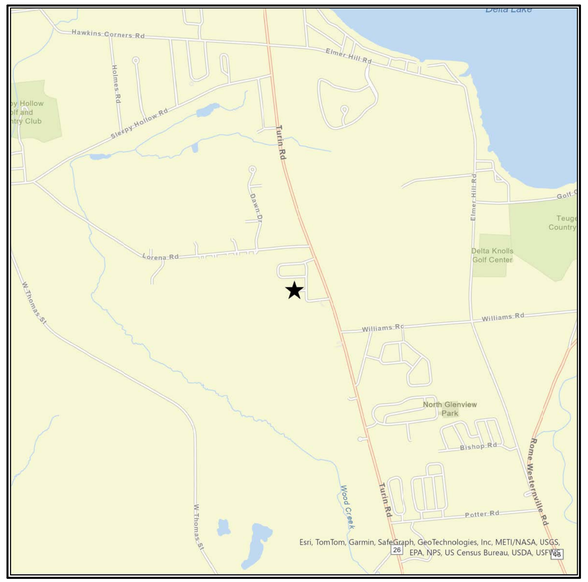
APPLICANT: FLORIDA DREAM HOMES, LLC
11925 SE 167th AVENUE ROAD
OCKLAWAHA, FL 32179

SEQUENCE OF CONSTRUCTION (INCLUDING EROSION CONTROL)

1. OBTAIN ALL REQUIRED PERMITS.
2. FLAG THE LIMITS OF CLEARING AS SHOWN ON THE PLANS.
3. CLEAR THE AREA OF THE STABILIZED CONSTRUCTION ENTRANCE AND INSTALL THE STABILIZED CONSTRUCTION ENTRANCE.
4. BROOM CLEAN THE EXISTING ROADWAY DAILY TO REMOVE ALL DIRT AND MUD FROM THE SURFACE.
5. INSTALL THE SILT FENCING AT THE LOCATIONS SHOWN ON THE PLANS. INSPECT SILT FENCING WEEKLY AND MAINTAIN PER THE DETAIL.
6. CLEAR THE AREA OF THE PROPOSED ROADWAY AND UTILITY EASEMENTS AND ADJACENT SLOPES.
7. STAKE THE CENTERLINE OF THE PROPOSED ROADWAY.
8. GRADE THE AREA OF THE ROADWAY AND UTILITY EASEMENTS TO THE ELEVATIONS CALLED FOR ON THE PLANS AND THE ADJACENT SLOPES.
9. ALL AREAS OUTSIDE OF THE ROADWAY RIGHT-OF-WAY SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER BEING BROUGHT TO PRELIMINARY/FINAL GRADE.
10. CONSTRUCT THE SANITARY SEWER, WATER AND STORM DRAINAGE SYSTEMS.
11. TEST THE SANITARY SEWER AND WATER LINES. CHLORINATE THE WATER LINE.
12. INSTALL INLET PROTECTION DEVICES AROUND THE STORM DRAIN INLETS.
13. FINE GRADE THE AREAS OF THE ROADWAY AND UTILITY EASEMENTS.
14. INSTALL THE ELECTRIC, GAS, CABLE TV AND TELEPHONE LINES PER NATIONAL GRID AGREEMENT/DESIGN.
15. BRING THE HOME SITES TO THE PROPOSED GRADE.
16. SEED AND MULCH ALL UNSTABILIZED DISTURBED AREAS.
17. OBTAIN BUILDING PERMITS FOR EACH RESIDENCE.
18. INSTALL THE STANDARD EROSION CONTROL MEASURES FOR HOME SITES PER USDA STANDARDS CONTAINED IN THE EROSION CONTROL REPORT.
19. INSTALL A CONCRETE TRUCK WASH-OUT.
20. CONSTRUCT HOMES. CONNECT HOMES TO THE UTILITY LINES.
21. SEED AND MULCH THE AREAS AROUND THE HOME. ONCE THE VEGETATIVE COVER IS ESTABLISHED, THE EROSION CONTROL ON THE LOT MAY BE REMOVED.

EROSION CONTROL NOTES

1. CLEAR AND GRUB AREA OF THE PROPOSED STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE,
3. BROOM CLEAN THE EXISTING ROADWAY DAILY.
4. INSTALL THE SILT FENCING AROUND THE DOWNHILL PERIMITER OF THE SITE AS SHOWN ON THE PLANS. INSPECT, MAINTAIN AND REPAIR THE SILT FENCING DAILY.
5. CLEAR, GRADE AND INSTALL A CRUSHED STONE SURFACE ON THE FIRST 200± FEET OF THE PROPOSED ROADWAY FOR USE AS THE CONSTRUCTION STAGING AREA.
6. CLEAR THE AREA OF THE PROPOSED ROADWAY AND UTILITY EASEMENTS ON EACH SIDE THEREOF.
7. GRADE THE AREA OF THE ROADWAY TO ROUGH GRADE TO PERMIT THE INSTALLATION OF THE UTILITIES.
8. CLEAR AND GRADE THE AREAS OUTSIDE OF THE ROADWAY TO THE LIMITS SHOWN ON THE PLAN.
9. GRADE THE AREAS OF THE PROPOSED LOTS TO THE CONTOURS SHOWN ON THE PLANS.
10. SEED AND MULCH THE DISTURBED AREAS OUTSIDE OF THE ROADWAY.
11. FINE GRADE THE AREA OF THE ROADWAY AND INSTALL THE BASE AND BINDER COURSE OF THE PAVEMENT.
12. INSTALL INLET PROTECTION AROUND THE CATCH BASINS.
13. COMPLETE THE ROADWAY AND UTILITY WORK AND SEED AND MULCH ALL DISTURBED AREAS.
14. UPON COMPLETION OF THE ROADWAY AND UTILITY WORK, APPLY FOR BUILDING PERMITS FOR EACH SITE.
15. INSTALL AND MAINTAIN RESIDENTIAL CONSTRUCTION EROSION CONTROL MEASURES ON EACH SITE PRIOR TO CONSTRUCTION OF EACH RESIDENCES.
16. SEED AND MULCH THE LOT AREAS AROUND THE RESIDENCES.
17. REMOVE SILT FENCING ONCE GRASS IS ESTABLISHED.



