

September 15, 2026

City of Rome Planning Board
Attn: Mr. Mark Esposito – Planning Board Chairman
198 North Washington St.
Rome, NY 13440

Re: Nascentia Neighborhood Improvements
7900 Turin Road
Rome, NY 13440

Dear Planning Board

A package for the above project located at 7900 Turin Road in the City of Rome has been prepared for Site Plan approval. The project proposes constructing 12 cottages to support the existing Nascentia Neighborhood for short-term rentals. The cabins are proposed to be "Park Models" as discussed which should fall under the RV Park zoning allowed in this zone. The project also includes parking improvements for the Nascentia Neighborhood as illustrated on the plan.

- Development Plan Application
- Short Environmental Assessment Form – Part 1, 2 and 3
- Site Lighting Photometrics and Cut Sheet
- Cottage Architectural Plans
- Site Plan Package

Please let me know if I need to provide you with anything else or if you have any questions, please give me a call at 315.486.0501.

Sincerely,



Michael B. Lasell, P.E., LEED AP
MBL Engineering, PLLC

CC:
Nascentia Health – Cheryl Manna

Appendix A

Development Application

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: 7900 Turin Road, Rome, NY 13440

County Tax ID #: 205.019-2-32.1

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
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City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: Visiting Nurse Association of Central NY, Inc

Address: 7900 Turin Road, Rome, NY 13440

Phone: 315-477-9594

City: _____ State: _____ Zip: _____

E-Mail: cmanna@nascentiahealth.org

Property Owner Information ☐ (Check if same as applicant)

Name: _____

Address: _____

Phone: _____

City: _____ State: _____ Zip: _____

E-Mail: _____

Agent Information

Name: Michael Lasell - MBL Engineering

Address: 16510 Balch Place

Phone: 315-486-0501

City: ^{Mannsville} _____ State: NY Zip: 13661

E-Mail: Mike.Lasell@mblengineering.com

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:

The proposed project includes parking improvements for Nascentia Neighborhood as well as adding 12 park model style RVs. The project meets the requirements of Sec. 80-12-3 (f) for Campground and Recreational (RV) Park with one exception is the side yard setback which is set at 25-feet, meeting the minimum building setback.

Property Zoning: Institutional Campus **Property Size:** 21.50-acres

Current Land Use: Commercial

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: No Impact Letter Received

Are there any federal or state wetlands located on the property? ☒ Yes ☐ No

☐ 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: See Plan

Proposed Building Height: 15'

Proposed Lot Coverage: N/A

Proposed Impervious Surface Coverage: N/A

Proposed Building Setbacks: F- 60', S-25' (Front, Side, Side, Rear)

Breakdown of Proposed Uses by Square Footage: 4800-sf - Hospitality

Proposed Number of Residential Units: N/A (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.

City of Rome, New York
Application for Planning Board Review

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

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: Cheryl Manna Owner Signature: Cheryl Manna
Date: 9/16/26 Date: 9/16/26

Appendix B

***Short Environmental
Assessment Form Part 1, 2, 3***

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

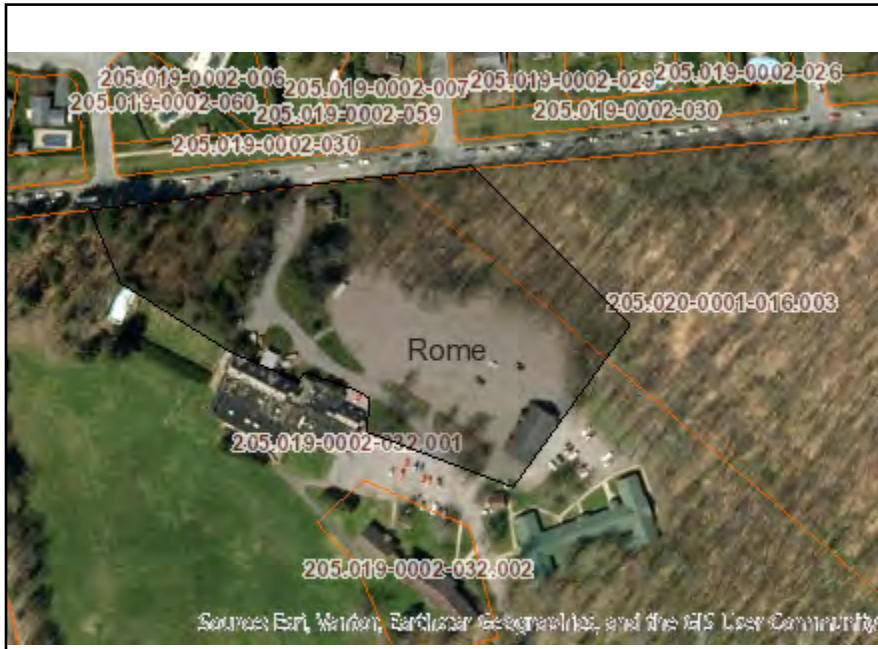
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Nascentia Neighborhood - Cabins & Parking Expansion			
Project Location (describe, and attach a location map): 7900-7902 Turin Road, Rome, NY			
Brief Description of Proposed Action: As a part of the ongoing Nascentia Neighborhood improvements, this project proposes to add an additional access (south of Potter Road), access drives, parking area expansion (168 spaces) and the construction of 12 cabins to support Nascentia Neighborhood.			
Name of Applicant or Sponsor: Visiting Nurse Association of Central NY, Inc		Telephone: 315-477-9594	
		E-Mail: cmananna@477home.org	
Address: 7900 Turin Road			
City/PO: Rome		State: NY	Zip Code: 13440
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.		NO ☒	YES ☐
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: NYSDEC Stormwater General Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		39.58 acres	
b. Total acreage to be physically disturbed?		4.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		68.91 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			

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

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		
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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
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:	NO	YES
	☐	☒
	☒	☐
	☐	☒
City of Rome Drainage Ditch along Turin Road		
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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
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:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Michael Lasell</u> Date: <u>8/28/2026</u> Signature: <u><i>Michael B. Swall</i></u> Title: <u>Engineer</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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?	☐	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool ?	☐	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☐	☐

Agency Use Only [If applicable]	
Project:	
Date:	

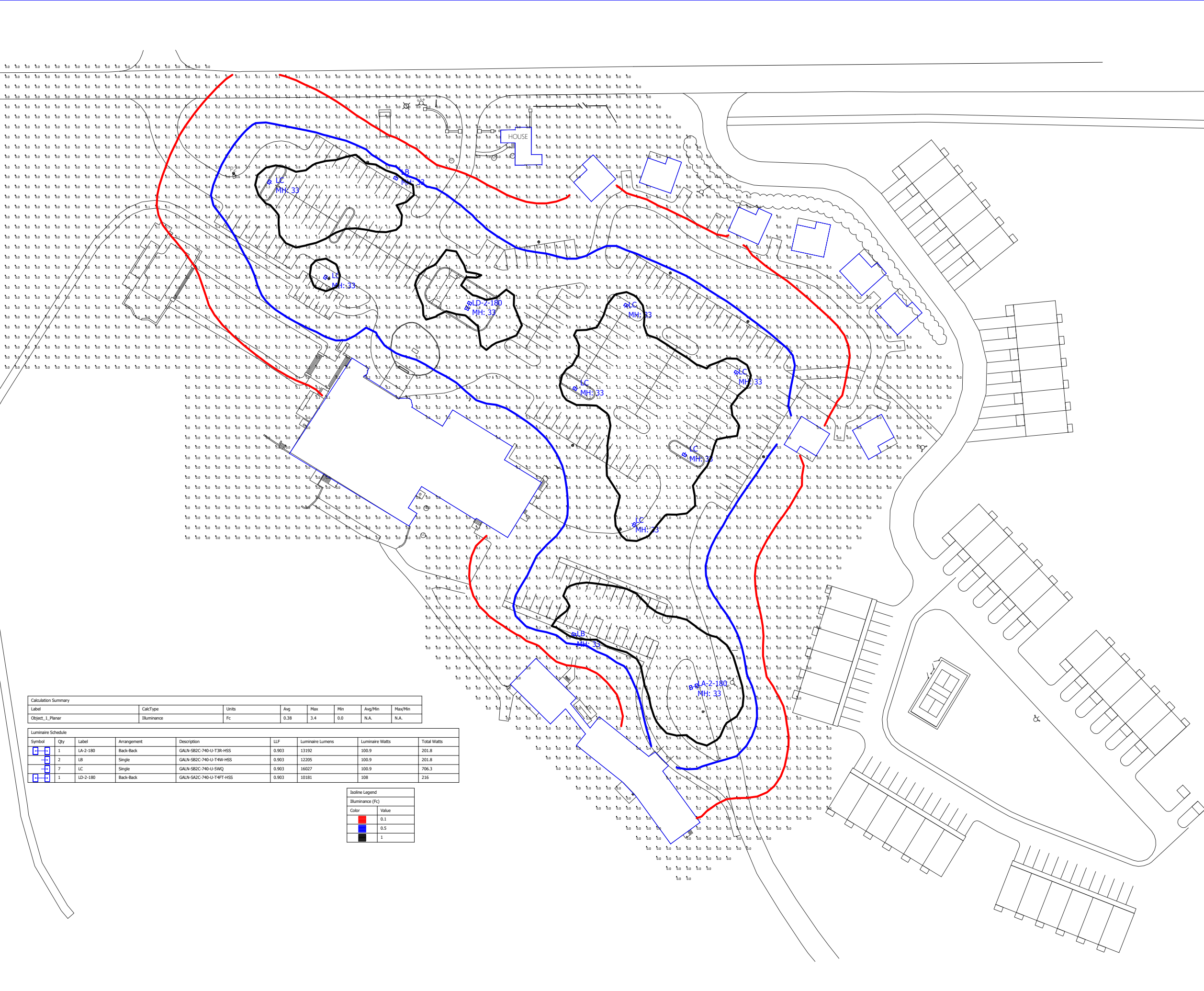
Short Environmental Assessment Form Part 3 ***Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur,” or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Appendix C

*Site Lighting Photometrics
and cut sheets*



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Object_1_Planar	Illuminance	Fc	0.38	3.4	0.0	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Total Watts
	1	LA-2-180	Back-Back	GALN-SB2C-740-U-T3R-HSS	0.903	13192	201.8
	2	LB	Single	GALN-SB2C-740-U-T4W-HSS	0.903	12205	201.8
	7	LC	Single	GALN-SB2C-740-U-SWQ	0.903	16027	706.3
	1	LD-2-180	Back-Back	GALN-SA2C-740-U-T4FT-HSS	0.903	10181	216

Isoline Legend	
Illuminance (Fc)	
Color	Value
	0.1
	0.5
	1

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 13](#)

Product Certifications



Quick Facts

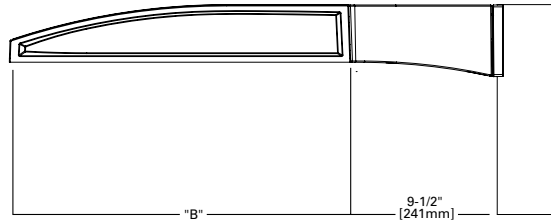
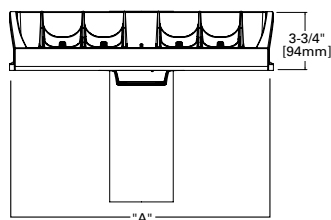
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

Connected Systems

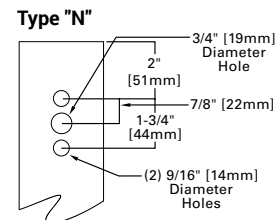
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:

