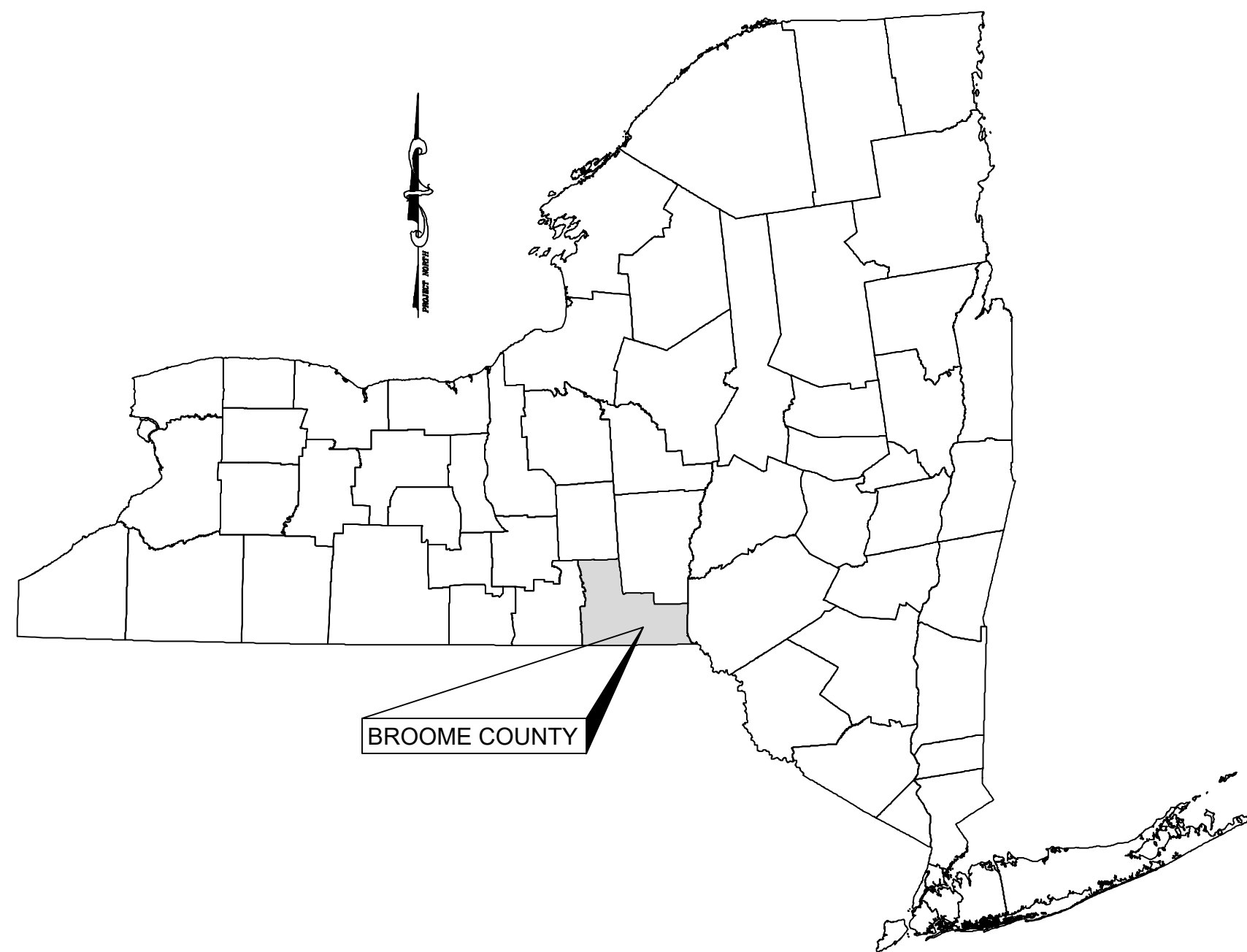




CHABAD OF BINGHAMTON, INC.

