

INDUSTRIAL DEVELOPMENT PROJECT GROSSETT DRIVE

TOWN OF KIRKWOOD

COUNTY OF BROOME

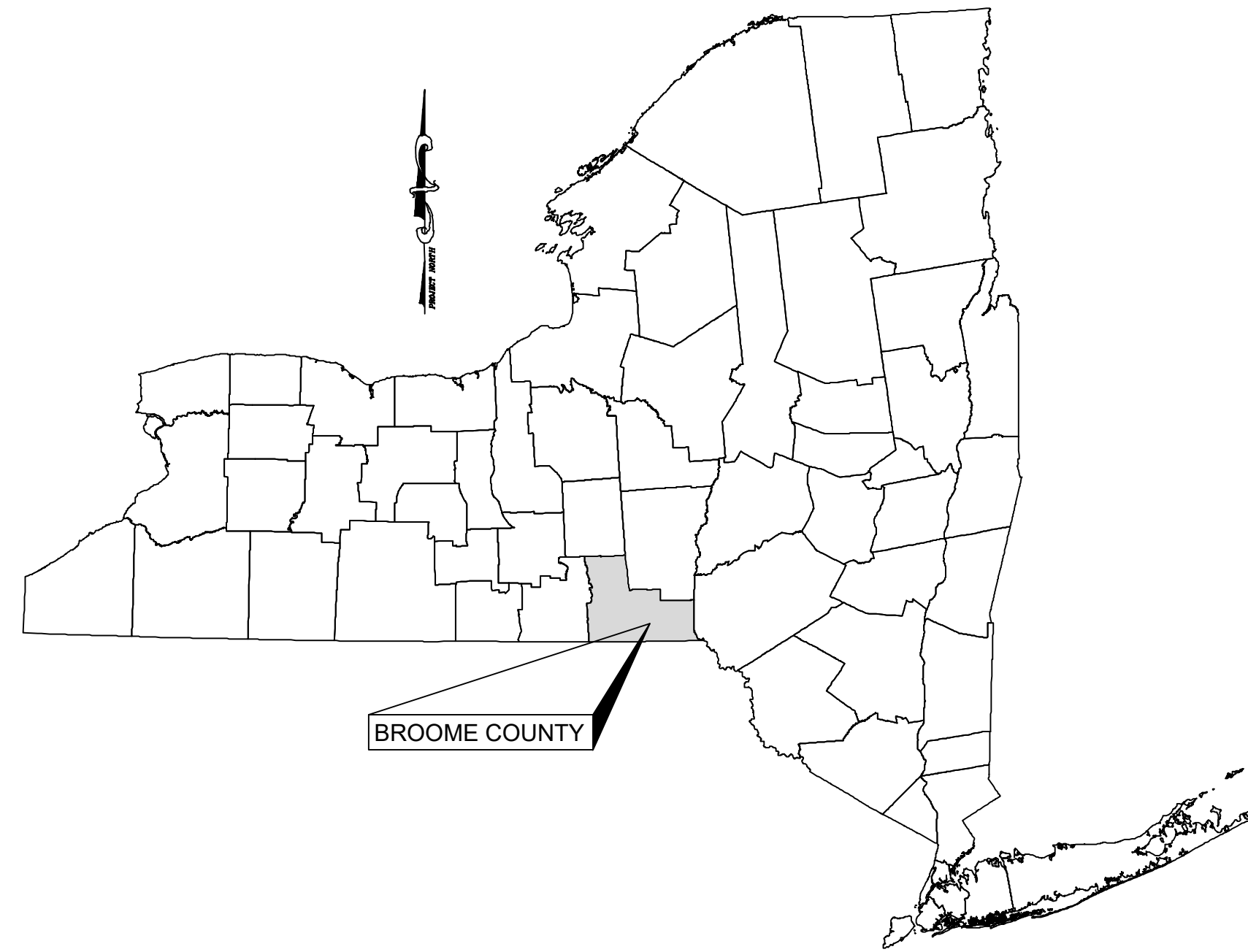
STATE OF NEW YORK

APPLICANT/DEVELOPER:

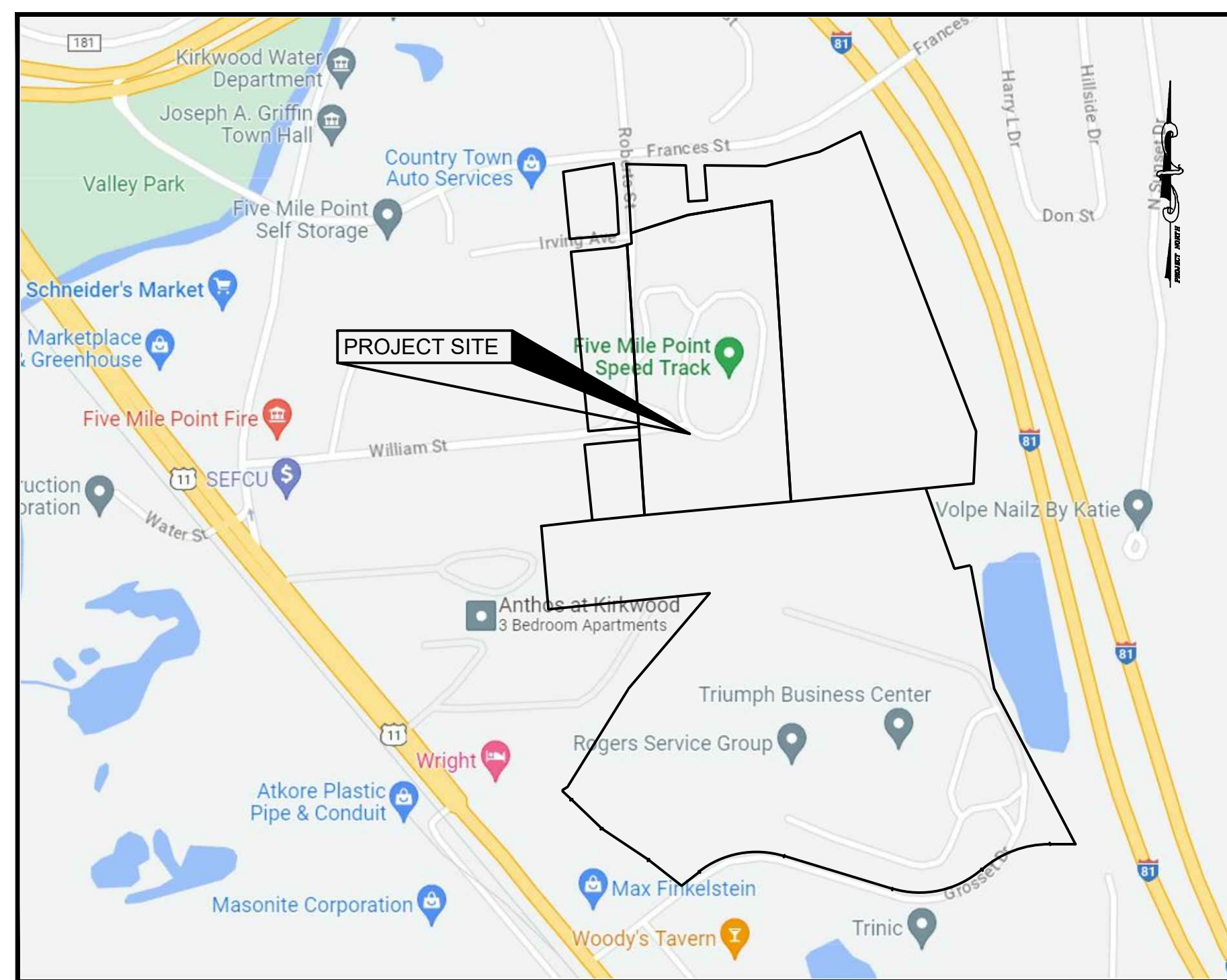
FIVE MILE POINT WAREHOUSE INVESTORS, LLC
325 SENTRY PARKWAY,
BUILDING 5 WEST, SUITE 120
BLUE BELL, PENNSYLVANIA 19422

INDEX OF DRAWINGS

<u>SHEET</u>	<u>TITLE</u>
C010	CURRENT ZONING MAP
C050	EXISTING SITE CONDITIONS
C100	LAYOUT PLAN
C110	PRELIMINARY GRADING PLAN
C120	LANDSCAPE PLAN



BROOME COUNTY



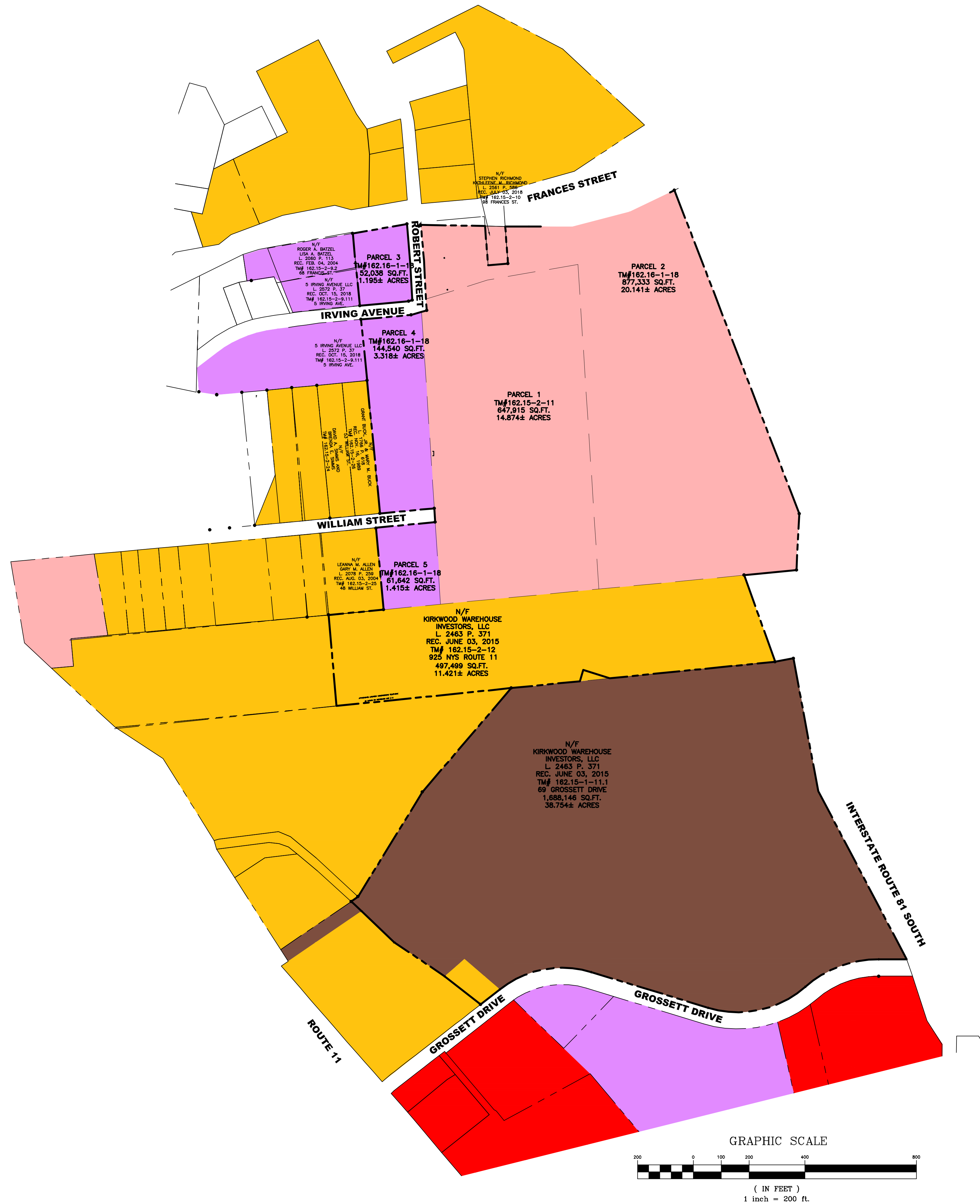
LOCATION MAP
SCALE: 1"=500'

