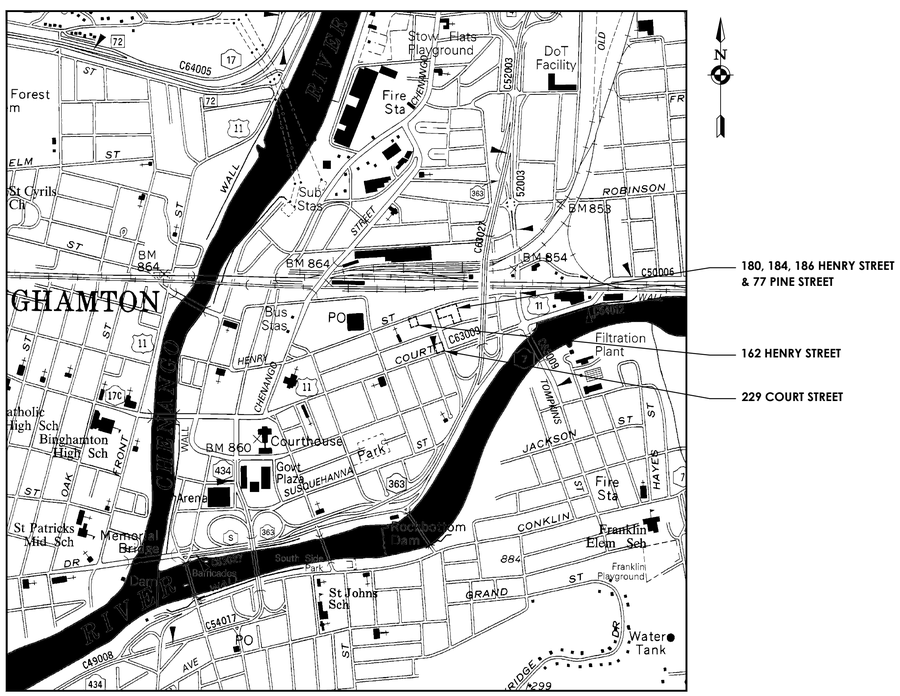
KEARNY REALTY & DEVELOPMENT GROUP
STADIUM LOFTS

CITY ZONING AND PLANNING

SEPTEMBER 19, 2022

CITY OF BINGHAMTON
BROOME COUNTY, NY



LOCATION PLAN
SCALE: 1"=1,000'

LIST OF DRAWINGS:

GENERAL:

G000 COVER SHEET

SURVEY:

CS001 BOUNDARY/TOPOGRAPHIC SURVEY
180, 184, 186 HENRY STREET & 77 PINE STREET

CS001 BOUNDARY/TOPOGRAPHIC SURVEY
162 HENRY STREET

CS001 BOUNDARY/TOPOGRAPHIC SURVEY
229 COURT STREET

CIVIL:

C200 SITE PLAN
180, 184, 186 HENRY STREET & 77 PINE STREET

C201 SITE PLAN
162 HENRY & 229 COURT STREET

ARCHITECTURAL:

A1 PRELIMINARY FIRST FLOOR PLAN

A2 PRELIMINARY SECOND-FOURTH FLOOR PLAN

A3 ELEVATIONS

CPL | Architecture Engineering Planning
59 Court St.
Binghamton, NY 13901
CPLteam.com

PROJECT INFORMATION

Project Number
60035.00

Client Name
KEARNY REALTY & DEVELOPMENT GROUP

Project Name
STADIUM LOFTS

Project Address
162, 180, 184, AND 186 HENRY STREET; 77 PINE STREET; AND 202 COURT STREET

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR THE PROFESSIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

Issued	Scale
SEPTEMBER 19, 2022	AS NOTED

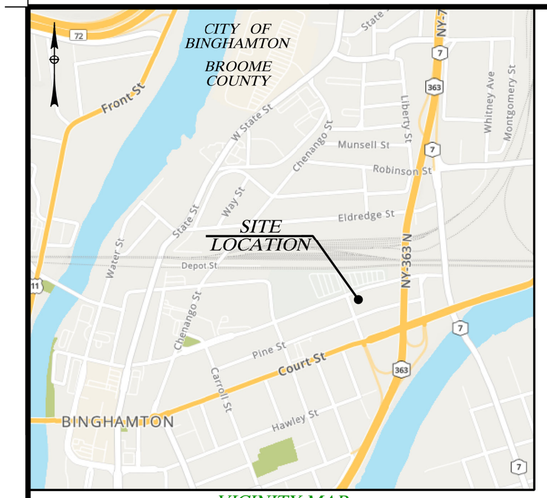
Project Status
CITY ZONING AND PLANNING

Drawn By	Checked By
NMO	DE

Drawing Title
COVER SHEET

Drawing Number	Revision Number
G 000	----

Plotted By: Domenic Emilio
Date last plotted: 9/19/2022 2:24 PM
Date last accessed: 9/19/2022 2:21 PM
Sheet size: 24x36
Drawing Name: S:\Projects\Kearney\Stadium Lofts Bing\D Design\06 CAD\ACAD\Civil\C2\G0-COVER SHEET.dwg



VICINITY MAP
(NOT TO SCALE)

LEGAL NOTES

1) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

2) THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, AND TO THE OTHER INSTITUTIONS LISTED ON THIS BOUNDARY SURVEY MAP.

3) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

5) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BY CONTACTING DIG SAFELY, NEW YORK AT 1-800-962-7962, IN ACCORDANCE WITH 16 NYCRR PART 753, (ALSO CITED AS INDUSTRIAL CODE 53 OR CODE RULE 53) BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS OR HER WORK. TICKET NO'S.: 08192-000-940, 08192-000-947, 08192-000-952, 08192-000-958, 08192-000-960 AND 08192-000-966

GENERAL NOTES

1) ABSTRACT OF TITLE – NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

2) CERTIFICATE FOR TITLE – NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

3) ASSESSOR'S TAX MAP, SECTION 160.34, CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK, MAP PRODUCED 05/10/2022, LAST REVISED 01/20/2016.

4) ASSESSOR'S TAX MAP, SECTION 160.35, CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK, MAP PRODUCED 05/10/2022, LAST REVISED 01/25/2013.

5) REFERENCE MAP – "BOUNDARY SURVEY, OF LANDS LOCATED AT, 76, 77, 78 & 80 PINE STREET, 235 COURT STREET, CITY OF BINGHAMTON, BROOME COUNTY, N.Y.", DATED 06/08/2020, PREPARED BY SHUMAKER CONSULTING ENGINEERING & LAND SURVEYING, D.P.C.

6) "MARTIN HAWLEY'S SUBDIVISON OF GREAT LOT NO. 27, 28, 29, 30 AND 31", PREPARED BY W.M. WENTZ, DATED 04/1835, FILED IN THE BROOME COUNTY CLERK'S OFFICE IN BOOK OF DEEDS NO. 18 AT PAGE 128.