26-34 WALL STREET

CITY OF BINGHAMTON

COUNTY OF BROOME

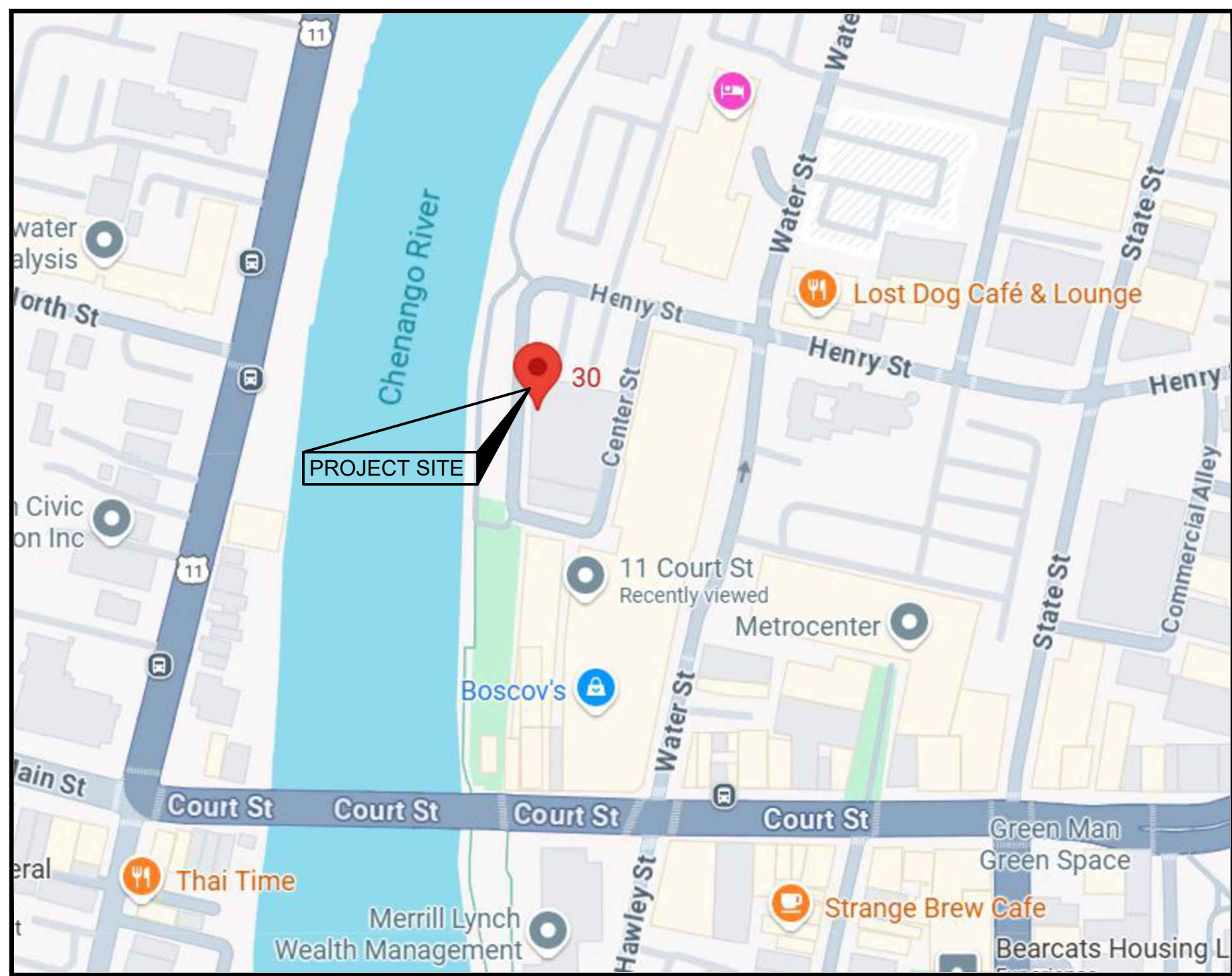
STATE OF NEW YORK

APPLICANT/DEVELOPER:

CHABAD OF BINGHAMTON, INC.
420 MURRAY HILL ROAD
VESTAL, NEW YORK 13850
TEL: 607-797-0015

INDEX OF DRAWINGS

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C200	DETAILS
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LOCATION MAP
SCALE: 1"=500'

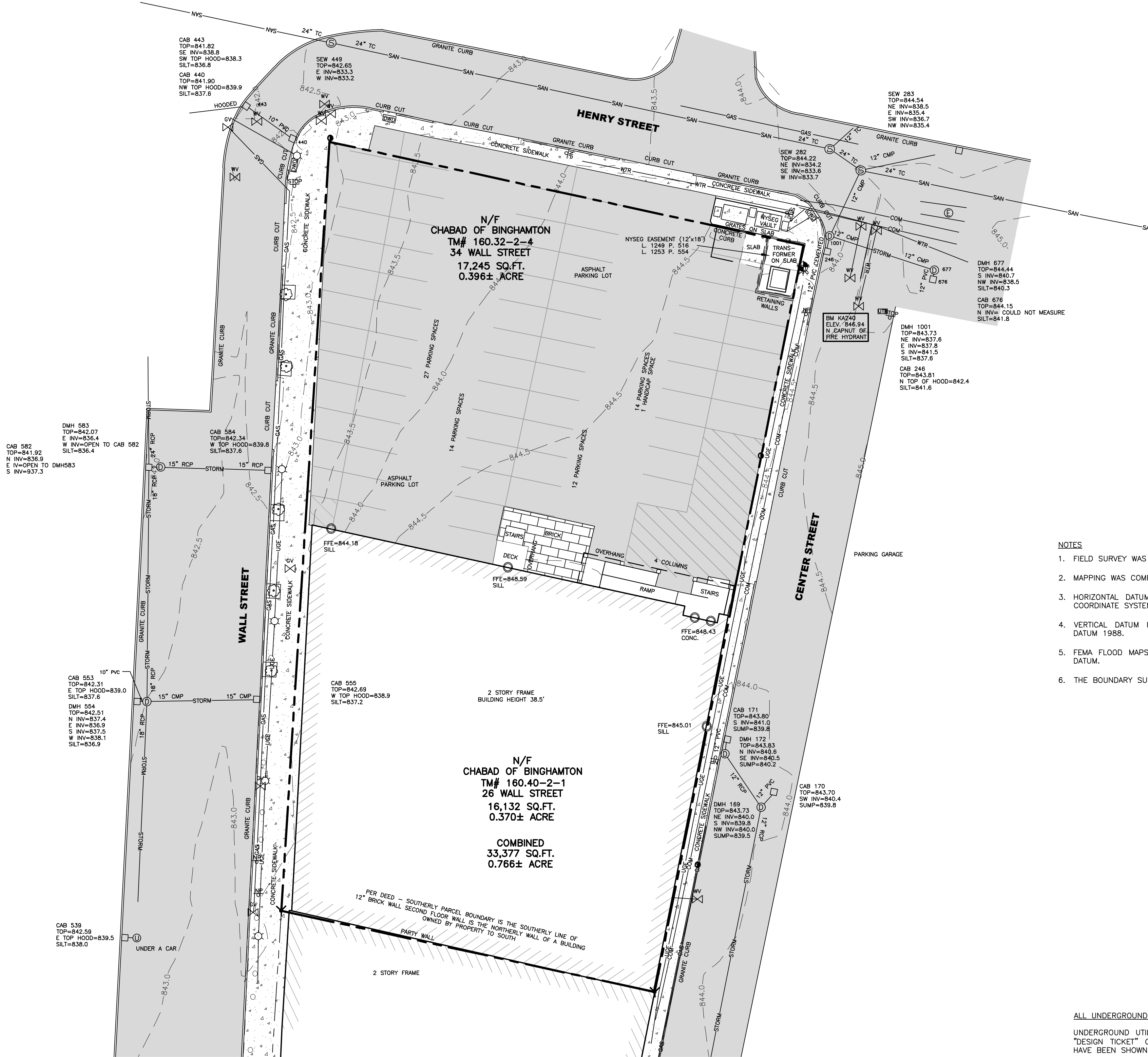
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PROJECT NO.1653.12325
SEPTEMBER 9, 2025