DRAWINGS PREPARED BY

KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC
58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keyscomp.com
www.keyscomp.com

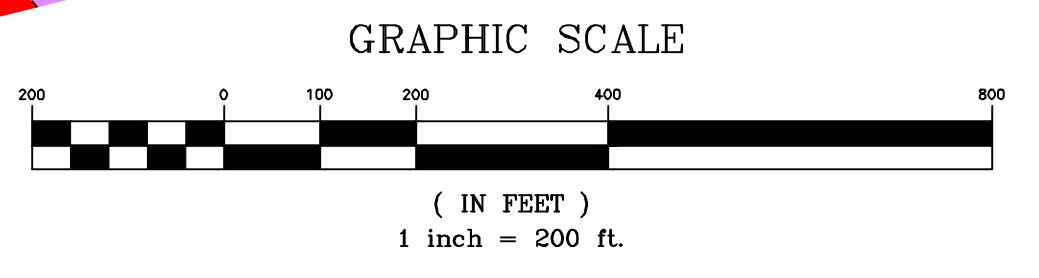
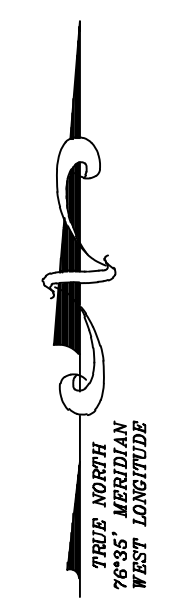
PROJECT NO. 2410.30921
AUGUST 22, 2023
REVISED: OCTOBER 18, 2023

MARK W. PARKER, P.E. LIC. No. 093972
ALTERATIONS NOT CONFORMING TO SECTION 7209, SUBDIVISION 2,
NEW YORK STATE EDUCATION LAW ARE PROHIBITED BY LAW.



TOWN OF KIRKWOOD ZONING DISTRICTS

- BUSINESS ONE (B-1)
PARCEL 1 (TM#162.15-2-11)
PARCEL 2 (TM#162.16-1-18)
- PLANNED UNIT DEVELOPMENT (PUD)
PARCEL 3 (TM#162.16-1-18)
PARCEL 4 (TM#162.16-1-18)
PARCEL 5 (TM#162.16-1-18)
- RESIDENCE MULTI
(TM#162.15-2-12)
- INDUSTRIAL DEVELOPMENT
(TM#162.04-1-11.1)
- BUSINESS TWO



NOT FOR CONSTRUCTION

INDUSTRIAL DEVELOPMENT PROJECT
GROSSETT DRIVE
 TOWN OF KIRKWOOD
 BROOME COUNTY, NY
CURRENT ZONING MAP

SHEET NO.
C010
 PROJECT NO.
 2410.30921
 DATE: 08/22/2023
 CAD FILE NO. 241030921-SITE

WARNING: This is a preliminary zoning map. It is not intended to be used for any other purpose. It is subject to change without notice. The Town of Kirkwood, Broome County, NY, is not responsible for any errors or omissions. © Copyright 2023 Keystone Associates Architects, Engineers and Surveyors, LLC



58 Exchange Street
 Binghamton, New York 13901
 Phone: 607.722.1100
 Fax: 607.722.2515
 Email: info@keystone.com
 www.keystone.com

- LEGEND**
- ◆ BENCH MARK (NAVD 88)
 - CONCRETE MONUMENT
 - SET 5/8" REBAR "KEYSTONE BING NY"
 - MONUMENT FOUND AND NOTED ON ALTA-1
 - PROPERTY LINE
 - 2 POST SIGN
 - ELECTRIC METER
 - ☆ LIGHT POLE
 - GUY WIRE
 - UTILITY POLE WITH LIGHT
 - UTILITY POLE
 - OHW OVERHEAD UTILITIES
 - ⊗ FIRE HYDRANT
 - COM COMMUNICATION LINES
 - ⊙ UNKNOWN MANHOLE
 - CHAIN LINK FENCE
 - BOX WIRE FENCE
 - WBD WETLAND FLAG NUMBER
 - FIRST FLOOR ELEVATION
 - + 904.5 SPOT ELEVATION