1. IDA Certified (3000K CCT and warmer only, fixed mounting options)

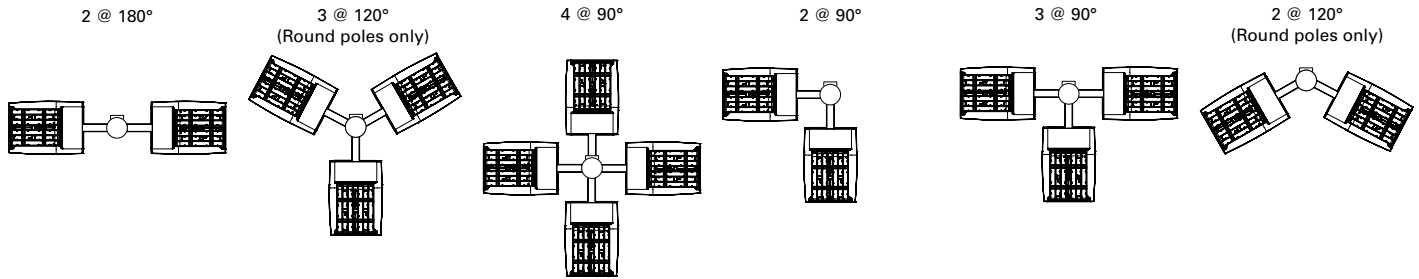
Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine Configuration			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN =Galleon II BAA-GALN =Galleon II Buy American Act Compliant ²⁶ TAA-GALN =Galleon II Trade Agreements Act Compliant ²⁶ BABA-GALN =Galleon II BABA/IIJA Compliant ³⁸	SA =16 LED Light Square SB =26 LED Light Square	1=1 Light Square 2=2 Light Squares 3=3 Light Squares 4=4 Light Squares 5=5 Light Squares 6=6 Light Squares 7=7 Light Squares 8=8 Light Squares 9=9 Light Squares	A =Output Level 1 B =Output Level 2 C =Output Level 3 D =Output Level 4 ^{4, 16} Z =Configured Output ³²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K 835 =80CRI, 3500K 840 =80CRI, 4000K 930 =90CRI, 3000K 935 =90CRI, 3500K 940 =90CRI, 4000K 950 =90CRI, 5000K AMB =Amber ^{14, 16}	U =120-277V H =347V-480V ^{7, 29} 1=120V 2=208V 3=240V 4=277V 8=480V ^{7, 29} 9=347V ⁷ DV =277V-480V DuraVolt Drivers ^{28, 29, 30}	T1 =Type I T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Standard Pole Mount Arm QU =Quick Mount Universal Arm QM =Pole Mount Arm with Quick Mount Adaptor PA =Pole Mount, Adjustable SP =3" Slipfitter, Adjustable ⁸ SP2 =2-3/8" Slipfitter, Adjustable ⁸ QMA =Quick Mount Mast Arm, Fixed MA =Mast Arm, Fixed WM =Wall Mount, Fixed WA =Wall Mount, Adjustable UP =Upswept Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)			Accessories (Order Separately) ²⁷		
DIM =External 0-10V Dimming Leads ¹⁹ F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =20kV UL 1449 fused surge protective device ¹⁰ 2L =Two Circuits ¹⁰ HA =50°C High Ambient ¹⁶ HSS =Installed House Side Shield ¹⁷ BCS =Backlight Control Shield ^{17, 37} GRSBK =Glare Reducing Shield, Black ²² GRSWH =Glare Reducing Shield, White ²² LCF =Light Square Trim Painted to Match Housing ²⁵ TH =Tool-less Door Hardware ⁵ CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 3SDCM =3 Standard Deviation Color Matching ³⁶ AHD145 =After Hours Dim, 5 Hours ²¹ AHD245 =After Hours Dim, 6 Hours ²¹ AHD255 =After Hours Dim, 7 Hours ²¹ AHD355 =After Hours Dim, 8 Hours ²¹ DALI =DALI Drivers			BPC =Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁶ PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²⁰ FADC =Field Adjustable Dimming Controller ³¹ PSC =Photocontrol Shorting Cap SPB2 =Dimming Motion Sensor, 9'-20' mounting ²³ SPB4 =Dimming Motion Sensor, 21'-40' mounting ²³ SPB2/X =Dimming Motion Sensor, limited square count, 9'-20' mounting ²³ SPB4/X =Dimming Motion Sensor, limited square count, 21'-40' mounting ²³ MS/DIM-L20 =Motion Sensor for Dimming Operation, 9'-20' Mounting ³³ MS/DIM-L40 =Motion Sensor for Dimming Operation, 21'-40' Mounting ³³ WLS2XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12, 18, 34} WLS4XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12, 18, 34} WPS2XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12, 18, 34} WPS4XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12, 18, 34} DIM10-L20 =AirMesh Occupancy Sensor (9'-20' Mounting) ^{18, 35} DIM10-L40 =AirMesh Occupancy Sensor (21'-40' Mounting) ^{18, 35}			OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238 =Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100 =Wireless Configuration Tool for MS/DIM ³³ LS/HSS =Field Installed House Side Shield for SA Light Squares ^{9, 17} LS/HSS-SB =Field Installed House Side Shield for SB Light Squares ^{9, 17} LS/BCS =Backlight Control Shield ^{9, 17, 37} LS/GRSBK-2PK =Glare Reducing Shield, Black ^{9, 22} LS/GRSWH-2PK =Glare Reducing Shield, White ^{9, 22} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{11, 18, 13} TL7-G1-HV = AirMesh 7-PIN node, 110-480V ^{11, 18, 35} CBSSW-450-002 = AirMesh central base station with 5-button control ³⁵		
NOTES: 1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option. 4. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is used. 5. TH option not 3G rated. Not available with Coastal Construction (CC) option. 6. Not available with voltage options H, 8 or 9. 7. Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 9. 8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon. 9. One required for each Light Square. 10. 2L is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinX or 20kV surge option. 11. Requires PR7. 12. Replace XX with sensor color (WH, BZ or BK.). 13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors. 14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 15. Set of 4 pcs. One set required per Light Square. 16. HA option not available with Output Level 4 or AMB Amber. 17. Not for use with T1, 5NQ, 5MQ, 5WQ or RW optics. 18. Cannot be used with other control options. 19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options. 20. Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell. 21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4. 22. Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares. 23. Sensor configuration mobile application required for configuration. See controls page for details. 24. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page. 25. Not available with HSS, GRSWH or GRSBK. 26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 28. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 29. 480V not to be used with ungrounded or impedance grounded systems. 30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB. 31. Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4. 32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares. 33. Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 34. Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPBx). 35. Requires AirMesh central base station CBSSW-450-002 and Synapse commissioning for operation. 36. 3-step MacAdam ellipse binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative at Cooper Lighting Solutions for more information. 37. Not available with SB light squares. 38. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC.PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.								

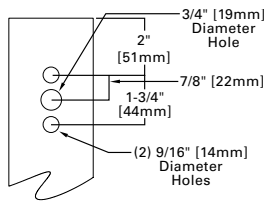
Mounting Details

Pole Configuration Options

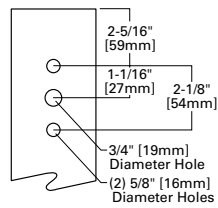


Pole Drilling Patterns

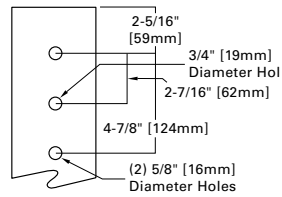
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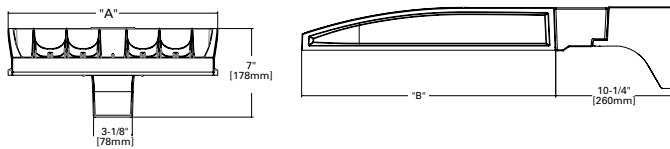
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Type "M"

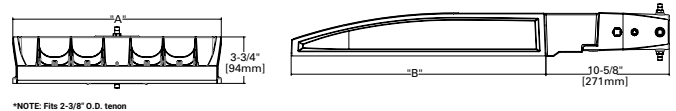


Quick Mount Universal Arm (QU)



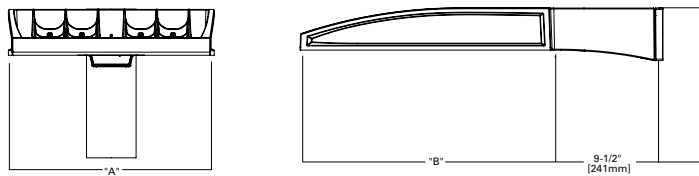
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)



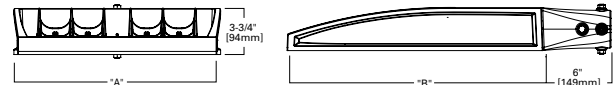
*NOTE: Fits 2-3/8\"/>

Pole Mount Arm with Quick Mount Adaptor (QM)



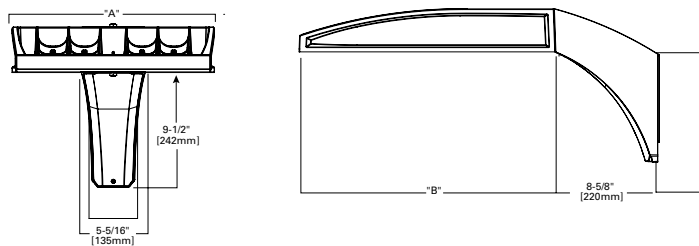
*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)



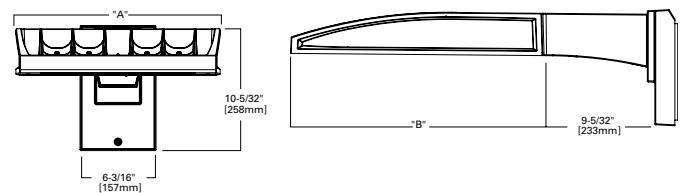
*NOTE: Fits 2-3/8\"/>

Upswept Arm (UP)



*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)



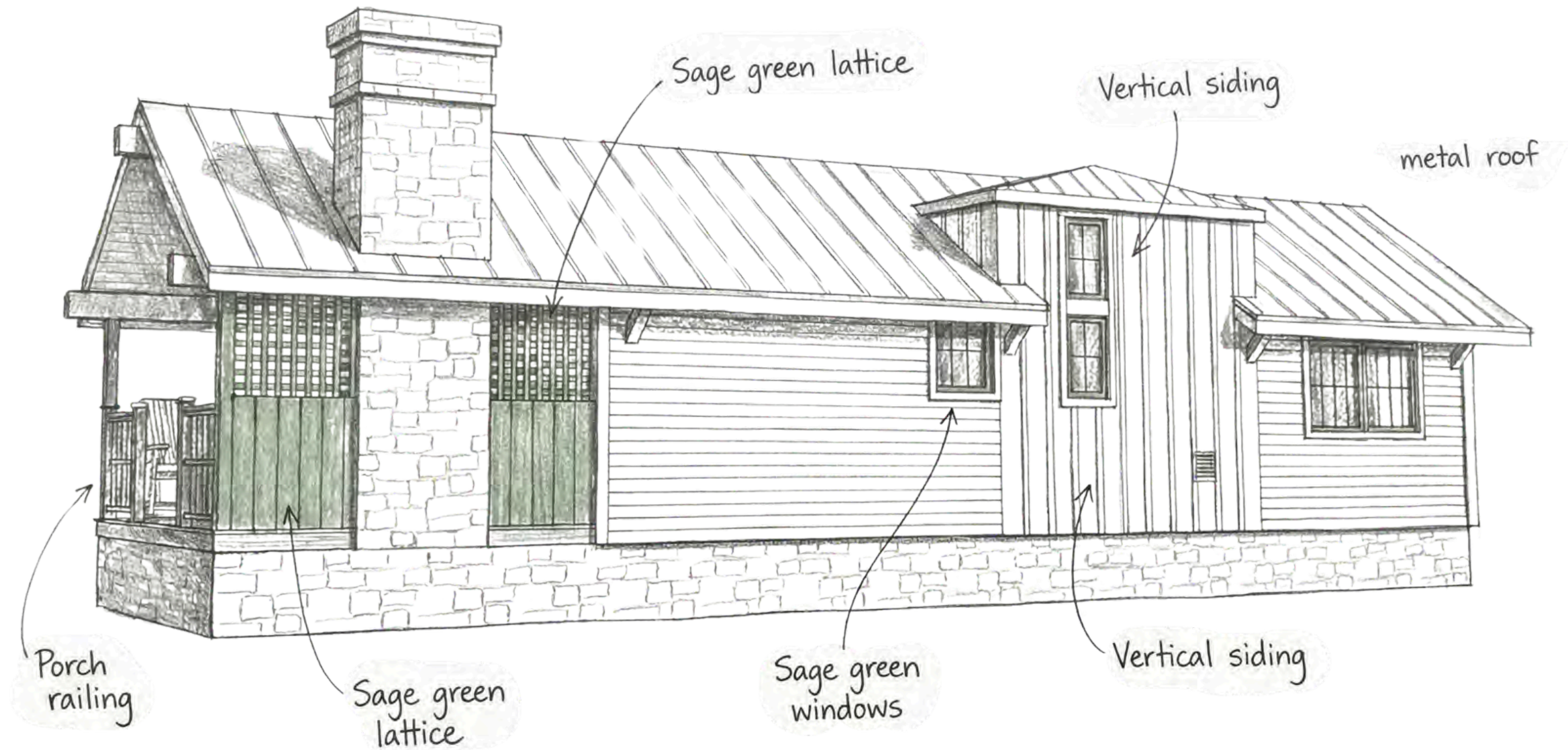
Appendix C

Cottage Architectural Plans

Park Model Custom Design Intent

Cottage Architecture

- Take design cues from existing Beeches Manor and cottage on site
- Park models should look cohesive and blend into landscape and surroundings
- Park Models should not look like they are on a chassis, utilize evolve stone and other materials to ground them into setting
- Add 2' to porch for increased outdoor living and fireplace
- Change dormers to match style of existing