MARK W. PARKER, P.E. LIC. No. 093972
ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,
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- LEGEND
- BENCHMARK (NAVD 88)
 - MAG NAIL
 - DRILL HOLE
 - PROPERTY LINE
 - STOP SIGN
 - NO PARKING SIGN
 - DETECTABLE WARNING DEVICE
 - ELECTRIC MANHOLE
 - UTILITY BOX
 - LIGHT POLE
 - UNDERGROUND ELECTRIC LINE
 - COMMUNICATION LINE
 - GAS VALVE
 - GAS LINE
 - SEWER MANHOLE
 - SEWER LINE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - STORM LINE
 - FIRE HYDRANT
 - WATER HOUSE SERVICE
 - WATER VALVE
 - WTR WATER LINE
 - UNKNOWN MANHOLE
 - BOLLARD
 - DECIDUOUS TREE
 - FIRST FLOOR ELEVATION
 - SPOT ELEVATION
 - EXISTING CONTOURS (1')
 - EXISTING CONTOURS (0.5')



- NOTES
- FIELD SURVEY WAS COMPLETED ON JULY 14, 2025.
 - MAPPING WAS COMPLETED ON JULY 22, 2025.
 - HORIZONTAL DATUM IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83.
 - VERTICAL DATUM IS REFERENCED TO NORTH AMERICAN VERTICAL DATUM 1988.
 - FEMA FLOOD MAPS IN BROOME COUNTY ARE BASED ON NGVD 29 DATUM.
 - THE BOUNDARY SURVEY WAS NOT UPDATED.

ALL UNDERGROUND UTILITIES ARE APPROXIMATE.

UNDERGROUND UTILITY LOCATIONS MARKED BY UTILITY OWNERS PER A "DESIGN TICKET" CALLED IN TO "UDIG-NY" PRIOR TO FIELD SURVEY HAVE BEEN SHOWN.

ANY OTHER DESIGN PLANS PROVIDED OR FOUND HAVE BEEN UTILIZED.

THE USER OF THIS MAP IS CAUTIONED THAT THE 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 BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTOR SHALL NOTIFY UDIG-NY 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.



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CHABAD OF BINGHAMTON, INC.
26-34 WALL STREET
CITY OF BINGHAMTON
BROOME COUNTY, NY

EXISTING SITE CONDITIONS

SHEET NO.
C010

PROJECT NO.
1653.12325

DATE: 09/09/2025

DRAWING NO. 165312325-SITE

NO.	REVISIONS AND DESCRIPTIONS	DATE

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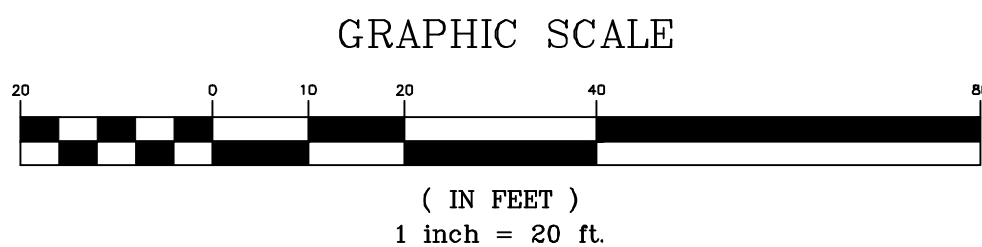
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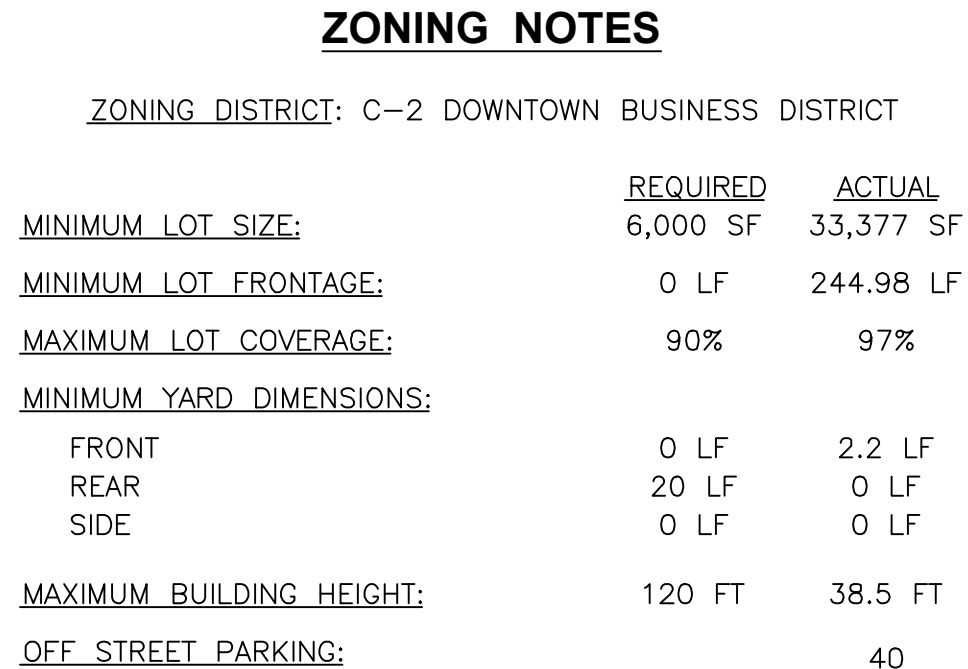
CHABAD OF BINGHAMTON, INC.
26-34 WALL STREET
 CITY OF BINGHAMTON BROOME COUNTY, NY
LAYOUT PLAN