LOCATION MAP
SCALE: 1"=2000'

SHEET INDEX

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

DATE	BY	REVISION
12/20/24	EJL	SHEET 10
01/22/25	EJL	NOTES

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	

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

Melissa 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

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

S 09°12'30" W 180.00'

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

N 09°12'30" E 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

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 Red - 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

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'

80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 80.00' | 27.48'

N 09°12'30" E 180.00'

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
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

END CURB AT STA. 7+30
CARRY CURB BEHIND CB
PROPOSED CURB
FUTURE 5' WIDE SIDEWALK

TERMINAL FLUSHING ASSEMBLY
PLUG, CAP & BLOWOFF ASSEMBLY
15' 20' 15' PVMT
S 80°47'30" E 50.00'
S 09°12'30" W 180.00'
12"D
G.V. 7+72.48
R=30'
35.00'
50.00'
13' 24' PVMT 13'
15' UTILITY EASEMENT

CB-4 | CB-5 | CB-1 | CB-2
SAN | W | WS | SL | 1¼" | 4"
7+00 | 6+00 | 5+00 | 4+00 | 3+00 | 2+00 | 1+00
2½" SDR 21 FORCE MAIN
SAN MH
8" DIP WATER MAIN
8" PVC SDR-35
G.V.
HYDRANT ASSEMBLY
S 80°47'30" E 747.48'
N 80°47'30" W 747.48'
5'

0.85± Acre
To be Dedicated to The City of Rome

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
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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

S-6 | S-3

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

80.00' | 107.48'
N 80°47'30" W 657.48'
15' DRAINAGE EASEMENT

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

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
8" SDR
50.00'
Water Valve
BM#1-EXIST. HYD.
6" D.I.P.
Communication Pedestal
Temporary Easement for Ironwood Turnaround (To be Terminated)

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

SAWCUT E.O.P. AND MEET EXISTING PAVE-MENT IN LINE AND GRADE

1 Story Wood Frame Duplex House
Lot 12B
EXISTING PAVEMENT TO BE REMOVED

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
- —— G —— Underground Gas Line
- —— E —— Underground Electric Line
- —— SS —— Underground Sanitary Sewer Line
- —— W —— Underground Water Line
- Proposed Hydrant
- Proposed Light Pole

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
12/20/24	EJL	LP & SW
02/12/25	EJL	REVISED

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

PROPOSED 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 2	

Zoning Regulations:

R-1-8 Single Family Residential
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Lot Coverage: 35%
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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

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

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Lot 7 *BLOCK D*

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#6383 Ironwood Drive
Lot 13A

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

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CARRY CURB BEHIND CB
PROPOSED CURB
FUTURE 5' WIDE SIDEWALK

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

UTILITY EASEMENT

CB-4 CB-5 CB-3 CB-2 CB-1

SAN 7+00 6+00 5+00 4+00 3+00 2+00 1+00

2½" SDR 21 FORCE MAIN

SAN MH

8" PVC SDR-35

STABILIZED CONSTRUCTION ENTRANCE

8" DIP WATER MAIN

G.V.

Water Valve

BM#1-EXIST. HYD.

Temporary Easement for Ironwood Turnaround (To be Terminated)

Communication Pedestal

PLUG, CAP & BLOWOFF ASSEMBLY

P.V.T. 7+72.48

24' PVMT

15' 20' 15'

S 80°47'30" E 50.00'

0.85± Acre
To be Dedicated to The City of Rome

HYDRANT ASSEMBLY

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
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1 Story Wood Frame Duplex House

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

EXISTING PAVEMENT TO BE REMOVED

Lot 12B

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

SILT FENCE

15' DRAINAGE EASEMENT

N 80°47'30" W 657.48'

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

15' DRAINAGE EASEMENT

SILT FENCE

PROPOSED LIMIT OF DISTURBED AREA

REG Trust
(Now or Formerly)
Instrument No. 2011-002834
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#6384 Ironwood Drive

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Warranty Deed - Dated: July 6, 2000
Liber 2926 of Deed at Page 450
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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
- —565— Proposed Contour
- Proposed Hydrant
- Existing Light Pole
- 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. 59216 — 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
12/20/24	EJL	LP & SW
02/12/25	EJL	REVISED

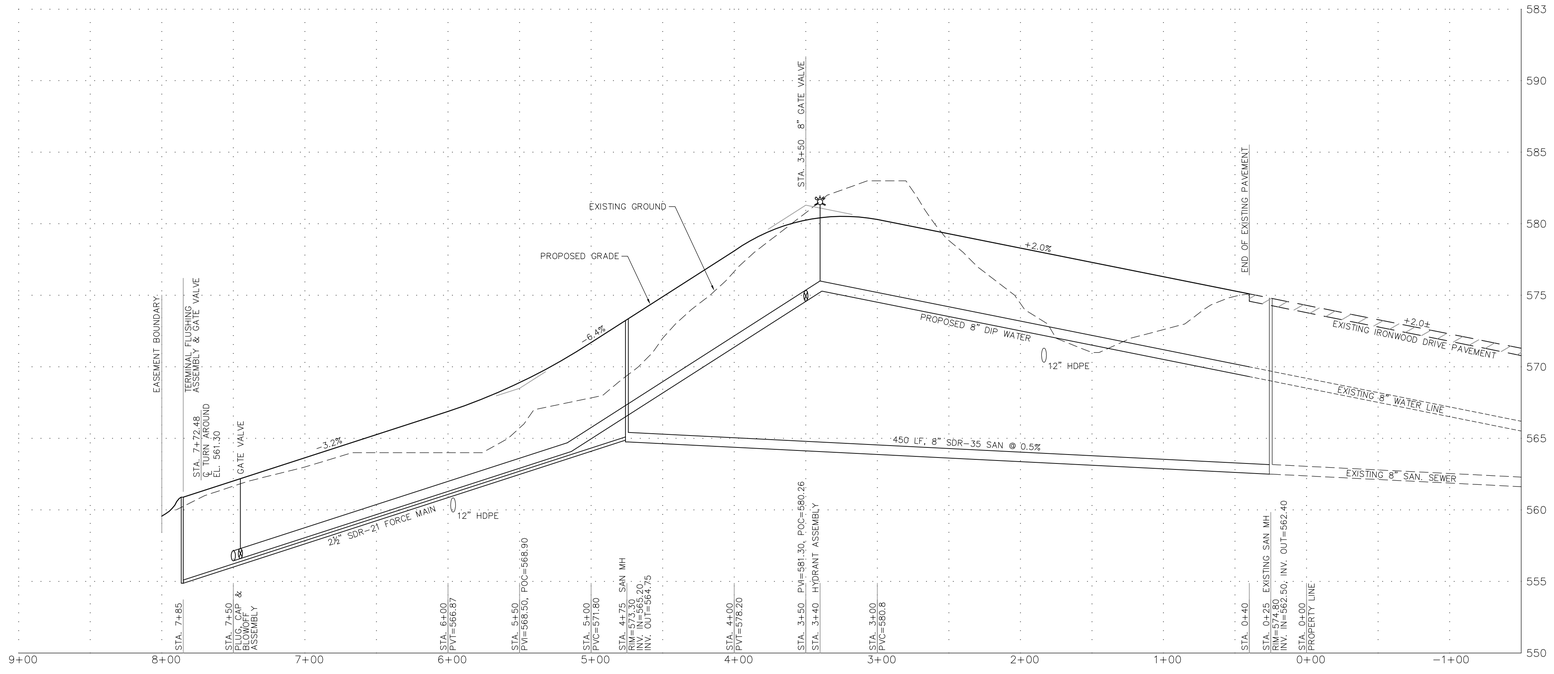
DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