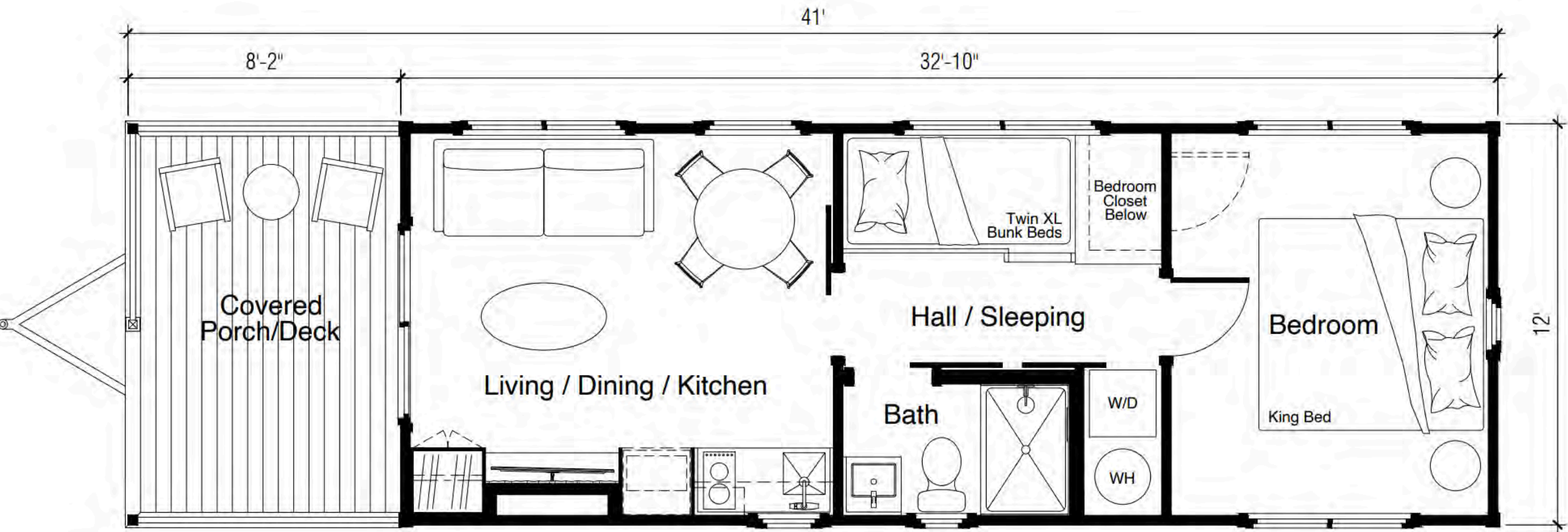






Custom Park Model

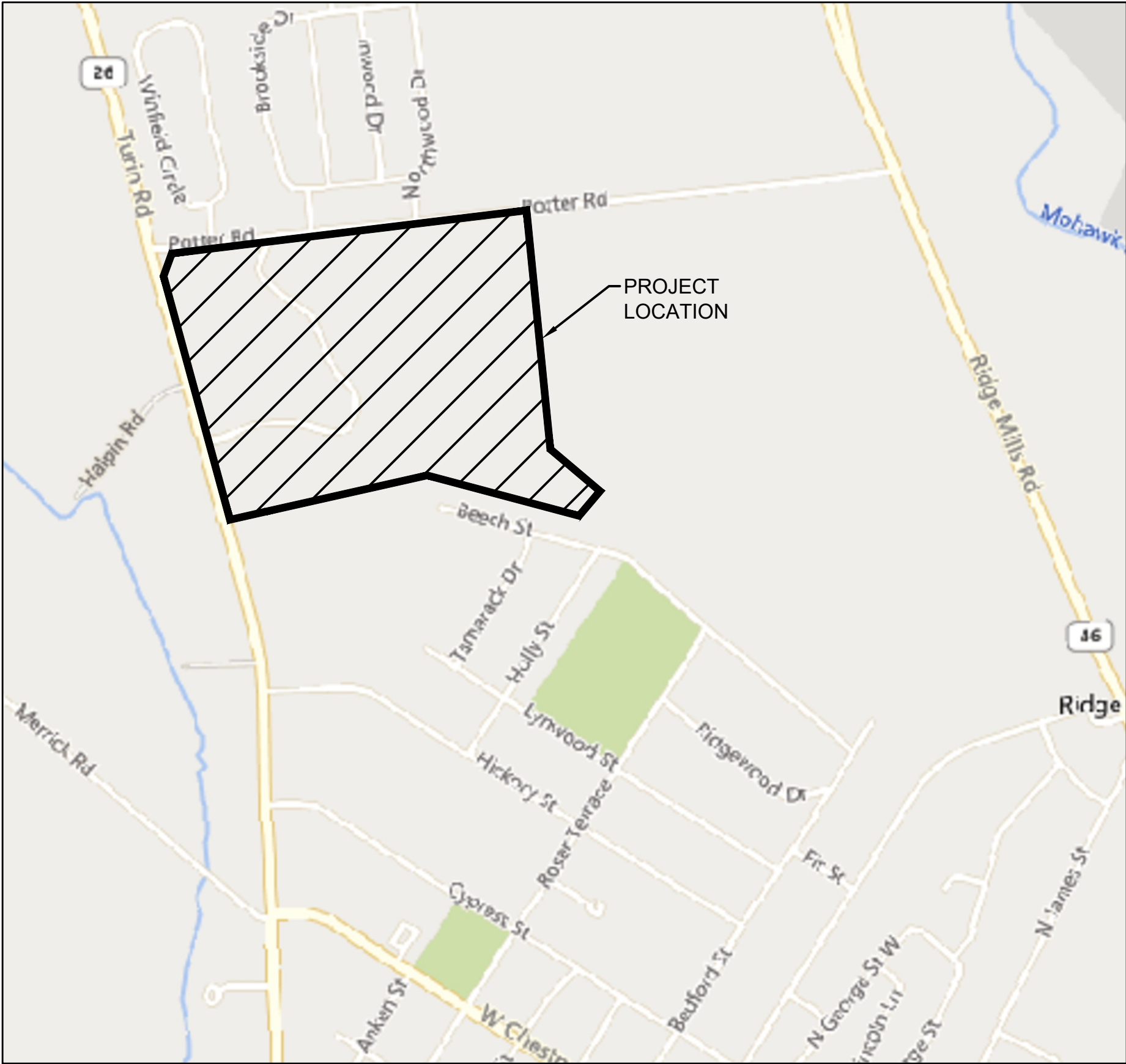
Nascentia Neighborhood Project – Thomas Dixon



Appendix D

*Site Development Plan
Package*

CONTRACT DRAWINGS



LOCATION PLAN
NOT TO SCALE

INDEX TO DRAWINGS

	COVER SHEET
C-001	GENERAL NOTES
C-101	EXISTING SITE DEMOLITION PLAN
C-102	OVERALL SITE PLAN
C-103	ENLARGED SITE PLAN
C-104	ENLARGED SITE GRADING & ESC PLAN
C-105	ENLARGED SITE UTILITY PLAN
C-501	ESC DETAILS
C-502	MISCELLANEOUS DETAILS

BEECHES MANOR PARKING EXPANSION & COTTAGES

7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

SEPTEMBER 2026



MBL ENGINEERING, PLLC
16510 BALCH PLACE
MANNSVILLE, NY 13661

SITE NOTES:

1. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL NOTIFY DIG SAFELY NEW YORK (1.800.962.7962 OR 811) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, INCLUDING ANY EXCAVATION AND TEST BORINGS ACCORDING TO CODE RULE 753. THE CONTRACTOR SHALL CONTACT DIG SAFELY NEW YORK AND THE OWNER PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AND SHALL PROVIDE AT LEAST 72 HOURS NOTIFICATION.
2. THE CONTRACTOR SHALL COORDINATE ALL WORK AFFECTING UTILITIES WITH THE RESPECTIVE UTILITY OWNER INCLUDING THE CITY OF ROME FOR THE SANITARY AND WATER CONNECTIONS. ALL DETAILS OF CONSTRUCTION AND/OR RELOCATION OF AFFECTED UTILITIES SHALL BE APPROVED BY THE UTILITY OWNER, THE OWNER AND OTHER APPROVING AGENCIES.
3. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, AND STORMWATER POLLUTION PREVENTION PLAN.

SURVEY NOTES

1. TOPOGRAPHIC & PLANIMETRIC INFORMATION SHOWN HEREIN PLOTTED FROM FIELD SURVEY PERFORMED BY LEHR LAND SURVEYORS D.P.C., DATED MARCH 26, 2021.
2. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
3. VERTICAL DATUM BASED ON NAVD1988. HORIZONTAL DATUM BASED ON NAD83, NEW YORK STATE PLANE COORDINATES, CENTRAL ZONE.

NEW YORK STATE D.O.T. SPECIFICATIONS:

1. CONTRACTOR SHALL FOLLOW REQUIREMENTS OF 608-01 STANDARD SHEETS
2. EXCEPT AS MODIFIED HEREIN, SECTIONS 200 THROUGH 700 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS ISSUED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION, OFFICE OF ENGINEERING, INCLUDING ALL REVISIONS AND ADDENDA ISSUED BY NYSDOT PRIOR TO THE DATE THE NOTICE TO BIDDERS IS ADVERTISED, HEREINAFTER REFERRED TO AS THE NYSDOT STANDARD SPECIFICATIONS, SHALL GOVERN THE WORK TO BE DONE WHERE REFERRED TO ON THE PLANS AND IN THE SPECIFICATIONS. IF A CONFLICT EXISTS BETWEEN THE NYSDOT STANDARD SPECIFICATIONS AND THESE CONTRACT DOCUMENTS, THE CONTRACT DOCUMENTS SHALL GOVERN.
3. ANY REFERENCE TO NYSDOT STANDARD SPECIFICATIONS IS LIMITED IN SCOPE TO TECHNICAL ENGINEERING AND CONSTRUCTION WORK; MATERIALS, DETAILS, PROCEDURES, ETC. ALL REFERENCES TO THE STATE OR THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NULL AND VOID WITH RESPECT TO LEGAL OR CONTRACTUAL RESPONSIBILITIES.
4. FOR CLARIFICATION, WHERE THE STATE OF NEW YORK OR THE NYSDOT OR ADMINISTRATIVE OFFICERS OR EMPLOYEES THEREOF ARE NAMED IN THE STANDARD SPECIFICATIONS, SUCH REFERENCES SHALL BE TAKEN TO MEAN EITHER THE ENGINEER OR OWNER AS DEFINED BY THE CONTRACT, EACH WITH SEPARATE AND DISTINCT RESPONSIBILITIES DESCRIBED OR REASONABLY IMPLIED BY THE CONTRACT.
5. THE CONTRACTOR IS ADVISED THAT THE METHOD OF MEASUREMENT AND BASIS OF PAYMENT FOR INDIVIDUAL NYSDOT ITEM NUMBERS DOES NOT NECESSARILY REFLECT THE OWNER'S METHOD OF MEASUREMENTS AND/OR BASIS OF PAYMENT.

GENERAL UTILITY:

1. THE APPROXIMATE LOCATION OF ALL KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE TRUE LOCATION AND DEPTH PRIOR TO COMMENCING WORK. BEFORE ANY PIPE IS INSTALLED, THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITIES AT PROPOSED PIPE CROSSINGS TO ENABLE THE OWNER'S REPRESENTATIVE TO VERIFY NO CONFLICTS OF UTILITY LOCATIONS SHALL OCCUR. IN THE EVENT A CONFLICT OR POTENTIAL CONFLICT IS IDENTIFIED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. THE CONTRACTOR SHALL VERIFY LOCATION, SIZE AND JOINT TYPE OF EXISTING PIPES AT CONNECTION LOCATIONS PRIOR TO CONSTRUCTION, TO ENABLE AN APPROVED COMPATIBLE CONNECTION.

DRAINAGE:

1. STORM SEWER PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE DRAINAGE PIPE WITH MANNINGS "N" OF 0.012 OR LESS (ADS N-12 OR APPROVED EQUAL).
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS.
3. FRAMES AND GRATES SHALL BE AS NOTED ON RESPECTIVE DETAILS.
4. ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS AND FOREIGN MATTER AND OPERATIONAL THROUGHOUT THE DURATION OF THE CONTRACT.
5. ALL PROPOSED CATCH BASINS AND MANHOLE RIMS TO BE ADJUSTED TO FINISHED GRADE ELEVATION, AS REQUIRED.

SANITARY SEWER:

1. CONTRACTOR SHALL NOT DIRECT SURFACE OR SUBSURFACE WATER TO THE SANITARY SEWER SYSTEM WITHOUT WRITTEN PERMISSION AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF ROME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH DISPOSAL OF WATER.
2. ALL STRUCTURES AND APPURTENANCES SHALL BE DESIGNED FOR H25 LOADINGS EXCEPT WITHIN YARDS.
3. ALL SANITARY SEWER PIPE SHALL BE SDR-35.
4. LETTERING ON MANHOLE COVERS TO READ "SANITARY SEWER". MANHOLE RIMS ARE TO BE ADJUSTED TO MEET FINISHED GRADE ELEVATION.

WATERMAIN:

1. WATER SERVICE SHALL BE AS NOTED IN SCHEDULE.

PIPE SCHEDULE	
WATER	C900 PVC
SANITARY	SDR-35
STORM	SICPP ADS N-12 WT

GRADING:

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE ADEQUATELY STABILIZED. NO TREES CAN BE CLEARED DURING THE INDIANA BAT SEASON 6" CALIBER OR LARGER
2. AREAS SCHEDULED FOR EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
3. ALL EMBANKMENTS SHALL BE COMPACTED AS SPECIFIED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.
4. ALL EMBANKMENT MATERIALS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
5. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO EMBANKMENT SLOPES OF STRUCTURAL FILLS.
6. ALL DISTURBED AREAS WILL BE RESTORED IN ACCORDANCE WITH THE SOIL RESTORATION REQUIREMENTS IN TABLE 5.3 OF THE STORMWATER DESIGN MANUAL.

STABILIZATION WITH MULCH:

1. PROTECTIVE MATERIALS:
 - A. UNROTTED SMALL—GRAIN STRAW OR SALT HAY SHALL BE SPREAD UNIFORMLY AT 90 TO 115 POUNDS PER 1,000 SQUARE FEET AND ANCHORED WITH A MULCH ANCHORING TOOL, LIQUID MULCH BINDERS OR NETTING TIEDOWN.
 - B. SYNTHETIC OR ORGANIC SOIL STABILIZERS MAY BE USED, UNDER SUITABLE CONDITIONS AND IN SUFFICIENT QUANTITIES.
 - C. WOOD—FIBER OR PAPER—FIBER MULCH AT THE RATE OF 1,500 POUNDS PER ACRE MAY BE APPLIED BY A HYDROSEEDER OR HYDROMULCHER.
 - D. MULCH NETTING, SUCH AS PAPER JUTE, EXCELSIOR, COTTON OR PLASTIC MAY BE USED.
 - E. EXCELSIOR MATTING SHALL BE USED ON SLOPES OF 1:4 OR STEEPER.
2. MULCH ANCHORING:
 - A. PEG AND TWINE — DRIVE 8 TO 10 INCH WOODEN PEGS TO WITHIN 2 TO 3 INCHES OF THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE AND AFTER APPLYING MULCH. SECURE MULCH TO SOIL SURFACE BY STRETCHING TWINE BETWEEN PEGS IN A CRISS—CROSS AND A SQUARE PATTERN. SECURE TWINE AROUND EACH PEG WITH TWO OR MORE ROUND TURNS.
 - B. MULCH NETTINGS — STAPLE PAPER, COTTON OR PLASTIC NETTINGS OVER HAY OR STRAW MULCH. USE A DEGRADABLE NETTING IN AREAS TO BE MOWED. NETTING IS USUALLY AVAILABLE IN ROLLS 4 FEET WIDE AND UP TO 300 FEET LONG.