SHEET NO.
C100

PROJECT NO.
1653.12325

DATE: 09/09/2025

CAD FILE NO. 165312325-SITE



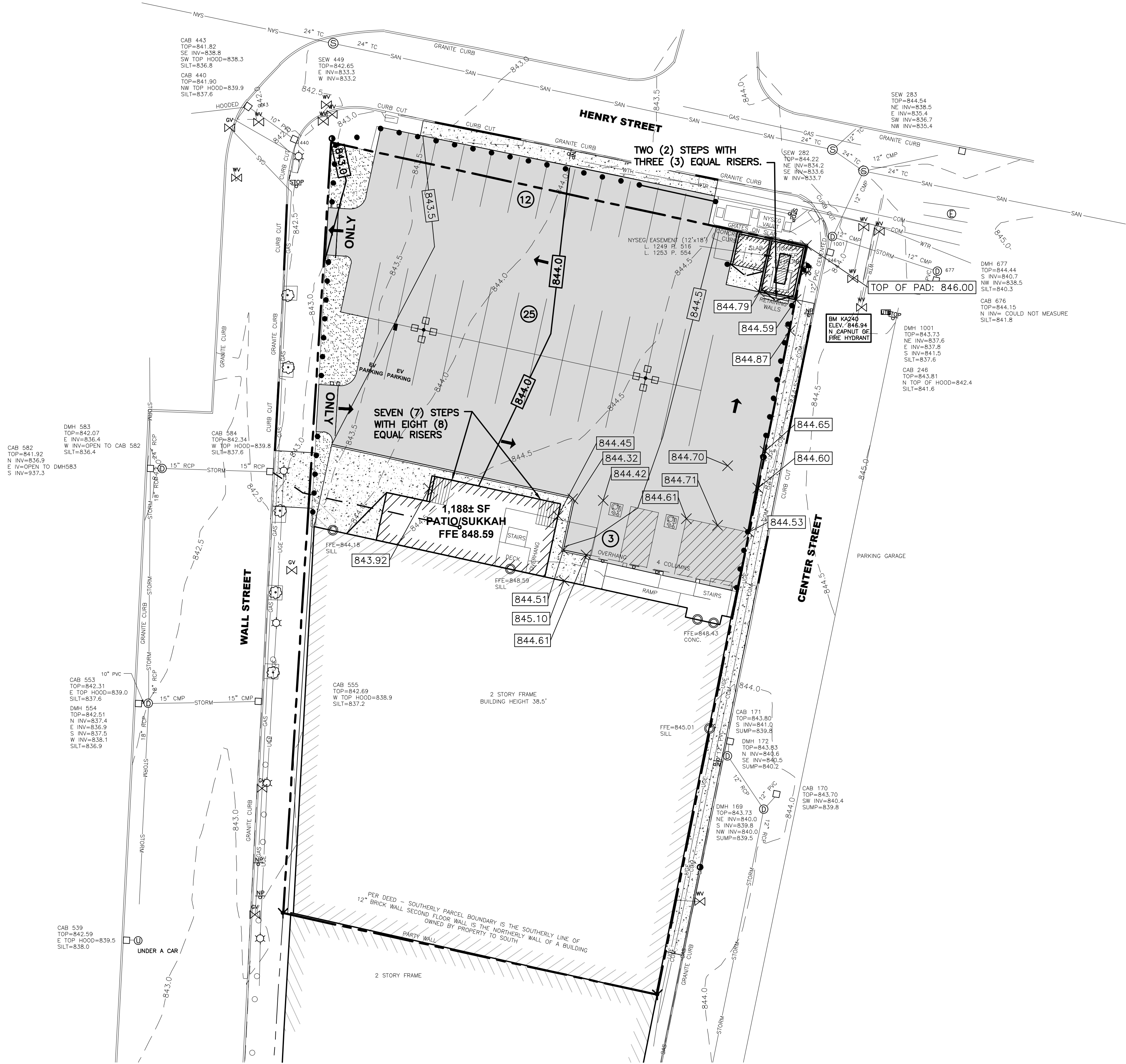
- ## GENERAL NOTES
- 1) CONTRACTOR SHALL NOT PROCEED WITH ANY CONSTRUCTION WORK PRIOR TO FINAL APPROVAL OF ALL PLANS AND SECURING OF ALL PERMITS.
 - 2) CONTRACTOR SHALL PROVIDE CONSTRUCTION/PROTECTIVE FENCING OR OTHER MEANS NECESSARY TO PROTECT WORK AND TO ENSURE THE SAFETY OF PEDESTRIAN AND VEHICULAR TRAFFIC DURING CONSTRUCTION.
 - 3) CONTRACTOR TO COMPLY WITH ALL O.S.H.A. AND OTHER STATE AND LOCAL SAFETY REQUIREMENTS DURING CONSTRUCTION. (PROPER SHORING, ETC.)
 - 4) THE CONTRACTOR SHALL PROTECT AND SUSTAIN IN NORMAL SERVICE ALL EXISTING UTILITIES, STRUCTURES, EQUIPMENT, ROADWAYS AND DRIVEWAYS.
 - 5) THE CONTRACTOR SHALL FILL IN, AND THEN RE-EXCAVATE AS NECESSARY TO RESUME WORK, ANY EXCAVATIONS OR TRENCHES AT LOCATIONS AND AS OFTEN AS MAY BE REQUIRED TO ENSURE PROTECTION OF THE WORK, ANY ADJACENT EXISTING FACILITIES, OR THE PUBLIC.
 - 6) THE CONTRACTOR SHALL CLEAN UP THE JOB SITE ON A DAILY BASIS BEFORE LEAVING THE JOB. ALL RUBBISH MUST BE CLEANED UP AND CONSTRUCTION EQUIPMENT MUST BE PROPERLY TAKEN CARE OF AND STORED AT THE END OF THE DAY.
 - 7) CONTRACTOR TO PROVIDE CLEARING AND GRUBBING NECESSARY TO COMPLETE THE PROJECT.
 - 8) ALL EXISTING TOPOGRAPHIC FEATURES WHICH INCLUDE BUT ARE NOT LIMITED TO: WALKS, WALLS, CURBS, STEPS, TREES, SHRUBS AND UTILITIES ADJACENT TO WORK ARE TO BE MAINTAINED IN THEIR CURRENT CONDITION UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE CONDITION AND LOCATION OF THESE ITEMS IN THE FIELD PRIOR TO STARTING WORK. ANY ITEMS FOUND TO CONFLICT WITH THE WORK REQUIRED AS PART OF THIS CONTRACT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TOPOGRAPHY PRIOR TO COMMENCEMENT OF EARTHWORK OPERATIONS. ANY ELEVATION DISCREPANCIES WHICH WILL AFFECT THE WORK REQUIRED AS PART OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. COMMENCEMENT OF WORK WITHOUT THIS WRITTEN NOTIFICATION SHALL CONSTITUTE CONTRACTOR ACCEPTANCE OF THE EXISTING TOPOGRAPHY INDICATED ON THE DRAWINGS AS ACCURATE. NO ADJUSTMENT TO THE CONTRACT WILL BE MADE FOR DISCREPANCIES BROUGHT TO THE ENGINEER'S ATTENTION AFTER WORK HAS BEGUN.