PROPOSED SITE PLAN WITH GRADING & EROSION CONTROL

BOULDER CONSULTANTS

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

SCALE: 1"=30'	DATE: 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

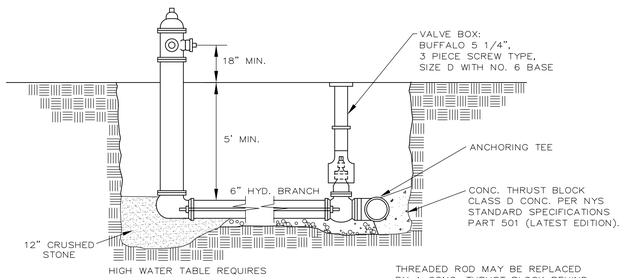
BOULDER CONSULTANTS

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

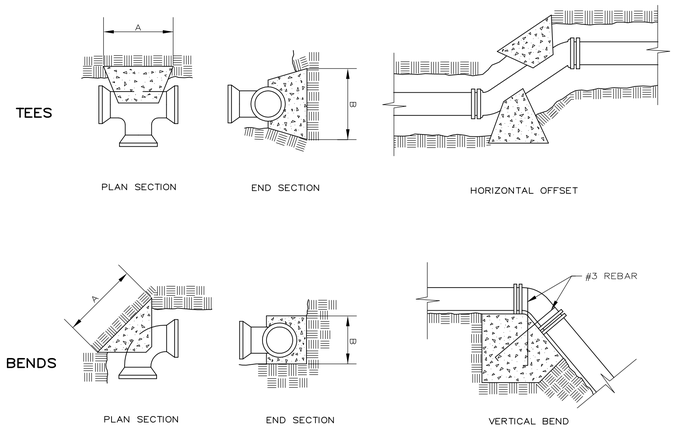
STATE OF NEW YORK
DONALD DeWOLFE EHRE
No. 59276
LICENSED PROFESSIONAL ENGINEER

DATE	BY	REVISION

SCALE: AS SHOWN	DATE: 11/13/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET
DWG. NO.: SHEET 4	



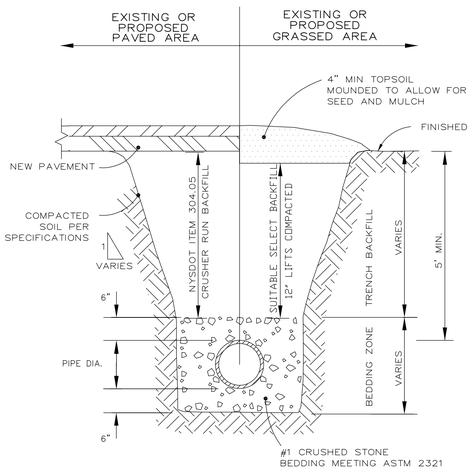
HYDRANT DETAIL
NO SCALE



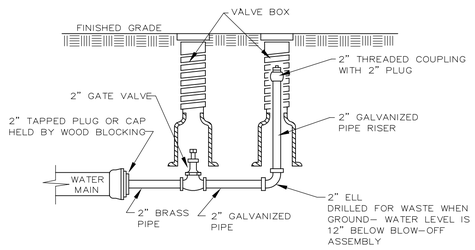
MIN. DIM. OF CLASS D* CONC. THRUST BLOCKS										
PIPE SIZE	11 1/4° BEND		22 1/2° BEND		45° BEND		90° BEND		TEE	
	A	B	A	B	A	B	A	B	A	B
4"	12"	12"	12"	12"	12"	12"	15"	15"	12"	12"
6"	12"	12"	12"	12"	16"	16"	22"	22"	22"	22"
8"	12"	12"	15"	15"	21"	21"	29"	29"	24"	24"
10"	14"	14"	20"	20"	27"	27"	35"	35"	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).

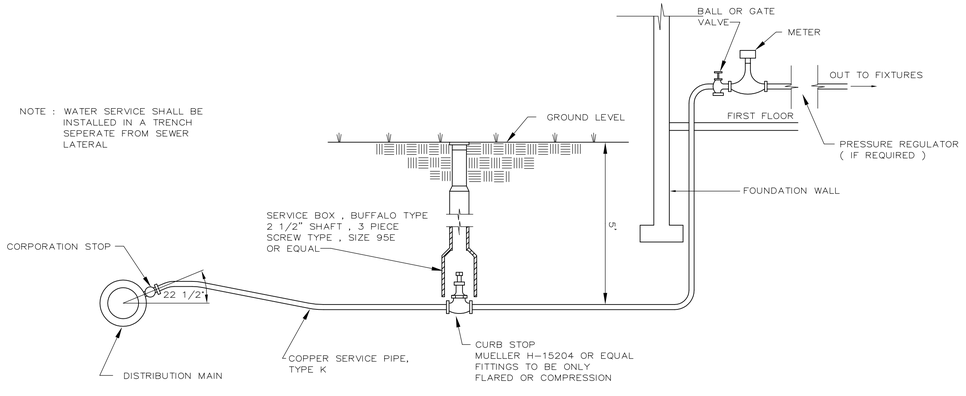
THRUST BLOCK DETAILS
NO SCALE



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.

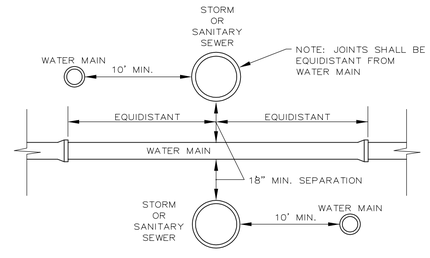
5. A 10' MINIMUM HORIZONTAL DISTANCE SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY SANITARY SEWER OR STORM DRAINAGE PIPE. AT LOCATIONS WHERE THE WATERLINE AND SANITARY SEWER OR STORM DRAINAGE LINES CROSS EACH OTHER, A MINIMUM CLEAR DISTANCE OF 18" SHALL BE MAINTAINED. NO TAPS TO THE MAINS WILL BE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

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

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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:

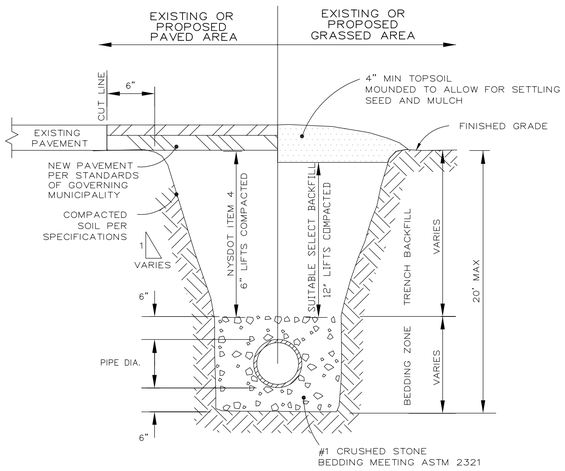
1. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE STRUCTURES MEETING ASTM C-478.
2. STEPS SHALL BE IN ALIGNMENT VERTICALLY AND CENTERED OVER A BENCH AREA.
3. STEPS SHALL PROJECT A MINIMUM OF 5 INCHES BEYOND THE INTERIOR MANHOLE WALL.
4. MANHOLE COVER SHALL BE HEAVY DUTY CASTING, IMPRINTED WITH THE WORDS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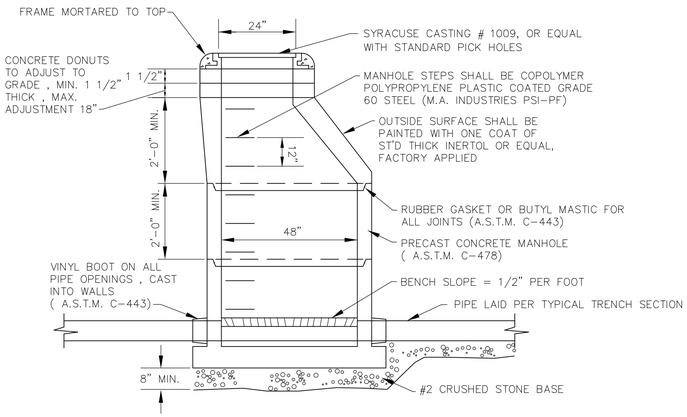
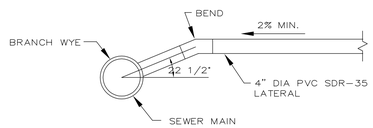


SANITARY SEWER MANHOLE DETAIL

NO SCALE



LATERAL DETAIL

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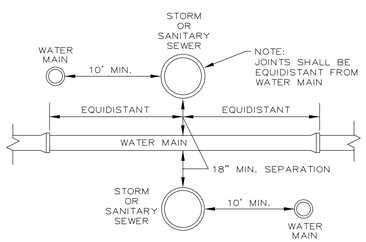
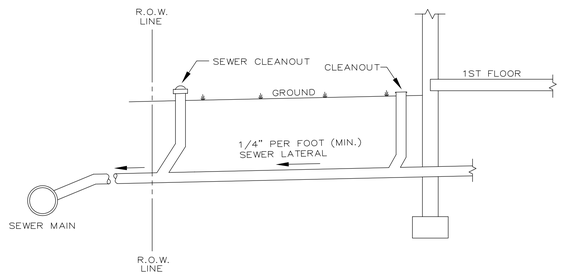


SEPARATION DETAIL
WATER MAINS AND SEWERS

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
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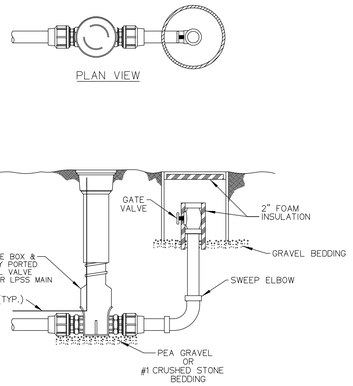
SANITARY DETAILS
FOR GRAVITY SEWERS

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.



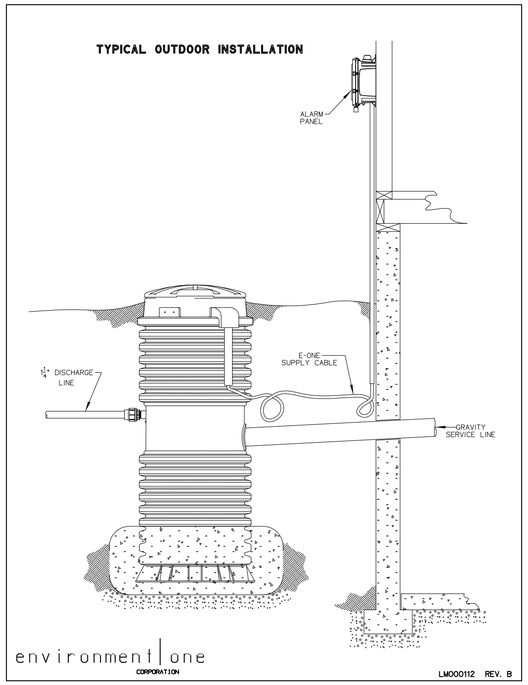
TYPICAL TERMINAL FLUSHING CONNECTION

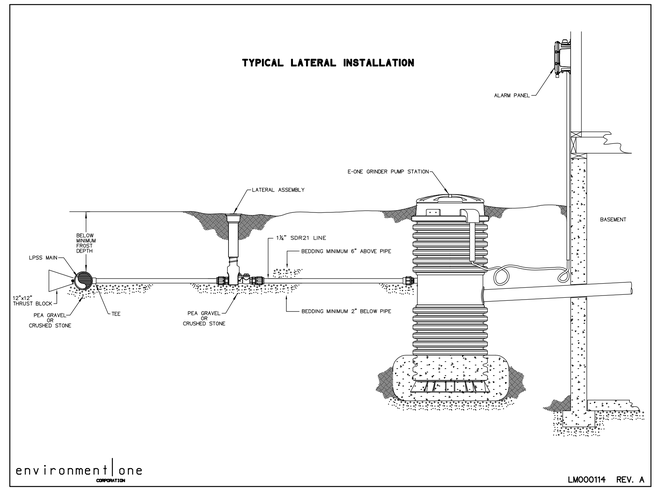
SGS		05-13-10	1	1/32
DR BY	CHK'D	DATE	ISSUE	SCALE