A	9/15/26	ISSUED FOR SITE PLAN APPROVAL
NO.	DATE	DRAWING RELEASE

GENERAL NOTES

— **MBL** —
ENGINEERING, PLLC

BEECHES MANOR
900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

PROJECT #
22-067

DATE:
SEPTEMBER 2026

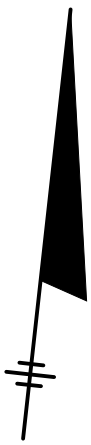
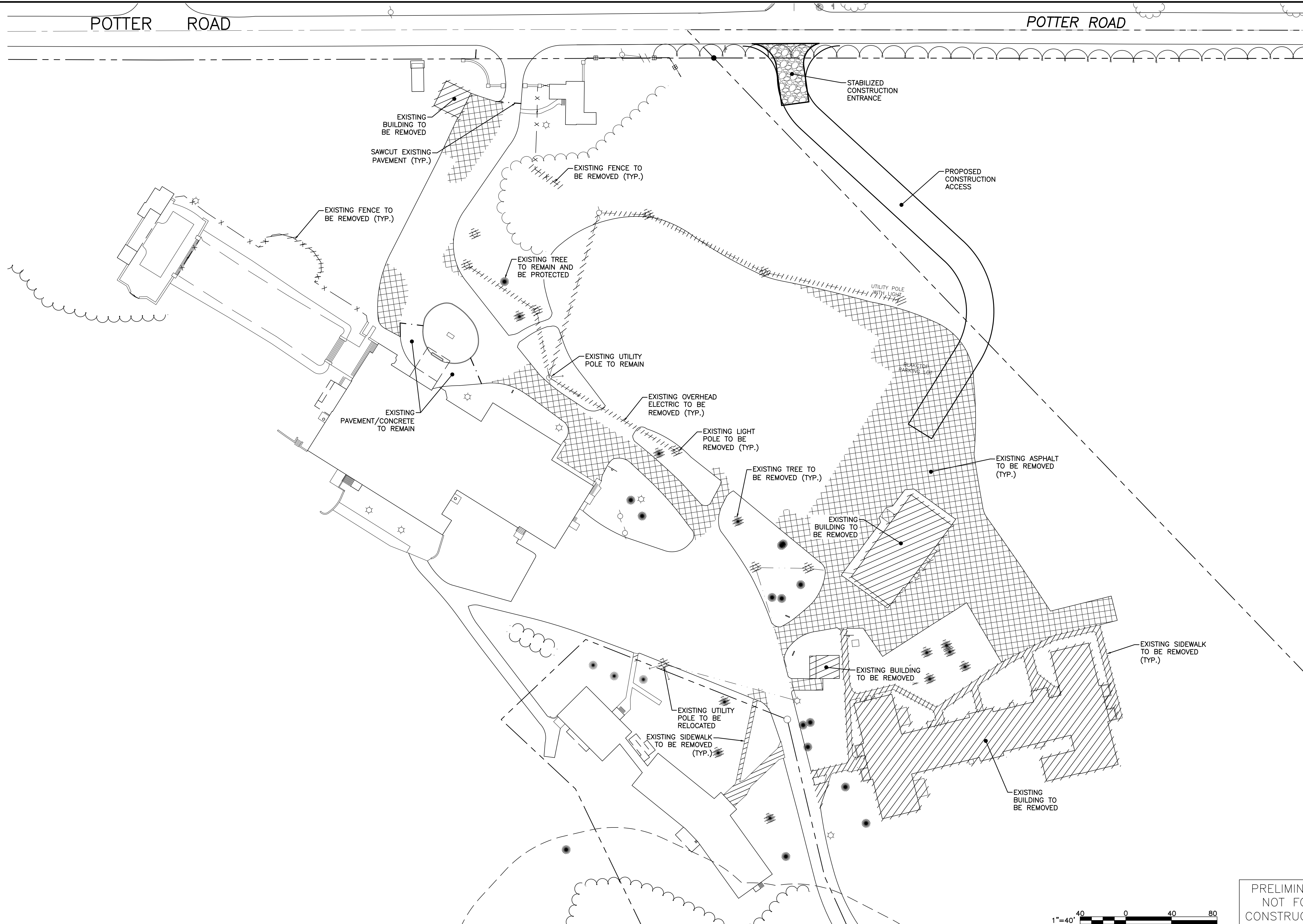
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C-001

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CONSTRUCTION

DATE: 09/11/2026

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EXISTING
SITE DEMOLITION
PLAN



BEECHES MANOR
7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

PROJECT #
22-067

DATE:
SEPTEMBER 2026

SHEET #
C-101

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 09/15/2026

PLAN
SCALE: 1"=40'

1"=40' 40 0 40 80

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NO.	DATE	DRAWING RELEASE

OVERALL SITE PLAN

— MBL —
ENGINEERING, PLLC

BEECHES MANOR
7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

PROJECT #
22-067

DATE:
SEPTEMBER 2026

SHEET #
C-102

PARKING REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
RESTAURANT	1/500-SF = 43 SPACES	167 SPACES	147 SPACES
COTTAGES	2/COTTAGE = 24 SPACES	N/A	24 SPACES
OFFICE FACILITY	1/500 = 16 SPACES	71 SPACES	28 SPACES
TOTAL SPACES	83 SPACES	238 SPACES	199 SPACES

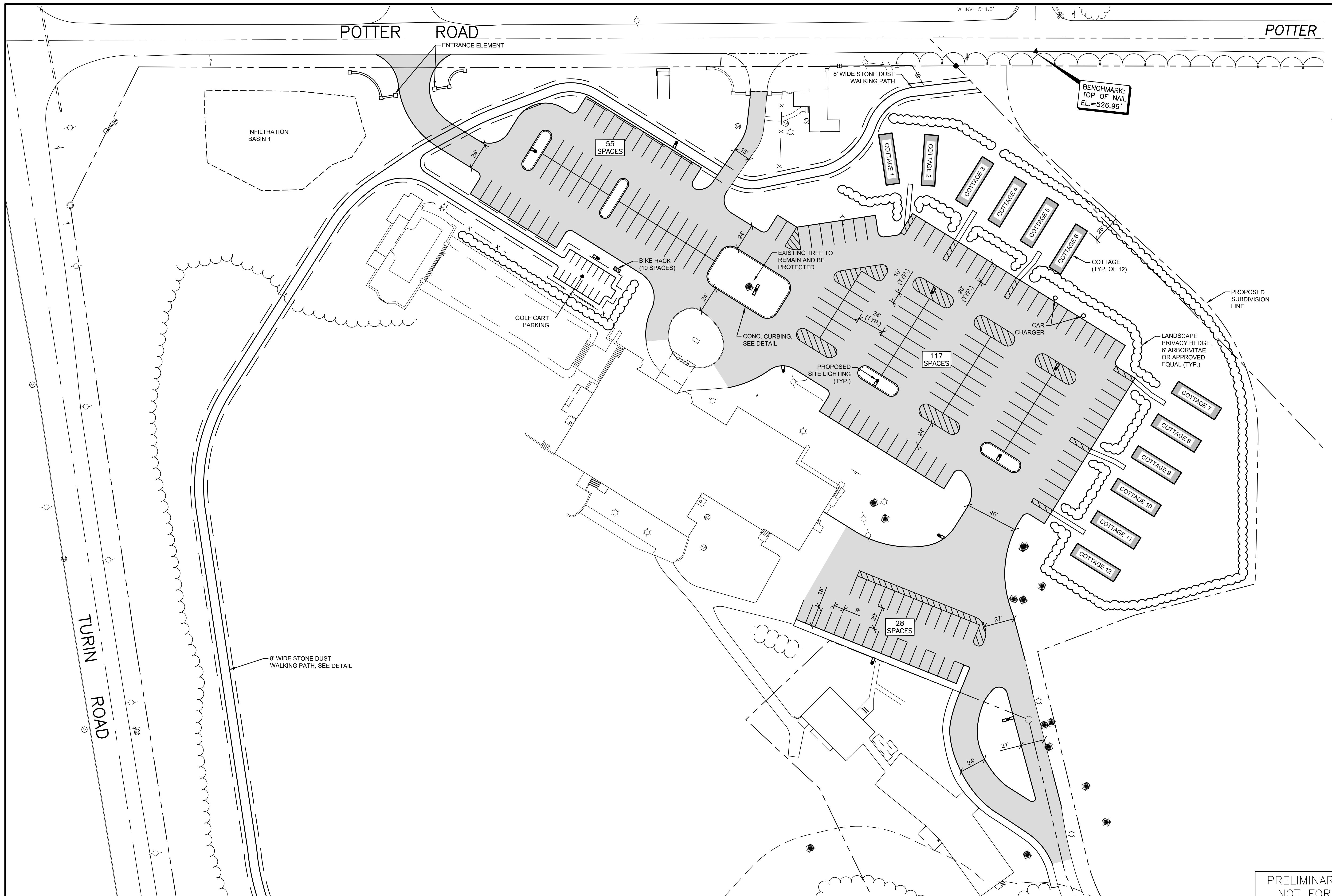
BULK REGULATIONS		
	THE BEECHES	
	INSTITUTIONAL CAMPUS REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	1.0 AC.	±21.50 AC.
MINIMUM LOT WIDTH	—	—
FRONT YARD	10' OR 25' IF ABUTTING RESIDENTIAL	59'
REAR YARD	"	34'
SIDE YARD	"	25'
MAXIMUM LOT COVERAGE	—	—
MAXIMUM IMPERVIOUS SURFACE	—	—
MAXIMUM BUILDING HEIGHT	60'	60'

PRELIMINARY
NOT FOR
CONSTRUCTION
DATE: 09/15/2026

PLAN
SCALE: 1"=80'

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PLAN
SCALE: 1"=40'

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PRELIMINARY NOT FOR CONSTRUCTION
DATE: 09/15/2026

PROJECT #
22-067

DATE:
SEPTEMBER 2026

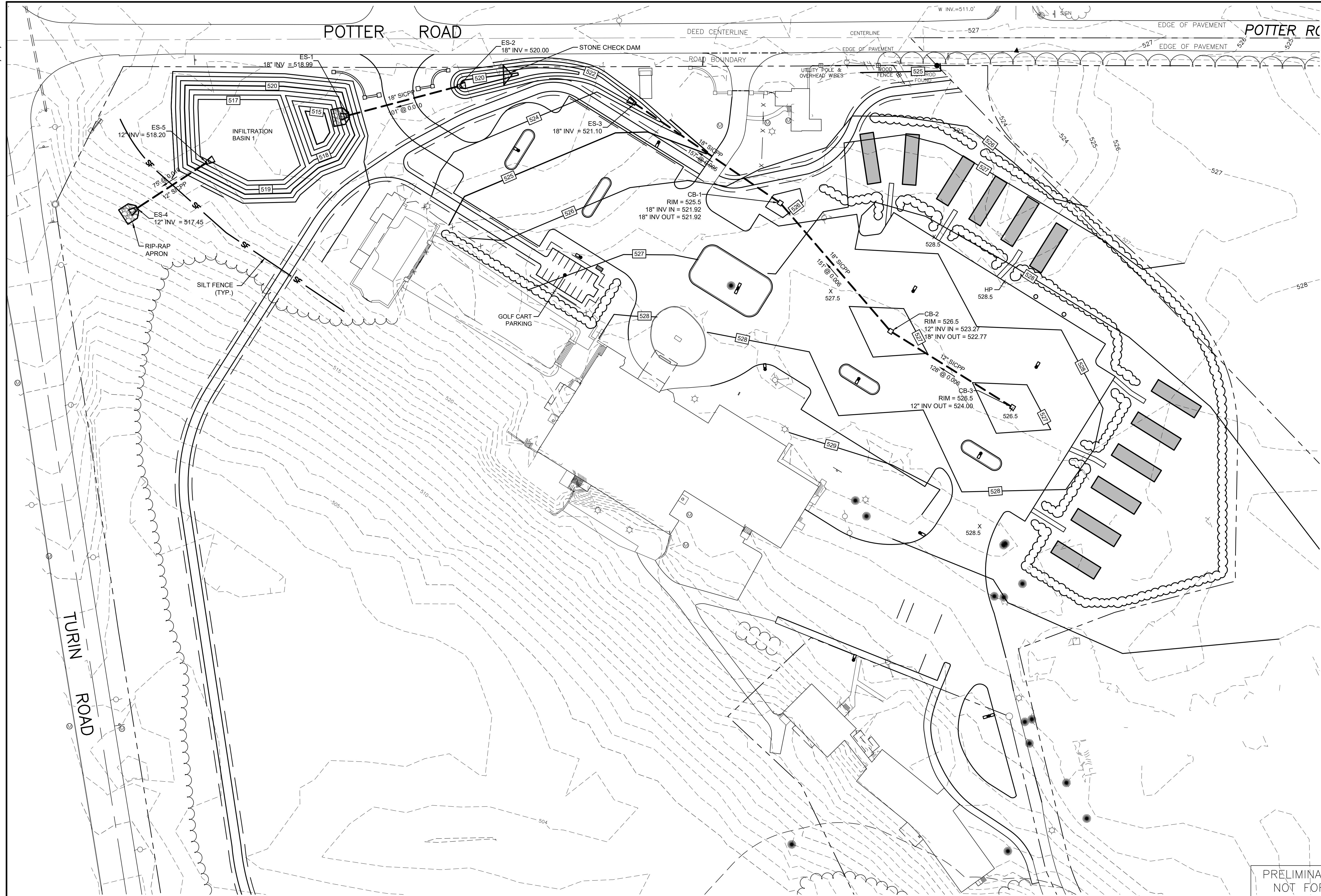
SHEET #
C-103

ENLARGED
SITE PLAN

— MBL —
ENGINEERING, PLLC

BEECHES MANOR
7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

NO.	DATE	DRAWING RELEASE
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PLAN
SCALE: 1"=40'