 - 9) CONTRACTOR SHALL RESTORE ALL LAWNS, DRIVEWAYS, WALKS, WALL, CURBS, FENCES, ETC. DISTURBED BY CONSTRUCTION. LAWN SHALL BE FINE GRADED, SEEDED, FERTILIZED AND MULCHED PER ACCEPTABLE LANDSCAPE PRACTICES.
 - 10) INSTALL SOIL EROSION AND SEDIMENT CONTROL FACILITIES PRIOR TO START OF EARTHWORK OPERATIONS PER LOCAL GOVERNING SOIL AND WATER CONSERVATION AGENCY RECOMMENDATIONS AND STANDARDS. SOIL EROSION AND SEDIMENT CONTROL FACILITIES ARE ALSO REFERENCED IN THE STORMWATER MANAGEMENT POLLUTION PREVENTION PLAN (SWPPP), IF APPLICABLE, AND SHOULD BE INSTALLED AS NOTED. CONTRACTOR MAY REQUEST COPY OF SWPPP DURING BID PROCESS.
 - 11) 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 BEFORE STARTING WORK & SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM HIS WORK. CONTRACTORS SHALL NOTIFY UDIG NY (FORMERLY DIG SAFELY) 1-800-962-7962 IN ACCORDANCE WITH 16 NYCRR PART 753.
 - 12) ALL SITE WORK SHALL BE SMOOTHLY AND EVENLY BLENDED INTO EXISTING CONDITIONS.
 - 13) RESTORATION OF PAVEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL RESTORE PAVEMENT AS DETAILED. ALL PAVEMENT AND RIGHT-OF-WAY RESTORATION WORK TO BE DONE TO THE SATISFACTION OF THE TOWN AND COUNTY ENGINEER.
 - 14) ALL BOUNDARY AND/OR TOPOGRAPHIC INFORMATION OBTAINED FROM SURVEY COMPLETED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC. DATED JULY 2, 2025. IT IS THE BASE INFORMATION USED TO PREPARE THE WORK INDICATED ON THE DRAWINGS. BY INCLUSION OF THIS SURVEY INFORMATION IN THIS SET OF DOCUMENTS, KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC DOES NOT ASSUME RESPONSIBILITY FOR INTERPRETATIONS OR CONCLUSIONS DRAWN THEREFROM BY THE CONTRACTOR.