e|one SEWER SYSTEMS

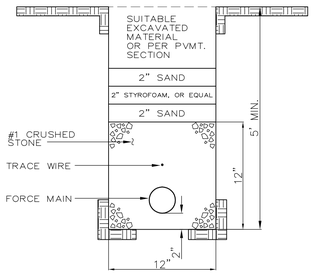
TYPICAL TERMINAL FLUSHING CONNECTION

ESD 10-0094



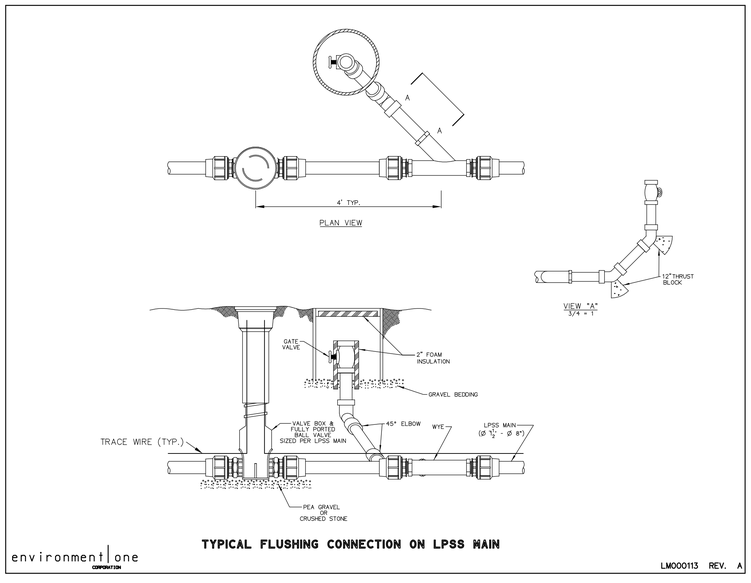


NOTE: INSTALL TRACE WIRE 2"-4" ABOVE ALL SANITARY FORCE MAIN LINES. CARRY TRACE WIRES UP TO THE SURFACE WITHIN VALVE BOXES.

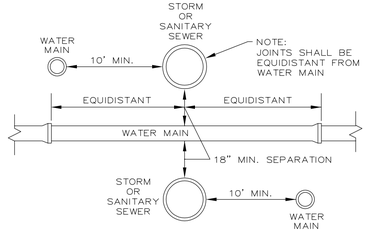


FORCE MAIN DETAIL AT FLUSHING CONNECTIONS, LINE VALVES AND LATERAL LOCATIONS
NO SCALE

NOTE: STONE & SAND TO BE FULL WIDTH OF TRENCH



TYPICAL FLUSHING CONNECTION ON LPSS MAIN



SEPARATION DETAIL
WATER MAINS AND SEWERS
NO SCALE

DATE	BY	REVISION

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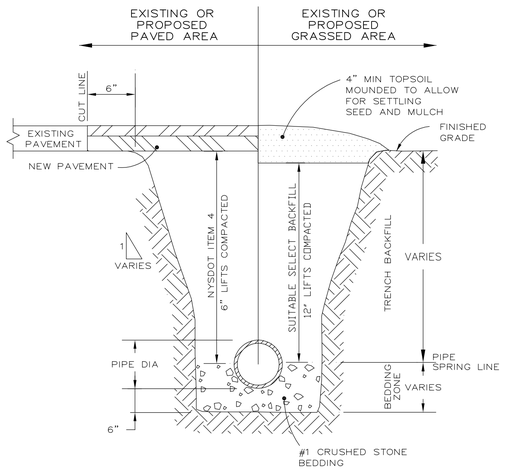
SANITARY DETAILS
ENVIRONMENT ONE

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

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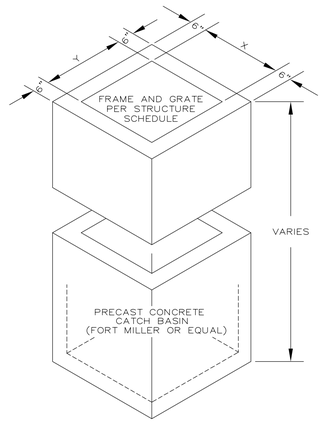
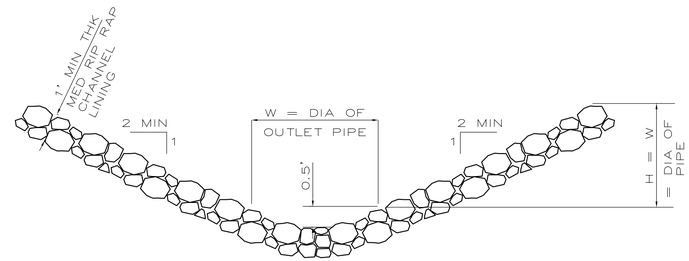


STRUCTURE TYPE	SIZE X & Y	MAXIMUM INSIDE HEIGHT
A	2'-6"X2'-6"	4'-0"

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



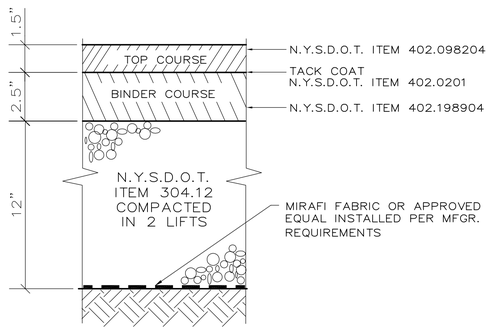
TYPICAL SECTION OF RIP RAP CHANNEL LINING AT OUTFALL OF STORM DRAIN
NO SCALE

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
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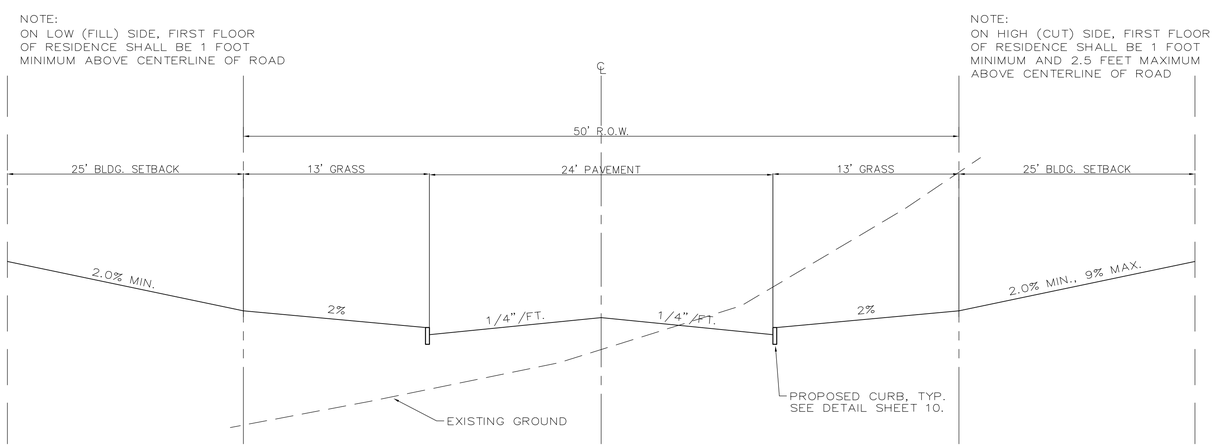