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NOT FOR
CONSTRUCTION

DATE: 09/15/2026

PROJECT #
22-067

DATE:
SEPTEMBER 2026

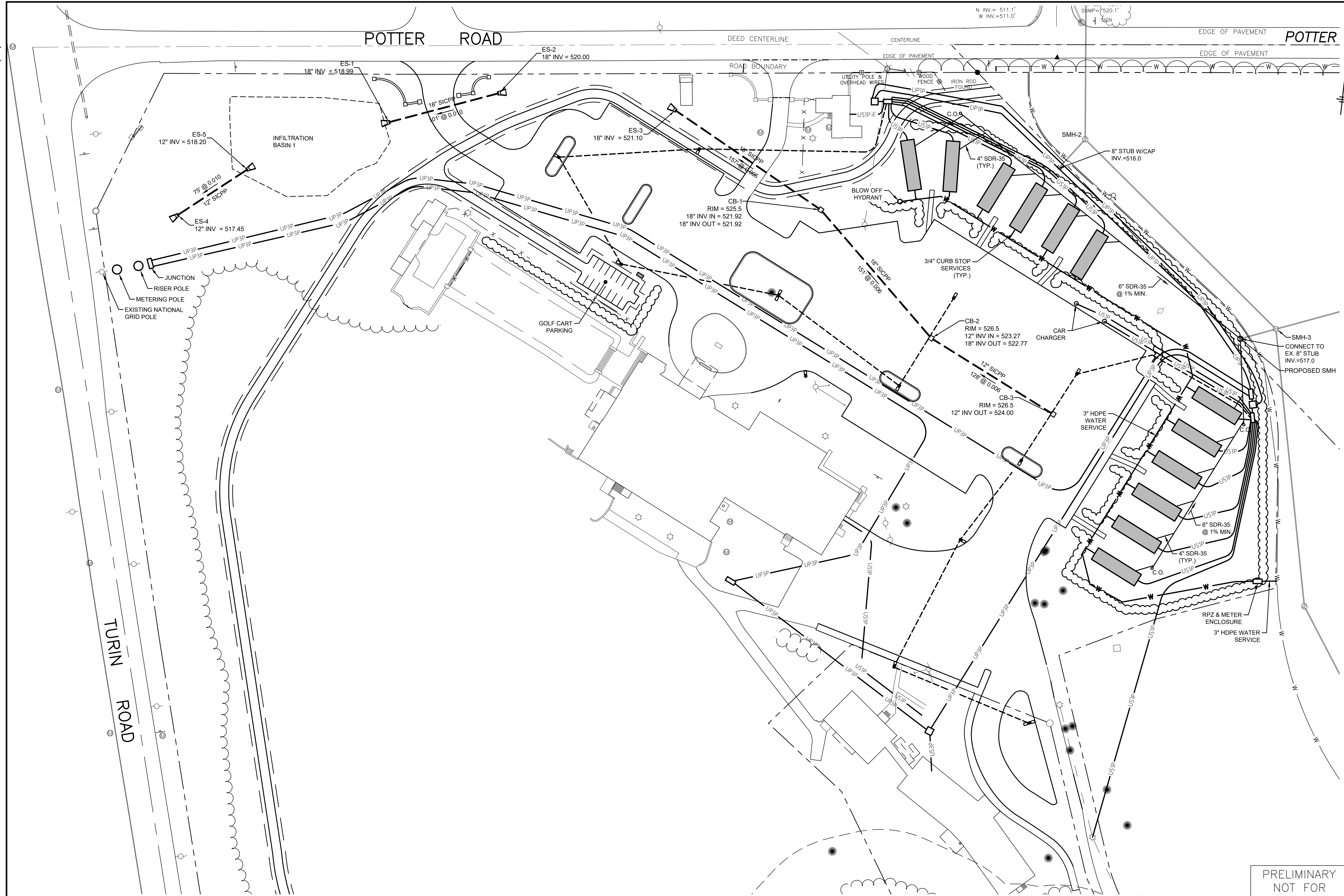
SHEET #
C-104

BEECHES MANOR
7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

MBL
ENGINEERING, PLLC

ENLARGED
SITE GRADING
& ESC PLAN

ISSUED FOR SITE PLAN APPROVAL		DRAWING RELEASE
A	9/15/26	
NO.	DATE	



PLAN
SCALE: 1"=40'

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NOT FOR
CONSTRUCTION
DATE: 09/15/2026

NO.		DATE	ISSUED FOR SITE PLAN APPROVAL	DRAWING RELEASE
A		9/15/26		

ENLARGED
SITE UTILITY
PLAN

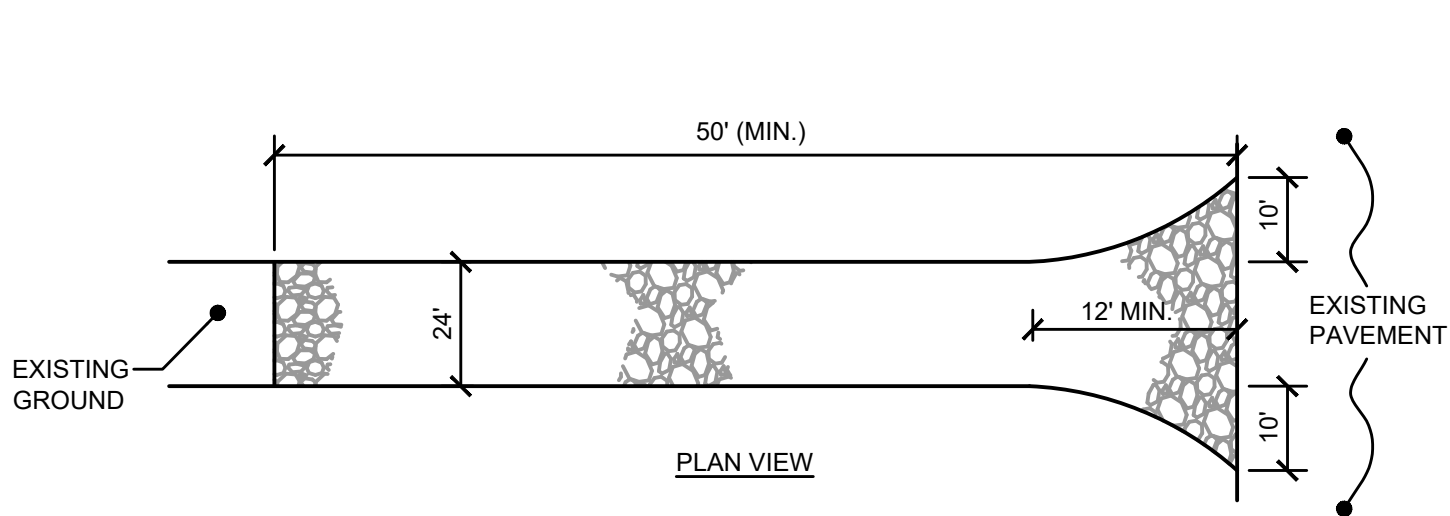
MBL
ENGINEERING, PLLC

BEECHES MANOR
7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

PROJECT #
22-067

DATE:
SEPTEMBER 2026

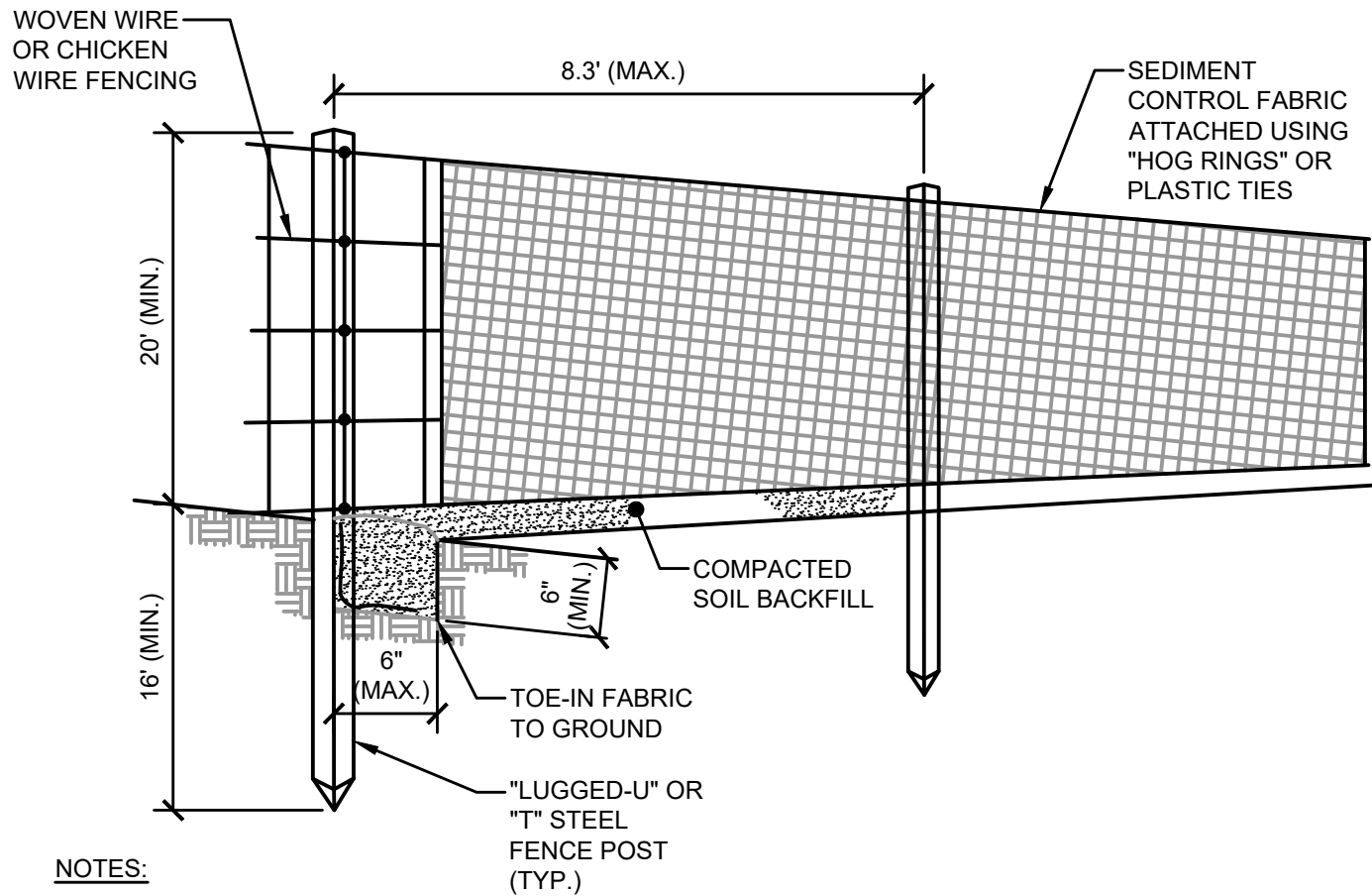
SHEET #
C-105



NOTES:

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET
- THICKNESS - NOT LESS THAN 6".
- WIDTH 24' MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE EGRESS OCCURS.
- FILTER FABRIC (MIRAFI 140N OR EQUAL) - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS NOT POSSIBLE, A MOUNTABLE BERM 3' WIDE (MIN.) WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC OP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL 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 STONE AND WHICH DRAINS INTO ADJACENT SEDIMENT BASINS.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL FIELD LOCATE AS REQUIRED WITH APPROVAL BY THE OWNER'S REPRESENTATIVE.

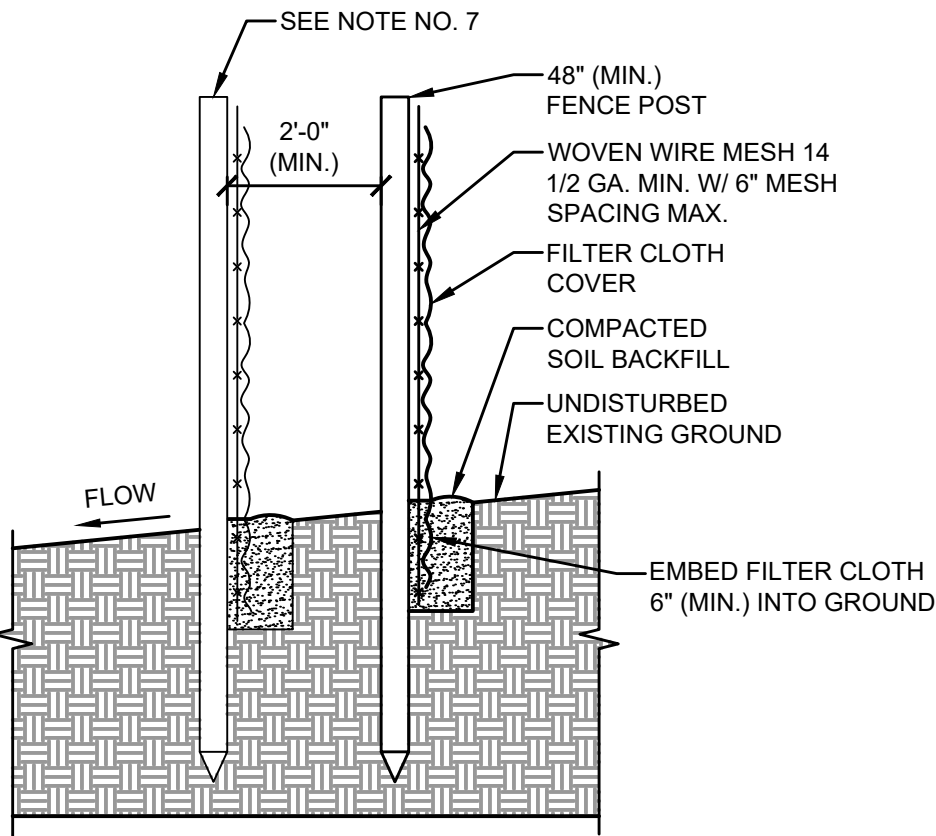
A
 STABILIZED CONSTRUCTION ENTRANCE DETAIL
 NOT TO SCALE



NOTES:

- SILT FENCE SHALL BE PLACED AS INDICATED ON THE EROSION CONTROL PLANS.
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- FENCE TO BE ALIGNED ALONG CONTOUR AS CLOSELY AS POSSIBLE.
- FENCE SHALL BE DOUBLED AT THE TOE OF ALL SLOPES GREATER THAN 15 PERCENT, AND ADJACENT TO WATER BODIES, WETLANDS AND ALL ENVIRONMENTAL SENSITIVE AREAS.