LEGEND

119.60'	MEASURED DIMENSION
N20°44'18"W	TRUE NORTH BEARING
(119.6')	REFERENCE DIMENSION
L. 2500 P. 695	LIBER AND PAGE OF RECORDED DEED (BROOME COUNTY)
N/F	NOW OR FORMERLY
TMN 16.35-2-25	TAX MAP NUMBER (BROOME COUNTY)
●	MONUMENTATION FOUND (AS NOTED)
⊡	BENCH MARK
	PROPERTY LINE
OU	OVERHEAD UTILITIES
	FENCE LINE (AS NOTED)
	WOODS LINE
30	SUBDIVISION LOT NUMBER (SEE REFERENCE DATA #6)
	UTILITY POLE W/LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL PULLBOX
	TRAFFIC SIGNAL POLE
	FIRE HYDRANT
	WATER VALVE
	DRAINAGE STRUCTURE
	DRAINAGE STRUCTURE
	SIGN (AS NOTED)
+	SPOT ELEVATION
856 855 854	1' CONTOUR INTERVAL

TRUE NORTH AT 76°35'
MERIDIAN OF WEST LONGITUDE

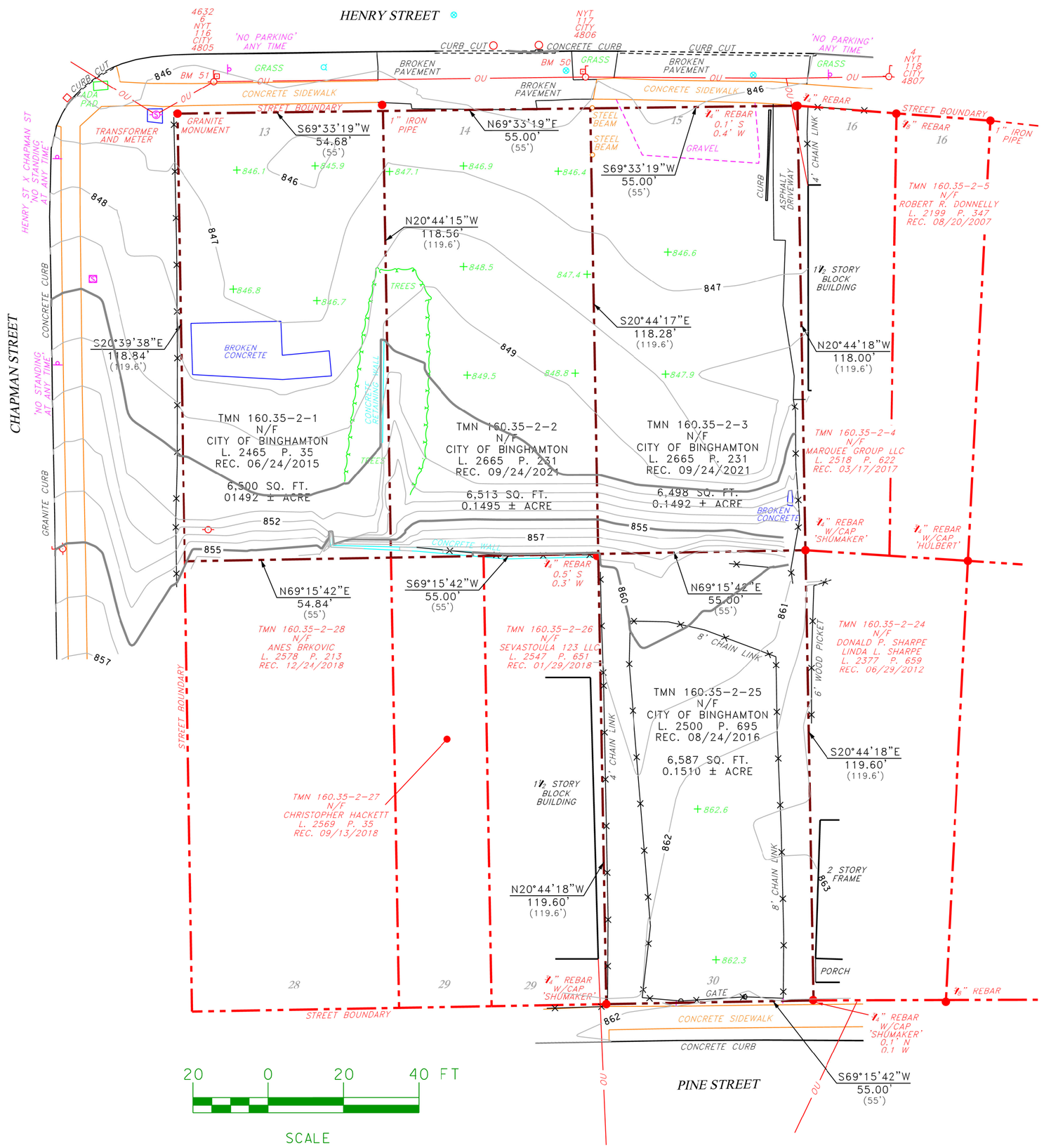
ALL COORDINATES AND BEARINGS ARE BASED ON NEW YORK STATE PLANE CENTRAL ZONE NAD83(CORS2011)/NAVD88 US SURVEY FEET

BM-51
IS A BENCH TIE ON THE NORTHERLY SIDE OF UTILITY POLE 4632-6-NYT-116-CITY-4805 AT THE SOUTHEASTERLY INTERSECTION OF HENRY STREET AND CHAPMAN STREET.
ELEVATION: 846.93 (NAVD88)

BM-50
IS A BENCH TIE ON THE NORTHERLY SIDE OF UTILITY POLE NYT-117-CITY-4806 143' MORE OR LESS EASTERLY FROM THE SOUTHEASTERLY INTERSECTION OF HENRY STREET AND CHAPMAN STREET.
ELEVATION: 846.95 (NAVD88)

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY TO THE CITY OF BINGHAMTON THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF NEW YORK, AND THAT THIS PLAT OR MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLOTTED THEREON.



HULBERT Engineering and Land Surveying, DPC
· CIVIL ENGINEERING
· LAND SURVEYING
· ENVIRONMENTAL ENGINEERING
· CONSTRUCTION COORDINATION
Centre Plaza
53 Chenango Street, 8th Floor
Binghamton, New York 13901-2805
Phone: 607.723.0739

STATE OF NEW YORK ★ RAYMOND L. HULBERT ★ 050627 ★ LICENSED LAND SURVEYOR
Raymond L. Hulbert

REV NO.	DATE	DESCRIPTION

WARNING
IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY, AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR HAS BEEN APPLIED.

PROJECT NUMBER: 22298.01	CAD FILE: CS001.DGN
DRAWN BY: GKH	CHECKED BY: RLH
SCALE: AS SHOWN	

PROJECT TITLE:
180, 184, 186 HENRY STREET & 77 PINE STREET
TAX MAP NO. 160.35-2-1, 160.35-2-2, 160.35-2-3, & 160.35-2-25
CITY OF BINGHAMTON BROOME COUNTY NEW YORK STATE

SHEET TITLE:
BOUNDARY/TOPOGRAPHIC SURVEY

SHEET NO. CS001

AUGUST 26, 2022

© 2022 HULBERT ENGINEERING AND LAND SURVEYING, DPC

VICINITY MAP
(NOT TO SCALE)

ALL COORDINATES AND BEARINGS ARE BASED ON NEW YORK STATE PLANE CENTRAL ZONE NAD83(CORS2011)/NAVD88 US SURVEY FEET

LEGAL NOTES

1) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

2) THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, AND TO THE OTHER INSTITUTIONS LISTED ON THIS BOUNDARY SURVEY MAP.

3) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

5) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BY CONTACTING DIG SAFELY, NEW YORK AT 1-800-962-7962, IN ACCORDANCE WITH 16 NYCRR PART 753, (ALSO CITED AS INDUSTRIAL CODE 53 OR CODE RULE 53) BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS OR HER WORK. TICKET NO'S.: 08192-000-940, 08192-000-947, 08192-000-952, 08192-000-958, 08192-000-960 AND 08192-000-966.

GENERAL NOTES

1) ABSTRACT OF TITLE – NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

2) CERTIFICATE FOR TITLE – NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

3) ASSESSOR'S TAX MAP, SECTION 160.34, CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK, MAP PRODUCED 05/10/2022, LAST REVISED 01/20/2016.

4) ASSESSOR'S TAX MAP, SECTION 160.35, CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK, MAP PRODUCED 05/10/2022, LAST REVISED 01/25/2013.

5) REFERENCE MAP – "BOUNDARY SURVEY, OF LANDS LOCATED AT, 76, 77, 78 & 80 PINE STREET, 235 COURT STREET, CITY OF BINGHAMTON, BROOME COUNT, N.Y.", DATED 06/08/2020, PREPARED BY SHUMAKER CONSULTING ENGINEERING & LAND SURVEYING, D.P.C.

6) "MARTIN HAWLEY'S SUBDIVISION OF GREAT LOT NO. 27, 28, 29, 30 AND 31", PREPARED BY W.M. WENTZ, DATED 04/1835, FILED IN THE BROOME COUNTY CLERK'S OFFICE IN BOOK OF DEEDS NO. 18 AT PAGE 128.

SURVEYOR'S CERTIFICATE

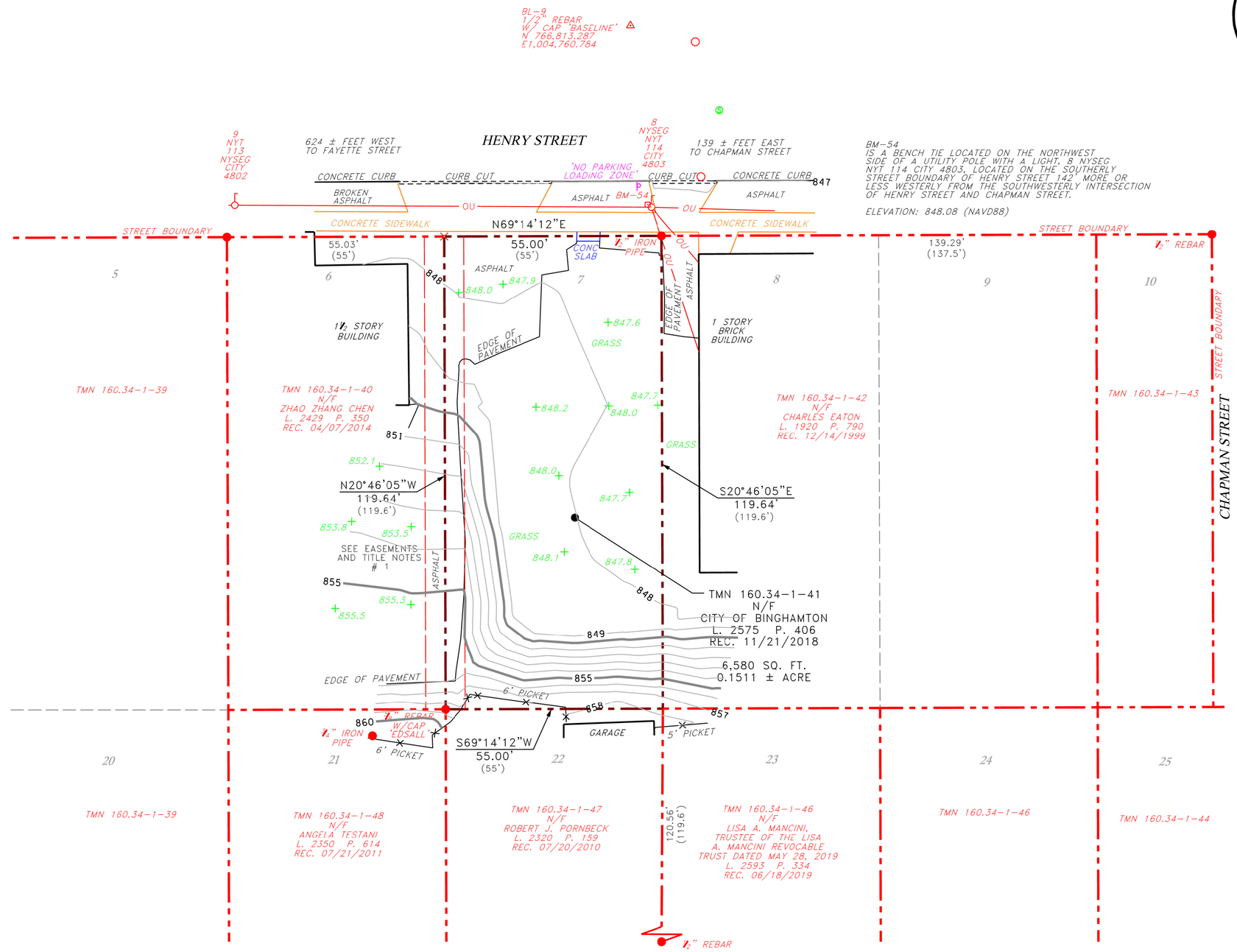
I DO HEREBY CERTIFY TO THE CITY OF BINGHAMTON THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF NEW YORK, AND THAT THIS PLAT OR MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLOTTED THEREON.

EASEMENTS AND TITLE NOTES

1) A TEN (10) FOOT RIGHT-OF-WAY TO BE USED FOR INGRESS AND EGRESS ALONG FIVE (5) FEET OF THE WESTERLY SIDE OF TMN 160.34-1-41 AND FIVE (5) FEET OF THE EASTERLY SIDE OF TMN 160.34-1-40 RECORDED IN THE BROOME COUNTY CLERK'S OFFICE 10/22/1915 IN BOOK 262 AT PAGE 367.

LEGEND

54.99'	MEASURED DIMENSION
N69°11'07"E	TRUE NORTH BEARING
(55')	REFERENCE DIMENSION
L. 2459 P. 293	LIBER AND PAGE OF RECORDED DEED (BROOME COUNTY)
N/F	NOW OR FORMERLY
TMN 160.34-1-41	TAX MAP NUMBER (BROOME COUNTY)
●	MONUMENTATION FOUND (AS NOTED)
×	MAG NAIL FOUND
△	BASELINE POINT
⊡	BENCH MARK
— · — · —	PROPERTY LINE
— — — —	EASEMENT LINE
—— OU ——	OVERHEAD UTILITIES
—×—×—×—	FENCE LINE (AS NOTED)
— — — — —	SUBDIVISION PARCEL LINE
7	SUBDIVISION LOT NUMBER (SEE REFERENCE DATA #6)
	UTILITY POLE W/LIGHT
○	DRAINAGE STRUCTURE
Ⓢ	SANITARY MANHOLE
	SIGN (AS NOTED)
+	SPOT ELEVATION
856 855 854	1' CONTOUR INTERVAL



20 0 20 40 FT

SCALE

HULBERT Engineering
Land Land Surveying, DPC
· CIVIL ENGINEERING
· LAND SURVEYING
· ENVIRONMENTAL ENGINEERING
· CONSTRUCTION COORDINATION
Centre Plaza
53 Chenango Street, 8th Floor
Binghamton, New York 13901-2805
Phone: 607.723.0799

STATE OF NEW YORK ★ RAYMOND L. HULBERT 050627 ★ LICENSED LAND SURVEYOR
Raymond L. Hulbert

REV NO.	DATE	DESCRIPTION

WARNING
IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY A SURVEY MAP OR PLAN BEARING THE SEAL OF A PROFESSIONAL ENGINEER OR SURVEYOR HAS BEEN APPLIED.