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9/10/2025 8:32:25 AM



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CHABAD OF BINGHAMTON, INC.
26-34 WALL STREET
CITY OF BINGHAMTON
BROOME COUNTY, NY

GRADING PLAN

SHEET NO.
C110

PROJECT NO.
1653.12325

DATE: 09/09/2025

DWG FILE NO. 165312325-SITE

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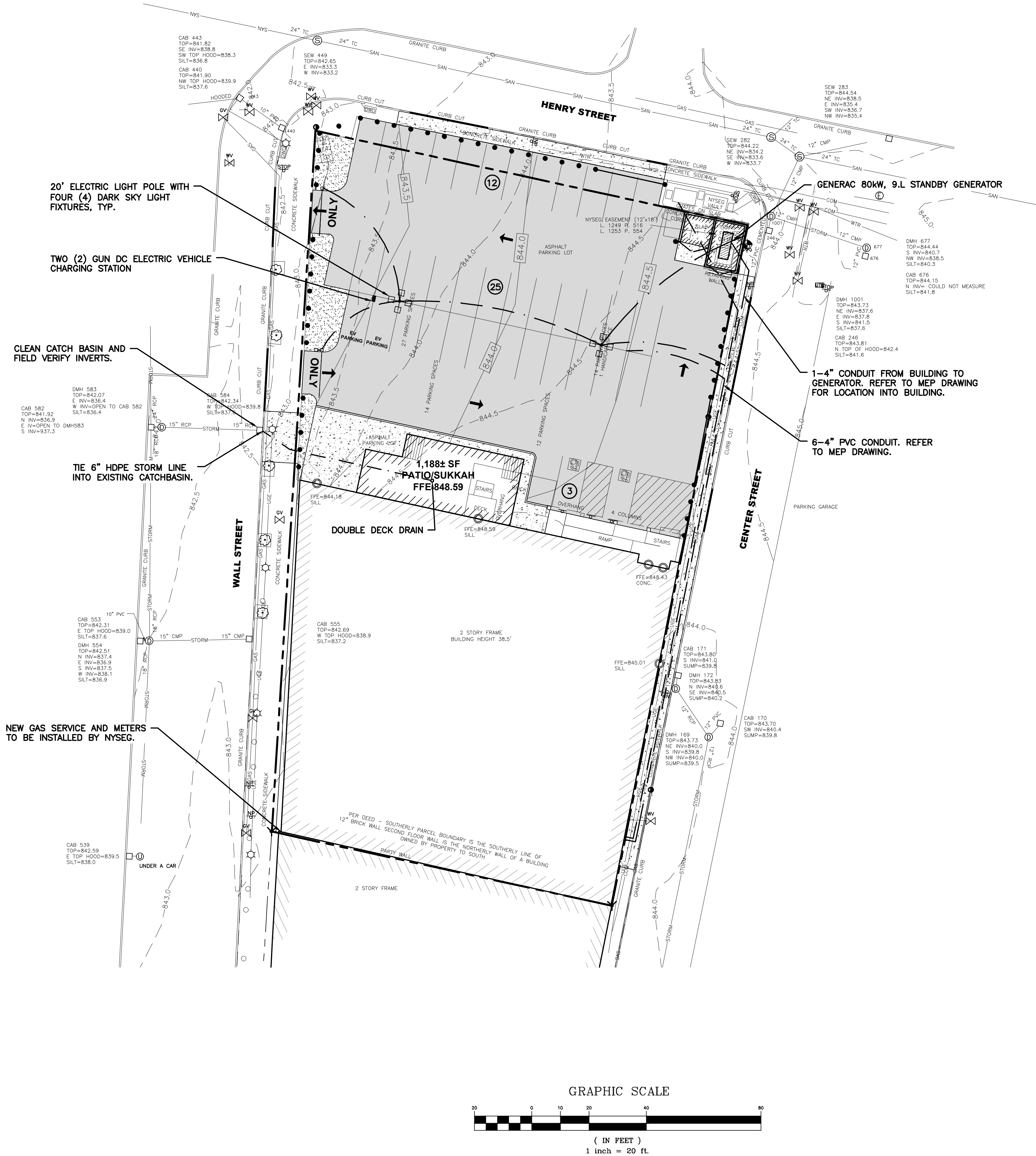
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CHABAD OF BINGHAMTON, INC.
26-34 WALL STREET
CITY OF BINGHAMTON
BROOME COUNTY, NY