TYPICAL ROAD SECTION
NO SCALE

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

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DATE	BY	REVISION
02/12/25	EJL	REVISED

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STORM DRAINAGE & PAVING DETAILS

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
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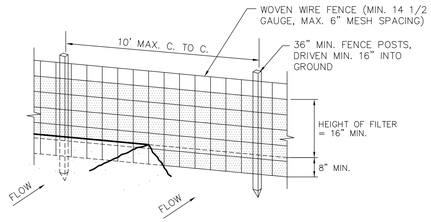
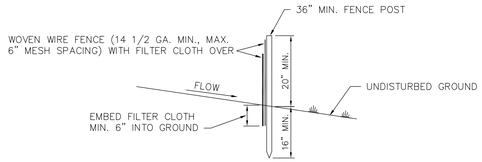


PERSPECTIVE VIEW

NO SCALE



SECTION

NO SCALE

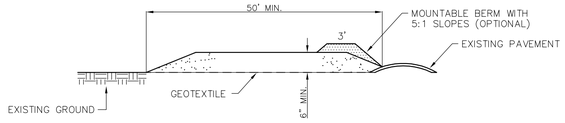
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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.

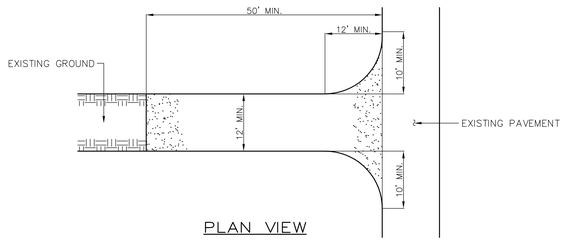
POSTS : STEEL EITHER "T" OR "U" TYPE OR 2" HARDWOOD
FENCE : WOVEN WIRE, 14 1/2 GA. 6" MAX. MESH OPENING
FILTER CLOTH : FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT : GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

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

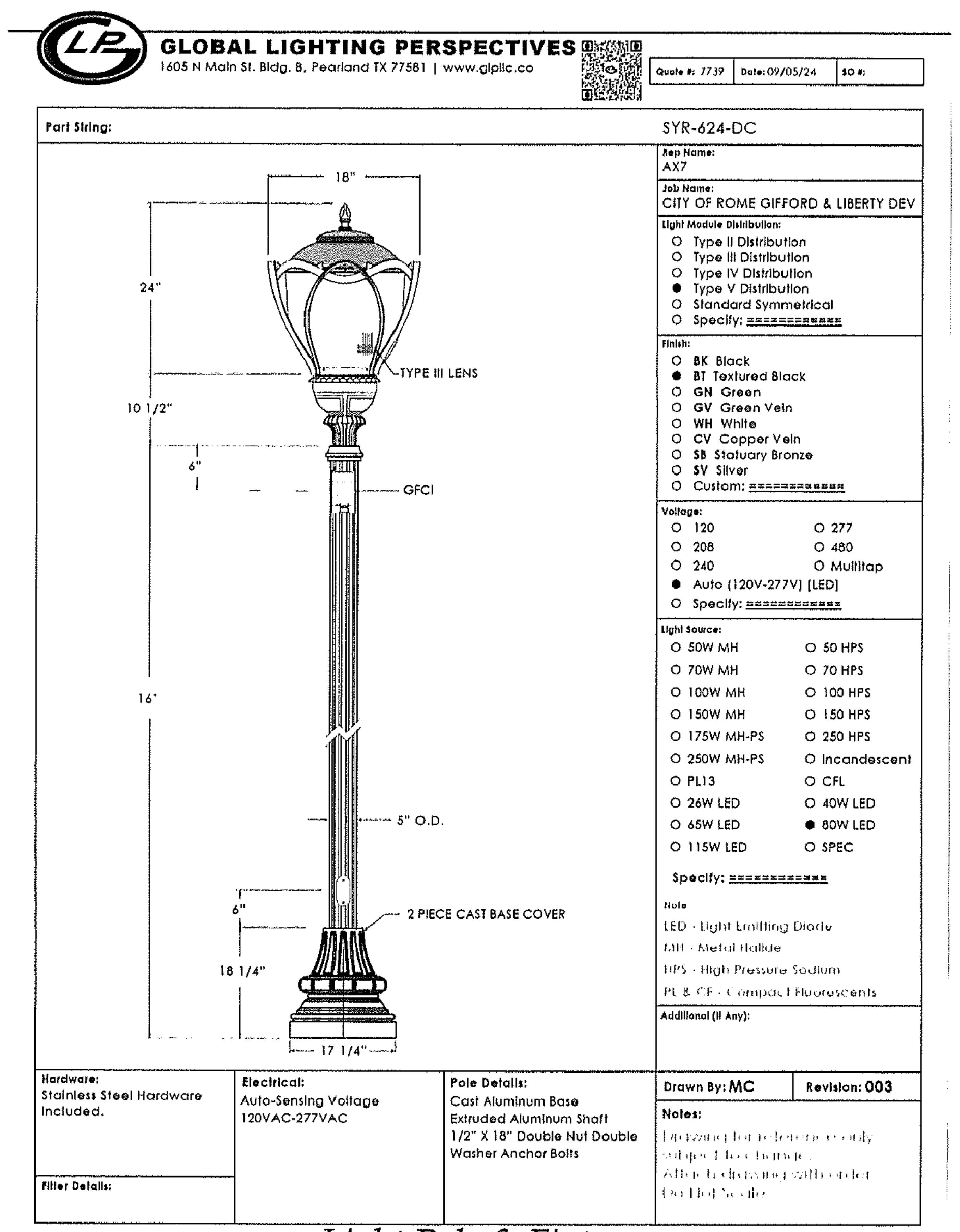
DONALD D. EHRE, P.E., P.L.L.C.
4 OXFORD CROSSING, SUITE 102, NEW HARTFORD, NY 13413 (315) 797-6088

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	


GLOBAL LIGHTING PERSPECTIVES
1605 N Main St. Bldg. B, Pearland TX 77581 | www.glplic.co

Quote #: 3739 | Date: 09/05/24 | SO #:

Part String: SYR-624-DC

Rep Name: AX7

Job Name: CITY OF ROME GIFFORD & LIBERTY DEV

Light Module Distribution:
- ○ Type II Distribution
- ○ Type III Distribution
- ○ Type IV Distribution
- ● Type V Distribution
- ○ Standard Symmetrical
- ○ Specify:

Finish:
- ○ BK Black
- ● BT Textured Black
- ○ GN Green
- ○ GV Green Vein
- ○ WH White
- ○ CV Copper Vein
- ○ SB Statuary Bronze
- ○ SV Silver
- ○ Custom:

Voltage:
- ○ 120 ○ 277
- ○ 208 ○ 480
- ○ 240 ○ Multitap
- ● Auto (120V-277V) [LED]
- ○ Specify:

Light Source:
- ○ 50W MH ○ 50 HPS
- ○ 70W MH ○ 70 HPS
- ○ 100W MH ○ 100 HPS
- ○ 150W MH ○ 150 HPS
- ○ 175W MH-PS ○ 250 HPS
- ○ 250W MH-PS ○ Incandescent
- ○ PL13 ○ CFL
- ○ 26W LED ○ 40W LED
- ○ 65W LED ● 80W LED
- ○ 115W LED ○ SPEC

Specify:

Note:
LED - Light Emitting Diode
MH - Metal Halide
HPS - High Pressure Sodium
PL & CF - Compact Fluorescents

Additional (If Any):

Hardware: Stainless Steel Hardware Included.

Electrical: Auto-Sensing Voltage 120VAC-277VAC

Pole Details: Cast Aluminum Base Extruded Aluminum Shaft 1/2" X 18" Double Nut Double Washer Anchor Bolts

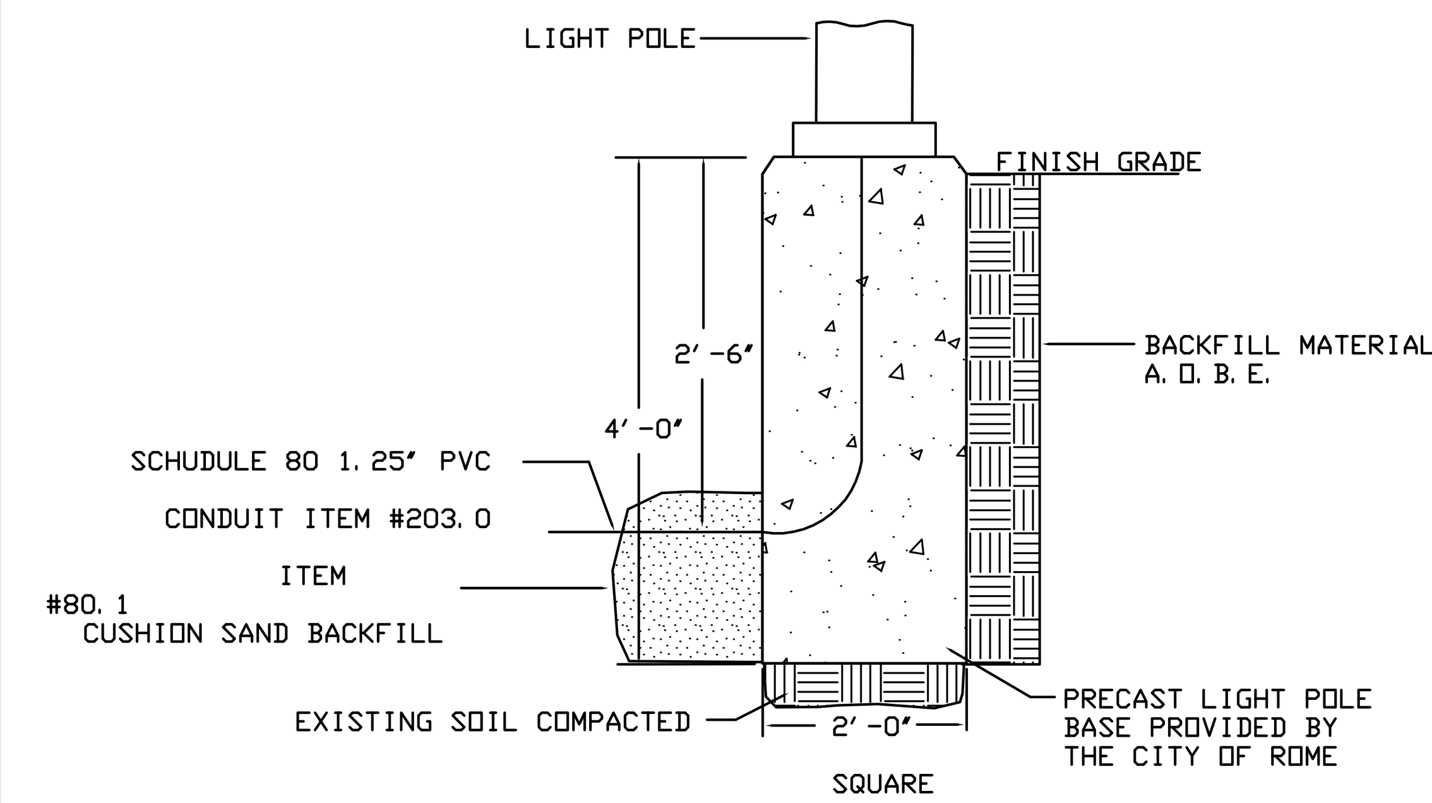
Drawn By: MC | Revision: 003

Notes:

Filter Details:

Light Pole & Fixture
Not To Scale

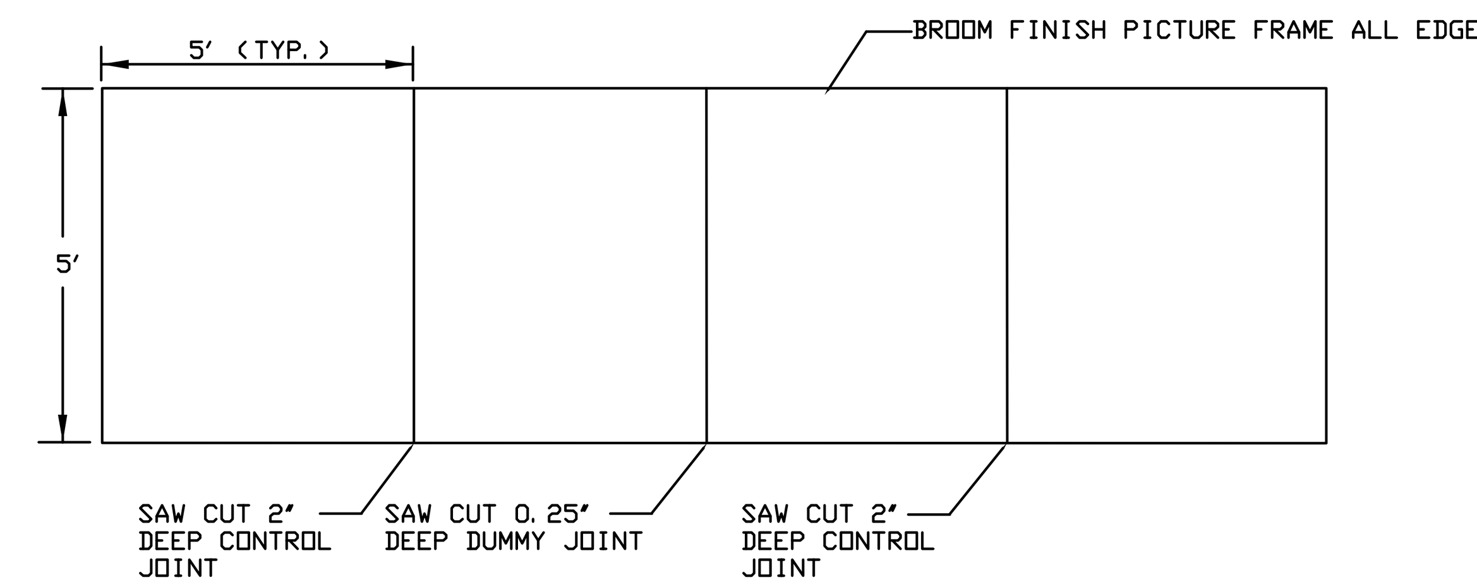
LIGHT POLE BASE
ITEM #205.0



NOT TO SCALE

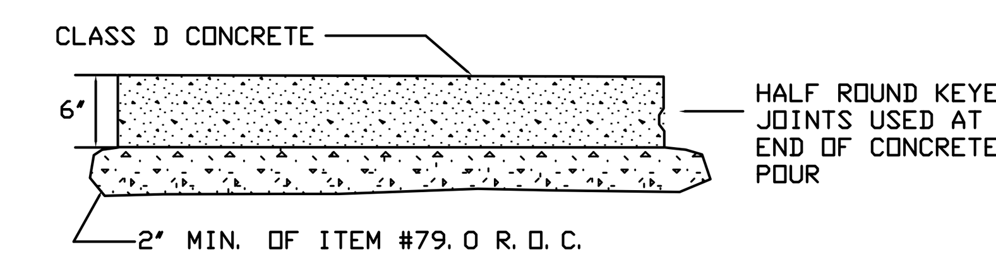
NEW CLASS D CONCRETE
MAINLINE SIDEWALK
ITEM #33.0

PLAN

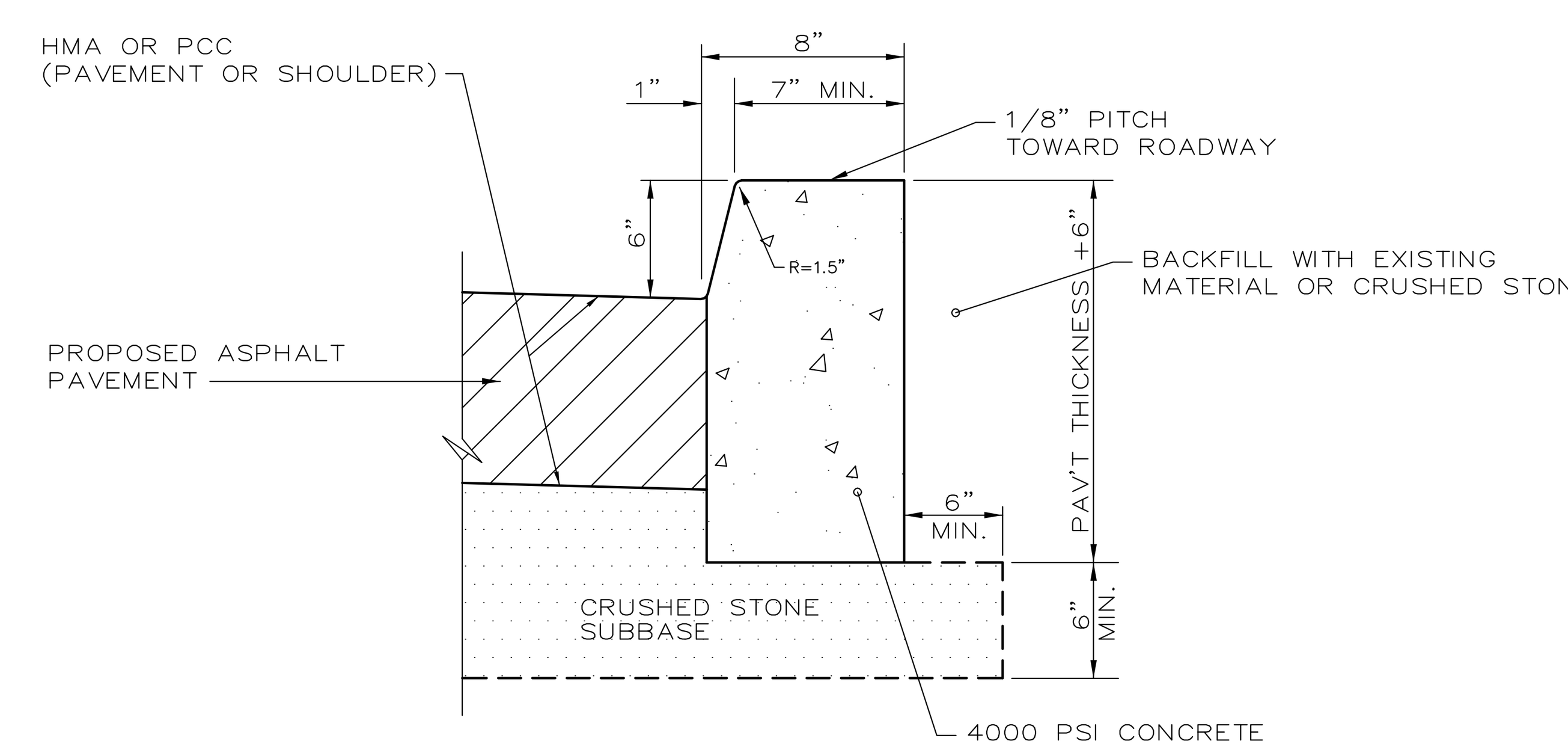


NOT TO SCALE

PROFILE



NOT TO SCALE



N.Y.S.D.O.T. TYPE VF6 CONCRETE CURB
(VERTICAL FACED CURB WITHOUT CURB ANCHOR)
NO SCALE

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DATE	BY	REVISION
02/12/25	EJL	REVISED

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MISCELLANEOUS DETAILS

BOULDER CONSULTANTS

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

SCALE: AS SHOWN	DATE: 12/20/24
DWN. BY: EJL	CKD. BY: DDE
JOB NO.: 24175	FILE: WOODDET
DWG. NO.: SHEET 10	