PROJECT NUMBER	CAD FILE	DRAWN BY	CHECKED BY	SCALE
22298.01	CS001.DGN	GKH	RLH	AS SHOWN

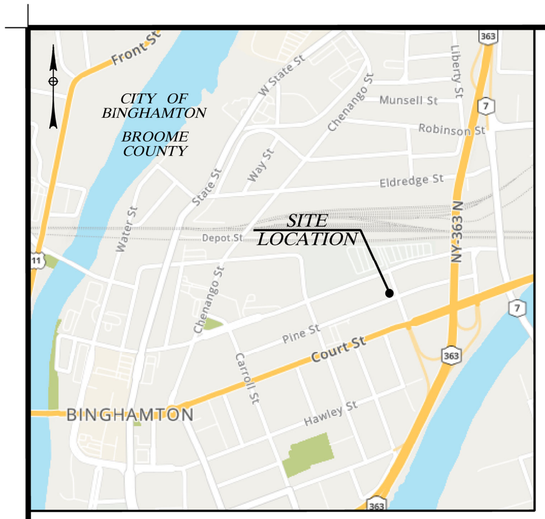
PROJECT TITLE
162 HENRY STREET
TAX MAP NO. 160.34-1-41
CITY OF BINGHAMTON
BROOME COUNTY
NEW YORK STATE

SHEET TITLE
BOUNDARY/TOPOGRAPHIC SURVEY

SHEET NO.
CS001

AUGUST 29, 2022

© 2022 HULBERT ENGINEERING AND LAND SURVEYING, DPC



VICINITY MAP
(NOT TO SCALE)

LEGAL NOTES

1) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

2) THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, AND TO THE OTHER INSTITUTIONS LISTED ON THIS BOUNDARY SURVEY MAP.

3) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE.

4) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

5) UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT AREA ARE SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BY CONTACTING DIG SAFELY, NEW YORK AT 1-800-962-7962, IN ACCORDANCE WITH 16 NYCRR PART 753, (ALSO CITED AS INDUSTRIAL CODE 53 OR CODE RULE 53) BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS OR HER WORK. TICKET NO'S.: 08192-000-940, 08192-000-947, 08192-000-952, 08192-000-958, 08192-000-960 AND 08192-000-966.

TRUE NORTH AT 76°35'
MERIDIAN OF WEST LONGITUDE

ALL COORDINATES AND BEARINGS ARE BASED ON NEW YORK STATE PLANE CENTRAL ZONE NAD83(CORS2011)/NAVD88 US SURVEY FEET

GENERAL NOTES

1) ABSTRACT OF TITLE – NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

2) CERTIFICATE FOR TITLE – NOT PROVIDED AT THE TIME OF SURVEY AND MAY CONTAIN SPECIFIC TITLE DATA.

3) ASSESSOR'S TAX MAP, SECTION 160.34, CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK, MAP PRODUCED 05/10/2022, LAST REVISED 01/20/2016.

4) ASSESSOR'S TAX MAP, SECTION 160.35, CITY OF BINGHAMTON, BROOME COUNTY, NEW YORK, MAP PRODUCED 05/10/2022, LAST REVISED 01/25/2013.

5) REFERENCE MAP – "BOUNDARY SURVEY, OF LANDS LOCATED AT, 76, 77, 78 & 80 PINE STREET, 235 COURT STREET, CITY OF BINGHAMTON, BROOME COUNTY, N.Y.", DATED 06/08/2020, PREPARED BY SHUMAKER CONSULTING ENGINEERING & LAND SURVEYING, D.P.C.

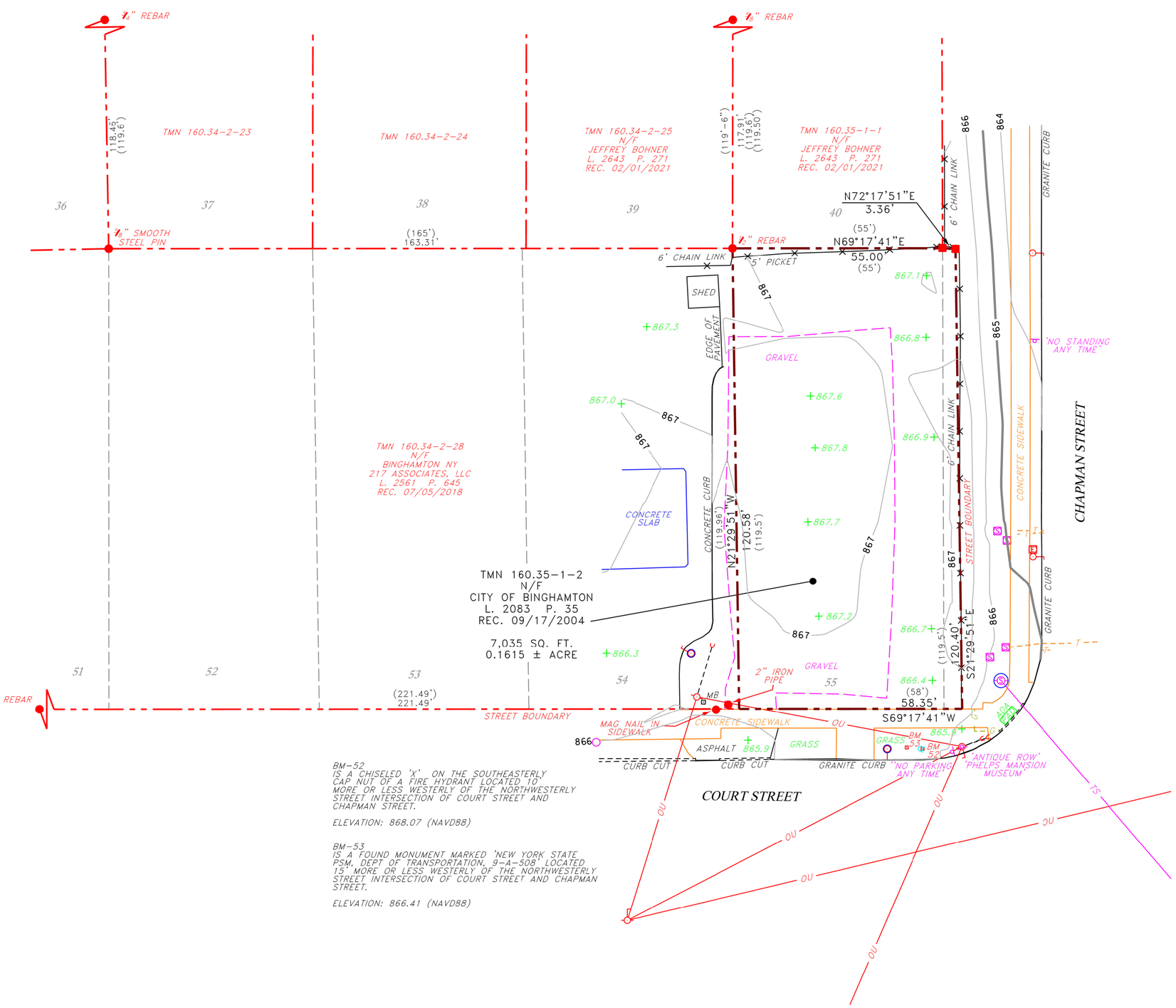
6) "MARTIN HAWLEY'S SUBDIVISION OF GREAT LOT NO. 27, 28, 29, 30 AND 31", PREPARED BY W.M. WENTZ, DATED 04/1835, FILED IN THE BROOME COUNTY CLERK'S OFFICE IN BOOK OF DEEDS NO. 18 AT PAGE 128.