PARCEL 1 LINE TABLE

LINE #	BEARING	LENGTH
L20	N72°45'35"E	230.29'
L21	N80°05'35"E	328.87'
L22	S03°42'25"E	1167.06'
L23	S84°31'36"W	570.27'
L24	N03°42'25"W	1050.28'
L25	N73°54'16"E	19.18'
L26	N03°07'04"W	40.84'

PARCEL 2 LINE TABLE

LINE #	BEARING	LENGTH
L1	S88°54'32"E	230.21'
L2	S04°27'02"E	140.78'
L3	N85°32'58"E	72.00'
L4	N04°26'59"W	133.77'
L5	S89°46'28"E	239.50'
L6	N75°35'05"E	213.87'
L7	N64°13'53"E	178.13'
L8	S21°05'33"E	1242.90'
L9	S02°50'27"W	202.90'
L10	S84°31'36"W	711.67'
L11	N03°42'25"W	1167.06'
L12	S80°05'35"W	328.87'
L13	S72°45'35"W	230.29'
L14	N03°07'04"W	139.39'
L15	N05°07'04"W	127.72'

PARCEL 3 LINE TABLE

LINE #	BEARING	LENGTH
L30	S05°07'04"E	133.95'
L31	S03°07'04"E	139.97'
L32	S73°54'16"W	14.13'
L33	S85°02'38"W	175.53'
L34	N05°34'45"W	260.01'
L35	N80°12'55"E	197.03'

PARCEL 5 LINE TABLE

LINE #	BEARING	LENGTH
L50	S03°42'25"E	295.14'
L51	S84°31'36"W	204.63'
L52	N05°22'22"W	295.09'
L53	N84°33'00"E	213.21'

PARCEL 4 LINE TABLE

LINE #	BEARING	LENGTH
L40	S03°42'25"E	705.61'
L41	S84°33'00"W	195.26'
L42	N05°34'45"W	699.60'
L43	N85°02'55"E	179.74'
L44	N73°54'16"E	39.24'

NOTES

- PREMISES SOURCE OF TITLE BEING RECORDED IN THE BROOME COUNTY CLERK'S OFFICE AS FOLLOWS: PORTION OF TM# 162.16-1-18, WESTERLY OF INTERSTATE 81 IN L. 2062 P. 8 ON FEBRUARY 26, 2004 AND TM# 162.15-2-11 IN L. 1052 P. 963 ON MAY 11, 1962, L. 1055 P. 969 ON JULY 27, 1962 AND L. 1065 P. 775 ON MAY 10, 1963.
- SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD AND/OR AS FOUND IN THE FIELD.
- 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.
- RESULTS OF THE TOPOGRAPHIC SURVEY ARE AS SHOWN ON ALTA 3 OF 4 AND ALTA 4 OF 4.
- ADDITIONAL ALTA INFORMATION IS SHOWN ON ALTA 2 OF 4.

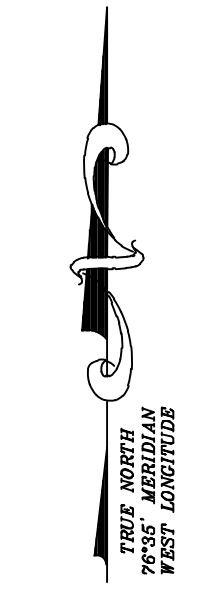
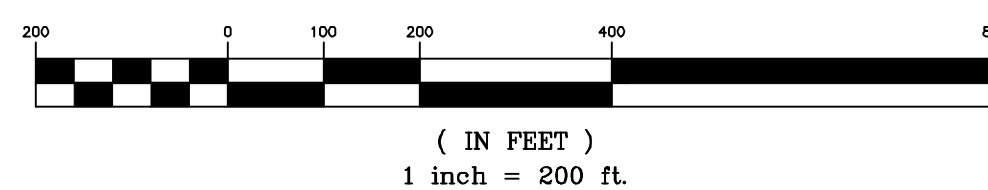
REFERENCE DOCUMENTS

- MAP ENTITLED "KIRWIN SUBDIVISION BLOCK 'M', PROPERTY OF THE AETNA REALTY CO., INC., TOWN OF KIRKWOOD - BROOME COUNTY - N.Y." PREPARED BY HODLEY & GILES ON NOVEMBER 29, 1937.
- MAP ENTITLED "BOUNDARY SURVEY, JOHN C. HELSTEIN, 98 FRANCIS STREET, TOWN OF KIRKWOOD, COUNTY OF BROOME, STATE OF NEW YORK" PREPARED BY WHISTLE DESIGN ON JUNE 05, 2006.
- MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR EQUILIBRIUM EQUITIES, INC., 925 NYS ROUTE 11, 63 GROSSETT DR., 69 GROSSETT DR., TOWN OF KIRKWOOD, BROOME COUNTY, NEW YORK STATE" PREPARED BY KEYSTONE ASSOCIATES ARCHITECTS, ENGINEERS AND SURVEYORS, LLC ON MARCH 02, 2015.