B
 SILT FENCE DETAIL
 NOT TO SCALE



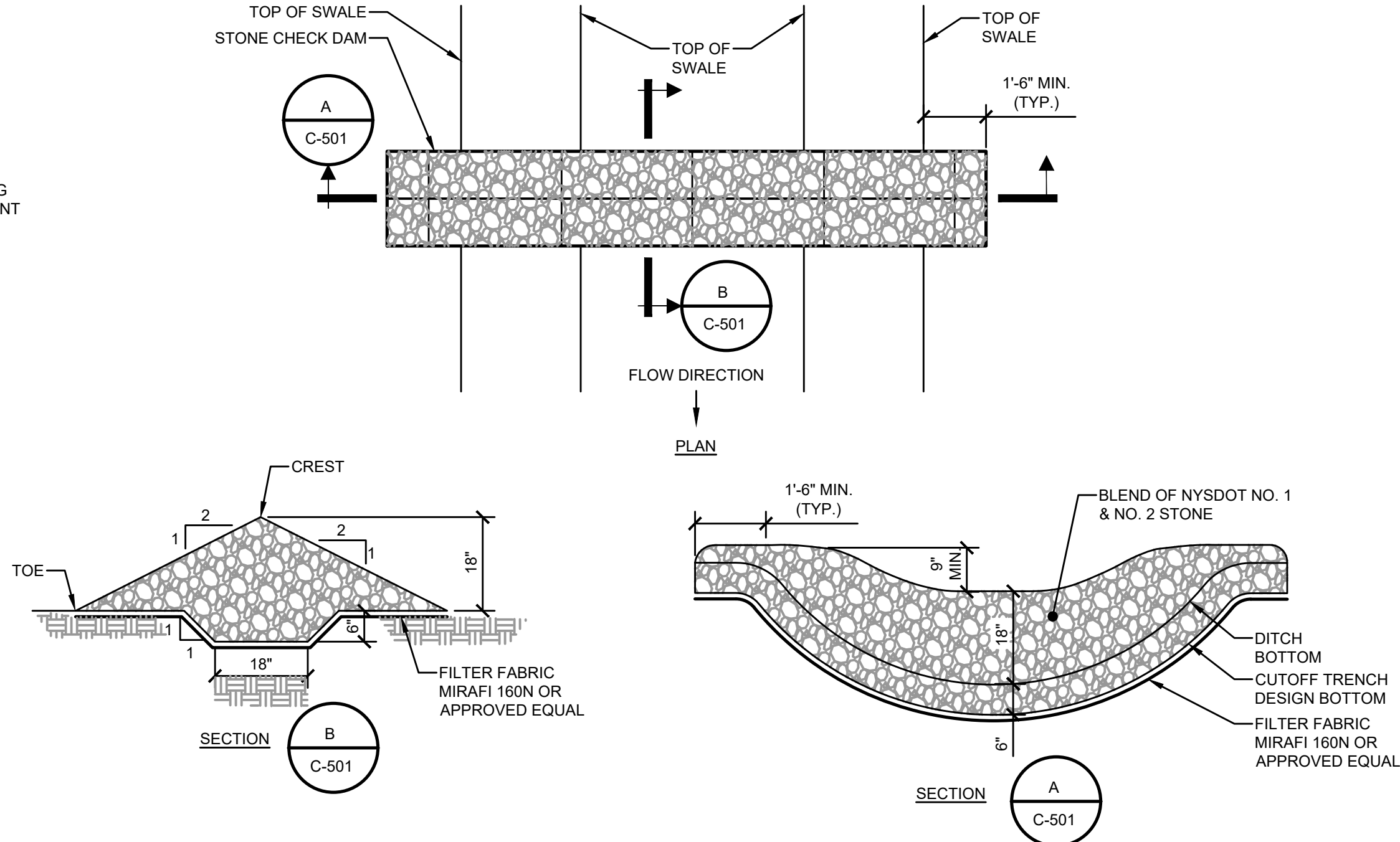
SECTION DETAIL

- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- FENCE: WOVEN WIRE 14.5 GAUGE 6" MAX. MESH OPENING
- FILTER CLOTH: MINIMUM TENSILE STRENGTH OF 120LBS. (ASTM D-16826)
- PREFABRICATED UNIT: MIRAFI ENVIROFENCE, OR APPROVED EQUAL

NOTES:

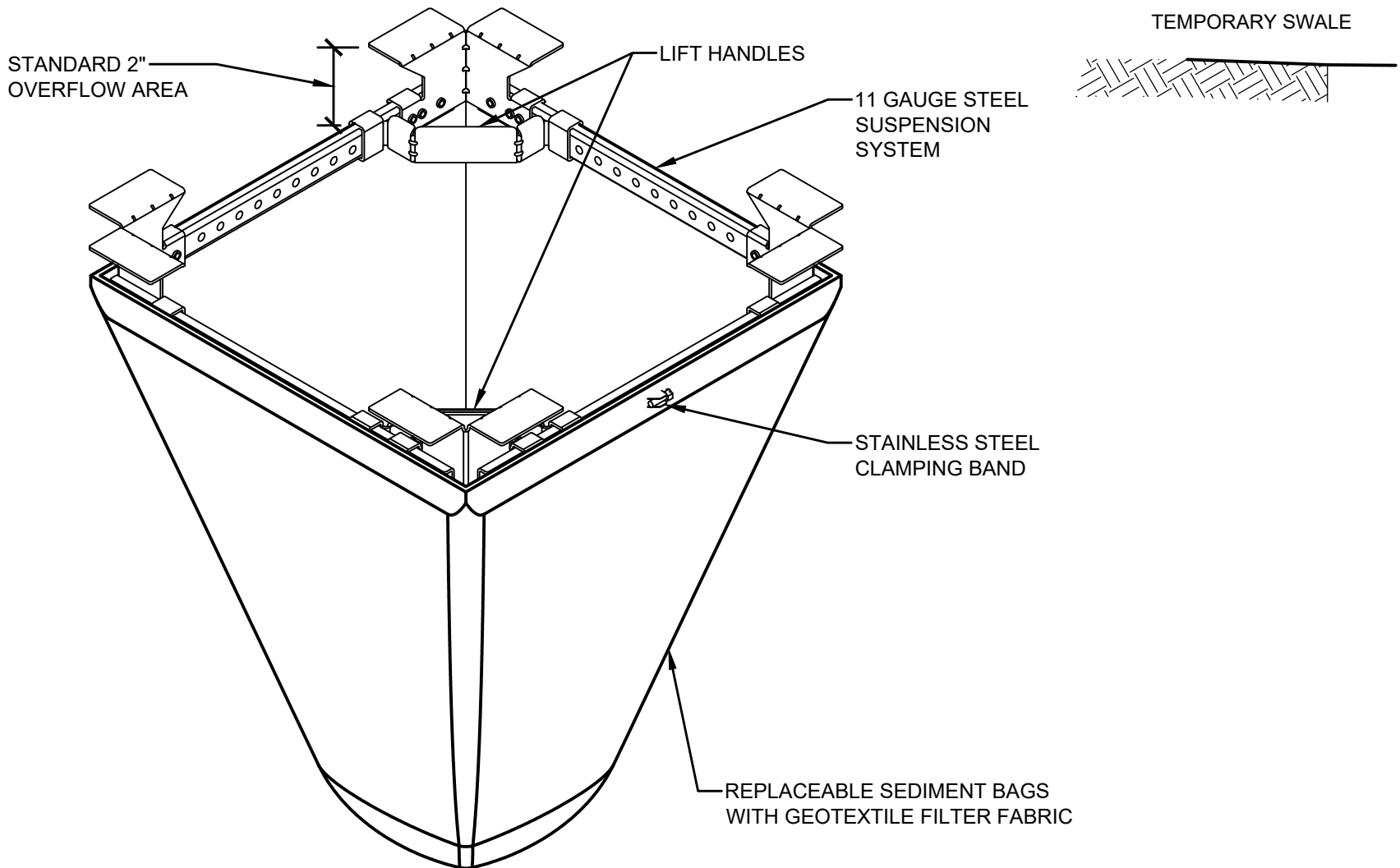
- STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION.
- SET SPACING OF CHECK DAMS SUCH THAT THE ELEVATION OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
- EXTEND THE STONE A MINIMUM OF 1.5' BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.

C
 STONE CHECK DAM DETAIL
 NOT TO SCALE



PLAN

SECTION



D
 TYPICAL RECTANGULAR CATCH BASIN INSERT
 NOT TO SCALE

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ESC DETAILS

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BEECHES MANOR
7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

PROJECT #
22-067

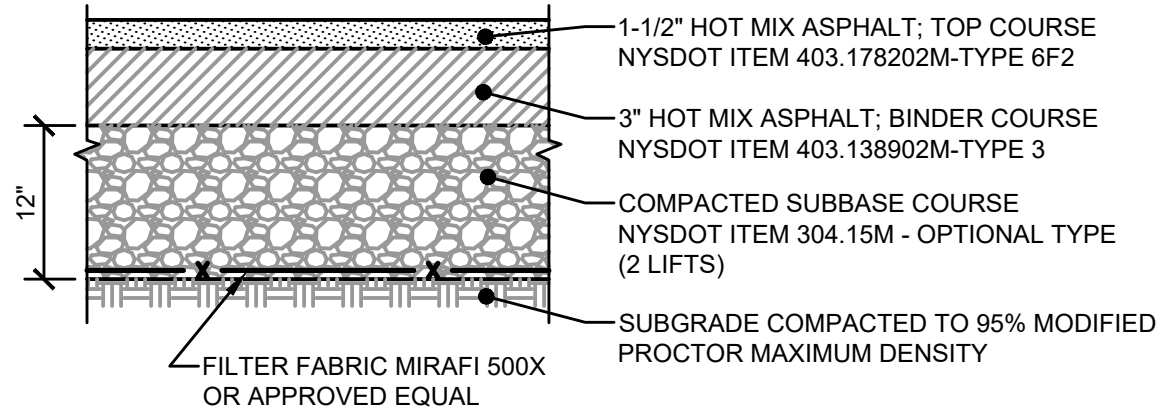
DATE:
SEPTEMBER 2026

SHEET #
C-501

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: 09/15/2026

NO.	DATE	ISSUED FOR	SITE PLAN	APPROVAL	DRAWING RELEASE
A	9/15/26	DATE			

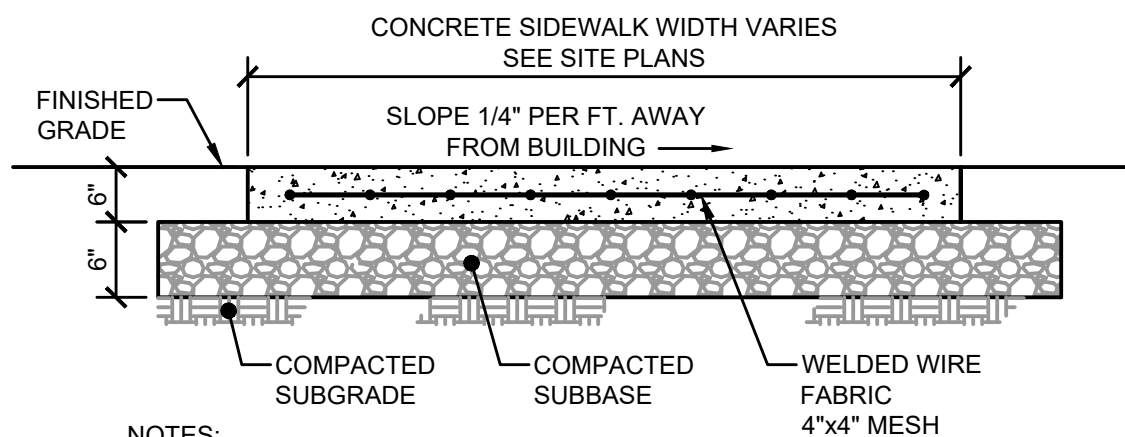


NOTE:

1. SEE SHEET XX FOR LIMITS OF HEAVY DUTY AND NORMAL DUTY PAVEMENT.

A NORMAL DUTY ASPHALT CONCRETE PAVEMENT

NOT TO SCALE

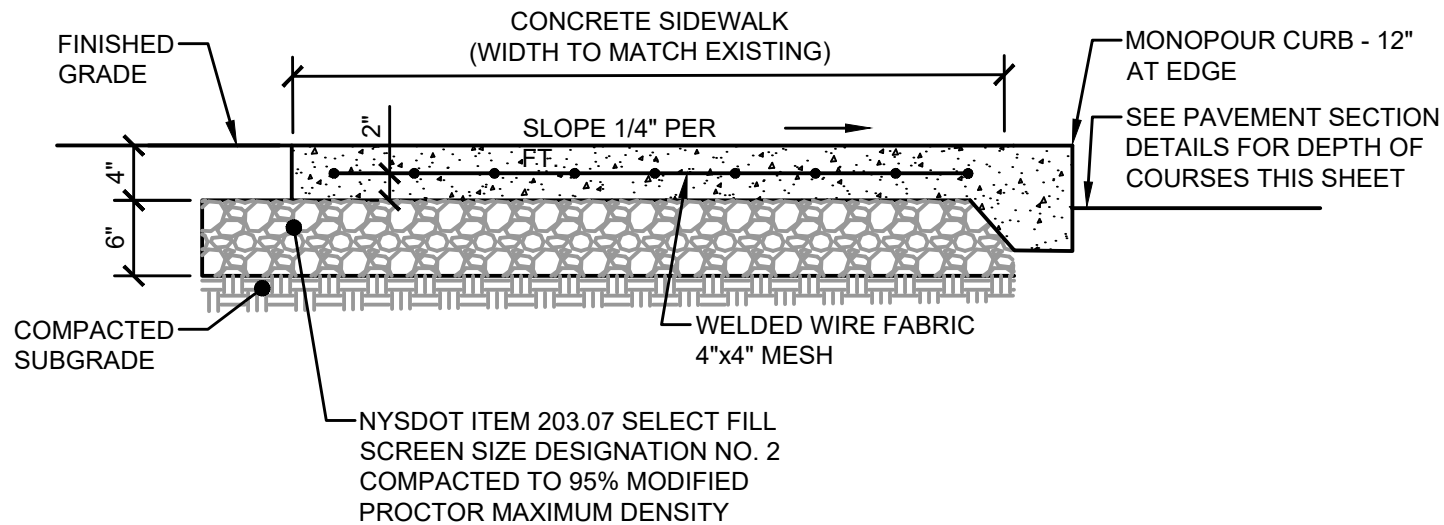


NOTES:

- CONCRETE SHALL BE 4000 P.S.I. (MIN.) AIR ENTRAINED CONCRETE.
- FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 25', AND MARKED JOINTS SHALL BE AT 5' SPACING AND FORMED BY A GROOVING TOOL.
- ALL EXPANSION JOINTS SHALL BE FILLED WITH BITUMINOUS FILLER MATERIAL.
- CONCRETE SURFACE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
- MATERIALS AND INSTALLATION SHALL MEET THE REQUIREMENTS OF NYSDOT STANDARD SPECIFICATIONS SECTION 608.