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY TO THE CITY OF BINGHAMTON THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF NEW YORK, AND THAT THIS PLAT OR MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLOTTED THEREON.

LEGEND

58.35'	MEASURED DIMENSION
S69°17'41"W	TRUE NORTH BEARING
(58')	REFERENCE DIMENSION
L. 2083 P. 35	LIBER AND PAGE OF RECORDED DEED (BROOME COUNTY)
N/F	NOW OR FORMERLY
TMN 160.35-1-2	TAX MAP NUMBER (BROOME COUNTY)
●	MONUMENTATION FOUND (AS NOTED)
■	GRANITE MONUMENT
⊡	BENCH MARK
	PROPERTY LINE
OU	OVERHEAD UTILITIES
G	8" SW GAS LINE (PAINT)
T	ORANGE TRAFFIC (PAINT)
TS	OVERHEAD TRAFFIC SIGNAL LINE
	GRAVEL OUTLINE
	FENCE LINE (AS NOTED)
55	SUBDIVISION LOT NUMBER (SEE REFERENCE DATA #6)
	UTILITY POLE W/LIGHT
	UTILITY POLE
	LIGHT POLE
	LIGHT POLE, CONCRETE BASE
	GUY WIRE
	ELECTRIC PULLBOX
	ELECTRIC MANHOLE
	TRAFFIC SIGNAL PULLBOX
	TRAFFIC SIGNAL POLE
	FIRE HYDRANT
	WATER VALVE
	MISCELLANEOUS MANHOLE
	SIGN (AS NOTED)
MB	USPS METAL MAILBOX
+	SPOT ELEVATION
866 / 865 / 864	1' CONTOUR INTERVAL



BM-52
IS A CHISELED 'X' ON THE SOUTHEASTERLY CAP NUT OF A FIRE HYDRANT LOCATED 10' MORE OR LESS WESTERLY OF THE NORTHWESTERLY STREET INTERSECTION OF COURT STREET AND CHAPMAN STREET.

ELEVATION: 868.07 (NAVD88)

BM-53
IS A FOUND MONUMENT MARKED 'NEW YORK STATE PSM, DEPT OF TRANSPORTATION, 9-A-508' LOCATED 15' MORE OR LESS WESTERLY OF THE NORTHWESTERLY STREET INTERSECTION OF COURT STREET AND CHAPMAN STREET.

ELEVATION: 866.41 (NAVD88)

20 0 20 40 FT
SCALE

HULBERT Engineering Land Land Surveying, DPC
• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL ENGINEERING
• CONSTRUCTION COORDINATION
Centre Plaza
53 Chenango Street, 8th Floor
Binghamton, New York 13901-2803
Phone: 607.723.0739

STATE OF NEW YORK ★ RAYMOND L. HULBERT ★ 050627 ★ LICENSED LAND SURVEYOR
Raymond L. Hulbert

REV NO.	DATE	DESCRIPTION

WARNING
IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY A SURVEY MAP, SPECIFICATION, PLAN, REPORT OR OTHER THE SEAL OF A PROFESSIONAL ENGINEER OR SURVEYOR HAS BEEN APPLIED.

PROJECT NUMBER	CAD FILE	DRAWN BY	CHECKED BY	SCALE
22298.01	CS001.DGN	GKH	RLH	AS SHOWN

229 COURT STREET
TAX MAP NO. 160.35-1-2
CITY OF BINGHAMTON
BROOME COUNTY NEW YORK STATE

PROJECT TITLE

BOUNDARY/TOPOGRAPHIC SURVEY

SHEET TITLE

SHEET NO. CS001

AUGUST 29, 2022

© 2022 HULBERT ENGINEERING AND LAND SURVEYING, DPC

ZONING SUMMARY:

BUILDING PARCELS:
(4) PARCELS WILL BE COMBINED INTO A SINGLE PARCEL:
180 HENRY STREET, TAX MAP NO. 160.35-2-1, C-4 NEIGHBORHOOD COMMERCIAL DISTRICT
184 HENRY STREET, TAX MAP NO. 160.35-2-2, C-4 NEIGHBORHOOD COMMERCIAL DISTRICT
186 HENRY STREET, TAX MAP NO. 160.35-2-3, C-4 NEIGHBORHOOD COMMERCIAL DISTRICT
77 PINE STREET, TAX MAP NO. 160.35-2-25, R-2 RESIDENTIAL ONE AND TWO-FAMILY DWELLING DISTRICT**

ANCILLARY (PRIVATE) PARKING PARCELS:
162 HENRY STREET, TAX MAP NO. 160.34-1-41, C-4 NEIGHBORHOOD COMMERCIAL DISTRICT
229 COURT STREET, TAX MAP NO. 160.35-1-2, C-1 SERVICE COMMERCIAL DISTRICT

GROSS FLOOR AREA (RESIDENTIAL): 70,750 SF

GROSS FLOOR AREA (COMMERCIAL): 4,300 SF

ZONING REQUIREMENT	C-4 REQUIRED	C-4 PROVIDED
MINIMUM LOT AREA (SQUARE FEET)	6,000	19,511
MINIMUM LOT WIDTH (FEET)	0	158.71
MINIMUM FRONT SETBACK (FEET)	0	1
MINIMUM REAR SETBACK (FEET)	20	4.69*
MINIMUM SIDE SETBACK EACH SIDE (FEET)	0	1 AT CHAPMAN STRET 4.55 AT 190 HENRY STREET 6.25 AT 75.5 PINE STREET 11.23 AT 79 PINE STREET
MAXIMUM LOT COVERAGE (%)	70	72.4*
MAXIMUM BUILDING HEIGHT (FEET)	45	55*
REQUIRED PARKING 1 PER APARTMENT (65) 1 PER 300 SQ. FT. OF COMMERCIAL (14)	79	21*
DISTANCE TO OFFSITE PARKING (FEET) AT 162 HENRY STREET AT 229 COURT STREET	250	 276* 275*
PARKING SETBACK FROM PROPERTY LINE (FEET)	5	5

*INDICATES AREA VARIANCE REQUIRED

**INDICATES USE VARIANCE REQUIRED

PLANTING SCHEDULE

(FOR C200 AND C201 SITE PLANS)