UTILITY PLAN

SHEET NO.
C120

PROJECT NO.
1653.12325

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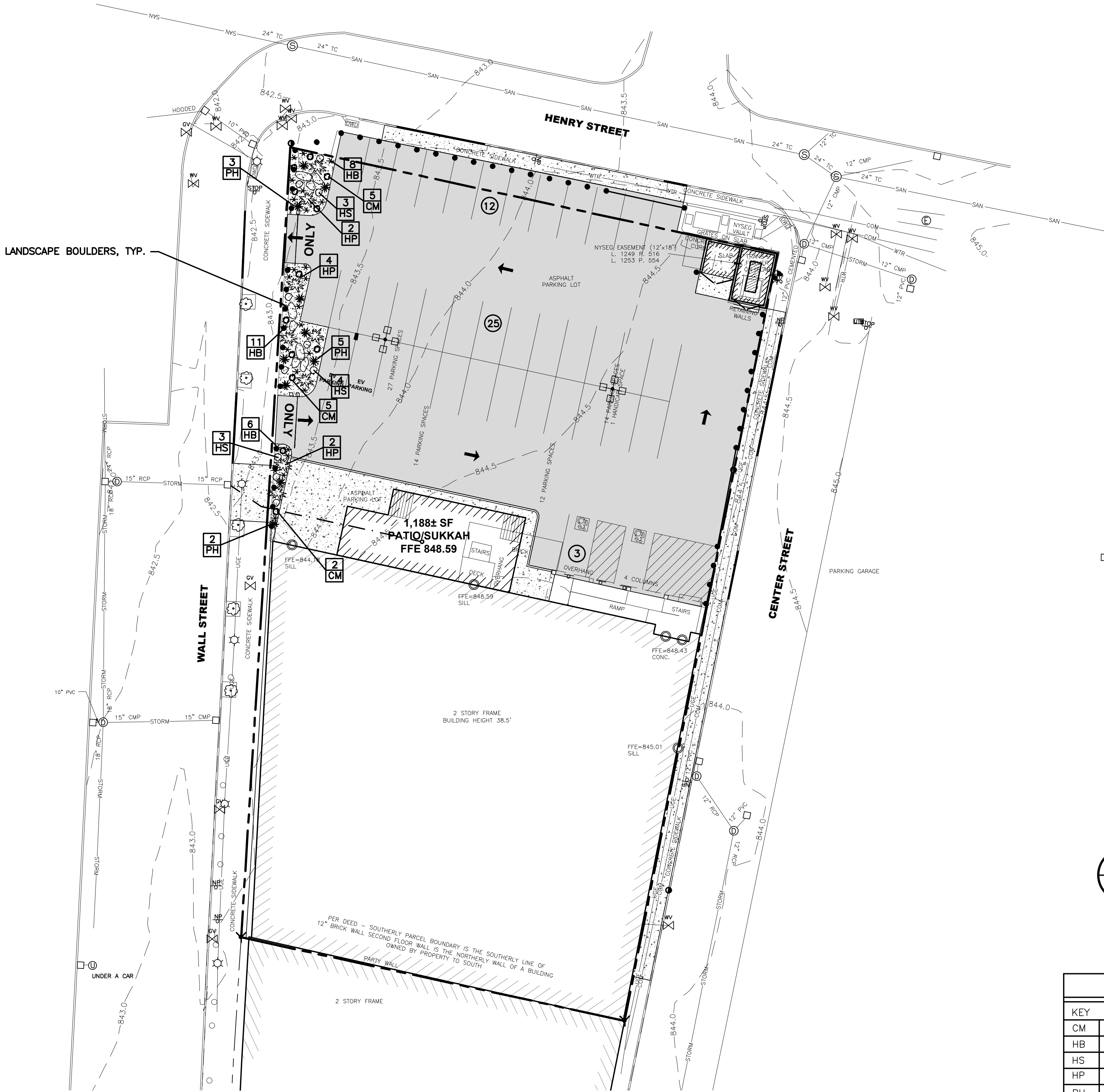
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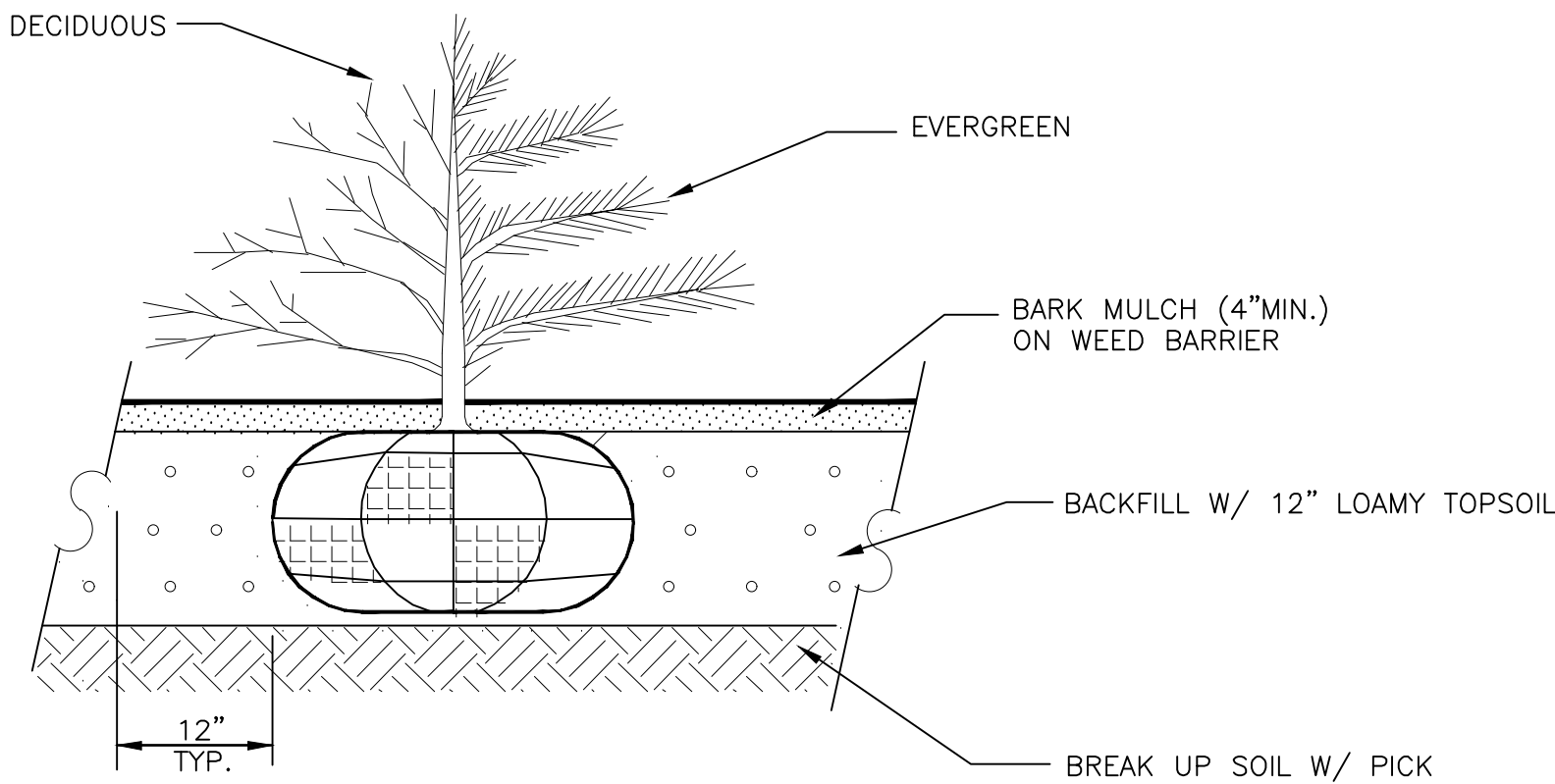
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LANDSCAPING NOTES:

- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN'S "AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60.1" FOR CALIPERS, HEIGHTS, BALL SIZES, ETC.
- DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
- BACKFILL WITH LOAMY TOPSOIL. TOPSOIL SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT.
- FOR MASS PLANTING, EXCAVATE ENTIRE BED AND BACKFILL WITH ABOVE MATERIAL.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS FOR THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS.
- ALL LAWN AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE TOPSOIL, SEED AND MULCH.
- PROVIDE 48"Ø MULCH RING AT ALL TREE PITS.



NOTE: FOR MASS PLANTING, EXCAVATE ENTIRE BED AND BACKFILL W/ ABOVE MATERIAL

1 SHRUB PLANTING DETAIL
C130 N.T.S.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
CM	12	CATMINT (WALKER'S LOW)	NEPETA RACEMOSA	#2	CONT.
HB	25	HEMEROCALLIS 'STELLA DO ORO'	DAYLILY-STELLA DE ORO	1 GALLON	CONT.
HS	10	HOSTA 'JUNE'	HOSTA 'JUNE'	1 GALLON	CONT.
HP	8	HYDRANGEA PANICULATA	LITTLE LIME HYDRANGES	1 GALLON	CONT.
PH	10	PENNISETUM ALOPECUROIDES 'HADELN'	FOUNTAIN GRASS (HADELN)	#1	CONT.

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CHABAD OF BINGHAMTON, INC.
26-34 WALL STREET
CITY OF BINGHAMTON

BROOME COUNTY, NY

LANDSCAPE PLAN

SHEET NO.
C130

PROJECT NO.
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DATE: 09/09/2025

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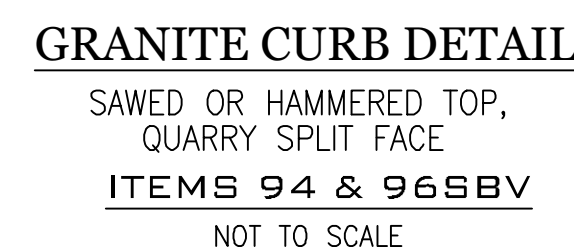
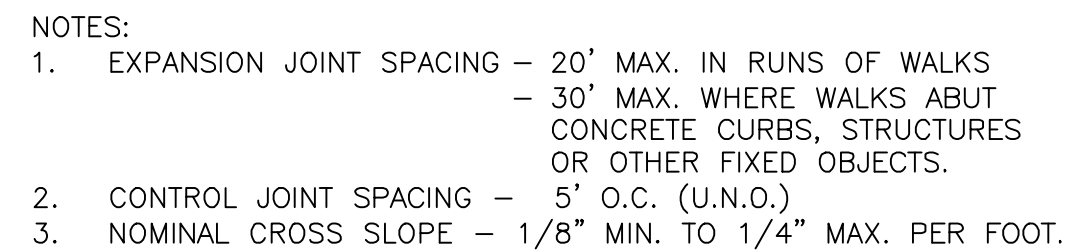
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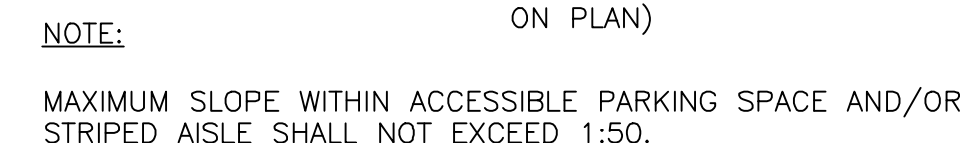
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NOTE: WHEN GRANITE CURB IS USED ADJACENT TO FLEXIBLE TYPE PAVEMENT, CONCRETE BACKING AND DRY MIX BEDDING SHALL BE UTILIZED AS SHOWN. THE CONTRACTOR SHALL USE ANY N.Y.S.D.O.T. CLASS MIX OR A CONCRETE MIX AS SHOWN (1:3:6 MIX APPROXIMATE)* PAYMENT FOR THE CONCRETE BACKING AND BEDDING, INCLUDING CEMENT, WILL BE INCLUDED IN THE PRICE BID FOR GRANITE CURB.

*WEIGHT IN POUNDS OF AGGREGATE/BAG OF CEMENT				
SPEC. GRAVITY	2.60	2.70	2.80	2.90
FINE AGGREGATE	326	338	351	363
COARSE AGGREGATE	535	556	577	597



NOTE:
THESE DETAILS ARE STANDARD DETAILS AND HAVE BEEN
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CHABAD OF BINGHAMTON, INC.
26-34 WALL STREET

DETAILS

SHEET NO.

C200

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