NYS DOT APPROPRIATION MAPS

- NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, FEDERAL INTERSTATE ROUTE 505, FIVE MILE POINT TO BROAD AVE., BINGHAMTON F.A.I. NO. 505-1-2, BROOME COUNTY, APPROPRIATION MAP 1001, PARCELS 1001, 1002, 1061, 1062 AND 1086 IN L. 1021 P. 1154 ON MAY 26, 1960.
- NEW YORK STATE DEPARTMENT OF PUBLIC WORKS, FEDERAL INTERSTATE ROUTE 505, FIVE MILE POINT TO BROAD AVE., BINGHAMTON F.A.I. NO. 505-1-2, BROOME COUNTY, APPROPRIATION MAP 1001, PARCELS 1001, 1002, 1061, 1062 AND 1086 IN L. 1026 P. 918 ON MAY 26, 1960.
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION, INTERSTATE ROUTE 81, FIVE MILE POINT TO BROAD AVE., BINGHAMTON F.A.I. NO. 505-1-2, BROOME COUNTY, APPROPRIATION MAP 1273R1, PARCEL 1376 IN L. 1157 P. 153 ON MARCH 06, 1970.
- NEW YORK STATE DEPARTMENT OF TRANSPORTATION, INTERSTATE ROUTE 81, FIVE MILE POINT TO BROAD AVE., BINGHAMTON F.A.I. NO. 505-1-2, BROOME COUNTY, APPROPRIATION MAP 1237R1, PARCEL 1376 IN L. 1160 P. 289 ON MARCH 06, 1970.

GRAPHIC SCALE



NOT FOR CONSTRUCTION

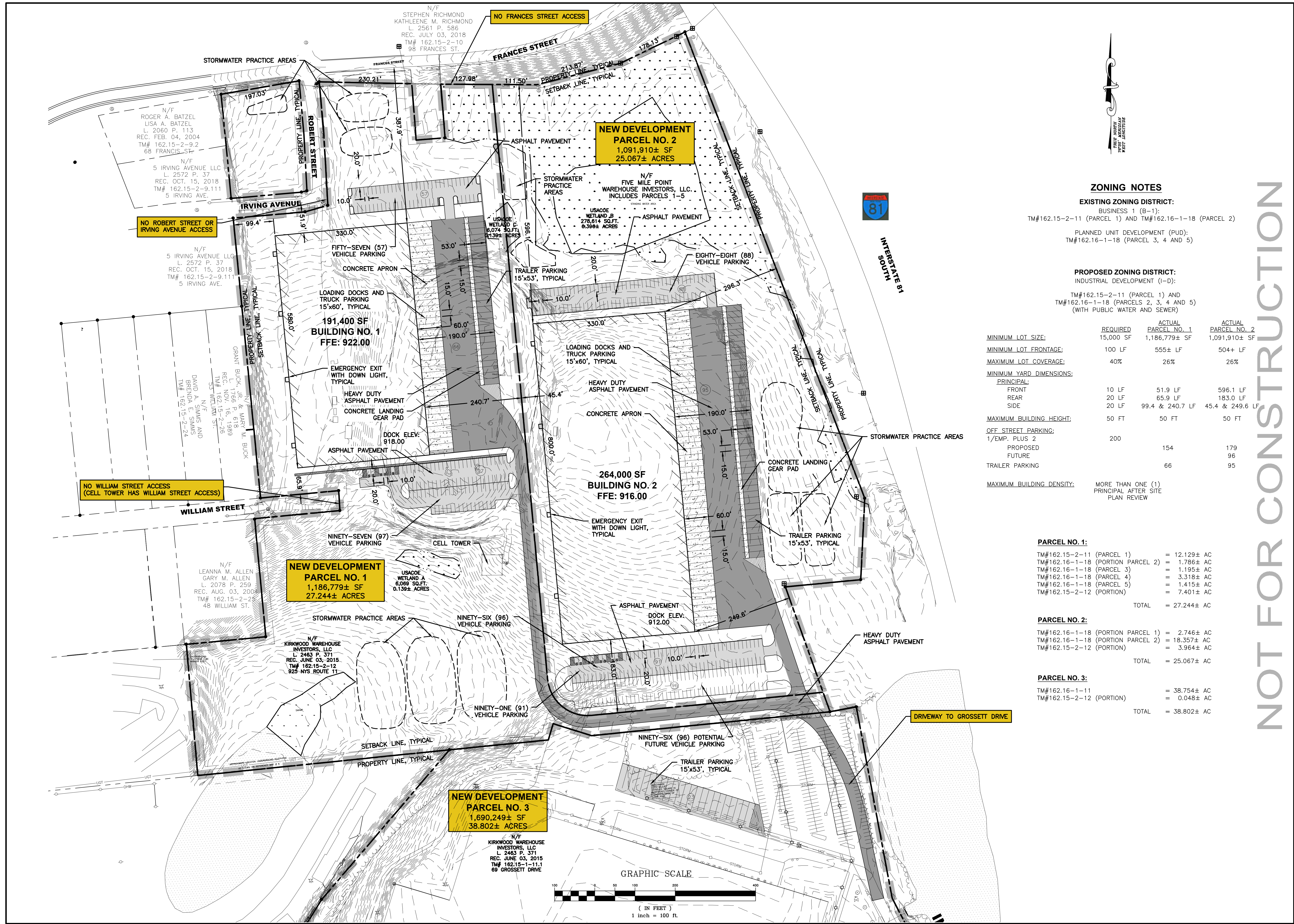
58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keystone.com
www.keystone.com



WARNING: This is a preliminary drawing. It is not to be used for construction. It is subject to change without notice. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

INDUSTRIAL DEVELOPMENT PROJECT
GROSSETT DRIVE
BROOME COUNTY, NY
EXISTING SITE CONDITIONS

SHEET NO.
C050
PROJECT NO.
2410.30921
DATE: 08/22/2023
JOB FILE NO. 241030921-SITE



ZONING NOTES

EXISTING ZONING DISTRICT:
 BUSINESS 1 (B-1):
 TM#162.15-2-11 (PARCEL 1) AND TM#162.16-1-18 (PARCEL 2)
 PLANNED UNIT DEVELOPMENT (PUD):
 TM#162.16-1-18 (PARCEL 3, 4 AND 5)