KEY	NO.	BOTANIC NAME	COMMON NAME	ROOT	SIZE	NOTES
AA	1	AMELANCHIER ARBOREA 'ROBIN HILL'	ROBIN HILL DOWNY SERVICEBERRY	BB	2.5"	TREE FORM
CD	5	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	CG	NO. 3	
HS	6	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILLY	CG	NO. 1	
IG	76	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	CG	NO. 5	1 MALE PER 5 FEMALE
MA	7	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	BB	2"	
PC	12	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT CALLERY PEAR	BB	2.50"	
PF	18	FRUITICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	CG	NO. 3	
RA	16	RHUS AROMATICA 'GRO-LO'	GRO-LO FRAGRANT SUMAC	CG	NO. 3	
SJ	6	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	CG	NO. 3	
ZS	8	ZELKOVA SERRATTA 'CITY SPRITE'	CITY SPRITE JAPANESE ZELKOVA	BB	2.50"	

SCALE: 1" = 20'

CPL | Architecture Engineering Planning
59 Court St.
Binghamton, NY 13901
CPLteam.com

PROJECT INFORMATION

Project Number
60035.00

Client Name
KEARNY REALTY & DEVELOPMENT GROUP

Project Name
STADIUM LOFTS

Project Address
162, 180, 184, AND 186 HENRY STREET; 77 PINE STREET; AND 202 COURT STREET

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT

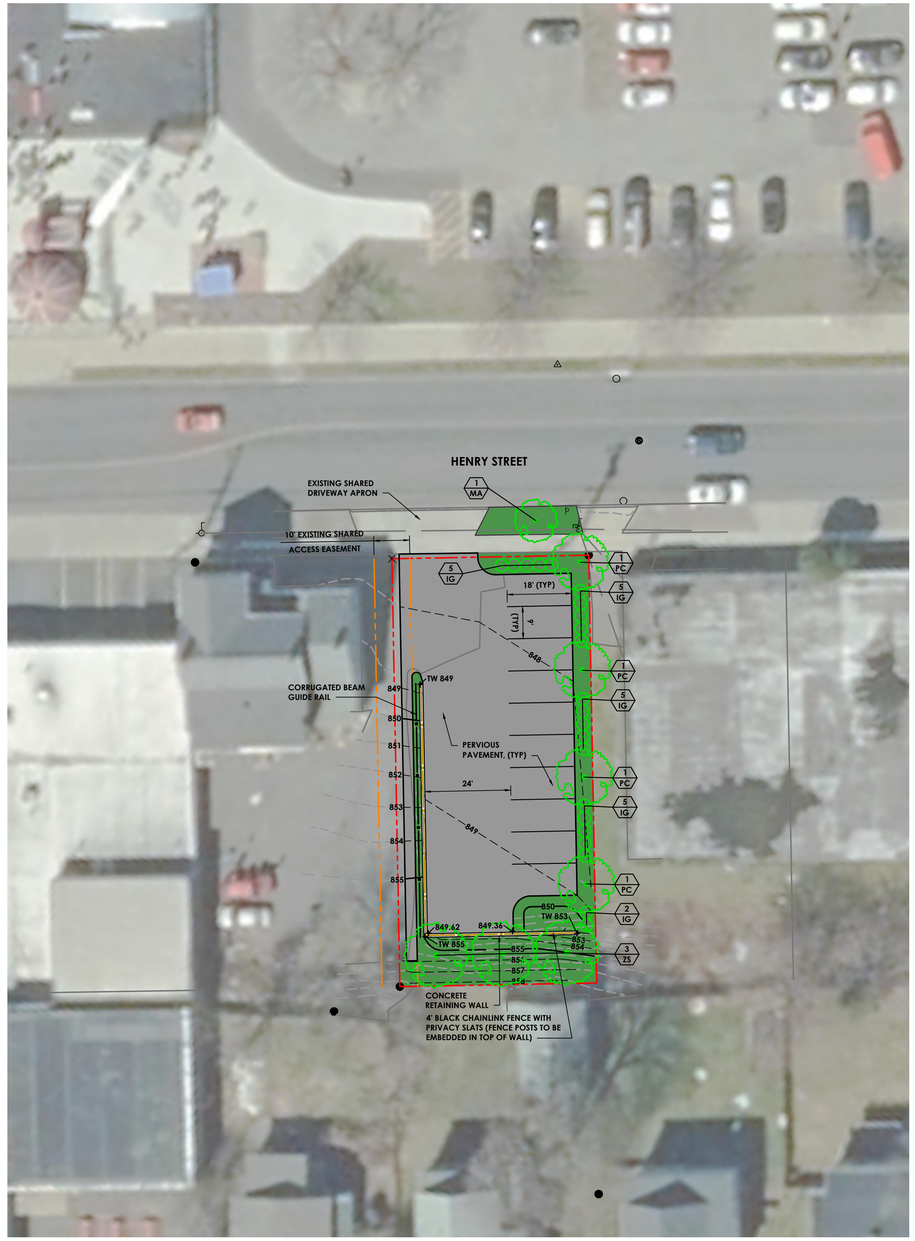
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

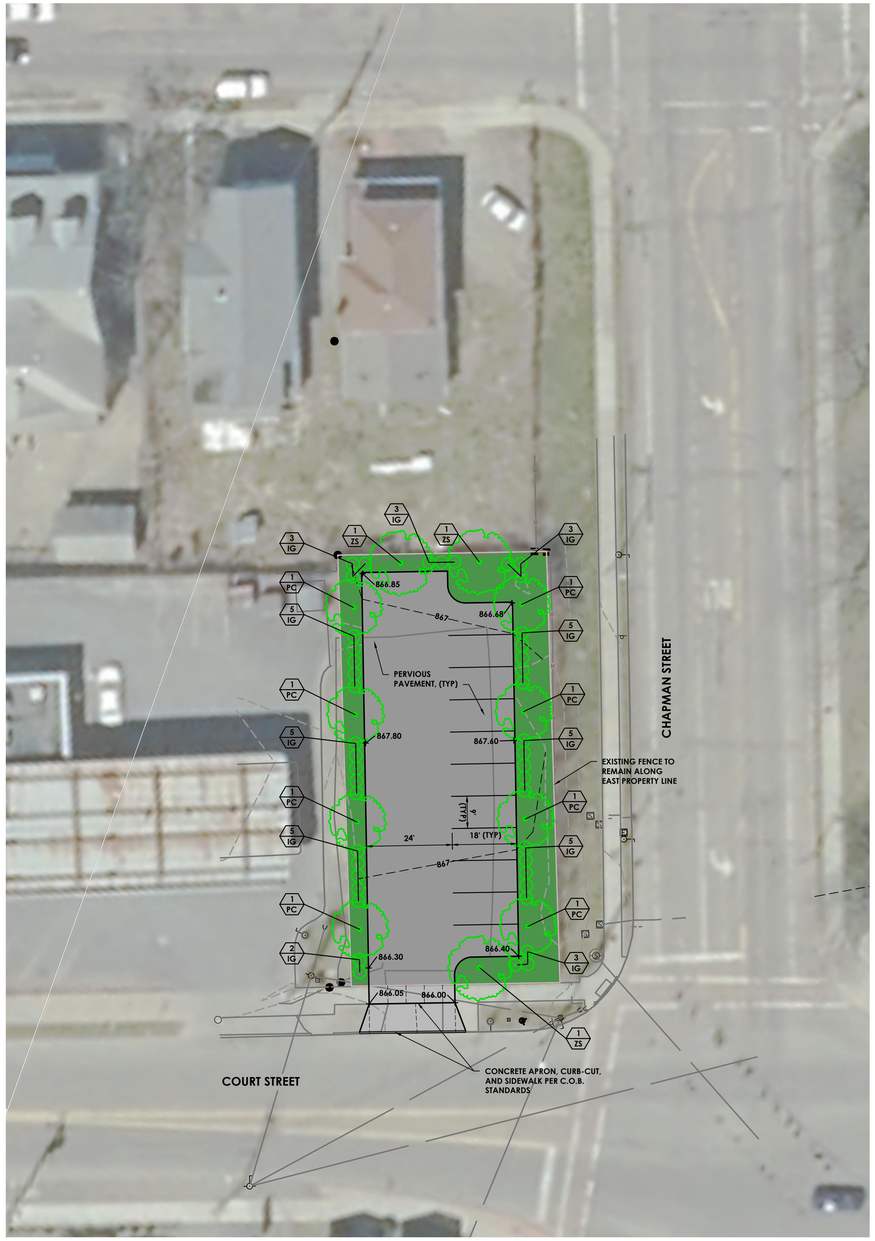
Issued: SEPTEMBER 19, 2022
Scale: 1"=20'
Project Status: CITY ZONING AND PLANNING
Drawn By: DMN
Checked By: DE
Drawing Title: SITE PLAN - 180, 184, AND 186 HENRY STREET & 77 PINE STREET