A TYPICAL SIDEWALK DETAIL

NOT TO SCALE

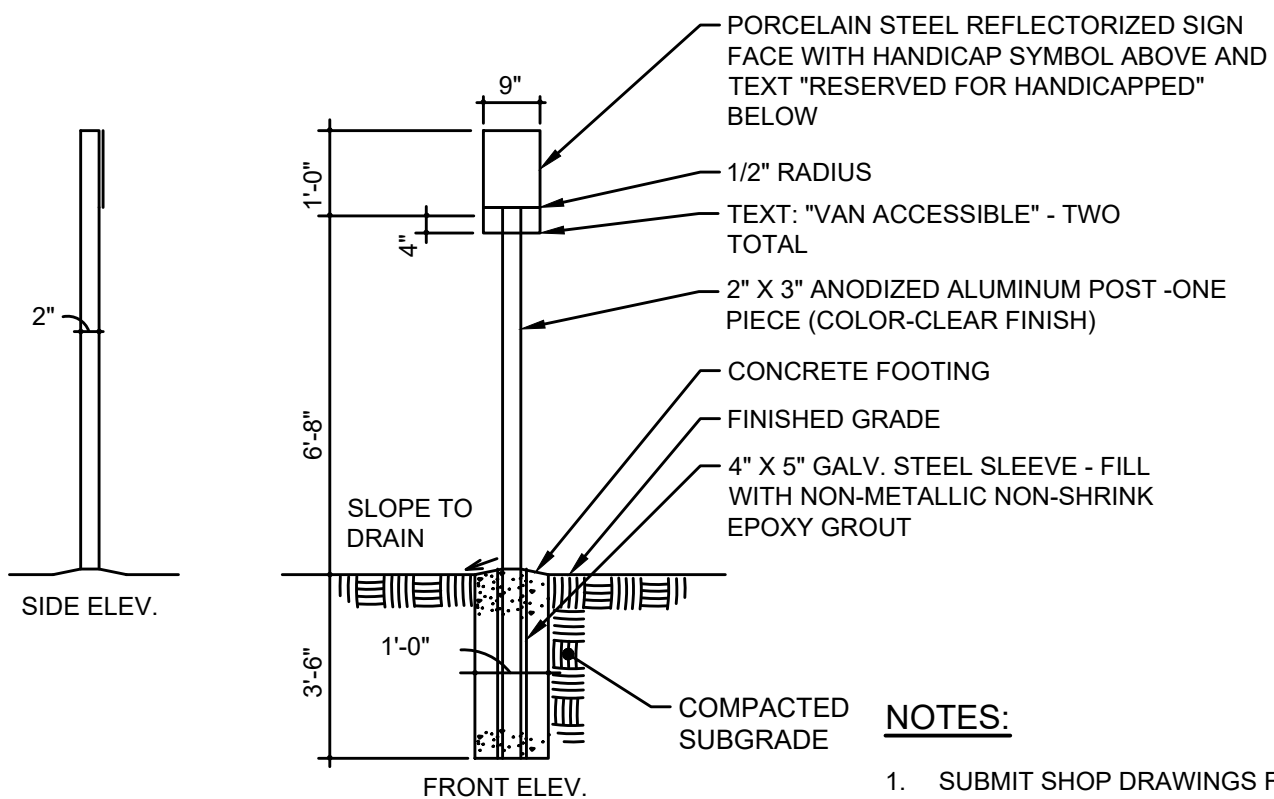


NOTES:

- CONCRETE SHALL BE 4500 P.S.I. (MIN.) AIR ENTRAINED CONCRETE.
- FULL DEPTH EXPANSION JOINTS SHALL BE PROVIDED EVERY 25', MARKED JOINTS SHALL BE AT 5' SPACING AND FORMED BY A GROOVING TOOL. SEE EXPANSION JOINT DETAIL ON SHEET G-8.
- CONCRETE SURFACE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

B TYPICAL SIDEWALK DETAIL

NOT TO SCALE

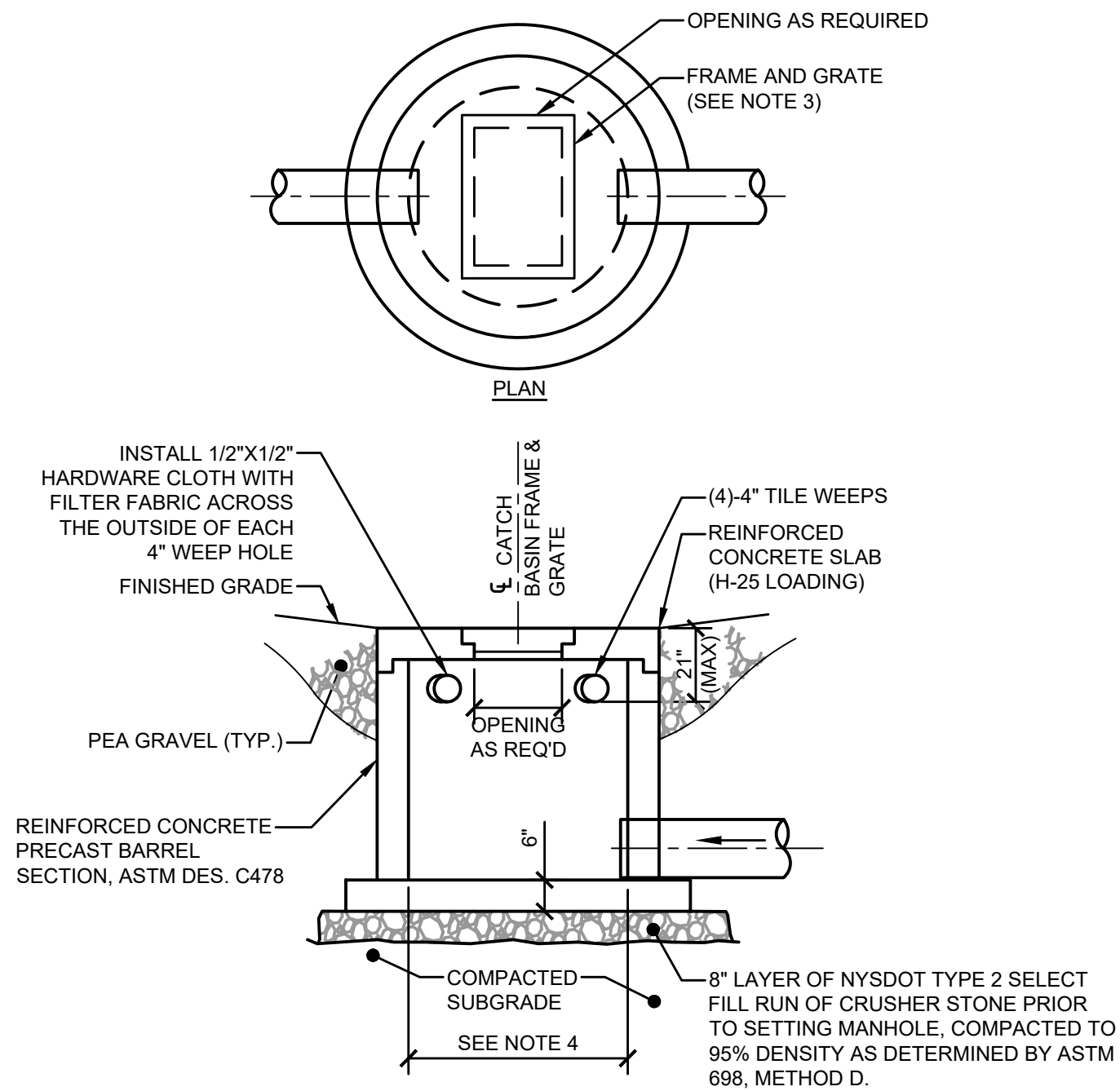


NOTES:

- SUBMIT SHOP DRAWINGS FOR APPROVAL.
- SIGN SHALL CONFORM TO THE LATEST ADA REQUIREMENTS.

E HANDICAP PARKING SIGN

NOT TO SCALE

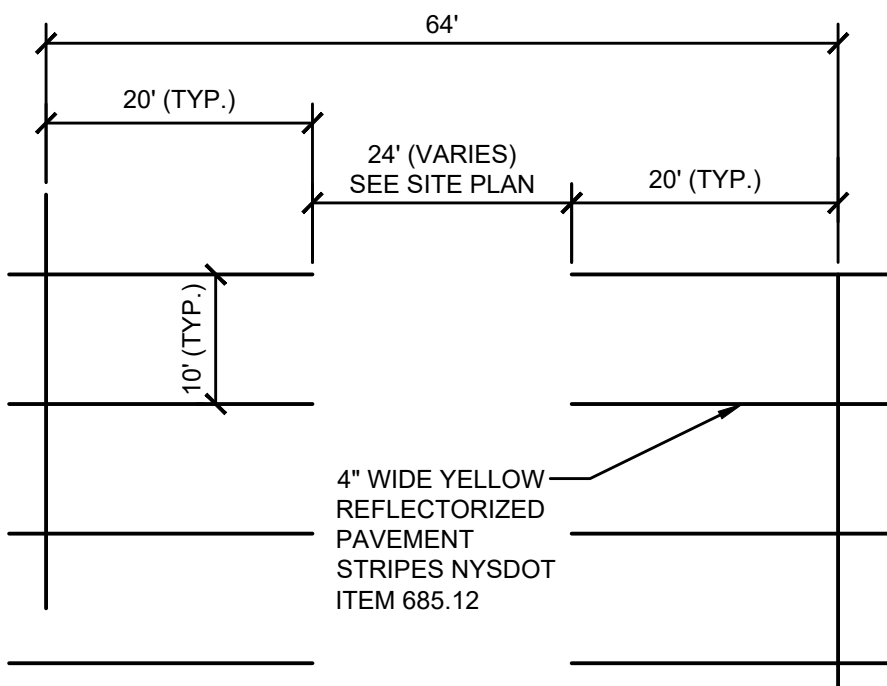


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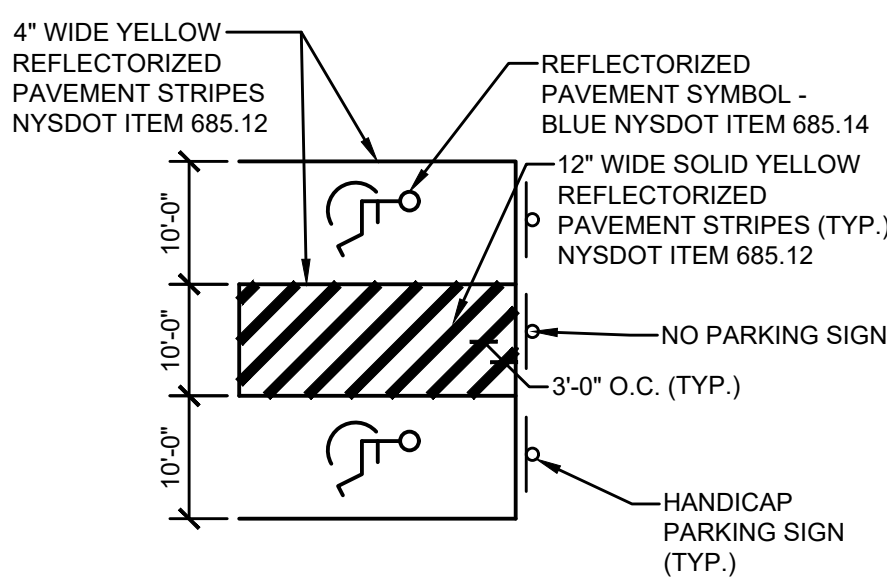
- ALL CATCH BASIN STRUCTURES SHALL BE DESIGNED FOR H-25 LOADING.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES TO THE DIRECTOR'S REPRESENTATIVE FOR REVIEW.
- FRAME AND GRATE SHALL BE NYSDOT #11 RETICULINE LOCKING TYPE WITH A CLEAR OPENING SIZE OF 23-15/16"x 32-1/2".
- THE MINIMUM INSIDE DIAMETER OF CATCH BASINS SHALL BE 48-INCHES FOR 12" THROUGH 18" SEWERS, 60-INCHES FOR 21" THROUGH 30" SEWERS, AND 72-INCHES FOR 33" THROUGH 42" SEWERS.
- ALL CONNECTIONS SHALL HAVE FLEXIBLE CONNECTION AS SPECIFIED.