PROPOSED ZONING DISTRICT:
 INDUSTRIAL DEVELOPMENT (I-D):
 TM#162.15-2-11 (PARCEL 1) AND
 TM#162.16-1-18 (PARCELS 2, 3, 4 AND 5)
 (WITH PUBLIC WATER AND SEWER)

	REQUIRED	ACTUAL PARCEL NO. 1	ACTUAL PARCEL NO. 2
MINIMUM LOT SIZE:	15,000 SF	1,186,779± SF	1,091,910± SF
MINIMUM LOT FRONTAGE:	100 LF	555± LF	504+ LF
MAXIMUM LOT COVERAGE:	40%	26%	26%
MINIMUM YARD DIMENSIONS:			
PRINCIPAL:			
FRONT	10 LF	51.9 LF	596.1 LF
REAR	20 LF	65.9 LF	183.0 LF
SIDE	20 LF	99.4 & 240.7 LF	45.4 & 249.6 LF
MAXIMUM BUILDING HEIGHT:	50 FT	50 FT	50 FT
OFF STREET PARKING:			
1/EMP. PLUS 2	200	154	179
PROPOSED			96
FUTURE			95
TRAILER PARKING		66	95
MAXIMUM BUILDING DENSITY:	MORE THAN ONE (1)	PRINCIPAL AFTER SITE PLAN REVIEW	

PARCEL NO. 1:

TM#162.15-2-11 (PARCEL 1)	= 12.129± AC
TM#162.16-1-18 (PORTION PARCEL 2)	= 1.786± AC
TM#162.16-1-18 (PARCEL 3)	= 1.195± AC
TM#162.16-1-18 (PARCEL 4)	= 3.318± AC
TM#162.16-1-18 (PARCEL 5)	= 1.415± AC
TM#162.15-2-12 (PORTION)	= 7.401± AC
TOTAL	= 27.244± AC

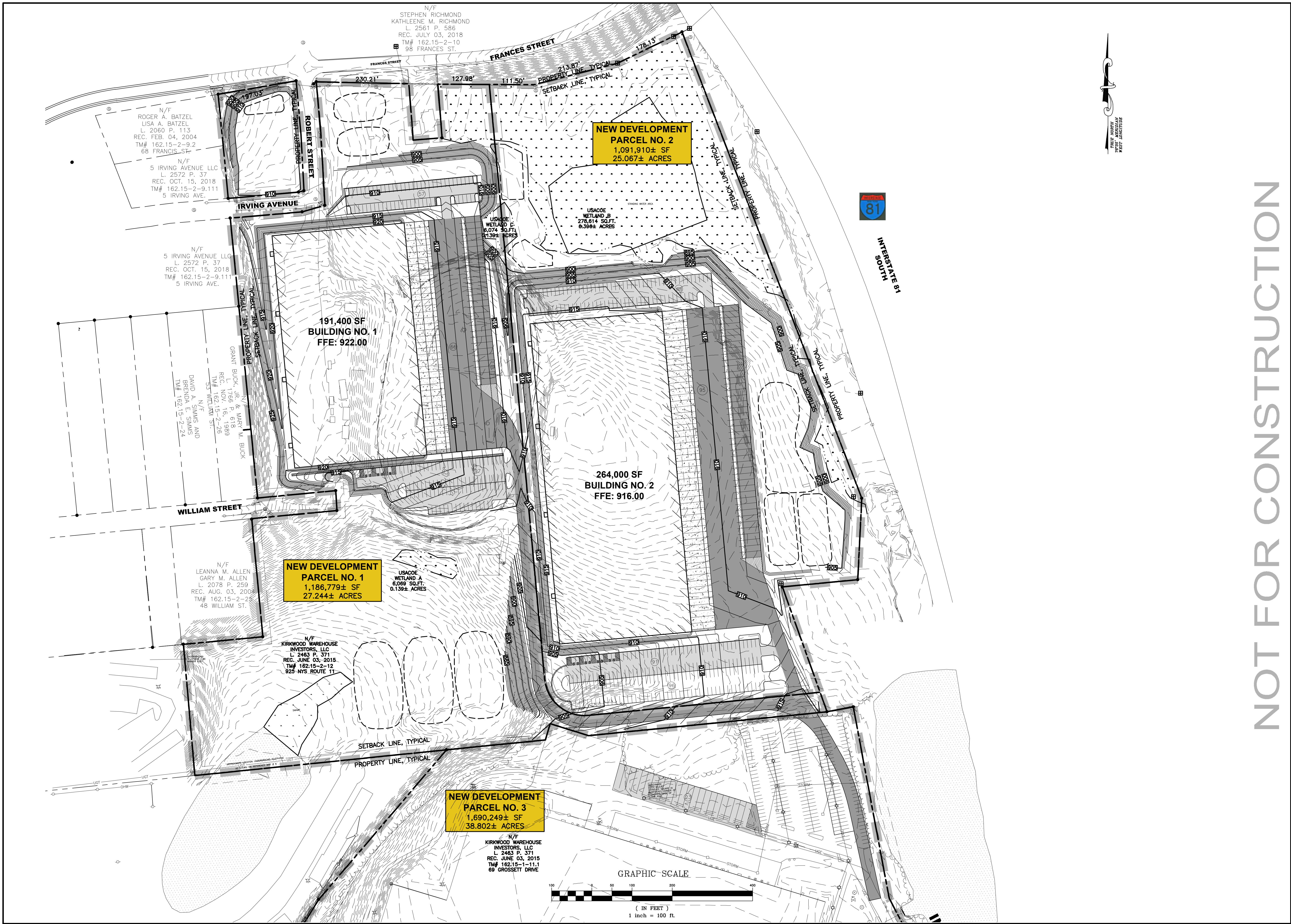
PARCEL NO. 2:

TM#162.16-1-18 (PORTION PARCEL 1)	= 2.746± AC
TM#162.16-1-18 (PORTION PARCEL 2)	= 18.357± AC
TM#162.15-2-12 (PORTION)	= 3.964± AC
TOTAL	= 25.067± AC

PARCEL NO. 3:

TM#162.16-1-11	= 38.754± AC
TM#162.15-2-12 (PORTION)	= 0.048± AC
TOTAL	= 38.802± AC

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

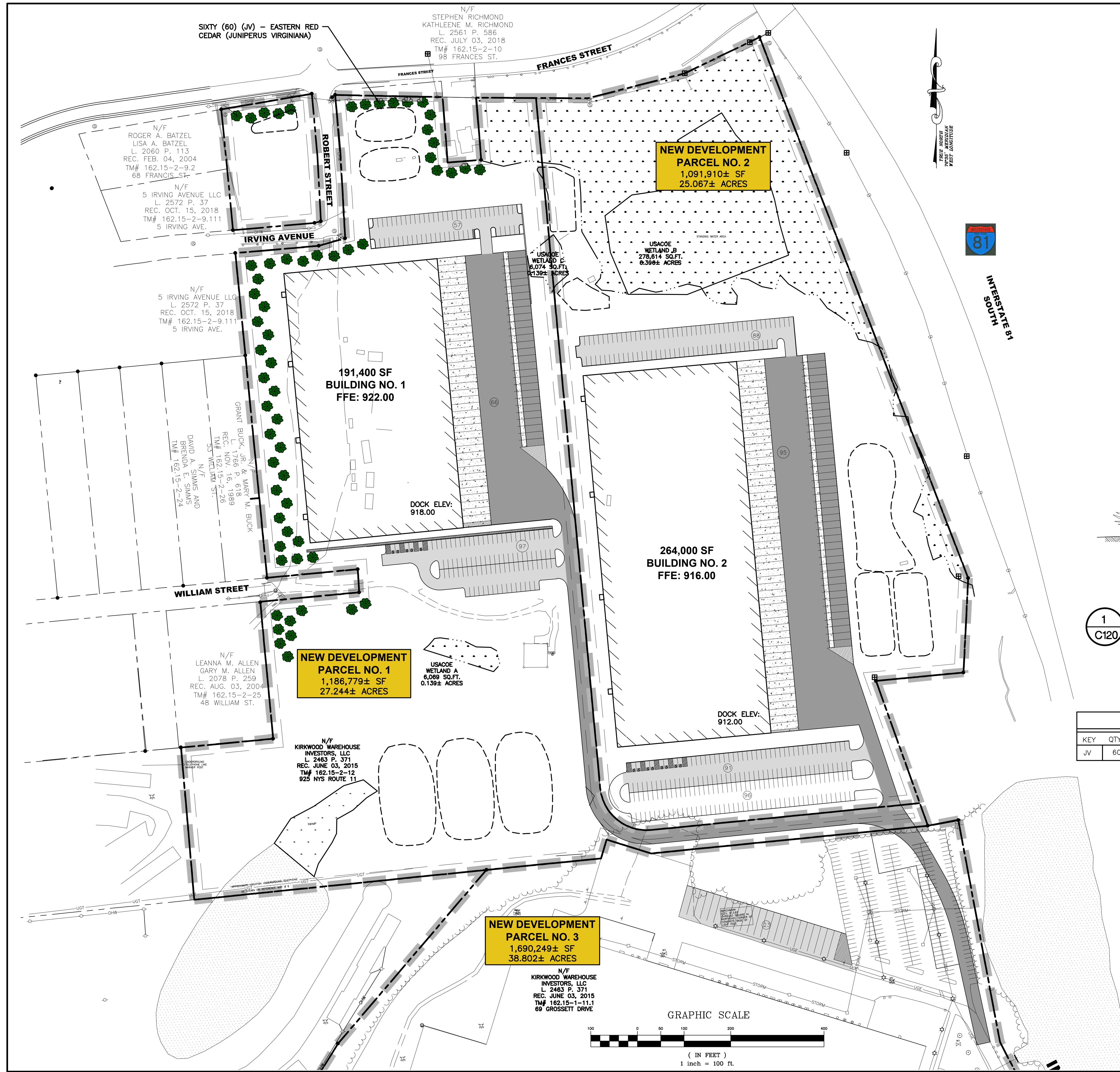
58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keystone.com
www.keystone.com

KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

INDUSTRIAL DEVELOPMENT PROJECT GROSSETT DRIVE	BROOME COUNTY, NY
TOWN OF KIRKWOOD	PRELIMINARY GRADING PLAN
SHEET NO. C110	
PROJECT NO. 2410.30921	
DATE: 08/22/2023	
SHEET NO. 241030921-SITE	