Drawing Number: C 200
Revision Number:

Plotted By: Domenic Emilio
Date last plotted: 9/19/2022 2:10 PM
Date last accessed: 9/19/2022 2:09 PM
Sheet size: 24x36
Drawing Name: S:\Projects\Kearney\Stadium Lofts Bing\10 Design\06 CAD\ACAD\Civil\C2\C2-SITE PLANS.dwg



162 HENRY STREET SITE PLAN



229 COURT STREET SITE PLAN

SCALE: 1" = 20'

CPL | Architecture Engineering Planning
59 Court St.
Binghamton, NY 13901
CPLteam.com

PROJECT INFORMATION

Project Number
60035.00

Client Name
KEARNY REALTY & DEVELOPMENT GROUP

Project Name
STADIUM LOFTS

Project Address
162, 180, 184, AND 186 HENRY STREET; 77 PINE STREET; AND 202 COURT STREET

PROJECT ISSUE & REVISION SCHEDULE

No.	Date	Description

PROFESSIONAL STAMPS

FOR REVIEW ONLY
NOT FOR PERMIT OR CONSTRUCTION

NEW YORK STATE EDUCATION STATEMENT
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND THE COMMISSIONER'S REGULATIONS FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR SURVEYOR, TO ALTER AN ITEM BEARING THE SEAL OF AN ARCHITECT, ENGINEER OR SURVEYOR IN A MANNER ALTERED. THE ALTERING PARTY SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SHEET INFORMATION

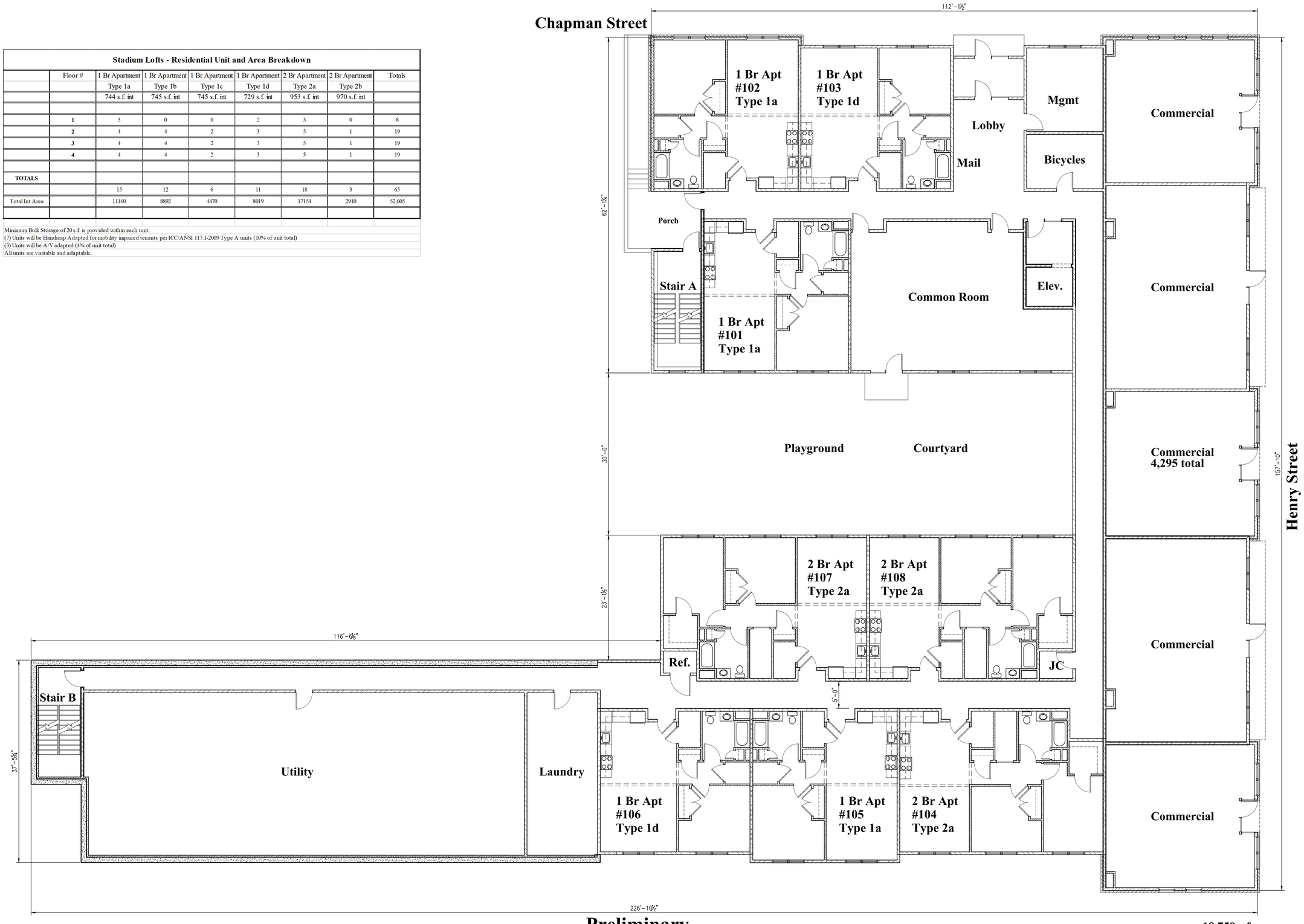
Issued: SEPTEMBER 19, 2022
Scale: 1"=20'
Project Status: CITY ZONING AND PLANNING
Drawn By: DMN
Checked By: DE
Drawing Title: SITE PLAN - 162 HENRY STREET & 229 COURT STREET

Drawing Number: C 201
Revision Number:

Sheet size: 24x36
Drawing Name: S:\Projects\Kearney\Stadium Lofts Bing\D Design\06 CAD\ACAD\Civil\C2\C2-SITE PLANS.dwg
Date last accessed: 9/19/2022 2:11 PM
Date last plotted: 9/19/2022 2:41 PM
Plotted By: Domenic Emilio

Stadium Lofts - Residential Unit and Area Breakdown								
	Floor #	1 Br Apartment Type 1a	1 Br Apartment Type 1b	1 Br Apartment Type 1c	1 Br Apartment Type 1d	2 Br Apartment Type 2a	2 Br Apartment Type 2b	Totals
		744 s.f. int	745 s.f. int	745 s.f. int	729 s.f. int	953 s.f. int	970 s.f. int	
	1	3	0	0	2	3	0	8
	2	4	4	2	3	5	1	19
	3	4	4	2	3	5	1	19
	4	4	4	2	3	5	1	19
TOTALS								
		15	12	6	11	18	3	65
Total Int Area		11160	8892	4470	8019	17154	2910	52,605

Minimum Bulk Storage of 20 s.f. is provided within each unit.
(7) Units will be Handicap Adapted for mobility impaired tenants per ICC/ANSI 117.1-2009 Type A units (10% of unit total)
(3) Units will be A/V adapted (4% of unit total)
All units are visitable and adaptable.



18,759 s.f.

Preliminary First Floor Plan

1 / A1

Scale: 1/8" = 1'-0"

COPPOLA ASSOCIATES

Design, Architecture & Planning

6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

° PROPOSED MIXED USE/ MULTIFAMILY DWELLING FOR °

Stadium Lofts

City of Binghamton, NY

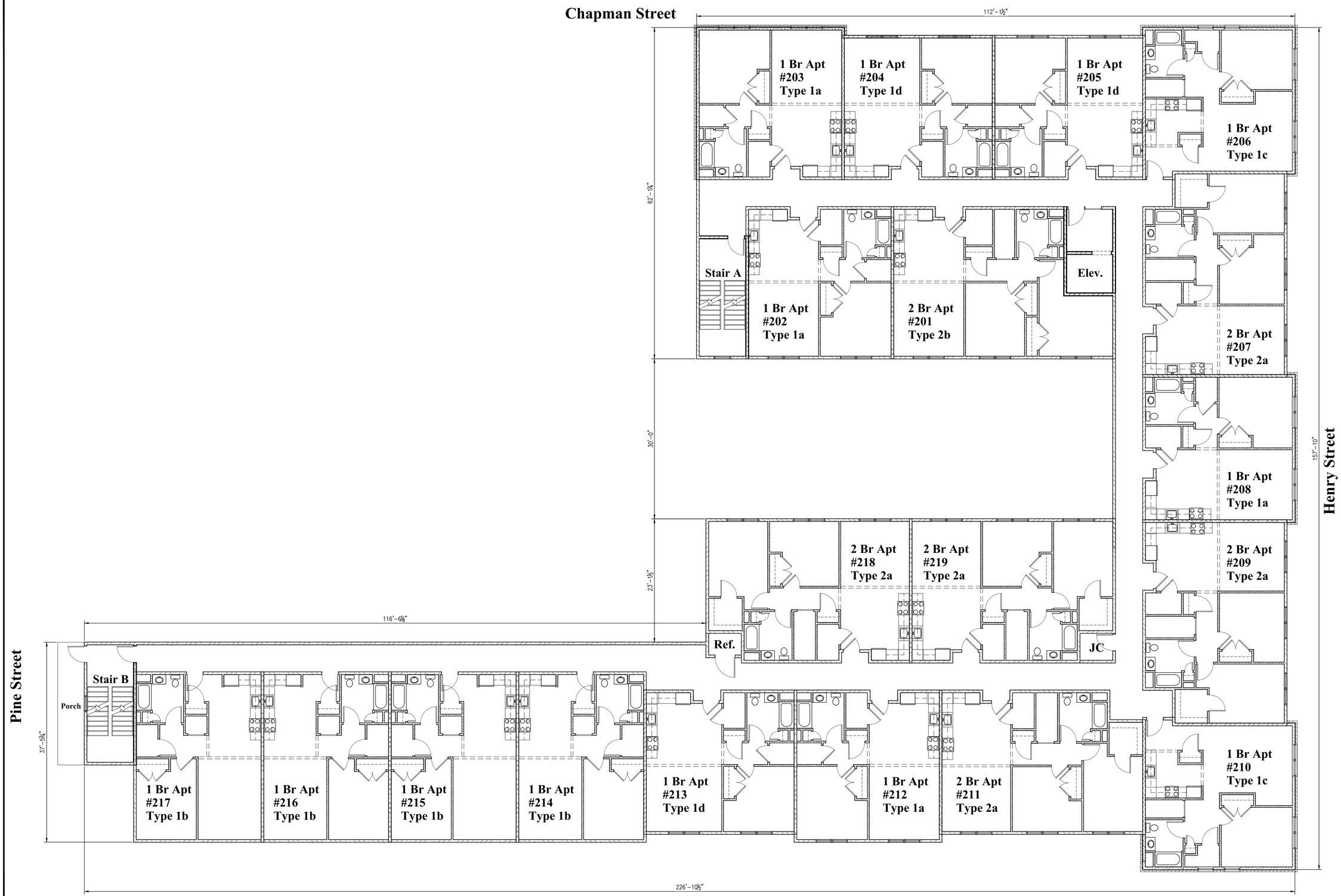
Preliminary First Floor Plan

REVISIONS

DATE
9/16/22

PROJECT NUMBER
22-09

SHEET NUMBER
A1



Preliminary
Second-Fourth Floor Plan

1 / A2

Scale: 1/8" = 1'-0"

18,759 s.f.

COPPOLA ASSOCIATES

Design, Architecture & Planning

6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

° PROPOSED MIXED USE/ MULTIFAMILY DWELLING FOR °

Stadium Lofts

City of Binghamton, NY

Preliminary Second-Fourth Floor Plan

REVISIONS

DATE
9/16/22

PROJECT NUMBER
22-09

SHEET NUMBER
A2

Materials & Colors:

4" Brick- Glen Gery, Sunset Flashed
Mortar- Gray
Precast Concrete Lintels- Brownstone color
Precast Base/Porches- Brownstone color
Fibercement Siding- Hardie Iron Gray
Fibercement Trims- Hardie Light Mist
Fibercement Window Surrounds- White
Fibercement Panels (Art Center)- Light Mist, Gray Slate
Window Frames- Harvey Windows, Black
Cornice/Fascia- White
Aluminum Railings- White

1 / A3 **Pine Street Elevation**
Scale: 1/8" = 1'-0"

2 / A3 **Chapman Street Elevation**
Scale: 1/8" = 1'-0"

3 / A3 **Henry Street Elevation**
Scale: 1/8" = 1'-0"

COPPOLA ASSOCIATES

Design, Architecture & Planning

6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
ajcoppola@coppola-associates.com

LICENSE NUMBER: 018849

° PROPOSED MIXED USE/ MULTIFAMILY DWELLING FOR °

Stadium Lofts

City of Binghamton, NY

Elevations

REVISIONS

DATE
9/16/22

PROJECT NUMBER
22-09

SHEET NUMBER
A3