A CATCH BASIN DETAIL

NOT TO SCALE



TYPICAL PARKING SPACE STRIPING



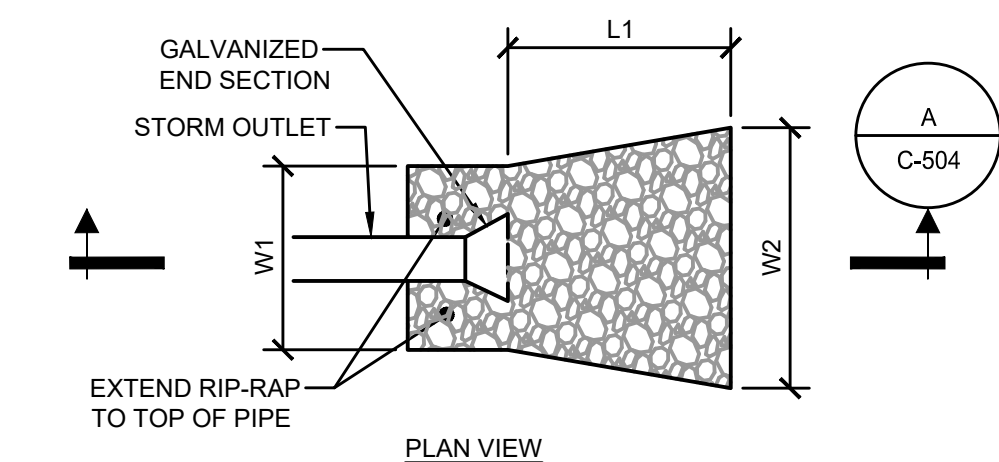
HANDICAP PARKING SPACE STRIPING

NOTE:

- PAVEMENT MARKINGS SHALL BE EPOXY REFLECTORIZED AS SPECIFIED IN THE NYSDOT STANDARD SPECIFICATIONS SECTION 685, AND IN CONFORMANCE WITH THE MUTCD.

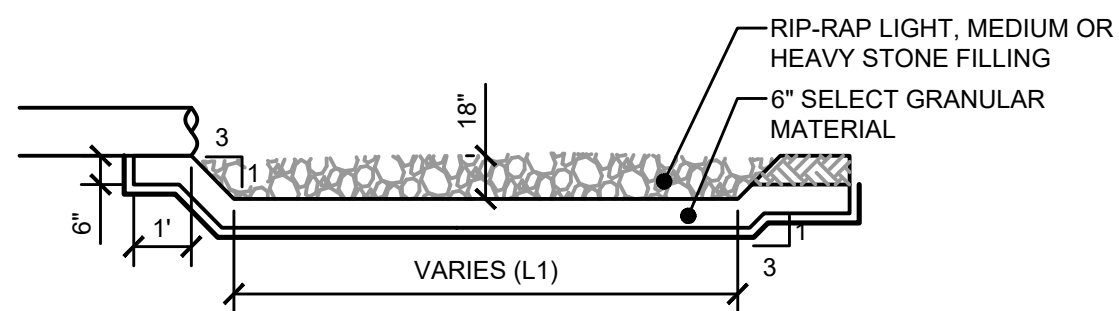
C STRIPING DETAILS

NOT TO SCALE



PLAN VIEW

PIPE SIZE	W1	W2	L1
12" & 15"	4'	8'	8'
18"	4.5'	9'	9'
24"	6'	9'	9'



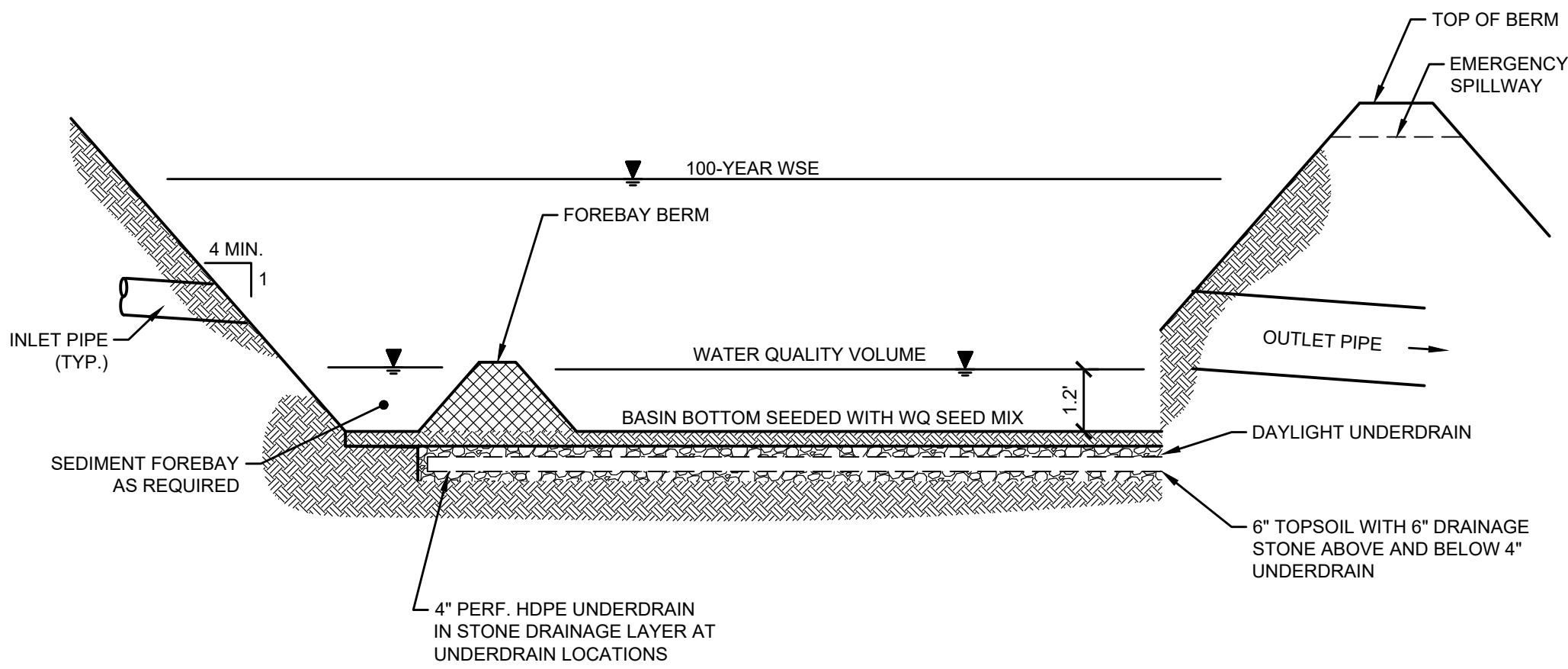
SECTION

C RIP-RAP APRON DETAIL

NOT TO SCALE

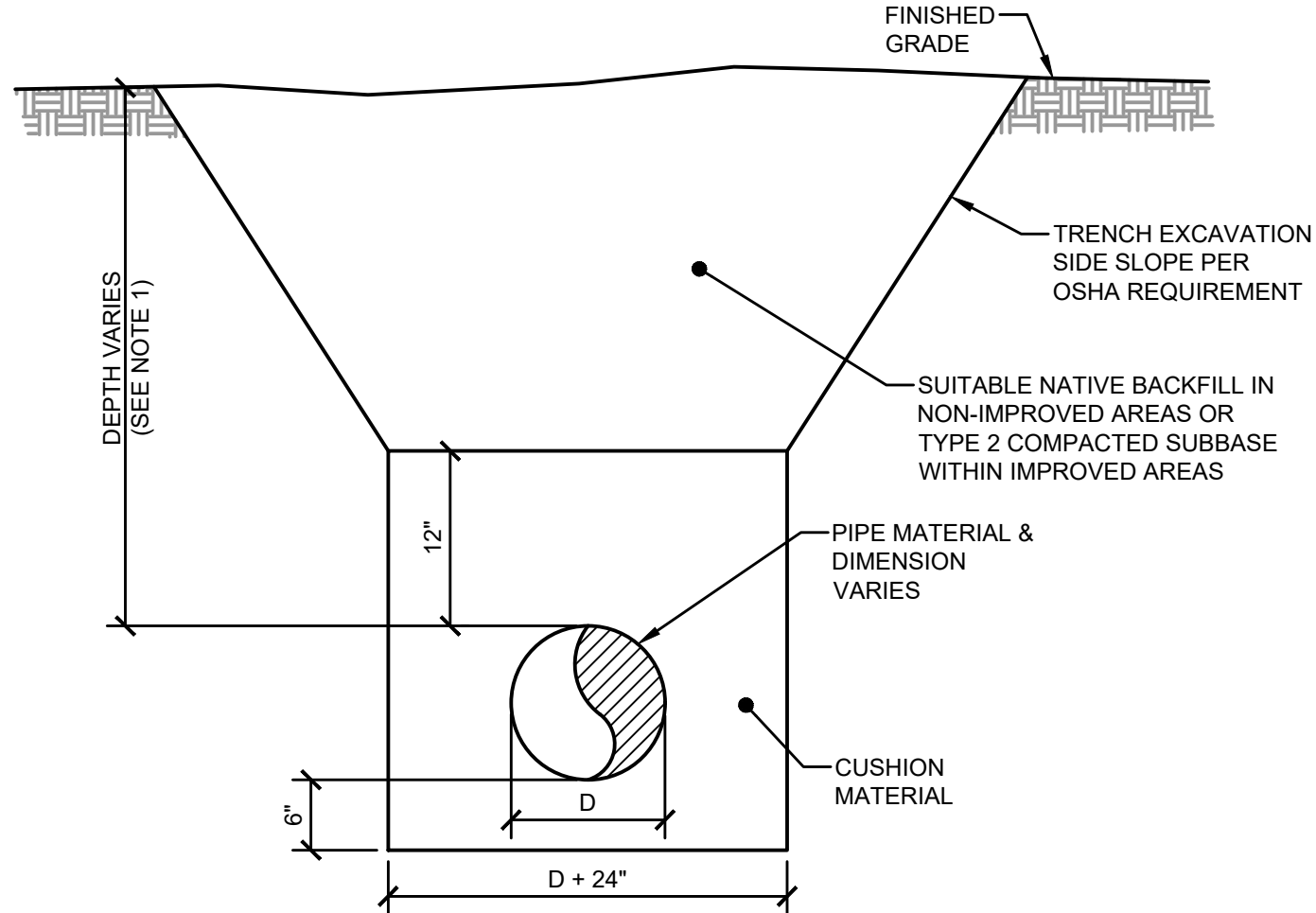
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I INFILTRATION BASIN SECTION

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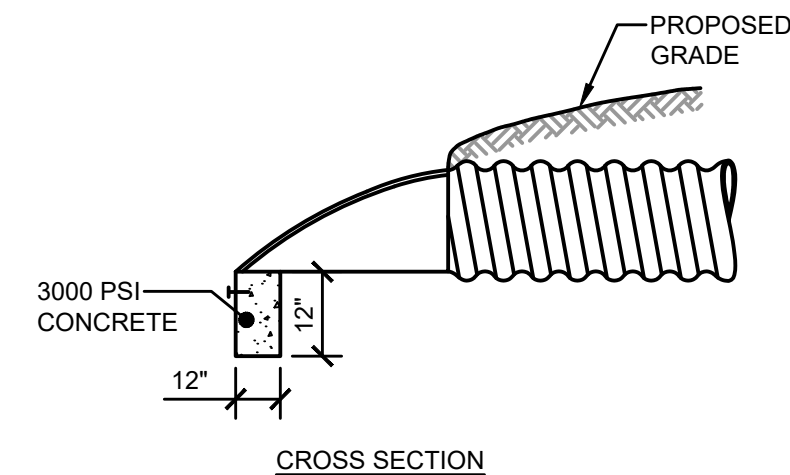


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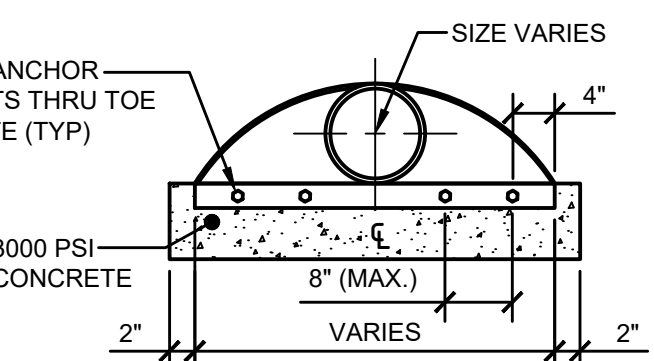
- MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
 - STORM - VARIES

B TYPICAL TRENCH DETAIL

NOT TO SCALE



CROSS SECTION



ELEVATION

NOTES:

- GALVANIZED END SECTION SHALL BE ORDERED ONE SIZE LARGER THAN NOMINAL DIAMETER OF PIPE WHEN ATTACHING TO SICPP.
- END SECTIONS TO BE INSTALLED ON ALL PROPOSED STORM SEWER INLETS AND OUTLETS.

D FLARED END SECTION

NOT TO SCALE

MISCELLANEOUS
DETAILS

MBL
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BEECHES MANOR
7900 TURIN ROAD
CITY OF ROME
ONEIDA COUNTY

PROJECT #
22-067

DATE:
SEPTEMBER 2026

SHEET #
C-502

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DATE: 09/15/2026

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DRAWING RELEASE

A 9/15/26
NO. DATE