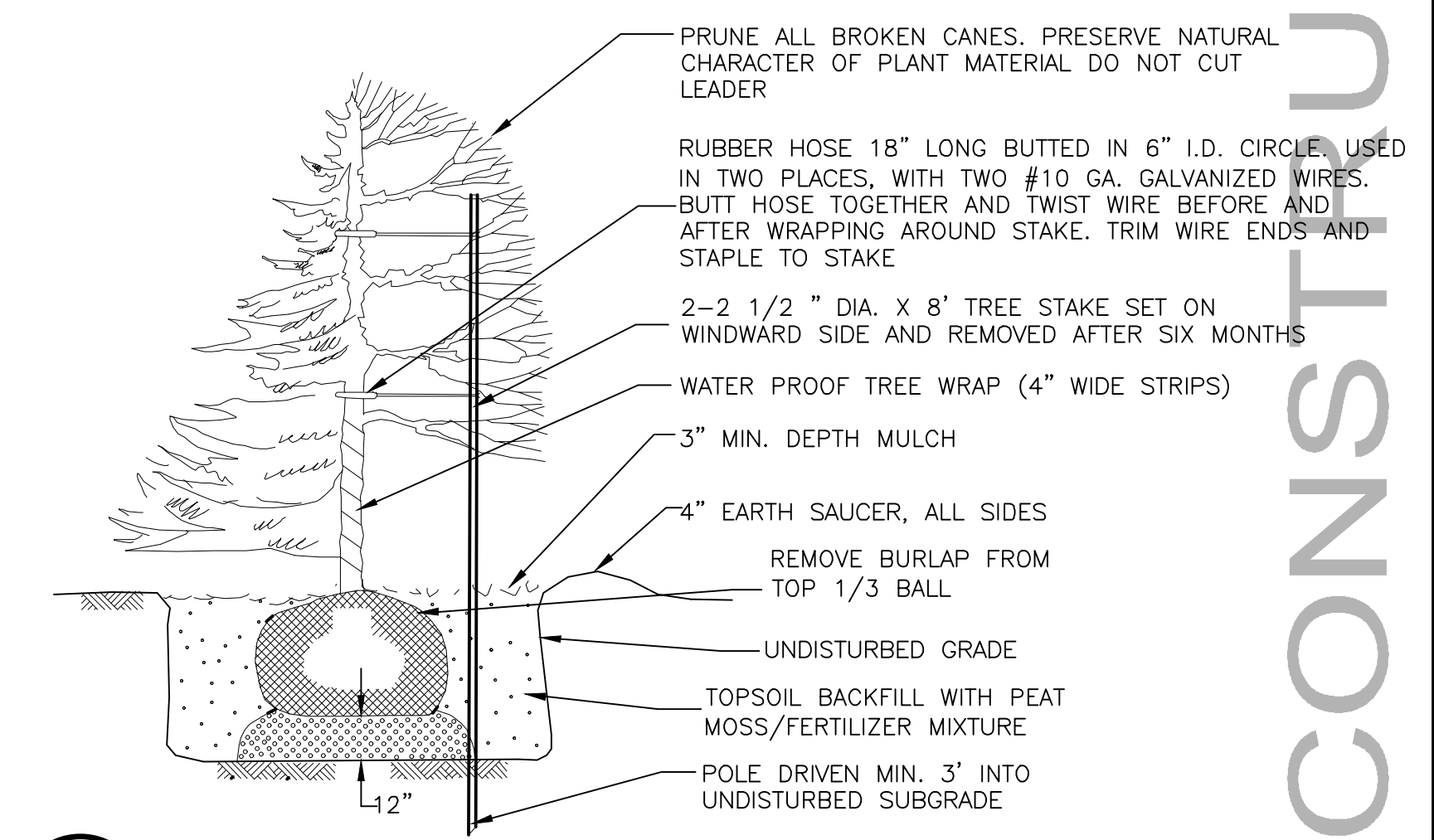
INDUSTRIAL DEVELOPMENT PROJECT
GROSSETT DRIVE
BROOME COUNTY, NY
TOWN OF KIRKWOOD
PRELIMINARY GRADING PLAN

SHEET NO. **C110**
PROJECT NO. 2410.30921
DATE: 08/22/2023
SHEET NO. 241030921-SITE



LANDSCAPING NOTES:

- 1) 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.
- 2) DISPOSE OF SUBSOIL REMOVED FROM LANDSCAPE EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
- 3) BACKFILL WITH 12" LOAMY TOPSOIL. TOPSOIL SAMPLES TO BE APPROVED BY ENGINEER.
- 4) FOR MASS PLANTING, EXCAVATE ENTIRE BED AND BACKFILL WITH ABOVE MATERIAL.
- 5) CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- 6) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
- 7) IN THE EVENT OF PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
- 8) 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.
- 9) GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ENTIRE SITE.
- 10) PROVIDE 48" DIA. MULCH RING AT ALL TREE PITS.
- 11) ALL LAWN AREAS DISTURBED DURING CONSTRUCTION SHALL RECEIVE TOPSOIL, SEED AND MULCH.



1 TREE PLANTING DETAIL
C120 N.T.S.

PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
JV	60	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5'-6' HT.	B&B

NOT FOR CONSTRUCTION

58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
Email: info@keystone.com
www.keystone.com

KEYSTONE ASSOCIATES
ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

INDUSTRIAL DEVELOPMENT PROJECT
GROSSETT DRIVE
TOWN OF KIRKWOOD
BROOME COUNTY, NY

LANDSCAPE PLAN

DATE: 08/22/2023
SHEET NO. **C120**
PROJECT NO. 2410.30921
BAD FILE NO. 241030921-SITE